

## **Community Development Authority**

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Madison, Wisconsin 53703
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April 30, 2010

To: City of Madison Planning Commission
 Madison Municipal Building
 215 Martin Luther King, Jr. Blvd. Room LL-100
 Madison, WI 53701

RE: Burr Oaks Senior Housing Project - Demolition Phase

#### Dear Plan Commission Members:

The Community Development Authority of the City of Madison (CDA) intends to demolish seven apartment buildings as part of its plan to construct affordable senior housing in the Burr Oaks neighborhood. The properties that the CDA intends to demolish are:

- 2405 Cypress Way (6 unit apartment building 4 x 2 bdr, 2 x 3 bdr)
- 2409 Cypress Way (8 unit apartment building 8 x 2 bdr)
- 2413 Cypress Way (8 unit apartment building 8 x 2 bdr)
- 826 West Badger Road (4 unit apartment building 4 x 1 bdr)
- 830 West Badger Road (4 unit apartment building -2 x 1 bdr, 2 x 2 bdr)
- 834 West Badger Road (4 unit apartment building 4 x 2 bdr)
- 838 West Badger Road (4 unit apartment building 4 x 2 bdr)

These seven parcels contain approximately 73,883 square feet, or 1.70 acres. The CDA intends to demolish the apartment buildings on these seven properties. These seven properties contain seven apartment buildings with 38 apartment units (detailed above). All of these parcels and the buildings upon them were found to be blighted by an independent Survey of Conditions that was conducted in both 2005 and 2008. The most recent Survey of Conditions outlining the finding of blight for the area and each property is included with this Letter of Intent.

The CDA will combine these seven parcels with the vacant parcel at 837 Hughes Place to form the "Site" for the Burr Oaks Senior Housing project (the "Project"). The eight parcels that make up the Site consist of 85,857 square feet, or 1.97 acres.

Prior to demolition, the CDA will complete a recycling plan with the assistance of Waste Cap Wisconsin (Contact Person: Ralph McCall – 608-245-1100). Waste Cap has completed the recycling plan in accordance with City of Madison requirements for demolition. The recycling plan is attached to this Letter of Intent.

Prior to demolition, the CDA will remove all asbestos from the seven remaining structures on the Site. The CDA will also identify, and if necessary, remove the lead from these structures prior to demolition.

The CDA is also coordinating with the City of Madison Fire Department ("MFD"). MFD has requested to use one or more of these buildings to provide a real-world training space for the current group of fire academy recruits. The CDA has given MFD permission to conduct non-destructive (Phase I) training activities in these buildings. However, MFD has requested that the CDA consider allowing destructive (Phase II and Phase III) training events in these buildings. Should the CDA obtain a demolition permit, it may allow MFD to conduct these Phase II and III training events in one or more of these buildings. MFD will be responsible for any and all notification to the alder, neighborhood association, surrounding neighbors, Wisconsin Department of Natural Resources, and any other necessary and appropriate parties.

The CDA is working with City Engineering (Contact Person: Wayne Rippl – 608-266-4098) to bid a Public Works Contract for this demolition. This bid and its subsequent award will be completed in conformance with all the requirements of City of Madison and CDA public works bids. The demolition will remove all structures, foundations and internal sidewalks / driveways / parking areas The CDA intends to complete the demolition immediately prior to the commencement of construction on the Project. Upon completion of the demolition, the Project will commence. If for some reason the Project does not proceed, the CDA will seed the Site upon completion of the demolition.

The end use of this site will be the Project identified on Page 1 of this Letter of Intent. The Project will consist of approximately 100 units of senior housing with underground parking and other related amenities built in two phases. The most recent conceptual site plan for the Project is attached to this Letter of Intent. The CDA understands that the Planning Commission will most likely wish to review the final site plan and project concept for this site. The proposed demolition and Burr Oaks Senior Housing Project represent the implementation of the Burr Oaks Senior Housing Plan, adopted by the City of Madison Common Council on July 28, 2009. A copy of this plan is attached to this application for a demolition permit for your review.

The CDA has also contacted both Alder Bruer and the Burr Oaks Neighborhood Association. Both the Alder and the Burr Oaks Neighborhood Association support this request for a demolition permit, as noted in the attached e-mails.

The CDA would like to proceed with demolition in August / September of 2010. Assuming a demolition permit is issued, a final demolition date will be set when a demolition contract is awarded by City Engineering.

The CDA appreciates the Planning Commission's consideration of this demolition request.

Sincerely,

Mark A. Olinger Executive Director

CC: Alder Tim Bruer

MFD (Pat Tomko & Brendan Reilly)

Burr Oaks Neighborhood Association (Dale Cox)

Enclosures: Signed Land Use Application Form

**Current Conditions Map** 

Post-demolition Conditions Map

Conceptual Site Plan for Burr Oaks Senior Housing

Legal Description

Notification to Alder and Neighborhood Association

Photo Documentation

Survey of Conditions Forms from 2008 Blight Study

Burr Oaks Senior Housing Plan.



Parcel Address:	2405 Cypress Way	Heite #Non Donid	antial Haite	
Diuck #	# Housing	Units #Non Resid	ential Units	tion.
Parcel#6	Land Use N	MFR Bldg, Unde Bldg. Being Rehabi	r Construct	tion
Stories	Owner Occupant_	Blag. Being Kenabi	litated	
Masonry/Frame;	Age	e of Structure		
Exiting and Prior	violations			
Other Information	on			
	Name of the second			Rating
Structural Con		D-1-4		S = Satisfactory
Exterior I		Point		0 = Maintenance
Components	Rating <b>S 0 1 2 3</b>	Comments Frater	Points	1 = Minor
Primary		Comments Factor 80	Points	Deficiency 2 = Moderate
Foundation	── <b>╞</b> ═┥╞═╣╞╌┦╞═┤		100	Deficiency
Ext. Wall		H2O Damage 100	100	3 = Major
Roof		Deteriorating 40	40	Deficiency
		Shingles, fascia & gutte	er	
	Prim	nary Subtotals	140	
Secondary	S 0 1 2 3			
Chimney			20	
Porches		rotten roof	10	20
Stairs		Total Too.	5	
		<b>Deteriorating Frame</b>	5	5
Doors Windows		Deteriorating Frame	30	
		Deteriorating Frame	40	_ 50
Addition			<del>-</del>	_
Aux Additions			5	-
		Grand Total		195
Blighting Influ	ence			
Obsolete Bui	lding Not Suited for Dev	velopment		
Land Underu	tilization	43-2		
Non-Accesso	ry Parking			
Lack of Park	ng			
Faulty Lot La	yout			
Incompatible	Use or Land Use Relati	onship		
		**************************************		
Overcrowdin	g of Buildings on the La	nd		
High Density	of Population or Overci	rowding		
		Safety of the Community		
	dition	1000 CO		
Lack of Load				
		ings		
Inade walks	outdoor Storage and Co	reening		
		eeming		
_	icap Accessibility			
Structure Sta	ndards			
	Blighted, but can be co	rrected		
	Blighted and Substanda			
	lequiring Clearance	ransa 3		
	o Structure Standard			
	o Structure Blighted			



Parcel# Stories	62	Land Use N Owner Occupant_	Units #Non IFR Bldg, Bldg. Being F e of Structure	Under Construct Rehabilitated	ion
Other Infor	mation <sub>-</sub>				Rating S = Satisfactory
Exter Component Primary Foundation Ext. Wall Roof		Rating S 0 1 2 3			0 = Maintenance 1 = Minor Deficiency 2 = Moderate Deficiency 3 = Major Deficiency
decondary Chimney Chim			No railing  Loose Frame  Grand Total	20 10 5 5 30 40 5	10  30
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Structur Deg Parcel v	re is Blig re is Blig ree Req vith no S	ards ghted, but can be co ghted and Substanda uiring Clearance Structure Standard Structure Blighted			



Community: Madison	TID #38 Job#	Date:4	/13/2008	Enumera	ator: Gary Peterson
Parcel Address:	& Cypross Way	XXXXXXX	WXX 2	413 Cypr	ess Way
510CK #	# Housing	Units	#Non Resid	ential Units	·
arcei#/4	Land Use	Blag, U	nder Const	ruction	<del></del>
Block #74 Stories74	Owner Occupant	Bldg. Be	eing Rehabi	litated	
Masonry/Frame;	Age of Sti	ucture			
Exiting and Prior Viol	ations				
Other Information					
Structural Conditio	n				Rating S = Satisfactory
Exterior Eleme Components	ents Rating		Point		0 = Maintenance 1 = Minor
경기(1)를 열어가는	5 0 1 2 3	Comments	Factor	Points	Deficiency
oundation			80		2 = Moderate
Ext. Wall			100		Deficiency
		Detectoration	-	40	3 = Major
Roof		Deteriorating Shingles	40	40	Deficiency
	Pri	mary Subtotals		40	
	S 0 1 2 3				
Chimney				20	
Porches		Sagging Unsa	ife	10	10
Stairs				5	
Doors				5	
Vindows		Screens miss	ina	30	
			g	40	_
Addition				<u> </u>	_
Aux Additions				5	-
Blighting Influence		Grand Total			80
		evelopment			
Land Underutiliza	tion				
Non-Accessory Pa	rkina				
Lack of Parking					
Faulty Lot Layout					
I adity Lot Layout	or Land Hea Pola	tionship			
Overcrowding of I	ce Buildings on the L	and			
		crowding			
		Safety of the Comm			
Lack of Loading A	reas				
Out of Scale with		dings			
Inadequate Outdo	oor Storage and S	Screening			
Lack of handicap	Accessibility				
Other =		_			
Structure Standar	ds				
X Structure is Bligh					
Structure is Bligh Dearee Requi	ted and Substand ring Clearance	ard to a			
Parcel with no Str	ructure Standard				

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Community: Madison TID #38 Job#_ Parcel Address: <u>826 Badger Rd</u> Block # # Housing Parcel#77 Land Use N Stories Owner Occupant_ Masonry/Frame; MASONRY Age Exiting and Prior Violations Other Information	Units #No  4FR Bldg. Bldg. Being e of Structure	n Residential Unit g, Under Construc Rehabilitated	s tion
Structural Condition Exterior Elements Components Rating Primary S 0 1 2 3 Foundation Ext. Wall Roof Prin		actor Points 80 100 40	Rating S = Satisfactory 0 = Maintenance 1 = Minor Deficiency 2 = Moderate Deficiency 3 = Major Deficiency
Secondary         S         0         1         2         3           Chimney         Porches         X         X         X           Stairs         X         X         X           Doors         X         X         X           Windows         X         X         X           Addition         Aux Additions         X         X	Rotting Frame Deteriorating Frame Grand Total	40 <u> </u>	5 60
Obsolete Building Not Suited for Dev Land Underutilization Non-Accessory Parking Lack of Parking Faulty Lot Layout Incompatible Use or Land Use Relat Lack of Open Space Overcrowding of Buildings on the La High Density of Population or Overc Identifiable Hazards to Health and S Poor Site Condition Lack of Loading Areas Out of Scale with Surrounding Build Poor Walks and Driveways Inadequate Outdoor Storage and So Lack of handicap Accessibility Other =	ionship and rowding afety of the Communi ings creening	ty	
Structure Standards  X Structure is Blighted, but can be cor Structure is Blighted and Substanda Degree Requiring Clearance Parcel with no Structure Standard Parcel with no Structure Blighted  NOTES:	rrected ard to a		



Community: Madison TID #38 Joba	# Date: 4/11/2008	Enumerate	or: Gary Peterson
Parcel Address: 826×83dqex Rdx	830 W Badger Rd		
Block # # Housin	g Units #Non Resid	ential Units	
Parcel#78 Land Use	MFR Bldg, Unde	r Construct	ion
Parcel#78 Land Use Stories Owner Occupant	Bldg. Being Rehabi	litated	
Masonry/Frame; MASONRY A	ge of Structure		
exiting and Prior Violations			
Other Information			
			(2000)
Structural Condition			Rating
C. t	Point		S = Satisfactory
Components Rating Primary S 0 1 2 3 Foundation			0 = Maintenance 1 = Minor
Primary S 0 1 2 3	Comments Factor	Points	Deficiency
Foundation	80		2 = Moderate
Ext. Wall	100		Deficiency
Roof	40		3 = Major
			Deficiency
Pr	imary Subtotals	0	
Secondary S 0 1 2 3		22	
Chimney		20	
Porches X X	Deteriorating Roof	10	_ 10
Stairs		5	
Doors X X	Rotting Frame	5	_ 5
Windows X X	Deteriorating Frame	30	_ 30
Addition		40	_
Aux Additions	: <del></del>	5	4
	Grand Total	4	45
Blighting Influence			
Obsolete Building Not Suited for D			
Land Underutilization			
Non-Accessory Parking			
Lack of Parking			
Faulty Lot Layout			
Incompatible Use or Land Use Rela			
Lack of Open Space			
Overcrowding of Buildings on the l			
High Density of Population or Over			
Identifiable Hazards to Health and			
Poor Site Condition Lack of Loading Areas			
Out of Scale with Surrounding Buil			
Poor Walks and Driveways			
Inadequate Outdoor Storage and			
Lack of handicap Accessibility			
Other =			
Structure Standards			
X Structure is Blighted, but can be co	orrected		
Structure is Blighted and Substance			
Degree Requiring Clearance			
Parcel with no Structure Standard			
Parcel with no Structure Blighted			

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Community: Madison TID #38 Jo Parcel Address: 834 Badger Rd			
Block # # Hous	ing Units #Non Resid	ential Units	5
Parcel# 86 Land U	se MFR Bldg, Unde	r Construct	tion
Parcel#86 Land U Stories Owner Occupa	int Bldg. Being Rehabi	litated	
Masonry/Frame; MASONRY	Age of Structure		
Exiting and Prior Violations			
Other Information			
Structural Condition			Rating
Exterior Elements	Point		S = Satisfactory
Components Rating	1 onte		0 = Maintenance 1 = Minor
Primary S 0 1 2	3 Comments Factor	Points	Deficiency
Foundation	80		2 = Moderate
Ext. Wall	100		Deficiency
Roof	40		3 = Major
KOOI LILILI			Deficiency
	Primary Subtotals	0	
Secondary S 0 1 2	3		
Chimney		20	
Porches XX	Deteriorating roof	10	
Stairs	100 Maria (1997)	5	
Doors X X	Deteriorating	5	5
Windows X	Deteriorating no Screen	ns 30	60
Addition		40	_
Aux Additions		5	
Blighting Influence	Grand Total		75
	Development		
Non-Accessory Parking			
Faulty Lot Layout	• • • • • • • • • • • • • • • • • • • •		
	elationship		
Lack of Open Space	nu • 0 200		
Overcrowding of Buildings on th			
High Density of Population or O	and Safety of the Community		
Poor Site Condition			
Lack of Loading Areas			
Out of Scale with Surrounding E			
X Poor Walks and Driveways			
Inadequate Outdoor Storage ar			
Lack of handicap Accessibility _			
Other =			
Structure Standards	2.1		
X Structure is Blighted, but can be			
Structure is Blighted and Subst	andard to a		
Degree Requiring Clearance			
Parcel with no Structure Standa			
Parcel with no Structure Blighte	ed		
NOTES:			
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PROFESSIONAL CONSULTANTS a division of

Community: Madison TID #38 Job#_	Date: 4/11/2008	Enumerato	or: Gary Peterson
Parcel Address: 838 Badger Rd Block # # Housing U	Inits #Non Resid	ential Units	
Parcel# 85 Land Use M	FR Bldg, Unde	r Construct	ion
Parcel#85 Land Use M Stories Owner Occupant	Bldg. Being Rehabi	litated	
Masonry/Frame; MASONRY Age	of Structure		
Exiting and Prior Violations	No. 2012		
Other Information			
Standing Condition			Rating
Structural Condition Exterior Elements	Point		S = Satisfactory 0 = Maintenance
Components Rating			1 = Minor
Primary S 0 1 2 3	Comments Factor	Points	Deficiency
Foundation	80		2 = Moderate Deficiency
Ext. Wall	100		3 = Major
Roof	40		Deficiency
Dulma	on Cubtotals	0	
Prim	ary Subtotals		
Secondary S 0 1 2 3		20	
Chimney	D. 1 1	20 10	
PorchesX	Deteriorating roof With no Rail	10	_ 10
	With no Rail	5	
Stairs	Deteriorating	5	
Doors Windows	Deteriorating no Scree		
Addition		40	
Aux Additions		5	_
	E-100 (E-100 F-100 F		[==]
Blighting Influence	Grand Total		75
300 0 mg - 100 0 0 mg - 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
Obsolete Building Not Suited for Dev	relopment		
Land Underutilization			
Non-Accessory Parking			
Lack of Parking			
Faulty Lot Layout Incompatible Use or Land Use Relati	ionship		
Lack of Open Space			
Overcrowding of Buildings on the La	nd		
High Density of Population or Overci	rowding		
Identifiable Hazards to Health and S	Safety of the Community		
Poor Site Condition		_	
Lack of Loading Areas			
Out of Scale with Surrounding Build	ings		
X Poor Walks and Driveways			
Inadequate Outdoor Storage and So	creening	-	
Lack of handicap Accessibility			
Other =			
Structure Standards			
X Structure is Blighted, but can be cor	rected		
Structure is Blighted and Substanda	iru to a		
Degree Requiring Clearance Parcel with no Structure Standard			
Parcel with no Structure Blighted			
ELECTRICAL STREET			
NOTES:			

**PICTURE**