



LETTER OF INTENT
for LAND USE APPLICATION

Madison Plan Commission
215 Martin Luther King Jr., Blvd; Room LL-100
PO Box 2985; Madison, WI 53701-2985

Project: Darcie Johnston Residence
311 Highland Drive
Madison, WI 53705

Project Team:

General Contractor: The Builder's Group, Inc.
122 S. Owen Dr.
Madison, WI 53705
Dan Eccles, President

Designer: CMV Designs
639 Hamlets Circle
Verona, WI 53593

Surveyor: Williamson Surveying & Associates, LLC
104 A West Main St.
Waunakee, WI 53597

Excavator: Fuller Excavating
1820 S. Brooklyn Dr.
Stoughton, WI 53589

Plumber: Dave Jones, Inc.
2225 Kilgust Rd.
Madison, WI 53713

Electrician: Powerhouse Electric
308 Kay Drive
Waunakee, WI 53597

Existing Conditions:

The existing home is a 1.5-story bungalow with total living area of 714 square feet built in 1921. It also has an enclosed porch and deck. It has been poorly maintained rental property over the past twenty plus years and its quality does not match that of the surrounding neighborhood.

Schedule: Demolition and Start—May 2013; Completion—October 2013

Proposed Use:

We propose to demolish the existing home, including the porch, deck and foundation, and build

a new single-family residence. It will be a two-story, 2,025 square foot home designed to conform to the sizes and styles of the existing homes around it.

The driveway will enter from Kendall Avenue and will replace the existing gravel parking stall that is currently accessible via Highland Avenue. We would like to request a new address given the new entrance.

Lot Coverage & Usable Open Space Calculations:

The lot size is 6,138 square feet. The new home will cover 1,420 square feet; the driveway and sidewalk will cover 280 square feet. The back yard will be 2,958 square feet.

Value of Land: \$93,000

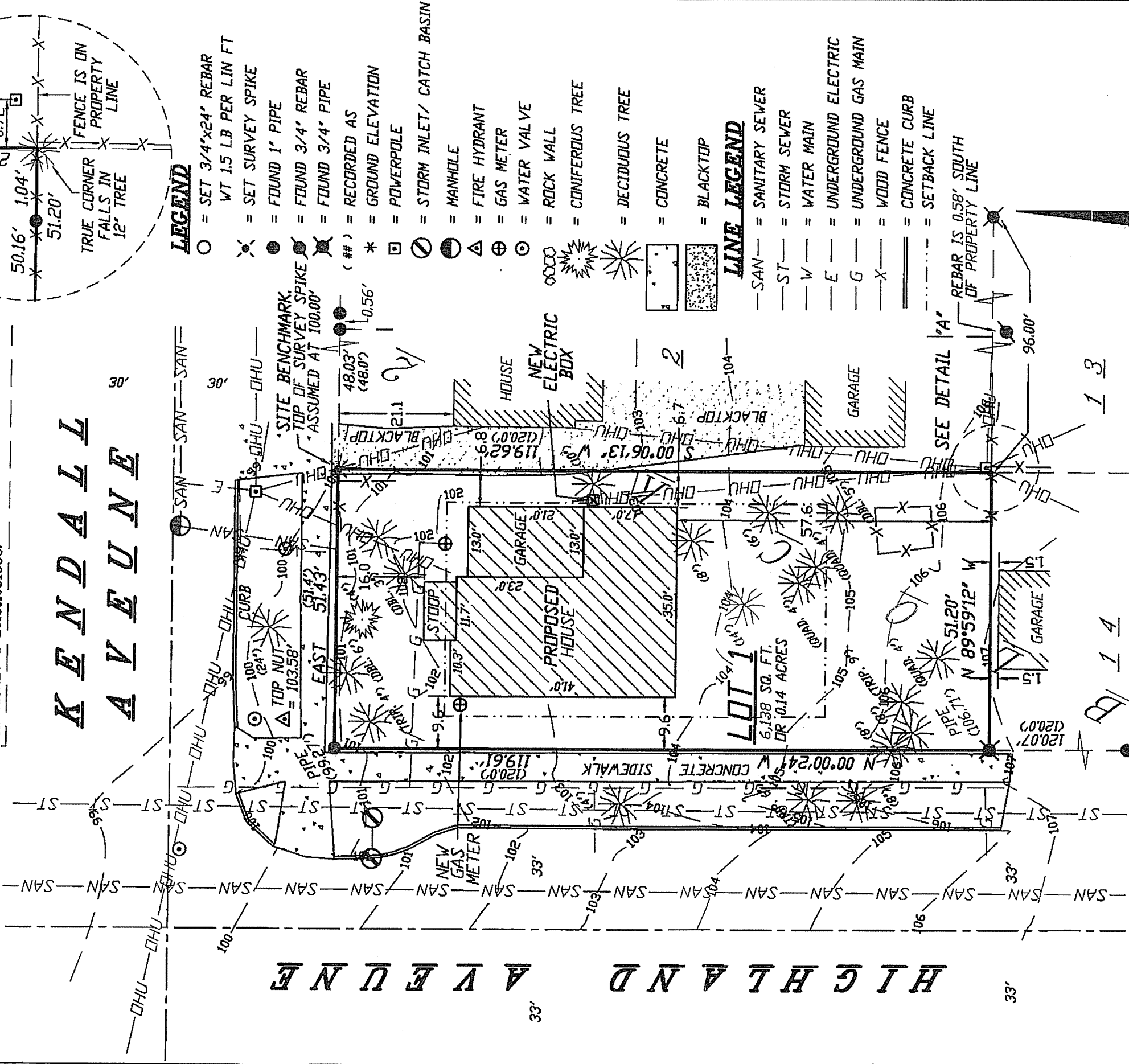
Estimated Project Cost: \$245,000

NOTES:

1> THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2> WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3> THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS. EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBFUSCATED THE LOCATION OF THE UTILITIES, CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION. CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511. TICKET # 201311061666.

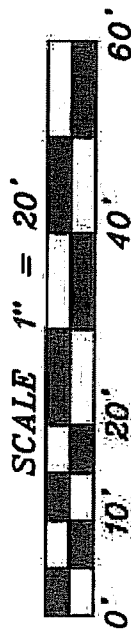


PREPARED FOR:

THE BUILDERS GROUP
122 S. OWEN DRIVE
MADISON, WI 53705

SETBACKS:

FRONT = 20'
SIDE = 6'
REAR = 30'



SITE PLAN / TOPOGRAPHIC MAP

LOT 1 BLOCK 2, RHODES ADDITION, PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 21, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE	MARCH 18, 2013	REVISION DATE	MARCH 19, 2013	CHECK BY	N.T.P.
SCALE	1" = 20'			DRAWING NO.	13V-64B
DRAWN BY	NEIL BORTZ			SHEET	1 OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

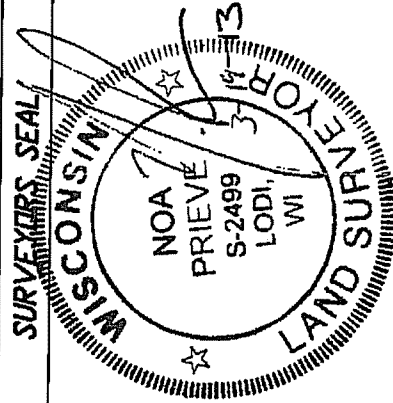
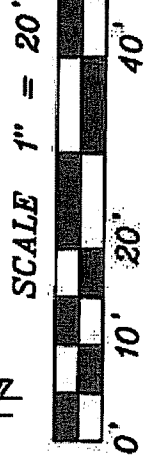
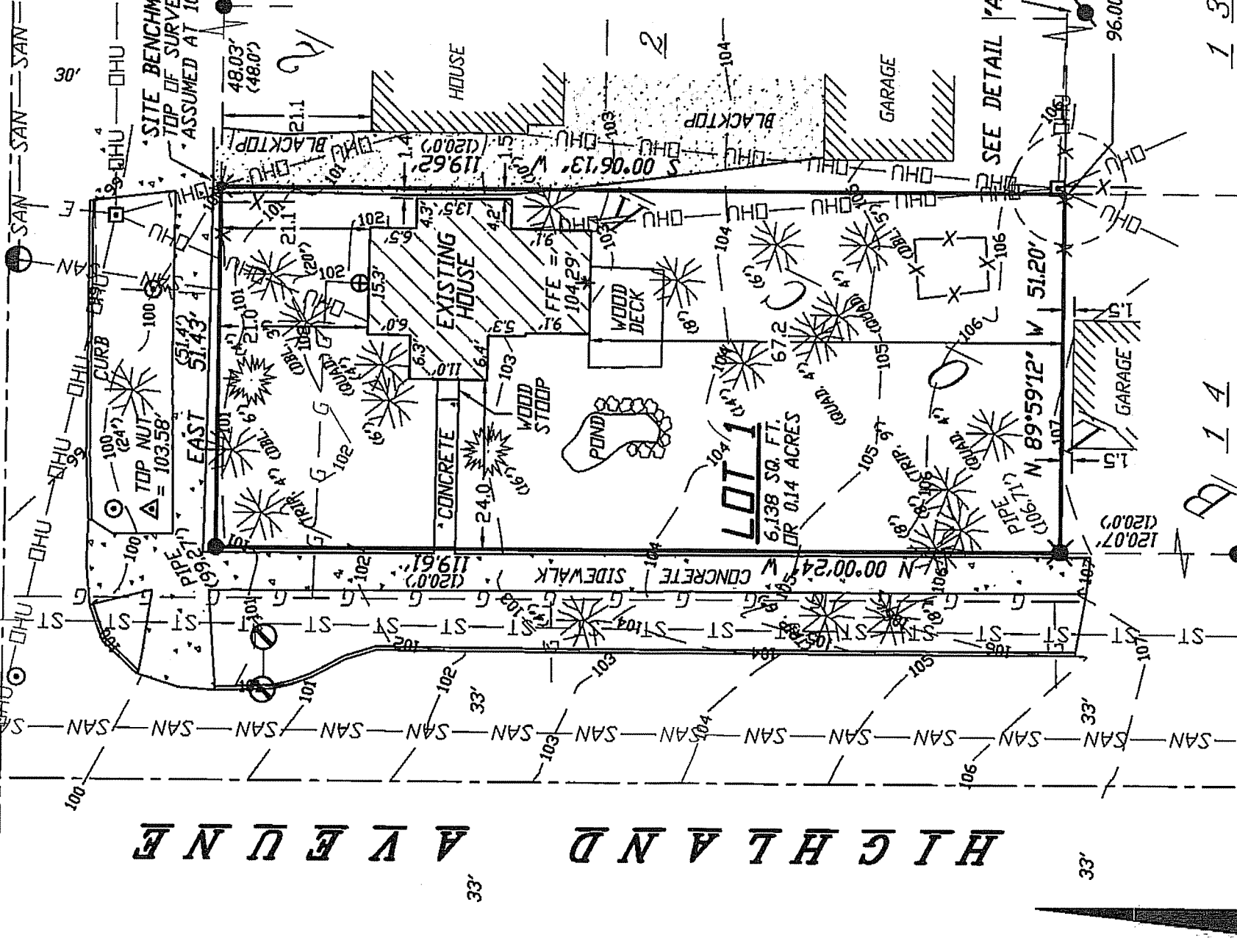
REGISTERED LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

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KENDALL AVENUE



SURVEYOR'S CERTIFICATE:

This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Noa T. Prieve S-2499
Registered Land Surveyor - Owner

Date March 14, 2013

PLAT OF SURVEY / TOPOGRAPHIC MAP

LOT 1 BLOCK 2, RHODES ADDITION, PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 21, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

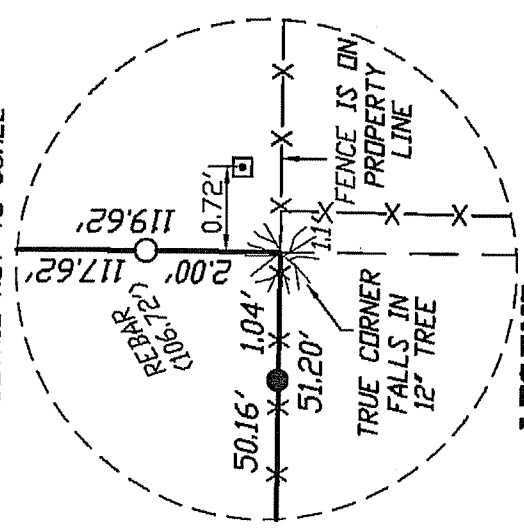
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NOA T. PRIEVE & CHRIS W. ADAMS
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DETAIL 'A'
DETAIL NOT TO SCALE



LEGEND

- = SET 3/4"x24" REBAR WT 15 LB PER LIN FT
- ✕ = SET SURVEY SPIKE
- = FOUND 1" PIPE
- ⦿ = FOUND 3/4" REBAR
- ⦿ = FOUND 3/4" PIPE
- (##) = RECORDED AS
- * = GROUND ELEVATION
- = POWERPOLE
- ⊙ = STORM INLET/ CATCH BASIN
- ⊙ = MANHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = GAS METER
- ⊙ = WATER VALVE
- ⊙ = ROCK WALL
- ⊙ = CONIFEROUS TREE
- ⊙ = DECIDUOUS TREE
- ⊙ = CONCRETE
- ⊙ = BLACKTOP

LINE LEGEND

- SAN- = SANITARY SEWER
- ST- = STORM SEWER
- W- = WATER MAIN
- E- = UNDERGROUND ELECTRIC
- G- = UNDERGROUND GAS MAIN
- X- = WOOD FENCE
- == = CONCRETE CURB

REBAR IS 0.58" SOUTH OF PROPERTY LINE

PREPARED FOR:

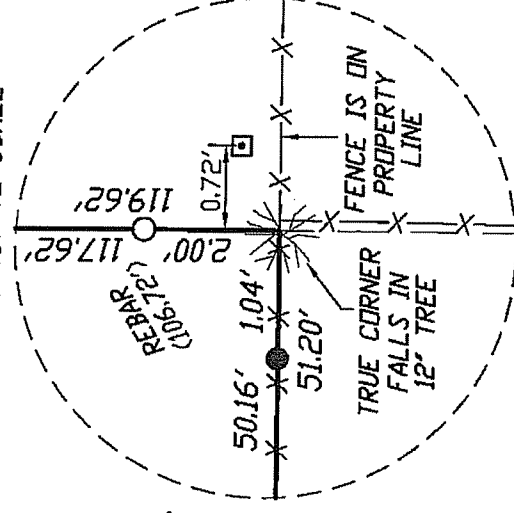
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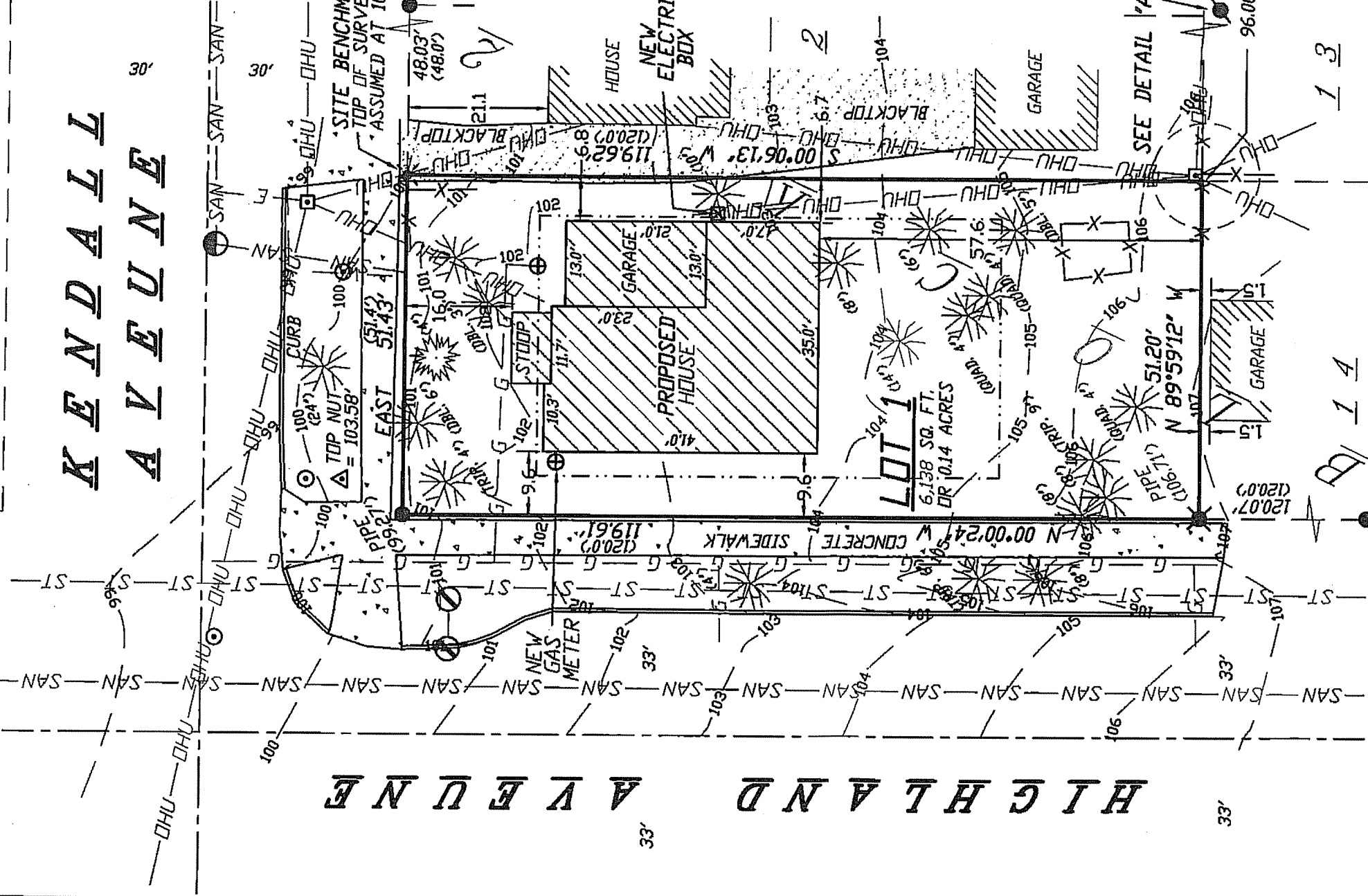


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- = SETBACK LINE

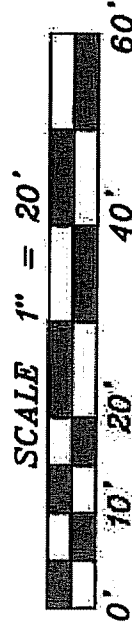


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FRONT-LEFT



FRONT-RIGHT



REAR-LEFT



REAR-RIGHT

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1/5/13 3/19/13



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

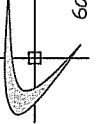
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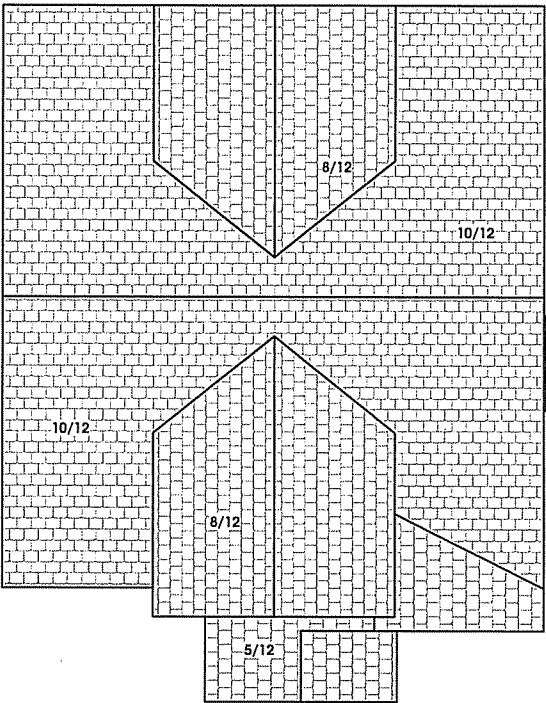
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LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

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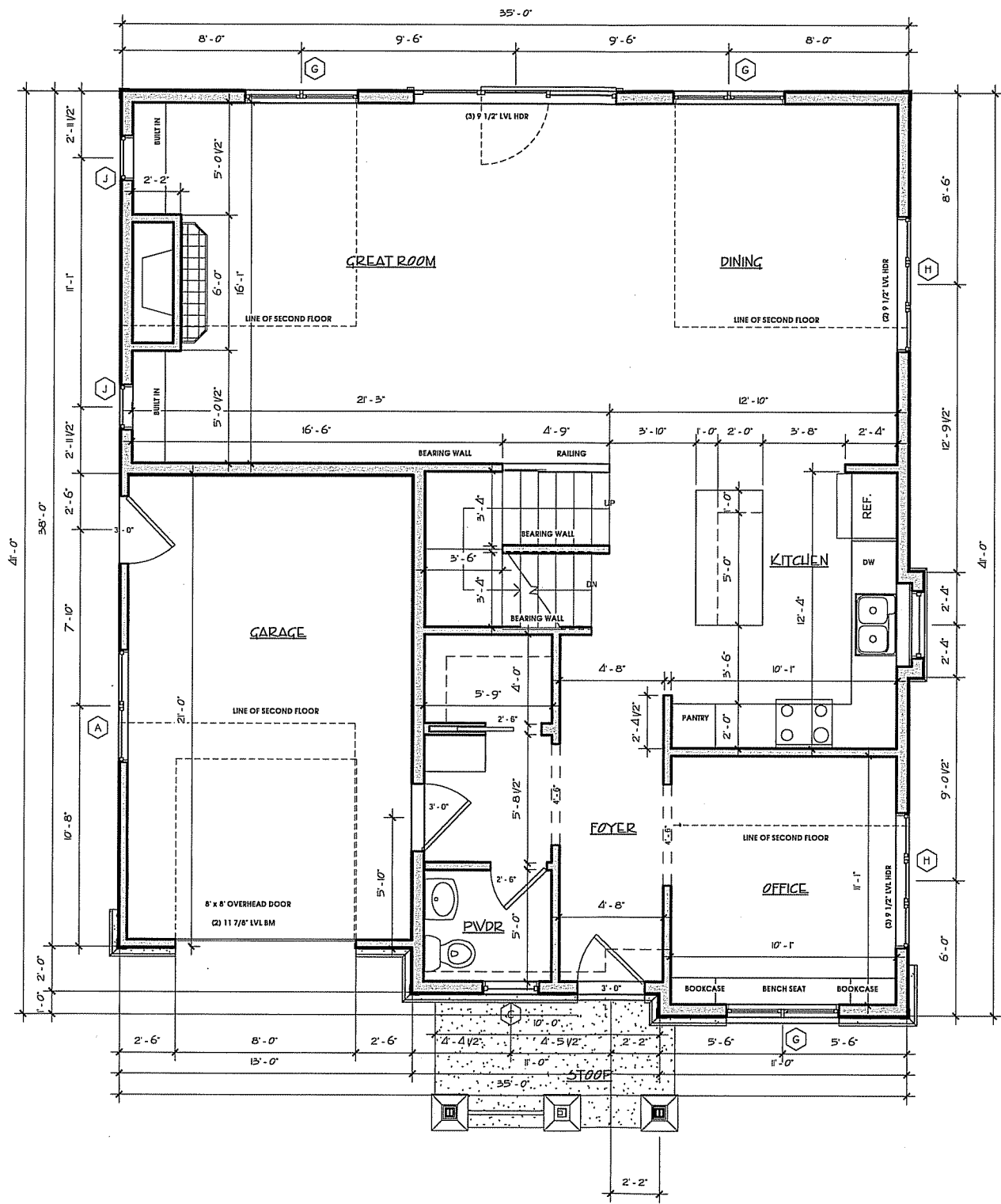
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FIRST FLOOR PLAN

1/4" = 1'-0"

Area Schedule		
Name	Area	
FIRST FLOOR PLAN	1115 SF	
SECOND FLOOR	910 SF	
	2025 SF	

Window Schedule			
Type	Count	Description	Model
A	1	Casement	30x36(2)
B	1	Casement	30x48(2)
C	3	Double Hung	30x42
D	1	Double Hung	36x36
E	1	Double Hung	30x54(3)
F	1	Double Hung	30x54(2)
G	3	Double Hung	30x60(2)
H	2	Fixed	24x24(2)
I	2	Double Hung	24x36
J	2	Fixed	24x24

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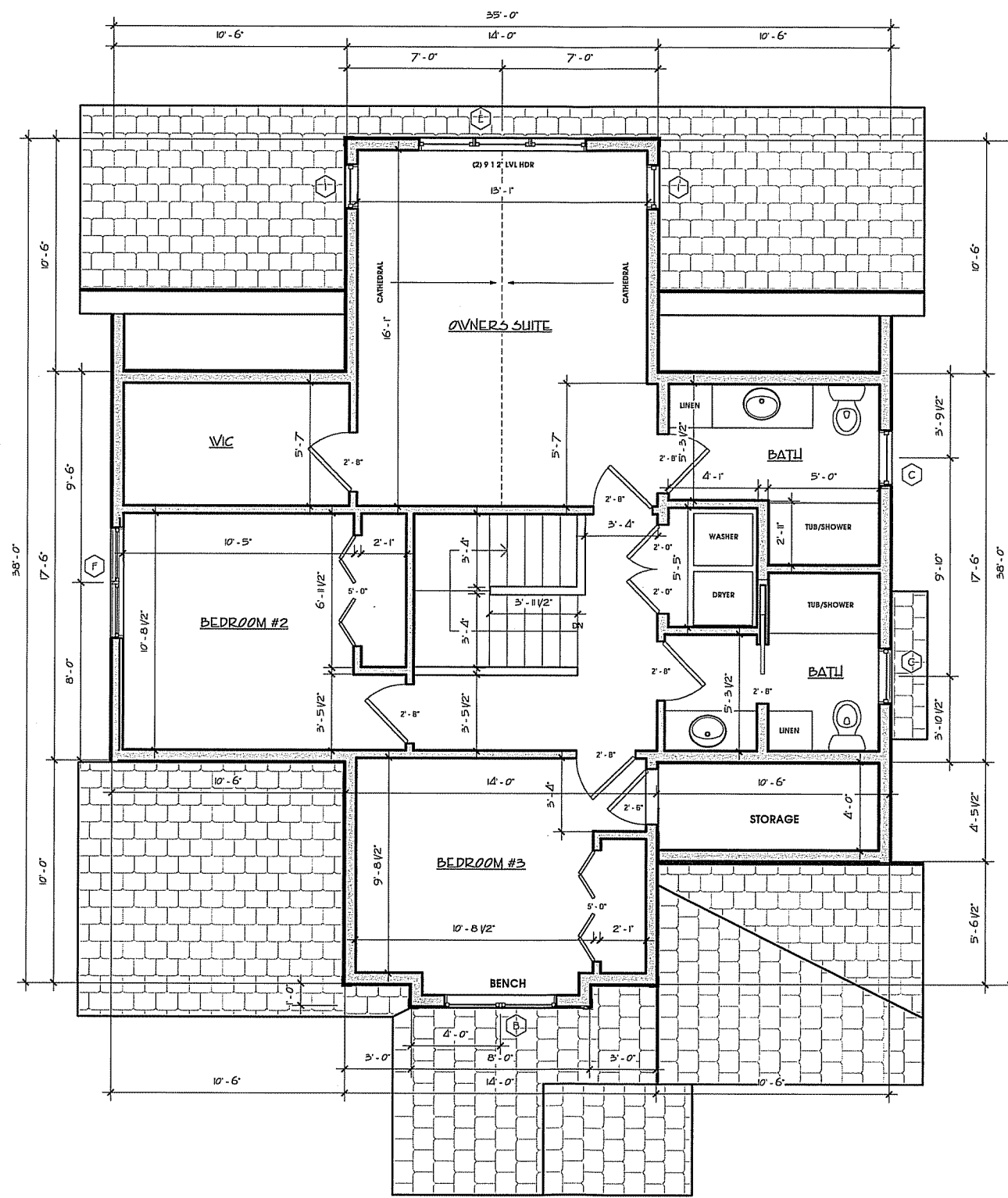
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SECOND FLOOR PLAN
1/4" = 1'-0"

Area Schedule		
Name	Area	
FIRST FLOOR PLAN	1115 SF	
SECOND FLOOR	910 SF	2025 SF

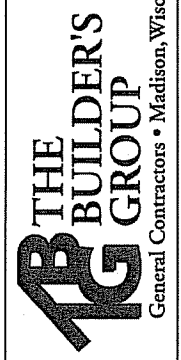
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J	2	Fixed	24x24

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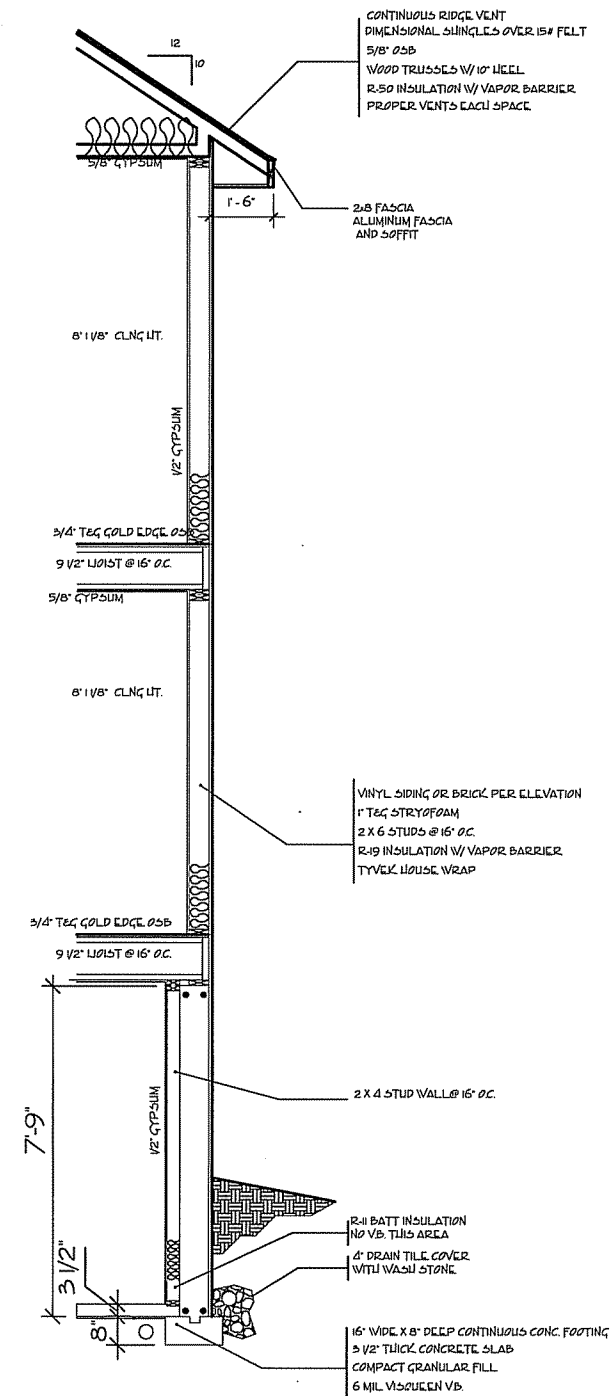
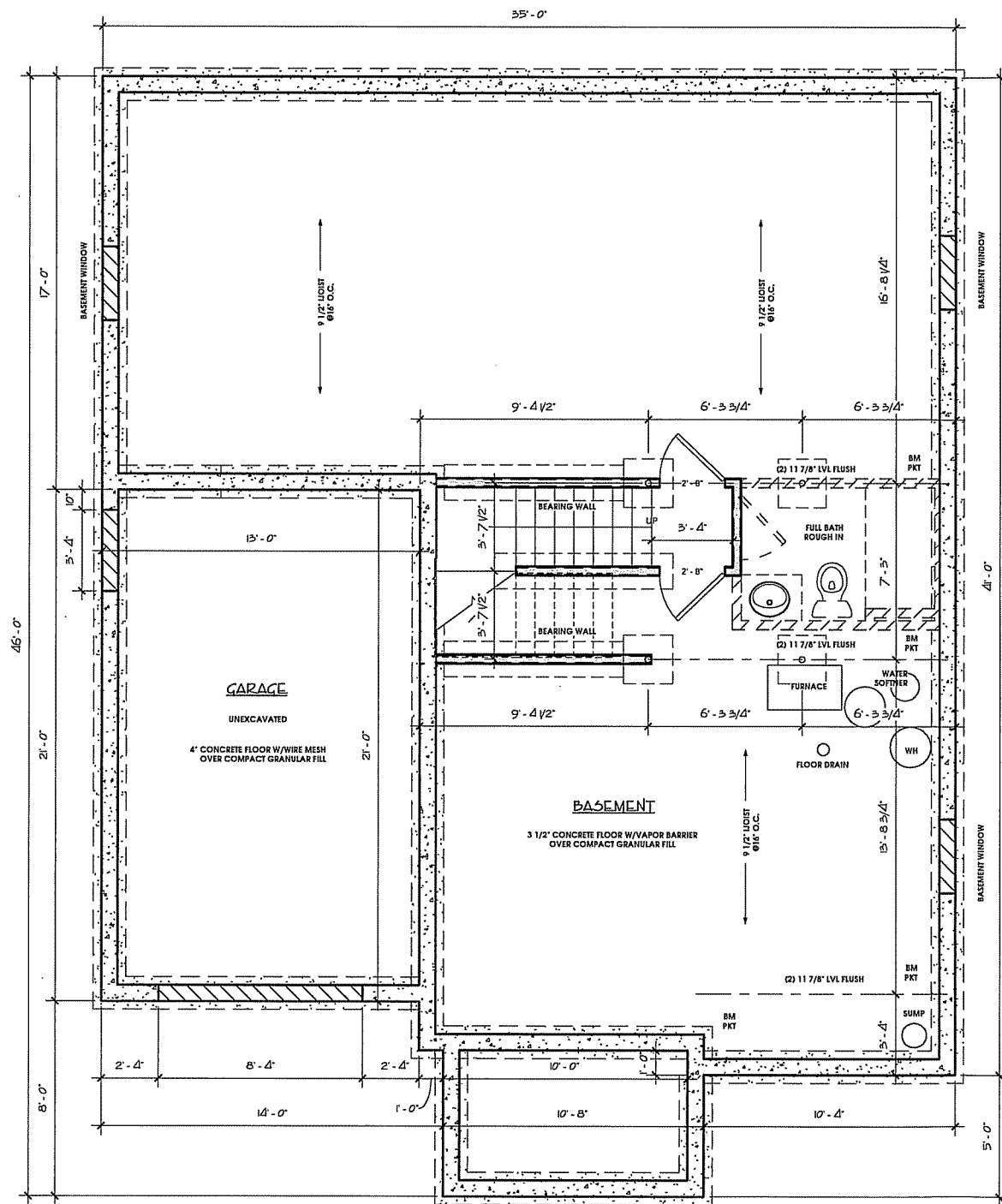
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