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## Plan Panel Approves Razing A Building Near Todd Drive.

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The Madison Plan Commission on Monday approved demolition of a building in the Todd Drive area south of the Beltline that should eventually clear space for a long-awaited redevelopment project.

The demolition of the former home of Midwest Billiards at 2711 W. Beltline will allow Allen Kitchen & Bath and Verlo Mattress Factory Store, which share a building on the southeast corner of Todd Drive and West Beltline, to build on that site. Gary Allen, owner of the kitchen and bath supply store, said the two businesses plan to move into the \$1.7 million, 15,000-square-foot building by June.

Allen said he expects the construction permits for the building to be approved in the next week or two.

The move would make room on the east side of Todd Drive for the \$41 million Arbor Gate mixed-use development planned by the Baxter family and Mortenson Investment Group. The Baxters and Mortenson had been pursuing projects that ran into trouble and then decided to combine the projects last fall. Up to \$3.6 million in tax incremental financing has been approved for the redevelopment of Todd Drive.

Brad Hutter, MIG president, said approval of the demolition permits is a good sign for the Arbor Gate project, especially after his company's project appeared to be dead in the wake of the state's new condemnation law. The law made it more difficult for local governments to condemn property to assist redevelopment.