



City of Madison  
Zoning Administrator  
215 Martin Luther King Jr. Blvd; Room LL-100  
Madison, WI 53701

December 4, 2017

## **Letter of Intent for Demolition of Car-X Tire & Auto Building at 1032 E Washington**

### **Intent**

This project continues the revitalization of the neighborhoods along East Washington Avenue by removing a former Car-X building of no historical or architectural significance. The building and foundation will be removed, and the existing parking lot will be removed. The site will be rough graded, then finish graded, topsoil added, and seeded.

### **Project Team**

Owner/Developer: Stone House Development  
1010 E Washington, Suite 101  
Madison, WI 53703  
Project Representative: Rich Arnesen  
Phone number: (608) 251-6000

Architect: Eppstein Uhen Architects  
309 W Johnson St., Suite 202  
Madison, WI 53703  
Project Representative: Jeff Fiftal  
Phone number: (608) 442-3962

Civil Engineer: Vierbicher  
999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
Project Representative: Randall T. Kolinske, PE, LEED-AP  
Phone number: (608) 826-0532

Constructor: Stevens Construction  
2 Buttonwood Court  
Madison, WI 53718  
Project Representative: Jon Koch  
Phone number: (608) 222-5100

### **Existing Conditions**

The adjacent site currently includes the Lyric at 1010 E Washington which is a mixed use market rate apartment and office building and parking garage. This site in question at 1032 E Washington was formerly a Car-X automobile service center. This Car-X automobile service center will be remediated and demolished.

333 E. Chicago St.  
Milwaukee, WI 53202

414 271 5350 : main  
414 271 7794 : fax

222 W. Washington Ave.  
Suite 650  
Madison, WI 53703

608 442 5350 : main  
608 442 6680 : fax

Name: Stone House Mixed Use Project, 1000 E Washington Ave

Date: 10-21-15

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## **Project Schedule**

Demolition Start: December 2017

Demolition Complete: March 2018

## **Lot Coverage**

Size of Lot: 10,827 sf

Building Area to be Demolished: 4,200 sf

Please contact me if you have any questions about this submittal,

Thanks,

Jeffrey Fiftal  
Eppstein Uhen Architects  
309 W Johnson St., Suite 202  
Madison, WI 53703  
[jeffreyf@eua.com](mailto:jeffreyf@eua.com)