

August 13, 2012

Letter of Intent

I submit this Letter of Intent to notify all parties concerned of Home Comfort Company WI, LLC's intent to deconstruct the current house on 449 Toepfer Ave. in Madison, WI. My clients, Stan & Colete Corwin, currently own the property and desire to replace the existing house with a new home that will blend well with neighboring homes. Stan & Colete are moving back to Madison to be near family. They currently reside in Asheville, NC, and will relocate to the Madison area by mid-September 2012.

Home Comfort Company WI, LLC, provides general contracting and carpentry for new home construction, remodeling, additions, basement finishing and three-and-four seasons rooms. Our intention is to take down the existing house located at 449 Toepfer Avenue in Madison, WI, and build a home that blends with the neighborhood, is energy efficient and aesthetically pleasing.

I would like to thank Kevin Firchow and Pat Anderson from the Zoning and Planning Division for a successful meeting on June 8, 2012. Both Mr. Firchow and Mr. Anderson were very helpful in explaining the application process, and I appreciate their assistance. The homeowners (Stan & Colete Corwin) have since submitted the necessary letters with notice of their intentions for this property to Alder Chris Schmidt and the Westmorland Homeowners Association. A copy of their submission is included with this letter.

For the past 9 years, the house located at 449 Toepfer Avenue has been used as a rental. This property, like many older rentals, has received minimal maintenance. Most repairs barely meet code and appear to have been made with little regard for curb appeal or aesthetics.

Initially my clients intended to remodel the house. However, after close examination, we concluded it was not a reasonable candidate for remodeling. The additions made to the house are poorly attached, and inefficient outdated materials were used for framing the roof. The following photos provide evidence of neglect, outdated mechanicals, lack of energy efficiency and poor structural integrity.

In addition to the concerns mentioned previously in this letter, I also found the following issues:

- No existing garage
- Original siding on the house needs to be replaced
- Outdated 100 amp electrical system
- Exterior walls lack insulation

In my professional opinion, the existing house at 449 Teopfer Ave. is not a candidate for relocation. The house is not structurally sound and the relocation expense would be considerable.

The new home Stan and Colete Corwin wish to build blends flawlessly with surrounding homes in the neighborhood. As the plan depicts, it is 1 ½ stories and very energy efficient. The outside perimeter walls of the house are 2 x 6 with a 1" air space and a 2 x 4 wall inside. My clients desire to build a quality home that adheres to Green Built standards. Much attention has been given to providing excellent indoor air quality and utilizing low VOC or VOC-free products.

Our projected timeline provided we satisfy all current obligations for review, planning and zoning is to start deconstruction in mid-October. Habitat for Humanity will have the opportunity to go through the current house and salvage any recyclable materials. Home Comfort Company WI, LCC would then have Hellenbrand Brothers Excavating deconstruct and recycle the house. Hellenbrand has received and confirmed the application process with the city. Home Comfort Company WI, LLC would begin construction of the new home in early November with an estimated completion date of mid-April.

Terry Wanta will be the main point of contact for the purposes of this application process, and he can be reached at:

Terry Wanta, President
Home Comfort Company WI, LLC
2635 SawTooth Dr.
Fitchburg, WI 53711
608-279-8734 (cell)
terry@homecomfortcompany.com

Client Contact Information:

Stan & Colete Corwin
24 Utopia Rd.
Asheville, NC 28805
828-254-3515 (home)
828-713-2279 (cell)
colnstash@att.net

Sincerely,

Terry Wanta
President, Home Comfort Company WI LLC

24 Utopia Road
Asheville, NC 28805
June 18, 2012

Emily Feinstein, President
Westmorland Homeowners Association

Letter of Intent

Dear Ms. Feinstein -

This letter is to inform you of our (Coletta and Stan Corwin) intent, as a step in the pre-application process for obtaining permits to deconstruct and build a home at 449 Toepfer Ave.

This past April, we toured neighborhoods with Sara Alverado, a green realtor with the Alvarado Group, and found that the Westmorland neighborhood is exactly what we were looking for. Perhaps we liked it so much because we have been visiting it for over thirty years and feel at home there. Or maybe it's because Coletta's sister, Mary Ann Schulte, lives on South Owen drive, or because her niece, Rose Schulte, lives on Winnemac. In any event, we bought the property at 449 Toepfer, on the corner of Birch and Toepfer and are very excited to be able to live close to family.

When the lease is up at 449 Toepfer in mid August, it is our intent to deconstruct this property, that has been a rental for the past nine years, and build a home that will better fit in with the neighborhood.

Coletta and I are very mindful of green living and environmental impacts. We have built a green, energy efficient home and have also rebuilt an existing house, to make it into a green and much more livable home (our existing house in Asheville). The experience of rebuilding made it clear to us that the house at 449 Toepfer is not a candidate to be rebuilt because of the floor plan and unprofessional construction of the addition.

Our builder is Terry Wanta of the Home Comfort Company. You may know of him as he has done work in Westmorland. Feel free to check him out at www.homecomfortcompany.com or call him at 608-279-8734. If you have questions for us, please feel free to call us at home 828-254-3515, or our cell is 828-713-2279. We will be moving to a rental house in Madison as of August first so that we can be directly involved in the deconstruction process to see that as much of the materials as possible are reused or recycled, as well as in the construction process.

We hope you will find that what we intend to do fits in with the ideals of the Westmorland community. Coletta and I look forward to becoming part of the Westmorland community.

Sincerely,

Stan and Coletta Corwin