

1922 Sachtjen Street
Madison, WI 53704

July 27, 2005

Madison Planning Commission
215 Martin Luther King Jr. Blvd, Room LL-100
PO Box 2985
Madison, WI 53701-2985

RE: Residential Conditional Use Permit
Garage Addition

Greetings:

The City of Madison has established an ordinance noting that the largest detached structure for an R2 parcel can be 576 square feet. This is the equivalent of a 24 foot by 24 foot square building. In the case of this conditional use permit, it would be for a garage to house two vehicles, miscellaneous yard equipment, and recycle/refuse containers.

The proposed detached garage is 933 square feet, which is 357 square feet larger than permitted by the City without a conditional use permit. The proposed garage is roughly a 2½ stall garage with a larger than normal overhang in the front of the garage.

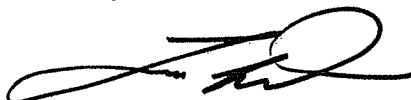
The conditional use is sought for the following reasons:

1. Due to the nature of the house on the site the drive access to the backyard is alongside the house. This results in having to drive along the right side of the house to gain access to the proposed garage. This results in one vehicle that needs to park in the proposed garage at an angle, thereby needing a wider and longer parking stall due to the angle parking space.
2. The wider proposed garage would allow the storage of miscellaneous yard maintenance equipment without damage to the vehicles. A supplemental shed in the backyard would not be necessary.
3. An attachment between the house and proposed garage as a breezeway is undesirable because this would make the backyard inaccessible for utility work at the easement, fire access, and general access.
4. Storage for recyclable and refuse containers.

In a closing comment please note the "large" overhang in the front of the proposed garage. This serves as a cover during inclement weather conditions and provides a soffit that will provide suitable surface area to provide down lighting to provide night light management.

I look forward to discussing my application for a Residential Conditional Use Permit for my proposed detached garage.

Sincerely,



Todd J. Donkle
Homeowner