Letter of Intent: 5628 Lake Mendota Drive

DATE: 7 August 2009

PARCEL #: 251-0709-182-0305-4

DESCRIPTION: Mendota Beach Subdivision, BLK 3, LOT 5 and West half of LOT 6

ADDRESS: 5628 Lake Mendota Drive
Madison, WI 53705
Warren Harty Trust

OWNERS: George and Juliaanne H Warren
608-231-3394

PROPERTY USE: Primary Residence

EXISTING CONDITIONS:

Property size: 23,167 SQ FT
Property structures:
1. 1 1/2 story 1903 cottage: 1175 SQ FT footprint
2. 1 story 1903 garage: 201.4 SQ FT

SUMMARY:

LOT	23,167 SQ FT
HOUSE FOOTPRINT	1,175 SQ FT
GARAGE	NA
SHED (1903 GARAGE)	201.4 SQ FT
TOTAL	1,376.4 SQ FT
PERCENT STRUCTURE/LOT	$\frac{1,376.4}{23,167}$ = 6%

LANDSCAPING:
Berms have been created and trees, shrubs, perennials, grasses and groundcovers have been planted to enhance property both naturally and visually to provide appropriate shelter/prospect for human and wildlife inhabitants. Large dead or dying trees were removed for safety reasons and replaced whenever possible by 18' plus evergreens and or deciduous trees. Great care has and will be taken to: maintain views of adjacent neighbors; protect owner's privacy; and maintain views from the lake.

OUTDOOR LIGHTING:
Exterior light fixtures are installed adjacent to all egresses. Size, finish and lamp wattages are appropriate to cottage style. New structures will be provided with same.

SOIL AND GROUND WATER:
Appropriate grading/drainage to accommodate current structures and protect adjacent lots were professionally completed at the time of 2005 restoration. These procedures will be incorporated with the new construction as well.

DRIVEWAY:
Driveway is currently a country lane composed of compacted fine gravel.
Current plan is to refresh existing permeable crushed stone surface. Permeable pavers may be installed in the future.

DEVELOPMENT SCHEDULE:
Schedule consists of two phases

Phase 1: Demolition of shed and installation of slabs for proposed structures.
This work will commence upon receipt of your approval
Completion by snowfall 2009

Phase 2: Construction of the proposed structures will begin in Spring 2010
with substantial completion by Fall 2010

PROPOSAL:
Construct one single story garage with two stalls, see plans for dimensions
Construct one single story workshop/studio to replace existing 1903 garage

Remove existing 1903 garage/shed as it is unsafe and irreparable. Note that historical rafter tails will be preserved and reused in new construction. Exterior materials, egresses and fenestrations will match existing remodeled cottage. Materials include: Roof shingles; Wood shingles at upper quarter of exterior wall; Stained cedar siding at lower three-quarters of exterior wall; French casement windows; wood doors. See attached pdf file titled Photo of Residence for image.

SUMMARY:

LOT	23,167 SQ FT
HOUSE FOOTPRINT	1,175 SQ FT
GARAGE	526 SQ FT
WORKSHOP/STUDIO	360 SQ FT
TOTAL	2,061 SQ FT
PERCENT STRUCTURE/LOT	$\frac{2,061}{23,167}$ = 9%

TEAM:
Registered Landscape Architect and Site Planner: Richard L Slayton
Interior Architect: Juliaanne Warren
Ganser Company, Inc.: Travis Ganser
Benjamin Plumbing: Mike Hilgers
Daniels Construction: Fran Reible
Solvang Tree Nursery: Nicholas Correll
D. P. Electric: Don Parent master electrician and owner
Hellenbrand Brothers excavation and grading: Dean and Brent Hellenbrand

TYPE OF BUSINESS: NA

NUMBER OF EMPLOYEES: NA

HOURS OF OPERATION: NA

AREA OF SITE: 23,167 SQ FT

NUMBER OF DWELLING UNITS: One

SALE OR RENTAL PRICE RANGE FOR DWELLING UNIT: See attached property bill.

GROSS AREA OF BUILDINGS: 2,061 SQ FT

NUMBER OF PARKING STALLS: Two stalls in garage and one visitor/backup spot.

UTILITIES: Existing utilities information (refer to attached pdf files titled Utilities) is approximate based on city records obtained from the following city personnel:

Amy Jones
Operations Clerk
Madison Water Utility

Gerry Sachs, PE
MMSD, Municipal Engineer

Tim Troester
City of Madison

Garage structure is located over existing gas, sanitary and water lines.

Owner is aware that they are responsible for any future cost related to replacement or relocation of the lines within said property.

Please call if there are any comments or questions.
George and Juliaanne Warren
1-608-231-3394

Sincerely,

Juliaanne H Warren

Juliaanne H. Warren

ENCS:

PDF files e-mailed/printouts attached.