



Madison Parks Division

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Madison, WI 53715
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February 10, 2023

Plan Commission
c/o of the Planning Division,
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, Wisconsin 53701-2985

RE: Demolition of 4825 N Sherman Ave.

Letter of Intent

Dear Members of the Plan Commission:

The City Parks Division has recently acquired the property located at 4825 N Sherman Ave. as an expansion of Whitetail Ridge Park. The Parks Division is now seeking to demolish the existing house for an expansion of Whitetail Ridge Park. The existing home was constructed in 1940 and includes 2 bedrooms and 1 bathroom within 1,108 sq. ft. of living area.

The house is not conducive to typical park structure uses such as public shelters, restrooms or storage. For that reason, the structure would also not be desirable if re-located to other park lands. The existing structure is in poor condition, showing obvious signs of deferred maintenance for a number of years. Parks has made components of the house available for salvage to the Habitat for Humanity Restore. However, nothing was deemed worthy for salvage. Additionally, an individual contacted the Parks Division with interest in potential relocation of the structure. After parks allowed the individual to view the house, no further interest was shown.

Demolition of the structure is planned to be performed by Parks Division crews. Qualified contractors will be retained as needed for some aspects of the work, including lead and asbestos testing and remediation. Our intention is to complete demolition during 2023. Prior to demolition, the house will be offered to the Police and Fire Departments for training activities.

Parks intends to maintain the existing curb cut on Sherman Ave. and part of the existing driveway to allow access for parks maintenance vehicles. The remainder of the site will be maintained open space.

In the future, parks envisions this parcel offering a small off-street parking area and trail head for access to trails throughout the wooded land to the east and south of this parcel. However, at this time the implementation timeline for those improvements is unknown.

If you have any questions about this project, please contact me at 261-4281 or akaniewski@cityofmadison.com.

Sincerely,

Adam Kaniewski
Landscape Architect - Parks Division

cc: Eric Knepp, Parks Division; Lisa Laschinger, Parks Division; Ann Freiwald, Parks Division