

Parks, Timothy

Subject: RE: 634 West Lakeside Street

From: Alexander, Douglas W [mailto:douglas.alexander@chartercom.com]

Sent: Wednesday, July 20, 2011 9:23 AM

To: Stouder, Heather

Subject: 634 West Lakeside Street

Hello Heather!

634 Lakeside: I'd be happy to see my neighbors enjoy a newer home with more space and better energy efficiency; I'm in favor of this plan.

Douglas Alexander
637 South Shore Drive
Madison, WI 53715

Madison Plan Commission
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985

July 19, 2011

Re: Public Hearing on the Demolition of the Building Located at 634 W. Lakeside Street

Dear Members of the Plan Commission:

We reside at 638 West Lakeside Street in the home adjacent to the proposed demolition at 634 W. Lakeside Street. Due to the less than favorable soil conditions in this area and the close proximity of our home to the proposed demotion and excavation, we respectfully request that all possible measures be undertaken to prevent any damage to our home or our property during both the demolition and subsequent construction project.

The attached timeline details the soil situation and conversations with Mr. Taft, the proposed builder. Our home was built to specifications called for by Soils and Engineering to counter act the poor soil conditions present in this neighborhood. The combination of soil conditions, ground water level, hydrostatic pressure, potential for erosion and vibration from building equipment could potentially cause our home to move, which would lead to structural damage. We believe that a retaining wall, originally proposed by Mr. Taft, should be an essential element of the project as a means to protect our home and property.

We regret that we are unable to attend the public hearing regarding the proposed demolition at 634 W. Lakeside Street. In our absence, we request that this statement and the following timeline be read into the record.

Jeff Porter and Cheri Seeger Porter
638 West Lakeside Street
Madison, WI 53715
(608) 256-6250

June 21, 2011

We were asked to meet with Larry Taft of TZ of Madison, builder for the Potter project at 634 W. Lakeside St.

Mr Taft was invited to tour our home, 638 W. Lakeside St. (adjacent), which he was particularly interested in the basement and foundation construction and soil report at time of construction.

Information was presented to us in regards to the one (1) soil boring hole report. Excavation recommendations from Soils and Engineering suggested additional excavation be graded to width of 8' plus from the foundation hole to reduce cave-in.

Mr Taft explained this would bring excavation right up to the edge of our property line and fence. He explained his concerns of the unknown soil conditions and ground water levels elsewhere in the property.

He suggested taking down our fence to preempt any damage or collapse during the excavation process because he was not sure what could happen during this period. To many unknowns of the soil conditions and what could happen should there be heavy rains. He stated he would draft a letter to cover conditions related to damage of the area.

Mr Taft briefly stated the possible use of retaining walls but it would be costly to his client and asked us to consider the information he has provided.

We stated the fence is for containment of the dog and could not authorize the removal of it. We asked him to investigate the use of retaining walls.

July 16, 2011

Communication with Mr Taft, he provided information on the material tests he had done for demolition. He also explained he communicated with two excavation companies regarding soil conditions and footings. Again explained how unknown those soil conditions may be since they were only able to bore one hole on the property.

Mr Taft asked if our sump pump was still running. I responded that our sump pump runs 365 days a year every 4 to 12 minutes due to ground water levels. These intervals only change depending on any atmospheric rain amounts added to the ground water and bay levels.

I explained to Mr Taft that I also took the liberty to contact my builder and two independent excavation companies to explain the soil conditions, water table and plan for demolition and construction of a new single family home. They were also informed that this house was built to specifications from Soils and Engineering to remove 24 inches of buried peat fill and placing it's footings and foundation on a layer of Geo Tech cloth covered by a 3 foot bed of # 3 gravel (2-3" size).

All came to the same conclusion.

The soil conditions and hydrostatic pressure from the water table pushing up on our house should be of great concern. As stated, add the potential of heavy rain eroding the excavation and increasing the hydrostatic pressure levels. They also stated serious concern from vibration caused by excavation and dump truck equipment that could potentially cause the building to move. For these reasons all suggested having Mr Taft further investigate the use of retaining walls to reduce any potential damages that may arise while working between two established properties.

Our builder also indicated that even a movement of a 1/4 inch could be cause to structural problems inside and out that may not be noticed immediately.

We requested Mr Taft use retaining walls during the excavation process of this project.

He explained he would also be in communication with the other adjoining property owner and his client regarding his findings.

We thank Mr Taft for communicating with us and hope these findings provide The Plan Commission the information needed to recommend the retaining wall use during demolition and construction.