



Madison Police Department

Michael C. Koval, Chief of Police

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February 18, 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 53701-2981

Re: Demolition of 4016 Mineral Point Road
Letter of Intent

Dear Members of the Plan Commission:

As you will recall, the Madison Police Department is proposing to add a police station in the Midtown area of the City to alleviate workload issues in the South, West and Central Districts and to maintain efficient response times as the City continues to grow. On October 1, 2013, the Common Council adopted Resolution 13-00759 (ID 31639), authorizing the execution of a Purchase and Sale Agreement between the City of Madison and Mount Olive Lutheran Church for the purchase of the adjacent church property at 4018 Mineral Point Road at Westmoreland Boulevard for the future Midtown station. The City acquired the former church in March 2014, and the Plan Commission approved its demolition on August 25, 2014.

On November 18, 2014, the Common Council adopted Resolution 14-00791 (ID 35835) to acquire the former parsonage at 4016 Mineral Point Road adjacent to the church from Mount Olive Lutheran Church to increase the land available for the Midtown Precinct project. The one-story single-family residence contains approximately 1,120 square feet of floor area according to City records, with 2 bedrooms, 1.5 baths and an attached one-car garage. Due to a burst water pipe that preceded the City's closing on the property in January 2015, the home suffered significant water damage that will render relocation of the building to another property infeasible. Photos of the house are included with our application, which show the recent condition of the building.

Demolition of the building is scheduled to begin later this year prior to the commencement of the Midtown station project and pending final capital budget approval. The building will be secured and the property maintained regularly by City maintenance staff until demolition commences. Prior to issuance of wrecking permits and commencement of demolition activities, the Police Department and Fire Department may use the building for training activities. However, no demolition by fire is proposed. We will work with City staff on the approval of a reuse and recycle plan by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code.

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As part of that plan, Habitat for Humanity will be allowed to salvage items from the house before the start of building demolition.

If you have any questions about this project, please contact Captain Jay Lengfeld at 245-3652.

Respectfully,

A handwritten signature in black ink that reads "Chief Michael C. Koval". The signature is written in a cursive style with a large, stylized "C" at the beginning and a long, sweeping tail at the end.

Michael C. Koval
Chief of Police

Attachments

cc: Don Marx, Office of Real Estate Services
Randy Wiesner, City Engineering Division
Tim Parks, Planning Division