

Tanya Cunningham
Neil Robinson
5646 Lake Mendota Drive
Madison, WI 53705

13 August, 2007

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

RE: Garage replacement, conditional use permit

The purpose of this letter is to describe the proposed garage demolition and replacement project at 5646 Lake Mendota Drive.

We have been resident at this address since 1990, so this project has had lengthy consideration as to necessity and impact. The current structure has been standing for approximately 90 years. It sits on a slope, about 2 feet higher in front than in back, which permits rain and melt water to flow into the garage. It has only a dirt/gravel floor, and as a result it is wet most of the time. The structure is unsightly and, without any service door access as well as minimal wiring/lighting, is of limited use for storage or work.

The replacement garage project as we propose it, would upgrade both the aesthetic value of the building, as well as providing a new, safer structure. Since the house also has a partially dirt floor basement, it is wet much of the time and unsuitable for storage of personal items. The new garage structure will provide a dry, lighted building for auto and other storage, as well as workshop space. The proposed 3-car garage, at 24'x33', will be smaller than the maximum permitted size, and comparable to garages of the properties on either side of our lot. We will contract with Best Built Garage Builders for the structure, and private individual, Brent Alderman, for the site preparation, cement work, and landscaping. *Total square feet of garage will be 792. Total square feet of lot is 15,000*

In spite of the current garage location being fairly distant from the house, we have elected to place the new building in approximately the same location in order to preserve several large trees on the lot. We will need to remove a few smaller weed species trees which have grown up over time at the very base of the current garage walls, but by increasing the side yard over the existing building, and placing the new foundation toward Lake Mendota Drive rather than toward the house, we will be preserving several of these large trees. The new building will have a narrower profile relative to Lake Mendota Drive than does the current building, therefore presenting less visual impact from the road, which should be an aesthetic improvement. In addition, since Lake Mendota Drive is at a significantly higher elevation than the curb height of the garage, the overall visual impact of the single-story building will be minimal.

We hope to have a hearing for this project scheduled for October 1, 2007. It is our intent to begin the project immediately upon being issued a building permit after that hearing. We anticipate the project should be done within approximately 4 weeks of that date.

Sincerely,

Tanya Cunningham and Neil Robinson