

Letter of Intent

3709 Kinsman Blvd, Madison, WI 53704

The owner, City of Madison EDD, is pursuing a demolition of the 3709 Kinsman Blvd property. The site is a former Mc Donalds fast food facility built in the 1990's. The facility ceased operations at some point in 2021. The City of Madison purchased the property in September 2023. The parcel is intended for a complimentary use to the new Homeless Shelter being constructed on the south-adjacent parcel at 1904 Barillon Drive. The specific complimentary use has not been determined at this point in time – some examples would be: Homeless Supportive Housing or Homeless Supportive Services.

The total lot size is ~38,000 square feet. It includes a ~3,000 square foot main building and a small ~200 square foot accessory storage building. Primary frontage is Kinsman Blvd (~218 feet) with secondary frontage along US Highway 51 (~170 feet). There is an access easement for a shared driveway with the neighbor to the east of the parcel. There is also a deed restriction related to not operating another retail food service business on the parcel for an extended period of time. A significant portion of the parcel is currently asphalt pavement. The structure is wood framed, was build cost effectively and has little salvage or re-use value. In addition most finishes inside the facility are aged and worn out and have no salvage or reuse value. Utilities have been disconnected from the facility as well in 2023.

The site is currently being utilized for construction staging for the south-adjacent Homeless Shelter project at 1904 Bartillon Drive. The Homeless Shelter project is Public Works Contract 9358 and included an alternate bid item to complete full demolition of 3709 Kinsman Blvd. Hazardous Material assessments and abatement have been completed. DNR asbestos permitting is complete. Demolition of the property would likely occur Mid Spring to Early Summer 2025. The parcel would be completely future development ready including removal of all surface and buried site elements, plugging/capping existing utilities and completion of grading/seeding for erosion control. The public sidewalks would remain in place. The access easement with the neighbor would remain in place and paved. And several mature trees near the edges of the parcel along the public sidewalk would remain as well. Mowing and snow removal (sidewalks) would remain the responsibility of the property owner.

Thank you for your consideration,

Jon Evans, Owner Representative
City of Madison, Engineering Division