

LAND USE APPLICATION – Letter of Intent

556 Chatham Terrace
Madison, WI 53711

Dennis J. Haefer – Owner of Property

Owner is requesting a Demolition Permit to dismantle and remove the existing vacant house (Lustron metal structure built in 1949) and garage buildings on the subject site. The home has been vacant for almost 2 years, the fence and deck have been removed and reused, landscaping work is in process to save as many plants as possible, and overall the site is being well maintained. Owner is working diligently to keep the property mowed, cleaned, and cared for so that it blends in with the rest of the neighborhood.

Owner is in the process of contacting all area Lustron Homeowners to see if they are interested in purchasing replacement parts for their structures, prior to demolition. Thus far 9 Lustron homes have been identified within a 2-mile radius, and these property owners will be contacted to make them aware of the opportunity to purchase and reuse parts of the home. The plan is to contact these homeowners with an Open House notice to be held sometime in late August, giving them the chance to tour the house and then purchase any parts that they might need.

Owner hired an architect earlier this year to draw plans for a new 2-story home (see attached plans and specs). Several home builders are interested in building this new home for the owner, once the demolition has been completed. The new construction would begin sometime in 2020 and be completed no later than July of 2021.

New Home Construction Summary

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- 1) The existing home structure and garage would be demolished & recycled, and the existing driveway would be removed.
- 2) The new home plans call for the driveway to be located on the north side of the site, requiring a new curb cut. The neighbor located at 552 Chatham Terrace has their driveway located on the south side of their property, conclusively the 2 driveways would be next to each other.
- 3) Key elements regarding the use of outside materials for the new house include the following –
 - a. Some brick or stone accents on the front of the home as presented in the architects plans.
 - b. Siding materials include the use of (LP Building Products) SmartSide Wood & Resin Siding Products.
 - c. Craftsman Influence look with the use of Warm Earth Tone Colors with some White Accents
 - d. The overall color scheme has not been finalized.
- 4) The entire site will be re-landscaped, although this plan has not been finalized.