

January 15, 2013

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

To Whom It May Concern:

Kevin and Jill Carey are submitting this Letter of Intent on to request a demolition permit for their existing house located at 3934 Manitou Way.

After living in the house for 2 ½ years we realized that our existing home was not meeting our needs; no air conditioning, very small garage, minimal insulation, old windows, insufficient electrical supply, leaky wet basement.....I'm sure you get the point.

The existing home was built in 1925, and through our research does not fall into any particular architectural category, nor did a renowned architect design it. The additions to the house, which have electric heat and poor insulation, detract from the look of the house, and are extremely expensive to heat. (We have had MG&E bills as high as \$900 in cold winter months.)

There is one full (but very small) bathroom upstairs, which makes for challenging times as we all try to get ready in the morning.

The windows are all single pane, leaded glass windows and are very inefficient. The original wiring has been modified and so many times that we have trouble with overloaded circuits and routine circuit breakers being tripped. There is no air conditioning.

Drain tile has been installed in the basement, and the sump pump runs continuously, yet we still have a wet basement.

As seen on one of the attached photos, the front porch and sun room have settled. This settling has caused cracks in the old cement style stucco, and there are large areas where the surface is simply shedding itself from the rest of the house.

We met with our architect and builder a number of times to try to make a renovation/addition project work, but in the end we kept coming to the same conclusion; the cost of renovating and adding on to an existing structure is very costly, and we could get a better house by starting over.

We have received positive feedback and support from both our immediate neighbors and many others in the area. We are anticipating construction to take 6-7 months. We have hired Destree Design as our architect, and Nimbus Construction as our general contractor.

The proposed house is about ^{4,204}5,800 square feet will have 4 bedrooms. It will occupy a similar size footprint, as the existing house, but will be positioned in a way to make better use of the entire lot. Our driveway will become about 20' shorter and slightly wider to allow for a 22' entrance

from the street. The anticipated cost of the project is \$575,000. We feel the new design with white brick and black trim will fit nicely into the neighborhood and add to the character of the neighborhood. (I've attached a picture of a house that represents the proposed style we are striving for.)

We will be leaving all of the existing trees, and adding landscaping on the north side of the lot.

Thank you for your support and we look forward to making this investment in Madison and remaining long term residents.

Sincerely,



Kevin & Jill Carey

Proposed New House Style (white brick with black shutters & trim)

