

June 19, 2018

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of intent for the construction of a detached garage exceeding 10% of total property square feet at 442 Sidney Street, within the Tenney Lapham Neighborhood.

Dear Plan Commission Members,

We are submitting an application for a "conditional use permit" for the construction of a detached garage and driveway. The reason for the submittal, is to seek approval to build a detached garage that is proposed larger than what is allowed per the zoning ordinance (28.131). Our house was built in 1915 and has never had a garage on the property. As you may know, typical lots in our area are relatively tight and topographically flat. We are fortunate to have one of the deeper lots, which is why we feel this project can be successful. We presented our plans to the Tenney Lapham Neighborhood Association (TLNA) on March 8, 2018. Alder Zellers attended this TLNA meeting and viewed the presentation. The attached plan set includes comparisons between proposed and allowable site coverage, as well as the proposed gross square feet of the structure. I hope this project is scaled appropriately enough to meet our needs, as well as the desire of the City of Madison.

Thank you for your consideration,

Sincerely,



David W.J. Mc Lean
Property Owner