

City of Madison Planning Commission  
Letter of Intent  
Property located at 2708 Waunona Way

Dear Plan Commission Members:

Holtz Builders Inc. on behalf of Douglas and Felicitas Henderson, the owners of the property located at 2708 Waunona Way Madison WI, is preparing this Letter of Intent. The Henderson's wish to demolish the existing house and build a new structure. The present structure is about 900 square feet and in disrepair (See enclosed photo). The proposed home is a two story with an attached garage--the approximate foot print of the home including the garage being 3100 square feet with the square footage of the living area being approximately 3000 square feet.. The exterior will be a combination of stucco/stone/ maintenance free siding.

The lot is almost 19000 square feet with a somewhat irregular shape with the lake frontage being about 50 feet and the street frontage being about 144 feet. The surveyor created a building envelope using criterion stated by the City of Madison (See enclosed). There are at least 7 trees that will have to be removed within the building envelope and several have to be professionally trimmed. There are another 4-5 trees within 50 feet of the lake that have to be trimmed. A professional has looked at these and has made recommendations. The Henderson's are going to add landscaping that will be compatible to the style and setting of the home.

The proposed elevations are:

- - Basement Slab - 847.6
- - First Floor - 857.7875
- - Second Floor - 867.9438
- - Highest Ridge - 883.3188

These elevations were in consideration of the Average High Water Line of 846.1 as per survey of August 27, 2009 – (See attached Plat of Survey)

Mr. Frank Byrne of Habitat for Humanity Restore viewed the home and listed the following as salvageable:

- The exterior metal hand rails
- The front entry door
- Storm doors (2)
- Some light fixtures and glass shades
- Oak flooring
- Floor grates
- Newer windows (3)
- Possibly a vanity cabinet
- Mirrors
- Interior hand rails
- Work sink
- Miscellaneous copper
- Any appliances less than 10 years old

We would like to proceed with preparing the lot during the month of December 2009 and anticipate a completion of the project by mid-summer 2010. Selections of all sub-contractors have not been made at this time.

William J Flanagan  
Holtz Builders Inc.