



Department of Public Works
City Engineering Division

Robert F. Phillips, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
FAX 608 264 9275
Textnet 866 704 2315
www.cityofmadison.com

608 266 4751

Assistant City Engineer

Michael R. Dalley, P.E.

Principal Engineers

Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Facilities & Sustainability

Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor

Kathleen M. Cryan

GIS Manager

David A. Davis, R.L.S.

Financial Officer

Steven B. Danner-Rivers

Hydrogeologist

Brynn Bemis

August 3, 2011

Plan Commission
Department of Planning and Development
215 Martin Luther King Jr. Blvd
Madison, WI 53710

Re: Demolition of 204-210 S. Ingersoll Street
Letter of Intent

Dear Members of the Plan Commission:

As part of the implementation of the Central Park Master Plan, the City of Madison is proposing to demolish two buildings owned by Research Products, Corp. at 204 and 210 S. Ingersoll Street to allow implementation of the first phase of the Central Park construction. The existing commercial buildings are used for manufacturing and storage. The demolition will also include removal of the overhead conveyor belt system connecting the building at 204 S. Ingersoll to a building located at 1023 E. Main Street. There are no known underground storage tanks on this site and the City has ordered a Phase I and Phase II ESA for the property.

The City is currently in its due diligence period as required prior to the purchase of the property from Research Products, Corp. Anticipated closing will occur at the end of August. The City and Research Products, Corp. have agreed to allow the buildings to be utilized by Research Products for a period of 90 days from the date of closing, or until September 15, 2011, whichever is later unless another date is agreed to by the parties.

As you are aware, the City has been in a lengthy process of planning the redevelopment of land on the Isthmus for Central Park. This has been a multi-year process with a formal Central Park Design and Implementation Task Force established that held regular meetings and Public Informational Meetings for the Park. Representatives from the Planning Division, Parks Division and Engineering Division were involved in these meetings. The Central Park Master Plan was formally adopted on April 20, 2010. After the Master Plan was adopted, the City was approached by Research Products, who was interested in selling the subject property for inclusion in the future park. The City worked with the Task Force to amend the original Master Plan to incorporate the Research Products property into the plans for Central Park. The Amended Final Report for Central Park by the Design and Implementation Task Force was formally adopted by Common Council on June 7, 2011 as Legislative File ID No. 22290.

The City has let a public works contract for the anticipated demolition. The contract will be awarded after the City purchases the property, with an anticipated demolition start date tentatively scheduled to begin between October 15, 2011 to November 1, 2011. Demolition will begin no later than December 1, 2011. The Contractor will have 25 calendar days to complete the work. Research Products will be required to remove any trade fixtures and personal property from the premises. The Contractor will be required under its contract with the City to supply a reuse and recycle plan for approval by the City's Recycling Coordinator prior to


receiving the wrecking permits. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building after the demolition permit is obtained and before the start of the actual building demolition.

The future use of the subject site will include a farmers market and plaza area, restroom and pavilion, dedicated play space, and gathering spaces in addition to strolling paths and a multi-use path as shown on the amended park plans. The property is zoned M1 Limited Manufacturing District, which permits parks as permitted uses. The public restroom and pavilion building will be presented to the Urban Design Commission at an information presentation in October, with formal approval scheduled in November. Phase I of the park construction is anticipated to begin in the spring or summer of 2012.

Contacts: Janet Dailey, City Engineering @ 261-9688 or jdailey@cityofmadison.com
Wayne Rippl, City Engineering @ 266-4098 or wripl@cityofmadison.com
Kay Rutledge, Parks Division @ 266-4714 or krutledge@cityofmadison.com

If you have any questions on this issue please Janet Dailey of my staff at 608-261-9688.

Sincerely,



Robert F. Phillips, PE, City Engineer

RFP:jd

Attachment

Cc: Don Marx, Economic Development Division
Kay Rutledge, City Parks
Wayne Rippl, City Engineering