

## STANDARDS OF APPROVAL FOR DEMOLITION

### City of Madison Ordinances - Chapter 28.185 (9) (C)

1. *The applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building.*

It has been determined that it is not feasible to try to relocate these buildings given that they are on State Street and cannot be transported down State Street, nor can they be removed via Peace Park, as that would require the removal of several mature oak trees.

2. *The applicant has received a Certificate of Appropriateness from the Landmarks Commission under MGO Secs. 41.09(1)(c) and 41.12(3), if applicable.*

These three structures are not designated as City of Madison landmarks and are not located adjacent to a City of Madison designated landmark building, nor are they within a Historic District; therefore, receiving a Certificate of Appropriateness is not applicable.

3. *The applicant has received an approved reuse and recycling plan from the City Recycling Coordinator.*

A Re-use and Recycling Plan will be submitted prior to the deconstruction of these existing commercial structures as part of the site plan review process.

4. *The Plan Commission has received and considered the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.*

The Historic Preservation Planner's report notes that the buildings at 428-430 State Street and 432-436 State Street have historic value based on their status as contributing structures in a potential National Register Historic District. The building at 440-444 State Street is not considered contributing to the potential State Street National Register Historic District.

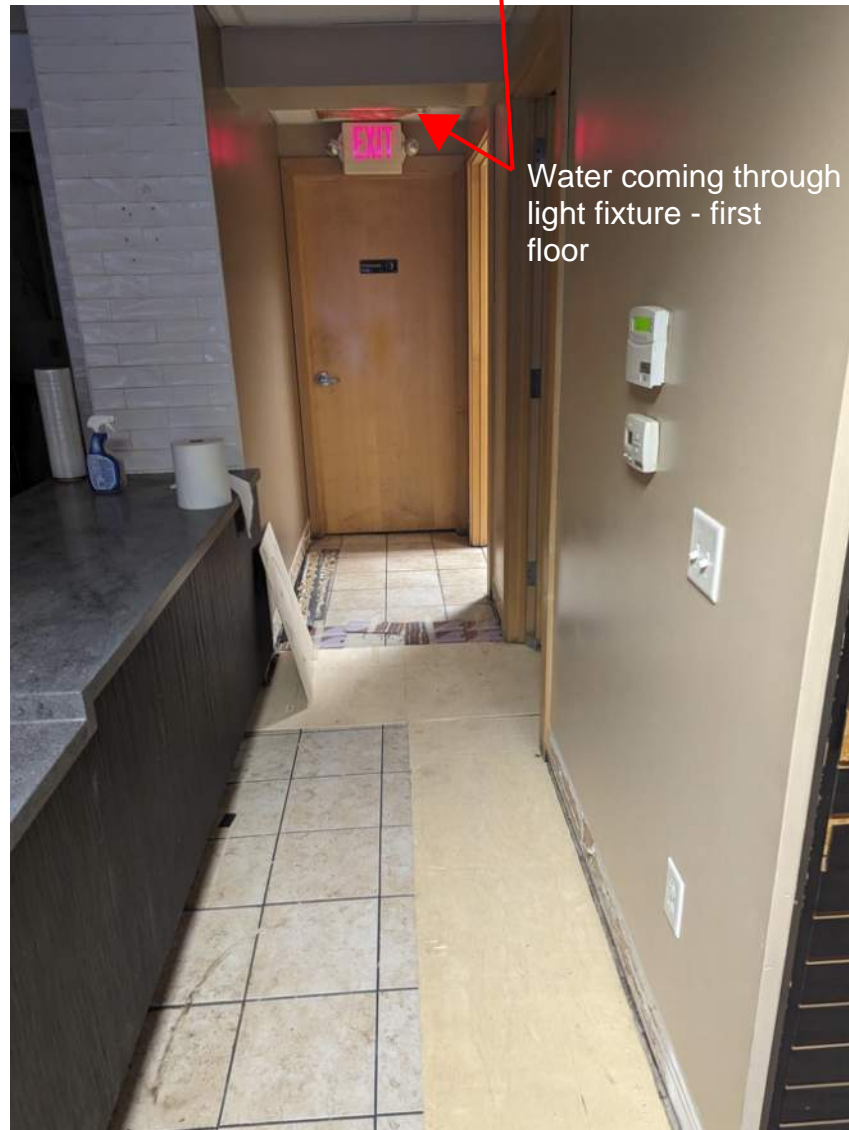
5. *The Plan Commission has received and considered the report of the City Forester regarding the impact a proposed building relocation could have on City terrace trees, if applicable.*

It is not feasible to relocate these structures given their location on State Street, so a report from the City Forester is not applicable.

6. *The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal. In order to find this standard met, the Plan Commission may consider a report of the Madison Fire Department, Police Department, and/or Building Inspection Division regarding the proposed demolition, including whether any evidence of a potential fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern supports demolition or removal.*

These structures are well past their prime and have numerous structural and health issues with them. See attached photos and descriptions.





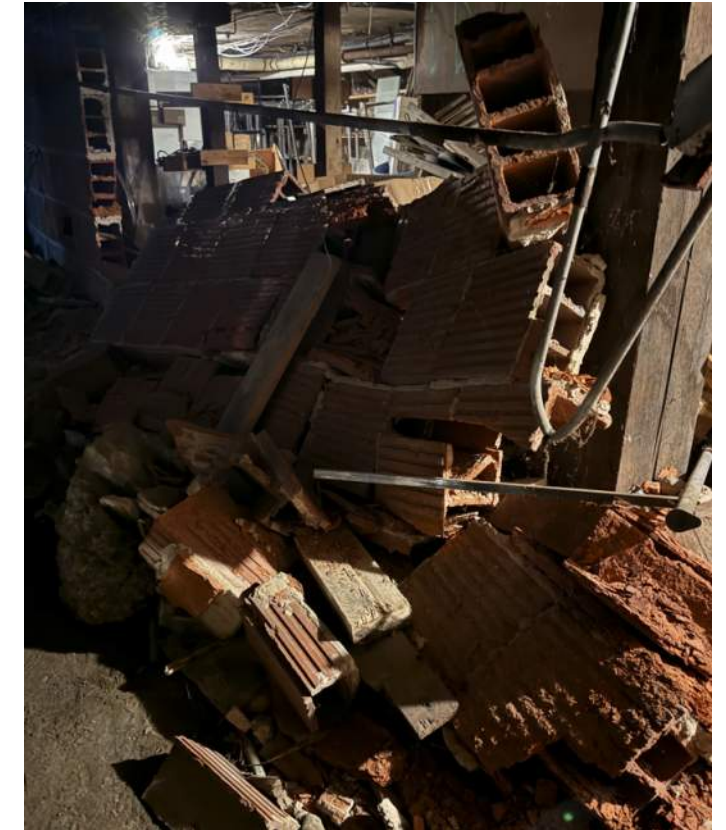
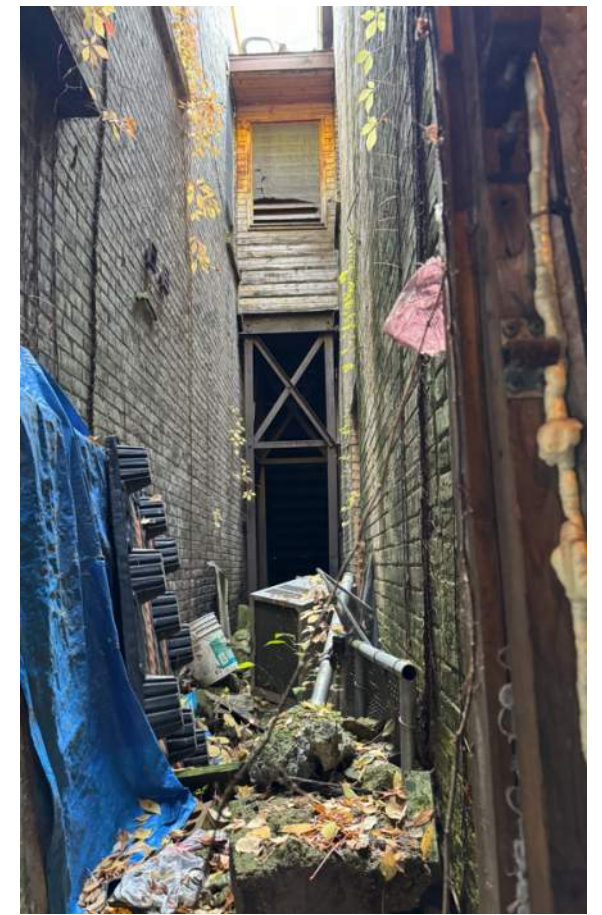
Water coming through light fixture - first floor



428 State Street Building Issues:

- Water coming down through the light fixture
- Foundation / water infiltration issues
- Black mold
- Structural issues with questionable repairs

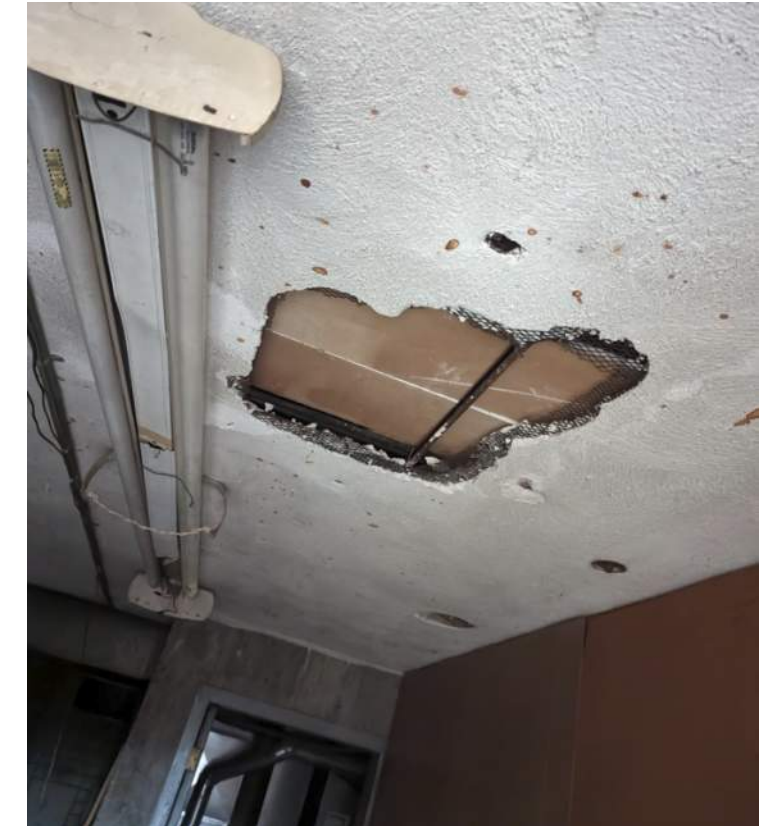
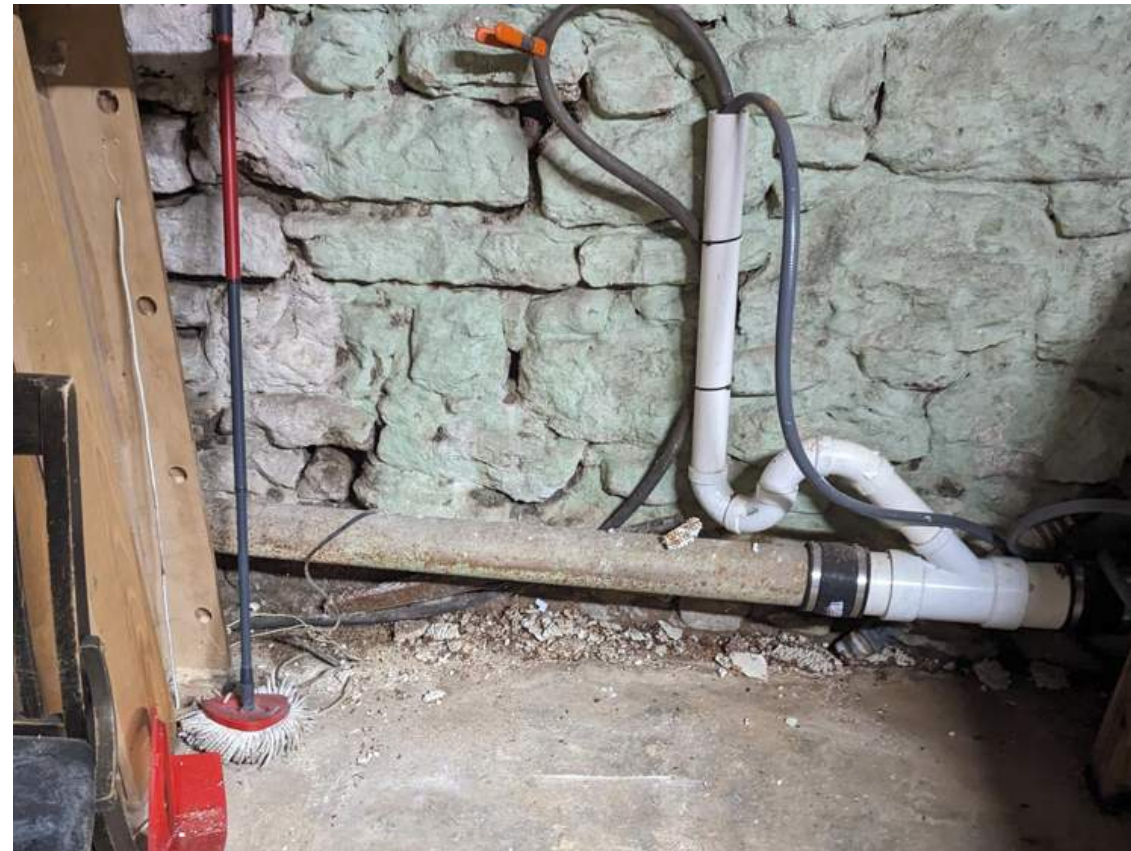




434 State Street Building Issues:

- Structural integrity compromised
- Ceiling issues due to water infiltration
- Unusable and non-accessible toilet facilities





**440-444 State Street Building Issues:**

- Holes in ceiling due to water infiltration damage
- Lead pipes and additional water issues in basement due to foundation concerns
- Nonfunctional, non-repairable toilet
- Black mold



A handwritten signature in black ink, appearing to read 'JD' with a stylized flourish.

Jeremy Droeszler  
ARK Development, LLC.  
General Contractor/Construction Manager

# 430, 432, 444 STATE STREET

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Monday, January 29, 2024

Prepared For JD McCormick Properties, LLC.





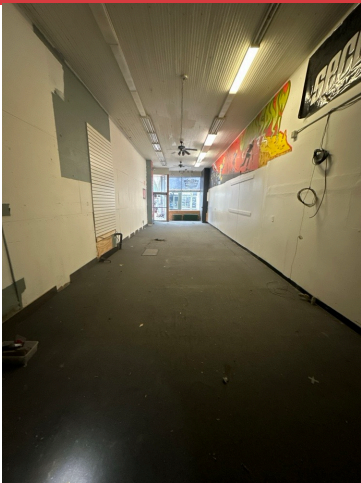
### **ISSUE 1**

Crumbling stone foundations. Black mold.



### **ISSUE 2**

Crumbling stone foundations.



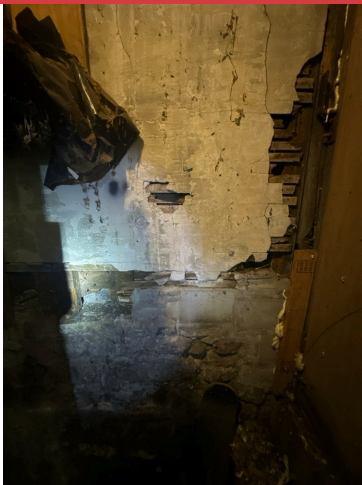
### **ISSUE 3**

Sagging floors and ceilings.



#### **ISSUE 4**

Sagging floors and ceilings. Water damage.



#### **ISSUE 5**

Crumbing stone foundations. Rotten structural walls.



#### **ISSUE 6**

Crumbing exterior brick.



### **ISSUE 7**

Crumbing stone foundations. Rotten structural walls.



### **ISSUE 8**

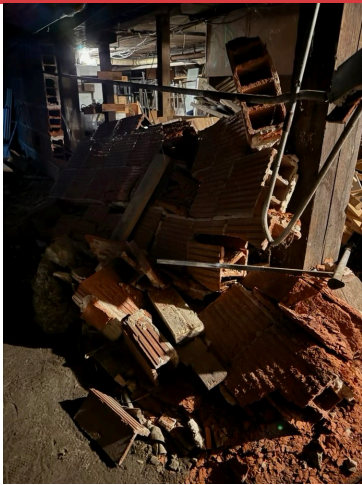
Crumbing stone foundation. Foundation leaks.



### **ISSUE 9**

Roof leaks. Foundation leaks.





### **ISSUE 10**

Crumbled and collapsed foundation demise walls. Foundation leaks. Heave mold/mildew presence.



### **ISSUE 11**

Crumbled foundation.

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## **CONCLUSION**

ARK Development completed a walk through of the buildings located at 430, 432, 444 State Street, Madison, WI. The above pictures identify the areas observed and highlight just some of the areas of issue and concern at this property. Several other areas of the building were not able to be reviewed as it was deemed unsafe to do so.

Some of the major issues identified include, but are not necessarily not limited to:

- (1) Abundant structural concerns throughout the building, including crumbling stone foundations and exterior veneer, rotten wood bearing walls, sinking and sagging floors and ceilings throughout, and inadequate structural supports.
- (2) Considerable water infiltration issues, including leaking foundations and leaking roofs;
- (3) Overwhelming mold and mildew issues, including significant black mold being observed as well as a strong smell of mold/mildew being present;
- (4) Concerning rodent infestation;
- (5) All Mechanical, Electrical, Plumbing and Fire Protection systems are not up to current Building Codes;
- (6) Buildings do not meet current egress and ADA requirements.

In conclusion, these buildings are unsafe and unsanitary. It is our position that these buildings have become a hazard to the safety of the public, should be deemed dilapidated, and should be demolished.