



# Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104  
PO Box 2987  
Madison, WI 53701-2987  
608-266-4711 • [cityofmadison.com/parks](http://cityofmadison.com/parks)



Feb 2, 2021

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 3457, 3461 and 3465 Milwaukee Street

Letter of Intent

Dear Members of the Plan Commission:

The City Parks Division has recently acquired the property located at 3465, 3461 and 3457 Milwaukee Street as an expansion of O.B. Sherry Park. The Parks Division is now seeking to demolish the existing houses for expansion of O. B. Sherry Park. The removal of the buildings and the addition of the land to O.B. Sherry Park is consistent with the Milwaukee Street Special Area Plan (2018) which stated, "The plan also includes the potential expansion of O.B. Sherry Park via acquisition of five residential properties on Milwaukee Street between Leon Street and Fair Oaks Avenue. This would provide much improved visibility into, and awareness of O.B. Sherry Park with the intent of activating the park." (page 15)

The existing single family residences vary between three to four bedrooms, one to two bathrooms in each. The structures are all about 1,000 square feet (first floor) with a partially finished basements. Construction occurred between 1950 and 1955. Demolition of the structure will commence as soon as possible following Plan Commission approval and will be completed by a combination of contractor and City crews. Due to the size and complexity of the demolition, a qualified Contractor shall be retained for this work. Our goal is to complete the demolition in mid to late March through mid to late April. As part of the demolition, the existing buildings, garden sheds, fences and driveways will be removed and all existing utilities will be disconnected or abandoned. The sites will be restored with turf. Prior to issuance of wrecking permits and commencement of demolition activities, a reuse and recycle plan will be approved by the City's Recycling Coordinator as required by the 28.185 of the Zoning Code. As part of that plan, Habitat for Humanity will be allowed to salvage items from the building before the start of building demolition. This property is not intended to be demolished by fire and will be offered to Police and Fire Departments for training activities.

Throughout the demolition and restoration, the site shall be stabilized or protected with Best Management Practices for erosion control.

Parks has no specific plans for adding facilities to the new park land. We intend to maintain the mowed lawn condition between the Milwaukee Street sidewalk and the low laying area along the back of the residential lots. The low land along the back of the properties contains litter, as well as a few downed trees. Parks will clean up the existing trash, and remove the downed trees, but the land will be maintained as a non mowed area, and we do not plan on removing any healthy trees.

If you have any questions about this project, please contact Ann Freiwald of my staff at 243-2848.

Sincerely,

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Eric Knepp  
Parks Superintendent

cc: Lisa Laschinger, Parks Division