



City of Madison

Proposed Rezoning & Demolition

Location

14 South Franklin Street

Applicant

Audric Schieve & Chris Muchka -
Progressive Investors, LLC/

From: R5

To: PUD-GDP-SIP

Existing Use

4-unit apartment building

Proposed Use

Demolish 4-unit apartment building
to allow construction of two-family
residence

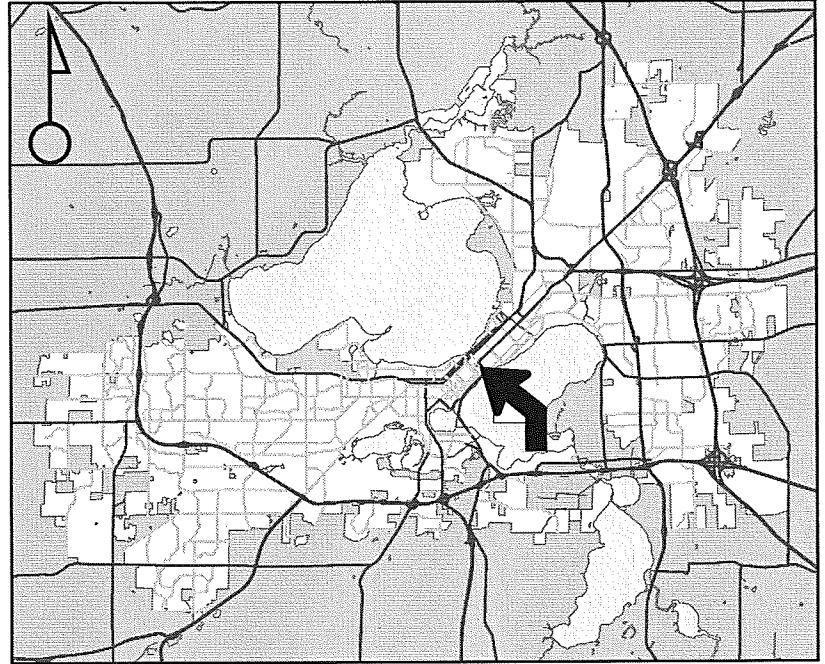
Public Hearing Date

Plan Commission

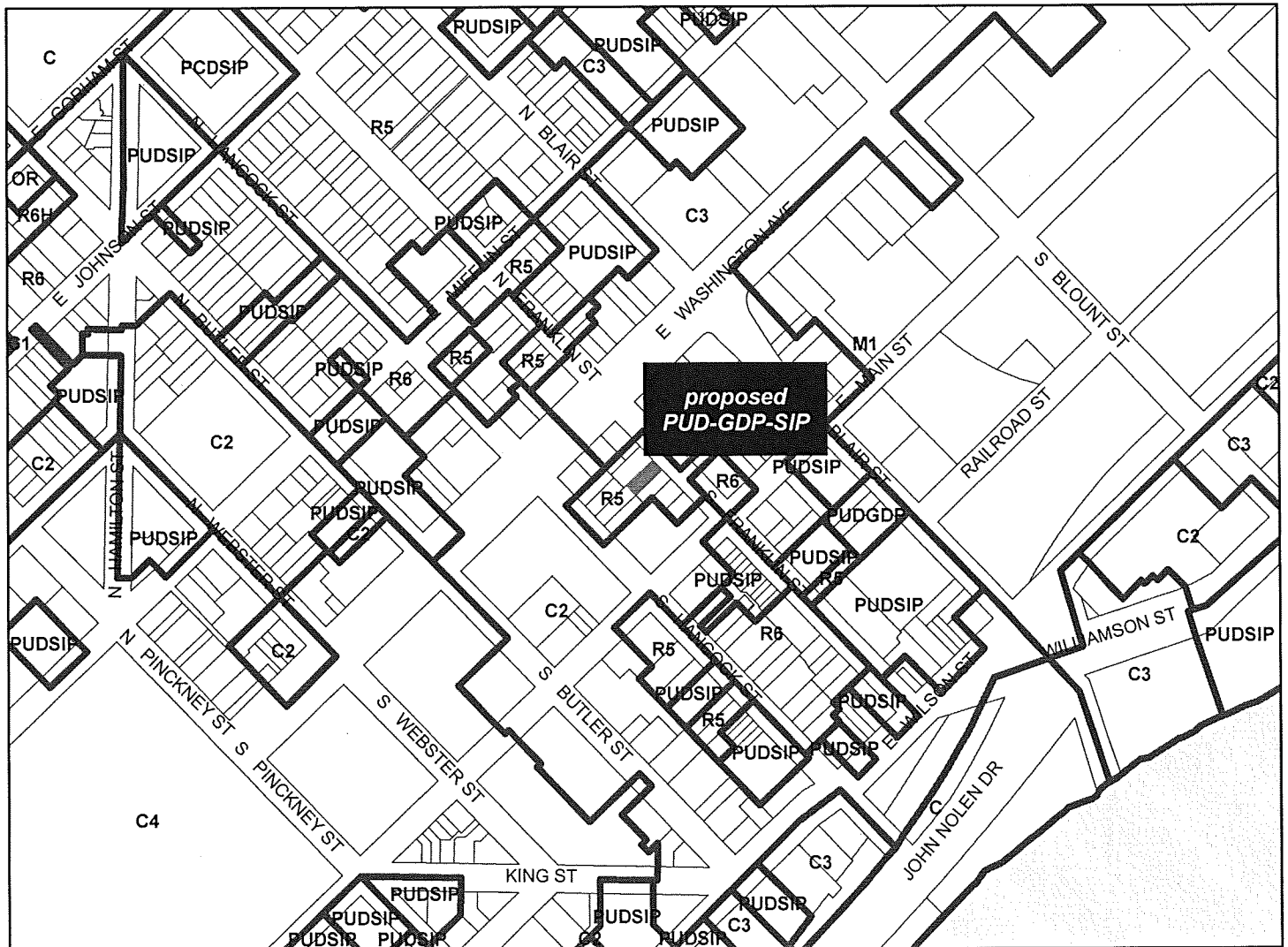
11 April 2011

Common Council

19 April 2011

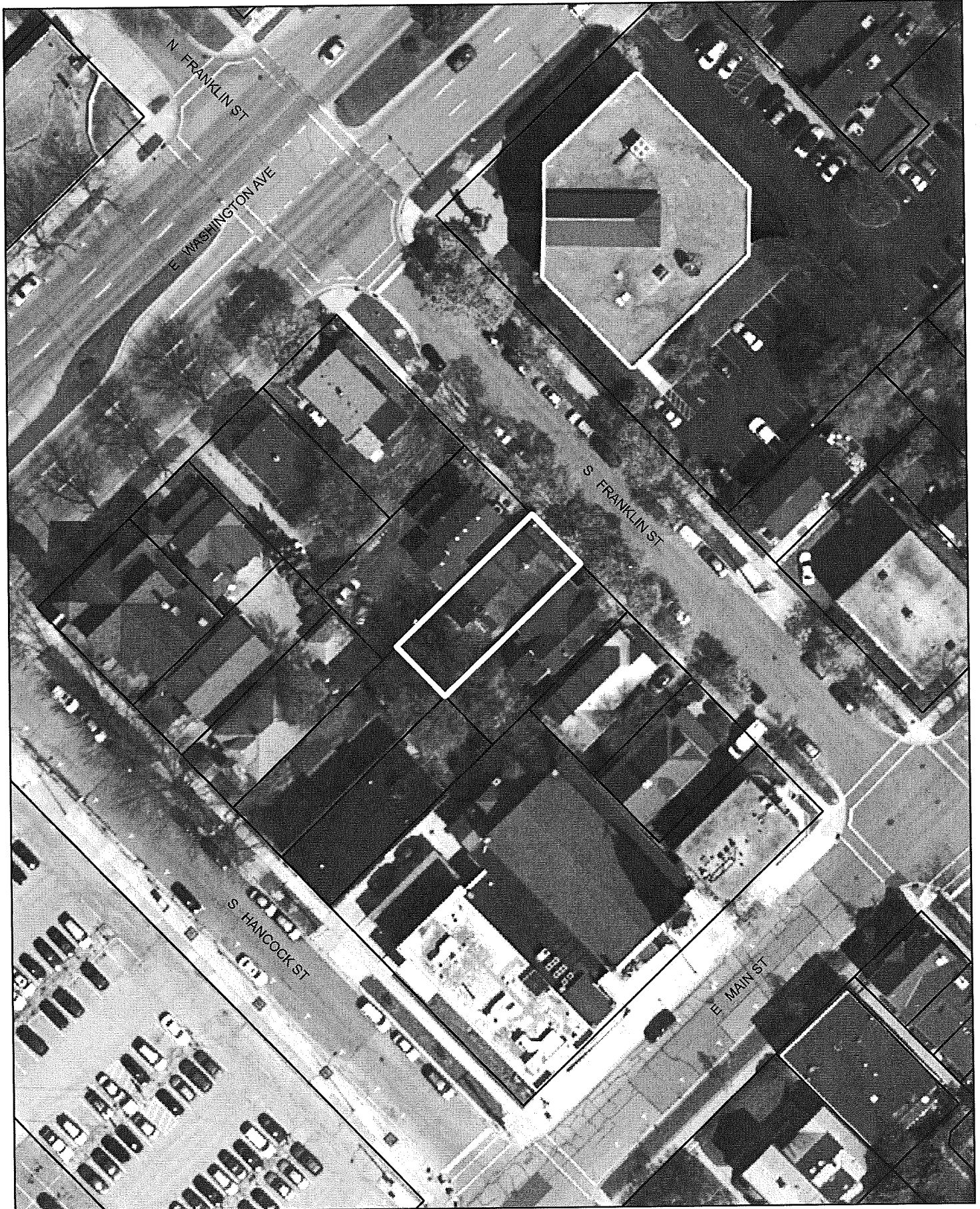


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 March 2011





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1250.00 Receipt No. 117749
Date Received	2/7/11
Received By	JLK
Parcel No.	0709-133-1913-7
Aldermanic District	6-Marsha Rummel
GQ	Hist Dist FS/WP-17
Zoning District	R5
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	2/7/11

1. **Project Address:** 14 S. Franklin St. Madison, WI. 53704

Project Area in Acres: .25

Project Title (if any): _____

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: R5 to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Audric Schieve and Chris Muchka Company: Progress Investors. LLC.
 Street Address: P.O. Box 108 City/State: Madison, WI Zip: 53701-0108
 Telephone: (608) 556-9117 Fax: (608) 255-2903 Email: audricx@yahoo.com / Progressbuilders@yahoo.com
 Project Contact Person: Chris Muchka Company: Progress Builders, LLC
 Street Address: 2835 Hoard St. City/State: Madison, WI Zip: 53704
 Telephone: 608-516-0521 / Fax: 608-255-2903 / Email: Progressbuilders@yahoo.com

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Demolition of existing 4-unit, new 2-unit structure with driveway - Residential 2-unit
 Development Schedule: Commencement 3/1/11 Completion 12/1/11

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,200 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of First Settlement Neighborhood District Plan, which recommends: Historically accurate (pre-1930's architecture and design) residential 2-unit redevelopment for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Marsha Rummel, First Settlement District Neighborhood Assoc., Linville Architects, LLC, all notified December 2010
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the

Planning Staff: Heather Stuber Date: 1-12-11 Zoning Staff: Matt Tudor Date: 12-20-10

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Audric Schreier + Chris Muchka Date 2/6/11

Signature [Handwritten Signatures] Relation to Property Owner _____

Authorizing Signature of Property Owner [Handwritten Signatures] Date 2/6/11

Letter of Intent

By

Progress Investors, LLC.

owners Chris Muchka and Audric Schieve

of

14 South Franklin Street, Madison, WI 53703

For and Addressed to:

Madison City Plan Commission, Common Council, Urban Design Commission,
Landmarks Commission, and First Settlement Neighborhood District

The current 4-unit structure at 14 S. Franklin Street in Madison, WI was destroyed by fire on 10/6/2010. The condition of the structure has been degraded beyond repair due to the extensive fire and water damage it sustained. It has been deemed a total loss by City and insurance company fire and building inspectors. The demolition and removal of the entire structure and its foundation will be necessary. No building materials are salvageable for reuse. However, as much of the waste that can be recycled will be, and will be documented with a compliance report sent to the City's recycling coordinator.

In place of the existing, burnt-out, 4-unit Progress Investors, LLC. will construct an affordable, energy efficient 2-unit that blends into the historic downtown First Settlement neighborhood district and heightens the design and aesthetic of the site. The existing structure is a 2-story, 4-unit residential building with exterior measurements of 25'x52' and approximate interior square footage of 2,082 sq. ft. It was clad in vinyl siding, aluminum soffits and fascia, and out-of-place porch detailing. Further, being a 4-unit the current building placed undue hardship on the neighborhood, its tenants, and the owners.

The proposed new structure will be a 2-story, 2-unit residential building with exterior measurements of 22'x54' and approximate interior square footage of 2,080 sq. ft. The decision to re-build a 2-unit and complete the PUD process was made for several reasons. City regulations/ordinances permit the re-building of the 4-unit structure exactly as it was; however, the existing structure is non-conforming in a multitude of ways. Based on this non-conformance and initial feedback from our neighbors, we feel the proposed 2-unit is more appropriate for the site. A 2-unit structure allows the structure's overall footprint to be decreased accommodating an 8' wide pervious driveway (providing off-street parking for two cars on the south side of the building) and creating a 3' perimeter set-back. We feel the addition of the driveway and increased setback are very important features that will significantly enhance the parcel in relation to its setting and placement in the neighborhood.

Each unit is currently designed to have three bedrooms and one full bathroom providing needed accommodations for two families in an urban, in-fill setting. The rental price range for each unit will be \$1,250 to \$1,500 per month with all utilities included in the rent. Water retention and food production are included in a sustainable landscaping plan including pervious walkways, native and edible plantings along the front, sides, and down the center of the driveway, 2 gardening plots in the backyard, and a designated compost area. The exterior finishes of the new structure will all adhere to the regulations as outlined in the Madison General Ordinances Sec. 33.19(14) for the First Settlement Historic District (i.e. 4" painted wood lap siding, sawn white-oak wood-shingles, Douglas-fir t/g porch flooring, painted wood porch railings, and six panel doors). In addition, great effort has been made to communicate very early on with the Neighborhood Association, Alder-person (Marsha Rummel), and Madison's Preservation Planners at City Zoning to have every detail scrutinized and endorsed by those involved.

The new structure will be a model of energy efficiency. It will achieve Focus on Energy certification, and perhaps LEED and other accreditations by implementing sustainable building

practices like locally harvested and sustainable materials, storm water retention, and building specifications that super-insulate the structure. The new building will also have solar hot water and solar PV (electric) panels installed on the south facing roof. Further, a detailed analysis of the building's efficiency will be provided by a third-party building consultant and assist Progress Investors, LLC to possibly achieve a truly net-zero or even site-positive structure.

Progress Investors, LLC owns the property and its business managers and company owners are Audric Shieve and Chris Muchka. The project will be managed and/or general contracted by Progress Builders, LLC. The tentative development schedule is provided as Table 1. In addition to those subcontractors identified in the schedule, the following services will be provided by the company listed:

- Draft work and building materials by Marling Lumber Co.
- Building consultation / energy rating by Artisan Energy.
- Solar panels by Cardinal Heating/AC or Full Spectrum.
- Construction and demolition waste removal and recycling by Royal Container Service.

Table 1. Proposed Development Schedule
14 S. Franklin Street

Major Tasks	Contractor / Subcontractor	Planned Start	Planned End	Est. Days per task
Demolition and Abatement	DKI—Advanced Restoration	25-Apr	10-May	14
Clear site / site prep.	Gottschalk Excavating	6-May	10-May	5
Permitting	Progress Builders	25-Apr	6-May	10
Stake foundation / As-built Survey	Isthmus Surveying	11-May	11-May	1
Excavation	Gottschalk Excavating	12-May	13-May	2
Lateral work	Jason Jenny Plumbing and Heating	12-May	13-May	2
Footings / Foundation	Achten Solutions	14-May	25-May	10
Flatwork	Achten Solutions	23-May	30-May	7
Backfill	Gottschalk Excavating	31-May	31-May	1
Cap foundation	Achten Solutions and Progress Builders	1-Jun	3-Jun	3
Form / pour 1st floor walls	Achten Solutions	4-Jun	11-Jun	7
2nd floor deck	Achten Solutions and Progress Builders	13-Jun	15-Jun	3
Form / pour 2nd floor walls	Achten Solutions	16-Jun	23-Jun	7
Interior wall framing	Progress Builders and Achten Solutions	24-Jun	5-Jul	10
Trusses	Achten Solutions and Progress Builders	30-Jun	2-Jul	2
Roof decking & subframing	Achten Solutions and Progress Builders	5-Jul	7-Jul	3
Windows	Progress Builders and Achten Solutions	6-Jul	7-Jul	2
Shingling	ALO Sustainable Solutions	8-Jul	15-Jul	7

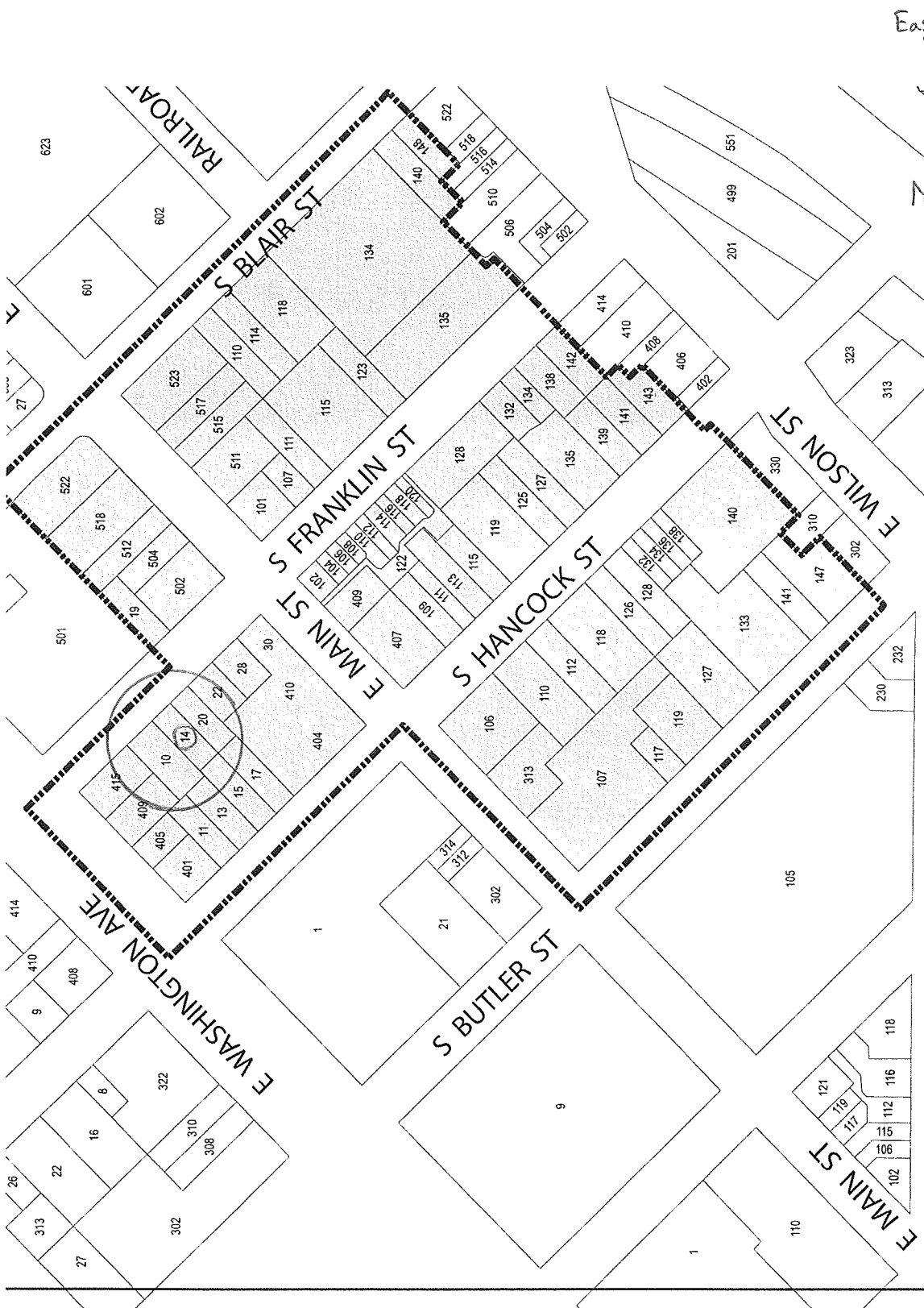
Plumbing	Jason Jenny Plumbing and Heating	11-Jul	21-Jul	10
HVAC	Cardinal Heating & AC	18-Jul	28-Jul	10
Electrical	Oimoen Electric Inc.	25-Jul	4-Aug	10
Siding	Progress Builders	16-Jul	5-Aug	18
Gutters & downspouts	Aluminum Gutters and Downspouts, Inc	6-Aug	8-Aug	2
Insulation	Green Jeans Insulation	4-Aug	8-Aug	4
Drywall / Painting	Progress Builders	9-Aug	1-Sep	20
Flooring & tile	Progress Builders	20-Aug	10-Sep	18
Cabinetry	Progress Builders	5-Sep	15-Sep	10
Interior doors & trim	Progress Builders	13-Sep	23-Sep	10
Porch finish details	Progress Builders	19-Sep	4-Oct	14
Sidewalks / driveway	Gottschalk Excavating and Progress Builders	3-Oct	10-Oct	7
Landscaping	Gottschalk Excavating	12-Oct	15-Oct	4

We are eager to build a structure that complements the First Settlement District neighborhood. The home will serve the needs of two families in an urban, in-fill setting while offering an aesthetic that brings pride to our neighbors and the City. Our goal is to improve, even heighten, the design, presentation, and site at 14 S. Franklin St. We want to complement the details that were innate to the First Settlement Historic Neighborhood District while addressing the future energy requirements and total environmental footprint of the structure for its duration. This is our charge and our commitment to the neighborhood. We are asking for your endorsement and Final Approval to move forward with redeveloping and bringing life back to 14 S. Franklin St. as proposed in the attached documents and drawings. Thank you for your time and consideration.

Sincerely,

Progress Investors, LLC
Audric Schieve
Chris Muchka
2835 Hoard St. Madison, WI. 53704
608-516-0521 / 608-556-9117 cell phones
608-255-2903 fax
email: progressbuilders@yahoo.com

Locator Map for 14 S. Franklin St. Madison, WI. 53703



Zoning Text

Project Name: 14 S. Franklin St.

Address: 14 S. Franklin St., Madison, WI 53703

Legal Description: This planned unit development refers to the land of the original plat, block 267, NW 33 feet of NE 90 feet of Lot 3.

A. Statement of Purpose: This zoning district is established to allow for the construction of a Two-family dwelling with a maximum of three (3) bedrooms per dwelling unit.

B. Permitted Uses:

1. Single-family dwellings and Two-family dwellings.
2. Uses accessory to Single- and Two-family dwellings.

C. Lot Area: The lot area is 2,970 square feet.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted is 0.89.
2. Maximum building height shall be 2 stories or as shown on approved plans.

E. Yard Requirements: Front, side, and rear yard areas will be provided, each of which shall not be less than the following:

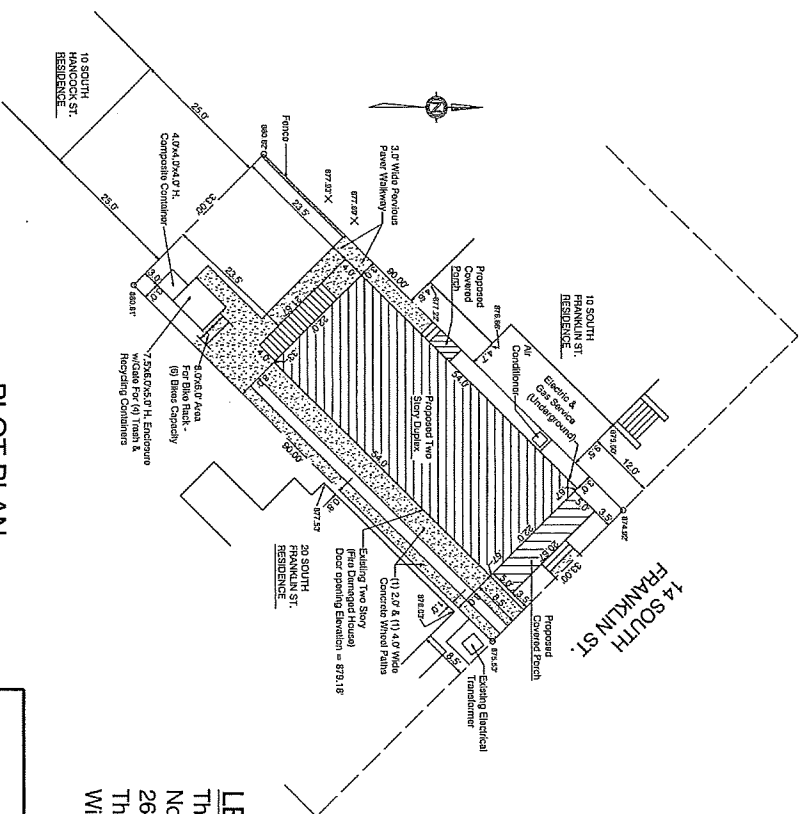
1. Front Yard. -- Two (2) feet.
2. Side Yards. -- A combined total of both side yards of eight (8) feet.
3. Rear Yard.-- Twenty-three (23) feet.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

H. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R5 zoning district.

I. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

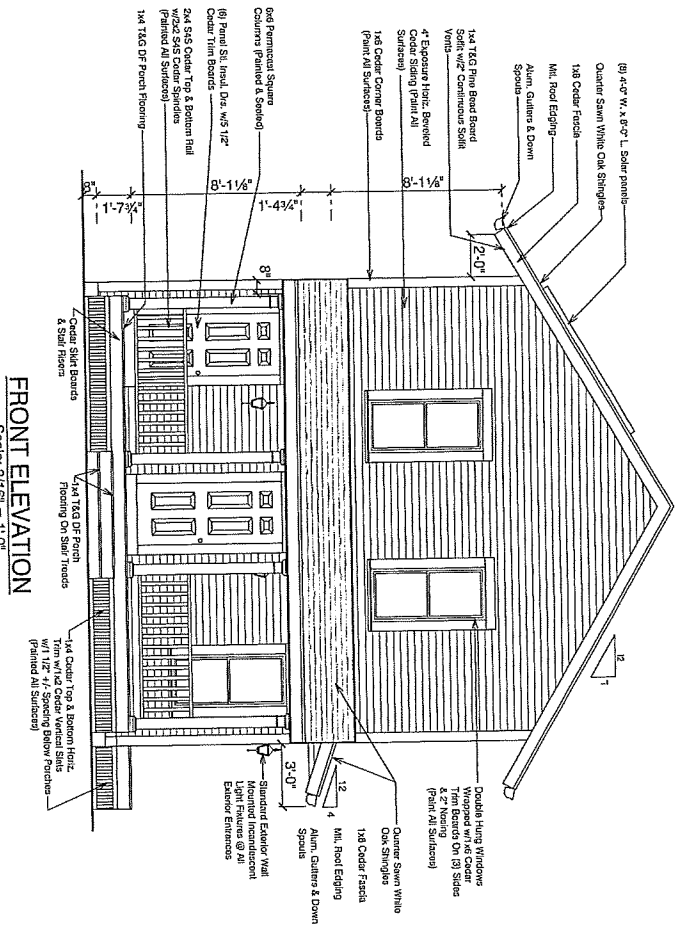


PLOT PLAN
Scale: 1" = 20'-0"

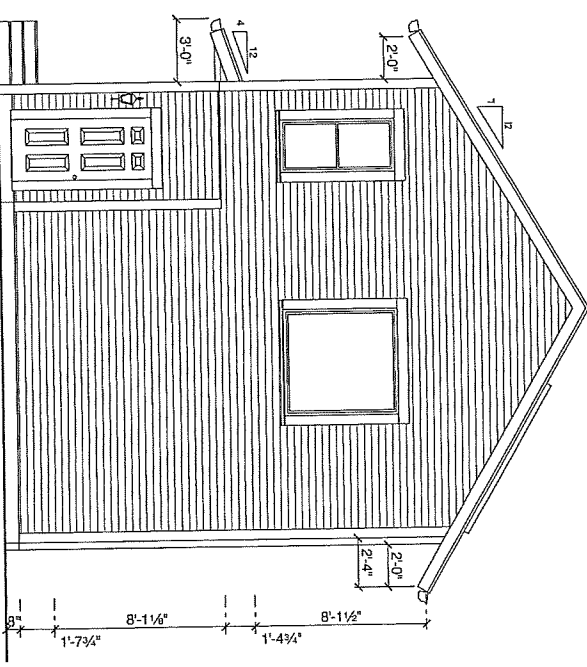
LEGAL DESCRIPTION
The Northwest 33 Feet Of The
Northeast 90 Feet Of lot 3, Block
267, Original Plat Of Madison, In
The City Of Madison, Dane County,
Wisconsin.

<p>MARLING LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704</p>		<p>Scale: As Shown Date: 02-04-11</p>	<p>Drawn By: Brian K. & Chris D.</p>
<p>PROGRESS BUILDERS</p>			<p>Drawing Number: OF</p>

ATTENTION: EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY. THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



FRONT ELEVATION
Scale: 3/16" = 1'-0"

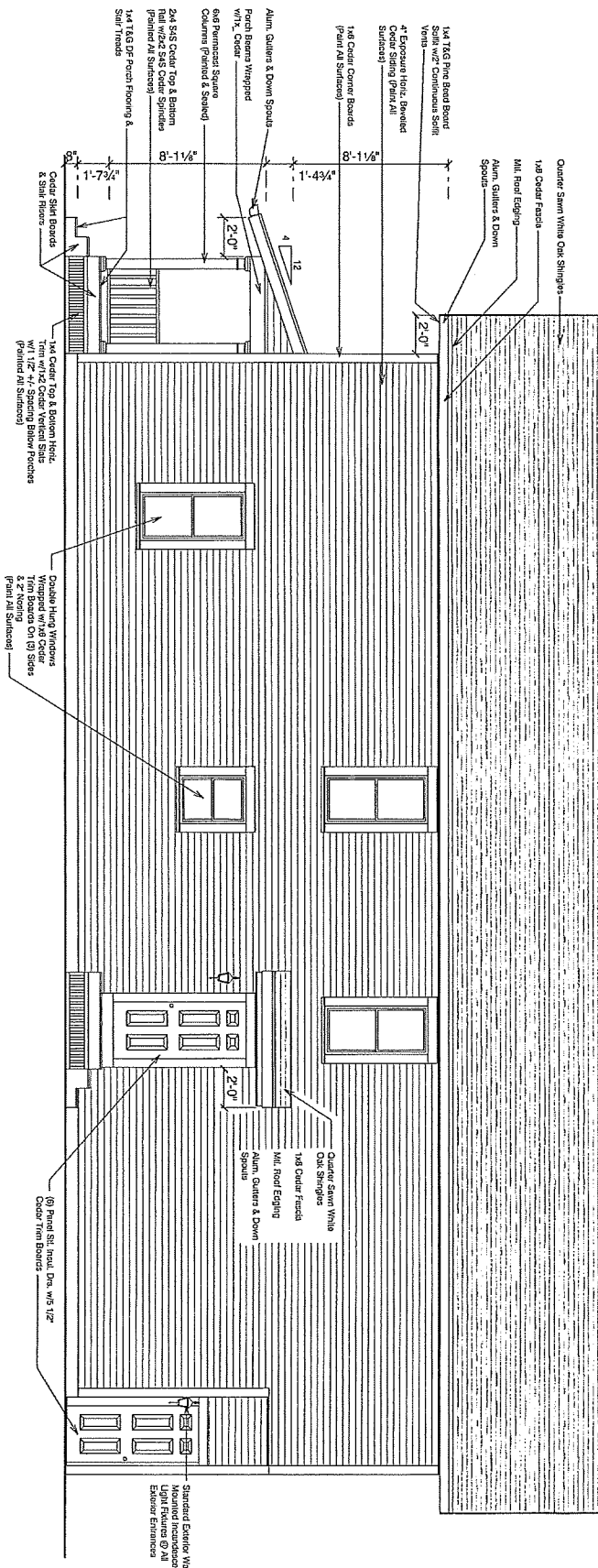


REAR ELEVATION
Scale: 3/16" = 1'-0"

14 SOUTH FRANKLIN STREET MADISON, WI 53703

MARLING LUMBER COMPANY
1801 E. WASHINGTON AVE. MADISON, WI 53704

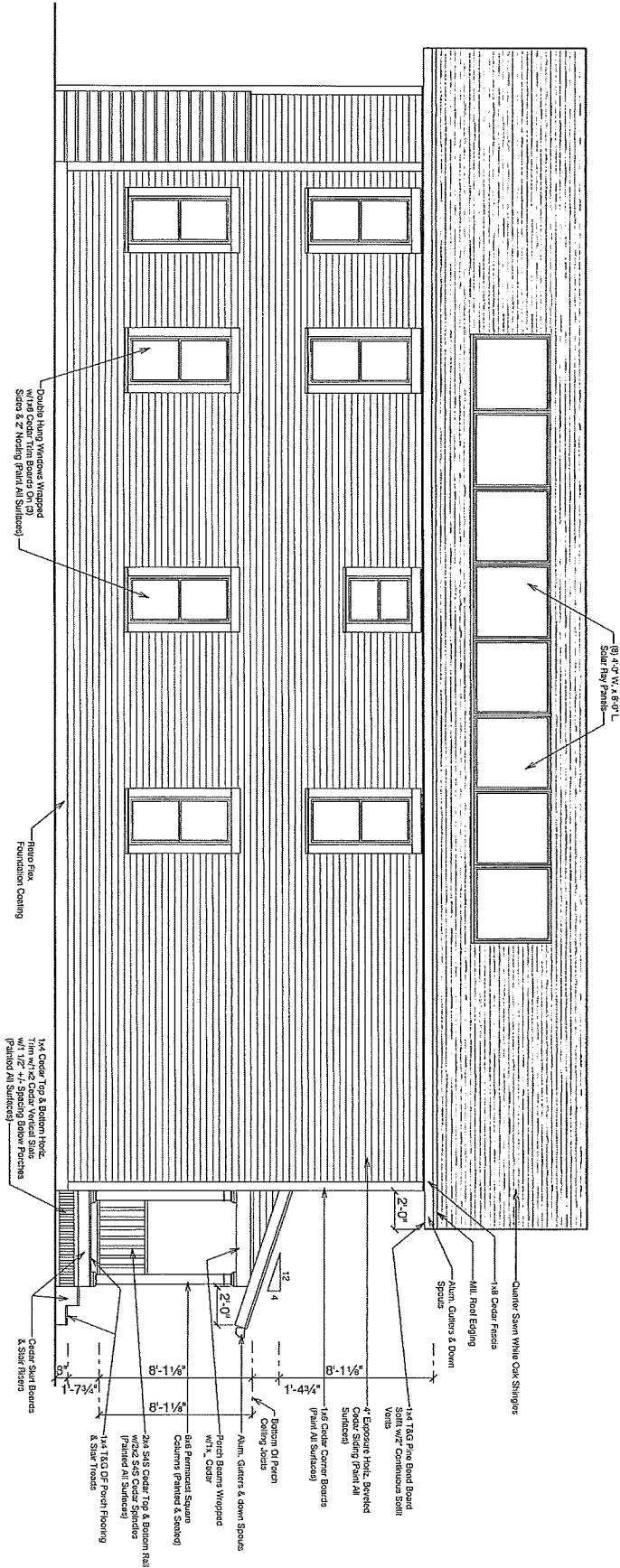
Scale:	As Shown	Drawn By:	Brian K. & Chis D.
Date:	02-04-11	Progress Builders	
ATTENTION: EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY. THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.			DRAWING NUMBER: OF



RIGHT ELEVATION
Scale: 3/16" = 1'-0"

<p>MARLING LUMBER COMPANY 1801 E WASHINGTON AVE. MADISON, WI 53704</p>		<p>DESIGNED BY Brian K. & Chris D.</p>
<p>Scale: As Shown Date: 02-04-11</p>	<p>ELEVATION</p>	
<p>PROGRESS BUILDERS</p>		<p>DRAWING NUMBER: OF</p>

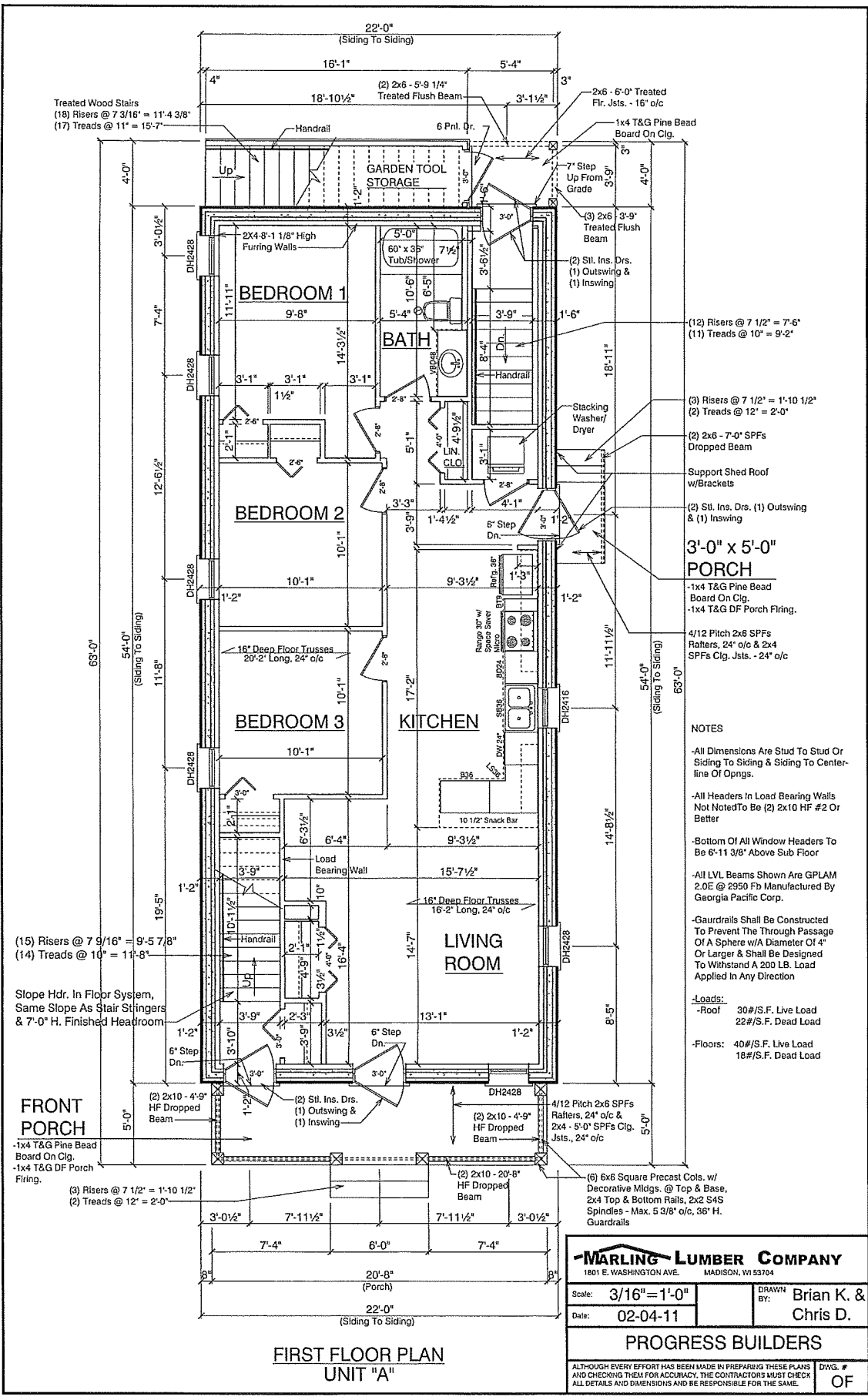
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



LEFT ELEVATION

Scale: 3/16" = 1'-0"

<p>MARLING LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53708</p>		<p>PROGRESS BUILDERS</p>	
Scale:	As Shown	<p>ELEVATION</p>	<p>DRAWN BY: Brian K. & Chris D.</p>
Date:	02-04-11		
<p>ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.</p>		<p>DRAWING NUMBER: OF</p>	



Treated Wood Stairs
 (18) Risers @ 7 3/16" = 11'-4 3/8"
 (17) Treads @ 11" = 15'-7"

(12) Risers @ 7 1/2" = 7'-6"
 (11) Treads @ 10" = 9'-2"

(3) Risers @ 7 1/2" = 1'-10 1/2"
 (2) Treads @ 12" = 2'-0"

(2) Stl. Ins. Drs. (1) Outswing & (1) Inswing

(2) Stl. Ins. Drs. (1) Outswing & (1) Inswing

(2) Stl. Ins. Drs. (1) Outswing & (1) Inswing

NOTES
 -All Dimensions Are Stud To Stud Or Siding To Siding & Siding To Centerline Of Opngs.
 -All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF #2 Or Better
 -Bottom Of All Window Headers To Be 6'-11 3/8" Above Sub Floor
 -All LVL Beams Shown Are GPLAM 2.0E @ 2950 Fb Manufactured By Georgia Pacific Corp.
 -Guardrails Shall Be Constructed To Prevent The Through Passage Of A Sphere w/A Diameter Of 4" Or Larger & Shall Be Designed To Withstand A 200 LB. Load Applied In Any Direction

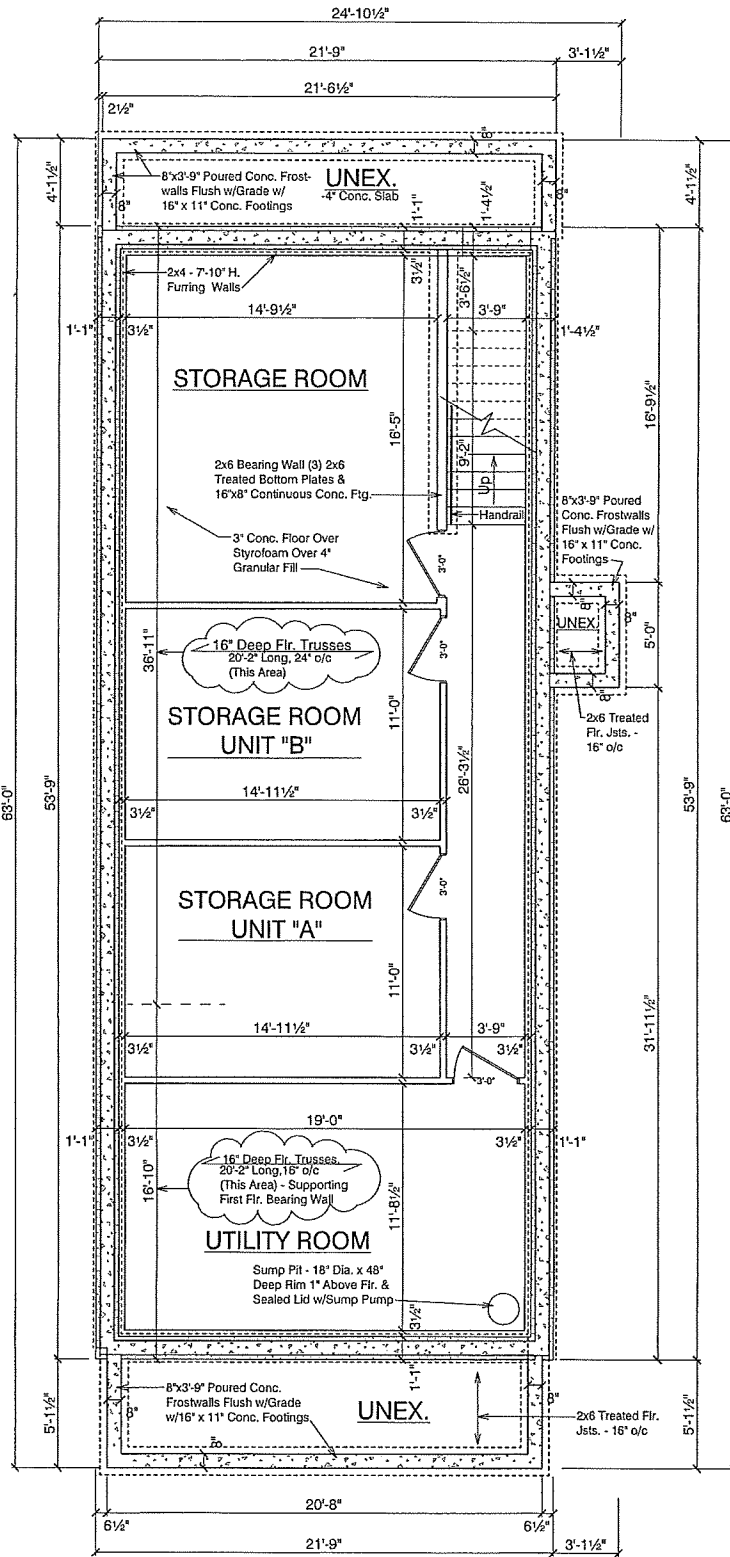
Loads:
 -Roof 30#/S.F. Live Load
 22#/S.F. Dead Load
 -Floors: 40#/S.F. Live Load
 18#/S.F. Dead Load

(15) Risers @ 7 9/16" = 9'-5 7/8"
 (14) Treads @ 10" = 11'-8"

Slope Hdr. In Floor System, Same Slope As Stair Stringers & 7'-0" H. Finished Headroom

FRONT PORCH
 -1x4 T&G Pine Bead Board On Clg.
 -1x4 T&G DF Porch Firing.
 (3) Risers @ 7 1/2" = 1'-10 1/2"
 (2) Treads @ 12" = 2'-0"

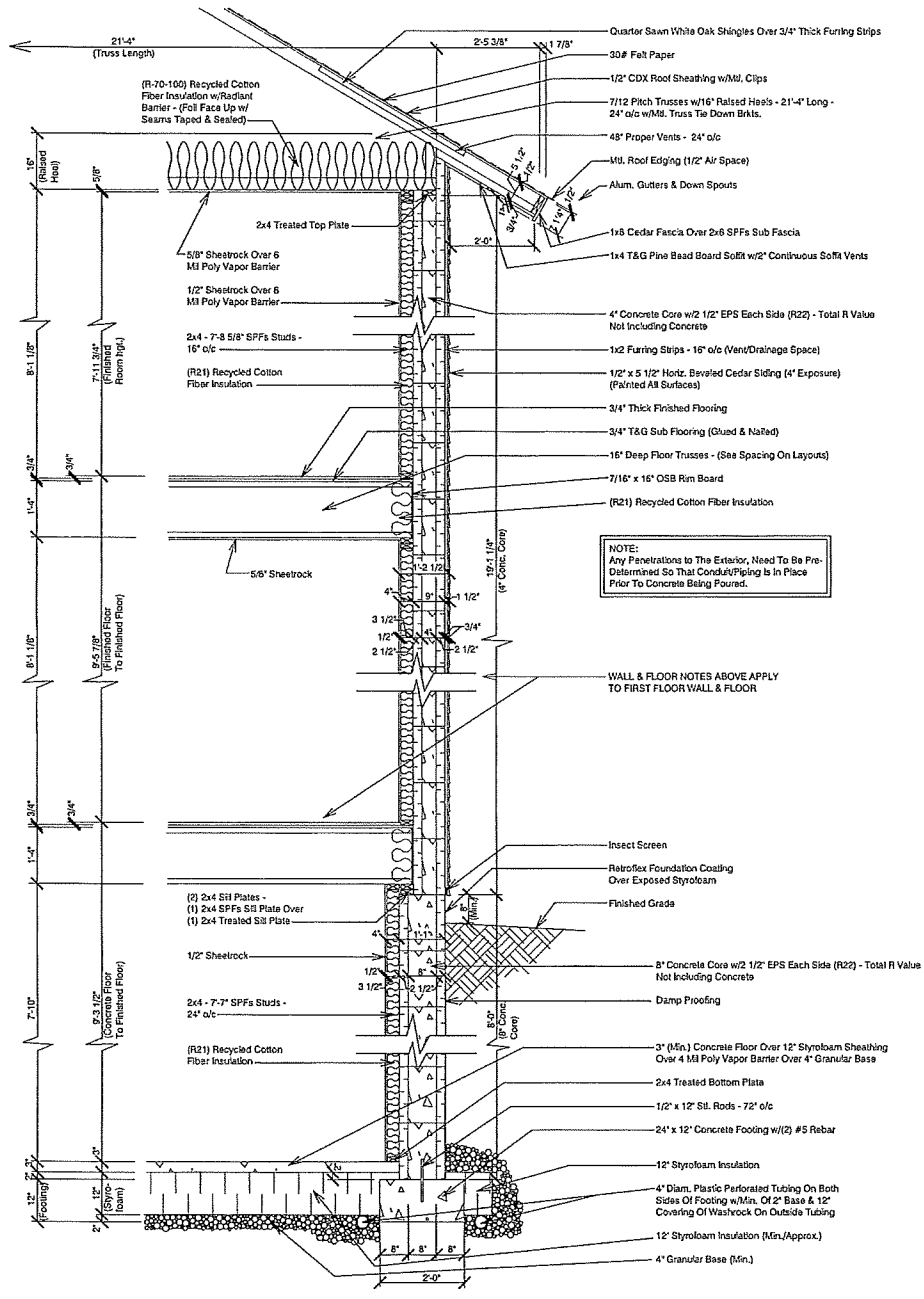
MARLING LUMBER COMPANY	
1801 E. WASHINGTON AVE. MADISON, WI 53704	
Scale: 3/16" = 1'-0"	DRAWN BY: Brian K. & Chris D.
Date: 02-04-11	
PROGRESS BUILDERS	
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.	DWG. # OF



FOUNDATION PLAN

MARLING LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704	
Scale: 3/16"=1'-0"	DRAWN BY: Brian K. & Chris D.
Date: 02-04-11	
PROGRESS BUILDERS	
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.	
DWG. #	OF

8



NOTE:
Any Penetrations to The Exterior, Need To Be Pre-Determined So That Conduit/Piping Is In Place Prior To Concrete Being Poured.

WALL SECTION
Scale: 3/4" = 1'-0"

MARLING LUMBER COMPANY 1801 E. WASHINGTON AVE. MADISON, WI 53704	
Scale: As Shown	DRAWN BY: Brian K. & Chris D.
Date: 02-04-11	
PROGRESS BUILDERS	
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.	
DWG. #	OF

Regarding: 14 South Franklin St. - First Settlement Historic District -

Demolition of existing structure and construction of new two unit residence

To Whom It May Concern:

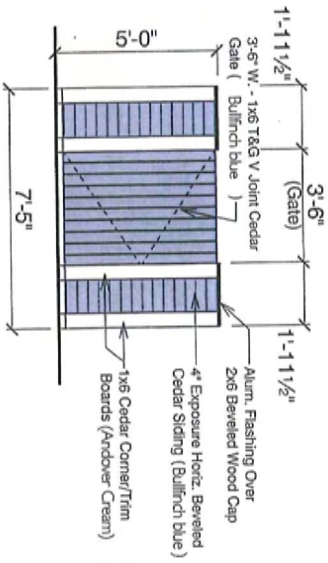
The Urban Design Commission requested us to review a few elements on our proposed 2-unit plan at 14 South Franklin Street, Madison WI. We have updated the plans to show wider fascia and window trim boards, added detail with frieze boards, and a 1x12 band board on the front elevation of the building. We have decided to keep the front doors in the same placement so the interior closets are near these doors. We added a second floor balcony to provide each unit with their own porch space. The driveway continues to the rear of the building for ease of access to the second floor rear staircase. We feel this will be the primary entrance for second floor occupants so parking a car as close as possible will be ideal. The paint colors selected from the historic palette are labeled on the front elevation rendering. The native plants we intend to use in the planters surrounding the house are the following: Bee Balm, Bell Flower, Black-Eyed Susan, Columbine, Cone Flower, Prairie Phlox, Primrose, Spider Wort, Trillium. Thank you for your time and input on this project.

Sincerely,
Audric Schieve
Chris Muchka
Progress Investors, LLC
Progress Builders, LLC
608-556-9117

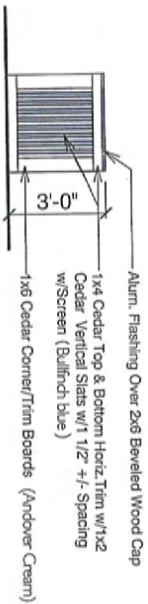
Enclosed: 5-page color elevations and landscape plan (11X17)



FRONT ELEVATION

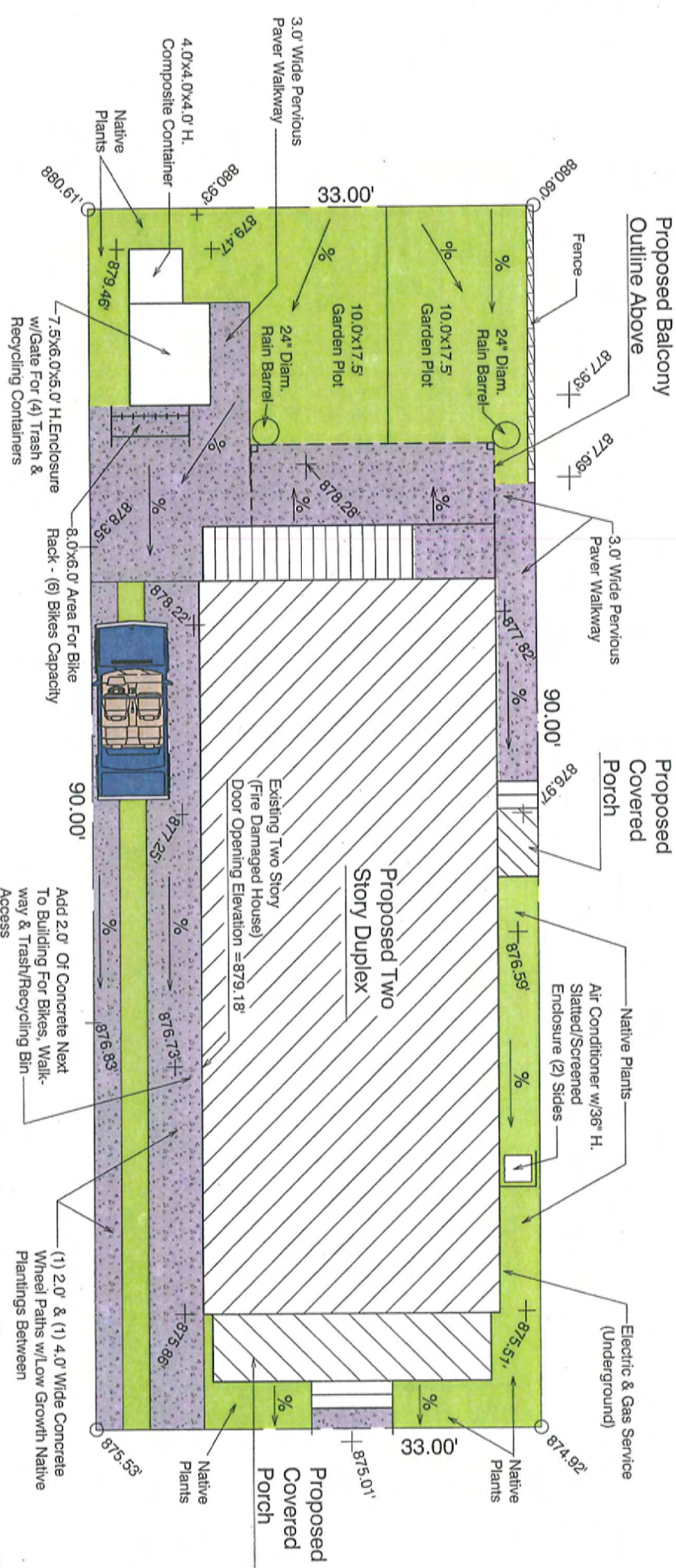


AIRCONDITIONER SURROUND SIDE ELEVATION



14 South Franklin Street
 Owner: Progress Investors LLC.
 General Contractor: Progress Builders LLC.

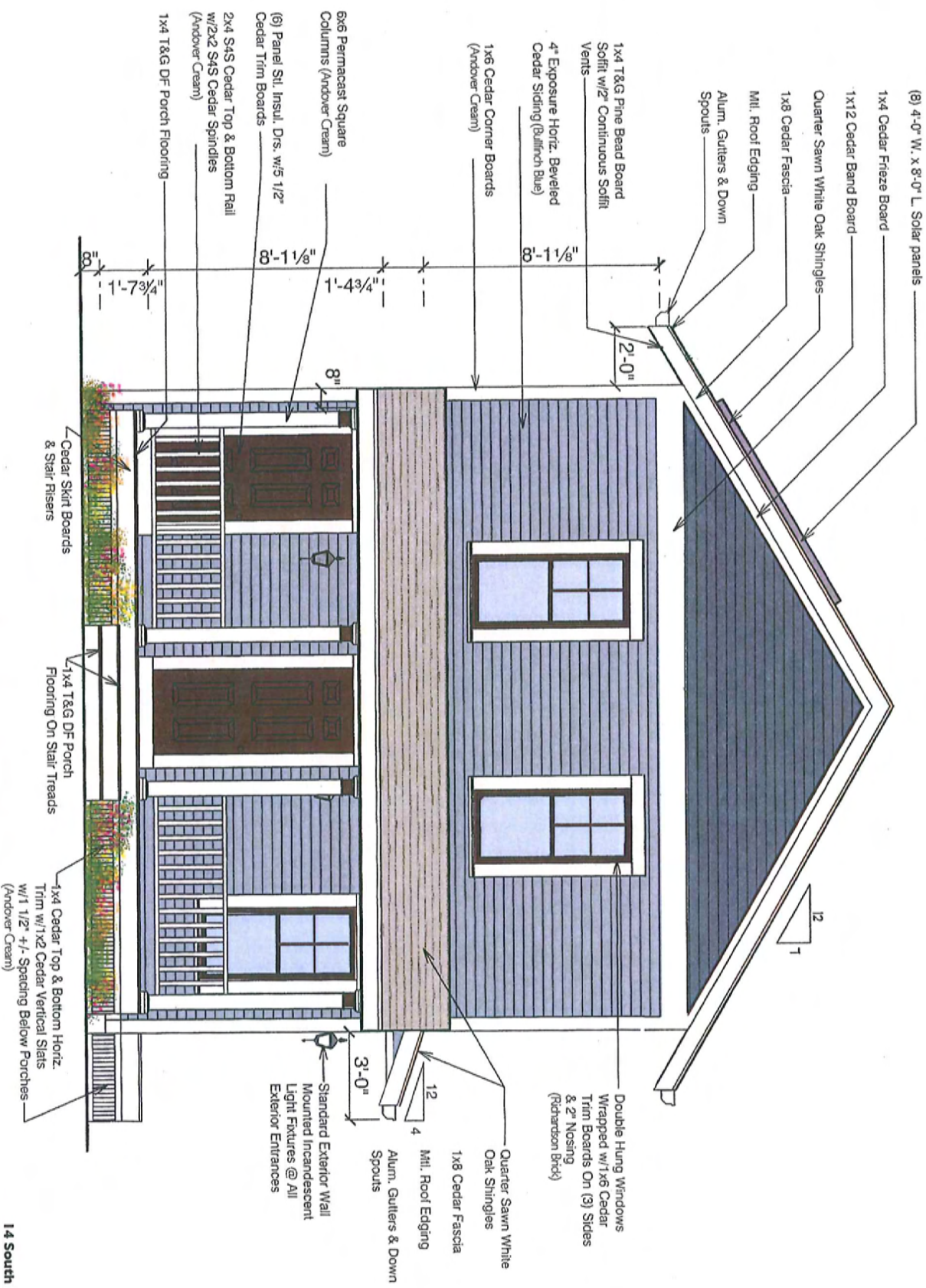
LANDSCAPE PLAN



NOTE:

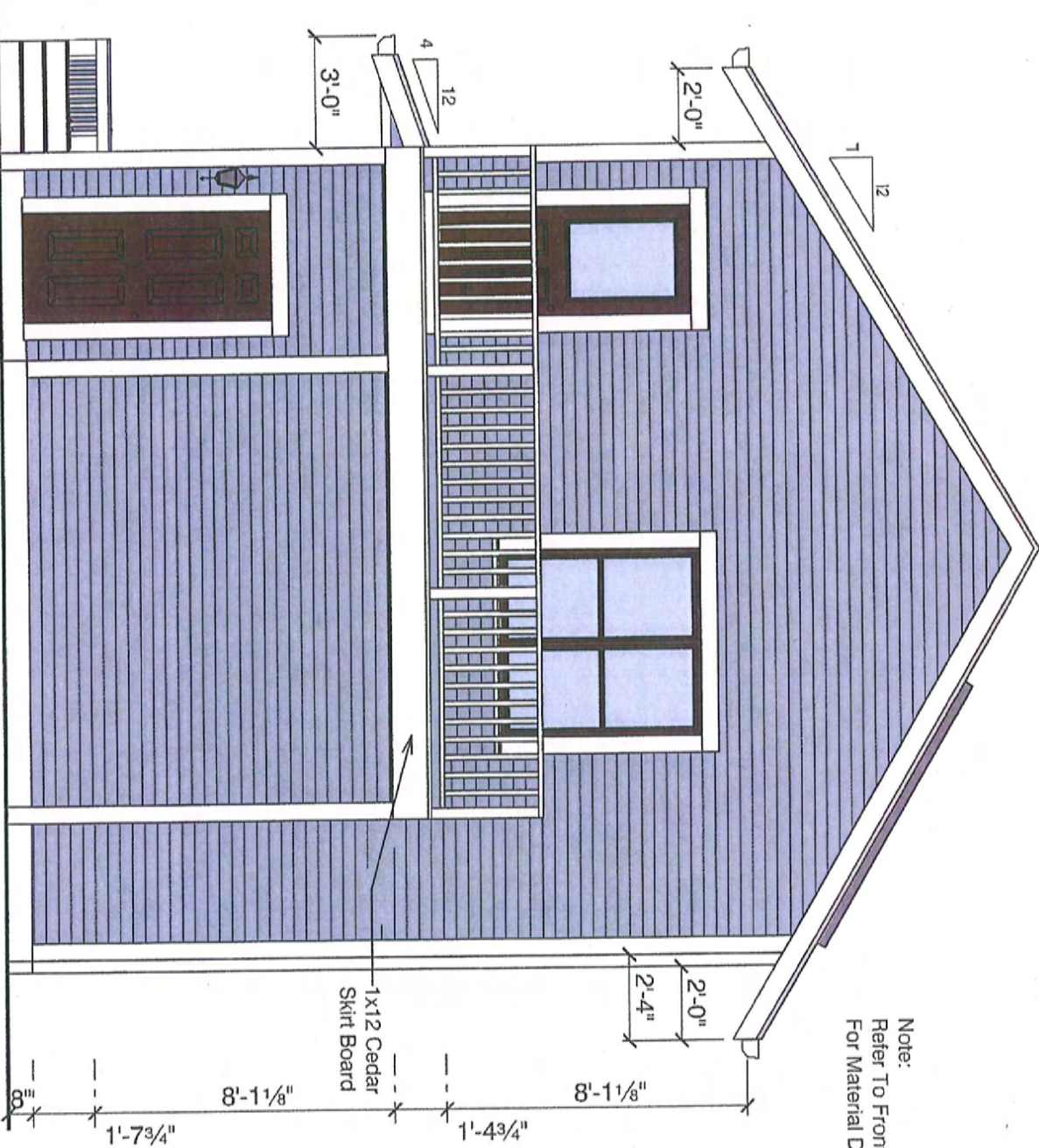
Represents Direction Of Slope In Grade





Front Elevation

14 South Franklin Street
 Owner: Progress Investors LLC.
 General Contractor: Progress Builders LLC.



REAR ELEVATION

Note:
Refer To Front Elevation
For Material Descriptions

14 South Franklin Street
Owner: Progress Investors LLC.
General Contractor: Progress Builders LLC



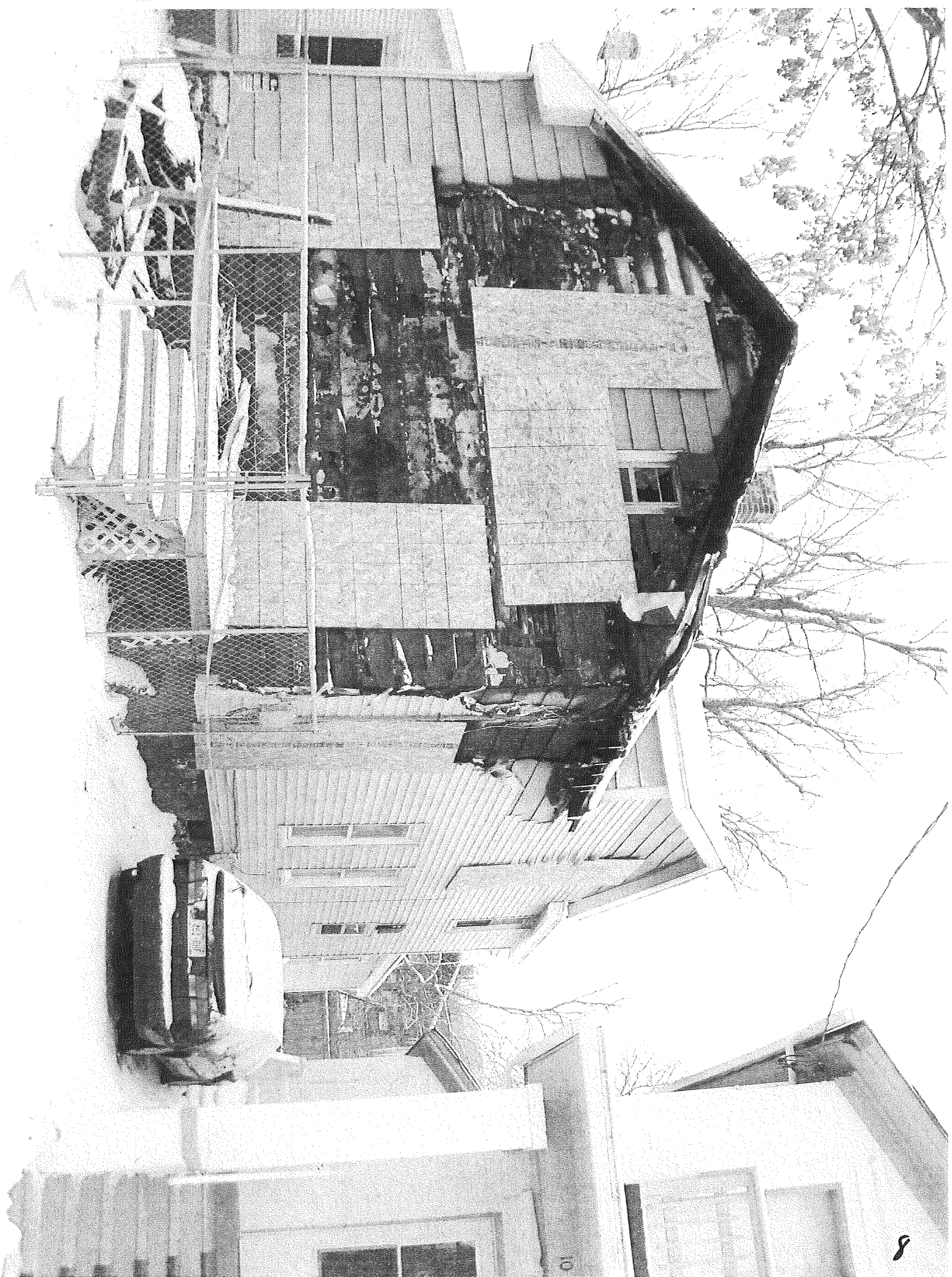
14 South Franklin Street
 Owner: Progress Investors LLC
 General Contractor: Progress Builders LLC

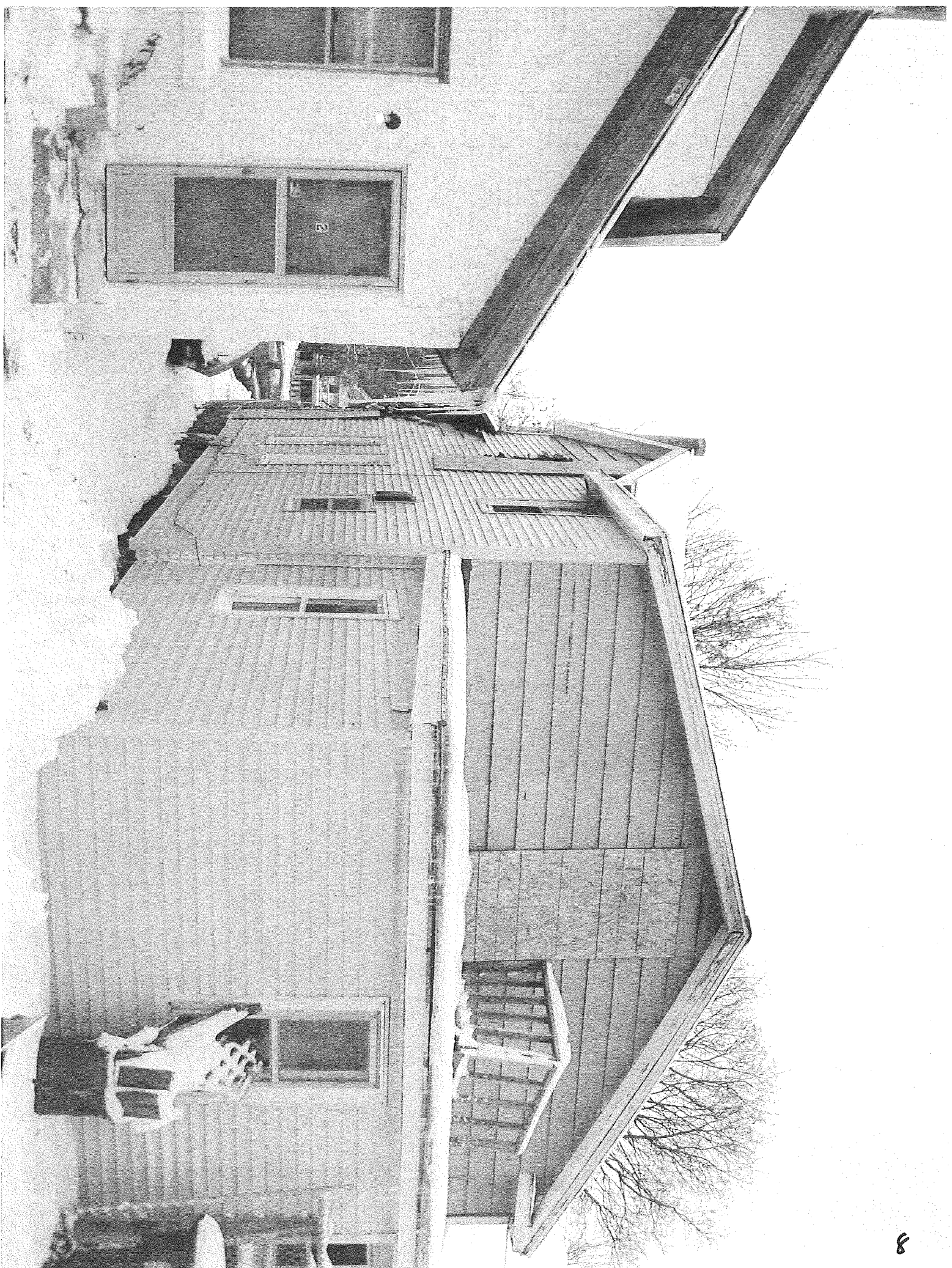


Right Elevation

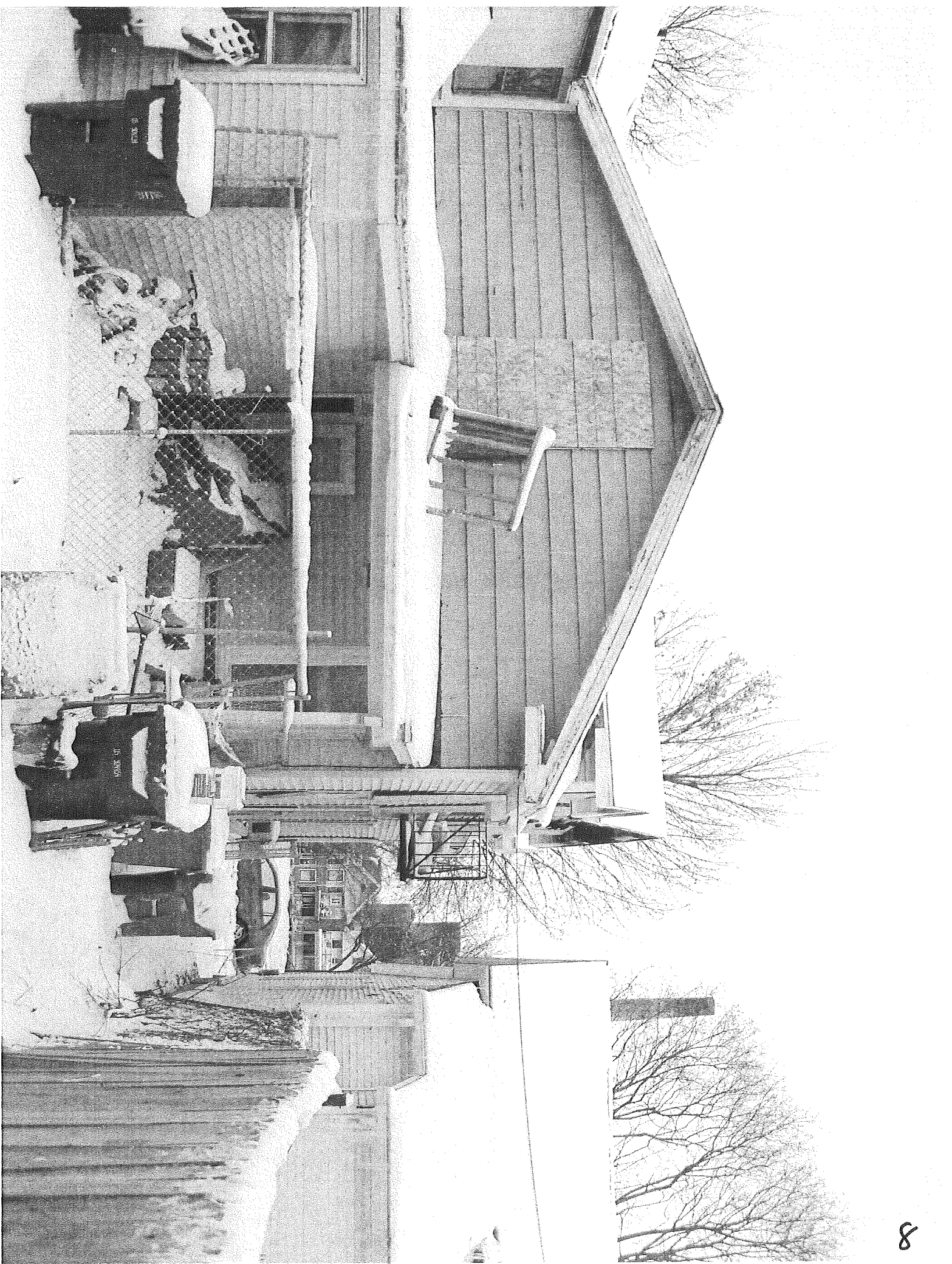








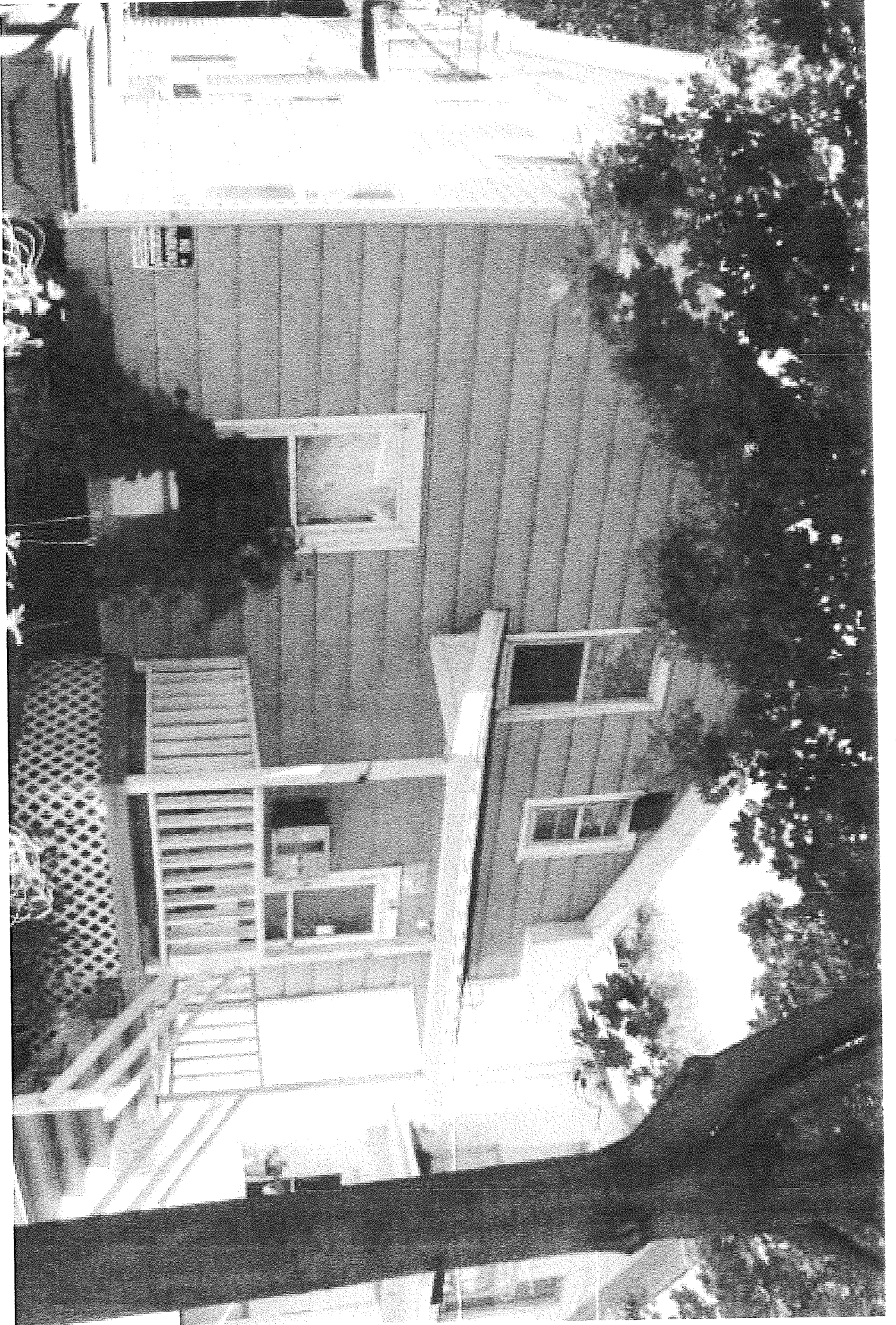




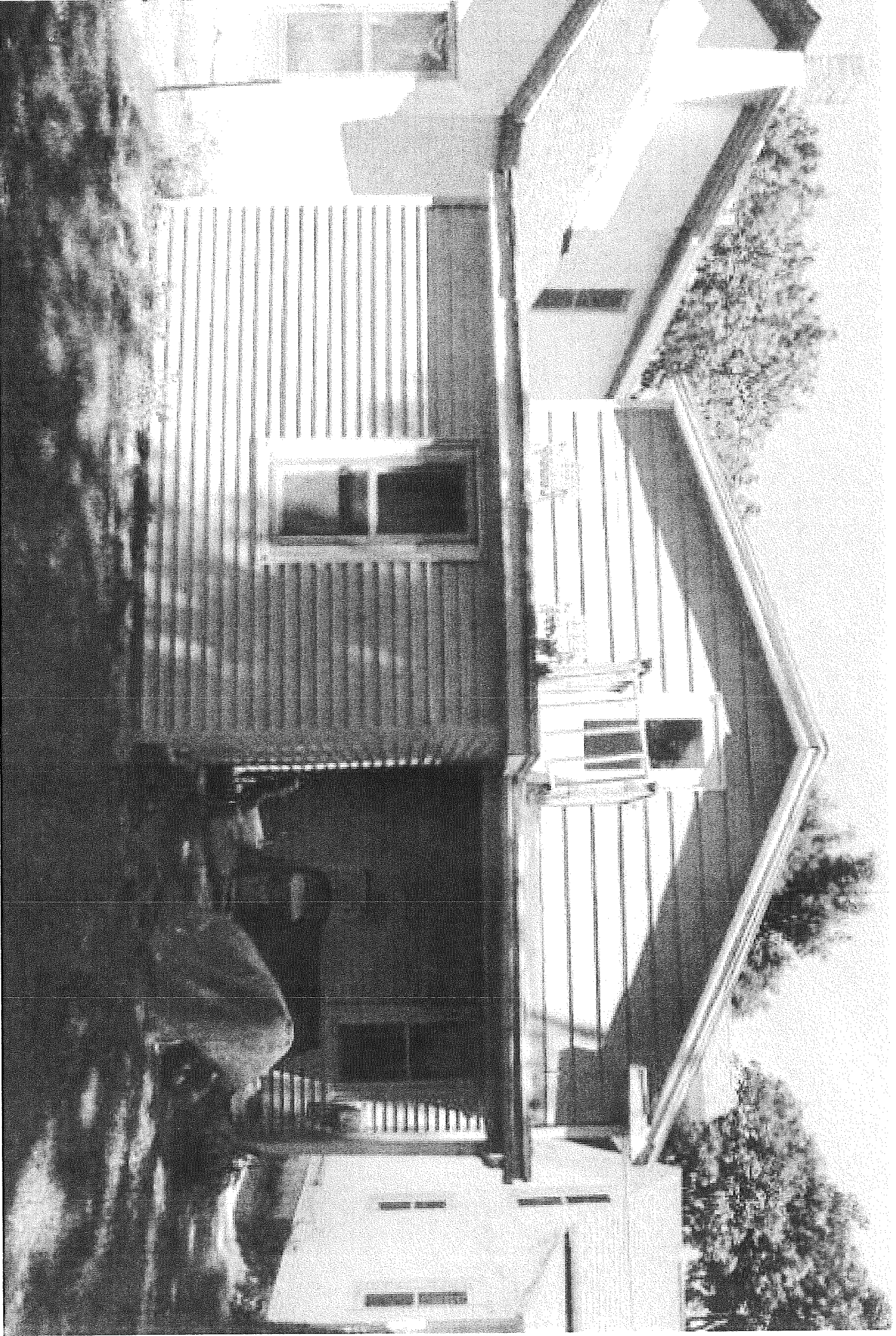
Before the fire loss Summer 2010



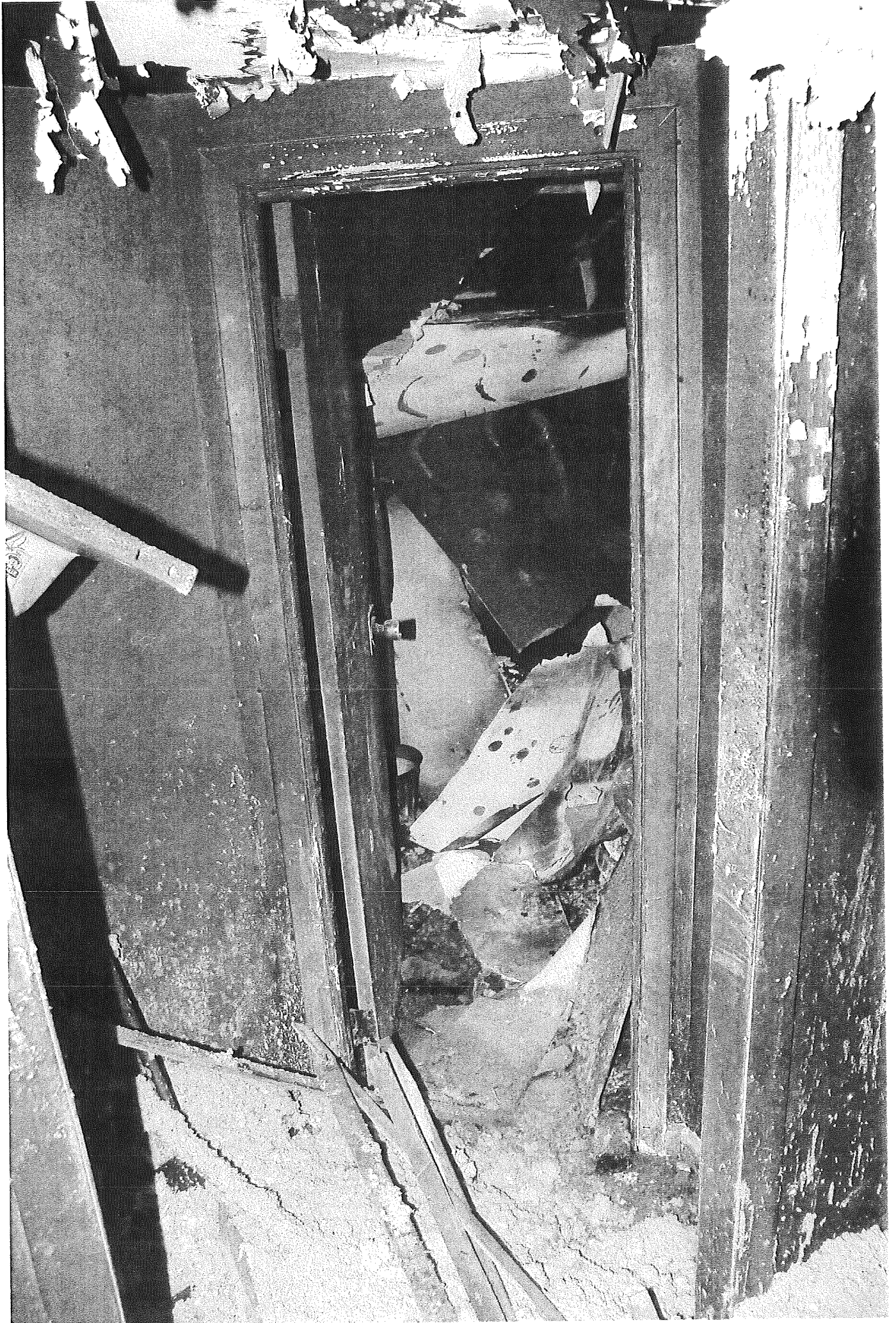
Before Fire Summer 2019



Before Fire Summer 2019















Demolition Recycling and Reuse Plan
For
14 S. Franklin St. Madison, WI. 53704
by
Chris Muchka of Progress Builders, LLC.
2835 Hoard St. Madison, WI. 53704
608-516-0521 cell
608-255-2903 fax
email: progressbuilders@yahoo.com

Introduction:

The current 4-unit structure at 14 S. Franklin Street in Madison, WI was destroyed by fire on 10/6/2010. It has been deemed a total loss by city and insurance inspectors and its structure and foundation will need to be demolished and removed entirely.

Reuse Plan:

Due to the extent of fire damage to the wood structure and all its contents there is virtually no reusable construction materials, cabinets, wood flooring, or any other materials the ReStore can remove for resale. Frank Byrne –deconstruction manager at ReStore was contacted on Tues. 1/1/11. We spoke about the structure's condition and he offered to go to the site and provide a visual inspection. He agreed that due to the extent of the fire damage there were virtually no reusable materials that the Restore could utilize or would be interested in salvaging.

Appliance Recycling:

The existing structure was a 4-unit. Each unit contained a refrigerator and a stove. The four appliances located in the two second floor units were ruined in the fire. The two refrigerators will be recycled through the City of Madison's appliance recycling program (stickers purchased for pick-up on the curb by Madison Streets Division). The two stoves will be recycled at a local metal scrap yard or Madison's drop site on Sycamore St. on the east side. The two first floor units also each had a stove and refrigerator that were not as damaged by the fire but, still damaged to the point that we will be either recycling them as described above, cleaning them up and re-selling them, or giving them to Kirch's appliances on Sherman Ave. for re-sale. The central boiler and water heater provided heat and hot water to all four units. They were both located in a closed utility room in the basement and sustained no damage. Both the boiler and the water heater were removed and salvaged for reuse or resale.

Mercury Recovery/Recycling:

The existing structure did not use or have a mercury thermostat. Instead there was the one central boiler for heating all four units and it was controlled by a digital thermostat. Any fluorescent or CFL light bulbs will be removed prior to demolition and be returned for recycling to the vendor(s) where they were purchased (Home Depot, Menards) or, taken to the City's recycling center on Fish Hatchery Rd.

Mixed Loads of Construction and Demolition Debris:

Royal Container Service will provide dumpster service and collection for mixed loads of construction and demolition debris. They will remove and sort all recyclable materials created from the demolition of the structure and foundation. These materials include asphalt shingles, clean wood products, and scrap metals like ductwork, rain gutters and downspouts, storm windows, doors, copper wiring and pipes, and galvanized steel pipes.

Asphalt, Brick, and Concrete:

There is no asphalt paving that will be removed or demolished. Any brick (chimney), concrete (basement slab), and stone (foundation) will taken be to Homburg Construction, Inc. on Monona Dr. for re-purposing as gravel/stone fill. Some of the foundation stones will be reused on-site for landscaping and by some neighbors who have already expressed interest in reusing some of the stones from the foundation in their own home/landscaping projects.

Metal Recycling:

All metal materials (ductwork, rain gutters and downspouts, storm windows and doors, copper wire and pipe, galvanized and steel pipe) from the structure will be sorted and recycled by Royal Container Service, Progress Builders, LLC. (general contractor), and Progress Investors, LLC. (owners Chris Muchka and Audric Shieve). All accessible copper piping in the basement has already been removed and salvaged for recycling.

Shingle Recycling:

Shingles will be sorted out from the mixed loads of construction and demolition debris by Royal Container Service for recycling.

Clean Wood:

All clean wood will sorted and recycled by Royal Container Service.

Compliance Report:

Within 60 days or less of completion of the demolition and removal of the structure and foundation a compliance report will be filled with the City's Recycling Coordinator George Dreckmann at 1501 W. Badger Rd. Madison, WI. 53713 / fax—267-1120 / email: gdreckmann@cityofmadison.com detailing any material that was reused, the volume of material that was recycled or land-filled, where the recycled materials were sent, and include copies of receipts and/or weight tickets.

For: Landmarks Commission

The following are historic detailings and/or points of interest that will be incorporated into the design and redevelopment of

14 S. Franklin St. Madison, WI. 53704

by

Progress Investors, LLC. owners

Chris Muchka and Audric Schieve

***Meeting the needs of two families while presenting a balanced façade/front/street/East elevation that presents a single family look/appearance that is indicative of the pre-1930's architecture that was present on Franklin St. during that time.**

***4" wood lap siding – painted**

***Sawn white oak wood roof shingles**

***6 panel doors -- painted**

***wood porch railing w/square profiled balusters – painted**

***wood freeze-boards, fascia, "beaded"-soffit, and moldings – painted**

***wood "beaded"-soffit on porch ceilings -- painted**

***Douglas Fir t/g porch flooring/decking – stained and/or sealed**

***6" x 6" profiled porch columns with decorative moldings – painted**

***vertical wood latticing for screening and porch skirts/aprons – painted**

***front porch sizing and placement is historically accurate based on the 1908 and 1942 Sanborn Insurance maps.**

***exterior light fixtures that adhere to a pre-1930's aesthetic.**

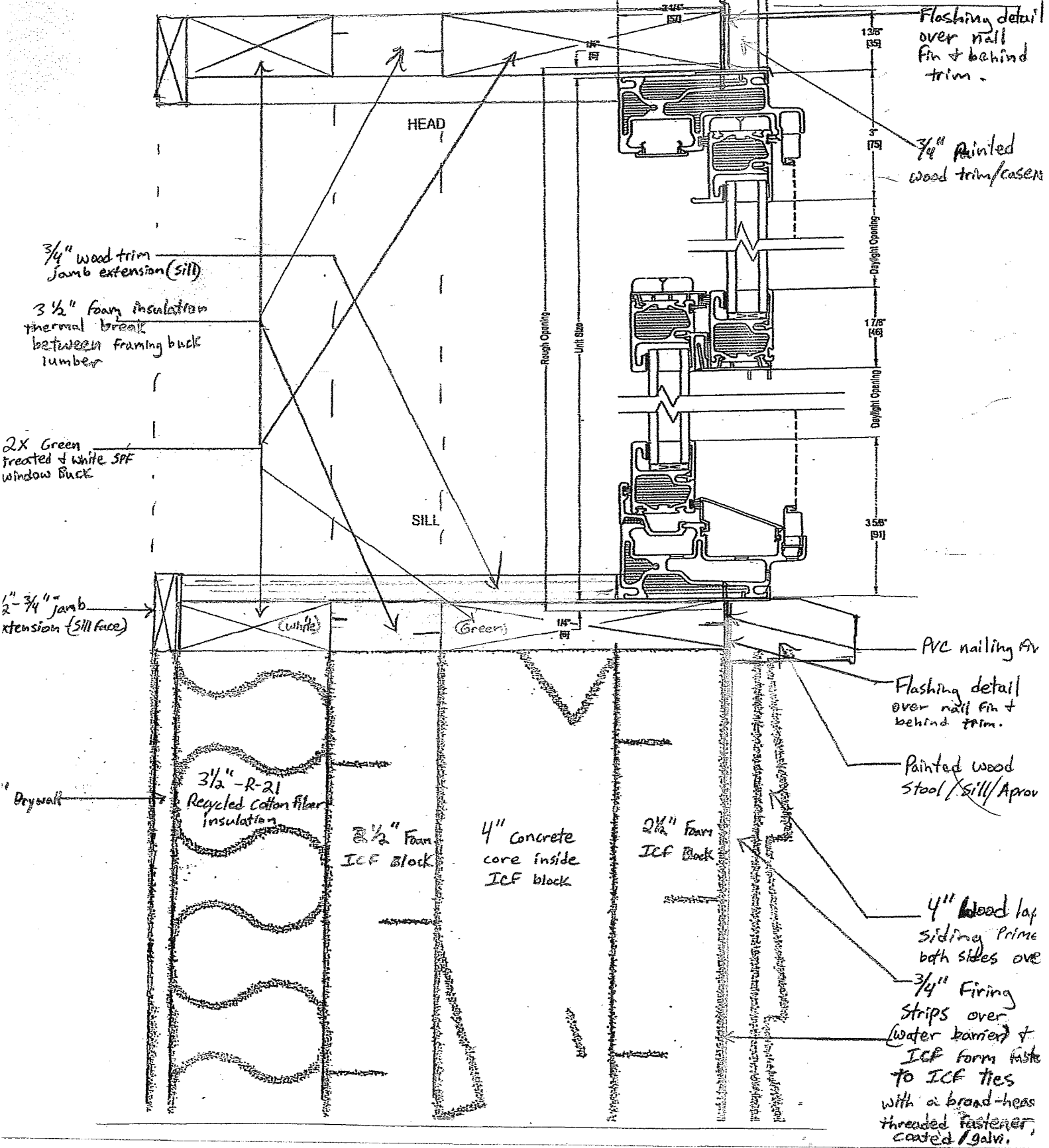
***Window casement detail indicative of pre-1930's architecture utilizing 3/4" thick square profiles for the top and sides meeting a milled stool/sill --painted**

***split paved driveway for vehicle, bicycle, and trash wheel paths and plantings down the center achieving an overall older look/appearance.**

***Native and edible plantings on open green spaces and profiled gardening plots for each unit in the backyard – food production at one's home was very likely and common-place for pre-1930's households.**

X25 SERIES DOUBLE HUNG

WINDOW DETAILS



MODEL AL206S TECHNICAL INFORMATION

NOTE: ALL DIMENSIONS ARE IN INCHES

DIMENSIONS:

RACK DIMENSIONS: SEE BELOW

SPACE REQUIRED FOR RACK: 68" x 37"

SPACE REQUIRED FOR RACK AND BICYCLES: 80" W x 60" D

LARGE TUBING SIZE: 1.60" OD WITH .125" WALL

SMALL TUBING SIZE: .75" OD WITH .10" WALL

FINISH:

BASE LAYER: GALVANIZED FINISH

TOP LAYER: PVC BASED, UV RESISTANT BLACK POWDER COATING



Handwritten notes: 68" x 37" and 80" x 60"

