

NATHAN AND ALEXA WAUTIER

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August 10, 2021

Letter of Intent
City of Madison Planning Division Land Use Application

To Whom It May Concern:

We are seeking to convert an existing detached garage on our property into an accessory dwelling unit (ADU). Currently, our property at 822 Miami Pass is a residential double-lot consisting of our single-family residence and a two-story, detached, unfinished garage with unfinished storage space on the second floor. The exterior footprint of the existing garage structure is 626 square feet and is located on the northwest corner of the lot. Existing site conditions and locations of all structures are as noted in our submitted plans.

The proposed ADU is a 685 square foot one-bedroom, one-bathroom residence on the second floor of a renovated garage having an exterior ground level footprint of 1,045 square feet as shown in our submitted plans.

The ADU architecture patterns itself off the architectural styling and details of the main house, but on a smaller scale. All materials used on the ADU will compliment and reinforce the materials of the main residence. The primary living space and windows are oriented to view the private, wooded back yard, similar to the existing residence, albeit from a different direction. The dormers, pergola, and proposed landscaping of the ADU will be incorporated into and blend with the existing backyard. The added length to the garage level in the rear allows off-street parking for ADU occupants while still maintaining a 30-foot setback from the rear yard property line.

The project start date is slated for November 2021 and we are hoping to complete all work by September 2022.

The ADU will provide a space for us to care for aging family members as well as provide ourselves greater opportunity to "age in place." In the near-term we anticipate renting the ADU to long-term renters or as a lodging option to visiting friends and family.

Thank you for your consideration of this proposal. Please contact us if you have any questions.

Sincerely,

Nathan and Alexa Wautier