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May 23, 2012

Plan Commission  
Department of Planning and Development  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53710

**Re: Demolition of 801, 815, and 819 East Washington Avenue  
Letter of Intent**

Dear Members of the Plan Commission:

To prepare this block for redevelopment consistent with the adopted *East Washington Avenue Capitol Gateway Corridor Plan*, the City of Madison is proposing to demolish three buildings on the south 800 block of East Washington Avenue. The properties at 801, 815, and 819 East Washington Avenue are the location of the former Don Miller car dealership and Schappe property. The City of Madison is the applicant and owner of the site, and the proposed demolition will help prepare the site for sale to a private developer. The demolition will include removal of all buildings and aboveground improvements.

Due to concerns of soil contamination, the building foundations and asphalt parking lot will not be removed during the demolition. Soils for the site are contaminated with low levels of semivolatile organic compounds (SVOCs), petroleum hydrocarbons, and metals (e.g. arsenic, cadmium, and lead). The contamination is associated with the site's widespread coal ash-contaminated historical fill and three former leaky underground storage tanks. The site has already been partially remediated and closed with the DNR, on the condition that it remains permanently capped with asphalt or concrete. Removal of the asphalt and concrete cap would force the City to begin immediate remediation of the remaining contamination. The WDNR often recommends that low-level soil contamination like this remain on site, as long as a physical barrier is constructed to prevent accidental human contact, such as a building, parking lot, or landscape buffer. As a result, the City will require the future purchaser of the site to coordinate the remaining soil remediation with the WDNR.

The City will receive bids for the demolition on June 10, 2012, and intends to award the contract at the July 17, 2012 City Council meeting. Demolition will begin in August and the Contractor will have 20 calendar days to complete the work. The City will mitigate any issues with lead-based paint (LBP) or asbestos containing materials (ACM) prior to the demolition. The Contractor will be required to submit a reuse and recycling plan for approval by the City's Recycling Coordinator prior to receive the raze permit.

As mentioned previously, all buildings and other aboveground improvements will be removed as part of the demolition. All belowground utilities, including electrical, gas, sanitary, and water will be abandoned. During demolition and excavation, the entire site will be secured by fencing, to prevent public access. In addition, the City is committed to aggressive erosion control and dust control measures to prevent offsite

migration of any contaminated material. After demolition is complete, curb openings will be temporarily secured with concrete barriers to prevent the site from being used for unauthorized parking. Curb openings deemed unnecessary for future reuse will be officially abandoned in 2013 under the contract to reconstruct the East Washington Avenue and Livingston Street intersection.

The City's demolition and remediation goal is to sufficiently remediate the site to allow for its redevelopment into a mixed-employment/residential/retail space consistent with the City's 2008 *East Washington Avenue Capitol Gateway Corridor Plan*.

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Don Marx, City Real Estate, 608.267.8717 or [dmarx@cityofmadison.com](mailto:dmarx@cityofmadison.com)

If you have any questions on this issue, please contact Brynn Bemis or my staff at 267.1986.

Sincerely,



Robert F. Phillips, P.E., City Engineer

RFP:blb

Cc: Don Marx, Economic Development Division