

March 18, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
Conditional Use
5324 Lake Mendota Drive

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff & Plan Commission consideration of approval.

Organizational structure:

Owner: Don & Susan Lauffer
1806 Moonlight Drive
Bartlesville, OK 74006
918-335-1887

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick

Project Description:

This conditional use application is made to allow for a modest addition to an existing 1942 1½ story cape cod home located at 5324 Lake Mendota Drive. The addition consists of an expansion of the existing second floor and the construction of a new garage. The room above the garage is built into the attic with sloping ceilings to keep the bulk of the addition to a minimum. The floor plan provides "offsets" in the length of the building so that the form of the building is well articulated from all sides.

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Besides updating the home to current construction standards, the proposal solves a long standing storm water problem with the existing garage. As it currently exists, the garage is in the basement with the driveway sloping down into the garage which often floods.

The home with the new addition will be consistent in size and floor area ratio with other homes in the immediate neighborhood. When completed the home will have 2200 square feet of finished space, with 3 bedrooms and 2 ½ baths. The "cottage style" design fits well with the lakeside location.

This project was presented to the neighborhood association and alderperson and has been adjusted to address their comments regarding the roof height. The Zoning Board of Appeals will review the zoning variance and area exception requests at the public hearing on March 19, 2009.

Site Development Data:

Lot Area 5,951.09 S.F.
Proposed F.A.R. .37


	<u>Existing</u>	<u>Proposed</u>
Building Footprint Area	849 S.F.	1,547 S.F.
Floor Area	1,476 S.F.	2,202 S.F.
Stories	1.5	2
Garage Parking Stall	1	2
Bedrooms	2	3

Project Schedule:

It is anticipated that construction will start in the summer of 2009 and be completed by year end.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member