



TO: City Of Madison Planning Commission

DATE: February 17, 2015

RE: Letter Of Intent

PROJECT: David Sheriff and Mary Morgan
5404 Lake Mendota Drive
Madison, WI 53705

APPLICANT: Justin Temple
TEMPLE BUILDERS LLC
2501 W Beltline Hwy, Suite 113
Madison, WI 53713

TO WHOM IT MAY CONCERN:

Temple Builders LLC has been hired to represent the property owners, David Sheriff and Mary Morgan, who are proposing to raze the existing home and detached garage at 5404 Lake Mendota Drive, Madison, WI 53705. The homeowners want to construct a new single family residence per the enclosed blueprints. The existing structure does not provide the needed space for the owners and their six children. The home lacks the features and function that a new home will provide.

The existing home is a two bedroom ranch style. All interior walls and ceilings are covered with knotty wood and virtually the entire home is far out dated. The structure would require an extensive amount of work to bring it up to today's standards and lacks the ability to add on enough space for a family of eight people.

The new home will have 10,598 square feet of living area with an attached two-car garage and three-car garage. This lot is much larger than adjoining properties which allows for the construction of a larger home. Since the legal description of the lot includes a portion of the adjoining lot, a new CSM map will be created and recorded as a condition of approval.

Due to the high water table at this site, the home will not be able to have a basement and will be slab on grade. This is a major contributing factor the size of the home on the top two levels.

We have designed the house with a flat roof for a few reasons. One is that the owners wanted to reduce the overall size impact of the home for the neighborhood. Second is that the owners are

planning to do a solar energy system. By creating the flat roof, it will allow them to have the panels on the roof and out of site.

We plan to do a water collection system off of the flat roof. This will store the rainwater in an underground tank and we will use the rain water for our in ground irrigation system.

The owners are also planning on using a Geo Thermal system for the home. We will be using a vertical well system to accomplish this. Being that the ground water is so high in the area, this is an ideal spot to do Geo Thermal. Between the solar panels and geothermal system, the home will be virtually self-sustainable.

There is discussion of a green roof concept, but it will depend upon the cost whether it can be included.

The lot has an area of 21,944 square feet. The impervious area will be 9,810 square feet, or 45% of the total lot area. The area that is 35 feet from the high water mark will remain as is. There is an overhead power line that homeowners will pay to have installed underground.

The new home finished grades will not be modified and will conform with the existing grades on the site. The only area that will have some new grading will be under the back paver patios of the home.

We plan to start construction as soon as the project has the required approvals from the City of Madison. The lot has an approximate value of \$500,000 and the cost of construction is not known yet but will probably be approximately \$1.6 million.

Thank you for your prompt consideration,

A handwritten signature in black ink, appearing to read "Justin Temple", with a long horizontal line extending to the right.

Justin Temple

President, Temple Builders LLC

JT: rf

Enclosures