



September 20, 2023

Hi Folks,

My name is Jim Coons with Coons Construction. This letter is to inform you that Mike and Laura Huggett are excited to be your new neighbors at 5632 Lake Mendota Drive. I am working with the Huggett's as their general contractor for this project. Their plans for the property are to demolish the existing home and rebuild in the approximate location as the current building.

We are intending to file an application for a conditional use permit, and demolition permit.

We would like to submit materials for the October 2nd submittal deadline, for the November 13 th plan commission meeting.

The new home is a 2 story, with a basement and attached garage. The max height is 28', the allowable height is 35' in this zoning district. The new building footprint comes in well below the allowed buildable size for this lot.

We have had a pre-application meeting with the city planning and zoning staff, the plans and location are within their regulations. I would like to share the building plans, the site plan, and the current conditions plans with you. If you would like to receive this information packet, please send me an email at jcoonsconstruction@gmail.com so we can send it to you. If you have any questions or concerns, please contact your alder Kristen Slack at district19@cityofmadison.com

As the demolition and building process begin, please feel free to contact me with any concerns or questions that may arise. It is important to me that our crews do not interfere with daily routines in the neighborhood. We plan on having the house pre-panelized so that we can set it with a crane and reduce disruption to neighbors.

Thank you,

Jim Coons
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