

**KNOTHE  
& BRUCE**  
*architects*

February 15, 2005

Brad Murphy  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Sidewalk along the drive aisle at Settler Hill Condominiums  
8802 Old Sauk Road

Dear Mr. Murphy:

The originally approved site plan for this development included a sidewalk along a portion of Settler Hill Circle (a private street) that leads to Old Sauk Road. The developers and condominium owners do not want to build this section of sidewalk as it appears to be unnecessary. We are requesting that the staff and Plan Commission review the enclosed drawings and text for approval of an alteration to an approved conditional use.

Please let me know if you need anything additional from us. Thank you for your time and consideration.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member

JRB/ks

5.

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608) 836-3690  
f (608) 836-6934

APPLICATION FOR ALTERATION OF EXISTING CONDITIONAL USE  
City of Madison

Date October 5, 2004

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make minor alterations to an existing conditional use.

1. Location of Property/ Street Address:	8802 Old Sauk Rd. (15 & 17, 57 & 59, 71 Settler Hill Circle)	Ald. District: 9
2. Legal Description of Property:	Lot 1 Blackhawk Subdivision	
3. Existing Conditional Use:	PRD in an R4 District	
4. Proposed Alteration (Describe):	<del>omit proposed sidewalk</del> & revise site parking due to drive aisle width @ 24' adjacent to 40 Settler Hill Circle. #19 & #20: Revised building location on site plan because of existing utility box interference. #23, #24 & #28: Revised building footprint & adjusted driveway location.	
5. Zoning District:	R4	

*not approved*

This application must be accompanied by two (2) sets of construction and plot plans indicating the proposed alteration, if there are no exterior changes. Five (5) sets of construction and parking lot plans are required, if exterior changes are proposed.

Section 28.17(10)(b)2. states: "No alteration of a conditional use shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Planning Unit Director and are compatible with the concept approved by the City Plan Commission and the standards set forth in Section 28.12(10)(e).

Respectfully submitted,

NAME J. Randy Bruce

Knothe & Bruce Architects, L.L.C.

Address 7601 University Ave. Suite 201

Middleton, WI 53562

Telephone No. 608-836-3690

ZONING ADMINISTRATOR'S COMMENTS:

Occupancy Certificate Status	<i>issued</i>
Outstanding Orders	<i>yes - pkg. lot site review</i>
Conditions of approval met	<i>ok</i>
Compatibility of proposed alteration with concept approved by Plan Commission	<i>ok</i>
Compatibility of proposed alteration with standards of 28.12(11)(g)	<i>ok Kathy Weeks</i>
Alderman's Recommendation	<i>OK PENDING STAFF REVIEW. Paul Strohman 10/5/04</i>

TRAFFIC ENGINEER'S COMMENTS:

<i>ok J. Elmer</i>
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Approved according to 28.12(10)(h)2.\*

<i>Bradley Murphy</i>	<i>10/15/04</i>
<input checked="" type="checkbox"/> Director Planning & Development	Date
<i>B. Murphy</i>	<i>10/15/04</i>
<input checked="" type="checkbox"/> Director Planning & Development	Date

Disapproved - Refer to Plan Commission  
\*Refer to Plan Commission if major alteration  
\*if applicant wishes to have

*the Plan Commission consider elimination of side walks.  
The other changes are ok.*

Alder Paul Skidmore  
Madison City Council

9 September 2004

Dear Mr. Skidmore,

I am the President of the Board of Directors of the Settler Hill Condominium Owners Association.

Mr. Bill Holley has informed the Board that in the original plan for development of the Settler Hill Condominium Project, a sidewalk was proposed to extend from Timber Wolf Trail into the condominium complex to the circle, then across the street going west. This proposal would cross the front of three lots. Such a sidewalk has not yet been built.

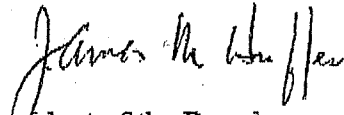
The Board of Directors of the Settler Hill Condominium Owners Association has considered the following points:

1. There is minimal vehicular or pedestrian traffic within the condominium complex.
2. The area within the complex is safe for pedestrians without a sidewalk.
3. If a sidewalk were to be built, it would incur significant costs for construction, for upkeep, plowing, and salting during the winter, and it would add significantly to our liability insurance costs.

Accordingly, the Board of Directors of the Settler Hill Condominium Owners Association strongly opposes the construction of such a sidewalk within the Condominium complex as was originally proposed.

Thank you for your consideration and assistance.

Sincerely,



James M. Huffer, President of the Board  
40 Settler Hill Circle  
Madison, WI 53717

cc: Bill Holley