

5402 Whitcomb Drive: Letter of Intent to All Interested Parties Scott Matthews, Peterscott LLC member; April 10, 2006

5402 Whitcomb Drive is located at the corner of Whitcomb Drive and Loruth Terrace in the Orchard Ridge Neighborhood on Madison's west side. The legal description of the property is not technically included in the Orchard Ridge Neighborhood. The legal description of the property is a metes and bounds description, but the property is adjacent to the Orchard Ridge plat. The property has 106.5 feet of street frontage on Whitcomb Drive and 307 feet of street frontage on Loruth Terrace. The property is zoned R1.

The current use of the property is one single-family dwelling with 3616 square feet of living area. The house was built in 1955 as a 1040 square foot single-story house with a one-car garage. A 1040 square foot second story was added to the house in 1963. In 1982, the one car garage was converted to living area and an addition was constructed. The addition consists of a large room that is accessible only from the unheated rear porch and a basement-level two-car garage with a finished room over the garage. The additions have created a confusing and non-functional floor plan. The finish materials in both additions are of poor quality with fake wood paneling on the walls and original shag carpeting on the floors.

The condition of the home is currently uninhabitable. The former owners were summoned as defendants in Dane County Circuit Court on October 10, 2003 with the City of Madison being the plaintiff. There had been between 100 and 150 cats living in the house and several feral cats being fed outside of the house. The stench of cat urine and feces coming from the house was so strong that adjacent neighbors complained to authorities and signed affidavits for the Circuit Court hearing. The property was declared a public nuisance and the defendants were ordered on November 14, 2003 to remove the cats and clean the premises. The defendants were found in contempt of that order on January 29, 2004. The City was given permission to forcibly enter the house on February 16, 2004 at 1:00pm to remove the remaining cats by hand and with live traps. Neighbors were also given live traps for the feral cats in the area. It was again ordered that the premises be cleaned. This has never been complied with completely.

Peterscott LLC purchased the property on March 31, 2006. At that time, there were still areas in the house with cat feces. The stench of cat urine and feces in the house is so overwhelming that some people have been deterred to enter. Deferred maintenance of the house and grounds dates back decades. The poor condition of the house was noted by the Assessor's Office after an inspection in 1970. There is an incredible build-up of grime and filth, especially in the kitchen and baths.

We have been advised that the stench will most likely never be fully eliminated from the house. To attempt to remove the stench would require gutting the house and airing out the structure for 6 months to one year. After that, making the investment of renovation worthwhile would require drastically altering the floor plan and stairway placement to make it functional. Adding the cost of a kitchen, baths, windows, roofing, plumbing and electrical updates could easily reach \$300,000. We feel that renovation of this structure is not economically feasible, and we still would not be guaranteed that the smell in the house would be completely gone.

We have obtained an estimate from Joseph Gulesserian of JG Construction in Middleton, WI to remove the existing structure from the property. The estimate includes a plan to actually dismantle the entire building piece by piece. Over 75% of the structure will be recycled. This will take a little longer than literally demolishing the structure, but will be more environmentally responsible and less disruptive for the neighborhood.

A certified survey map has been completed that divides the property into 3 single-family home sites. Our intent is to make these 3 vacant single-family home lots available for sale to the general public. Each lot is approximately $\frac{1}{4}$ acre. Street frontage of these lots will be 100 to 107 feet. Over two thirds of the properties on Whitcomb Drive and Loruth Terrace have street frontage of 107 feet or less. The 3 properties being created from this project will blend nicely into the existing neighborhood. The homes built on these properties will face Loruth Terrace, making their rear lot line border 5406 Whitcomb Drive. This will make the required distance from the rear of the new homes to the rear lot line bordering 5406 Whitcomb Drive 40 feet. The structure currently on this property is only 19.8 feet from the border of 5406 Whitcomb Drive. John and Lynn Jenkins own 5406 Whitcomb Drive and have shown their support for the project.

I met with Cindy Thomas, the alderperson for the Orchard Ridge Neighborhood and Daniel Gregory, the Orchard Ridge Neighborhood Association president on March 28, 2006. After answering questions and explaining the project, both waived their 30-day pre-application notification requirement by sending emails to Timothy Parks, City of Madison Planner. I left contact information with Cindy Thomas and Daniel Gregory to share with anyone in the neighborhood having concerns or questions about the project. An Orchard Ridge Neighborhood Association newsletter was mailed to over 300 households on March 29, 2006 listing that the intent for 5402 Whitcomb Drive is to demolish the existing house.

On April 2, 2006, I posted a sign on the property to state our intent and provide the neighborhood with a way to contact me for information. The sign is posted at the corner of Whitcomb Drive and Loruth Terrace and reads "FUTURE SITE OF 3 SINGLE-FAMILY HOME LOTS. CALL 235-0586 FOR INFO". The sign is 2 feet tall and 4 feet wide with 3-inch black letters on a white background. In one week, there have been over 20 phone calls for information about the project. I have answered all inquiries within two hours and provided all requested information. In some cases, I have personally delivered a copy of the certified survey map and explained the project in detail. I have taken neighbors through the house at their request to view the condition of the property. After providing the information requested of me, the contact response I have received about the project has been positive. To date, 4 residents of the Orchard Ridge Neighborhood have actually expressed interest in purchasing one or more of the vacant lots created by this project. I intend to continue making myself as available as possible to answer any requests for information about this project in a timely manner.