



April 18, 2012

Mr. Matthew Tucker  
City of Madison Zoning Administrator  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53710

**RE: DEMOLITION APPLICATION – Letter of Intent  
700 BLOCK OF UNIVERSITY AVENUE BUILDING DEMOLITIONS  
704, 710-716, 720-724, 728 & 730-736 University Avenue  
University of Wisconsin-Madison**

Dear Mr. Tucker,

This is an application for demolition of five structures located in the 700 block of University Avenue. Demolition of the structures is necessary for the future Music Performance Building. This application is being submitted for Plan Commission action at their June 4, 2012 meeting. Demolition of the buildings is scheduled to begin in September 2012 and be completed by October 31, 2012. All land is owned by the Board of Regents of the University of Wisconsin System.

**Application Materials**

Zoning Application  
Plans (7 full size copies, 7 reduced size 11" x 17" copies, 1 letter size copy)  
Letter of Intent (12 copies)  
Legal Descriptions

**Project Participants**

**Owner:** **State of Wisconsin**  
Agency: University of Wisconsin System  
Board of Regents  
Room 1860 Van Hise Hall  
1220 Linden Drive  
Madison, Wisconsin 53706

**Owner's Contact:** **University of Wisconsin – Madison**  
Facilities Planning and Management  
919 WARF Building  
610 Walnut Street  
Madison, Wisconsin 53726  
Phone: 608-263-3023  
Fax: 608-265-3139  
Attn: Gary Brown  
E-Mail: [gbrown@fpm.wisc.edu](mailto:gbrown@fpm.wisc.edu)

**Facilities Planning & Management**

9<sup>th</sup> Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397  
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

**Architect:** **Strang, Inc.**  
6411 Mineral Point Road  
Madison, Wisconsin 53705-4395  
Phone: 608-276-9200  
Attn: Jeff Gaard  
E-Mail: jgaard@strang-inc.com

**Engineering:** **Ayers Associates**  
1802 Pankratz Street  
Madison, WI 53704  
Phone: 608-443-1200  
Attn: Dennis Johnson  
E-Mail: johnsond@ayresassociates.com

**Landscape Architect:** **Ken Saiki Design**  
303 S. Paterson St, Ste 1  
Madison, Wisconsin 53703  
Phone: 608-251-3600  
Fax: 608-251-2330  
Attn: Ken Saiki  
E-Mail: ksaiki@ksd-la.com

**Project Description:**

The University Of Wisconsin – Madison is proposing to demolish five structures located at 704, 710-716, 720-724, 728 & 730-736 University Avenue in preparation of the proposed Music Performance Facility. Three of the buildings are vacant and the remaining two buildings will be vacant in the summer of 2012. The university has shut off major utilities to the vacant buildings except for heat and electricity. Demolition is being requested now because the unoccupied buildings are at risk for break-in and vandalism and stand to pose a risk to public safety in their current condition. Once the buildings are removed, the land will be graded and seeded to provide useable open space until the design for the Music Performance Facility is completed and construction begins. The current projected schedule for the Music Performance Facility is for the design to occur in 2013 with construction beginning in 2014. Fund raising efforts for the new facility are currently well underway. Demolition of the buildings now eliminates the risk to public safety and benefits fund raising efforts by providing tangible proof the project is moving forward.

Pictures of the existing buildings are attached. The buildings are described as follows:

**704 University Avenue**

This 5,662 GSF two story building, presently the home for Brothers Bar, was constructed in 1899 for Cardinal Creamery. The building is the former home to Tiedeman Drug and Restaurant, Klein Dicker Paint and Dunkell Shoes along with a host of various commercial establishments over the years. The brick faced building with glass storefronts is in average condition. (Parcel #0709-232-0414-6)

**710-716 University Avenue**

This 6,310 GSF structure is a two story brick faced building with wood storefronts. It is presently the home for a student organization. The building was constructed circa 1920 for Kleinheinz Dry Goods. It is the former home to Evans Radio & TV, Diamond Grocery and other assorted commercial establishments. The structure is in poor condition. (Parcel #0709-232-0413-8)

**720-724 University Avenue**

This 5,927 GSF two story building was constructed circa 1920. It is vacant and in poor condition. It has a brick face with wood storefronts. (Parcel #0709-232-0412-0)

728 University Avenue

This 286 GSF "building" consists of a roof and floor. The sides are the exterior walls of the adjacent buildings. The space was originally an exterior staircase for the adjacent buildings. The structure was constructed in 1926. It was home to Bill's Key Shop as early as 1955. It has a wood face storefront and is in very poor condition. (Parcel #0709-232-0410-4)

730-736 University Avenue

This 6,560 GSF building, constructed circa 1900, was home for Burger Hardware between 1902 and 1943. It has a three story brick façade with wood storefronts. It is in poor condition. (Parcel #0709-232-0411-2)

**Schedule:**

Begin Demolition:	September 2012
Complete Restoration:	October 31, 2012

The project was presented to the City of Madison Development Assistance Team on March 1, 2012.

**Legal Descriptions:**

See attachment.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture  
Facilities Planning & Management, University of Wisconsin-Madison

Xc: Julie Grove, UW-Madison FP&M Project Manager  
Russ Van Gilder, DOA/DSF Project Manager

Alder Scott Resnick, District 1, City of Madison Common Council

## **700 BLOCK of UNIVERSITY AVENUE BUILDING DEMOLITIONS**

### **LEGAL DESCRIPTIONS**

#### 704 University Avenue

The east 41.2 feet of the south 52 feet of Lot 8, Block 5 of University Addition to Madison. Parcel contains 2,142 SFT (0.0492 A).

#### 710-716 University Avenue

The west 44.8 feet of the south 52 feet of Lot 8, Block 5 of University Addition to Madison. Parcel contains 2,330 SFT (0.0535 A).

#### 720-724 University Avenue

Part of Block 5 of University Addition to Madison described as following:

Beginning on University Avenue at the southeast corner of Lot 9; thence north along the east line of said lot, 107 feet; thence west parallel to the north line of Lot 9, 36.9 feet; thence south parallel to the east line of said lot, 107 feet more or less to the north line of University Avenue; thence east along University Avenue, 36.7 feet to the point of beginning. Parcel contains 3,948 SFT (0.0906 A).

#### 728 University Avenue

Part of Lot 9, Block 5 of University Addition to Madison described as following:

Beginning on the north line of University Avenue at a point 36.7 feet west of the southeast corner of Lot 9, thence north parallel with the east line of Lot 9 to a point 50.8 feet south of the north line of Lot 9; thence west parallel with the north line of Lot 9 to the centerline of Lot 9; thence south along the centerline of Lot 9, 82 feet more or less to the north line of University Avenue; thence east along University Avenue 6.3 feet more or less to the point of beginning. Parcel contains 503 SFT (0.0115 A).

#### 730-736 University Avenue

Part of Lot 9, Block 6 of University Addition to Madison described as following:

Beginning at the northeast corner of said Lot 9; thence south along east line of said lot, 25.8 feet; thence west parallel with the north line of said lot, 36.9 feet; thence south parallel with the east line of said lot, 25 feet; thence west parallel with the north line of said lot to a point on the north and south centerline of Lot 9, said point being 50.8 feet south of the north line of Lot 9; thence north along said north and south centerline, 50.8 feet to the north line of Lot 9; thence east along north line of Lot 9, 43 feet more or less to the point of beginning. Parcel contains 9,936 SFT (0.2281 A).