

Dear Plan Commission:

This is our letter of intent to file an application for a conditional use permit. Our home is located at 2020 Vilas Avenue, Madison, WI 53711. The permit will be used to add a covered trellis along the east side of the garage to protect the sloped walkway that extends from the alley to the backyard. We use this walkway to go between our house and the garage where we park our cars. We want to protect the sloped walkway from snow and ice and other natural elements.

We are requesting a conditional use permit because the existing garage with new roof element will exceed the maximum size (576 square feet) of an accessory building for this TR district. The existing garage is 535 square feet and the new covered trellis will increase the garage size to 745 square feet, exceeding the maximum allowable by 169 square feet.

The final roof area of the garage will be 28 feet wide x 24.2 feet deep. The garage will occupy 580 square feet of the 2280 square foot rear yard setback, 26% of the rear yard setback (50% is the maximum occupied area allowed in this district). The lot size is 10,800 sq. ft. and the primary structure is 1575 square feet. The overall lot coverage will not exceed 20%.

We have attached a survey, vicinity map, proposed site plan (partial), three elevations and 3D renderings. If you have any questions, please feel free to call at 608-255-2020.

Thank you,

Suzanna and Stuart Herro