

October 20, 2011

Mr. Matt Tucker
Zoning Administrator
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Demolition Standards and Photos
3210 Maple Grove Drive
PUD-SIP
Madison, WI 53719

Dear Mr. Tucker:

The following letter and photographs are submitted to accompany the application materials for the PUD-SIP application for the captioned properties.

This proposed development is located on the corner of Mader Drive and Maple Grove Drive on Lot 250 and 251 of the East Pass addition to Country Grove. The site is part of an approved General Development Plan that was approved in early 2010. This application is for a PUD-GDP-SIP which is consistent with the approved PUD-GDP. The developer for this proposal previously developed the Stone Creek Apartments to the south and west.

In order to provide new, high quality housing, the proposed development envisions the removal of one building that currently exists on the site.

The building is as follows (photographs are attached):

- 3210 Maple Grove Drive was originally constructed as a school. It is currently being leased to a church. The 1 story building was constructed of CMU on a concrete slab on grade. The property has front and side yard parking with architecture that does not contribute to the neighborhood.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

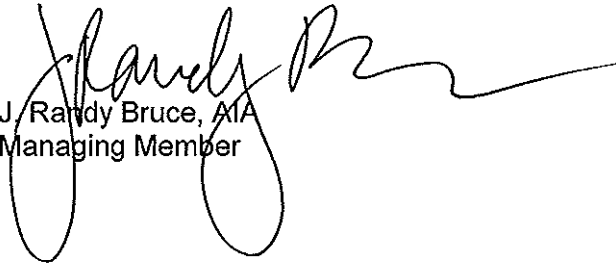
As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonable efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.

- Encourage the reuse and recycling of the materials from the buildings.

We believe that the demolition standards can be met. Thank you for your time in reviewing our proposal.

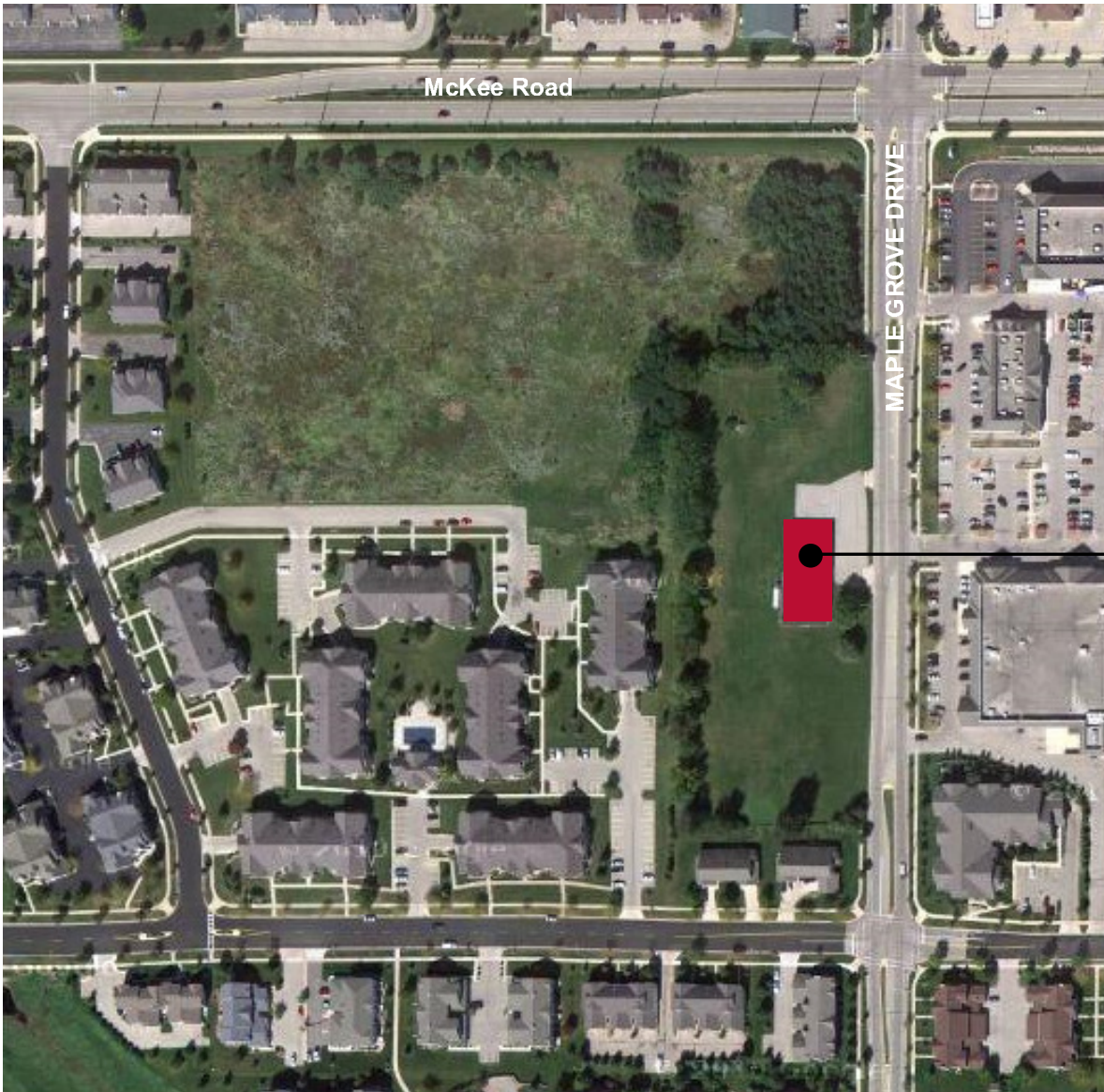
Very Truly Yours,

A handwritten signature in black ink, appearing to read "J. Randy Bruce". The signature is fluid and cursive, with a long horizontal flourish extending to the right. The first two letters "J" and "R" are particularly large and stylized.

J. Randy Bruce, AIA
Managing Member

DEMOLITION STANDARDS & PHOTOS

3210 Maple Grove Drive
PUD-SIP
Madison, WI 53719



3210 Maple Grove
Drive

3210 Maple Grove Drive-Exterior



EAST ELEVATION-MAPLE GROVE DRIVE



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

3210 Maple Grove Drive-Exterior



NORTHWEST PERSPECTIVE



EAST FACADE



SOUTH FACADE



SOUTHWEST PERSPECTIVE

3210 Maple Grove Drive-Interior



HALLWAY



CLASSROOM



CONFERENCE



KITCHENETTE

3210 Maple Grove Drive-Interior



CLASSROOM



HALLWAY



STORAGE



CLASSROOM