

BACHE

**FUNDING
OF WISCONSIN**

Mortgage Lending
Specialists



**Demolition Permit Application
Letter of Intent**

**3060 East Washington Avenue
Madison, WI 53704**

November 21, 2011

This letter of intent is being submitted as per City of Madison requirements in the application process to seek a demolition permit to raze the single family residence and detached 2-car garage currently situated on the parcel located at 3060 East Washington Avenue, Madison, WI.

The parcel lies between 3066 East Washington Avenue which houses "Cash Loans On Car Titles" and a pedestrian/bicycle overpass.

Union Federal Savings and Loan acquired the 3060 East Washington parcel via a foreclosure action and initially intended to modestly update the structure and rent same until a third party purchaser could be procured.

As repair bids were being obtained in May, 2011, it was discovered that vagrants were routinely breaking into the property to strip plumbing and electrical wiring from the walls and to otherwise squat in the house.

Police were contacted and the structure was resecured; however, intruders set or caused a fire to be set over the Fourth of July weekend.

A modest insurance settlement was reached but Union Federal's carrier (as well as other potential insurers) have refused to keep coverage in force and have deemed the property to be an uninsurable risk.

Union Federal is afraid to complete necessary repairs to make the structure habitable as further vandalism seems likely.

No development plans are in place for the parcel.

The Building Inspection Department as well as the Madison Police Department have indicated they will be providing letters of support for a demolition permit.

Alder Larry Palm and Paul Zumhagen-Krause from the Eken Park Neighborhood Association were contacted in October regarding this application. It is believed neither has an issue with the issuance of a demolition permit.

The house at 3060 East Washington Avenue is a 2-story structure which contains approximately 1200 square feet. The detached 2-car garage contains approximately 400 square feet of space.

131 West Washington Avenue, Madison, Wisconsin 53703

P: 608-256-4478 • F: 608-256-5084 • Email: Bache@BacheFunding.com • www.BacheFunding.com

Located downtown in The Loraine

A recycling plan will be finalized with the City's Recycling Coordinator. Due to the past fire and the general condition of the structure, there may be minimal finish item salvage but grinding of materials may be achieved.

Thank you.

TJG/bb/290



Madison Police Department

Noble Wray, Chief of Police

City-County Building
211 S. Carroll Street
Madison, Wisconsin 53703-3303
PH 608 266 4022
police@cityofmadison.com
www.cityofmadison.com/police

Heather Stouder,
City of Madison Planning
215 Martin Luther King Jr. Blvd., Rm. LL100,
Madison, WI 53703

November 17, 2011

Dear Heather,

In our recent conversation discussing the public safety issues surrounding the property at 3060 E. Washington Avenue, you expressed a need a written recommendation from police regarding the possibility of demolition. The purpose of this letter is to express that support.

The current state of this property is that it is vacant, and all doors and windows have been secured with plywood. However the plywood has been removed on several occasions and entry has been gained. We have discovered evidence of individuals that have been either squatting there or using this as temporary shelter or for illegal activities.

The Madison Police Department has responded to this address 8 times in 2011 three significant calls are highlighted below:

- 6-10-11: A burglary occurred and copper plumbing inside the structure was detached and removed.
- 6-30-11: Four individual's ages 14 through 19 found trespassing inside the building all were cited for trespass to dwelling.
- 7-3-11: An arson fire occurred resulting in property damage inside of this building.
- 11-15-11 An individual entered this building and hung himself from rafters resulting in his death.

The accessibility of this structure creates a haven for illegal activities, and increases the vulnerability of the surrounding neighborhood. It is our understanding that this property is under foreclosure, under the control of a management company and that there is no owner willing to make the changes necessary to properly address the safety concerns that exist. For this reason, I fully support demolition of this structure as a mechanism to eliminate it as a neighborhood nuisance. Please contact me if you have questions.

Sincerely,

Cameron S. McLay, Captain of Police