

March 2, 2008

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

Re: Letter of Intent for Demolition Permit for 1102 Willow Lane

Dear Plan Commission Members:

This submittal is for a demolition permit for 1102 Willow Lane in the City of Madison. The parcel is currently occupied by a residential dwelling. This application is associated with the construction of a new single family home on the same site. The planned new dwelling is a four bedroom, cottage-style home with an attached three car garage.

***Existing Conditions***

The current dwelling is a four bedroom, single family home with a two car garage. Inspection of the existing dwelling revealed numerous structural deficiencies detailed in the Property Inspection Report included with this submission. A significant concern relates to knob and tube wiring that had been insulated over and that potentially renders the house uninsurable due to fire hazard. In addition the report highlights issues resulting from the age and general lack of maintenance with the dwelling.

***Development Schedule***

Subject to receipt of the appropriate approvals, the intent is to complete demolition of the existing dwelling by late summer and construction of the new dwelling within seven to nine months of the commencement of work.

***Parties Involved***

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

Owner:	DLP Holdings LLC, principals Dan and Lisa Pickett, 6042 S. Highlands Ave., Madison, WI (608.233.3214)
Builder:	Gregersen Construction, Inc., Eric Gregersen, 3004 Springfield Road, Cross Plains, WI (608.798.3011)
Architect:	Robert J. Arntz, 1300 Centennial Parkway, Waunakee, WI (608.849.7292)
Planned Square Footage:	4,783
Parking stalls:	Three

***Legal Description***

Parcel "A" Description: All of Lot 13 of the Highlands in the SE ¼ of Section 13, T7N, R8E except CSM #179 as recorded in volume 1, Page 179, and except CSM #2011 as recorded in Volume 8, page 173, City of Madison, Dane County, Wisconsin.

Thank you for your consideration.

Respectfully,



Dan Pickett