

May 14, 2023

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Dear City of Madison Planning Division:

We are submitting an application for a Conditional Use Permit to remodel our existing detached garage. Our property is at 5106 Spring Ct. in Madison, and is located on Lake Mendota.

The project involves removing the existing garage, redoing the concrete to include frost footings, extending the garage 8' towards Spring Ct., and adding a second level apartment with one bedroom. The gross square footage of the apartment is 896, the height of the structure is under 25', and we will meet setback requirements. We believe our plan meets all of the standards for an Accessory Dwelling Unit (ADU), as well as other zoning requirements.

The project could start as early as July, 2023, depending on our contractor's availability and the timing of receiving the necessary City of Madison permits. We expect the construction will last approximately four months.

Our intent is to use the apartment for our own needs, including housing our visiting children and guests, with the option of using it as a long-term rental.

We are submitting what we believe are the required documents to have our Conditional Use Permit reviewed at the June 15, 2023 meeting of the Madison City Zoning and Planning Commissions.

Sincerely,


James Twesme
Catherine Sullivan