

1117D Jonathon Drive
Madison, WI 53713

May 24, 2006

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

Re: Conditional Use Permit Application

Dear Members of the Planning Commission,

I am writing to you in regards to a proposed addition to an existing garage at Karen and James Laudon residence, 110 Virginia Terrace, Madison. This will be a 12' x 18' addition (216 sqft) to the detached garage building to be used primarily for storage for the homeowner's private artwork and other household items. The existing detached garage structure is currently 12' x 48' (576 sqft) and is used currently being used as a 1 car garage (12' x 18' = 216 sqft) and storage (12' x 30' = 360 sqft). The current lot size is 86' x 132' (approx. 11,352 sqft) with a 3 bedroom single family house and the existing 1 car detached garage.

This proposed structure is strictly for the homeowner's private use and therefore, will generate no additional traffic, waste, snow removal or any other additional burden on city provided services. Also, this structure is not intended to be used as an additional dwelling space and will not have any bedrooms in it.

The project will take approximately 4 weeks and will take place at the end of this summer, if approved. The contractor, project coordinator and designer are all part of Christensen Enterprises, 1117D Jonathon Drive, Madison, WI 53713; Matt Christensen – Owner, Alan Kromanaker – Superintendent and Teresa Duerst – Project Development Manager.

Thank you in advance for your time and consideration of this project. If you are in need of further information, please contact me.

Best regards,



Teresa Duerst
Project Development Manager
Christensen Enterprises, LLC