

October 15, 2008

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

Re: Letter of Intent for Demolition Permit for 6018 N. Highlands Ave.

Dear Plan Commission Members:

This submittal is for a demolition permit for 6018 N. Highlands Avenue 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 four bedroom, ranch-style home with an attached three car garage.

Existing Conditions

The current dwelling is a four bedroom, single family home with a two car garage. Inspection of the existing dwelling revealed numerous structural deficiencies detailed in the Property Inspection Report included with this submission, including leaking chimneys, rotting window frames and mold. A significant concern relates to the mold discovered in various places as this could pose a serious health risk. We have found that based on our research and the Haack Homestead Inspections report that it could cost us as much or even more than the current appraised value of the home to repair and or replace its current deficiencies.

Development Schedule

Subject to receipt of the appropriate approvals, the intent is to complete demolition of the existing dwelling by year-end and construction of the new dwelling within seven to nine months of the commencement of work.

Parties Involved

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

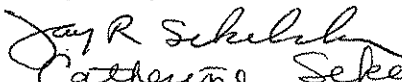

Owner:	Jay and Catherine Sekelsky, 4268 Blackstone Court, Middleton, WI 53562 (608-831-4095)
Builder/Designer:	Hart DeNoble Builders. 7923 Airport Road, Middleton, WI 53562 (608-831-4422).
Planned Square Footage:	3,723 on the main level and 2,821 on the lower level.
Parking stalls:	Three

Legal Description

Lot Three (3) of Certified Survey Map No 1908 as recorded in Dane County, Wisconsin Register of Deeds Office in Volume 8 of Certified Survey Maps, Page 16, as Document No. 1456062 in the City of Madison, Dane County, Wisconsin.

Thank you for your consideration.

Respectfully,



Jay and Catherine Sekelsky