

Letter of Intent
Land Use Application- 729 Pulley Drive
City of Madison, WI.

To whom it may concern,

Re: Accessory Building exceeding the allowable sq. ft.
New Garage Addition
729 Pulley Drive
Madison, WI

Project Scope:

This project consists of adding a 712.5 square foot addition to an existing 600 square foot accessory building (detached garage) in a SR-C1 Zoning district. The total square feet of the combined buildings will be 1312.5 sq. ft. exceeding the allowable accessory building square footage in a SR-C1 district (800 sq. ft.).

Project Team:

Owner: Kerry McAllen
Contractor: Ruedebusch Development and Construction of Madison, WI.

Existing Conditions:

The existing property is a residential lot with single family 1 story house and detached garage located in the SR-C1 zoning district. The attached drawings show the existing conditions with the proposed garage addition.

Project Schedule:

Construction start date- August 2015
Construction completion-December 2015

Proposed Uses:

Automobile, yard and recreational equipment storage and general work shop (Personal)

Hours of Operation:

N/A

Building Sq. Ft. (Accessory Building):

There is an existing 600 sq. ft. garage with a proposed 712.5 sq. ft. addition, bringing the total area of the garage with a new addition to 1,312.5 sq. ft.

Number of Dwelling Units:

N/A

Auto and Bike Stalls:

N/A

Lot coverage and usable open area:

Total lot area = 29,338 sq. ft.

Building coverage:

House = 1,540 sq. ft.

Existing garage = 600sq. ft.

Proposed garage addition = 712.5 sq. ft

Total = 2,852.5 sq. ft.

Open area = 27,485.50 sq. ft.

Value of land:

Source-City of Madison Assessors- 2015 value = \$ 50,700

Estimated Project cost:

\$ 35,000

Number of Construction Jobs created:

N/A

Public Subsidy Requested:

None