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City Engineering Division

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August 1, 2012

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 Steve's Liquor, 8302 Mineral Point Road
Letter of Intent

Dear Members of the Plan Commission:

As part of the forthcoming reconstruction of the intersection of Junction Road and Mineral Point Road (CTH M & CTH S), the City of Madison is requesting approval to demolish the one-story Steve's Liquor retail building located at 8302 Mineral Point Road. On April 10, 2012, the Common Council adopted Resolution 12-00239 (ID 25665), determining a Public Purpose and Necessity and adopting a Relocation Order to acquire the subject property as part of the implementation of the road improvement project. The Plan Commission recommended approval of this resolution to the Board of Public Works and Common Council at its April 9, 2012 meeting. The City completed acquisition of the property in June 2012.

The one-story building to be demolished was constructed in 1994 and contains approximately 5,100 square feet of first floor area. The building also includes a cellar that Steve's uses for merchandise storage. The site is served by approximately 30 surface parking stalls accessed by driveways from both Mineral Point and Junction roads.

As part of the demolition, the existing building, surface parking and Junction Road driveway will be removed. The existing driveway from Mineral Point Road will be retained but circulation through the site modified, with a connection to be constructed to the adjacent retail property to the north at 118-122 Junction Road, where Steve's Liquor will be relocated in September following completion of an interior remodeling project and construction of a minor addition to the northern tenant space in that building (122 Junction Road). Fourteen new auto parking stalls and four bike parking stalls will be constructed along the northern property line of the subject site to provide additional parking to serve the adjacent retail property that will contain the new home of Steve's. The City's Office of Real Estate Services is working with the adjacent property owner to create the necessary cross-access and shared parking agreements needed to serve the subject site and adjacent property. An exhibit showing the proposed site plan and related road improvements is attached for reference. Following demolition of the building, construction of the proposed access and parking improvements, and completion of the Junction Road/ Mineral Point Road project, the subject site will be landscaped in

accordance with the parking lot landscaping provisions in the Zoning Code, as approved by the Zoning Administrator and Planning Division staff.

Demolition of the building is scheduled to begin by October 1, 2012. 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 28.12(12) 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.

If you have any questions about this project, please Chris Petykowski of my staff at 267-8678.

Sincerely,

ROBERT F. PHILLIPS, PE.
City Engineer

Attachments

cc: Joe Stepnik, Office of Real Estate Services
Chris Petykowski, City Engineering Division

RFP/Cp/tp