



TO: City Of Madison Planning Commission

DATE: September 15, 2015

RE: Letter Of Intent

PROJECT: David Sheriff and Mary Morgan  
5404 Lake Mendota Drive  
Madison, WI 53705

APPLICANT: William White  
One South Pinckney Street, Suite 700  
  
Madison, Wi 53703

TO WHOM IT MAY CONCERN:

Temple Builders LLC has been hired to represent the property owners, David Sheriff and Mary Morgan, who are proposing to raze the existing home and detached garage at 5404 Lake Mendota Drive, Madison, WI 53705. The homeowners want to construct a new single family residence per the enclosed blueprints. The existing structure does not provide the needed space for the owners and their six children. The home lacks the features and function that a new home will provide.

The existing home is a two bedroom ranch style. All interior walls and ceilings are covered with knotty wood and virtually the entire home is far out dated. The structure would require an extensive amount of work to bring it up to today's standards and lacks the ability to add on enough space for a family of eight people. The owners will be donating anything that has any future use from the existing home to Habitat for Humanity.

The new home will have 6,186 square feet of living space above grade, the garage space is 1066 square feet and the lower level has a total of 3,624 square feet. This lot is much larger than adjoining properties which allows for the construction of a larger home. Since the legal description of the lot includes a portion of the adjoining lot, a new CSM map will be created and recorded as a condition of approval.

We plan to do a water collection system for the lot. This will store the rainwater in an underground tank and we will use the rain water for our in ground irrigation system.

The owners are also planning on using a Geo Thermal system for the home. We will be using a vertical well system to accomplish this. Being that the ground water is so high in the area, this is an ideal spot to do Geo Thermal. The owners also plan to install a solar power system for the residence. Between this and the geo thermal, this home will be self sustainable.

There is discussion of a green roof concept, but it will depend upon the cost whether it can be included.

The lot has an area of 21,944 square feet. The impervious area will be 4,728 square feet, or 21.5% of the total lot area. The area that is 35 feet from the high water mark will remain as is. There is an overhead power line that homeowners will pay to have installed underground.

The new home finished grades at the property line and the lake will remain for the most part unchanged. We will be building up the driveway in front of the home to obtain the lower level exposure needed for the finished areas in the lower level. The owners have contracted with MSA to provide the city with a comprehensive water management plan.

We plan to start construction as soon as the project has the required approvals from the City of Madison.