

December 14, 2017

City of Madison Plan Commission
210 Martin Luther King Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for Demolition Permit, new home construction at 2512 Waunona Way, Madison, WI 53713

Dear Plan Commission Members:

This submittal is for a demolition permit of an existing residence and construction of a new residence for the property located at 2512 Waunona Way in the City of Madison. The parcel is currently occupied by a residential dwelling and detached garage. The planned new dwelling is a 3 bedroom home with a screen porch, deck, and an attached 3 car side entrance garage. The new home sits on part of lot 4 and all of lot 5 plat of Hoboken Beach.

Existing Conditions:

The current dwelling is a 2 bedroom ranch home with a footprint of roughly 1302 square feet, which does not include the detached garage. Per City records, the dwelling was constructed in 1924 and last remodeled in 1960. Based on the date of construction and remodel, the home is not up to current code in many different areas. The current efficiency of the home is far below the new construction efficiency standards currently used. Even with the larger proposed home, the use of double low e windows, 97% efficient furnace, superior insulation, LED lighting, and other energy efficient products, the new home will be more energy efficient than the current home. The land is currently assessed at \$387,300.00 and the improved value is \$132,700.00.

Development Schedule:

Subject to the receipt of the necessary approvals, the plan is to complete demolition of the existing structure this winter. Removal of 4 trees will take place shortly after demolition. Construction of the new single family residence will begin immediately after demolition/tree removal is complete. The construction process will take roughly 5 to 6 months to complete with work being performed during the hours of 7:30 am and 5:00 pm. We do not intend to disturb any areas within 35 feet of the OHWM.

Parties Involved:

The following parties are involved in the redevelopment of the site:

Owner: Jeff and Jenniffer Madson
714 Oneida Place
Madison, WI 53711
Ph – 608-852-6353, Email - jeff@jpmadson.com

Builder: Classic Homes of Madison, LLC
659 Rinpoche Lane
Oregon, WI 53575
Ph - 608-206-0492, Email – schmidtc@charter.net

Lot size: 19,910 S.F.
New Home Finish Space Info: Main Floor 1,916 S.F., Upper Floor 646 S.F., Lower Level Finish 953 S.F.
New Home Gross Sq. Footage: 6274 S.F.(includes garage, stoop, porch, deck, and all interior footage)
Garage Stalls: 3

Parcel Number 251/0710-194-0305-6
Legal Description: Part of Lot 4 & all of Lot 5 Plat of Hoboken Beach, City of Madison, Dane County

Thank you for your consideration,

Respectfully Submitted,

Chris Schmidt
Classic Homes of Madison, LLC
Jeff and Jennifer Madson – Property Owners