



Madison Parks Division

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**MADISON
PARKS**

March 7, 2020

Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2985

RE: Demolition of 202-208 S. Baldwin St., 210 S Baldwin St. and 212 S Baldwin St.

Letter of Intent

The City of Madison Parks Division acquired property at 202-222 S. Baldwin St. and 1210 E. Wilson Street for the expansion of McPike Park. The Parks Division seeks to raze three existing structures located on the parcels based on their condition, suitability for adaptive reuse, Federal grant requirements, Wisconsin Department of Transportation (WDOT) requirements and anticipated park improvements per the park master plan. The buildings include an 18,707 sf mini-storage unit building at 202-208 S. Baldwin Street, a 2,479 sf office/storage building at 210 S. Baldwin Street, and a 968 sf office building at 212 S. Baldwin Street. Please see the attached site plan for building locations.

A fourth existing structure at 214-222 S. Baldwin is not included in the current demolition permit request. The building is the oldest structure on the acquired property, dating from the 1930's, and the Parks Division plans to further evaluate its potential for reuse as a park amenity.

Building descriptions

The structure at 202-208 S. Baldwin is a pre-manufactured steel and timber building that is sub-divide into individual storage units. The date of its construction is unknown, with the structure appearing on aerial photographs in the mid-1950s. Its architectural style is consistent with Trachte-constructed storage buildings in the Madison area. Building access is through individual, roll-up overhead doors at each unit – there is no central corridor connecting the units. The building is uninsulated and has no water or sanitary service. Potential adaptive reuse is limited by the building's location at a low point on the site. The surrounding land uses are higher than the building floor elevation, with the enclosed depression drained by a single 8" private storm sewer pipe to the north and a shallow ditch to the south. Flooding is a possibility if either storm conveyance becomes inundated during heavy rain events. Options to improve stormwater conveyance are limited due to the elevation of the existing storm sewer system in S. Baldwin Street and E. Wilson Street. The Parks Division is open to working with private parties interested in moving the building or sections of the building to a new, non-Parks owned property for preservation.

The structure located at 212 S. Baldwin is single-story office building with cmu and timber construction. The date of construction is unknown. In general, the building appears structurally sound but has aging heating, electrical, and plumbing systems. The building has limited potential for adaptive reuse for park purposes given its configuration and condition.

The structure located at 214 S. Baldwin Street is, single-story office/storage building. Construction of the office is cmu exterior walls and timber superstructure. The connected to the

office is an unheated, timber framed, slab-on-grade storage building. The date of construction is unknown. The office portion has aging heating, electrical, and plumbing systems. The building has limited potential for adaptive reuse for park purposes given its configuration and condition.

Federal Grant Requirements

The City of Madison received \$3.1M in Federal transportation funding for the acquisition and development McPike Park (then known as Central Park). The grant terms require a focus on transportation related infrastructure improvements, including pedestrian, bicycle and vehicular amenities. Consistent with the Federal requirements, the park master plan identifies the acquired parcels as a future transportation hub. Removing the indicated structures is consistent with the adopted park master plan and Federal funding requirements.

WDOT Requirements

The City of Madison secured WDOT approval to construct a pedestrian crossing over Wisconsin Southern Railroad (WSOR) tracks at the east end of McPike Park. Per the agreement terms, the City is required to grant a new permanent land easement expanding WDOT/WSOR right-of-way onto the 202-208 S. Baldwin parcel. The City is also required to install a permanent safety fence along the length of the easement and remove any structures in close proximity to the expanded rail right-of-way. The existing Trachte-style storage building on the 202-208 parcel is within 15 ft. of the new right-of-way easement. Its removal is consistent with the requirements of the City's contract with the WDOT.

Recycling Plan

Demolition of the structures will commence following Plan Commission approval and BPW contract award to a qualified Contractor. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the buildings before the start of demolition. The structures are not intended to be demolished by fire and will be offered to Police and Fire Departments for training activities. The Parks Division's goal is to complete demolition work by the end of 2020. The affected site area will be restored to turf pending future park improvements.

If you have any questions about this project, please contact Mike Sturm of my staff at 267-4921.

Sincerely,



Eric Knepp
Parks Superintendent

cc: Ann Freiwald, Parks Division
att: Site plan with building addresses, existing building photos