

Coons Construction of Verona L.I.C.

1827 locust drive, Verona WI 53593

May 7 2013

Letter of intent for 5328 Lake Mendota Drive

The plans for this property include:

1. Remove old house and outbuilding (both are in very bad condition, see attached house photos, roof is unsafe and has holes causing leaks and molding, walls are collapsing , a lot of the foundation is bad, and the basement has standing water in it despite sump pump flowing 24/7. The old garage (out building) is in very poor repair and would be taken down at the same time.

2. We are submitting sets of plans for the new home that Joan Korb and Fredrick Wills , owners, have had drawn up. I have included the plot maps for the homes on both sides, showing set backs. The plan is to get approvals, get demolition permit, obtain our building permits, remove and recycle what can be saved (concrete can be recycled) and then under cut out all bad soil , and fill in with engineered stone base for the new home foundation. We would then let things settle, and build with-in the two year building permit time frame. The home is a super insulated structure that will be very energy efficient.

3. The lot areas are as follows:	existing storage shed	480 sq. ft.
	driveway new home	1148 sq. ft.
	patio new home	600 sq. ft.
	new home footprint	2780 sq. ft.
	Total sq. ft. coverage of improvements	5008 sq. ft.

Lot size 13953 5008/13953 = 35.9% coverage zoning trc-2 allows for up to 65% max

I shot some grades at the site. The existing storage shed that is staying, is my benchmark, I will refer to that as 0.0. The house on the left looking towards the lake is lot 14,5235 Harbor ct. It sits 4" higher , the house on the rt. is lot 16, 5324 L.M.D., and it sits 1'-4" higher, the grade at the front of the lot is 1'-2", higher and the grade at the middle is - 1'-8" lower, the rear at the lake is - 2'-0" lower. So the grade is sloping from the front of the lot to the rear 3'-2". We would like to keep the new house as close to the existing 0.0 benchmark storage shed grade as possible. There will be no basement on the new house , just frost walls and footings and slab per the drawings provided.

Project Team: Joan Korb and Fredrick Wills, owners, joan.korb@da.wi.gov

Virge Temme , architect , virge@virgetemme.com

Jim Coons ,builder, Coons const. jncoons@chorus.net

4. Hours of operation would be weekdays, starting at 7-8 am and being done by 4-5pm. All materials from construction will be stacked and cleaned up daily. We will recycle any waste from construction possible.