



## ***LETTER OF INTENT***

Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

RE: 1906 Northwestern Ave, Madison, WI 53704  
0810-312-1302-8  
Lot 2, Block 7, Clyde A. Gallagher's Sherman Avenue Subdivision. In the City of  
Madison, Dane County, Wisconsin.

It is our intention to demolish the single family dwelling that has deteriorated over the years and is in bad condition. We would start demolition immediately when we get approval. The site is 7,200 square feet. We intend on constructing a two unit zero lot-line condo on R-4 zoned property. The gross square footage of first floor unit is 920 sq. ft. and 2<sup>nd</sup> floor is 1200 sq. ft, both units will have garages.

Ultimate Construction Inc. will start construction when demolition is finished. Our scheduled work hours are 7 AM until 5 PM. Completion would be 2006. The sale price range would be \$180,000-200,000 for the 2<sup>nd</sup> floor unit and \$145,000-155,000 for the 1<sup>st</sup> floor unit.

Randy Lenz – Lenz Endeavor LLC is the Owner of the property.  
Scott Foley of Ultimate Construction Inc. of Cottage Grove is the project coordinator and Contractor 608-839-4633 or Fax 608-839-5648  
Rod Helt - Architect  
Jennifer Ploman is the Draftsman of the Plan.  
Kevin Uphoff is the Landscape Designer

Thank you,

  
Scott A. Foley

Ultimate Construction Inc. President