

Heather Bailey  
City of Madison Planning Division  
215 Martin Luther King Jr Boulevard  
Madison, WI 53701

April 21, 2020

## CUP APPLICATION LETTER OF INTENT

To Whom it may concern,

This letter is to accompany the LAND USE APPLICATION for CONDITIONAL USE submitted on this date. The subject property is located at 2122 Chadbourne Avenue in the University Heights historic district. There is one main building (residence) and one accessory building (garage) on the property. The neighboring property to the East is a vacant wooded lot and the property to the West is a primary residence.

The project proposes to add a small addition to the North side of the house (rear), expanding the first floor about 80 square feet. The second floor will be expanded over the single-story kitchen area and the new addition on the first floor to add one new bedroom and to expand and reconfigure another.

The Addition will match the existing house in color, material, detailing and proportions. Similar windows will be used in the addition. Offsets will be maintained to provide relief from the historic roof lines and geometry of the original home.

The existing garage is in disrepair and is slated for complete replacement pending review and approval of the Landmarks commission and Wisconsin Historical Society. Care will be taken to protect the mature trees in the vicinity. The Garage will be constructed in the same location and roughly the same footprint as the original. The garage will have a slightly pitched but otherwise "flat" roof similar to the existing garage. The dimensions will be increased by 24" in both directions to increase functionality. The size exceeds the maximum for the zoning district and is the reason for the **Conditional Use** request. Maximum allowable size by rights is 576 S.F.; the proposed garage is 816 S.F.

We respectfully request a Conditional Use Permit to build the garage as designed.

Sincerely,



Aro Eberle Architects, Inc.  
Douglas Pahl, AIA