



# City of Madison

## Proposed Demolition

Location  
208 West Sunset Court

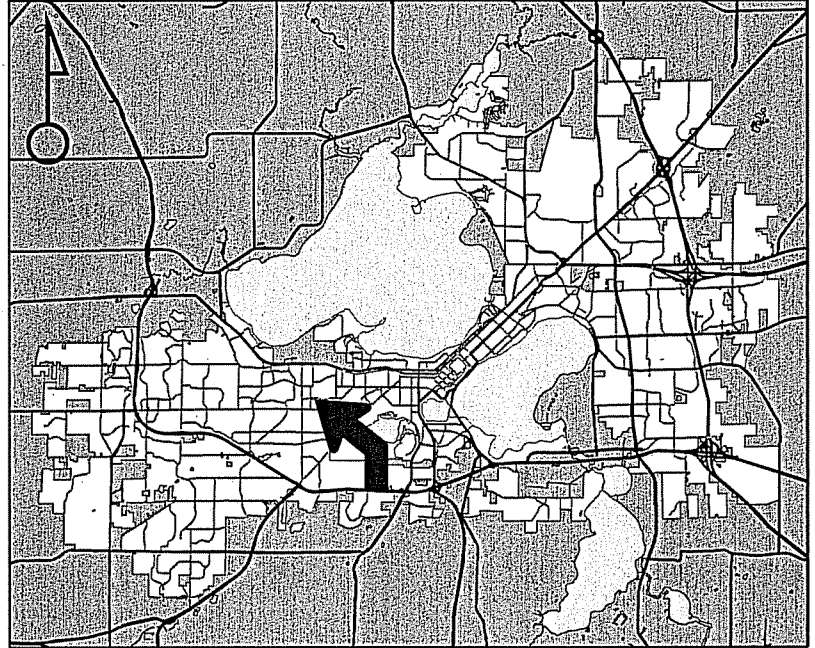
Project Name  
Kussow Residence

Applicant  
Kussow Rev Living Trust/  
Chris Wolf - 2 Dogs Construction LLC

Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence and  
construct new single-family residence

Public Hearing Date  
Plan Commission  
11 August 2014

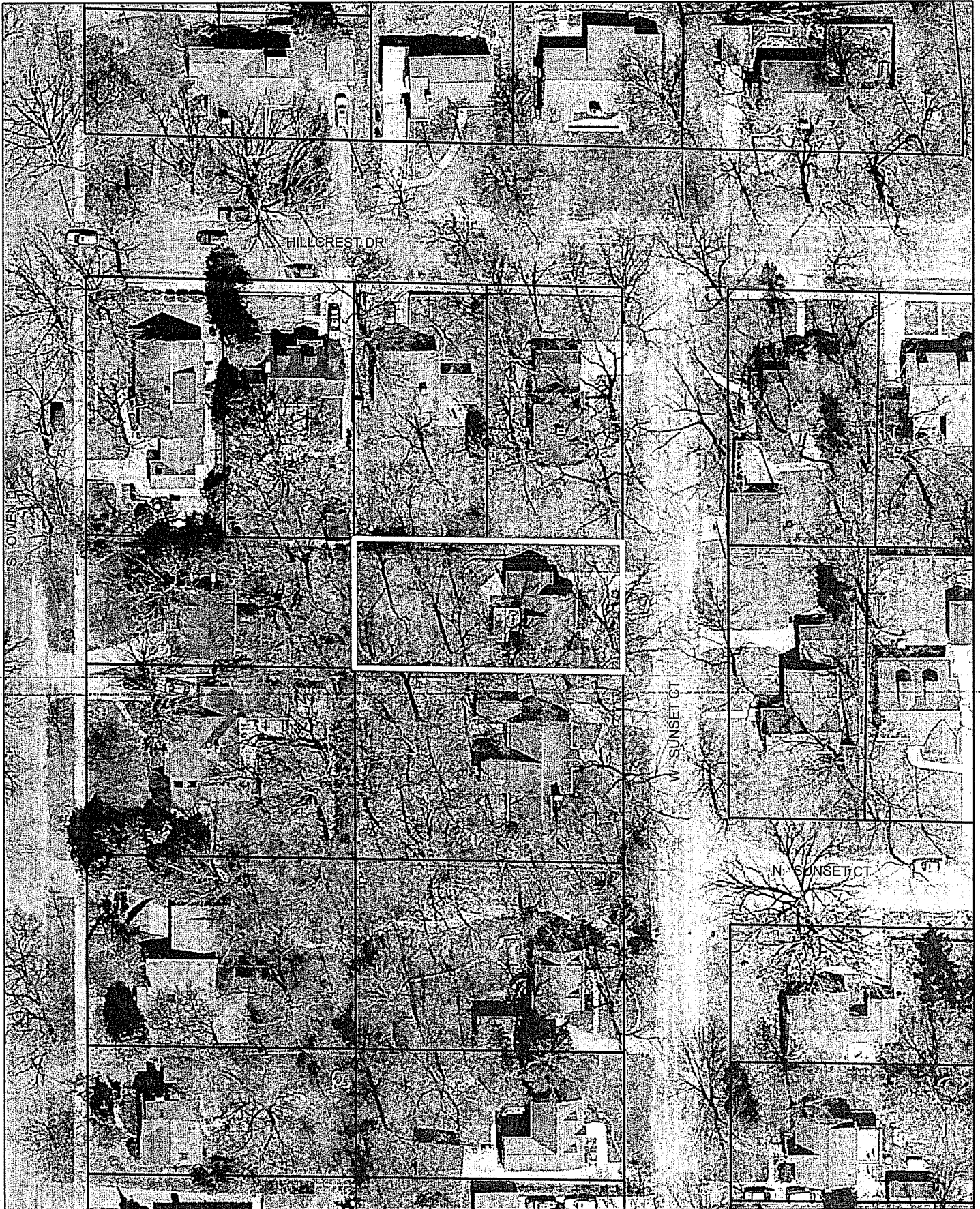


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 August 2014





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

Amt. Paid \$600 Receipt No. 155408  
 Date Received 6/25/14  
 Received By JLK  
 Parcel No. 0709-204-1048-1  
 Aldermanic District 11 - Chris Schmidt  
 Zoning District TR-C1  
 Special Requirements OK  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. **Project Address:** 208 w Sunset ct.  
**Project Title (if any):** \_\_\_\_\_

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

**Applicant Name:** Chris wolf      **Company:** 2 Dogs Construction LLC  
**Street Address:** 5677 wolf rd.      **City/State:** Mazomanie      **Zip:** 53560  
**Telephone:** (608) 807-6593      **Fax:** ( )      **Email:** Constwodogs@aol.com

**Project Contact Person:** Chris wolf      **Company:** 2 Dogs Construction LLC  
**Street Address:** 5677 wolf rd.      **City/State:** Mazomanie      **Zip:** 53560  
**Telephone:** (608) 807-6591      **Fax:** ( )      **Email:** 2dogsbuilds@gmail.com

**Property Owner (if not applicant):** Kussow Rev Living Trust (Mary Brewer)  
**Street Address:** 222 N. Owen      **City/State:** Madison WI      **Zip:** 53705

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Want to remove/demo Current house leaving Foundation, and build a new house with addition on back

Development Schedule: Commencement 8-1-2014      Completion 4-1-2015

**5. Required Submittal Information**

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows: \*

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

**6. Applicant Declarations**

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Chris Schmidt district 11 alder E-mail sent 5-24-14 / Ken Raffa president of Sunset neighborhood association Sent email 5-24-14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Timothy parks (via emails) Date: 5-23-14 Zoning Staff: Jenny Kirchgatter Date: 6/24/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Chris Wolf Relationship to Property: General Contractor

Authorizing Signature of Property Owner Mary Brewer, Co-Trustee Date 6/23/14

LETTER OF INTENT for project on 208 W. Sunset Ct. Madison WI

We are intending on removing existing house to build a new one on current foundation with an addition on the back. The current house has been in Mary's Family since 2002. Her sister has lived in the residence and it has also recently been used as a rental. The home has been damaged from pets to the point to where you cannot stand inside the house. Mary currently lives and works in California. She wants to move back home to be with family and friends.

- **Project Team** - Mary Brewer(Owner) Chris Wolf (General Contractor)
- Existing Conditions- Home in poor shape; un rentable
- Project Schedule - demo starts in late AUG., Finish in March 2015
- Proposed land use – Single family dwelling
- Hours of construction – 8a.m.-4p.m. Monday-Friday
- Total finished Sq. footage
- Number of dwelling units – 1
- Auto and bike parking – Driveway and Garage 4 auto stalls
- Lot coverage – 38%
- Estimated Value of property after renovation \$387,000
- No jobs and no public subsidy requested

**From:** Schmidt, Chris <district11@cityofmadison.com>  
**To:** Chris Wolf @ 2dogs <constwodogs@aol.com>  
**Subject:** RE: Brewer Plans 208 w. Sunset.  
**Date:** Tue, May 27, 2014 10:20 pm

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Hi Chris,

Help me understand the exact circumstances at play here:

- 1) Is the building habitable in its current condition? (ie is there a problem with mold, or otherwise is the damage creating a health risk)
- 2) Does the delay potentially prevent construction this season?
- 3) Have neighbors or the neighborhood association been contacted?

I'm sorry that there is so much work - I am presuming it goes beyond this issue of whether I grant a waiver.

thanks,  
Chris

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**From:** Chris Wolf @ 2dogs <constwodogs@aol.com>  
**Sent:** Tuesday, May 27, 2014 10:10 PM  
**To:** Schmidt, Chris  
**Subject:** Re: Brewer Plans 208 w. Sunset.

Chris,  
Yes I was looking for a waiver, but I understand if you don't offer one. I am a bit .. well shocked by the amount of work it takes to get a project like this rolling. We usually work in Monona and out line city's in Dane county. Just let me know what the next step and if you need anything else from me.

**Chris Wolf**  
**2 Dogs Construction LLC**  
**[www.2dogsconstruction.com](http://www.2dogsconstruction.com)**  
**807-6593 office**

**From:** Ken Raffa <ken.raffa@gmail.com>  
**To:** Chris <constwodogs@aol.com>  
**Cc:** Mary Brew <marybrew@aol.com>  
**Subject:** Re: 208 w. sunset court project  
**Date:** Sun, May 25, 2014 11:24 am

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Thanks for the update, Chris.  
Happy Memorial Day!  
Ken Raffa

On Sat, May 24, 2014 at 5:40 PM, Chris <constwodogs@aol.com> wrote:

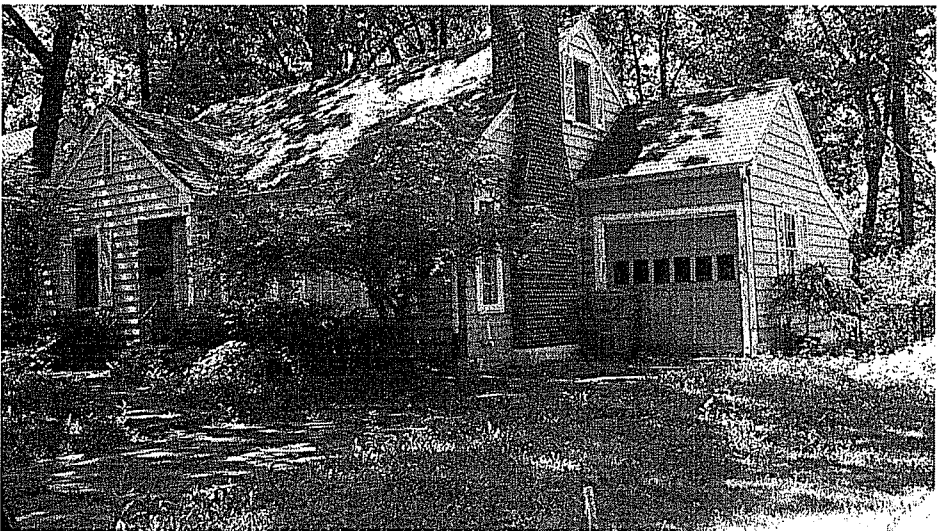
Ken,

Hi we have been contracted by Mary Brewer to do a substantial remodel at 208 W. Sunset Ct. The history of this project is that it has been in her family for quite a few years. Mary's sister has lived there as well as it being used as a rental. The last renters pretty much destroyed the inside of this house. They basically let dogs live in the house unattended for many many months. Mary lived and worked in California while her family resides in Madison. She is moving back to Madison to care for family and friends. She would like to raze the existing house and keep the current foundation with a addition on the back. I talked with Timothy in planning and development and he said I should contact the presiding alderman and the NA with the plans we have. I have included the current survey and the plans of the house she wants to construct. I would like to apply for a demo permit no later than June 11th. If there is anything I can do or answer please feel free to email or call.

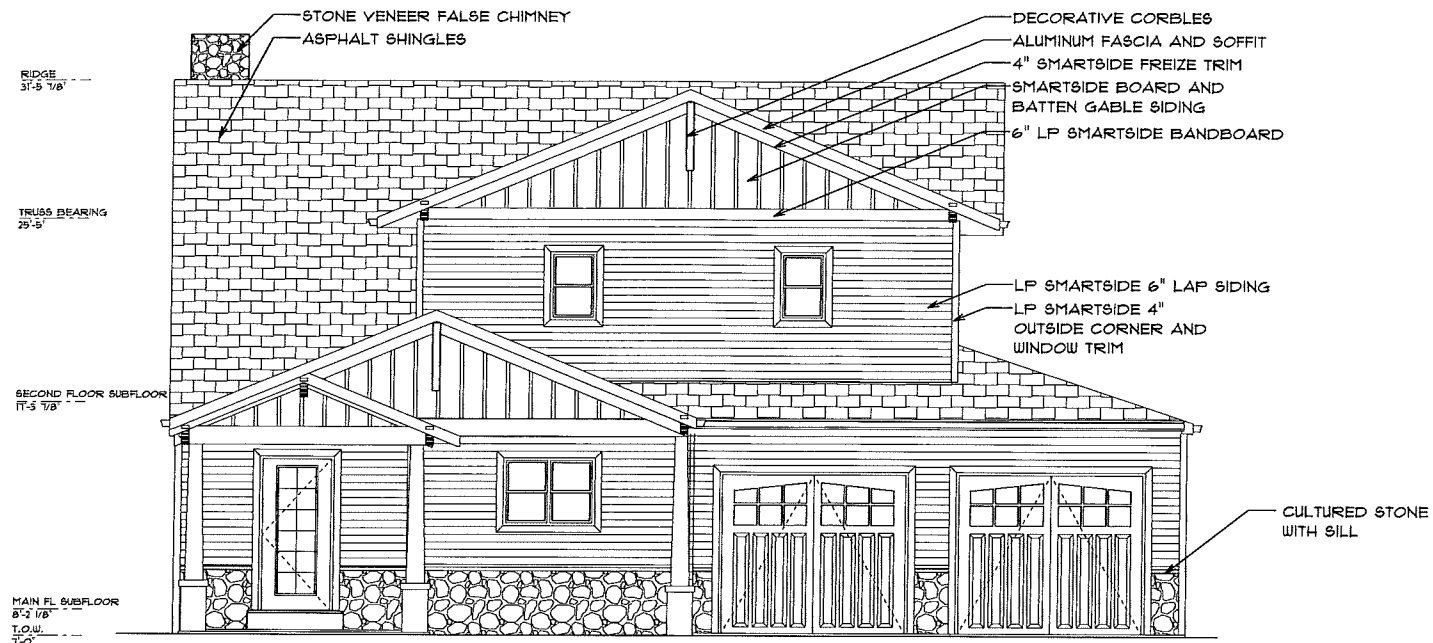
Chris wolf  
2 dogs construction LLC.  
608 807 6591 cell  
[Constwodogs@aol.com](mailto:Constwodogs@aol.com)  
[2dogsbuilds@gmail.com](mailto:2dogsbuilds@gmail.com)

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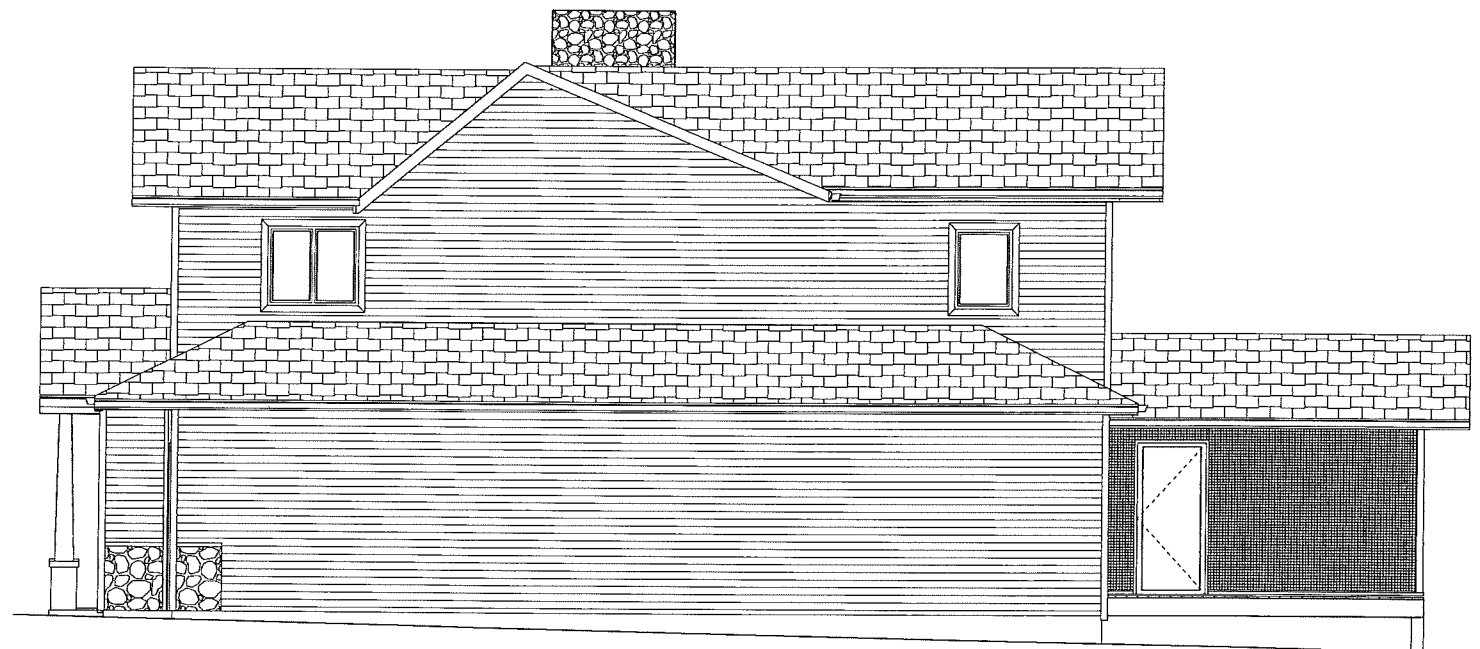








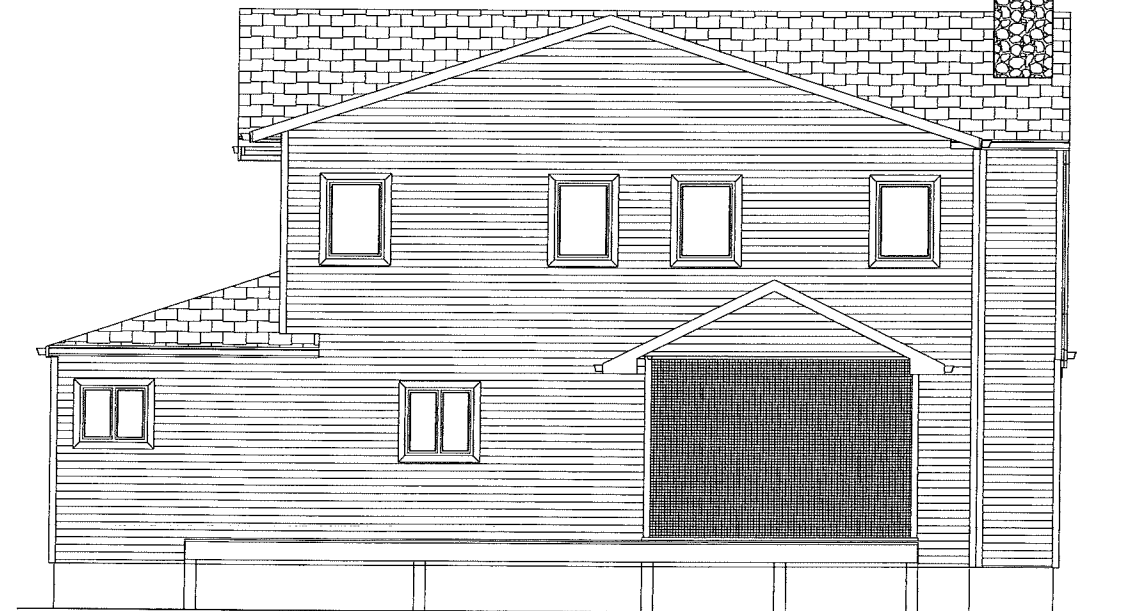
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

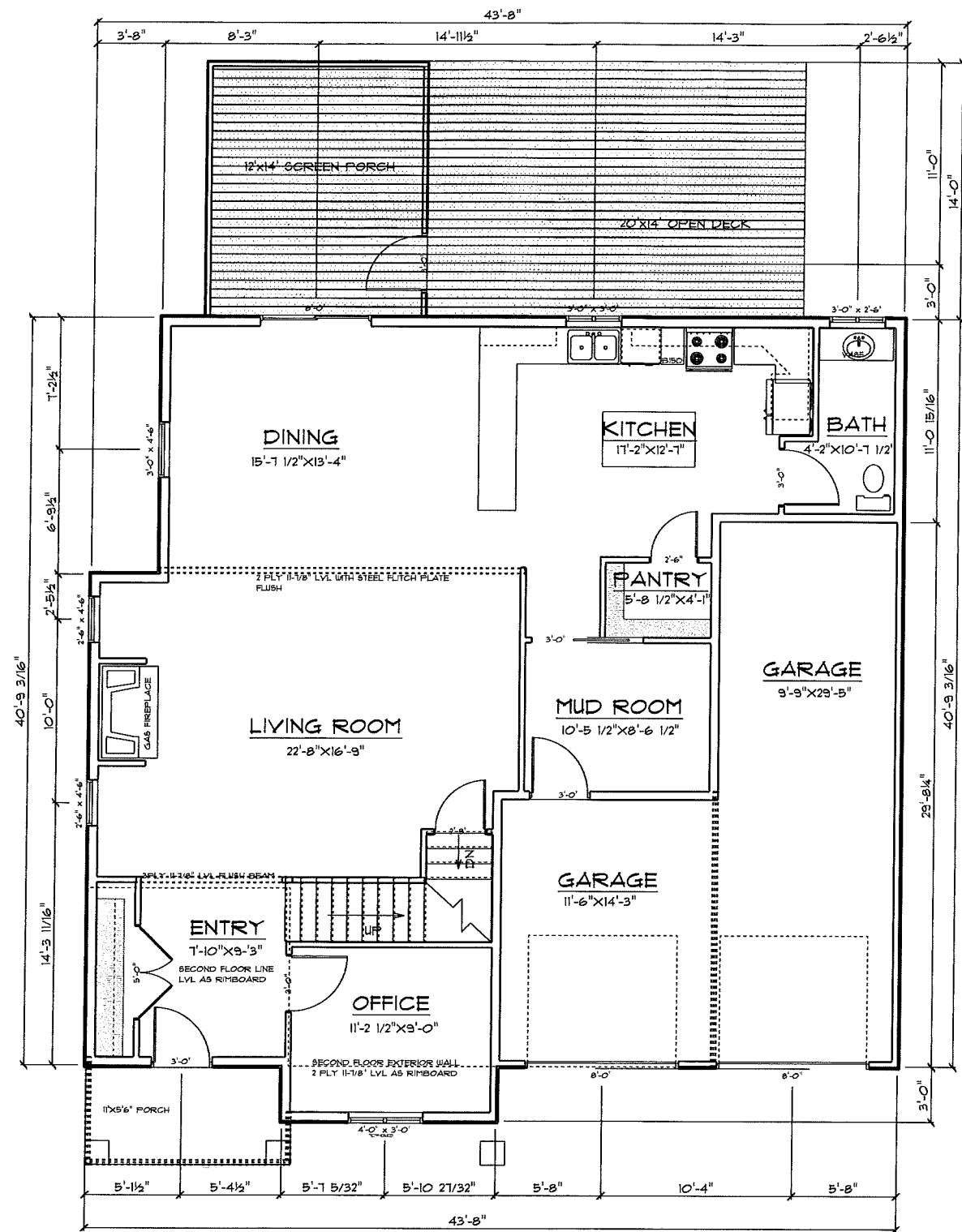


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

PLAN DATE: JUNE 24, 2014 REVISED: JUNE 25, 2014		PAGE #: <b>A1</b> ELEVATIONS
SECTION LETTER: <b>A1</b>	PAGE NUMBER:	
SCALE: 0.120" = 1'-0"		
DRAWN BY: J SCHUCHARDT		
DATE: June 25, 2014		
<b>MOUNT HOREB LUMBER</b> PHONE: (608) 437-5536 FAX: (608) 437-1042 501 W MAIN ST MT HOREB WI 53572 JAMIE.SCHUCHARDT@YAHOO.COM		
<b>SOFTPLAN</b> ARCHITECTURAL DESIGN SOFTWARE		
TWO DOGS CONSTRUCTION MARY BREW RESIDENCE SUNSET COURT, MADISON WI		



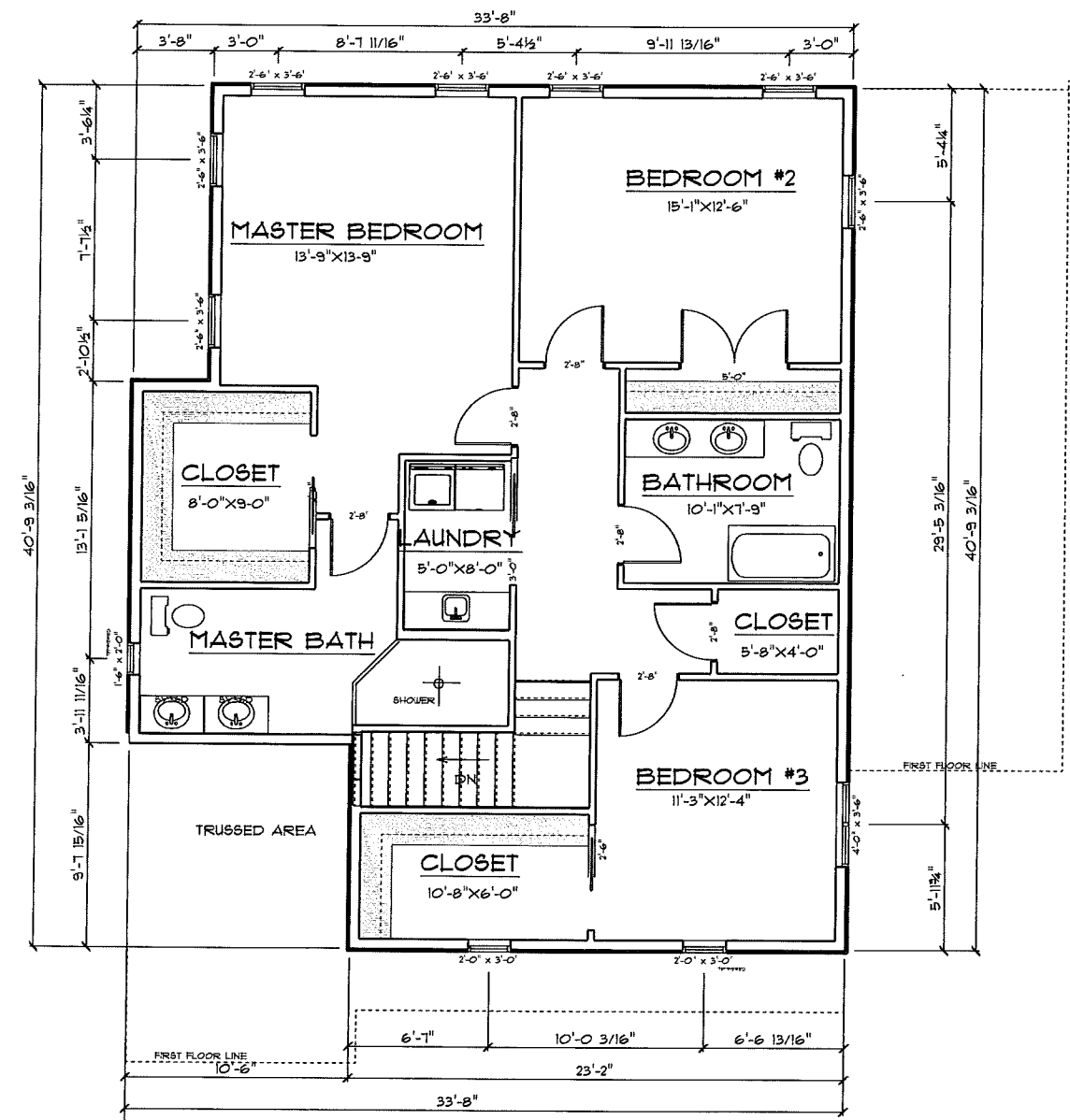




1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE  
 MAIN FLOOR FINISH 12658F  
 SECOND FLOOR FINISH 1231  
 TOTAL FINISH SQUARE FOOTAGE 25028F

INTERIOR WALL LOCATIONS AND OPENING SIZES  
 AND LOCATIONS ON THE WALL FRAMING PLAN



2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"