

September 19, 2017

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for Demolition Permit, new home construction at 5010 Lake Mendota Drive.

Dear Plan Commission Members:

This submittal is for a demolition permit of existing residence and construction of a new residence for the property located at 5010 Lake Mendota Drive in the City of Madison. The existing boathouse would have a new façade applied to blend with the new home construction. The parcel is currently occupied by a residential dwelling and detached garage. The planned new dwelling is a 5-bedroom home, with an attached two car garage. The home sits on a double lot.

Existing Conditions:

The current dwelling is a home that was constructed in 1927, per the City's records. The current home based off of when it was built, is not up to code in many areas including electrically as well as other interior details. The current home would not allow for handicap access in any way. Most doors are 2'6" and the main hall is extremely narrow not allowing for handicap accessibility. The new home, as designed, has 3' doors, large wide halls, a zero threshold shower, and an elevator allowing for wheelchair access throughout. In addition, the energy efficiency of the current home is far below current energy efficiency standards and a new home even larger in size, will outperform the current home. The existing home has no runoff capturing devices in place, whereas the new home and landscaping will include rain capturing areas as noted on the landscape plans included with this submittal. The land is currently assessed at \$809,100 and the improvements are at \$382,300.

Development Schedule:

Subject to the receipt of the necessary and appropriate approvals, the intent is to complete demolition of the existing dwelling this winter, followed by construction of the new single family residence. The new dwelling, once started, will take 7 to 9 months to complete. There is no intent to disturb any areas within 35' of the OHM.

Parties involved:

The following parties are involved in the redevelopment of the site:

Owner: Roderick and Sue Price
5010 Lake Mendota Drive, Madison WI 53705

Builder/Designer: Hart DeNoble Builders, Inc., 7923 Airport Road, Middleton, WI 53562
Office Phone (608)-831-4422

Lot size: 20,525 square feet
New Home Finish space info: Main level 3,365 sqft, upper level 1,511 sqft, lower level finished 2,499
New home Gross Sq Footage: 9,850 GSF (including garage, stoops and all interior footage)
Garage stalls: Two

Parcel Number: 251/0709-184-0134-3
Legal Description: SPRING PARK, BLK 1, LOTS 3 & 4

Thank you for your consideration,

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jason Franzen', with a long horizontal flourish extending to the right.

Jason Franzen
Hart DeNoble Builders, Inc
Roderick & Sue Price
Property Owners