



**Facilities Planning  
& Management**  
UNIVERSITY OF WISCONSIN-MADISON

March 9, 2020

Tim Parks  
City of Madison Planning Department  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

**RE: 935 W. JOHNSON STREET DEMOLITION – ADDITIONAL INFORMATION**

Dear Tim,

Please share the following with the Plan Commission prior to their meeting this evening, related to detailed information from our UW-Madison Environment, Health, & Safety (EH&S) Department inspection for the property located at 935 W. Johnson Street. The property was acquired by the Board of Regents in October 2019 and the following observations were made by EH&S on December 19, 2019:

- The house has not been occupied for more than five years and is not in habitable condition due to multiple water leaks, peeling paint, crumbling plaster, asbestos paper falling off the duct work in the basement and large piles of abandoned possessions from previous tenants.
- The house is a story-and-a-half, wood framed building with a hand-dug partial basement and with plaster over wood lath for interior walls and ceilings.
- The exterior of the house is covered in vinyl siding with ½" foam over lead painted siding and currently has a single layer of 3-tab roofing.
- A coal furnace was converted to fuel oil with asbestos paper on seams; it has a possible asbestos-containing material (ACM) liner and commercial paper on duct work.
- A 250-gallon oil tank exists in basement.
- Removal of this house is a safety issue. The house is to be machine demolished and disposed of in a certified construction and demolition landfill due to the presence of lead-based paint on architectural features and non-friable asbestos in the 9x9" floor tiles and mastic.
- Duct work insulation from furnace through walls must be removed, including material in walls, prior to demolition.
- Samples taken from foam spray-in exterior wall insulation and roof appear to be fiberglass.

Given that this property has been uninhabited since at least 2015 (unknown when previous landowner stopped renting the property), the accelerated deterioration is primarily due to neglect and significant deferred maintenance prior by to October 2019 when the university acquired the property. The photos previously submitted attempted to convey this condition, but do not fully portray the overall existing poor condition of the building.

Note too that the Madison Fire Department, upon physical inspection, has decided to not use the house for training purposes due to the deteriorated state of the building.

We appreciate your consideration in approving the demolition of this property.

Thank you,

Gary A. Brown, PLA, FASLA  
Director, Campus Planning & Landscape Architecture

**Facilities Planning & Management**

University of Wisconsin-Madison 30 N. Mills Street Madison, Wisconsin 53715-1211  
608/263-3000 fpm.wisc.edu