



6 Fuller Drive
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10/7/2014

Land Use Application Supplement
Project Plans and Letter of Intent

Property Owner: Jeanne Ziegler
1034 Walsh Rd.
Madison, WI 53714

Project Team Leader: Larry Taff, TZ of Madison, Inc.

Application Item 4: Project Information

The building and lot was the site of a auto repair shop and auto storage. It has been vacant for about 4 years. It was owned by Calvin Ziegler who passed away January 1, 2014. It is now owned by his wife, Jeanne Zielger, who is 90 years old. She is represented by her daughter, Chris Borchers, acting as Power of Attorney and Larry Taff who is Jeanne's son-in-law.

The family has had this property for sale, and has contracted for the clean up of ground contamination, caused by the auto repair shop. This work has been overseen by Robin Seymour of Seymour Environment Services, Inc. There was a final case closure given Sept. 5, 2014 by the Wisconsin Department of Natural Resources DNR BRRTS Activity: 02-13-562364 (see attached letter).

Due to a high wind storm in June 2014, there is extensive damage to the roof. The overhead garage door was blown down and vandals have entered the building and stolen all of the interior electrical wiring. After talking to Matt Tucker, we had the City of Madison Engineer inspect the building to see if it was structurally sound. He said it was, but agreed it should probably be demolished because of the dilapidated conditions and vandalism which is occurring.

We have since boarded up the exterior, but there are ongoing problems with graffiti being sprayed on the fence. The building and fence create an ongoing problem and we feel by being made a vacant lot, will be more of an asset to interested buyers and less of an eye sore to the neighborhood.

All parties who have been interested in the property find no value to the existing building, and because of severe storm damage which took place this past summer, the intent of the owners is to demolish the existing building, fence, and maintain the site per DNR recommendations, until a buyer would come up with an approved development plan.

The capping of sewer and water supplies, the demolition of the building and fence would take place as soon as possible this year, with removal of drive concrete early spring of 2015. The plan is to recycle as much of materials as possible from the metal building, fence and concrete foundation walls above ground level.

Application Item 5: Required Submittal information

We have submitted a copy of the plan which was used for the DNR and Seymour Environmental Services, Inc. during their work. If a more detailed site plan is required at this time, we have contacted Badger Survey, Inc. and they could provide a "as built" survey by 10/17/2014. The intent is to demolish the existing building down to ground level and leave the concrete asphalt, and gravel caps per DNR requirements, until the property is sold. After the building and fence are removed all the small invasive



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plants shrubs would be cut down to ground level, treated with herbicide and the lot maintained by mowing grass as needed. The level of the soils would be kept as is per DNR requirements.

The lot will remain vacant and for sale.

The project team would be lead by Larry Taff, of TZ of Madison, Inc. The existing structure is 8,100 square feet. The 2014 assessed value of land is \$97,000 and the building is \$55,000 for a total assessed value of \$152,000.