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March 2, 2010

Planning Commission
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Rm. LL 100
Madison, WI 53703

Re: Letter of Intent
Razing of Monroe Beauty Supply, 1229 Applegate Road, Madison, Wisconsin

Dear Planning Commission:

A little over one year ago, our company, Bergstrom Cadillac-HUMMER, Inc., an automotive sales and service dealership, purchased the property and building identified above. The building had been used as a beauty supply store. We own all the property completely surrounding this piece of land (except for the public road). This building is in significant disrepair and structurally unstable. As proof of this statement, enclosed please find a letter from a certified architect finding the building to be in a structurally unsound condition. In addition to the architect's comments, the building has had leaks in its roof and water in its foundation for at least the past ten years. There is also significant mold and asbestos in the building. In summary, it is not safe, stable, or fit for continued use. It is our desire to raze the building at this time.

Our use of the property will be as follows: Immediately after razing the building, we will seed the lot. Our interim use will be as a one (1) acre green space. In the future, we will develop the property as a part of our surrounding automotive complex (either as parking or for another sales and service building). We plan to contract with Statewide Razing out of Combined Locks, Wisconsin for the demolition and asbestos removal. Glen Martin from that company has submitted his recycling plan to George Dreckmann, City of Madison Recycling Coordinator, and the plan has been approved (see enclosed). As soon as the building is demolished, we plan to contract with Lakeshore Cleaners out of Appleton, Wisconsin to seed the lot. We plan to have this conversion completed by the beginning of June. Thank you for your consideration.

Very truly yours,

John J. Hogerty, II
Executive Vice President
& General Counsel

JJH:cah
Enclosures

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