

Date: April 03 2018
To: City of Madison Land Use Application
Re: Letter of Intent for 408 Westmorland Blvd. Madison, WI 53711

To Whom It May Concern:

Please accept this Letter of Intent for improvements to the property located at 408 Westmorland Blvd. Madison, WI 53711. Associated Housewrights, a design-build company, is submitting this application on behalf of the property owners Joseph and Emily Reinardy.

The Reinardy's purchased the property in 2016 and are committed to raising their family in the Westmorland neighborhood. The existing house historic house and the previous remodels and additions have some architectural (aesthetic, functional, size) shortcomings that have resulted in the new design. The proposal is to remove the ~1980's master bedroom and garage addition as well the as the undersized 3-season porch. The exterior of the original house and the interior of the second level will remain largely untouched. The front entry will be relocated to the front yard on Paunack Ave. The proposed additions net approximately 1120 of additional finished square footage, while complimenting the historic charter of the original home.

Below is a description of the proposed lot usage:

- Lot square footage = 6015 SF or .14 acres
- Existing building footprint = 1322 SF
- Proposed building footprint = 1780 sf
- Existing Lot coverage by primary structure and additions = 22%
- Proposed Lot coverage by primary structure and additions = 30%
- Existing Finished Floor Area = 1952 SF
- Proposed Finished Floor Area = 3072 SF

Associated Housewrights is pricing the current house plans. They are fully expected to be the design-build general contractor. The project is anticipated to begin in the summer of 2018 with an estimated completion of early 2019.

If you have any question regarding our Land Use Application, please don't hesitate to contact us.

Sincerely,

Meri Tepper
Director of Design
meri.tepper@housewrights.com
Associated Housewrights
1217 Culmen St.
Madison, WI 53713