

6/14/16

Messina Garage Letter of Intent

Madison Plan Commission,

TDS Custom Construction has been contracted to design a new garage for Pamela Messina's three-unit rental property at 1402 Vilas Ave. The new garage will replace the existing dilapidated garage and provide protected off street parking and bicycle storage for the tenants. The proposed garage will be 741 sq ft to allow for three car stalls and modest bicycle/storage space. The new garage has been designed to complement the house and neighborhood and meet the required commercial codes.

The siding will be vinyl to match the house. The soffits and fascia will be aluminum to match the house. The roof pitch will be 6/12 with 18" overhangs. Garage will be fully guttered with (3) downspouts directing drainage along the north and south sides along the driveway and into the side yard along the west side of the house.

Lot Area: 5775 sq ft

Useable Open Area: 1890 sq ft

Lot Coverage:	Principal	1550 sq ft
	Garage	741 sq ft
	Driveway	650 sq ft
	Total	2951 sq ft

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