



Department of Public Works
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October 21, 2024

Plan Commission
c/o Planning Division
Department of Planning, Community & Economic Development
215 Martin Luther King Jr Blvd, LL-100
Madison, WI 53703

Re: Demolition of 814 and 826 North Avenue

Letter of Intent

Dear Members of the Plan Commission:

The City of Madison has acquired the properties located at 814 and 826 North Avenue for land banking purposes as part of the updated South Madison Plan. (RES-21-00472). 814 North Avenue consists of 38,127 square feet and has a common boundary with 826 North Avenue which consists of 24,510 square feet for a total area of 62,637 square feet.

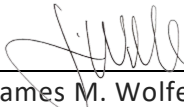
The building located at 814 North Avenue is a one story, vacant office/showroom space with basement and warehouse structure that was originally constructed in 1940 and consists of approximately 9,700 total square feet. The office/showroom space consists of 1,500 square feet and the basement and warehouse area consists of approximately 8,200 square feet. The building is wood framed construction with webbed steel roof joists and concrete foundation walls and floor. The exterior consists of vinyl and metal panel siding with a steel roof.

The site and building has been confirmed with the Wisconsin Historical Society (WHS Compliance) as not on the National Register and is not a burial site, so no further reviews will be required by their office.

City Engineering plans to make components of the warehouse available to the public through a website auction service and office area components available for salvage to Habitat for Humanity Restore. As part of the project's Public Works contract, the awarded General Contractor will be required to raze the structure and follow the approved reuse/recycling plan.

The property structure will be sampled for identification of hazardous materials such as asbestos, lead paint, CFC ballasts, mercury thermostats, etc. All items identified will be properly addressed by a certified abatement contractor as part of the demolition process.

If you have any questions regarding this project please feel free to contact Laura Amundson at (608) 242-5892, LAmundson@cityofmadison.com for issues related to the demolition of the structure.


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