

Planning Commission/Matt Tucker  
Letter of Intent

Garage replacement at [2022 Monroe St., Madison, WI](#)

The zoning for the property is

TR – C2

Property Owner: Joel Bodilly

This letter serves as notice that I, Eric Nelson the contractor for the project at [2022 Monroe St., Madison, WI](#) , intend to replace the original single car garage with a modern two car detached garage with he finished area above.

Existing conditions: The house was built approximately hundred years ago two-story all brick home with a tiny attached garage. The property is owner occupied and will continue to be owner occupied when the new garage is complete.

The new garage will be 576 ft.<sup>2</sup> and will be a two car garage on the bottom and 576 ft.<sup>2</sup> of living space above the garage. This will be a one bedroom unit with bathroom and kitchen. Under current zoning the garage and the living quarters meet all the current codes except for the kitchen. Kitchen is not allowed in as that is why we are applying for this conditional use permit for accessory dwelling building.

The new garage coverage will be less than 10% of the lot. The total lot coverage with the garage the existing driveway and sidewalk and new garage apron will be approximately 38% of the lot size.

The setbacks are 4 foot on the side yard, and 10 foot in the rear yard.

The current assessment for the property is \$282,900 with the land being \$105,900 in improvements \$177,000.

The estimated cost of the project is \$80,000