

JOAN PREGLER DESIGN ASSOCIATES, LLC

P.O. Box 620424 Middleton, Wisconsin 53562-0424
(608) 831-7733 www.joanpreglerdesign.com

Letter of Intent

Demolition of Single Family Residence

Part of the documents supporting the Land Use Application for the
Madison Plan Commission and City of Madison Zoning.

To: Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
P.O. Box 2985; Madison, WI 53701-2985

Owner/Applicant: Jan B. Terry, 5511 Mendota Drive, Middleton, WI 53562.
(608) 232-9994, FAX (608) 232-1460

Agent/Designer: Joan Pregler, Joan Pregler Design Associates,
7919 Airport Road, P.O. Box 620424, Middleton, WI 53562
(608) 831-7733, FAX (608) 831-4142, e-mail: jpd@chorus.net

General Contractor: Loren Imhoff – Homebuilder, Inc.
7919 Airport Road, P.O. Box 620424, Middleton, WI 53562
(608) 831-1900, FAX (608) 831-4142, e-mail: lih@lorenimhoff.com

Project Address : 6202 North Highlands Avenue, Madison, WI 53705

Parcel # 251/0708-131-1110-4, Part of lot 28 of the original plat of Skyview Terrace, Town of Middleton, August 1955 and further described in the Survey Plat dated August 6, 1958 by Alex W. Ely.

Original structure: plans dated November 10, 1964

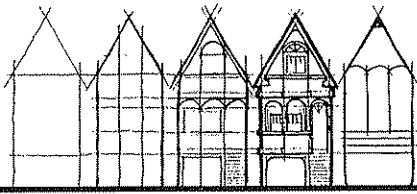
Prior Notice of Demolition: To immediate neighbors and Neighborhood Association sent Feb. 1, 2009
To Interested Parties via city website completed March 25, 2009.

BACKGROUND: The single family residence on this property was built in the mid sixties when flat roof structures and ranch style homes were popular. Previous owners added a family room and deck to bring the home up to 2085 SF, but left all other areas untouched. Through the course of years, the structure endured water damage through the roof that seeped into the wall cavities. Window repairs were shoddy and incomplete. The garage is attached to the building, but has no access to residence except by going outside to a house entrance door. The mechanical system and electrical system are outdated and in need of complete replacement.

Since the 1960's, the estimated fair market property value has skyrocketed, leaving behind an undervalued, decrepit structure incapable of being renovated for a reasonable financial investment or to meet current energy performance criteria. The previous owner's estate acknowledged this discrepancy in values and sold the home to Jan Terry 'As Is' on August 29, 2008. The property at 6202 North Highlands Avenue indicates a 2008 Fair Market Value of \$429,658.00 for the Land and \$109,571.00 for Improvements. Based on the appraised value of the home, Ms. Terry discovered reluctance from the banking community to include the value of the home in their loan assessments. The bank would loan no more than the assessed value of the land. With a home that is currently so undervalued, it does not make economic sense to attempt renovation on this structure.

PROPERTY FEATURES: Ms. Terry wished to be certain that the home had no architectural or historical significance, so requested the advice of Kitty Rankin. Kitty then inspected the home and deemed it insignificant in these aesthetic and civic values.

The property is large (approx. 2.1 acres) and has no extensive grade issues. The large vegetation is primarily located along the perimeter of the property with a large open prairie area in the back yard. The few large trees surrounding the structure are either leaning or too close to the building to save during a re-construction. Panoramic photos have been provided for your observation of these features. Given the beauty and size of this property, it makes for a perfect lot for a larger and more quality home worthy of the assessed land value. The neighborhood has seen many properties improved in this manner, including one at 6018 North Highlands Avenue, currently under construction.



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Continuation of Demolition of Single Family Residence, Jan Terry Owner

PRELIMINARY NOTICES: Ms. Terry discussed the potential of demolition with city officials: Pat Anderson and Kevin Firchow on Jan. 26, 2009 and received information to continue to pursue the potential of demolition.

The immediate neighbors were consulted early in Ms. Terry's assessment of the direction she may proceed with this property. In discussions regarding the demolition of the building, no neighbors nor the Highlands Community Association were opposed to demolition. Letters were received from (copies attached):

2/6/09: Khamlung J. Tenzin and Lori J. Cayton, 6206 North Highlands Avenue: immediate neighbors,
2/7/09: Richard and Alice Appen, 6118 North Highlands Avenue: immediate neighbors,
2/8/09: Eberhard Mack, M.D., 6201 North Highlands Avenue,
2/11/09: Jack Walker, President, Highlands Community Association, Inc., 1006 Willow Lane, Madison

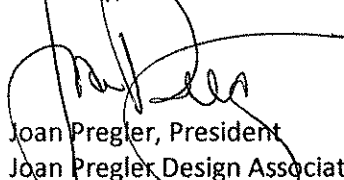
FUTURE PLANS: Ms. Terry obtained the services of Loren Imhoff-Homebuilder, Inc. on Feb. 1, 2009 and Joan Pregler Design Associates, LLC on March 12, 2009 to inspect and document the condition of the existing structure. Following these investigations, it was recommended to apply for a Demolition Permit. Notices of Intent to Demolish were sent March 25, 2009 following conversations with city officials. (Copies attached). Demolition would begin as soon as approvals are received, permits are obtained and the site reclaimed by August, 2009.


Habitat for Humanity ReStore was engaged to remove the salvageable products from the home before further damage from water on Jan. 26, 2009. Appliances, lighting fixtures, flooring and cabinetry were removed. Habitat got a little over anxious and removed some exterior siding and a few doors. Owner has secured the building following this mis-step.

It has been and still is the Owner's firm intent to construct a single family home on this site of not more than 3500 square feet. Using Green Built principles, high quality materials and energy efficient construction techniques, Ms. Terry wishes to preserve the natural beauty of this property with an appropriate piece of architecture. Given the fast change in the economic feasibility of this project, since the purchase of this property, Ms. Terry cannot immediately follow through on the construction, nor plan this dream at the current time. Ms. Terry is committed to bringing a sense of dignity to the neighborhood by demolishing this eyesore of a structure and repairing the land in preparation for future work. Ms. Terry has lived previously in the Highlands area for many years and is well known for her ability to follow through on construction plans as well as her overwhelming sense of appropriateness for architecture. She has been open to any and all feedback from her neighbors, maintains a strong bond of communication with them and feels a dedicated sense of obligation with this particular property.

SUMMARY: Understandably, an immediate solution for reconstruction on an empty lot is the goal of the city. Given these difficult economic times, it is our request for a more sympathetic understanding from the city and the patience to work with us by giving us the benefit of time to complete our planning while the economy improves. We request this Application for Demolition now so that the final construction project can be one that is beneficial to the true neighborhood property values, city assessments and fulfillment of promises made to friends and neighbors.

Sincerely,


Joan Pregler, President
Joan Pregler Design Associates, LLC


Jan Terry
Owner of 6202 North Highlands Avenue
4/29/09

CC:

Loren Imhoff, President, Loren Imhoff-Homebuilder, Inc.
Debbie Gille, project manager, Loren Imhoff-Homebuilder, Inc.
Mark Clear, Alderman District 19, City of Madison