

Letter of Intent: Fauska Residence
2500 Waunona Way
Madison, WI 53713

Dear Plan Commission Members;

Design Shelters LLC, on behalf of Steven Fauska, the owner of a property located at 2500 Waunona Way, is submitting this letter of intent as a part of a conditional use permit application. Mr. Fauska, the long time owner and occupant of this property has decided that it is time to demolish the current structure and build a modern single family home in which he can live for the rest of his life. The existing structure is an 1890 era ice house which has been added onto and enlarged several times in its 120 plus year existence. Needless to say, the home is sub-standard in terms of modern construction methods and efficiencies.

We want to demolish the existing structure and the detached garage and build Mr. Fauska a code compliant, modern, 2-story home with an attached garage.

The lot coverage we are proposing is 35.17% (4,141 sq ft). Well under the maximum allowed lot coverage of 50%. The lot is not in the FEMA flood plain. Our plan includes 7.634 sq ft. of usable open space.

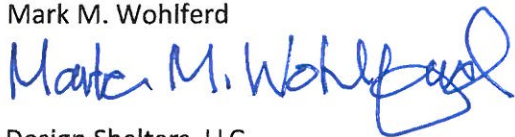
Addressing the conditional use standards ...

1. The construction of this single family home will not be detrimental to, or endanger the public health, safety, or general welfare
2. City services are already supplied to this lot
3. The proposed residence in no way impairs or diminishes the use, value, or enjoyment of the neighborhood
4. The proposed conditional use will not impede the normal and orderly development and improvement of surrounding property
5. Adequate utilities, access, drainage, parking, etc... are, or will be provided
6. Traffic patterns and flow will actually be improved. Vehicles exiting the property will no longer be required to back out onto Waunona Way
7. The proposed improvements will conform to all of the applicable regulations of the district
8. N/A
9. Ok
10. Ok
11. N/A

We are hoping to start this project as soon as all of the proper permits have been issued. Hopefully, this should be sometime in late 2018 summer. The project should take five to seven months to complete.

Sincerely,

Mark M. Wohlferd



Design Shelters, LLC