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May 23, 2012

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

**Re: Demolition of 802 and 854 East Washington Avenue
Letter of Intent**

Dear Members of the Plan Commission:

To prepare this block for redevelopment consistent with the adopted *East Washington Avenue Capitol Gateway Corridor Plan*, the City of Madison is proposing to demolish six buildings on the north 800 block of East Washington Avenue. The properties, 802 and 854 East Washington Avenue, are the location of the former Don Miller car dealership. The City of Madison is the applicant and owner of the site, and the proposed demolition will help prepare the site for sale to a private developer. The demolition will include removal of all buildings and most other aboveground improvements. The City has received a brownfield grant from the DNR, which will cover approximately 60% of the demolition cost.

Due to concerns of soil contamination, the building foundations and asphalt parking lot will not be removed during the demolition. Soils for the site are contaminated with semivolatile organic compounds (SVOCs), petroleum hydrocarbons, and metals (e.g. arsenic, cadmium, and lead). The contamination is associated with the site's widespread coal ash-contaminated historical fill and 16 former underground storage tanks. Several areas of the site have already been partially remediated and closed with the DNR, on the condition that they remain permanently capped with asphalt or concrete. Removal of the asphalt and concrete cap would force the City to begin immediate remediation of the entire property, when remediation of the site would be better addressed at the time of development.

In March 2012, the City was awarded a \$400,000 Ready for Reuse grant from the WDNR to use for environmental remediation of the property. The grant requires a 22% match from the City, and the City Council passed a resolution in January 2012 accepting the grant and dedicating the necessary match. These funds will be used to pay for the demolition of three buildings on the property that must be removed to access underlying soil contamination. The bulk of the grant will then go toward excavation, hauling, and landfilling the most contaminated soils. As part of this process, concrete and asphalt will be removed in targeted locations only. This will allow the City to address the worst contamination, without triggering remediation of the entire site. The remaining contamination, considered "less serious" by the WDNR, will be addressed after the site is sold to a private developer. WDNR typically recommends that it remain on site, as long as a physical barrier is constructed to prevent accidental human contact, such as a building, parking lot, or landscape buffer.

The City will receive bids for the demolition on June 10, 2012, and intends to award the contract at the July 17, 2012 City Council meeting. Demolition will begin in August and the Contractor will have 20 calendar days to complete the work. The City will mitigate any issues with lead-based paint (LBP) or asbestos containing materials (ACM) prior to the demolition. The Contractor will be required to submit a reuse and recycling plan for approval by the City's Recycling Coordinator prior to receive the raze permit.

As mentioned previously, all buildings and most other aboveground improvements will be removed as part of the demolition. The only aboveground features that will remain on site are 9 light posts, at the request of Urban Land Interests (ULI), the real estate development firm with whom the City is negotiating sale of the property. All belowground utilities, including electrical, gas, sanitary, and water will be abandoned. During demolition and excavation, the entire site will be secured by fencing, to prevent public access. In addition, the City is committed to aggressive erosion control and dust control measures to prevent offsite migration of any contaminated material. After demolition is complete, curb openings will be temporarily secured with concrete barriers to prevent the site from being used for unauthorized parking. Curb openings deemed unnecessary for future reuse will be officially abandoned in 2013 under the contract to reconstruct the East Washington Avenue and Livingston Street intersection.

The City's demolition and remediation goal is to sufficiently remediate the site to allow for its redevelopment into a mixed-employment/residential/retail space consistent with the City's 2008 *East Washington Avenue Capitol Gateway Corridor Plan*.

Project Contacts: Brynn Bemis, City Engineering, 608.267.1986 or bbemis@cityofmadison.com
Don Marx, City Real Estate, 608.267.8717 or dmarx@cityofmadison.com

If you have any questions on this issue, please contact Brynn Bemis or my staff at 267.1986.

Sincerely,



Robert F. Phillips, P.E., City Engineer

RFP:blb

Cc: Don Marx, Economic Development Division