

TO: THE PLAN COMMISSION
FROM: ANDY COHN and KM VERGERONT
RE: LETTER OF INTENT FOR DEMOLITION PERMIT FOR COTTAGE AT 5517
LAKE MENDOTA DRIVE
DATE: DECEMBER 16, 2009

The property at 5517 Lake Mendota Drive is 92 feet wide by 132 feet deep, containing several mature, beautiful trees. A barn and a garage which had been built on the property have been leveled within the last two years because of deterioration. A 990 square foot cottage remains on the lot.

The cottage alternately has been rented and been vacant over recent years. It is old and in deteriorating condition. As is evident in some of the photos, it has holes in the ceiling, in the floor in the living room, and under the house, and the roof sags in some places. The cottage is very energy inefficient: there is little insulation, and the wood around the doors and windows is rotted in some spots on the exterior of the house. There is no basement, the interior floors are warped, and the cement on the back porch is severely cracked. The asphalt driveway is also cracked and contains potholes.

We have met individually with 9 of the nearest neighbors over the past weeks to present our plans to them. They have all expressed support for removing the current structure and building a single family home. We have also met with the Spring Harbor Neighborhood Association and presented our plans to the Board and to those in attendance. We have provided copies of our communication with the alderman, the president of the Spring Harbor Neighborhood Association, and the immediate neighbors to the property at our initial meeting with the planning and zoning staff on October 21, 2009.

It is our hope to demolish the cottage, recycling as much as possible. Habitat for Humanity has visited the site and is interested in reusing wood paneling and trim, light fixtures, the stove, copper pipes, shelves, and a sink, to name a few items that would be reused. (All this and more is included in the recycling and reuse plan.)

We then plan to build a single family home, about 2500 square feet, with a two car garage and a screen porch. The style of the house is Cape Cod; it is one and a half stories, and the exterior is cedar shake siding, with white trim and green shutters. It includes three bedrooms and two and a half baths. The house is in character with surrounding houses in the neighborhood.

Our architect is Karl Roth. We have not yet chosen a contractor. We are currently exploring the possibility of using a geo thermal heating system if the soil conditions are conducive and the tax credits are still available.

Assuming we are granted a demolition permit in February, Habitat for Humanity will take from the cottage the materials it plans to reuse. The demolition contractor will complete the demolition immediately following, hopefully by the end of February or early March. We intend to begin construction on the new house after the sale of our current home, hopefully in the late spring or summer.