

LETTER OF INTENT

This letter accompanies Lifted, LLC's Land Use Application concerning the property at **1331 East Wilson Street**. Lifted, LLC is applying for a demolition permit so that it may rebuild the residence at this location. Formerly a rental property, Lifted, LLC intends to substantially demolish the exiting structure and rebuild a single-family home, which will ultimately be sold to an owner-occupant.

Our mission is to resurrect a dilapidated structure in a beloved neighborhood in a manner that is architecturally consistent with other homes in the Marquette area. We aim to add a second story to this 870 square foot bungalow in order to encourage single-family, owner-occupancy. We believe there is a dearth of high-quality, single family housing available for younger families in this neighborhood and that substantially renovating or rebuilding a long-neglected rental property provides a good opportunity to improve the options available.

We propose to demolish the north and south exterior walls, floor framing, and roof framing. The east and west exterior walls (excluding the enclosed porch structure) will remain intact, as will the foundation walls. Our need to demolish these sections, as opposed to renovate, is driven by significant rotting of structural members and the absence of a proper sill plate to prevent moisture from causing further damage to the rim joist. The floor joists need to be replaced because they sat directly on top of the foundation wall, wicked moisture, and rotted away at the edges. As such, they are incapable of properly supporting the proposed second-story addition. Additionally, fire damage burned away a significant portion of the center-beam supporting the floor joists, rendering it useless.

While many structural members are rotten beyond repair, the home does possess a significant amount of lumber that will be recycled through reuse in the proposed rebuilding. Specifically, the east and west exterior walls will be reused in their entirety – lifted from the structure while a new deck is constructed and replaced when complete. The existing floor joists will be de-nailed, re-cut and reused as floor joists in the proposed rebuilding, as well. The foundation walls will be re-finished on the interior and capped to prevent further deterioration.

If granted permission to proceed with demolition, Lifted expects the project to get underway immediately (April 2007) and complete within 4 months. As of yet, no contractors or architects have been hired for this project.

A principal of Lifted, LLC, Ryan W. Zerwer, occupies the residence at 1333 East Wilson – directly to the east of the proposed demolition site. He has lived in the Marquette Neighborhood for almost 9 years and is committed to maintaining the character of the area. He has been active in ensuring that the concerns of neighbors are addressed and that the project compliments the neighborhood well.

OTHER PERTINENT INFORMATION:

Lot Size: 4,356 sq. ft.

Gross Square Footage of Proposed Building: 1,370

Estimated Value Upon Completion: \$ 300,000 - \$ 350,000

LEGAL DESCRIPTION: ORIGINAL PLAT, AKA FARWELLS REPLAT, BLK 212, SW 1/2 OF LOT 6.