

# GREEN HAT ECO-STUDIO

1645 W. GREENLEAF #3E  
CHICAGO, IL 60626  
M 773.263.2767  
SKISMOHR@GMAIL.COM

## City of Madison Plan Commission

Application for the Demolition of 301 Potter Street, Madison, WI 53715

07/15/2024

Dear City of Madison Plan Commission,

We are pleased to submit the following information for the request to demolish the existing house at 301 Potter Street, Madison, WI 53715.

We seek permission to demolish the existing, single family home at 301 Potter Street in the Bay Creek neighborhood of Madison. The previous address was 303 Potter Street, which was changed with the previous demolition applicant. The existing house is a 1,056 SF single family residence built around 1904, likely as a duplex, and has no significant historical value. Much of the interior has been degraded or damaged during the use as a rental property. The current structure has a significant mold odor and water damage at the foundation. The (2) enclosed porches, as well as the associated gravel driveway, concrete patio, clothesline foundations, and walkways between the house and existing sidewalks will also be removed as part of this request. The existing, small accessory 66 SF shed, as well as owner trees and street trees shall remain in place.

We have contacted Alder Tag Evers about this demolition and have been granted a waiver from the 30 day notice requirement. Notice has been submitted to the City's Demolition Listserv. Neighbors have already been personally contacted on the proposed demolition.

Demolished building materials will be recycled to the extent possible at City Certified Construction and Demolition Material locations. Habitat for Humanity ReStore was previously contacted, viewed the property, and refused to remove/accept any material. The owners of the property will likely salvage up to (3) windows and the maple flooring, if found reusable. We will submit separately for approval of the Reuse and Recycling Plan by the City Recycling Coordinator prior to receiving a raze permit.

We are proposing a new, owner occupied, single family residence in its place. No zoning amendments are planned. The proposed new residence is a 2 story house with a footprint of 1,764 SF. The house is a 2 bedroom 2 bath residence with basement. The house would be approximately 25'-6" to the top of the tallest roof ridge.

There would be no significant change to the existing grading of the site. The current site is nominally flat with less than a foot of elevation gain across the site. The new residence would make no significant changes to the existing grading of the site.

If permission is granted to demolish the house demolition would begin as soon as the final permits and reviews have been completed (as soon as possible). Construction on the new house would be planned to begin immediately after demolition, likely in August or September of 2024, with completion of the house scheduled for approximately April 2025.

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Please see the attached drawings and photos for a description of the existing structure and proposed new construction.

Glad to answer any questions!

Thank you,

A handwritten signature in black ink, appearing to read "SKismohr", with a stylized flourish at the end.

Steven Kismohr, AIA, LEED AP BD+C, WELL AP, CFI-1