Letter of Intent – 1026 Sherman Ave

Overview

We would like to tear down the existing structure which is not fit for occupancy or renovation and build a new home which is appropriate to the feel, class, size and character of the neighborhood. Our proposed home sits on generally the same footprint as the current foundation, will maintain current setback spacing to our neighbors, street and lake and general four square style. The new home will be a healthier, more energy efficient and visually appealing contribution to the neighborhood.

Contents

Overview 1

Property Use 1

Persons Involved 1

Recycling Plan 2

As-Purchased Condition 2

Exterior 2

Interior 5

Property Use

1026 Sherman Ave. is a single family residential home zoned R2. The current home has about 3150 square feet on three floors above the basement level. The proposed home has about 2900 square feet on two levels and a finished exercise room, bathroom and mudroom in the basement. The basement will also feature a garage in the basement accessed from the rear of the house. Please see the attached plans for details. The proposed home will remain a single family dwelling appropriate for the R2 zone.

The proposed home also features a covered porch similar to other homes on the street.

The lot plan and impervious surfaces will also remain essentially as they currently exist. The proposed home also will increase the setback areas to the neighbors.

Persons Involved

Mike Vilstrup, president of TimberLane Builders, LLC will be the general contractor for the project. Mike has many years of custom home construction experience in Dane County and specializes in energy efficient construction. His plans will minimize negative environmental consequences and accelerate construction time to minimize the impact on our neighbors. Please see the TimberLane Builders, LLC website on http://www.timberlanebuilders.com/ for details.

Additionally, the homeowners, Katie and Mike Major will remain involved in the construction process. Katie and Mike are available on (414)-699-5404 or by email on mikeymajor@gmail.com or katrinakisiolek@gmail.com.

Recycling Plan

Years of neglect and many rounds of mismatched renovations have stripped the home of any historically significant elements. Habitat for Humanity salvaged any useable components during the interior demolition (please see attached documentation). Habitat for Humanity will be invited to salvage or reclaim any useable components prior to exterior demolition also, although a very limited amount of building materials is reusable. A recycling plan will be delivered to the Coordinator for review prior to demolition permit issuance.

As-Purchased Condition

Exterior

1026 Sherman Ave. sat empty and unused for at least 4 years before we bought it. Unfortunately, years of neglect have resulted in pervasive mold and structural damage on top of the toxic building materials of the time.

The additions, which were built in the 1970's and 1980's are structurally unsound; the footings are sinking, the floor joists are bent, the exterior stucco is cracking and the floors are rotten. Sadly, all the historically significant elements of this house were replaced in renovations during the 1970's and 1980's.

The current structure is in such poor condition that experienced contractors are very hesitant to undertake a comprehensive renovation of the property and have warned us that we would never be able to cure all the problems in the current structure regardless of cost.

1026 Sherman currently has eight outstanding building inspection violations issued before we bought the house which reflect the unsafe and run down condition. The previous owners have had these deadlines extended, but the outstanding issues cannot be fixed without significant structural repairs. Please see the attached City of Madison Official Notice of Ordinance Violations for detailed information.

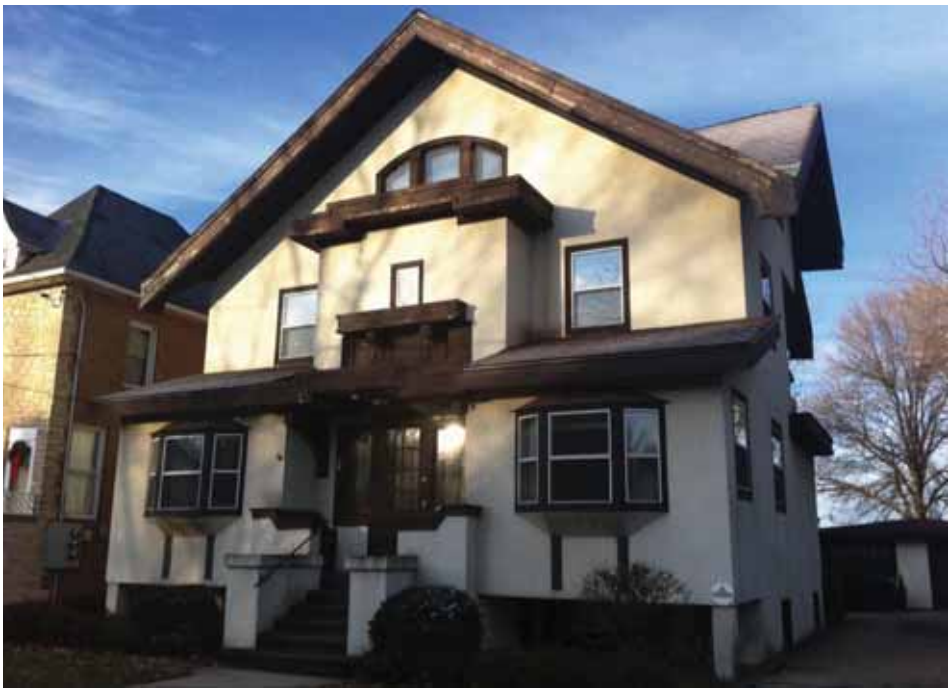

Figure 1 Primary view of house facing Sherman Ave. Significant degradation of soffits, gutters, stucco. The squirrels and raccoons enjoy the friendly confines of the roof thanks to all the holes. The stucco is not properly installed with rope and vee-groove. There is water damage behind the stucco as a result. The front bump-outs and rear additions were built without expansion joints and the stucco is cracking in these places also.

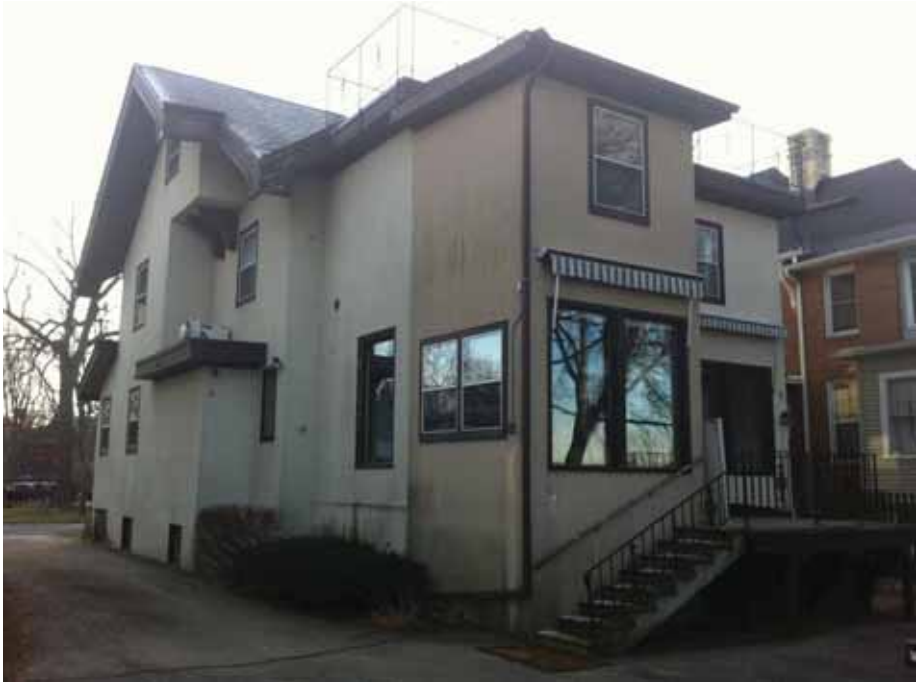

Figure 2 Rear view facing Lake Mendota. Back porch and additions from the 1980's visible. Nothing matches or lines up properly. There are at least three clearly defined generations of construction. We are very excited to build a house which matches the generally high quality properties of the area.

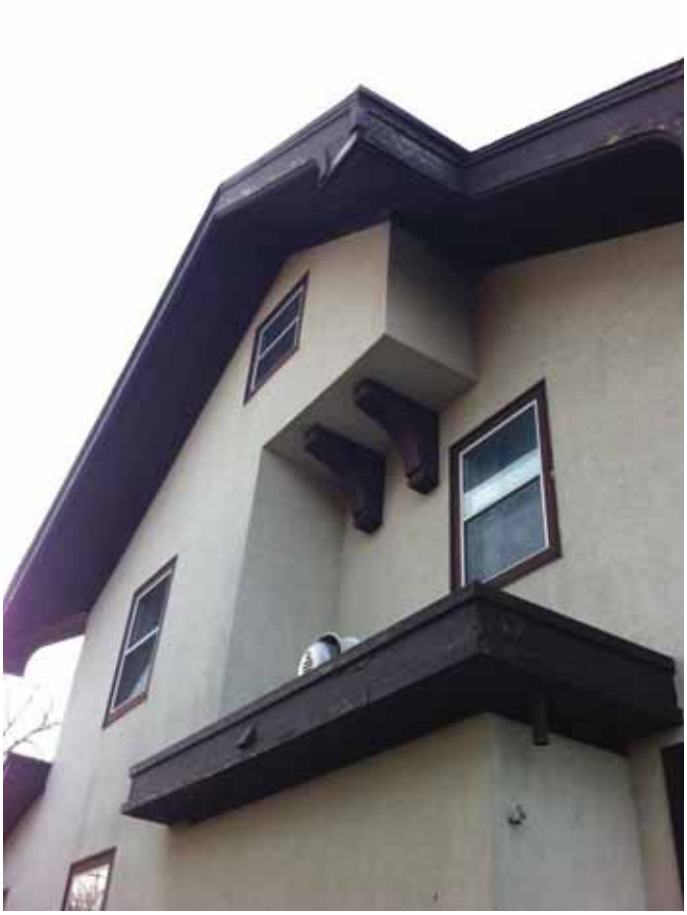

Figure 3 All exterior soffits are damaged beyond repair and the City of Madison correction order has not been acted upon. A dead squirrel fell out of the attic access hatch when we opened it because the damaged soffits act as squirrel entry points. It is difficult to see in photos, but the stucco is damaged here also.

Figure 4 The added "bump outs" are sinking and cracking the existing stucco. Water damage resulting from the improperly hung stucco/drainage Is visible on most windows (the dark "waterfalls" stemming from the bottom corners).

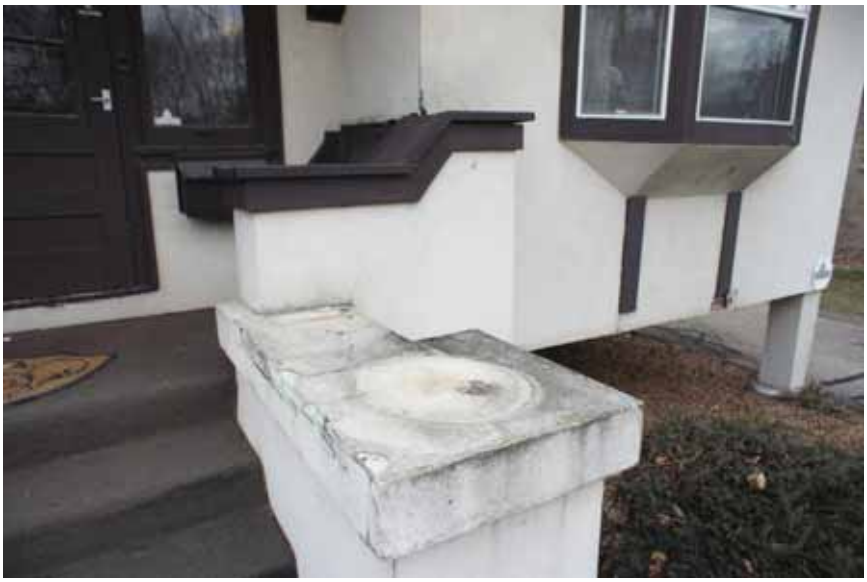

Figure 5 Stucco, wood and roofing are generally damaged beyond repair. Our new home will contribute to the general feel of the neighborhood and will not be an eyesore. The carpet, wood and stucco here are very moldy after years of water damage and neglect.

Interior

We hired a licensed asbestos disposal specialist to remove the cracked plaster (with all appropriate permits etc). The house is equipped with a knob and tube electrical system which is also a fire hazard that we wanted removed in this phase. During this initial interior demolition process, the environmental inspector determined that all the plaster contains friable asbestos and is covered in lead paint. Clearing the interior cost approximately $30,000 as all materials had to be removed by protected specialists and sealed containers.

Following the asbestos disposal specialists work, the interior is "down to the sticks." The following pictuers show the show property condition as purchased.

Much of the house was renovated in the late 1970's and early 1980's. The interior had been completely altered in these 1980's renovations, did not possess historically significant features and spaces. The interior was largely redesigned, additions were built and some of the mechanical systems were updated. Unfortunately, this was done without regard for the original character of the house and additional living spaces were created without correct permitting. The as-purchased state was a mish mash of cracked plaster, filthy carpet, drywall, particle board and other undesirable finishes complimented by dangerous wiring, unreliable mechanical systems and questionable plumbing.

The first step of the demolition process was completly clearing the existing interior including the current unsafe electrical system (partial knob and tube and unpermitted extensions), HVAC system, plumbing

system, asbestos containing insulation, asbestos containing floor coverings, chipping lead painted surfaces and moisture stained/mold damages surfaces.

The demolition exposed additional structural damage including bent/broken beams and holes in the floor. The exterior remains as purchased.

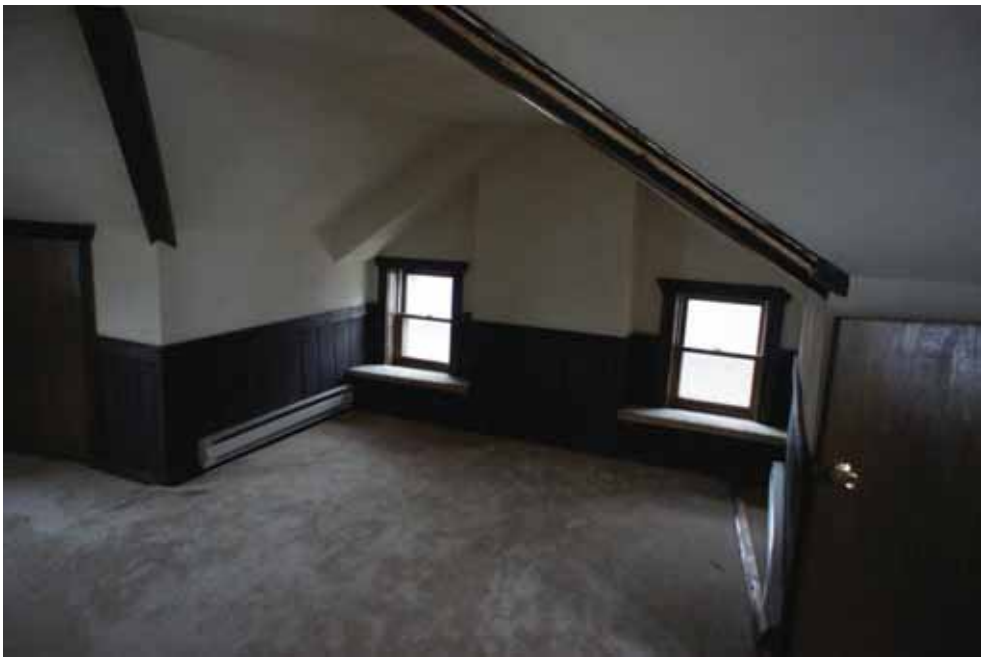

Figure 6 The third floor attic was finished without a permit and has knob and tube wiring.

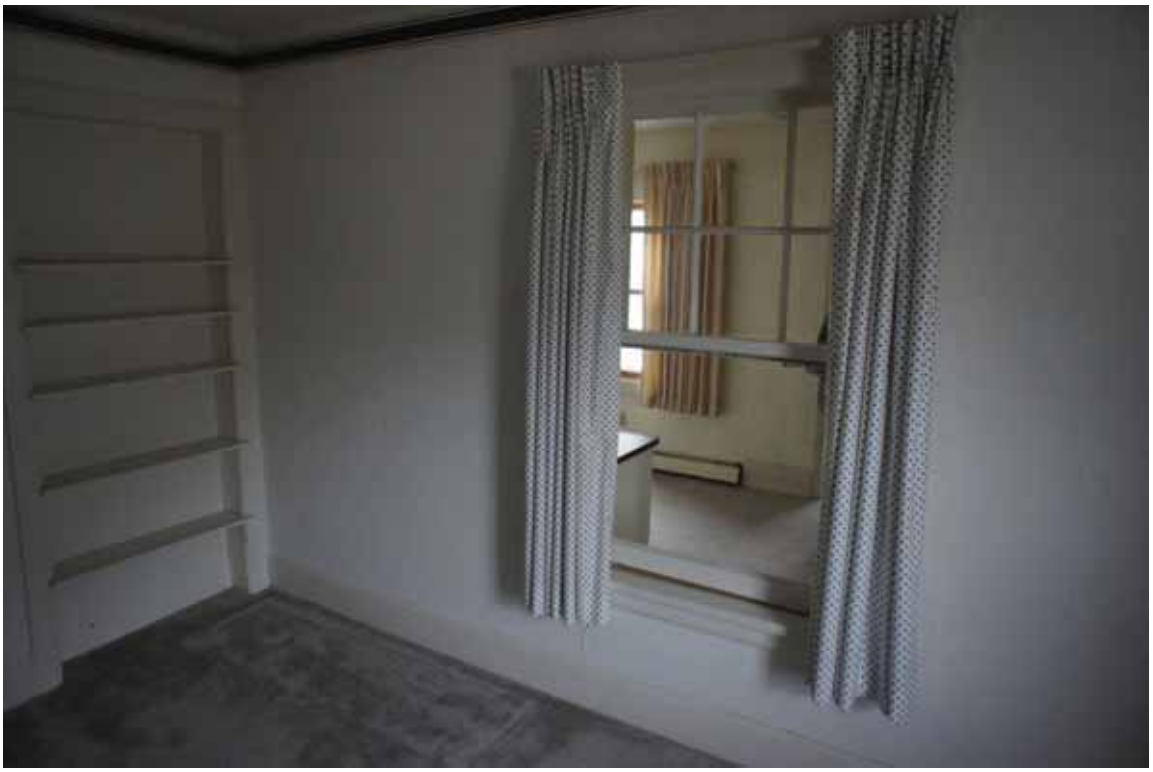

Figure 7 The three seasons porch was built in as an addition in the 1980's. Unfortunately, there are now disjoint spaces inside the house separated by formerly exterior walls and sliding windows. The entire second floor is also partially serviced by a live knob and tube circuit. The replacement electric panel is double tapped with loose connections throughout. This is a significant fire danger.

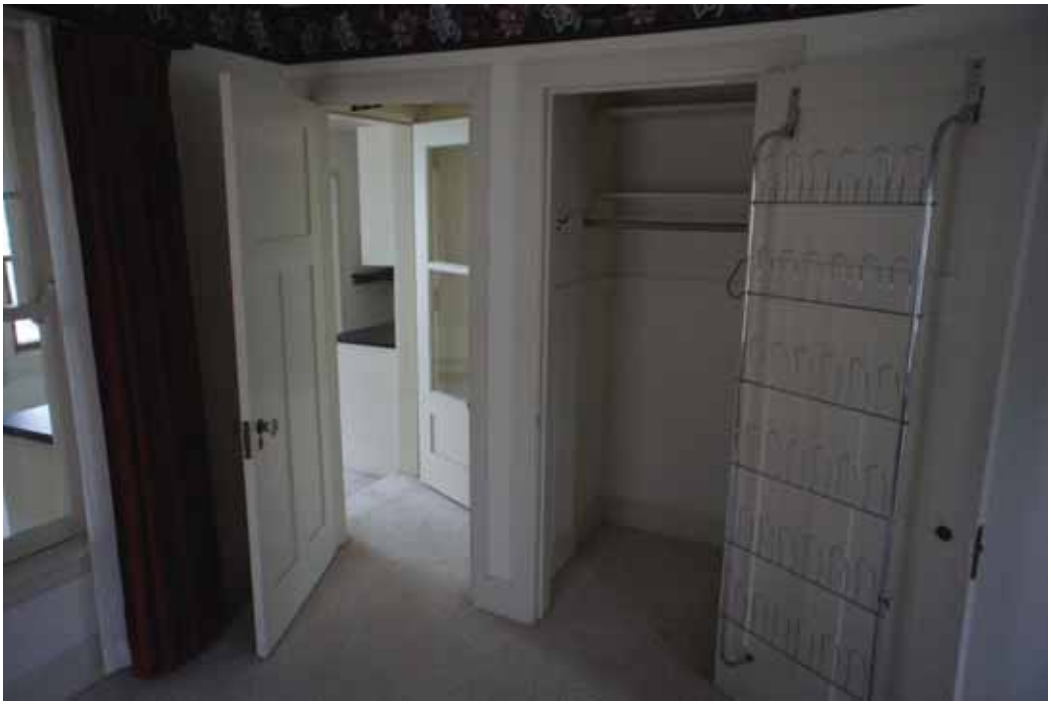

Figure 8 Another view of the strange space resulting from the improper addition viewed from the master bedroom (which also features an asbestos containing false roof covering the original cracked plaster ceiling).

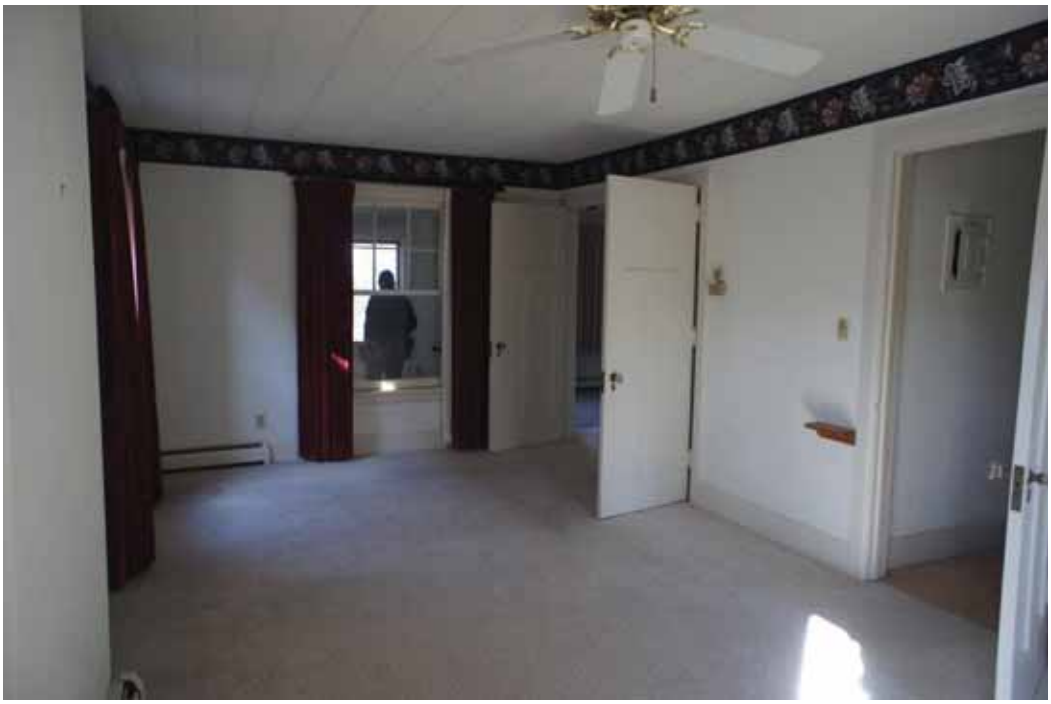

Figure 9 Dropped asbestos tile ceiling covering up original, water damaged, cracked plaster ceiling.

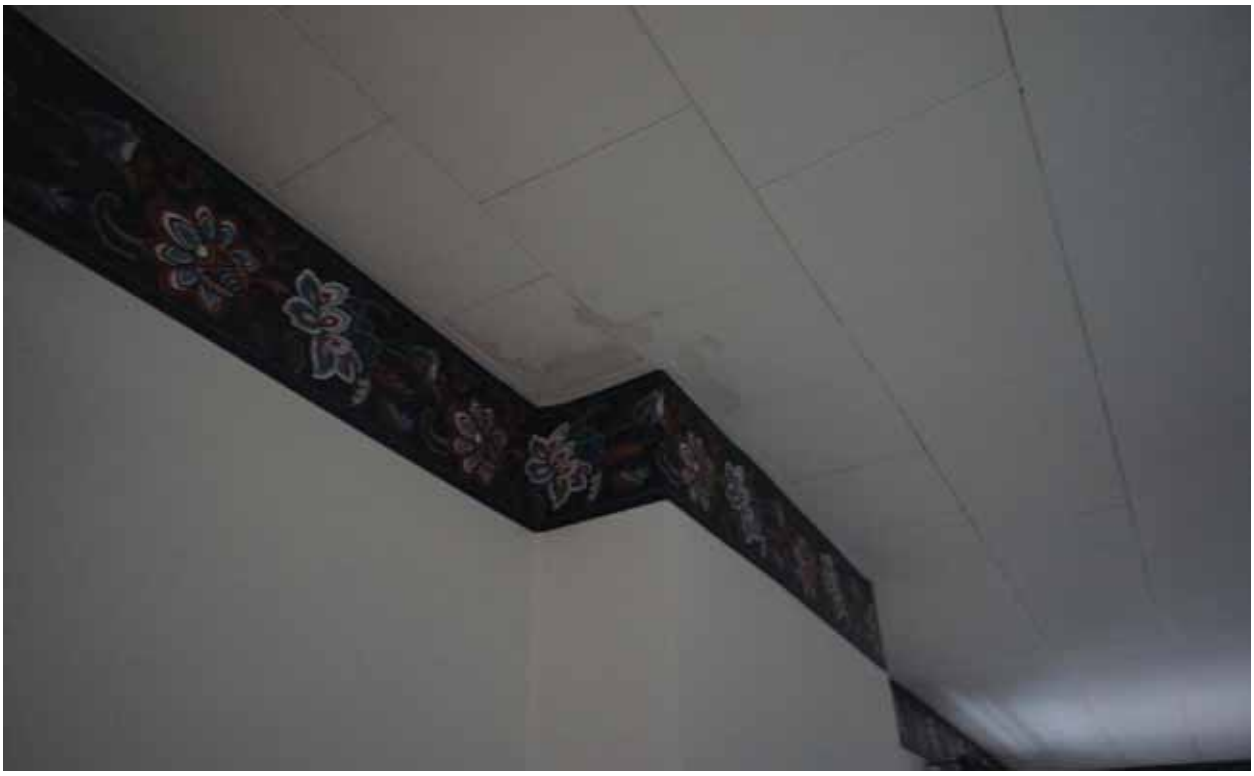

Figure 10 Water damage permeates through the original plaster and on to the asbestos faux ceiling.

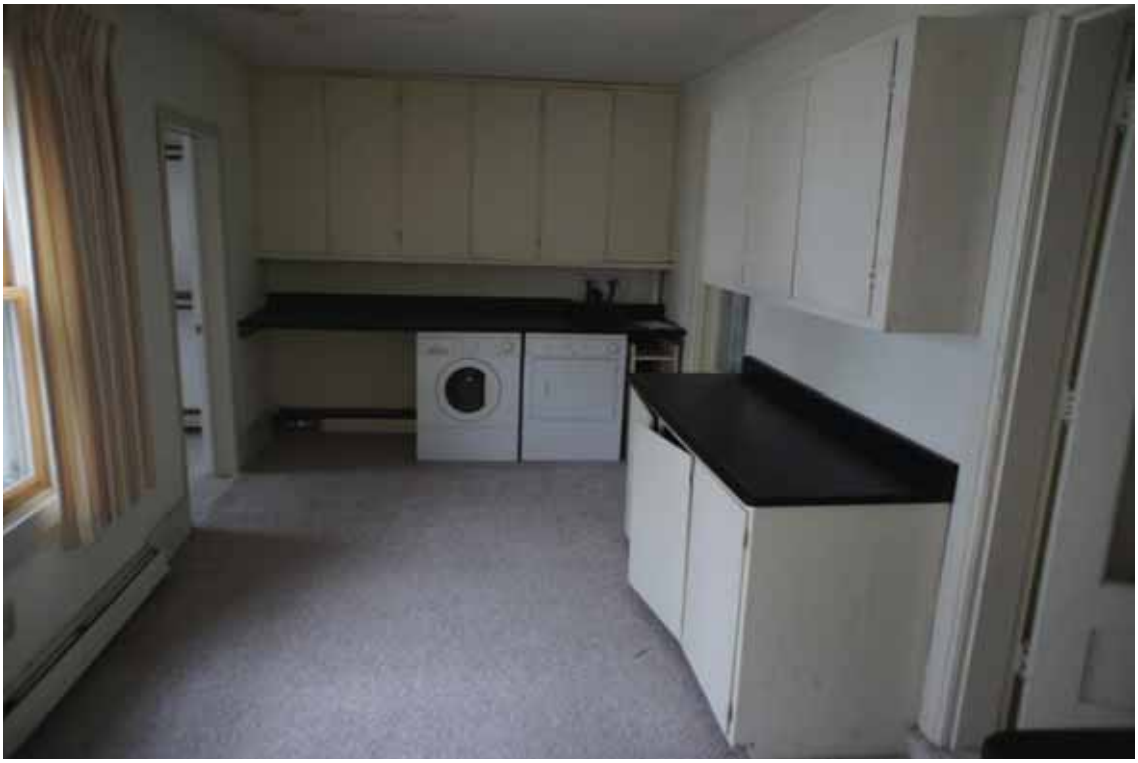

Figure 11 This is the addition, please note that roof leaks and water damage is evident throughout.

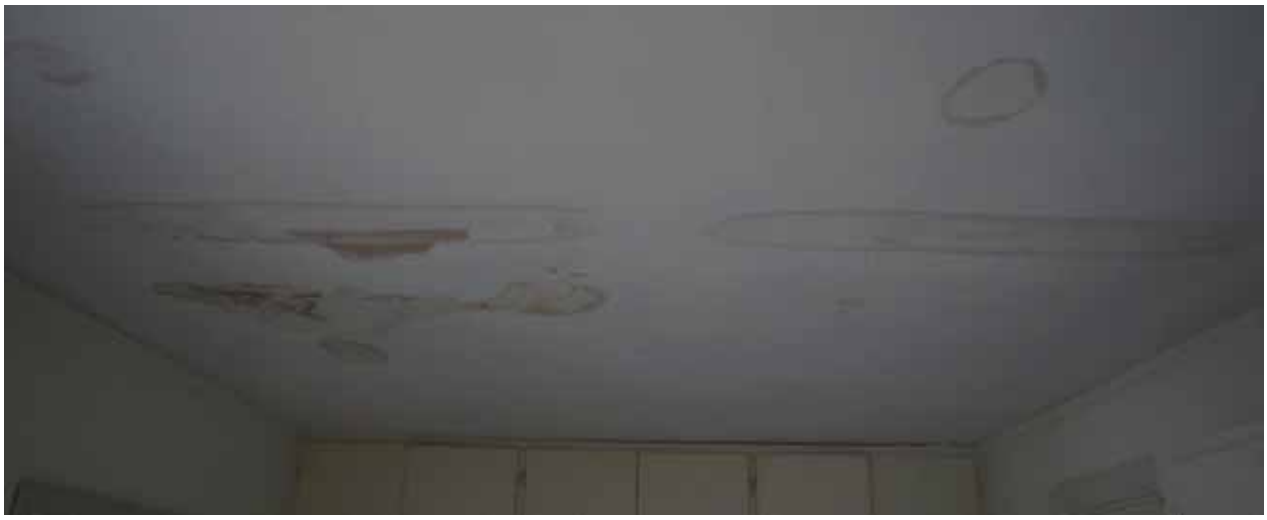

Figure 12 The roof over the addition is improperly drained and has been leaking through to the drywall below. Mold and water damage throughout.

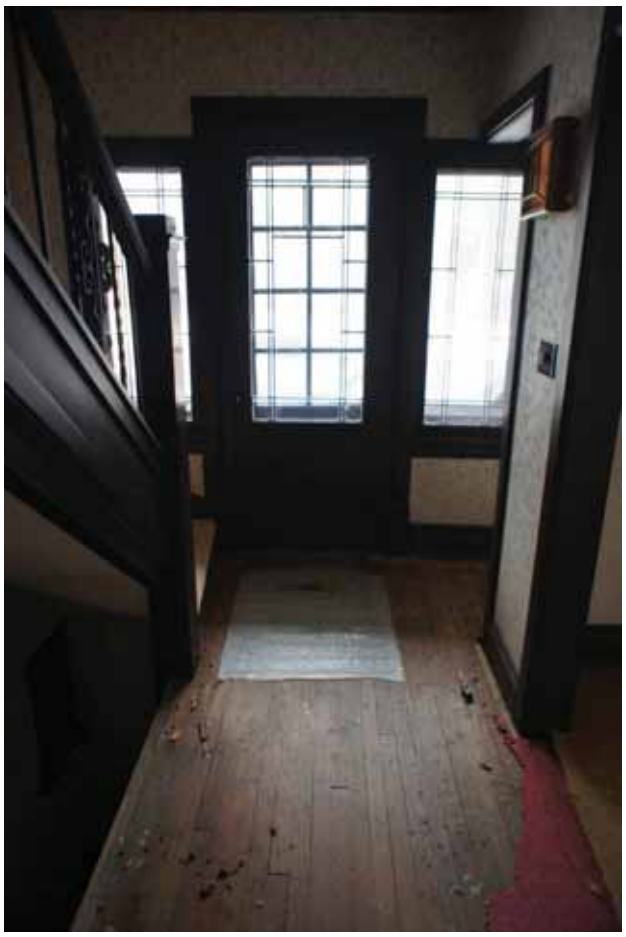

Figure 13 First Floor entry. Stairwell (and handrails) not as originally built. Existing wood floor was covered by carpet since last remodel, but is very damaged and has many missing pieces.

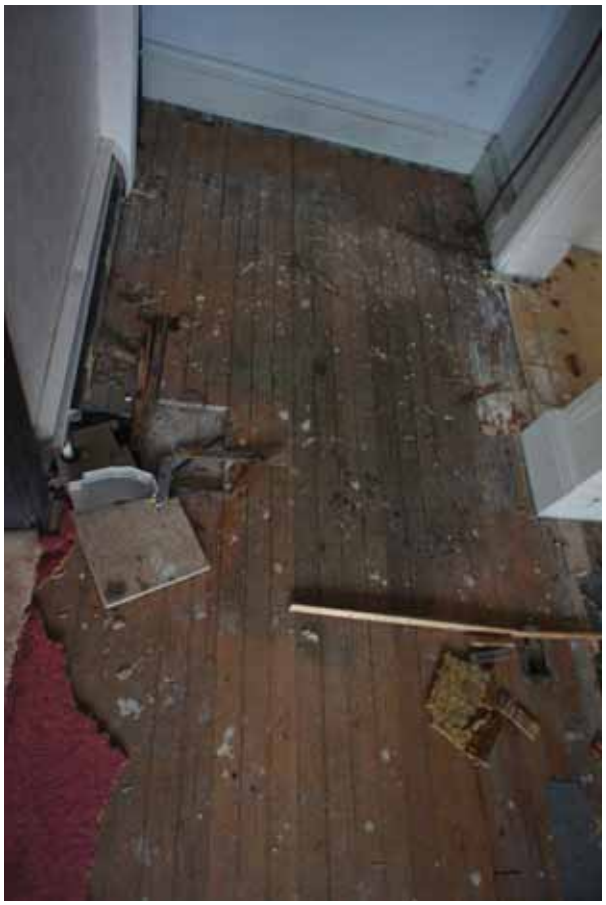

Figure 134 Damaged flooring in entry and through the house.

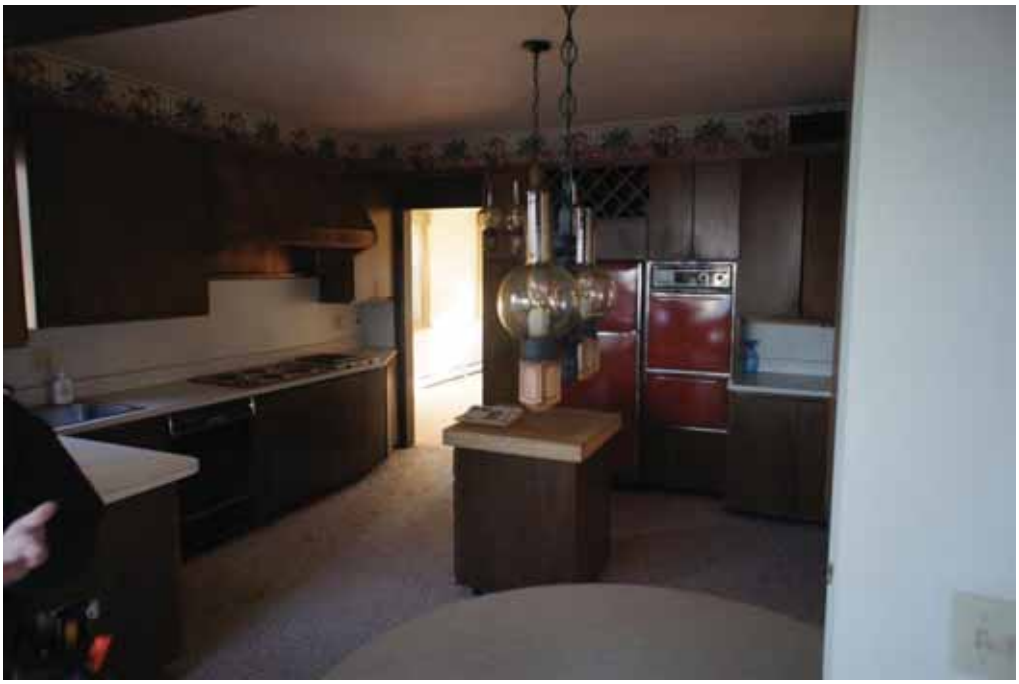

Figure 145 1980's Kitchen.

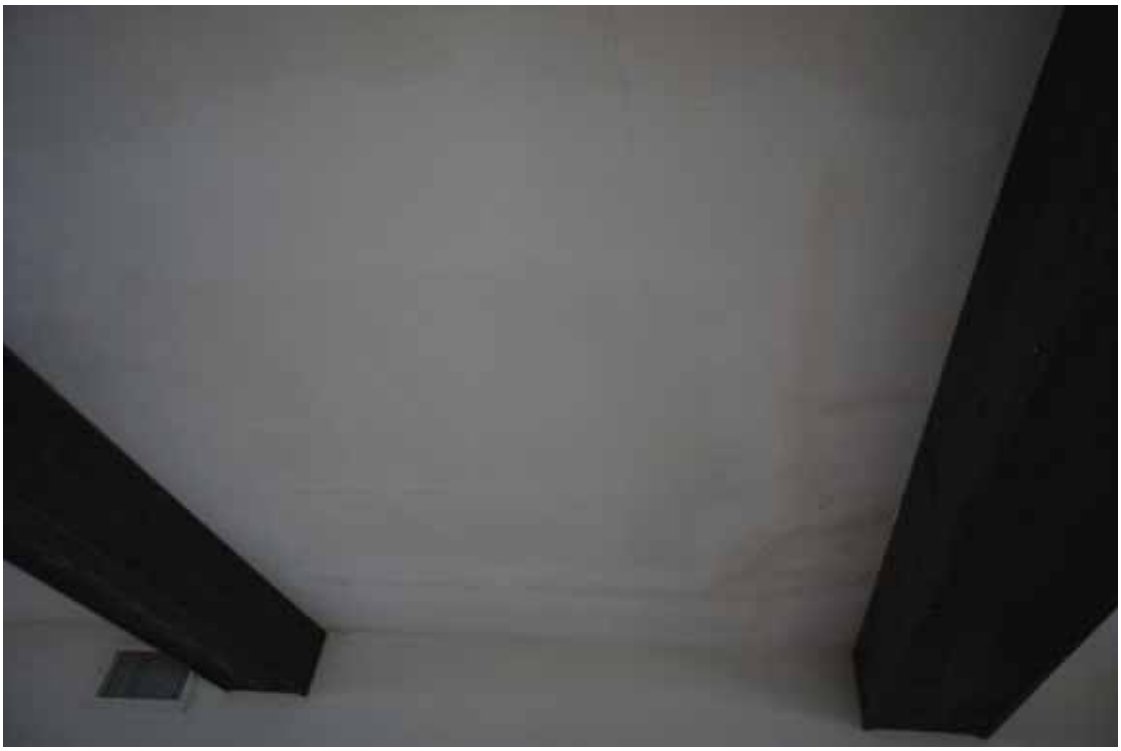

Figure 17 The living room plaster ceiling exhibits significant cracking and water damage

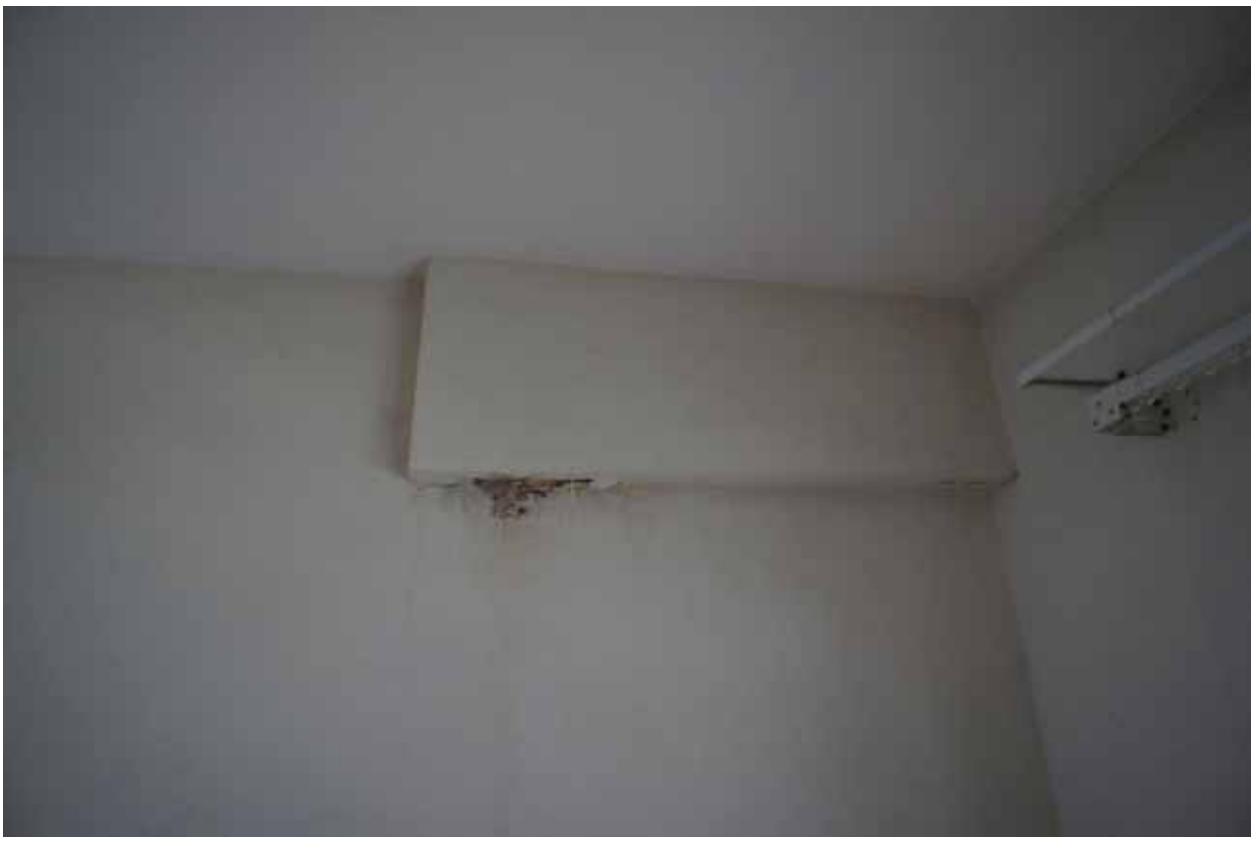

Figure 158 Water damage prevalent throughout (this is in the living room)

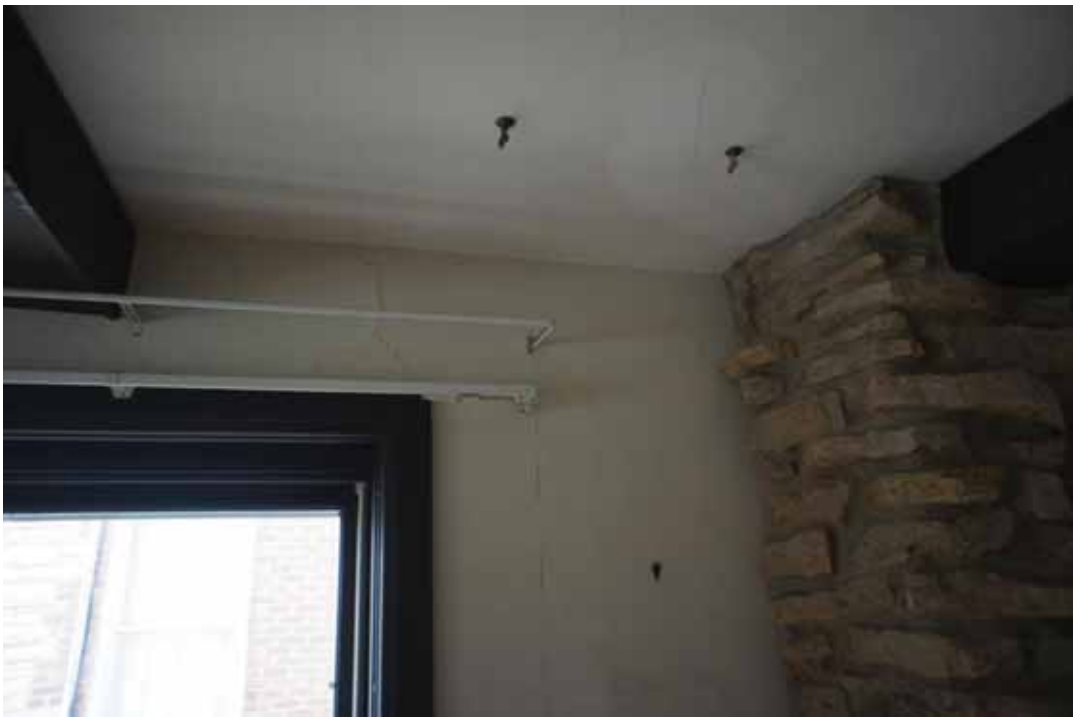

Figure 19 Water damage and plaster cracking around unoriginal ceiling beams and fireplace.

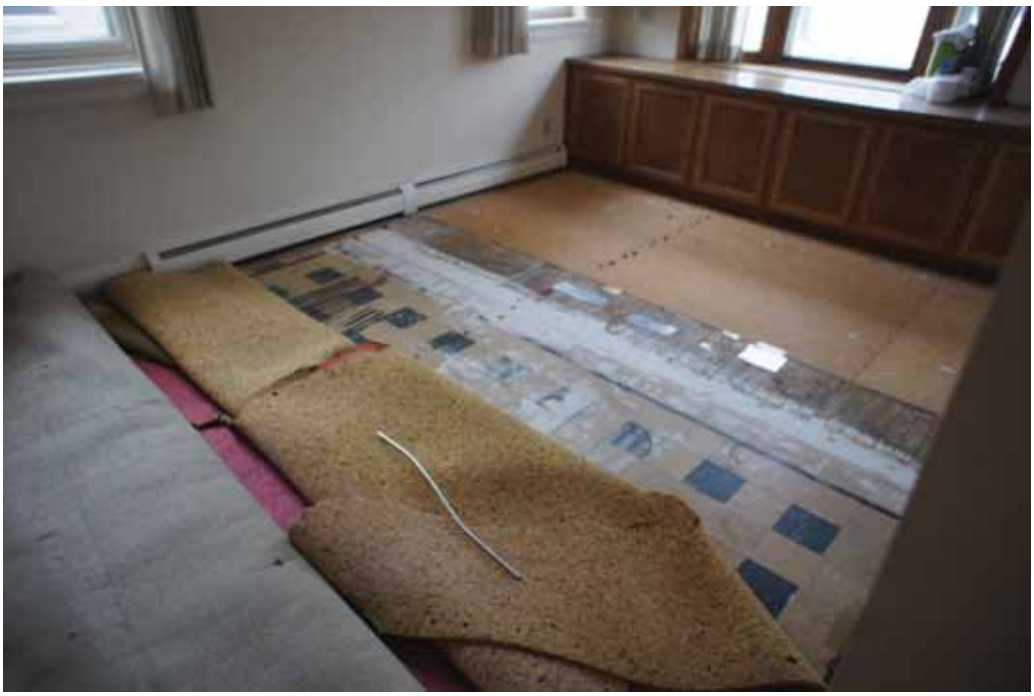

Figure 16 Dining room and living room extend into "bump outs" from 1980's remodeling. Walls are partially drywall and partially plaster. All trim and built in cabinets not original to house. Flooring is a mixture of asbestos containing tile, damaged wood and raw subfloor.

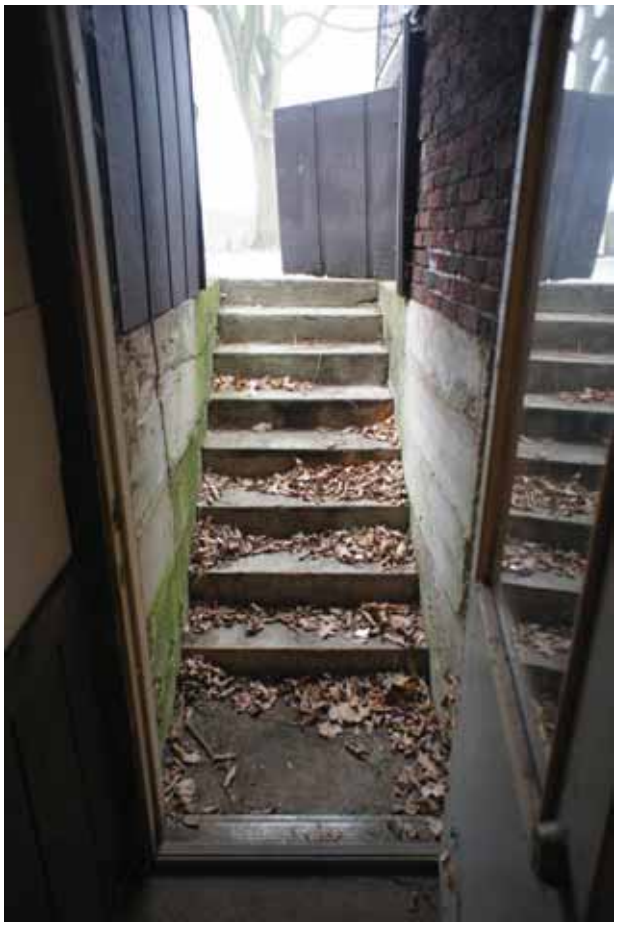

Figure 17 The 1980's remodel extended to the basement. While many thoughtful touches were added, they introduced new risks. For example, this sunk entry does not have any drainage (and has flooded into the basement repeatedly). Also, the foundation is cracked in this stairwell.

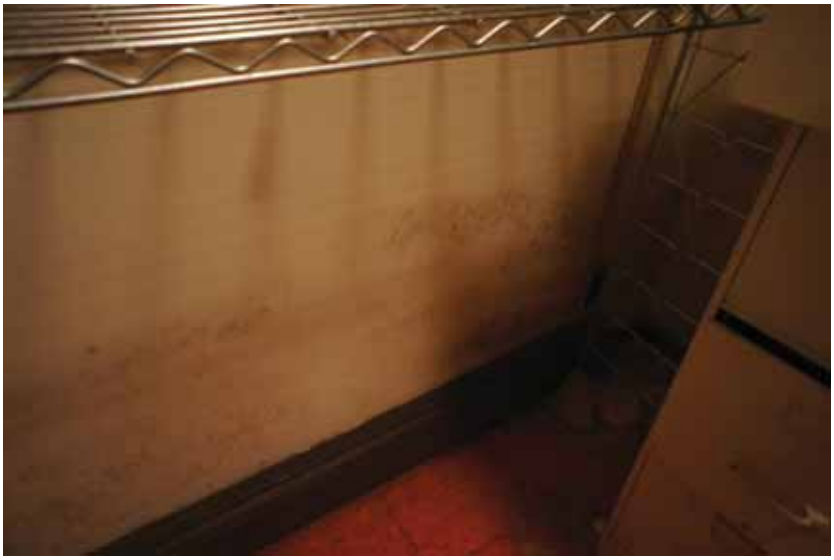

Figure 22 Mold has spread along the basement walls.