

Letter of Intent

This is a letter of intent for the property located at 5844 Thorstrand Rd. Madison WI 53705. CORNERSTONE Designs has been contracted by Vance Tang (owner) to construct a two car detached garage along with patios and outdoor kitchen. (see attachments) The project includes demolition of existing 15 x15 outbuilding and construction of above mentioned detached garage. The purpose for the garage is for storage of vehicles and other related equipment.

Patios and outdoor kitchen to provide additional areas for outdoor living spaces. Cornerstone Designs plans to start upon all approvals and obtaining a building permit. Hours of operation to be from 7:00 Am to 5:30 PM Monday thru Friday.

The project to take and involve 4 to six weeks to complete, while employing 4 to 6 people full time. The estimated cost of this project will be between \$90,000 and \$100,000.

Based on the landscape plan and site plan the following calculations have been determined:

- ***Lot Sq. Ft. 27,192 Sq. Ft.***
- ***Existing house coverage. 4,132 Sq. Ft.***
- ***New garage and concrete approach 700 Sq. Ft.***
- ***% change to front yard usage 0.05%***
- ***Boat House 854 Sq. Ft.***
- ***Usable back yard 88,800 Sq. Ft.***
- ***Proposed Patio Area 1200 Sq. Ft.***
- ***% Change to rear yard 7.4%***

Thanks for your consideration for approval of this project.

Fred Lubcke president Cornerstone Designs of Madison