



Strand Associates, Inc.[®]

910 West Wingra Drive

Madison, WI 53715

(P) 608-251-4843

August 28, 2020

City of Madison Planning & Development
c/o Members of the Plan Commission
215 Martin Luther King, Jr. Boulevard, Suite 017
Madison, WI 53701-2984

Re: Letter of Intent
Strand Associates, Inc.[®]–Demolition Permit

Dear Members of the Plan Commission:

Strand Associates, Inc.[®] (Strand) is a multidiscipline consulting engineering and architectural design firm. Strand's corporate headquarters is located at 910 West Wingra Drive. Strand is proposing the demolition of two houses on properties at 1355 and 1359 Fish Hatchery Road and consequently an amendment to the General Development Plan.

The two houses are vacant and are the only residential structures that remain on the block bounded by Fish Hatchery Road, Wingra Drive, South Street, and Appleton Road.

Both houses have suffered settlement-related damage as well as water damage over the years. This is because of the poor soil conditions in this area. Recent review of the structures revealed floor and foundation wall settlement locations in excess of 3 inches. Past settlement remediation efforts included installing additional support columns, within the basement, to provide stability and support to the sloping first floor. Door frame racking is evident in both houses because of the differential settlement issues that have occurred. Strand is providing photographs and an assessment for each house for your information.

Strand is proposing to demolish the two structures, associated driveways and landscape the properties with grass, shrubs and trees similar to our adjacent corporate facility.

Strand is planning to begin demolition in November 2020 and anticipates final landscaping and restoration in spring 2021.

Thank you for considering our request. Please call 608-251-4843 with questions.

Sincerely,

STRAND ASSOCIATES, INC.[®]


Matthew S. Richards


James D. Ternus

Enclosure

HOUSE ASSESSMENT

1355 Fish Hatchery Road

The ranch-style wood frame house was constructed during the 1950s. The house consists of 1,206 square feet of space on the first floor and approximately 600 square feet of finished basement space. The exterior of the house has vinyl siding. There is a brick fireplace chimney on the west elevation of the roof.

The gable-style roof has a 4:12 pitch and has fiberglass-reinforced asphalt shingles. There are metal pop-vents on the roof. There is a 1-foot overhang on the eave on the north and south elevations. There are aluminum gutters and downspouts.

The aluminum-clad wood windows are a combination of fixed casement and double hung with aluminum storms. On the north side of the house, there is a basement access stair to a living space. There is access to the backyard via a landing and steps from the kitchen.

The main entry to the house has a concrete stoop with four steps and is adjacent to the driveway on the south side of the structure. There is an indented single-car garage adjoining the house. The garage has a concrete floor and an automatic garage door opener.

The house appears to be in reasonable shape from the exterior as there has been maintenance performed. The interior structure has noticeable floor sloping and foundation settlement issues throughout. Floor cracking and structure settlement is evident both on the main floor and basement. Main floor slopes severely and is most noticeable in the bedroom and living room areas. The basement floor is in poor condition and shows evidence of settlement and water intrusion. Basement walls are cracked, and indication of wall movement are evident along the south side of the structure.