



architecture
network, inc.

116 E. Dayton St.
Madison, WI 53703
608.251.7515
608.251.7566 fax
www.architecture-network.net

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Plan Commission
Department of Planning and Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Suite LL 100
Madison, WI 53703

Commissioners,

Our client, Chris Carpenter, recently purchased the house at 5006 Lake Mendota Drive, a single-family home with Lake Mendota water frontage. He would like to build a new single-car garage at the street, matching the existing single-car garage at the street. The new garage will add a second enclosed parking space and eliminate a non-conforming surface parking space located in the front yard setback. The composition of the existing garage, entry walk, and landscaping lends itself well to the two garages creating an entry “gateway” and interior landscaped court in front of the house. The project will eliminate non-conforming asphalt paving along the street frontage, resulting in a net reduction of impervious area on the site.

We considered expanding the existing single-car garage to create a two-car garage, however, the existing garage is in the front setback and very close to a large bur oak. Adding to it within the setbacks would create an odd stepped structure and kill the lovely mature tree. Please see the attached arborist’s report. Having a second garage with a separate driveway requires a zoning variance for the second drive; this variance was granted by the Zoning Board of Appeals on February 13, 2014.

The area of the proposed garage is 300 square feet. Since the grade drops off almost a story from front to back of the garage, there will be a finished space below the garage used for a home office & exercise room.

If approved and the weather cooperates, construction will start in mid-May and finish in late summer 2014. The contractor is yet to be determined. There will be approximately 4 full-time workers involved in the construction at any given time. The construction budget is \$70,000. Architecture Network Inc is the architect, Williamson provided the survey.

This home is located in an area of substantial lakefront homes, all of which have a variety of accessory amenities, including multi-car garages, patios, sheds, and boathouses. The proposed garage is normal for the area, and relatively modest compared to the neighbors. We hope you will find that it is an improvement over the existing condition, and vote for approval.

Sincerely yours,

Amy Hasselman, AIA