

**CERTCO, INC.  
5321 VERONA ROAD  
MADISON, WI 53711**

May 7, 2013

Mr. Kevin Firchow  
City of Madison  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd., Room LL-100  
Madison, WI 53703

Re: Demolition Permit for 4702-4710 Verona Road, Madison, WI

Dear Mr. Firchow:

This is the letter of intent of Certco, Inc., the owner of the two detached-single family residences at 4702-4710 Femrite Drive, Madison, Wisconsin, for a demolition permit for the removal of the two houses at this location. Certco, Inc. is a wholesale grocery distributor with a large warehouse/distribution operation adjacent to the two houses subject to this application. The houses are located in an area which is a future expansion area for Certco's campus in the Femrite Drive area, and the residential uses are no longer compatible with the adjacent warehouse/distribution operation of Certco.

Certco is not interested in becoming a residential landlord, and is not staffed to deal with this type of use. Leaving the houses vacant until Certco develops the property as part of its long range plans is not in the interest of anyone, as having vacant houses in this highly accessible location is an invitation to misuse by trespassers or other law enforcement problems, and Certco does not want to board the houses up or put unattractive fencing around the houses to protect them when they are vacant. Certco cannot predict when it will expand its operations into the site of these houses at this time. Certco believes that it is in the interest of both the public and Certco to remove the houses and avoid either an aesthetic or a law enforcement issue at this location.

Certco's intention is to remove the houses in mid-July 2013 and to complete the site restoration in mid-August 2013. The houses will be removed by a qualified demolition contractor in compliance with all City requirements, including a recycling plan. After the houses are removed and utilities properly closed out, the site will be restored to a level

grade. Grass and some limited landscaping will be installed. As this is an interim use of the property, we do not plan to install a complete permanent landscaping treatment of the property until we know how we will use the site for the long term.

If you have any questions, please feel free to contact me, or our attorney, Michael J. Lawton, Boardman & Clark LLP, 1 South Pinckney St., Ste. 410, Madison, Wisconsin 53703, or telephone 608-286-7236.

Sincerely,  
CERTCO, INC.

A handwritten signature in cursive script that reads "Randall Simon". The signature is written in dark ink and is positioned above the printed name.

Randall Simon, CEO

cc: Michael J. Lawton, Esq.