

Letter of Intent

This application is submitted on behalf of the property owner, J.H. Findorff & Son Inc. ("Findorff"). This is an application for a demolition permit for the buildings located on 621 W. Doty Street, in the City of Madison (the "Lot").

The Lot is very small, consisting of approximately 2,805 sf. The Lot is currently zoned M1. The buildings on the Lot include a two-story, three bedroom house with approximately 962 sf living area and a backyard shed or garage of approximately 168 sf. Both the house and the shed encroach over the Lot's southerly property line and onto land owned by the railroad. The Lot is adjacent to an existing bituminous paved parking lot on 613 W. Doty Street.

The house is dilapidated and uninhabitable. There is evidence of wild animals living under and in the house and shed. The house is not occupied and is frequently used by homeless people for temporary lodging. Findorff has repeatedly secured the house, but trespassers continue to break-in. The house is not safe for the homeless trespassers and the presence of vagrants causes the residential neighbors to be concerned about their security.

Findorff purchased the Lot on December 29, 2006 from an elderly woman who lived alone. The prior owner listed the property on or about December 14, 2006 and required a closing before the end of the year. She also required that the Lot be conveyed "as-is" and there was no time for an inspection. Findorff purchased the Lot with the intent that at some time in the future (5 – 10 years) it would be redeveloped along with the two adjoining properties, specifically, the parking lot located on 613 W. Doty Street and the commercial office building located at 222 S. Bedford Street. Both adjoining properties are owned by Findorff or an affiliate of Findorff. Findorff did not intend or expect to have to demolish the house immediately when it purchased the Lot last December. However, because the prior owner required a year-end closing, Findorff did not learn of its condition until after the Lot had been purchased.

Findorff's intent is to demolish and remove the existing building on the Lot and then landscape the Lot to compliment the adjoining parking area located on 613 W. Doty Street. This parking area is an existing, bituminous paved lot with a total of 22 parking spaces. No parking spaces will be added to the Lot and Findorff anticipates being able to leave all existing trees on the Lot in place. Findorff would oversee the demolition and removal of the existing buildings. The actual work will be performed by either Speedway Sand & Gravel or Madison Crushing & Excavating. The Bruce Company will implement the landscaping plan. A copy of the Deconstruction and Reuse and Recycling Plan prepared by Madison Environmental Group, Inc. is attached the Application.

As a practical matter, the Lot is too small for the existing building as evidenced by the southerly encroachments. Furthermore, the residential use is a non-conforming using in light of the M1 zoning. The issuance of a demolition permit would enable Findorff to remove a blighted building that constitutes a health and safety hazard and a concern for the neighboring residents. Removal of the buildings and the implementation of the proposed landscaping plan would enhance the adjoining parking area.