LETTER OF INTENT

To:	City of Madison, Planning Division
From:	Mark Binkowski, Nob Hill Properties
Date:	August 14, 2019
Re:	Demolition Permit for 30 Nob Hill Road

30 Nob Hill Road is a highly visible piece of property that has been severely underutilized for two primary reasons. First, the site is a low point relative to the surrounding area, creating challenging soil conditions. Second, the property is extremely blighted and has failed to attract the attention it otherwise would have.

Soils & Engineering Services, Inc. (SES) was engaged to complete soil borings on the property in order to determine the current subsoil conditions. The borings show that the soils on the site have limited bearing capacity and will require improvements for any future construction. Additionally, the water table is only a few feet below the current elevation of the site. In order to minimize the impact of the high water level the site can be filled anywhere from 4 to 6 feet to bring it up to the current elevation of Nob Hill Road.

Wyser Engineering prepared plans to temporarily fill the site in order to reduce the concerns regarding the water table and to help improve the bearing capacity as the fill material settles over time. The plans also addressed issues relating to grading and erosion control during this interim condition. Both the Wisconsin DNR and City of Madison have reviewed and approved the plans for the temporary fill and erosion control. Those permits are attached to this submittal for reference.

In order to complete the temporary fill project, the existing abandoned warehouse on the property needs to be demolished. The 4,872 square foot, metal building was the former home of the Madison Landau Auto Upholstery shop. It has been in a chronic state of disrepair and is not suitable for any current use in its existing condition. The attached photos depict the current structure and provide ample evidence as to the blighted condition of that building. This matter was reviewed in a meeting with Matt Tucker and Colin Punt on June 12, 2019, both of whom indicated City Staff's inclination to support this demolition request.

The demolition of the existing warehouse will enable the rest of the previously approved temporary fill project to advance. Together they will help counteract some of the challenging conditions of this site, as well as make it more attractive for future users. Should the City of Madison grant this demolition request it is our intention to advance this project yet this fall in order to complete it in advance of winter.

Any questions related to this submittal can be directed to Mark Binkowski at 608.268.7023 or mbinkowski@uli.com. Your consideration of this request is greatly appreciated.

Sincerely,

Mark Binkowski