



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Michael R. Dailey, P.E.

Principal Engineer 2
Gregory T. Fries, P.E.
Christopher J. Petykowski, P.E.

Principal Engineer 1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager

Operations Manager
Kathleen M. Cryan

Mapping Section Manager
Eric T. Pederson, P.S.

Financial Manager
Steven B. Danner-Rivers

January 5, 2015

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 4141 Nakoosa Trail
Letter of Intent

Dear Members of the Plan Commission:

On March 19, 2013, the Common Council approved the acquisition of 5 parcels of land totaling 15.3 acres located at 4141-4201 Nakoosa Trail and 4118-4150 Commercial Avenue for the future relocation of various City of Madison storage and fleet maintenance facilities including, but not limited to, Fleet Services, Fire [Vehicle] Maintenance, Radio Shop operations, and an option for select Madison Metro operations. Four of the 5 parcels acquired are vacant; the fifth, 4141 Nakoosa, is developed with the one-story, 76,715 gross square-foot former Cub Foods grocery store.

The grocery store was built in 1986 and remodeled in 1997 according to available records. In addition to the vacant store, the 8.4-acre parcel is improved with approximately 531 parking stalls. Access to the site is provided by driveways from Commercial Avenue and Nakoosa Trail, and the site shares access with an adjacent gas station that was not acquired by the City. The building has been effectively mothballed since the City closed on the property in August 2013 and has been vacant since around 2008 when the Cub Foods store closed.

In anticipation of the future construction of the new City facilities outlined above, the City Engineering Division is requesting approval to demolish the former grocery store. Despite the volume of the existing retail building, our Facilities staff has determined that the type of construction is not suited to the heavy vehicle maintenance and storage uses planned. Further, the condition of the building is considerably deteriorated due to the long vacancy prior to acquisition. Photos of the interior and exterior of the site are included for your reference.

January 6, 2016

Page 2

If approved, demolition of the shell and core of the building will commence in the spring of 2016. The concrete foundation, parking lot, and site improvements will remain following demolition of the building to grade, with those improvements to be removed as part of the general contractor work for the new Fleet Services/Fire Maintenance/Radio Shop building scheduled to begin construction in the spring of 2017. Prior to issuance of wrecking permits and commencement of demolition activities, the building will be offered to the Police Department and Fire Department for training activities (no demolition by fire is proposed). We will work with the City's Recycling Coordinator as required by the 28.185 of the Zoning Code to develop a reuse and recycle plan. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition.

If you have any questions about this project, please contact Jim Whitney of my staff at 266-4563 or Randy Wiesner at 267-8679.

Sincerely,



ROBERT F. PHILLIPS, PE.
City Engineer

Attachments

cc: Jim Whitney, City Engineering Division
Bill Vandebrook, Fleet Services
Randy Wiesner, Facilities
Tim Parks, DPCED

RFP/Jw/tp