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June 15, 2016

Plan Commission  
c/o of the Planning Division,  
Department of Planning and Community & Economic Development  
215 Martin Luther King Jr. Blvd, Room LL-100  
Madison, Wisconsin 53701-2985

RE: Demolition of 217 N. First Street  
Letter of Intent

Dear Members of the Plan Commission:

As part of the planned reconstruction and extension of the Demetral Park Path, the City of Madison is requesting approval to demolish a 1.5-story single-family home located at 217 N. First Street at the northeastern corner of N. First and E. Johnson streets.

On May 19, 2015, the Common Council adopted Resolution 15-00475 (ID 38086), adopting a relocation order for the acquisition of land interests required for the construction of the E. Johnson Street public shared-use (bicycle and pedestrian) path from N. First Street to N. Third Street. The purpose of the reconstruction and extension of the Demetral Park Path is to create a direct, continuous pedestrian and bicycle route in the E. Johnson Street/ Pennsylvania Avenue/ Packers Avenue corridor from N. First Street to Commercial Avenue, generally following the route of the existing path along the east side of Demetral Park. The short path segment proposed to extend to N. First Street will complete the portion of the path extension on the block between First and Second streets constructed in 2013. The Plan Commission recommended approval of the relocation order and acquisition to the Common Council at its May 18, 2015 meeting. Acquisition of the subject property was completed in November 2015.

The house at 217 N. First Street was constructed in 1917 according to City records and contains 2 bedrooms and 1 bath and approximately 1,050 square feet of floor area. The subject property is 33 feet wide parallel to N. First Street, and the house occupies most of that width. Due to the proposed alignment of the path extension to N. First Street, the home and a detached shed need to be removed. Photos of the house are included with the application.

Demolition of the building will commence as soon following Plan Commission approval as possible and will be completed by City crews. If City crews are unable to perform any part of the demolition, a qualified contractor will be retained. As part of the demolition, the existing buildings, fences, and a retaining wall adjacent to E. Johnson Street will be removed. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's

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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 building before the start of building demolition. Throughout the demolition and restoration, Best Management Practices for erosion control will be used, and the portions of the site not improved with the path extension will be seeded with grass.

If you have any questions about this project, please Randy Wiesner of my staff at 267-8679.

Sincerely,

ROBERT F. PHILLIPS, PE.  
City Engineer

Attachments

cc: Randy Wiesner, City Engineering Division

RFP/Rw/tp