



Department of Public Works
Engineering Division
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April 10, 2017

Plan Commission
c/o of the Planning Division,
Department of Planning, Community & Economic Development
126 S. Hamilton St.
Madison, Wisconsin 53703

RE: Demolition of 3533 Furey Ave.
Letter of Intent

Dear Members of the Plan Commission:

The property located at 3533 Furey Ave. has been vacant for many years and been involved in several responses by the Madison Police Department regarding neighborhood complaints. The City of Madison purchased this vacant property in December of 2014. Authorization to purchase this property and the adjacent 513 Jacobson Ave. for the Irwin A. and Robert D Goodman Path and Storm Water Pond was approved by RES-14-00626, File # 34941 on September 2, 2014. The entire proposed system when complete will improve the Starkweather Creek water quality by removing an estimated 45,000 pounds of sediment each year as well as phosphorous.

The structure is a single story 3-4 bay repair garage formally in the Town of Blooming Grove. The age of the structure is unknown, contains a partial office loft and a basement utility room and is constructed of concrete masonry block and wood trusses. There are no under floor maintenance areas or service lifts. The structure is approximately 2,000 square feet, the parcel contains approximately 116,000 square feet of which 11,000 square feet will need to be cleaned up as part of the demolition plan. Demolition needs to occur to accommodate the planned redevelopment as a Storm Water Management site. Photos of the structure are included with the application for demolition.

Demolition of the structure will commence as soon following the Plan Commission approval as possible and will be completed by City crews. If City crews are unable to perform the demolition or any part of the demolition a qualified contractor shall be retained for this work. Our goal is to complete the demolition by fall of 2017 to accommodate the start of the future Public Works contract for this development.

As part of the demolition the existing structure, driveway, and other related features including a large debris pile shall be removed entirely and backfilled as needed. All utilities shall be properly removed, capped and abandoned as needed.

City Engineering already has an approved Reuse and Recycling Plan by the City's Recycling Coordinator as required by Ordinance 28.185 of the Zoning Code.

April 10, 2017

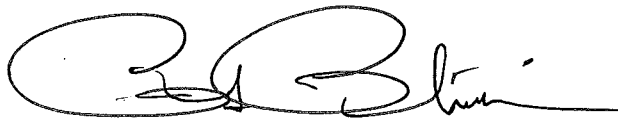
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After issuance of the demolition plan but before demolition of the structures City Engineering shall have a full Asbestos and Hazardous Material analysis completed of the structures. Any HAZMAT materials so identified will be properly removed by a State of Wisconsin licensed removal contractor. Immediately following, as part of the Reuse and Recycling Plan, Habitat for Humanity and other related organizations will be permitted to salvage items from the building before the start of demolition.

Finally upon completion of the demolition the site shall be re-graded according to the attached proposed plan.

If you have any questions regarding this project please feel free to contact Randy Wiesner of my staff at (608) 267-8679 or RWiesner@cityofmadison.com.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Phillips", written over a horizontal line.

Robert F. Phillips, P.E.
City Engineer

RFP:rsw

cc: Randy Wiesner, City Engineering Division
Sally Swenson, City Engineering Division