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May 7, 2008

City of Madison Plan Commission
215 Martin Luther King Jr. Blvd, Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

Re: **LETTER OF INTENT FOR CONDITIONAL USE PERMIT**
Lien Property - 2008 Waunona Way
MSA PN 120521

Dear Plan Commission Members:

This letter will serve as the Letter of Intent that is required as part of the Conditional Use Permit Application for the demolition of the existing house and the construction of a new house at 2008 Waunona Way. I have included the following information in the order listed on the plan requirements for your convenience.

- **Name of Project:** Lien Property - 2008 Waunona Way
- **Approximate Construction Schedule:**
 - Begin Demolition of Existing Home: July 01, 2008
 - Complete Construction of Proposed Home: December 01, 2008
- **Description of Existing Conditions:** The property is located at 2008 Waunona way and consists of Lot 2, Block 3 of the Hoboken Beach subdivision. The lot is approximately 60 feet wide and has an average depth of 220 feet. There is an existing two-story single family residence located on this lot. The footprint of the existing house is approximately 1,360 square feet.

- **People Involved With Project:**

Owner

John Lien and Jennifer Lu
2008 Waunona Way
Madison, WI 53713-1616
(608) 223-9777

Site Engineering & Surveying

Thomas Pinion, P.E.
MSA Professional Services, Inc.
2901 International Lane, Suite 300
Madison, WI 53704
(608) 242-7779

Contractor

Dan Heffron, Jr.
Heffron Homes
2000 Prairie Street
Prairie du Sac, WI 53578
(608) 643-8525

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133
608-242-7779 • 1-800-446-0879
FAX: 608-242-5664 • www.msa-ps.com

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- **Total Gross Square Footage of Building Footprint:**
Existing house = 1,360 square feet Proposed new house= 1,937 square feet.
- **Total Square Footage of the Site:** 13,046 square feet (0.30 acres)
- **Number of Dwelling Units:** 1
- **Number of Bedrooms per Dwelling Unit:** 3

In summary, this project simply consists of replacing the existing house with a new one, which has a slightly larger footprint. The location of the new house relative to the shoreline of Lake Monona will be the same as the existing house, which is approximately 45.84 feet from the apparent ordinary high water mark. The general topography of the site will remain largely unchanged with the minor exception that some fill will be placed along the front (south side) of the house; however, the existing site drainage pattern will be maintained.

If you have any questions or need any additional information regarding this project, please feel free to contact me at your convenience. Thank you for your timely consideration of this matter.

Sincerely,

MSA Professional Services, Inc.



Thomas S. Pinion, P.E.
Team Leader

TSP:jad

cc: John Lien and Jennifer Lu
Dan Heffron, Jr., Heffron Homes