Brian Anderson and Christine Eisele
462 N. Baldwin St.
Madison WI 53703

Alex and Amy Squitieri
466 N. Baldwin St.
Madison WI, 53703

Letter of intent:

This letter is to describe the proposed combined garage project at 462 N. Baldwin (Anderson) and 466 N. Baldwin (Squitieri).

The project would include the demolition of both existing, original 1 car garages, replaced with a single multi-unit garage including a 22'wide x 24' deep (528 sq') two car unit on 462 N. Baldwin and a 15' wide x 22' deep (330 sq') one car unit located on 466 N. Baldwin. The two units would include a common wall on the lot line and be serviced by two adjacent driveways.

The new garage will include windows, trim, asphalt shingle roof, lap siding and colors that match and compliment the homes on the property as well as the neighboring homes. Careful drainage planning and landscaping plans are part the design criteria to lessen the storm water drainage into the properties' homes. Landscaping and improved drainage will also improve the aesthetic and environmental friendliness of the green spaces of both yards. Specific details include: LP Smartside engineered wood siding and trim and Royal Sovereign Weathered Gray StainGuard 25-Year 3-Tab Shingles both color matched to match the homes.

The rooflines are split with the right unit perpendicular to the left unit, helping to keep the overall height of the structure as low as possible while still allowing modest storage space in the attic. The overall height is well below the maximum allowed. The combination of the split rooflines as well as a 2 foot offset of the right unit make the structure appear to be somewhat separate units and will help reduce the overall impact of the structure visually.

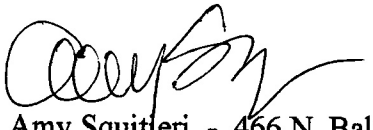
The driveways would be replaced and the new driveways would eliminate the 1 foot strip of grass (mud) between the drives to create one double-wide driveway. Re-grading will make drainage improvements to prevent excess water drainage into the homes, as is the case now. In addition, the standing water freezes creating a hazardous situation in winter. The driveway area square footage will not change except for the area leading to the garage entrance so the impact of runoff should only improve.

The current garages are both built approximately 1'6" from the rear lot-line, this would increase to 3' to comply with the current rules. Both current garages are in poor condition and in need of major repairs including new concrete floors. They are also much too small for modern use. The space between the existing garages has very low light and only weeds can grow. It is an unusable space and only makes navigating a car into the garages extremely difficult. With both owners driving 2 cars it will also reduce on street parking and improve the green-space of the two properties.

The project would begin as soon as permitting is issued and should be complete within 2 to 3 months. We have lived in our homes for 25+ years and look forward to finally having functional garage space.
Sincerely,

5/16/19

Brian Anderson - 462 N. Baldwin



5/16/19

Amy Squitieri - 466 N. Baldwin