

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

June 17, 2018

Project: 01815

Madison Plan Commission
126 S. Hamilton St.
Madison, WI 53701

RE: Letter of Intent – Demolition Permit, 5380 Shaw Court

Dear Plan Commission Members:

Introduction

The property owner, James Shapiro, respectfully request the permission to demolish the current 2-bedroom single-family house that sits on the lot at 5380 Shaw Court. The demolition is requested in order to build a new one-story 3-bedroom single-family house.

Existing House Assessment

The current house on the site was built in 1953 and has seen only a few minor improvements over the years. The house is a small house with a 672 square foot footprint. The house has two small bedrooms, one bath, small kitchen and living room and an unfinished utility room. There is no basement. There is no garage.

The house is built on a concrete block foundation with an unvented and uninsulated crawl space that does not have a ground vapor retarder. The house is a prefabricated house with exterior walls of 2x4 wood studs laid flat with ¼ plywood in the inside and 1x8 vertical siding on the exterior that has had aluminum siding added at a later date. The 2x4 flat studs allow for only 1 ½” of fiberglass batt R-5 insulation in the exterior wall cavity. There is no vapor retarder in the exterior wall. Almost all the windows have been replaced with vinyl windows that are approximately 15 years old. The roof rafters are 2x4s with every third rafter a braced truss. There is slight roof sag between each of the trusses of the 2x4 rafters. The attic insulation is approximately R-15. Asphalt shingles are approximately 25 years old and will need replacement in the near future. All the interior walls are ¼” plywood paneling painted with molding strips at the corners on 2x2 wood studs. The ceiling has ¼” plywood paneling painted with the joints between panels drywall taped; there is a continuous visible crack that can be seen at almost all the joint seams. The floor is vinyl tile or carpet over asbestos tile on plywood. There are no hardwood floors. The interior has the original kitchen cabinets, and bath fixtures. Appliances and the gas furnace are approximately 30 years old. There is no air conditioning. There is a rear outdoor deck that is structurally sound, but the deck boards could use replacement.

Proposed Development

Because of the small size of the house and the rooms, the location on the lot that limits the garage size to a small single car garage, the poor quality prefabricated construction, the difficulty in providing adequate insulation and repairing the vapor barrier problems, that along with the cost to

upgrade the dated kitchen and bath would all make remodeling cost ineffective for what you would have as an end product. We think a better use for the property would be to demolish the house and build a new single-family house.

Inquires were made by the owner and the contractor to possibly move the house, but the cost of moving this small house would cost more than to just build it new.

The proposed new house will be a one-story, 3-bedroom, two car garage, ranch style house with an exposed lower level basement that will take advantage of the sloping site. This ranch style house will be similar to the other ranch style houses in the neighborhood.

Project Description

This house will be built as a spec house, built by the owner James Shapiro, (7857 Cobblestone LLC). The house will be sold to a future homebuyer upon completion of the project.

The proposed house as shown on the attached drawings will meet all the zoning code requirements and setbacks of the existing SR-C2 zoning classification.

The lot area is 8,690 square feet or 0.19 acres. The proposed building footprint is 2,285 square feet. The lot coverage is 3,073 square feet, 35.4%. The gross square footage of the 1st floor is 1,765 square feet; the basement is 1,765 square feet for a total of 3,924 square feet. The project will have 1,494 square feet of useable open space, and will also have a 175 square foot deck and 160 square feet of outdoor patio space in the back yard.

The exterior building materials will be asphalt shingles, prefinished composite wood siding & trim, vinyl windows and cultured stone at the main entry.

The land value is \$87,000. The estimated building construction cost is \$ 240,000.

It is anticipated that construction will start in the fall of 2018 and be completed in the spring of 2019.

Development Team

The architect is Ferch Architecture. The general contractor is NextStep Building & Design LLC

We look forward to building a quality house that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Thank you for your time in reviewing this proposal.

Respectfully Submitted,



David Ferch

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