

Fraser Gurd
1526 Jefferson Street
Madison, Wisconsin 53711
608-251-7760

2019-04-29

Plan Commission
City of Madison, Wisconsin

Re: 1548 Jefferson Street Conditional Use Permit (garage), File #55169

I support the Mayer's application to exceed 10% of the lot area with their replacement garage. I have lived at my address for 40 years.

Separately, the Mayers are making substantial renovations to their house. I viewed the plans last year. These improvements bring the house up to modern tastes and preferences and improve the function and appeal of the house. The Mayers are requesting to build an average size garage for the current day and age. The Mayers typically leave their cars at home and walk to work. This capability has made it an attractive neighborhood for them and, perhaps, future residents of 1548 Jefferson.

Our block and the other 1500 blocks of the Oakland Heights subdivision are narrower than much of the rest of the neighborhood. Lots on the 1600 and 1700 blocks of Madison, Jefferson, and Adams typically are 5 feet wider (45ft x 120ft=5,400 sq.ft) and would also be limited by the 10% of lot area requirement, though to a lesser degree. Lots on the 1800 block and beyond of those streets are typically 60 ft wide so they could build a 576 sf garage without exceeding the 10% of lot size limitation.

Approval of the requested Conditional Use will not result in detriment or danger to the public or its health, safety and welfare. The ability of the city to provide municipal services to this and neighboring properties would be unaffected by this conditional use. Uses, values and enjoyment of other property and their established uses would not be impaired. This conditional use garage appropriately augments the current house improvement, and upon completion would not impede neighbors from making normal and orderly permitted improvements to their property. Utilities, internal circulation and access are and will continue to be provided. The requested modern size garage allows the Mayers to continue to walk to work with their cars, lawn mower, etc., under cover in their garage at home.

Madison will continue to grow and with growth will come more density in places as well as the need to explicitly support continued livability of all of the existing housing stock. The requested small increase of garage lot density at 1548 Jefferson will not affect others, probably will not even be noticed by the curious observer, but it is part and parcel of the owner's investment to breath appropriate new life into the existing housing unit. Future occupants might walk to work and shopping, or shop and work on the city periphery. Either way, their enjoyment of their residence and their neighborhood will be enhanced, together with easy access to the to the enjoyment and opportunities of the city center without requiring new or increased city costs in infrastructure or services.

Thank you for your kind attention,

Fraser Gurd

cc: Ald. Evers
VNA