



October 31, 2022

Ms. Lisa McNabola
Planner- Development Review & Plan Implementation
215 Martin Luther King JR. Blvd, Suite 017
Madison, WI 5370

Re: 402 W Wilson Street - Demolition Permit - Letter of Intent

Ms. McNabola:

As you know, Bear Development submitted a Land Use Application for 402 W Wilson Street in May of 2022 which was approved by the Common Council. In October it was conveyed to our team that a revised Demolition Permit application would be required as a result of the changes outlined the August 2022 demolition narrative, which is the reason for submitting this updated application. Our intent with the demolition is to safely remove and reuse as much of the existing limestone façade as possible, while limiting wasted materials and maximizing the amount salvaged. Any limestone that cannot be reused will responsibly recycled in accordance with our Reuse & Recycling Plan for the project. The balance of the project remains unchanged from our original May submittal aside from changes that have been coordinated with staff throughout the site plan verification process.

The documents below are included with this submittal:

- 1- August 2022 Demolition Narrative that was submitted to the City from the project architect which details the reason for the change to the demolition plans
- 2- Land Use Application (LND-A)
- 3- Legal Description for the property
- 4- Pre-Application Notification to Alderman, Neighborhood Association & Business Association (email copy)
- 5- Land Use Application Checklist (LND-B)
 - a. Demolition Listserv filing
 - b. Demolition Plans
 - c. Interior & Exterior Photographs- included on the following pages. All images are available as individual JPG files if needed.
 - d. Reuse & Recycling Plan- a Reuse & Recycling Plan has been submitted to the City and reviewed as part of the Site Plan Verification process

Should you have any questions, please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "NO", is written over a horizontal line.

Nick Orthmann, Project Manager
Bear Development, LLC

August 10, 2022

MEMORANDUM

Bear Development | Multi-Family Housing
Engberg Anderson Project No. 223435.00

TO: City of Madison
FROM: Felipe Ornelas Engberg Anderson
RE: 402 Wilson Building Demolition Narrative

A demolition application was submitted to the City of Madison for the property located at 402 W Wilson. Per the demolition application, the north and northwest walls are being removed in order to allow for a new construction addition. The limestone facades along W Wilson & Broom Streets, along with a portion of the west façade are being saved and reused as part of the new building, while the wall sections were being deconstructed. We want to clarify the means and methods for saving these facades.

The existing foundation wall footings are only slightly wider than the wall itself and thus the footings are not adequate to act as bearing walls for a four-story building. As such, all footings and foundations will be new. This will also allow for a proper continuous, waterproof membrane to be utilized rather than patching into the existing pre-molded membrane which would likely fail and cause water intrusion. The existing exterior walls are also not compliant with current building code, so all exterior walls will be systematically deconstructed to save the limestone façade and then reconstructed once the new foundation, foundation walls and exterior wall framing is in place.

The existing building's steel columns and beams, interior walls, composite metal decking floors with concrete topping and supporting steel joists will be deconstructed as well to make way for the structurally sound solution. The existing roof metal decking and steel joists will be replaced because they cannot accommodate the heavier structural loads imposed on the redesigned building with the added two stories. The existing elevator and stair shafts will be rebuilt as they are not code compliant.

EA File Name: 402 Wilson Building Demolition Narrative