

GALWAY

COMPANIES

September 5, 2017

City of Madison
Planning Division
126 S. Hamilton
Madison, WI 53701-2985

Re: 4706 E. Washington Avenue, Madison WI

Dear City of Madison Plan Commission Members:

I am seeking permission to demolish the building I recently purchased at 4706 E. Washington Avenue in Madison, WI. The building is in complete disrepair and was improperly maintained by its previous ownership group. There is water, mold, and asbestos throughout the building. The exterior is composed entirely of an old EIFS system which failed many years ago and has let water penetrate the building for many years as its sat vacant.

Since we purchased we have had multiple issues with kids trying to break and enter the building giving us serious concern for safety and wellbeing.

We purchased this building because we own the shopping center next door at 4630 E. Washington Avenue (with Harbor Freight Tools, Scrubs & Beyond, Subway and Edward Jones) and would like to construct a retail building on this site in the future. We do not currently have a tenant ready to lease space but would like to tear down and prepare the site now.

Sincerely



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August 2, 2017

CITY OF MADISON
PLANNING DIVISION
126 HAMILTON ST.
P.O. BOX 2985
MADISON, WI 53701
(608) 266-4635

RE: DEMOLITION PERMIT - 4706 E Washington Ave.

Planning Division

At the request of Galway Companies, Sketchworks Architecture surveyed the existing building located at 4706 E Washington Ave. to determine the condition of construction and viability of reuse.

Upon our inspection, we recommend demolition of the structure for its intended future use. The existing building is a two story office building constructed sometime in the early 1980's. Located on the slope of the existing hill, the parking lot and sidewalk access is steep and in states of disrepair. Significant reconstruction to make the parking and sidewalk accessible to the building would be required.

The building itself has been poorly maintained in the past several years. Evidence of broken non-thermal aluminum windows, cracked stucco finish with exposed framing is appherent in several locations. Evidence of water entering the building is also visible in several locations due to foundation cracks and improper exterior drainage.

The interior of the building contains asbestos in piping wrap, and potentially ceiling tiles and flooring. The building is unsuitable for future use as a retail/business due to orientation and elevation within the site and current construction condition. It is our recommendation to demolish the existing building and prepare the site for a better land use.

Respectfully,

SKETCHWORKS ARCHITECTURE, LLC

A handwritten signature in black ink that reads "Bradley Koning". The signature is written in a cursive, flowing style.

Brad Koning, AIA
Partner