



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266 4747
FAX 608 266-8739
PH 608 266-4635

October 24, 2006

Dave Andruczyk
Arnold & O'Sheridan, Inc.
111 Deming Way, Suite 200
Madison, Wisconsin 53717

RE: Approval of a demolition permit to allow demolition of a farmhouse located at 9401 Midtown Road.

Dear Mr. Andruczyk:

The Plan Commission, meeting in regular session on October 23, 2006, determined that the ordinance standards could be met and **approved** your client's request for a demolition permit to raze a farmhouse located at 9401 Midtown Road in advance of proposed redevelopment of the site, subject to the conditions below. The concurrent request to rezone the property from Temp. A (Agriculture) to PUD-GDP-SIP and development of an 84-unit condominium project was **referred** by the Plan Commission to a future hearing. In order to receive final approval of the demolition permit, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

1. The proposed use will only be allowed if the subject property is rezoned.
2. The applicant shall close all abandoned driveways and restore the terrace with grass.

Please contact my office at 261-9632 if you have questions about the following item:

3. That the applicant grade, seed and secure the subject property after removal of the buildings by November 1, 2007 if development of replacement structures has not commenced by then. No parking shall be permitted on this site in the interim prior to development.

Plan Commission approval of the requested demolition permit does not constitute approval of any future redevelopment of the site. If the proposed rezoning and planned unit development is approved, a separate letter will be issued containing specific conditions of approval that will need to be met prior to recording.

Approval of this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please now follow the procedures listed below for obtaining your demolition permit:

1. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of wrecking permit.

2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding obtaining your demolition or building permits, please contact the Matt Tucker, the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition permit.

Signature of Applicant

cc: Ron Trachtenberg, Murphy Desmond, SC; 2 E. Mifflin Street, Suite 800, Madison, Wisconsin 53703
 Casey Louther; 7014 Wildberry Drive; Madison, Wisconsin 53719

Kathy Voeck, Assistant Zoning Administrator
 George Dreckmann, Recycling Coordinator
 Janet Dailey, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: