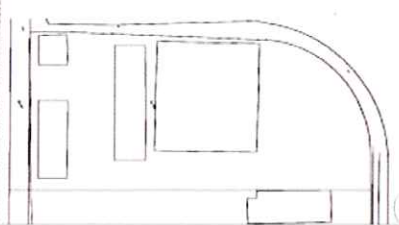
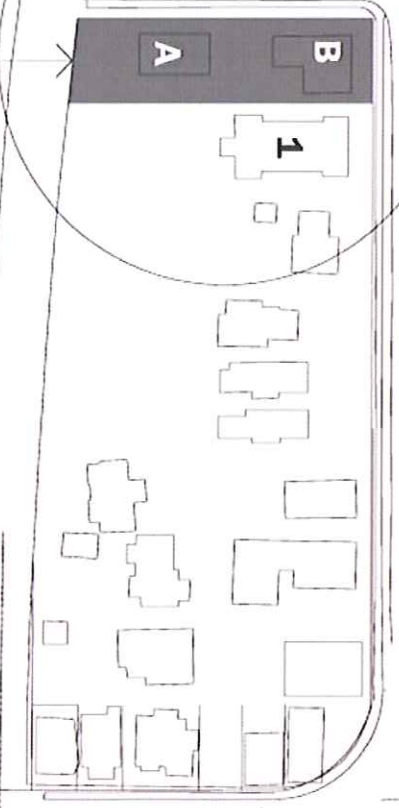
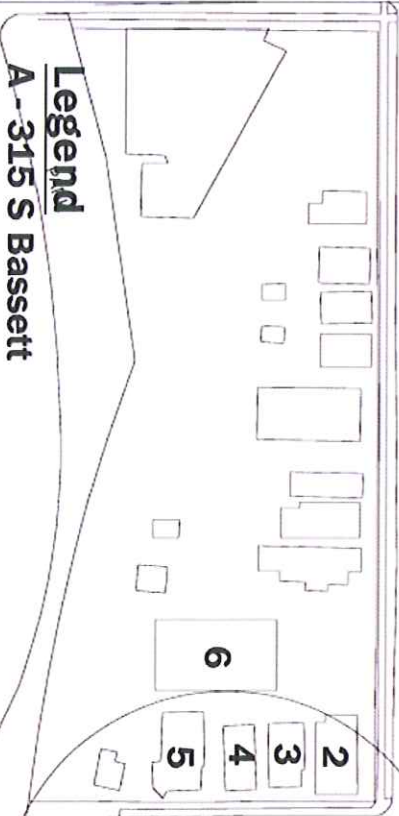
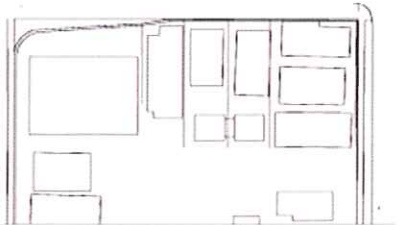
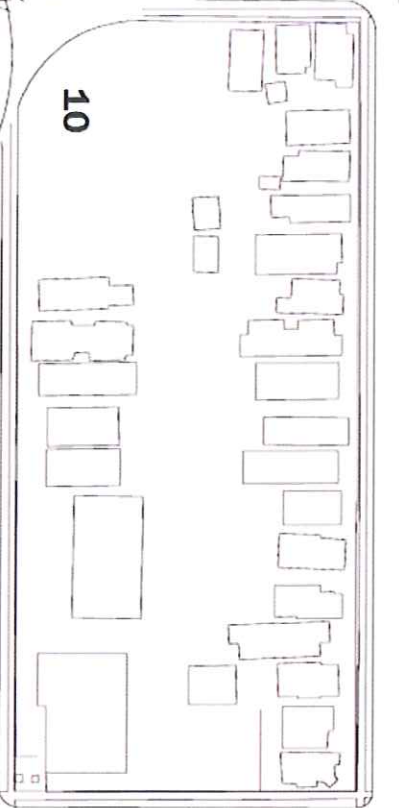
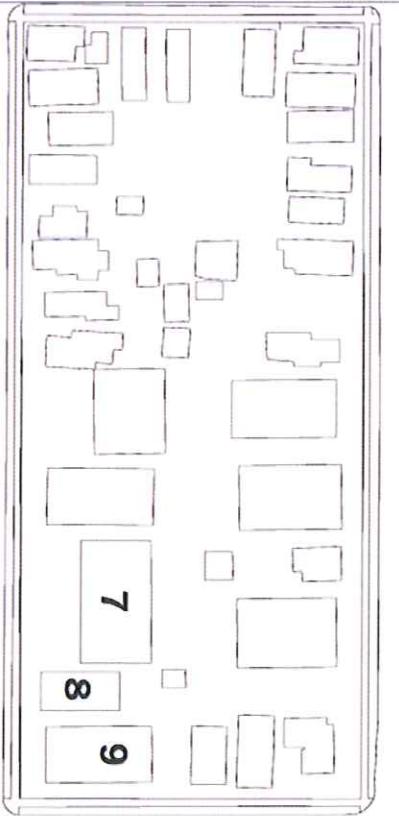


Neighborhood Context Photographs

Legend

- 1 - 445 W Wilson**
- 2 - 302 S Bassett**
- 3 - 306 S Bassett**
- 4 - 310 S Bassett**
- 5 - 312 S Bassett**
- 6 - 507 W Wilson**
- 7 - 512 W Wilson**
- 8 - 508 W Wilson**
- 9 - 218 S Bassett**
- 10 - 446 W Wilson**



S. Bassett St.

W. Wilson St.

Legend

- A - 315 S Bassett
- B - 451 W Wilson
- 1 - 445 W Wilson
- 2 - 302 S Bassett
- 3 - 306 S Bassett
- 4 - 310 S Bassett
- 5 - 312 S Bassett
- 6 - 507 W Wilson
- 7 - 512 W Wilson
- 8 - 508 W Wilson
- 9 - 218 S Bassett
- 10 - 446 W Wilson

Park

BRITTINGHAM PARK

BRITTINGHAM PARK

John Nolen Drive

Site

BRITTINGHAM PARK

Neighborhood Context



1. 445 W Wilson Street



1. 445 W Wilson Street

Neighborhood Context



2. 302 S Bassett Street



3. 306 S Bassett Street

Neighborhood Context



4. 310 S Bassett Street



5. 312 S Bassett Street

Neighborhood Context



6. 507 W Wilson Street



6. 507 W Wilson Street

Neighborhood Context



7. 512 W Wilson Street



8. 508 W Wilson Street

Neighborhood Context



9. 218 S Bassett Street



10. 446 W Wilson Street

Photographs of Buildings to Demo

Legend

A - 315 S Bassett
B - 451 W Wilson

III
MCGRATH
Associates

REAL ESTATE INVESTMENTS
103 N. HAMILTON STREET, MADISON WI 53703
608-255-3976/FAX 255-1132
www.mcgrathprojects.com

February 19, 2008

Mr. Tim Parks
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

**RE: LAKE PARK APARTMENT HOMES
DEMOLITION ASSESSMENT
451 W. WILSON AND 315 S. BASSETT**

Dear Mr. Parks:

The proposed Lake Park Apartment project will require the demolition of two existing multifamily rental buildings located at 451 W. Wilson Street and 315 S. Bassett Street respectively. These buildings were constructed in 1954 and 1962 and have been fairly well maintained over the years but are at the point where they need major interior remodeling to bring them up to current rental standards. They both are also in need of exterior work like new roofs. The work required to bring these buildings back to marketable condition is not financially feasible – i.e., the rents that would be received after renovation would not cover the cost of renovation.

The proposed project represents a significant asset to the City as compared to the existing structures. This is accomplished by providing higher quality housing opportunities and by increasing the quality of rental housing available in the area. It will also have nearly a ten fold increase in the assessed value, and as an infill project it minimizes the impact of urban sprawl and minimizes city provided services.

An assessment of each of the properties included interior and exterior photographs is attached as Exhibits A and B.

Sincerely,

McGRATH ASSOCIATES,



Lance T. McGrath, P.E.
President

EXHIBIT A

315 S. Bassett St



315 S. Bassett St.

This building was originally built in 1954. It is a 2-story brick structure with walk-out basement and contains five identical 1-bedroom apartments. There is a central stairway with two apartments on each floor. The basement level is split into two halves – one side containing utility/mechanical and storage space and the other a basement apartment that walks out to the exterior. There are wood decks off the back side of the building for the four upper apartments.

Finishes:

The four upper apartments have wood floors in the bedroom and living area and vinyl flooring in the kitchen and bathroom. There is insufficient storage – only one closet in each unit. The kitchens are in poor condition and have the original cabinets and countertops which were not of high quality when originally installed. Each kitchen has a refrigerator and an 18-inch range – there is no dishwasher in any of the units. The bathrooms contain original plumbing fixtures for the most part, and do not have ventilation fans. There is also typically significant rot around the bathtub. The HVAC system is a baseboard radiant hot water system with no air conditioning. There is minimal sound separation between units.

Building/Site:

The building itself is in need of a new roof and the wood decks have reached the end of their useful life and are rotting and in need replacement. The parking lot is asphalt and needs to be replaced (especially after this winter). There is a retaining wall along the railroad corridor property line and it is listing at about 15 degrees – there are concerns that it could fail in the near future. There is also a timber retaining wall along the sidewalk that should also be replaced in the near future – it is showing some signs of bulging and rot. The building is not very energy efficient and probably lacks adequate insulation. Storm windows were added to some of the windows but the large “picture windows” in each unit are just single panes of glass. The front stoop is a concrete structure and needs constant caulking to prevent water infiltration into the basement apartment (which has flooded twice due to this defect).

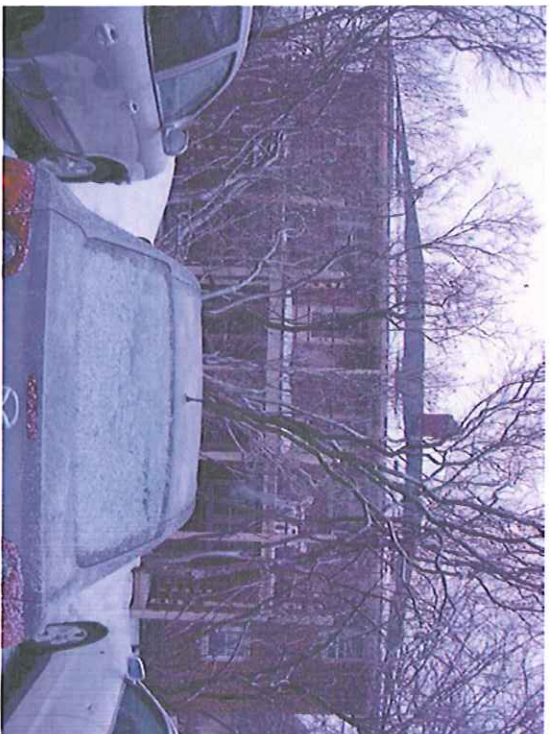
Summary:

In general, this building is need of substantial repairs and would require significant remodeling to get it into a marketable condition.

**Photos of Buildings to Demo
Building A - 315 S Bassett Street**



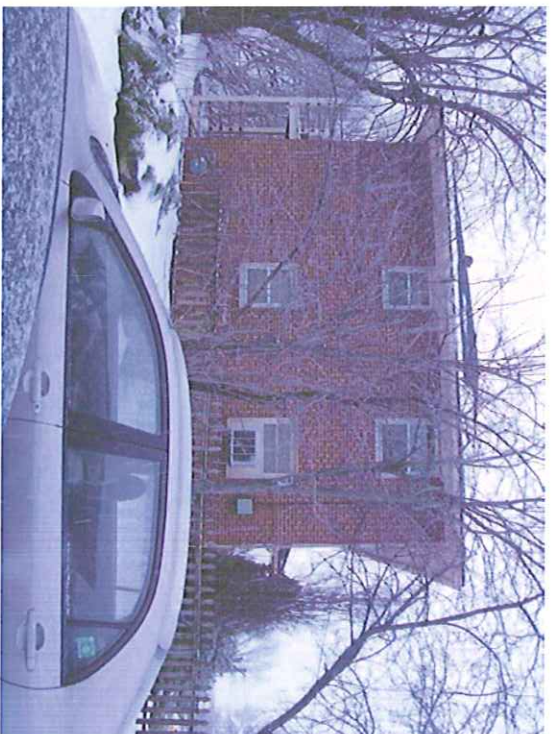
Front Elevation



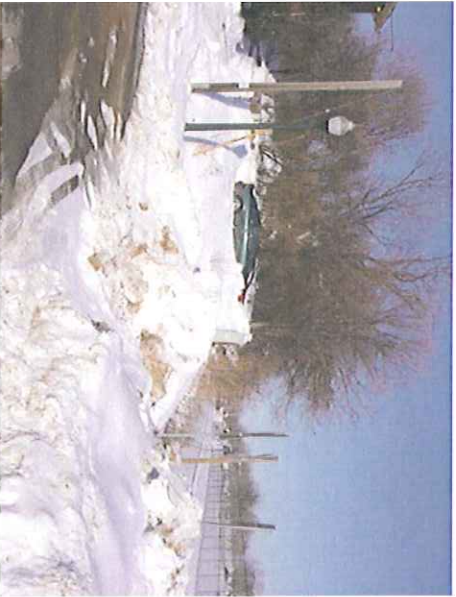
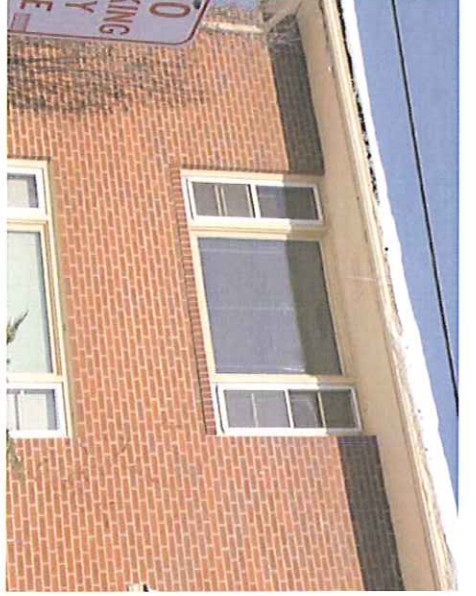
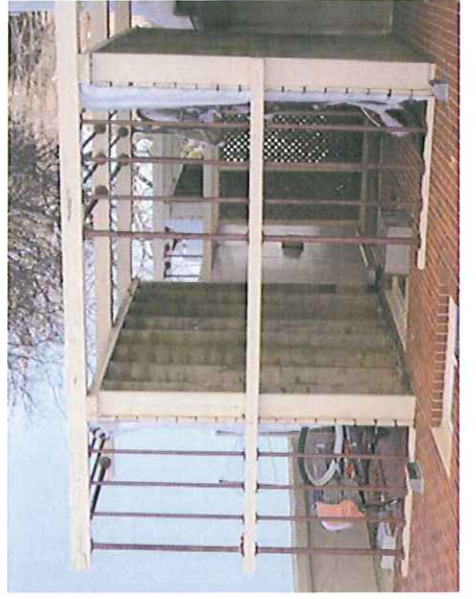
Rear Elevation



Side Elevation



Side Elevation



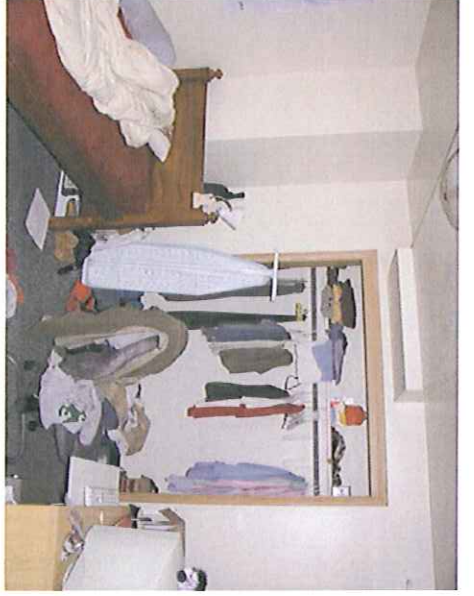
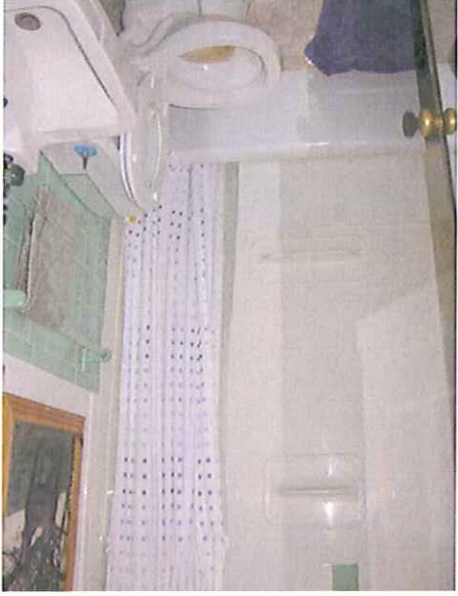
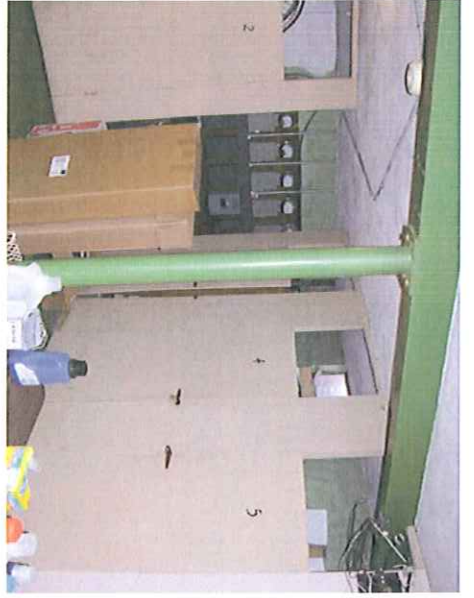
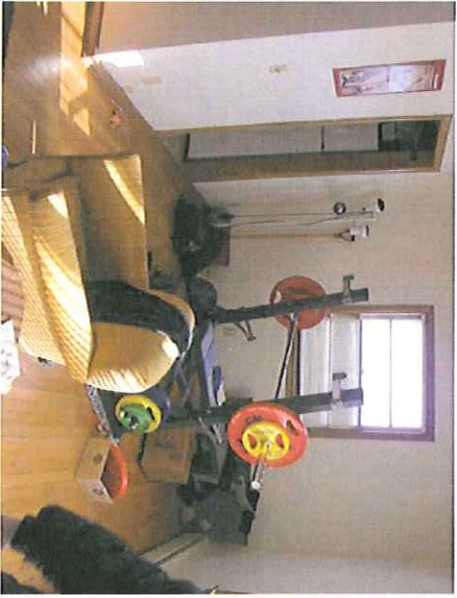


EXHIBIT B

451 W. Wilson St.



451 W. Wilson St.

This building was originally built in 1962. It is a 2-story brick/aluminum siding structure with an attached two-car garage. It contains a large 4 bedroom flat on the first floor and three 1-bedroom apartments upstairs. The basement is split into a mechanical/storage/utility area and the other part is connected to the first floor flat. A three season porch was added above the garage and is connected to the first floor apartment.

Finishes:

The apartments have multiple flooring products – all in very poor shape. There is insufficient storage. The kitchens are in poor condition and have the original cabinets and countertops which were not of high quality when originally installed. Typically, each kitchen has a refrigerator and an 18-inch range – there is no hood fan or dishwasher in any of the units. The bathrooms are in very poor shape. The HVAC system for the upper three apartments is a baseboard radiant hot water system with thru-wall air conditioning units. The first floor apartment has a forced air system. There is minimal sound separation between units.

Building/Site:

The building itself is in need of a new roof. The three season porch is in very poor condition and the small projected balconies on upper floor facing Wilson Street are also in poor condition. There is a small parking lot and its asphalt is in poor condition. The building is not very energy efficient and probably lacks adequate insulation.

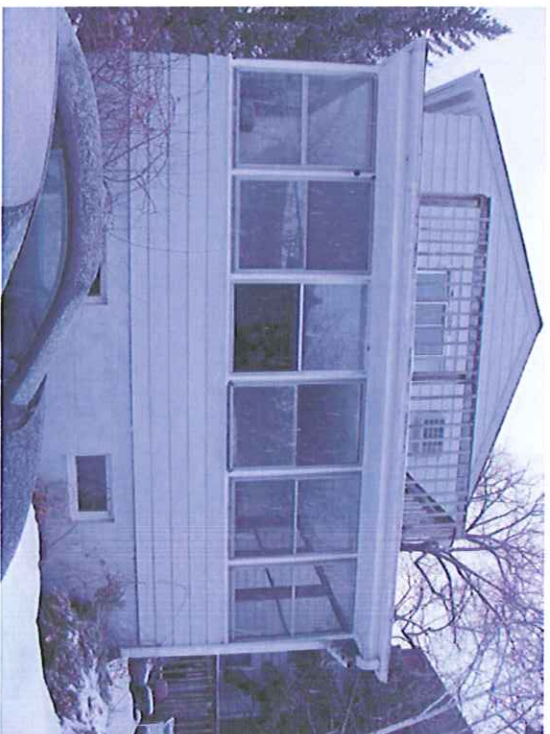
Summary:

In general, this building is need of substantial repairs and would require significant remodeling to get it into a marketable condition.

Photos of Buildings to Demo
Building B - 451 W Wilson Street



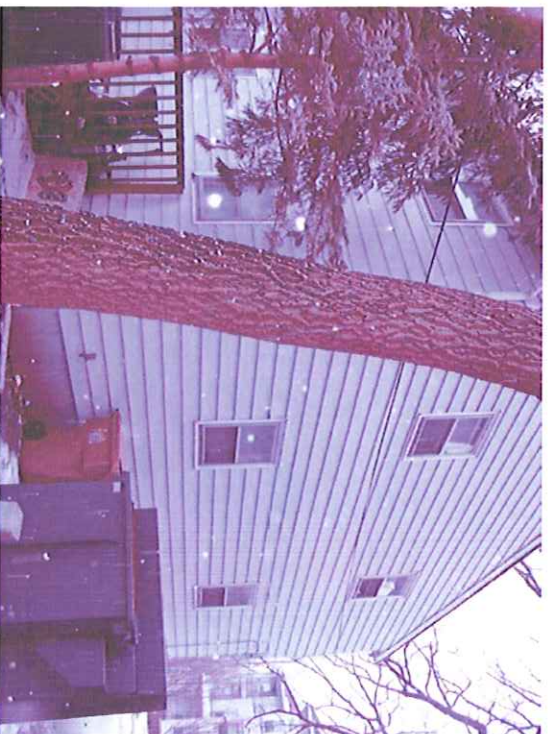
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

