

# WISCONSIN REINSURANCE CORPORATION

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March 16, 2011

Department of Planning and Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd – Room LL 100  
Madison, WI 53703

## **Re: Letter of Intent for 3030 City View Drive Demolition Permit & Rezoning**

Dear Plan Commission Members & City Staff,

Wisconsin Reinsurance Corporation is submitting this application for demolition and rezoning of the property located on 3030 City View Drive. The project details and rezoning information is provided in the subsequent sections. Enclosed for your review with this letter are the following documents:

- Land Application form
- 7 copies of a full size plan
- 7 copies of the plan set on 11x17 inch paper
- 1 copy of the plan set on 8 1/2 x 11 inch paper
- Legal description of property
- Filing Fees- Check for \$1050
- CD containing electronic copy of all submittal documents
- Interior and exterior pictures of building located on 3030 city view drive
- 12 copies of the letter of intent
- Copy of the letter to the alder
- Copy of email to neighborhood association

### **Project Details**

*Project Name:*  
3030 City View Drive

*Project Contact:*  
Suma Elwell  
Wisconsin Reinsurance Corporation  
2810 City View Drive  
Madison, WI, 53718  
Phone: (608) 441-3138  
Fax: (608) 441- 3115  
Email: selwell@thewrcgroup.com

*Demolition Company:*  
Robinson Brothers Environmental, Inc.  
220 Raemisch Road  
Waunakee  
WI 53597-9663  
Phone: (608) 849-6980

*Project Scope:*

Wisconsin Reinsurance Corporation is requesting to demolish the property buildings located on 3030 City View Drive. This property has two interconnected buildings on it. One building was constructed in or about 1905 was used as an elder care facility. This building was taken out of service in approximately 2006 and not been occupied or maintained since then. The second larger building was constructed in 1974 at which time the two buildings were connected. The larger building was occupied as an elder care facility since its construction until March, 2010 at which time all active operations on the property ceased. Since the buildings were designed as elder care facilities, they have many small rooms, narrow hallways and are poorly lighted and wired. Both buildings have been very poorly maintained over the past several years. There is asbestos and lead paint in many areas of both buildings. There is also evidence of water damage and mold throughout both buildings. Interior and exterior pictures of the building are being submitted with this application as evidence of the condition of the building.

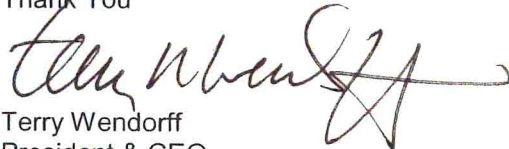
Given the present condition of the buildings, we believe it would be in the best interest of the community to demolish both buildings, remove the asbestos and lead and then maintain the land as a temporary open space. We believe this will also be the best alternative for the safety of the community as an empty building is a potential breeding place for crime and an attractive nuisance for children. We are submitting this application to request demolition of the building and rezone the property in the best interest of the neighborhood.

**Rezoning Information**

Currently the property is zoned R4. We request this be changed to RPSM. The rezoning will allow us to use the property for future business expansion. Until this time the property will be maintained as a temporary open space. We plan to maintain the temporary open space by seeding, grading and mowing it.

We request your approval of this application and hope to be scheduled for the next public hearing. If you have any questions please feel free to contact Suma Elwell at 608-441-3138 or email at selwell@thewrcgroup.com.

Thank You



Terry Wendorff  
President & CEO  
Wisconsin Reinsurance Corporation