



September 7, 2016

City of Madison - Zoning Administrator
215 Martin Luther King Jr. Blvd., Room LL-100
PO Box 2985
Madison, WI 53701-2985

Re: 2605 Todd Drive Demolition Permit – Land Use Application Letter of Intent
Site Address: 2605 Todd Drive, Madison, WI

Dear Zoning Administrator:

This letter is to describe the intent of the Land Use Application for a Demolition Permit for the property located at 2605 Todd Dr, Madison, WI. Mustang Properties, LLC, the owner of the property, intends to raze the existing structure and prepare the 0.47 acre site for future redevelopment.

Project Team

Owner/Developer: Mustang Properties LLC
2303 W. Beltline Hwy
Madison, WI 53713
(608) 276-0238
Representative: Sean Baxter

Project Manager: Ideal Builders, Inc
1406 Emil St
Madison, WI 53713
(608) 271-8111
Representative: Amy Wildman

Civil Engineer Consultant: Vierbicher
999 Fourier Dr, Ste 201
Madison, WI 53717
(608) 826-0532
Representative: Matt Schreiner

Existing Conditions

The existing property includes a vacant, one-story, 2500-square-foot office building (principal structure), paved parking area, and trees, shrubs, and other vegetation. The current lot coverage is approximately 72 percent (0.47 ac lot size). The property is zoned CC (Commercial Center District). The 2016 assessed property value of the land is \$105,000.

vision to reality

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Proposed Use

A specific long-term use has not yet been identified for this site. The Owner intends to be the long-term owner of the site. The Owner intends to complete demolition and market a development-ready site for one or more commercial tenants. A reuse of the site for commercial purposes is consistent with the adopted City comprehensive plan for the site.

As the long-term use is not yet determined, the future building size, hours of operation, parking and bike stall count, lot coverage, usable open space, and full-time jobs to be created are not yet known. Once a tenant and use are identified, a site plan application will be prepared and submitted for review by City staff. Future development will be in accordance with applicable City of Madison regulations.

The demolition of the existing structure and related components on the property is a critical step to the ultimate redevelopment of the property. Leaving the existing structure vacant until a specific land use is identified does not provide a benefit to the Owner, neighborhood, or City, particularly since the Owner cannot predict the timing of a potential tenant and redevelopment activity. A vacant structure will become a blight influence and could be used for illegal activities if left as-is. The site is readily accessible to trespassers at this location, so securing the site could be difficult. In addition to potential vandalism, a vacant building is a potential hazard to anyone who may enter, including fire or police department personnel. The Owner believes that it is in their interest and in the interest of the public to remove the existing structure.

Construction Details

The Owner's proposed schedule for demolition and site restoration is November and December of 2016. The structure will be removed by a qualified demolition contractor in compliance with City requirements, including a recycling plan and erosion control plan. Reuse and recycling will be encouraged for the existing structure and materials where possible. Existing vegetation will be preserved to the extent feasible and practical. After the structure and pavements are removed, and utilities properly abandoned or removed, the site will be restored with grass.

The estimated cost of demolition and site restoration is \$50,000. The estimated number of construction jobs to complete the demolition will be ten (10). No public subsidy is being requested.

If you have any questions concerning the above information or attached plans, please contact me at msch@vierbicher.com or 821-3961.

Sincerely,



Matthew W. Schreiner, PE, LEED-AP

Attachments: Land Use Application Form
Building Photos of 2605 Todd Dr
Project Plans
Alder Correspondence
Neighborhood/Business Association Correspondence
Review Fee