

City of Madison Plan Commission
Letter of Intent
Property located at 5706 Lake Mendota Drive

9.15.2008

Dear Plan Commission members :

Design Shelters, LLC on behalf of Mike and Mary Jensen, the owners of the property located at 5706 Lake Mendota Drive, Madison, WI. is submitting this Letter of Intent. The Jensens wish to demolish the existing structure which they have owned for 5 years and has in this time deteriorated to a point where it is no longer a viable place of residence. (see the enclosed photos.) Their wish is to demolish the existing structure and build a year round residence for themselves and their family. The lot is 66.0' wide by 290.0' to 297.0' deep and has an area of 19,317.0 square feet to the OHWM. The structure they wish to demolish covers 1,496 s.f.. The new proposed home will cover 2,899.0 s.f. including the home, porches, decks and garage. There is an existing garage which is nearly 100.0' from the proposed new home and the Jensens would like to renovate it to match the new home's exterior and use it as a storage shed. The proposed new home and garage along with the renovated storage shed will cover 15% of the lot. The proposed new home will be set 17.0' farther back from Lake Mendota than the existing structure.

There will be no vegetation disturbed within 50.0' +/- of the lake beyond what is caused when the existing structure is demolished. The Jensens have all ready been in contact with a landscape firm and commissioned plans to improve the shoreline and the yard between it and the proposed new home. There are five maple trees which the landscaper considers to be high risks for wind damage and which we plan to remove to facilitate the construction of the new home. The remaining trees and shrubs on the lot will be professionally trimmed and thinned and new landscaping will be added.

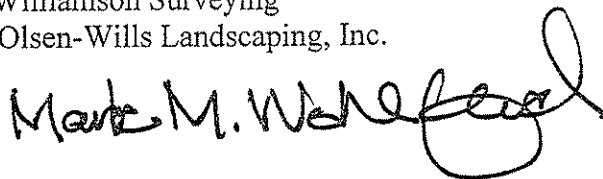
The owners are pursuing the use of photo-voltaic roof shingles, geothermal heating and cooling and tankless water heaters.

The proposed home will be two stories with the average roof height of 26.75'. It will be sited with the first floor elevation at 7.25' BELOW the street elevation. There are 3 bedrooms with a future one in the basement, 2 ½ baths with another full bath proposed in the basement, and an elevator servicing all levels. We would like to start work in November, 2008 and anticipate the project to take six and a half months to complete.

Following is the construction team;

Designer: Design Shelters, LLC
Builder: Design Shelters, LLC
Surveyor: Williamson Surveying
Landscaper: Olsen-Wills Landscaping, Inc.

Mark M. Wohlferd
Designer
Design Shelters, LLC.



1.608.662-9090
mark@designshelters.com