

LETTER OF INTENT

Project Address: 401 Woodward Drive, Madison
Property Owner: Douglas Redmann
Builder: Thompson Custom Builders, llc
Contact: John Thompson, Thompson Custom Builders, llc
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Regarding the Conditional Use Permit Application for the Madison Plan Commission, this is our Letter of Intent.

The boathouse that currently stands on the property at 401 Woodward Drive, is in a state of disrepair, and is not fit for use. The property has recently been purchased by the current owner, Douglas Redmann. Mr. Redmann would like to renovate the existing boathouse for his use on this property.

The existing boathouse has an existing stone (all masonry) fireplace that is falling apart. The integrity of the floor joists is questionable, the deck is falling apart and windows are either broken or inoperable. The proposed boathouse is to be built on the existing concrete foundation. Using the existing footprint will help to save as many of the surrounding trees as possible. Wood siding & stucco will be the primary finishes on the exterior of the boathouse. Please refer to the proposed plans & survey for information on the elevations of the renovated boathouse. The height of the structure is proposed to increase by approximately 3 feet 6 inches. The way that the existing boathouse sits low in elevation with relation to the front yard and neighboring properties, it is our opinion that this increase in height will not be of any detriment to the viewing of the lake from other properties. There is park land to the west and a single family home to the east at an even higher elevation.

We would like to commence construction as soon as possible following the granting of Plan Commission approvals and obtaining the appropriate building permits necessary, hopefully yet in 2011. The construction project would be scheduled to commence immediately and last approximately 60 days depending on weather conditions.

We feel the renovation will not only be an improvement to the property, but also an asset to neighborhood.

Thank you for your consideration.

John D. Thompson
Thompson Custom Builders, llc