



February 9, 2012

Mr. Bradley J. Murphy, Director
Department of Planning and Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: **Letter of Intent**
Demolition Permit
St. Raphael Cathedral Site
204 West Main Street, Madison, WI

Dear Mr. Murphy,

We hereby submit on behalf of the Diocese of Madison this Land Use Application for a Demolition Permit for the St. Raphael Site at 204 West Main Street, Madison, WI. Our intent is to demolish the two remaining existing structures on the site including the St. Raphael Rectory at 204 West Main Street and the Existing School Building at 31 South Henry Street. This will allow the Diocese to proceed with the development of plans to build a new Cathedral and maximize utilization of this site.

The Name of the Project:

Demolition of Rectory and School Building

Construction Schedule:

Begin Demolition: April 2, 2012

Complete Demolition: May 31, 2012

Description of Existing Conditions:

The original St. Raphael Cathedral was demolished in 2008 due to excessive damage cause by a previous fire. The two remaining structures, constructed in the 1960'd, have been unoccupied for over ten years, are in disrepair, have original, inefficient, building systems, do not meet current ADA standards, and, in the case of the Rectory, contain ACM. The School Building has been gutted by a previous owner as shown in the attached photos in the plans. The buildings are not suitable for occupancy in the present state.

Names of People Involved:

Owner	Kevin Phelan Chancellor Diocese of Madison 702 South High Point Road Madison, WI 53719 608-821-3162
Project Manager & Contractor	Mark Landgraf Landgraf Construction 5964 Executive Drive Madison, WI 53719 608-274-9470
Architect & Project Contact	Robert Shipley, AIA BWZ Architects 2211 Parmenter Street Middleton, WI 608-831-2900
Civil Engineering	Ryan Quam PE Quam Engineering, LLC 4604 Siggelkow Road, Suite A McFarland, WI 53558 608-838-7750
Landscape Design	Chuck Possehl The Bruce Company 2830 Parmenter Street Middleton, WI 608-836-7041

Key Project Attributes:

Lot Size:	56,949 SF
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Site Development:

A licensed abatement contractor will first remove ACM from the Rectory and any remaining in the School. Both building will be demolished. Utilities will be capped at the point of entry into the buildings. The site will be graded, seeded, and landscaped with community gardens as shown on the plans. Existing trees and adjacent trees in the sidewalk terrace will be protected during construction and maintained. The site will drain to an existing storm catch basis in the northwest corner of the site. The limestone site wall with guardrail along Henry Street will be maintained and a new guardrail will be installed to match existing to protect the south terrace of the Tommy G. Thompson building as shown on the plans. The exposed concrete retaining wall on the south side of the Thompson building will be faced with troweled cementitious coating.

Legal Description:

NE 1/4 of the NE 1/4, Section 23, 17N, R9E,
City of Madison, Dane County, Wisconsin,
Being Lots 1, 6, 7, 8, 9, 10, and part of Lot 5, Block 67, Original Plat of the City of Madison.

Please call or email with any questions regarding this submittal. We look forward to meeting with you and members of the Commission to advance this demolition project.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Shipley", with a stylized, flowing script.

Robert Shipley
BWZ Architects
Project Contact