

October 1, 2013

City of Madison Plan Commission  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53710

RE: Letter of Intent for Demolition Permit for 1838 Camelot Drive, Madison, WI

Dear Plan Commission Members:

This submittal is for a demolition permit for the property located at 1838 Camelot Drive in the City of Madison. The parcel is currently occupied by a residential dwelling. This application is associated with the construction of a new single family home on the same site. The planned new dwelling is a five bedroom home, with an attached three car garage.

**Existing Conditions:**

The current dwelling is a home that was constructed in 1974, per the City's records. The current status of the house is that the lower level is not habitable and not suitable for living due to the current house having a full foundation with walkout set too low. The lower level has in-floor duct work that continually fills up with water due to the current height of the basement floor. The new home will have crawl space only, with no finished space below grade, to allow the home to be set a height ensuring no water to enter the lower level. The land is currently assessed at \$625,000, and the improvements are at \$244,400. The owners have made attempts with additional drain tile to remedy the problem with no success.

**Development Schedule:**

Subject to the receipt of the necessary and appropriate approvals, the intent is to complete demolition of the existing dwelling this winter, followed by construction of the new single family residence. The new dwelling, once started, will take 6 to 7 months to complete.

**Parties involved:**

The following parties are involved in the redevelopment of the site:

Owner: Eleanor Walker Trust, Tom Walker, Trustee. 7709 Welton Dr, Madison, WI 53719  
Phone (608)-712-8528

Builder/Designer: Hart DeNoble Builders, Inc., 7923 Airport Road, Middleton, WI 53562  
Office Phone (608)-831-4422

Lot size: 23,351 square feet  
New Home info: Main level 3,045 sq ft, upper level 1,959 sq ft, lower level to be crawl space only,  
(no finished space)  
Garage stalls: Three  
  
Parcel Number: 251/0709-182-0102-4  
Legal Description: Lot 1, Block 1, Mendota Estates, Located in part of Government Lot 1, Section  
18, T07N, R09E, City of Madison, Dane County, Wisconsin

Thank you for your consideration,

Respectfully Submitted,



Eleanor Walker Trust  
Tom Walker, Trustee



Jason Franzen  
Hart DeNoble Builders, Inc