



Location  
733 Copeland Street

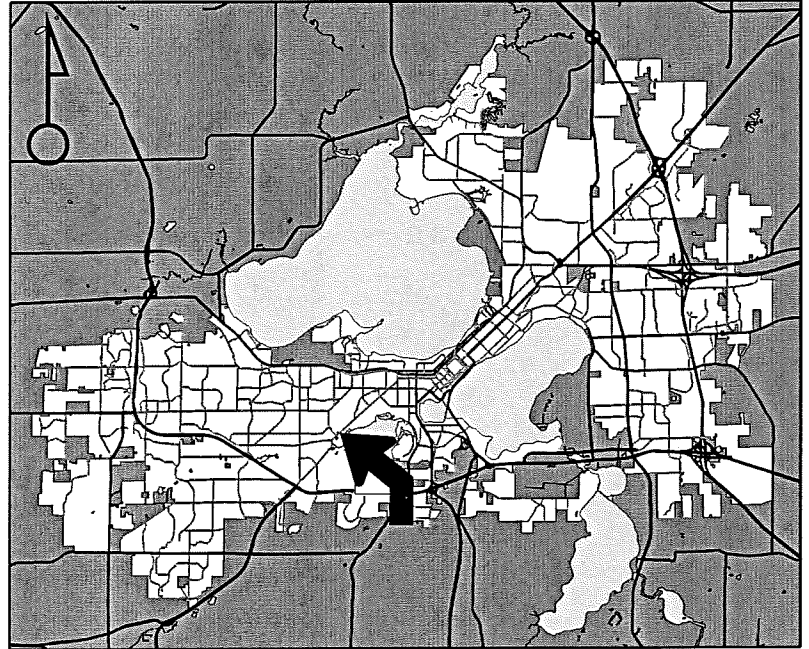
Project Name  
Marley Demolition

Applicant  
Rick & Collen Gullickson/  
Heather Marley

Existing Use  
Single-family house

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

Public Hearing Date  
Plan Commission  
23 February 2015



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 February 2015





# 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. 000210-0012  
 Date Received 1-17-15  
 Received By DTM  
 Parcel No. 0709-282-2517-1  
 Aldermanic District 13-Dukey  
 Zoning District TR-C2  
 Special Requirements \_\_\_\_\_  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 733 Copeland St Madison, WI 53711  
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: Heather Marley Company: \_\_\_\_\_  
 Street Address: 733 Copeland St. City/State: Madison WI Zip: 53711  
 Telephone: (608) 609-8736 Fax: ( ) Email: heathercmarley@gmail.com

Project Contact Person: Heather Marley Company: \_\_\_\_\_  
 Street Address: 733 Copeland St. City/State: Madison WI Zip: 53711  
 Telephone: (608) 609-8736 Fax: ( ) Email: heathercmarley@gmail.com

Property Owner (if not applicant): Rich + Colleen Gullickson  
 Street Address: 5137 Whitcomb Dr. City/State: Madison WI Zip: 53711

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of current single family home + new construction of single family home.

Development Schedule: Commencement April 2015 Completion November 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. \$600*

**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:

→ 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: KEVIN FIRCHOW Date: 9-26-2014 Zoning Staff: PAT ANDERSON Date: 9-26-2014

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

Name of Applicant Hannah Marley Relationship to Property: daughter of property owner

\* Authorizing Signature of Property Owner [Signature] Date 11/6/15

## Letter of Intent for Demolition of Residence and Construction of New Residence

November 27, 2014

Applicants: Heather and Derek Marley  
733 Copeland St. Madison, WI 53711  
(608) 609-8736

Property Owner: Rick and Colleen Gullickson  
5137 Whitcomb Dr. Madison WI 53711  
(608) 574-5381

Rick and Colleen Gullickson have owned 733 Copeland Street since April of 2006. Since 2010 we have lived there with the intent of purchasing the property from the Gullickson's. The current structure on 733 Copeland Street was built in 1925 and has had many additions over the years, bringing it to its current configuration. We wish to stay in the neighborhood, but are quickly outgrowing the current square footage.

A major change has been considered for many years. The existing structure poses the following obstacles:

1. Originally constructed as a cottage, the house is only 725 square feet.
2. The only access to the unfinished basement is through a crawl space in the hallway. This makes it extremely hard to access and almost impossible to use for storage.
3. Because of its age, there is no garage or car port.
4. Multiple additions and renovations to the original structure have been poorly insulated, making them insufficiently heated in winter and poorly cooled in summer.
5. The current structure is located in the rear corner of the lot leaving us with no backyard to speak of. This has proven to be more of an issue than originally anticipated due to current city zoning set back requirements.

After considering many possible renovations and additions we have reached the conclusion that our current house will need to be demolish so we can build a new home in its place. From the new construction we hope to gain more square footage, a usable basement, and a detached garage. We plan to bring the new house forward in the lot to be more in line with the other houses on the block and comply with current set back requirements.

In preparation for the demolition permit application, an email was sent to Alder Lucas Dailey of District 13, Al Nettleson, president of the Dungeon-Monroe Street Neighborhood Association, and Lynn Pittman, chair of the DMNA association that looks in to development issues on September 25, 2014. We have received nothing, but support and well-wishes from them and the neighbors. We also submitted an electronic notification to interested parties, with the online web tool provided by the city of Madison on September 22, 2014. On September 26, 2014 we meet with Kevin Firchow and Pat Anderson in a pre-application meeting to go over the plans for our new home.

Our recycling plan has been submitted and approved by George Dreckmann on October 15, 2014. A summary of the recycling plan is as follows:

1. Reuse- We plan on reusing the existing appliance, cabinets, water heater, and central air system. Since many of the windows no longer operate, Habitat for Humanity is not interested in salvaging anything from our home before demolition.
2. Appliance Recycling- We will be reusing all existing appliance, HVAC, and water heater in the new home.
3. Mercury Recovery- Our current home does not have a mercury thermostat and all fluorescent light bulbs will be recycled.
4. Concrete Recycling- All concrete and asphalt will be taken to Wingra Stone.

5. Metal Recycling- All metal will be taken to the All Metal Recycling Center.

### Project Information

Existing and Proposed Structure on 733 Copeland Street  
Parcel #: 070928225171

	<b>Current Structure</b>	<b>Proposed Structure</b>
Property Use:	Single Family Residence	Single Family Residence
Property Class:	Residential	Residential
Zoning:	TR-C2	TR-C2
Lot size:	4,840 sq ft	4,840 sq ft
Lot Coverage:	1,720 sq ft	2,611 sq ft
Home Style:	Cottage	Craftsman
Dwelling Units:	1	1
Stories:	1	2
Exterior Walls:	Wood Siding	Vinyl Siding
Garage:	None	2 Car, Detached
Driveway:	Asphalt	Concrete
Bedrooms:	2	3
Fireplace:	1	1
Full Baths:	1	2
1/2 or 3/4 Baths:	0	1
First Floor Size:	725 sq ft	1076 sq ft
Second Floor Size:	0	849 sq ft
Total Square Feet:	725 sq ft	1925 sq ft

### Proposed Development Schedule

Date of Application:	January 7, 2015
Date of Planning Commission Meeting:	February 23, 2015
Commencement of Demolition:	April 2015
Begin Construction:	May 2015
Completion of Construction:	November 2015











## **733 Copeland Street Demolition Recycling and Reuse Plan**

My husband Derek and I live at 733 Copeland Street. We have lived here for about 4 years and want to stay in the neighborhood. However, we are quickly outgrowing our home's limited square footage. We hope to apply for a demolition permit this fall and start construction on a new home in the spring of 2015. To conserve resources, we hope to reuse as much as possible from the existing house.

### **Reuse Plan:**

Frank Dyrne, from Habitat for Humanity ReStore came to our exiting home on October 14<sup>th</sup>, 2014 to walk through and evaluate what could be donated. Many of the windows in our house no longer operate. We plan on reusing the exiting appliances, cabinets, water heater, and central air system in our new house. With this in mind, Mr. Dyrne informed us there wasn't anything they would be interested in salvaging from the house before demolition.

### **Appliance Recycling:**

We will be keeping all of our existing appliances, HVAC, and water heater to reuse in our new home.

### **Mercury Recovery/Recycling:**

Our home does not have any mercury thermostats. We do however have five light fixtures that require fluorescent light bulbs. Before demolition we will be taking the fluorescent light blubs to the Midwest Lamp Recycling Center off of Post Road in Madison.

### **Concrete/Asphalt Recycling:**

We have approximately 500 square feet of driveway that will be recycled and taken to Wingra Stone upon demolition. Along with the driveway, much of our house is built on concrete footings that will also be recycled at Wingra Stone. We have spoken to our demolition team and they have agreed to transport all concrete and asphalt to Wingra Stone.

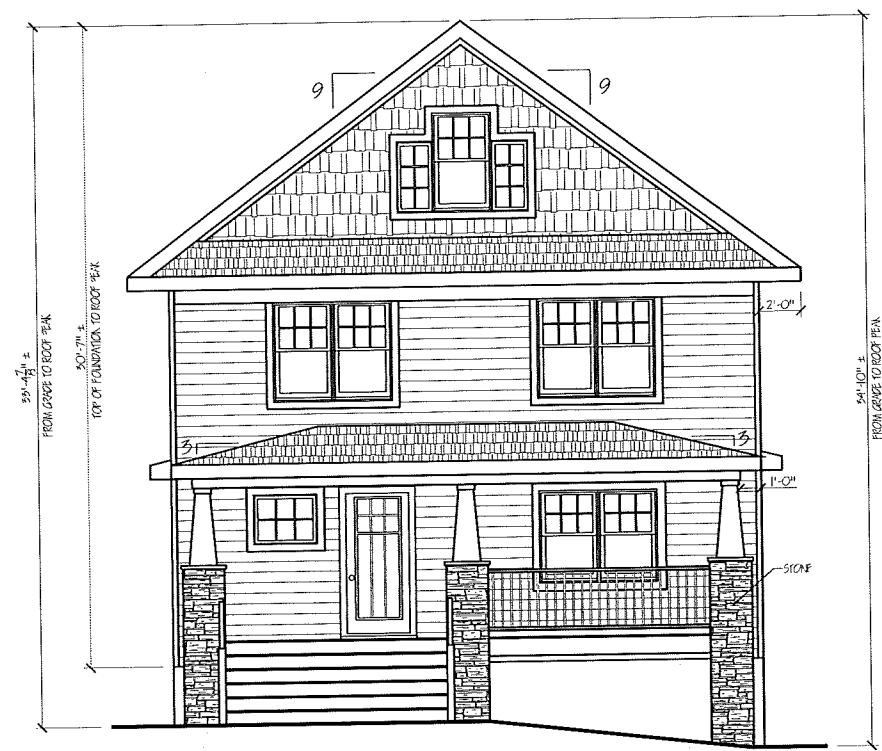
### **Metal Recycling:**

We have two storm doors on the front of our house, along with downspouts and rain gutters that will be taken to the All Metal Recycling Center on Park Street.

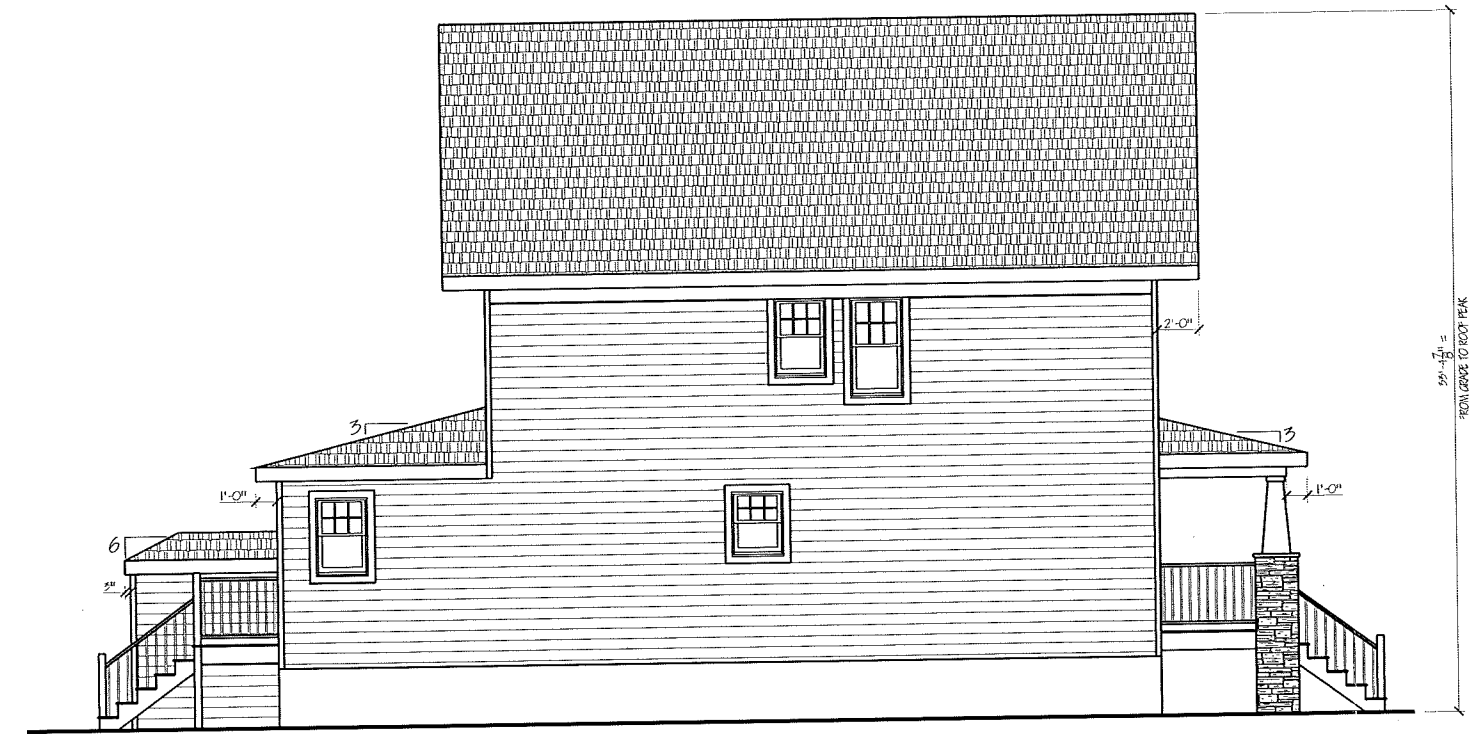


**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

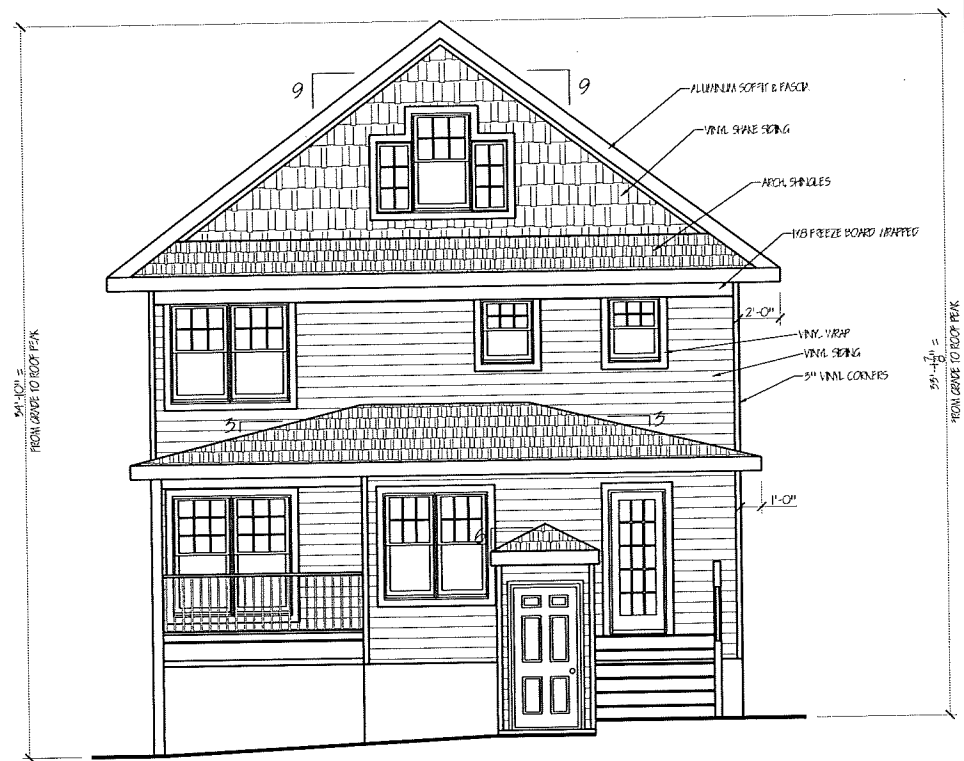
**NOTES:**  
 ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER / CONTRACTOR HEREBY ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ALL DIMENSIONS, NOTES, OFFICIALS, WINDOW & DOOR (SIZES, PLACEMENT, MODEL, AND MAKE), AND STRUCTURAL INTEGRITY. EACH CONTRACTOR, SUBCONTRACTOR IS RESPONSIBLE FOR MEETING OR EXCEEDING ALL LOCAL, COUNTY, STATE, AND NATIONAL BUILDING CODES RELATED TO THEIR SPECIFIC TRADE OR OCCUPATION. ALL COMMON HOUSE TO GARAGE WALLS TO HAVE 5/8" PRECORE DRYWALL.  
 ALL EXTERIOR HOUSE WALLS ARE 2X6  
 ALL INTERIOR HOUSE WALLS AND GARAGE WALLS ARE 2X4 UNLESS NOTED OTHERWISE  
 8'-1 1/2" 8" FIRST & SECOND FLOOR WALL HEIGHT UNLESS NOTED OTHERWISE  
 ALL DIMENSIONS ARE SAID TO SILL, OR SILL TO CENTER OF OPENING  
 ALL HEADERS ARE 2X10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE



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



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

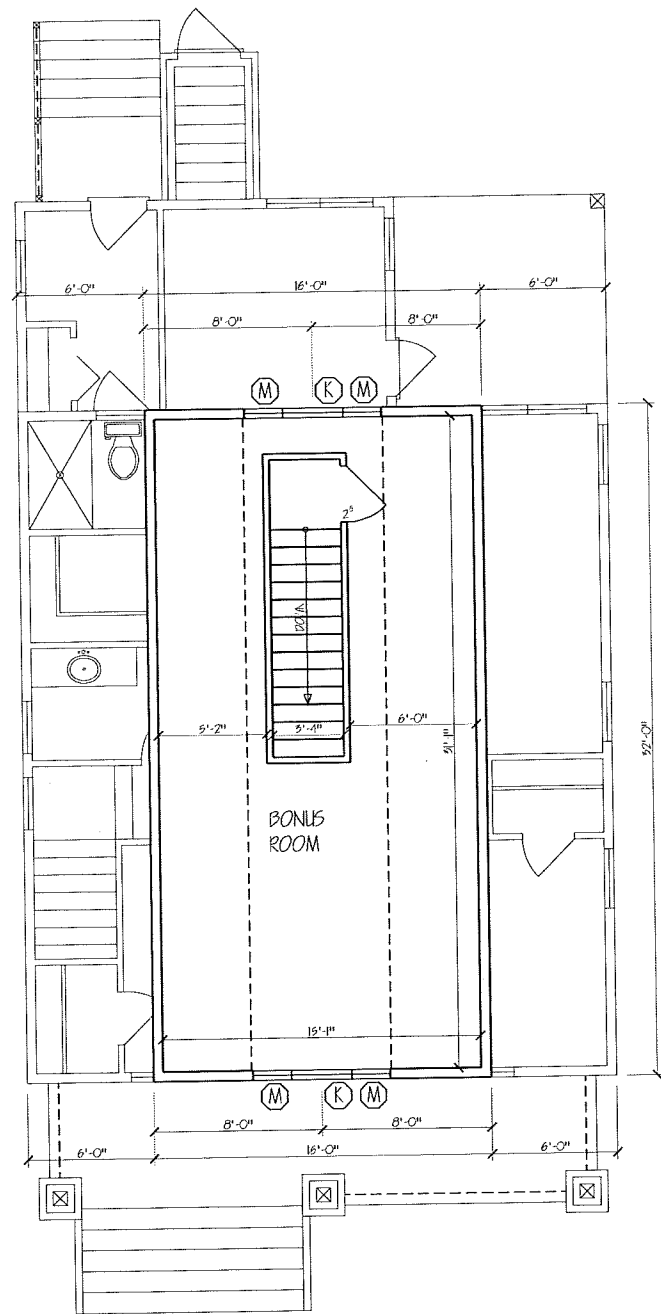


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

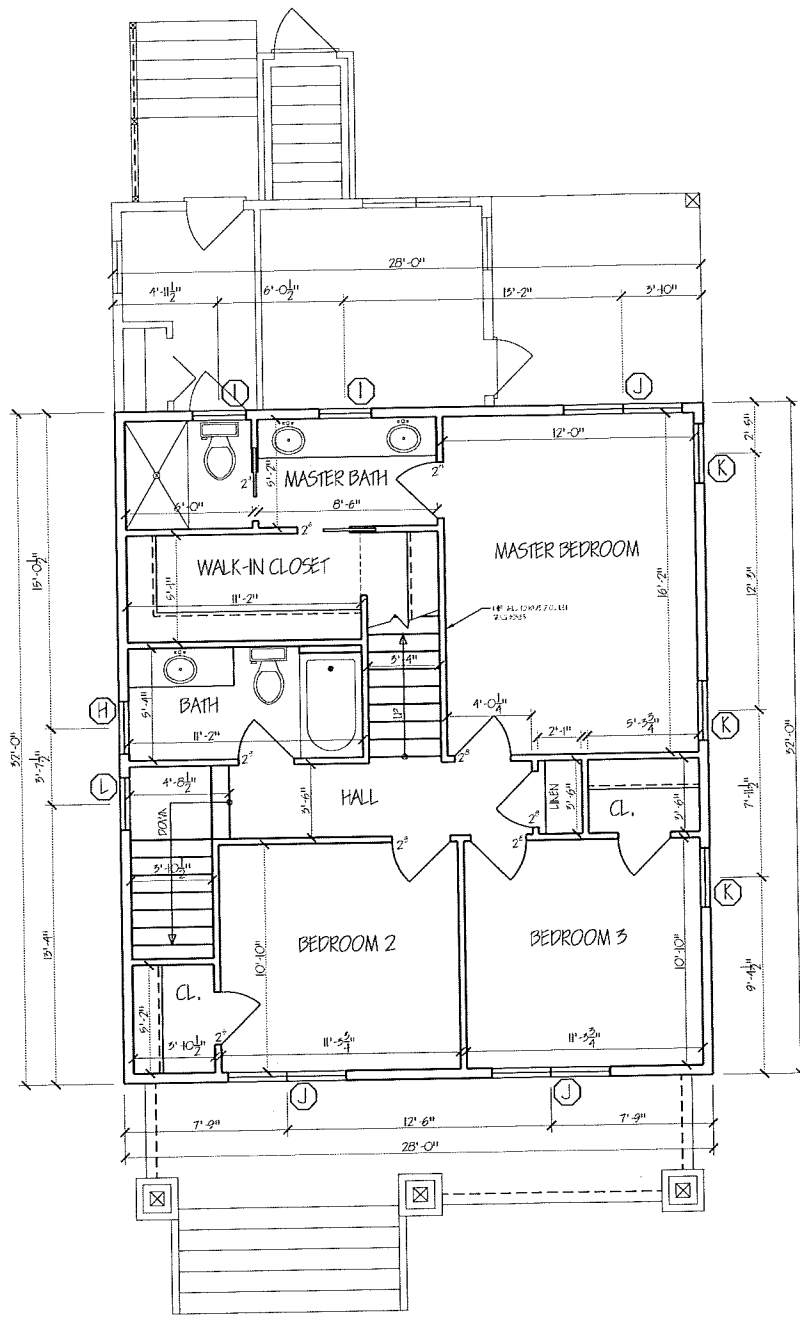
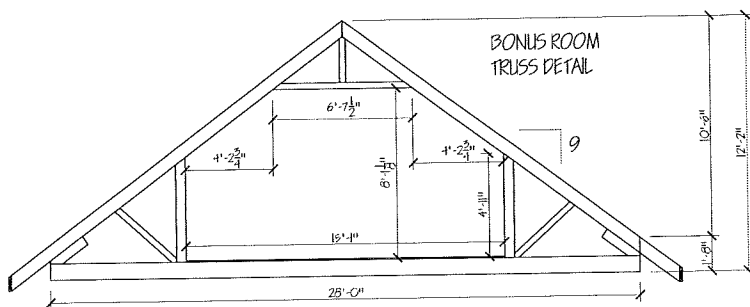
MARLEY RESIDENCE  
 733 COPELAND ST, MADISON, WI

**ELEVATIONS**

DRAWING #		MOZZELLE	
PRELIM. DATE:	08-22-14	FINAL DATE:	11-08-14
REVISION DATES:	2-25-14		12-30-14
SCALE:	1/4" = 1'-0"	DRAWN BY:	MCV
Weasner Drafting & Design 430 S MAIN ST, VERONA (608) 848-7641			

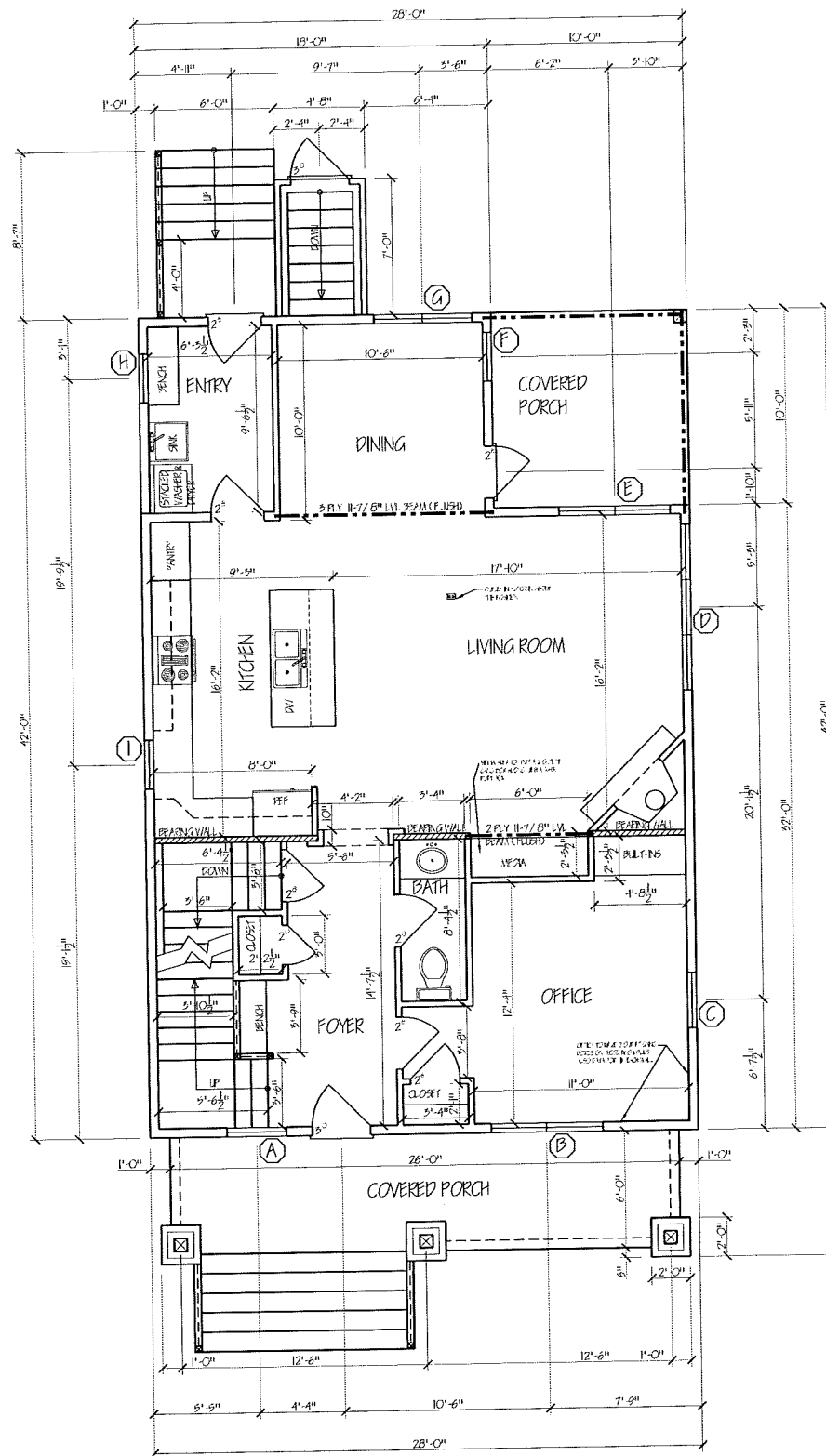


**BONUS ROOM FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 912.0 SQ. FT.



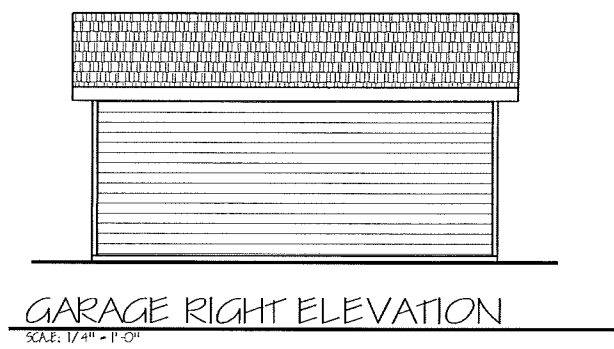
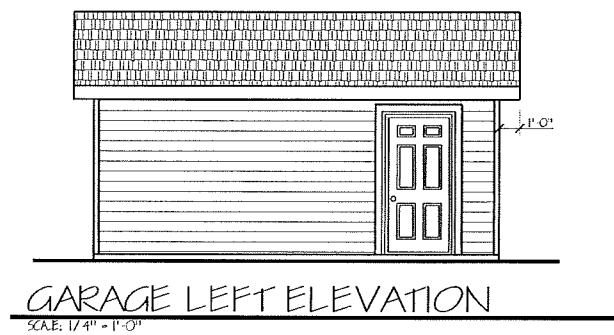
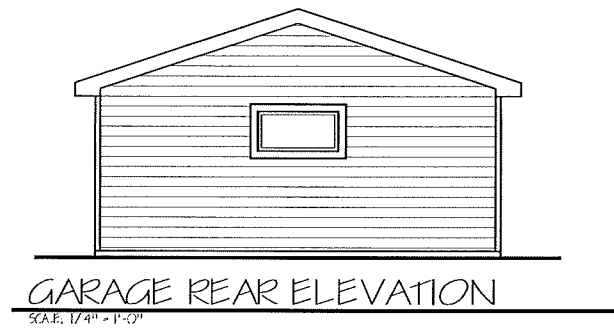
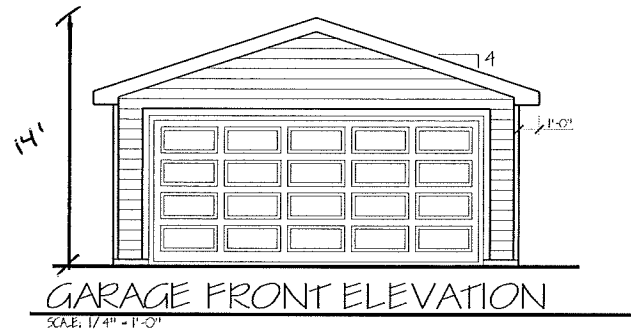
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 896.0 SQ. FT.

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ALL COMMON HOUSE TO GARAGE WALLS TO HAVE 5/8" FIRECORE DR/WALL  
ALL EXTERIOR HOUSE WALL ARE 2X6  
ALL INTERIOR HOUSE WALLS AND GARAGE WALLS ARE 2X4 UNLESS NOTED OTHERWISE  
8'-1 1/2" FIRST & SECOND FLOOR WALL HEIGHT UNLESS NOTED OTHERWISE  
ALL DIMENSIONS ARE SILD TO SILD, OR SILD TO CENTER OF OPENING  
ALL HEADERS ARE 2X10 SPP #2 OR BETTER UNLESS NOTED OTHERWISE

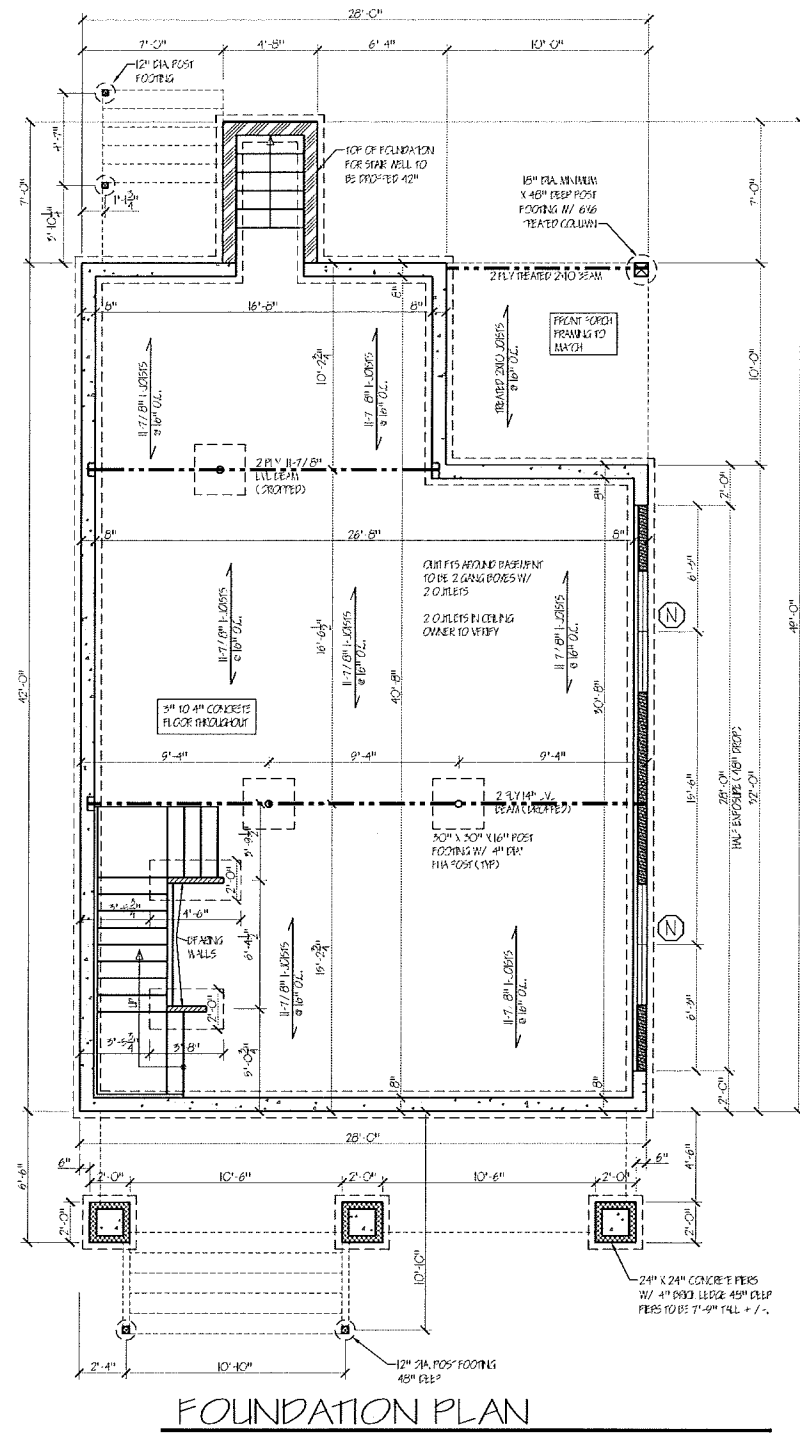
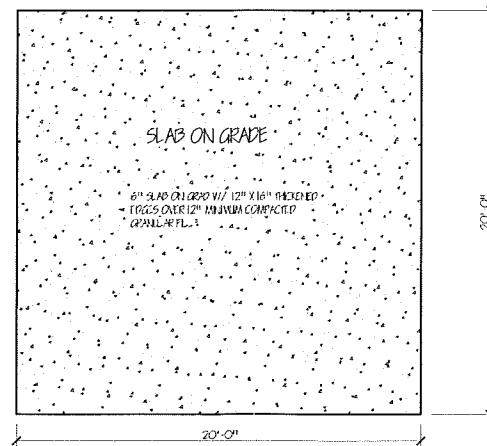
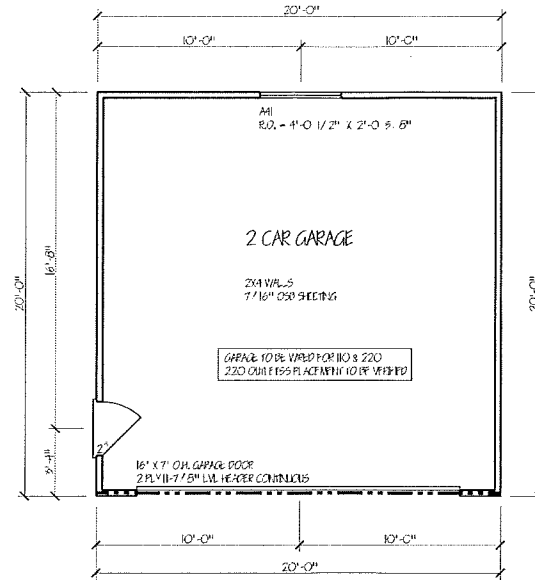


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 1076.0 SQ. FT.

MARLEY RESIDENCE	
733 COPELAND ST, MADISON, WI	
<b>FLOOR PLANS</b>	
DRAWING # HOZZA FIRST	
PRELIM. DATE: 09-22-14 FINAL DATE: 11-08-14	
REVISION DATES: 12-25-14 12-30-14	
SCALE: 1/4" = 1'-0"	DRAWN BY: MCW
Weasner Drafting & Design 450 S MAIN ST, VERONA (608) 848-7641	
<b>2</b>	



TAG	QTY	UNIT #	ROUGH OPENING	TYPE	NOTES
A	1	AW31	3'-0 1/2" X 2'-4 7/8"	AWNING	
B	1	TW2842-2	5'-8 1/8" X 4'-4 7/8"	DBL HUNG	
C	1	TW2842	2'-10 1/8" X 4'-4 7/8"	DBL HUNG	
D	1	TW2856-3	8'-5 7/8" X 5'-8 7/8"	DBL HUNG	
E	1	TW2856-2	5'-8 1/8" X 5'-8 7/8"	DBL HUNG	
F	1	TW24410	2'-6 1/8" X 5'-0 7/8"	DBL HUNG	
G	1	TW24410-2	5'-0 1/8" X 5'-0 7/8"	DBL HUNG	
H	2	TW2436	2'-6 1/8" X 3'-8 7/8"	DBL HUNG	
I	3	TW24210	2'-6 1/8" X 3'-0 7/8"	DBL HUNG	
J	3	TW2846-2	5'-8 1/8" X 4'-8 7/8"	DBL HUNG	
K	5	TW2846	2'-10 1/8" X 4'-8 7/8"	DBL HUNG	
L	1	TW2446	2'-6 1/8" X 4'-8 7/8"	DBL HUNG	
M	4	CN355	1'-9" X 3'-5 3/8"	CASEMENT	
N	2	AXW231	6'-0 1/8" X 3'-0 1/2"	AWNING	



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 ALL COMMON HOUSE TO GARAGE WALLS TO HAVE 5/8" FIRECODE DRUM WALL  
 ALL EXTERIOR HOUSE WALL ARE 2X6  
 ALL INTERIOR HOUSE WALLS AND GARAGE WALLS ARE 2X4 UNLESS NOTED OTHERWISE  
 8" 1/2" FIRST & SECOND FLOOR WALL HEIGHT UNLESS NOTED OTHERWISE  
 ALL DIMENSIONS ARE STUD TO STUD, OR 5" UP TO CENTER OF OPENING  
 ALL HEADERS ARE 2X10 SPP #2 OR BETTER UNLESS NOTED OTHERWISE

MARLEY RESIDENCE  
 733 COPELAND ST., MADISON, WI

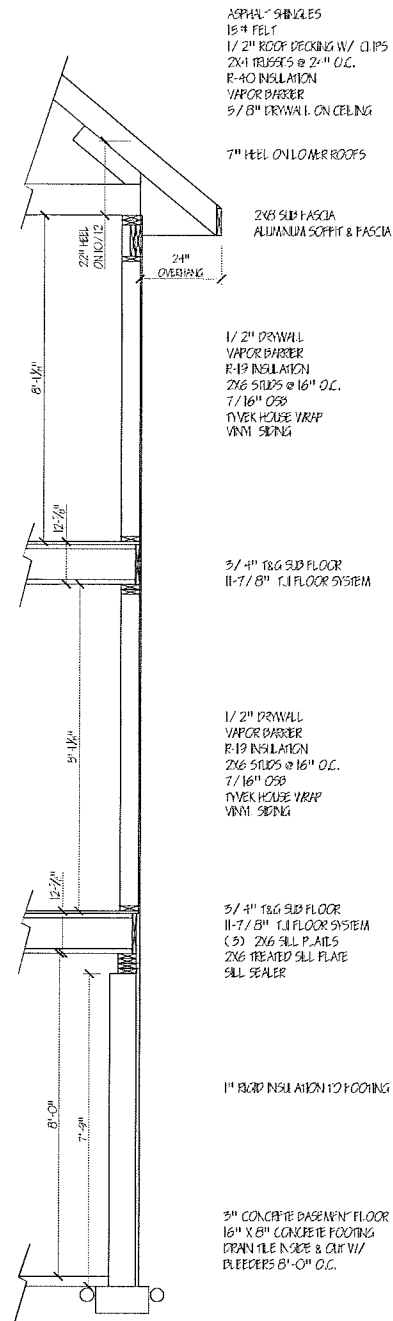
**FOUND. PLAN / GARAGE PLANS**

DRAWING # 14022 FOUND  
 PRELIM. DATE: 09-22-14 FINAL DATE: 11-08-14  
 REVISION DATES:

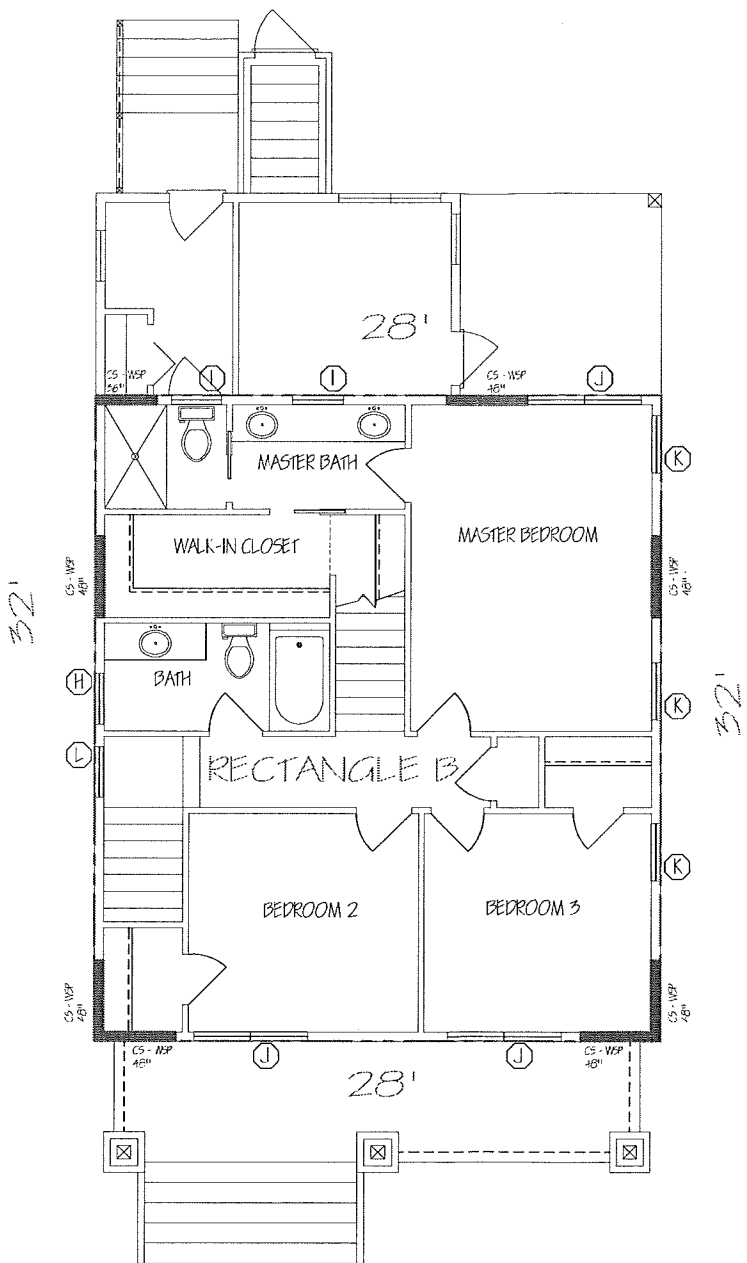
SCALE: 1/4" = 1'-0" DRAWN BY: MCW

W easner  
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 430 S MAIN ST, VERONA  
 (608) 848-7641

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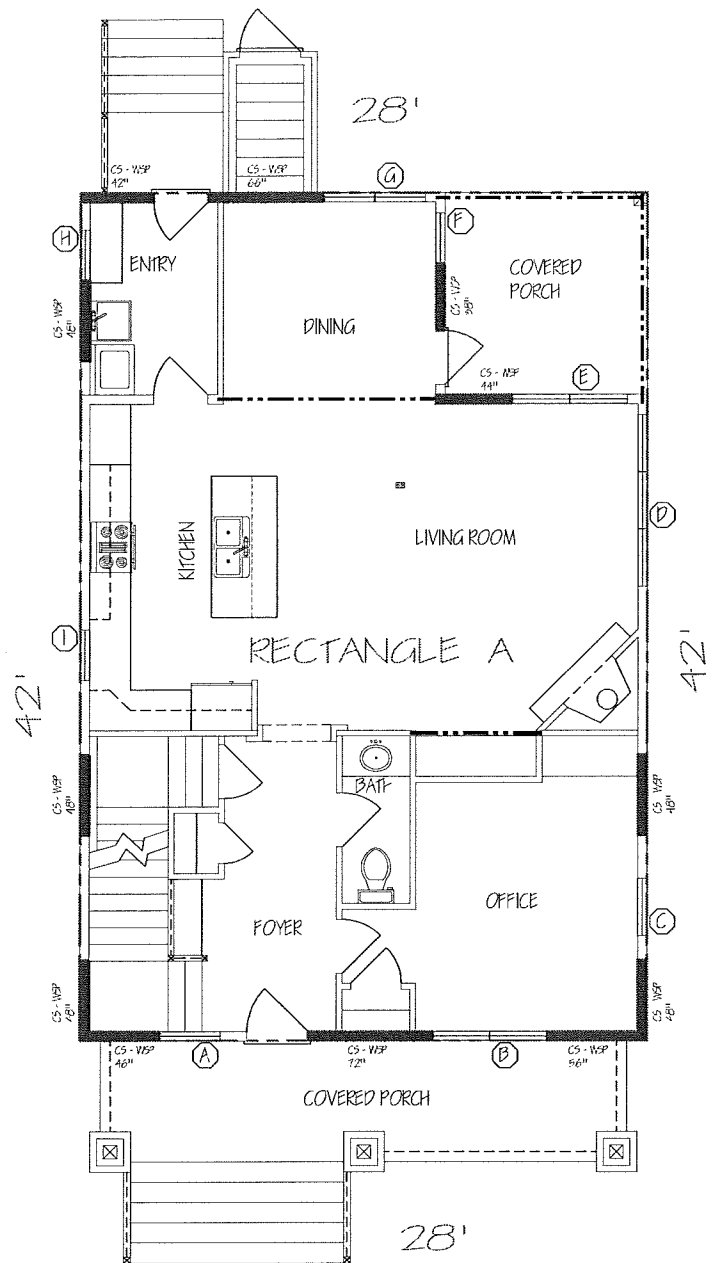


**SECTION**  
SCALE: 1/2" = 1'-0"



**SECOND FLOOR BRACING PLAN**  
SCALE: 1/4" = 1'-0"

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ALL COMMON HOUSE TO GARAGE WALLS TO HAVE 5/8" FIRECORE OR WALL  
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8'-11/8" FIRST & SECOND FLOOR WALL HEIGHT UNLESS NOTED OTHERWISE  
ALL DIMENSIONS ARE SLD TO SLD, OR SLD TO CENTER OF OPENING  
ALL HEADERS ARE 2X10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE

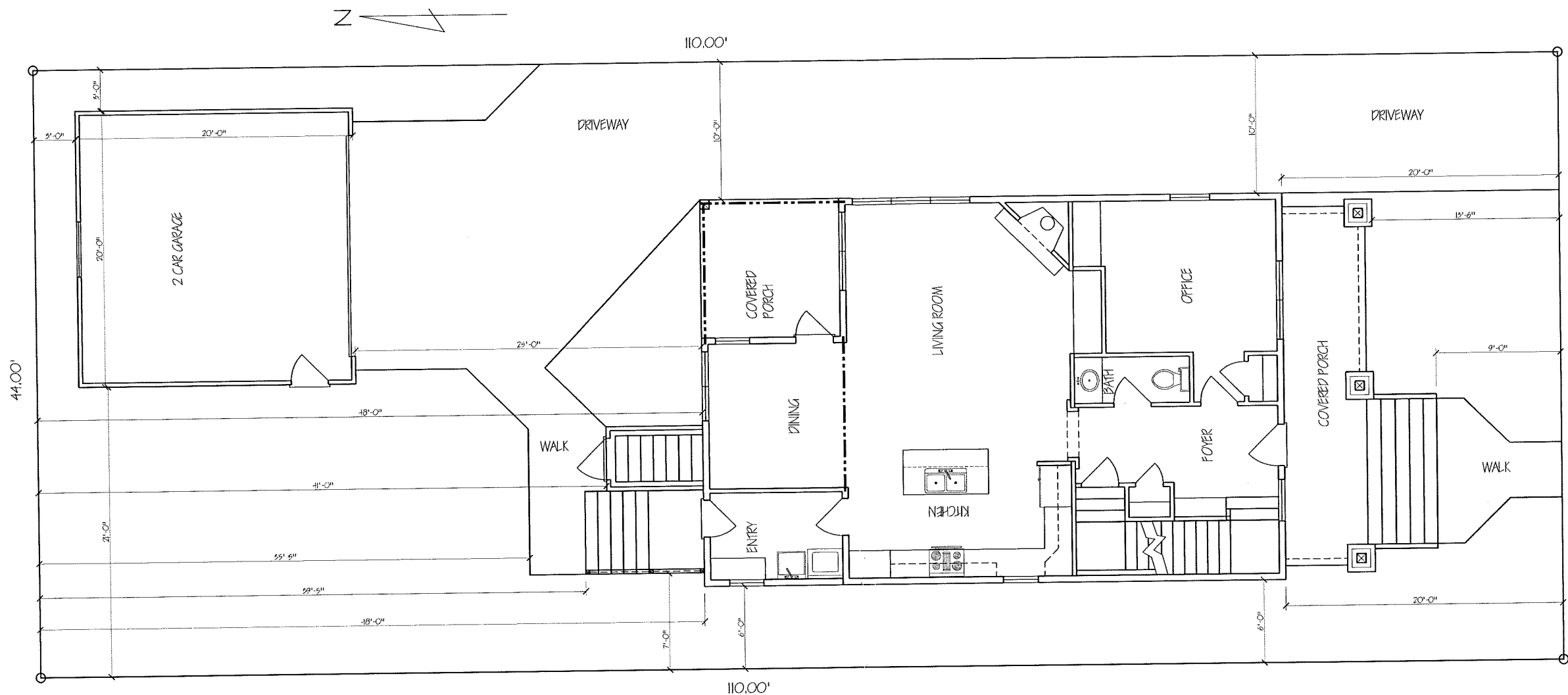


**FIRST FLOOR BRACING PLAN**  
SCALE: 1/4" = 1'-0"

MARLEY RESIDENCE  
733 COPELAND ST., MADISON, WI

**BRACING PLANS / SECTION**

DRAWING # 14022-BRACING	
PRELIM. DATE: 09-22-14	FINAL DATE: 11-08-14
REVISION DATES:	
SCALE: NOTED	DRAWN BY: MCW
Weasner D rafting & D esign 430 S MAIN ST., VERONA (608) 848-7641	
4	



**PRELIM SITE PLAN**  
SCALE: 1/4" = 1'-0"

SITE PLAN CREATED FROM INFORMATION BY OTHERS. ANY ADDITIONAL INFORMATION NEEDED NOT SHOWN REFER TO OWNER, CONTRACTOR, OR C.S.J.A. SITE PLAN MAY NOT REFLECT SITE CONDITIONS. OWNER / CONTRACTOR TO VERIFY POSITION OF HOUSE, DRIVEWAY, SIDEWALK, SEPTIC SYSTEM, WELL, DIRT PILES, SILT FENCE, ETC. ALL FOUNDATION ELEVATIONS TO BE DETERMINED AT TIME OF EXCAVATION.

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8'-1 1/2" 8" FIRST & SECOND FLOOR WALL HEIGHT UNLESS NOTED OTHERWISE  
ALL DIMENSIONS ARE 5/16" TO 5/16", OR 5/16" TO CENTER OF OPENING  
ALL HEADERS ARE 2X10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE

COPELAND STREET

MARLEY RESIDENCE 733 COPELAND ST, MADISON, WI		SITE PLAN	
PRELIM. DATE: 09-22-14	FINAL DATE: 11-08-14		
REVISION DATES: 2-25-14		12-30-14	
SCALE: 1/4" = 1'-0"	DRAWN BY: MCI		
Weasner Drafting & Design 450 S MAIN ST, VERONA (608) 848-7641			
51			