

Letter of Intent:

To City of Madison Planning Commission:

Project: The Schlageter Project:
Mike and Mary Schlageter
5430 Lake Mendota Drive
Madison, WI 53705

Applicant: Scott Poulsen
Poulsen Enterprises, Inc.
4860 Pine Spring Rd.
DeForest, WI 53532

5-23-12

To whom it may concern:

The property has an existing single family with no basement built in the 1930's. There is also an existing boat house and detached garage on the site and they will stay as is with up grading the siding and garage door (new location door) to match the new house proposed. Existing home to be recycled, Habitat will be removing items they desire and demolition will take place.

We intend to stay within the bounds of the zoning requirements. No variances needed.

The owners intend to use the property as a single family primary residence. We would like to start construction sometime in August 2012 and would plan on finishing the project in June of 2013.

The project has been designed by the Owners and the Builder, Poulsen Ent., Inc, Scott Poulsen. Interior design work done by Driscoll Interiors, Laurie Driscoll.

The landscape architect is Doug Corning from Corning & Associates LLC. The acreage of this property is .44 acres, 18940 square feet.

We plan on capping the existing sewer lateral at the property line and installing a new sewer line at the street. We discussed this approach with Mark Moder from the City of Madison. We would need a street opening permit to do so and we have his blessing to do this work.

The electrical over head lines will also be new. I have talked with Keith Vanden. from MGE about re-routing the electrical to a new service and going under ground. This is a very extensive re-route and will be quite expensive but it will clean up a rather cumbersome situation. We will also install a new natural gas line to the proposed home

with MGE. We are intending to use geo thermal heating with 5-7 wells 220 feet deep and will locate them under the driveway.

We will be removing a large black top parking pad located off of Lake Mendota Drive and turn it into a grassy area with some plantings. The driveway entrance will come off of Clifford Ct. and the existing detached garage will be modified so the overhead garage door can be used from the new driveway location.

We have a very nice landscaping plan as you can see from the plans that should fit nicely into the existing neighborhood. We should not impact any neighbors as the existing water flows should stay intact. In the area near the lake, 35' we will not have to change any of this but just simple clean up.

At the beginning of planning we contacted a house mover from Stevens Point to see if the house would be a candidate for moving. There are a few things that make it less than desirable to move. Parts of the flooring are concrete and there is a real fireplace that would have to be dismantled in order to transit. The cost was over \$50,000.00 to move 8-10 miles. That does not include have to remodel it once it got located. The building being so old and having many remodeling and addition type work done to it makes it not a good idea. The porches would also have to be removed.

Sincerely;

Scott Poulsen