

**Letter of Intent To:**

1/10/06

Plan Commission  
City of Madison, WI

Project: 2616 Waunona Way

I am applying to build a residence at 2616 Waunona Way. The existing house is in a state of serious disrepair and is deemed unsalvageable. All services have been previously disconnected from this dwelling and it has sat vacant for many years. My intent is to remove this structure and build a house and detached garage at this property. Presently on this property there is a boathouse which has been rebuilt in accordance with a Repair Notice issued by the City of Madison on 9-3-04. This structure is to remain.

As a long time builder in the Madison area, Tom Haver, property owner, will act as designer and contractor of this project.

This property is zoned R-1. The area of this property is 14487 s.f. A copy of a survey conducted 6-12-1999, is included in this application.

The residence will be a modest sized, two-story, three bedroom structure with a walk out basement and sunken patio. The basement is to remain unfinished at this time with the option of finishing it at a later date. The square footage on the two finished floors is ~ 2200 s.f. The design has been developed with the goal of making it fit into the existing neighborhood.

The garage is a three stall garage with storage space above. The house will not have an attic space, so this upper garage storage is meant to be used in its stead. The overhead garage doors face the side yard rather than toward the street to make for safer access and a more pleasing view from the street (the house entry and plantings will be visible in this plan). The garage will also be excavated into the slope of the ground to minimize the height for the benefit of the surrounding residences.

Thank you for your consideration of this application and plan.

Sincerely,

Tom Haver

NOTE: See Addendum Pages for drainage plan as regarding the neighboring property.

**Addendum re: Drainage to:**

1/10/06

Plan Commission  
City of Madison, WI

Project: 2616 Waunona Way

In discussion with my neighbors to the southwest (Mark Schuster and Ilene Larson @ 2620 Waunona Way), I have been made aware of a drainage issue that they have asked me to rectify. Mark and Ilene have stated that the former 2616 Waunona Way property owner did some excavation that exacerbated an existing drainage problem and they are getting water in their basement. Per the attached letter dated 9/8/04 (item 3), the City Engineer did not note any expressed drainage violation. That said, I agree that when this house is built (given the current planned position), this would be a opportune time to create a drainage swale to build up the soil near this neighbor's fence line and, thereby, divert water away from the 2620 Waunona Way residence. This is something I agreed to do in discussion with Mark & Ilene and I am adding this addendum to our "Letter of Intent" in deference to my future neighbor's request.

Sincerely,

Tom Haver

cc: Mark Schuster/Ilene Larson



Department of Planning & Development  
**Inspection Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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September 8, 2004

MARK SCHUSTER  
ILENE LARSON  
2620 WAUNONA WAY  
MADISON WI 53713

**Subject: 2616 Waunona Way**

Dear Mr. Schuster & Ms. Larson:

The Building Inspection Unit has completed its inspections of the premises at 2616 Waunona Way. Inspections for various permits and Official Notices were conducted by a construction inspector for the boathouse foundation, a housing inspector for the deck removal and replacement, and a representative of the City Engineering Department for drainage issues. In addition, the site was reviewed by the Housing Inspection Supervisor and finally by me. Our conclusions and actions are as follows:

1. The boathouse foundation has been replaced and is complete. Site plans, pictures and visits to the site lead the Department to believe that the new foundation occupies the same footprint as the former one. That permit is closed.
2. The Official Notice dealing with the premature demolition of the porch and deck is not closed but will be shortly upon the completion of the porch and stairs on the side of the house. That installation will comply with current codes.
3. The Building Inspection Unit has no issues with the change in grade on the site. In addition, review by the City Engineering Department revealed that none of their drainage codes have been violated.
4. The Department will complete one final action. The boathouse is in serious disrepair. Orders have been issued to repair it no later than October 10, 2004.

If you have any further questions, please contact me.

Sincerely,

Linda A. Grubb, Director  
Inspection Unit

cc: Mayor Dave Cieslewicz  
Ald. Tim Bruer  
Attorney Ron Trachtenberg