

Letter of Intent to Construct Garage Addition
 5609 Taychopera Rd, Madison WI 53705
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 Jussi Snellman
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I'm writing to request a conditional use permit to construct a 24x24 (576 s.f.) garage on my property at 5609 Taychopera Rd. It would be an addition behind the existing detached garage. Under current zoning guidelines, a new garage up to 576 s.f., if not attached to another building, would not need to go through a conditional use process. However, since I wish to attach it to the existing detached garage, a conditional use permit is needed.

Reasons to attach the new garage to the existing garage are: a) that way there will be less disturbed space (no 3-foot gap, that would essentially be a driveway, between the buildings), b) less expensive to construct, as we would not need two extra walls & garage doors, and c) more flexible use of space as it would be contiguous. It would be a basic garage -- no living space; used for automobile and other storage.

The property is zoned TR-C1. The lot coverage, after construction of the garage, will meet existing requirements. Calculations are as follows:

	<u>Current</u>	<u>With New Construction</u>
New Construction Size		576 s.f.
Impervious Area (per water bill)	2163 s.f. (20% of total)	2739 s.f. (25% of total)
Pervious Area (per water bill)	8767 s.f.	8191 s.f.
Total Lot Size (per water bill)	10,930 s.f.	10,930 s.f.
Total Lot Size (per property records)	10,890 s.f.	10,890 s.f.
House footprint	1005 s.f.	1005 s.f.
House living area	1317 s.f. (includes basement 315 s.f.)	1317 s.f. (includes basement 315 s.f.)
Lot coverage by buildings	1435 s.f. (13% of total)	2011 s.f. (18% of total)
Back yard area (behind rear of house)	5561 s.f.	5561 s.f.

	<u>Current</u>	<u>With New Construction</u>
Garage area (all of which is in back yard)	430 s.f.	1006 s.f.
Open space in back yard (i.e., without any buildings)	5131 s.f. (92% of back yard)	4554 s.f. (82% of back yard)
Driveway area in back yard	400 s.f. (approx)	400 s.f. (approx.)
Green space in back yard (i.e., non-driveway, non-building)	4731 (85% of back yard)	4154 (75% of back yard)

I intend to hire Feldt Construction (although no signed contract yet) to build the garage addition. Materials would be matching / like-kind with existing, and I plan to put in generous windows (and also add a window or two to the existing garage) so that it looks more like a little cottage than a garage. It is tucked into the center of the block, so hardly anyone will see it. The goal is to start construction in the fall, and finish construction before the onset of winter in late 2017.

I have consulted with all of the adjoining neighbors, and none of my neighbors has expressed concerns. I informed my alder (Mark Clear) and the Spring Harbor Neighborhood Association president (Aaron Crandall) on February 14, 2017 of these plans. The neighborhood association president had no concerns, and the alder has not responded (and the requisite 30 day period post-notice has passed). The minutes of the SHNA meeting of February 21, 2017 reflect discussion and no objections to the garage construction by the neighborhood association members; alderman Mark Clear was also present at this meeting.

While the property is extensively landscaped, there is minimal landscaping behind the existing garage where this addition would go -- mostly woodchip, a compost pile, and a few shrubs. (By contrast, other parts of the yard contain a patio, lawn, rock wall, Japanese rock garden, sedum bed, yews, and numerous mature trees.) No trees would be impacted by the addition. We will use erosion control measures to the extent needed, although the slope of the land probably won't create any runoff problems. The plan is to run all construction equipment through the existing garage, to avoid disturbing the stone patio, the lawn, or other vegetation.

At the same time, we would repair the existing garage (from the 1930s), which has severely cracked and warped floor (we would replace the concrete), and which leaks in water (and mice), and which has rot in the wall lumber and siding.

Sincerely,
Jussi Snellman