



30 August 2005

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HAND DELIVERED

Mr. Brad Murphy
Dept. of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

HAND DELIVERED

Mr. Tim Parks
Dept. of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Re: Our Client: Lynn A. Goldade Ziegler
Rezoning of 5434 Commercial Avenue
I.D. No. 01626
Zoning Map Amendment I.D. 3114

Dear Mr. Murphy and Mr. Parks:

We have been retained by Lynn A. Goldade Ziegler relative to the above referenced rezoning.

Please be advised that although staff's proposal to rezone the subject parcel from Temporary A to R4 (General Residence District) is not Ms. Goldade Ziegler's first choice (she would much prefer the C1 Limited Commercial District zoning), she finds the R4 General Residence District zoning acceptable.

In conceding to staff's recommendation, Ms. Goldade Ziegler would note two comments from the Plan Department's report:

1. While staff would concur with the applicant's assertion that the adjacent Eagle Crest Tavern is likely to remain for the foreseeable future, and that the property is not well suited for sustained single family usage, the City cannot support expanding the commercial zoning and land uses at this location.
2. In the event that the rezoning request is downgraded to something other than the requested C1, the City may consider a new application to zone the property commercially once a specified proposal warranting such non-residential zoning is presented.

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We would request that Ms. Goldade Ziegler's requested rezoning be put on the next Plan Commission agenda, which we understand will be Monday, September 19, 2005, for further consideration. At that point, we will further address the Plan Commission.

Very truly yours,



Ronald M. Trachtenberg

RMT:srp
221023
murphy parks 083005
cc: Ms. Lynn A. Goldade Ziegler
Mr. William L. Ziegler