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October 8, 2014

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 53701-2985

RE: Demolition of 6503 Cottage Grove Road
Letter of Intent

Dear Members of the Plan Commission:

As part of the planned reconstruction of the intersection of Sprecher Road and Cottage Grove Road (CTH BB), the City of Madison is requesting approval to demolish a 1.5-story single-family home located at 6503 Cottage Grove Road in the southeastern corner of the intersection. On June 17, 2014, the Common Council adopted Resolution 14-00478 (ID 34278), accepting an Offer to Sell Real Estate Agreement from the owner, James R. Kern, for the purchase of this property. The City is acquiring the property for its future right of way needs at the Sprecher-Cottage Grove intersection. The Plan Commission recommended approval of the acquisition to the Common Council at its June 9, 2014 meeting. Acquisition of the property will be completed this October.

The house was constructed in 1900 and contains 3 bedrooms and 1 bath, with a two-car detached garage. The house has about 1,200 square feet of floor area. Due to its proximity to the existing edge of pavement and the slopes on the site adjacent to the intersection, the home needs to be removed to accommodate the future road improvements. Photos of the house are included with the application.

Demolition of the building will commence as soon following Plan Commission approval and our closing on the property as possible and will be completed by City crews. If City crews are unable to perform the demolition or any part of the demolition, a qualified Contractor shall be retained for this work. Our goal is to complete the demolition prior to this winter. As part of the demolition, the existing building, fence and driveway from Cottage Grove Road will be removed, and the well and septic serving it will be abandoned. The City Engineer shall obtain permits from Public Health and the Water Utility for the removal and abandonment of the well and onsite sewerage facilities. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition.

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Finally, upon completion of the demolition, the site shall be restored to turf. Throughout the demolition and restoration, the site shall be stabilized or protected with Best Management Practices for erosion control.

If you have any questions about this project, please Randy Wiesner of my staff at 267-8679.

Sincerely,

ROBERT F. PHILLIPS, PE.
City Engineer

Attachments

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

RFP/Rw/tp