

December 11, 2012

Letter of intent for 2704 Waunona Way, Madison, WI

Our intent is to demo and recycle the existing 2 story single family house. It currently sits only 15' from the front property lines. The new proposed one story house with a walk – out basement will be moved to 30' from the property lines.

The new structure is estimated to cost around \$170,000 and have about 1,675 square feet of living space.

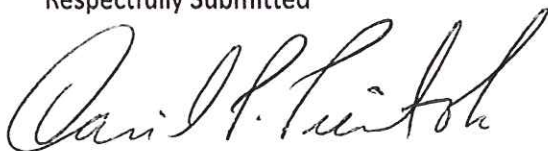
Upon demo approval, we would tear down in the early spring of 2013 and try to have completed within 90 days.

Our contractor is Jim Bergh (JW Custom Homes) from Eau Claire and the plans are drawn by Lyman Lumber of Eau Claire. All other contractors are from the Madison area.

Highlights of our request to demo (in addition to moving the front setback as stated above) include:

1. Existing property is built on a dirt crawl space. (this will be replaced with a full walk-out basement)
2. Windows are over 30 years old and in need of updating.
3. Update electrical and sewer systems.(currently we need to have roots removed at least once a year)
4. Upgrade the garage to a 2 wide vs. 2 deep set-up.
5. Raise the level of the yard. There is a severe drop-off that is 6 ½ feet from curb to 90 feet into property.
6. Dangerous driveway. This is a busy street for runners and bikers. Blind driveway.
7. Eliminate steep and narrow stairway and get all bedrooms on main floor.
8. No vegetation will be disturbed. Two or three trees will need to be removed. One is currently enclosed by the existing deck.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "David P. Pientok".

David P Pientok



TREES REMAINING

22"
OAK

16"
OAK

24"
OAK

16" OAK



