

**CAPITAL BUILDERS INC.  
6400 Gisholt Drive, Suite 105  
Madison, WI 53713  
(608) 222-9480**

**June 19, 2013**

**Letter of Intent for Layman Residence, 4938 Lake Mendota Drive**

Linda Layman is the current owner of the property located at 4938 Lake Mendota Drive, in the City of Madison. The existing structures on the property include a one-story house, and a boathouse. There is no garage on the property at this time. The property owner intends to make improvements to the property as detailed below.

**Following is a summary of the proposed improvements to the property:**

**Existing boathouse** - To remain and will have improvements made to deck surface on top of boathouse, and existing chain link fence surrounding deck will be replaced with a metal railing. The size and structure of the boathouse will not be changed. There will be no changes made to landscaping within 35 foot area from OHWM.

**Existing house** - To be demolished and removed. Useable materials to be salvaged through Habitat for Humanity Restore. New two-story home with 2736 square feet of finished area above grade and attached garage to be constructed per location on site plan. Exterior materials to include stone accents on south and north elevations and chimney, with Smartside horizontal siding and composition corner and window trim boards. Roofing to be high profile fiberglass shingles, except for screen porch which will have standing seam metal roof. Colors are yet to be determined.

Total building area including house, garage, porch, decks, screen porch, boathouse, and drive is 4678 square feet. Total lot area is 14,333 square feet resulting in building coverage of 33%.

The scheduled date for the start of work would be the end of August for the demolition of the existing house, and start reconstruction of new house. The expected completion date for all of the work would be February of 2014.

**Designer and Building Contractor**

Capital Builders Inc.  
6400 Gisholt Drive, Ste. 105  
Madison, WI 53713  
Contact Person: Dan Wanke  
222-9480

**Landscape Design and Contractor**

Watts Landscape  
3570 Pioneer Rd.  
Verona, WI 53593  
Contact Person: Rich Carlson  
833-3535