



Madison of Wisconsin,
Common Counsel
Planning and Zoning Board

RE: UW Credit Union Project at 1422 Northport Dr.

Common Counsel: Zone Planning & Development Departments:

To better suit our membership, UW Credit Union has purchased the property at 1422 Northport Drive with the intention to build a full service branch on the lot. Currently an abandoned Brennan's retail space and operational Pizza Hut franchise stand on this lot. Our construction will be hindered by the remaining lease agreement with Pizza Hut set to expire in 2012. The intent of this letter is to formally request a demolition permit from the City of Madison for the vacant Brennan's structure.

Serious concerns regarding the safety of the vacant Brennan's space have arisen from the Madison Police (Captain Cameron McLay) and Fire (Fire Inspector Rippon) Departments. The building was purchased with pre-existing structural damage caused by snow damage in the winter of 2007-2008. This damage led quite directly to the sale of the building to UW Credit Union, as the cost to repair the building was not justifiable to the former owner. Also, as there have been multiple cases of vandalism and break-ins at the building since it was last occupied; for those individuals to be inside have unknowingly endangered themselves. UW Credit Union feels the most immediate prudent action for the City of Madison and UW Credit Union would be to demolish this structure before any harm is done.

UW Credit Union is in the pre-planning stages of the new building for the site, but feel an urgency to remove a danger to inhabitants of the nearby residential neighborhood. Joe Daniels Construction has prepared an estimate to demolish and recycle the structure in good faith. UW Credit Union and our contractor are awaiting approval (permit) from the City of Madison and its Planning Commission specifically.

UW Credit Union has taken the following actions in good faith and due diligence to progress this project and enforce our intent:

1. Phase one environmental assessment of property. (Ivertech LLC.)
2. Asbestos survey of existing building (Resource Engineering Associates, Inc.)
3. Abatement of vinyl flooring and mastic. (Joe Daniels Construction)
4. DNR demo permit after abatement (Approved by DNR)
5. Madison demo permit and sewer cap permit (Awaiting)
6. Demolish unsafe structure to ground level and asphalt lot. (Joe Daniels Construction, Tentative)
7. Design and build new branch consistent with the UW Credit Union brand at the expiration of Pizza Hut's lease.

Thank you,

Kerry Mann
Facility Manager
UW Credit Union

