



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 266-8739
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March 9, 2010

Jerry Bourquin
Dimension IV Madison, LLC
6515 Grand Teton Plaza
Suite 120
Madison, WI 53719

RE: Approval of a new proposed alternative use for a previously approved demolition permit at 5110 High Crossing Boulevard.

Dear Mr. Bourquin:

At its March 8, 2010 meeting, the Plan Commission, meeting in regular session, approved your client's request for a new proposed alternative use for a previously approved demolition permit at 5110 High Crossing Boulevard. The new approved use is a building with Rasmussen College as a tenant.

In order to receive final approval of the demolition permit and for permits to be issued, you must meet the conditions specified in the August 20, 2008 approval letter along with the additional conditions and clarifications approved by the Plan Commission on March 8, 2010. A copy of the 2008 approval letter is enclosed for your reference.

Please contact my office at 267-1150 if you have questions on the following conditions approved at the March 8, 2010 meeting.

1. That the recommended agency conditions in the August 20, 2008 approval letter shall still apply. As a clarification, if there are instances in which the revised plans are subject to different standards or ordinance requirements than those referenced in the 2008 letter, the current (or appropriate) requirements shall replace those specified in that approval letter.
2. That the following comments should replace the Planning Division comments from the August 20, 2008 letter:
 - a. That the applicant submits a landscape plan for Planning Division approval.
 - b. That the applicant clearly labels development phasing on the site plans and identifies parking areas or other site improvements that would not be constructed as part of the Rasmussen College (Phase 1) project.
 - c. That Planning Division staff review and approve any building elevations for the future (Phase 2) building if that building is not subject to future conditional use review by the Plan Commission.
 - d. That the site plan be amended to relocate the dumpster enclosure to a less conspicuous location on the property.
 - e. That the applicant provides further details on the bicycle parking. As a clarification, bicycle parking shall be approved by City Zoning and Traffic Engineering.

No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the conditions of approval stated in this letter.

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

1. Please revise your plans per the above and submit ten (10) copies of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
2. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. City Engineering staff will review plans for compliance. Please note, this property is not in a Wellhead Protection District. The Madison Water Utility shall be notified to remove the water meter prior to demolition.
3. A reuse and recycling plan approved by the Recycling Coordinator is required by ordinance prior to the issuance of a wrecking permit. The reuse and recycling plan shall be submitted along with the resubmittal of site plans for forwarding to the Recycling Coordinator.
4. 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.

If you have any questions regarding obtaining your demolition or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
John Leach, Traffic Engineering
Scott Strassburg, Fire Department
Dennis Cawley, Water Utility
George Dreckmann, Recycling Coordinator

Enclosure

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

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Water Utility