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June 1, 2018

Plan Commission  
c/o of the Planning Division,  
Department of Planning, Community & Economic Development  
126 S. Hamilton St.  
Madison, Wisconsin 53703

RE: Demolition of 212 N. First St Letter of Intent

Dear Members of the Plan Commission:

The property location at 212 N. First St has been abandoned since 2008 and had previously been Well House #3 owned and operated by the Madison Water Utility. The City of Madison Engineering Department is currently in the process of purchasing the property. Authorization to purchase this property for the Transportation Project Plat 5992-09-09, E. Johnson St - N. Baldwin St to First St was approved by RES-18-00009, File # 49567 on January 2, 2018. The E Johnson St reconstruction project when complete will improve the pavement condition and pedestrian and bike facilities.

The structure is a single story well house and is approximately 1,960 square feet located on a 5,940 square feet parcel. Demolition needs to occur to accommodate the planned improvements to the E Johnson St and N First St intersection. The intersection will have improved pedestrian and bike accommodations and additional lanes for turning vehicles. Photos of the structure are included with the application for demolition.

Demolition of the Well House will commence after a qualified contractor is selected through the City Engineering bidding process. Our goal is to complete the demolition by fall of 2018 to accommodate the E Johnson St reconstruction project which begins in the spring of 2019.

As part of the demolition the existing brick structure, concrete foundation and sidewalk shall be removed entirely and re-graded and backfilled with fill material as needed.

City Engineering has completed a full Asbestos and Hazardous Material analysis on the structure. Asbestos and Hazardous Material were not found. The contractor selected to remove the structure will be required to follow the City Engineering specifications for reuse and recycling. There are no special requirements for recycling materials on the project.

If you have any questions regarding this project please feel free to contact Randy Wiesner of my staff at (608) 267-8679 or [rwiesner@cityofmadison.com](mailto:rwiesner@cityofmadison.com).

Sincerely,

FOR  
Robert F. Phillips, P.E.  
City Engineer

RFP:ajz  
Cc by email:

Randy Wiesner, City Engineering  
Andrew Zwieg, City Engineering