

# **APPLICATION FOR DEMOLITION PERMIT**

## **LETTER OF INTENT**

Subject Property:       Sigma Phi Epsilon Fraternity House  
                              237 Langdon Street  
                              Madison, WI 53703

### **INTRODUCTION:**

The Wisconsin Beta Chapter of Sigma Phi Epsilon Fraternity owns and maintained the fraternity house commonly known as the "SigEp House" at 237 Langdon Street in Madison Wisconsin. On or about May 12, 2008 a fire, of yet to be determined origin, virtually destroyed the House. Damage from the fire, fire control measures, and exposure to adverse weather has rendered the house unfit for habitation and extremely unsafe.

The House was originally constructed circa. 1890 and renovated periodically through the years, the last renovation occurring in approximately 1999. The house was known for its elaborate woodwork. The three story House was approximately 8000 square feet total and was situated on approximately .20 Acre (+/- 8694 square feet) parcel of land. At the time of destruction, the House provided residence for twenty-eight men and served as a meeting / gathering place for the entire fraternity.

### **CURRENT CONDITION:**

The fire substantially damaged all three floors of the House. Most of the roof structure has collapsed into the third floor. The entire back wall and partial side wall structure is damaged and unstable. The extent of fire damage to the second and third floor structure is undeterminable; however, visual inspection indicates most of the back two thirds of the house floor joists are sagging and unstable. Portions of the first floor structure have also failed. The electrical system, mechanical system, and plumbing system were completely destroyed. The remainder of the House structure was exposed to high temperatures, explosions, smoke and water damage, and is currently exposed to weather elements which continue to further deteriorate the house.

Wisconsin Beta has secured the site with a fence around the entire site and boarding up of all windows and other entry ways reachable from the ground, other than the front door which is locked. The current condition of the Property presents a potential safety hazard and is very unsightly to the neighborhood. This danger is exacerbated by its prominent location on one of the city's highest-density UW student housing streets, a street that is a major thoroughfare for students at bar time, which increases the risk of students wanting to go inside the house.

We believe that George Hank or someone in his department will be writing a letter recommending that the building be demoed as soon as possible because it is a nuisance and poses a public safety hazard.

**INTENT:**

It is the intent of the Wisconsin Beta Chapter to rebuild a site-appropriate fraternity house on the site. The chapter is currently working to determine the scope of reconstruction. Given the extremely unsafe and unsightly condition of the house, the Wisconsin Beta Chapter of Sigma Phi Epsilon Fraternity respectfully requests the City of Madison grant a demolition permit without a proposed reuse, at this time.

**PROPOSED PROCESS:**

Wisconsin Beta proposes to remove the structure and all debris, fill the basement area, clean the site completely and install grass over the entire site pending determination of the reconstruction scope. Wisconsin Beta Chapter has secured the Management Services of Executive Outcomes, LLC to coordinate, manage and oversee the demolition and restoration of the property. Executive Outcomes will secure the services of an experienced demolition contractor, experienced landscaper, and other contractors as required. Executive Outcomes will coordinate all aspects of the proposed operation including, but not limited to: the reuse and recycling plan, liaison with the neighborhood and City of Madison officials to coordinate all matters relative to the restoration of the site to green field condition.

Wisconsin Beta Chapter of Sigma Phi Epsilon Fraternity wishes to thank the City of Madison for their consideration of this request.