

Letter of Intent

May 30, 2023

Address: 2810 Waunona Way, Madison WI 53713

Applicant

Poulsen Enterprises Inc
4860 Pine Spring Rd
DeForest, WI 53532
c/o Scott Poulsen
608-444-0419

Owners

Greg and Denise Quinn
535 Linden Ct
Verona, WI 53593

Submittal Deadlines

May 1st – 30 day notifications

May 30th – Submit application

July 10th – Plan Commission

Scope of Project

The work will be to demolish a single-family home and clear the site located at 2810 Waunona Way, Madison WI 53713. After demolition, a new single-story single-family home will be built on the property.

Existing Site Conditions

The current state of the house is very poor and unhealthy. Visible mold and water damage in the basement. Decaying and rotting wood throughout. The house has a faulty, flat built-up hot tar and gravel roof with concealed gutters. The driveway is sloped directly towards the house from the street with a trench drain that no longer diverts the water from the house effectively. Asbestos abatement contractor will safely clean the site before commencement of demolition. Though there doesn't appear to be anything worth saving in the house, Habitat for Humanity will be scheduled to review the house prior to demolition as part of the "reuse and recycling plan".

New House Details

With the intent to demolish the existing home, the proposed new house is designed to keep the original style of the current house with some mid-century modern updates. The new house will be a single-story home, similar in size (finished living space of 5,268 square feet) and design to the current house, with a walk out basement. To meet zoning lakefront set-back requirements, the proposed house will be moved back from the lake, towards the street. The project will take around 10 months to complete, from the start of the demolition to the finished new house. There will be 3 bedrooms and 4 bathrooms. Hours of operation throughout the building process, including demolition, will be Monday through Friday 7:00am to 4:00pm. Phase of construction will be as follows: demolition, excavation, footings/foundation, framing, roofing, windows, mechanical work, siding, drywall, painting, flooring, landscaping, finish carpentry work, site cleanup, driveway, final inspections, and final walk through with owners.

Zoned: TR-C1, flood plain

Lakefront Yard Setback: 76.5'

The median setback of the principal building of the five (5) developed lots of three hundred (300) feet on either side (whichever is less), (54.0') or thirty percent (30%) of lot depth (76.5'), whichever is greater. 76.5' is the greater number. This will be the lakefront yard setback.