



LETTER OF INTENT
for LAND USE APPLICATION

Madison Plan Commission
215 Martin Luther King Jr., Blvd; Room LL-100
PO Box 2985; Madison, WI 53701-2985

Project: Darcie Johnston Residence
311 Highland Drive
Madison, WI 53705

Project Team:

General Contractor: The Builder's Group, Inc.
122 S. Owen Dr.
Madison, WI 53705
Dan Eccles, President

Designer: CMV Designs
639 Hamlets Circle
Verona, WI 53593

Surveyor: Williamson Surveying & Associates, LLC
104 A West Main St.
Waunakee, WI 53597

Excavator: Fuller Excavating
1820 S. Brooklyn Dr.
Stoughton, WI 53589

Plumber: Dave Jones, Inc.
2225 Kilgust Rd.
Madison, WI 53713

Electrician: Powerhouse Electric
308 Kay Drive
Waunakee, WI 53597

Existing Conditions:

The existing home is a 1.5-story bungalow with total living area of 714 square feet built in 1921. It also has an enclosed porch and deck. It has been poorly maintained rental property over the past twenty plus years and its quality does not match that of the surrounding neighborhood.

Schedule: Demolition and Start—May 2013; Completion—October 2013

Proposed Use:

We propose to demolish the existing home, including the porch, deck and foundation, and build

a new single-family residence. It will be a two-story, 2,025 square foot home designed to conform to the sizes and styles of the existing homes around it.

The driveway will enter from Kendall Avenue and will replace the existing gravel parking stall that is currently accessible via Highland Avenue. We would like to request a new address given the new entrance.

Lot Coverage & Usable Open Space Calculations:

The lot size is 6,138 square feet. The new home will cover 1,420 square feet; the driveway and sidewalk will cover 280 square feet. The back yard will be 2,958 square feet.

Value of Land: \$93,000

Estimated Project Cost: \$245,000