

CITY OF MADISON

Proposed Demolition

Location: 5379 Park Way

Project Name: Park Way Home Demolition

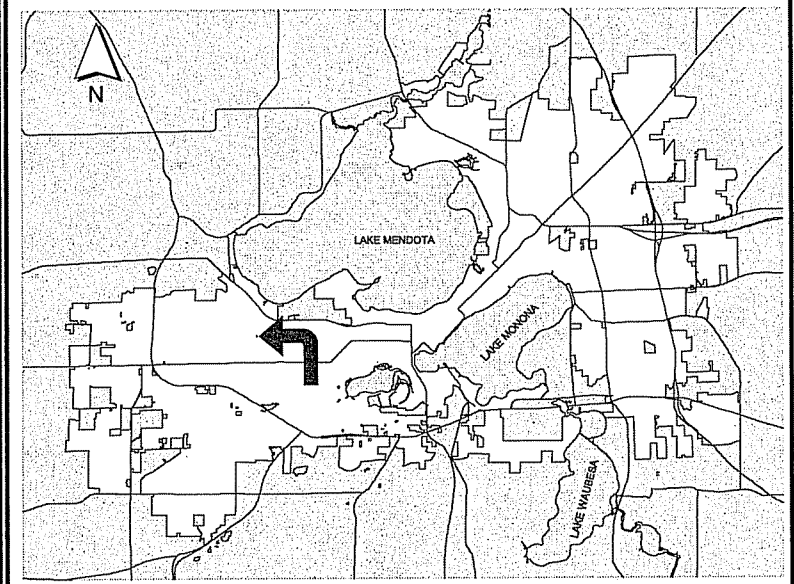
Applicant: Rick Mcky

Existing Use: Single Family House

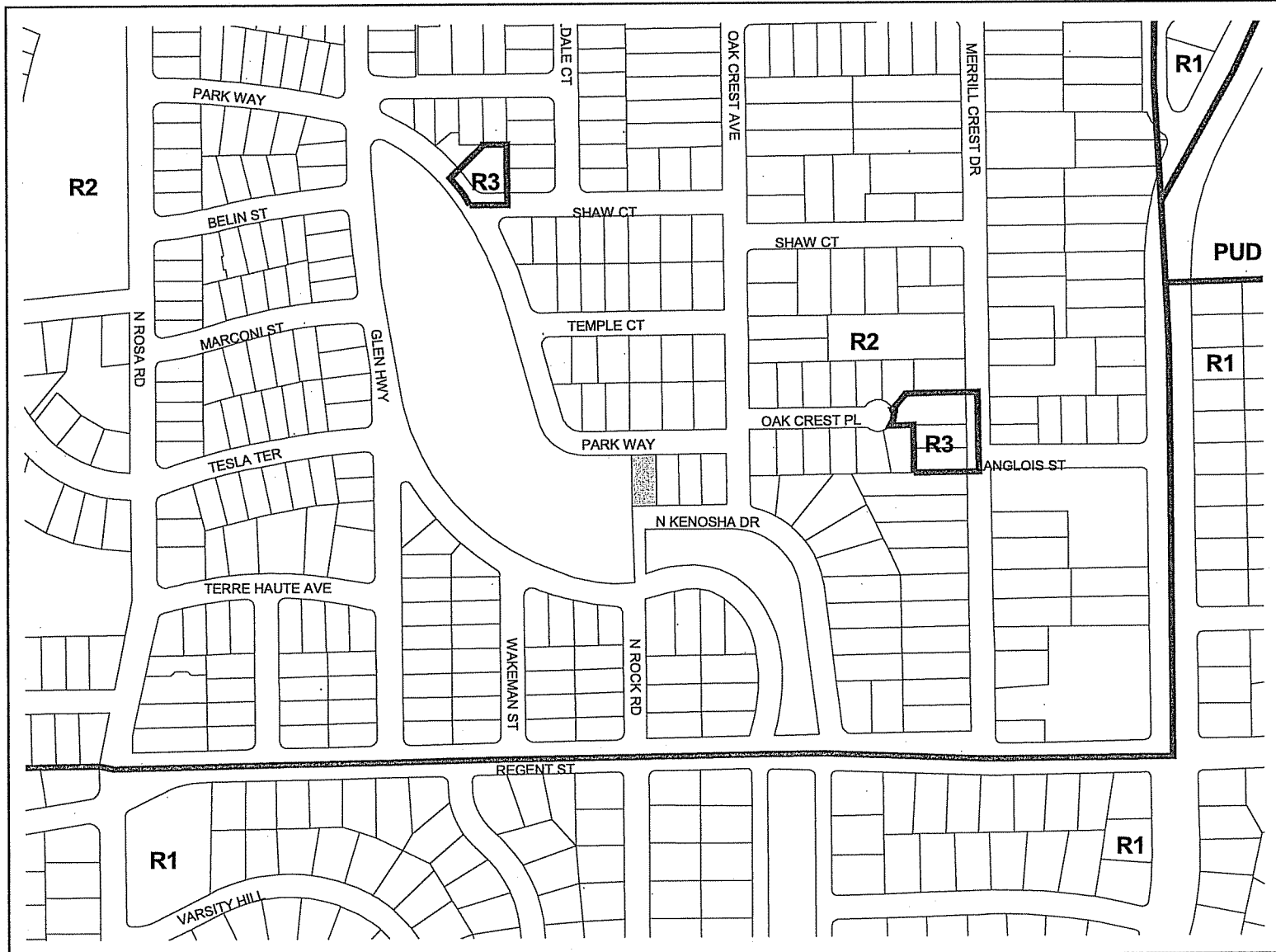
Proposed Use: Demolish House & Build New
Single Family Home

Public Hearing Dates:

Plan Commission 17 April 2006



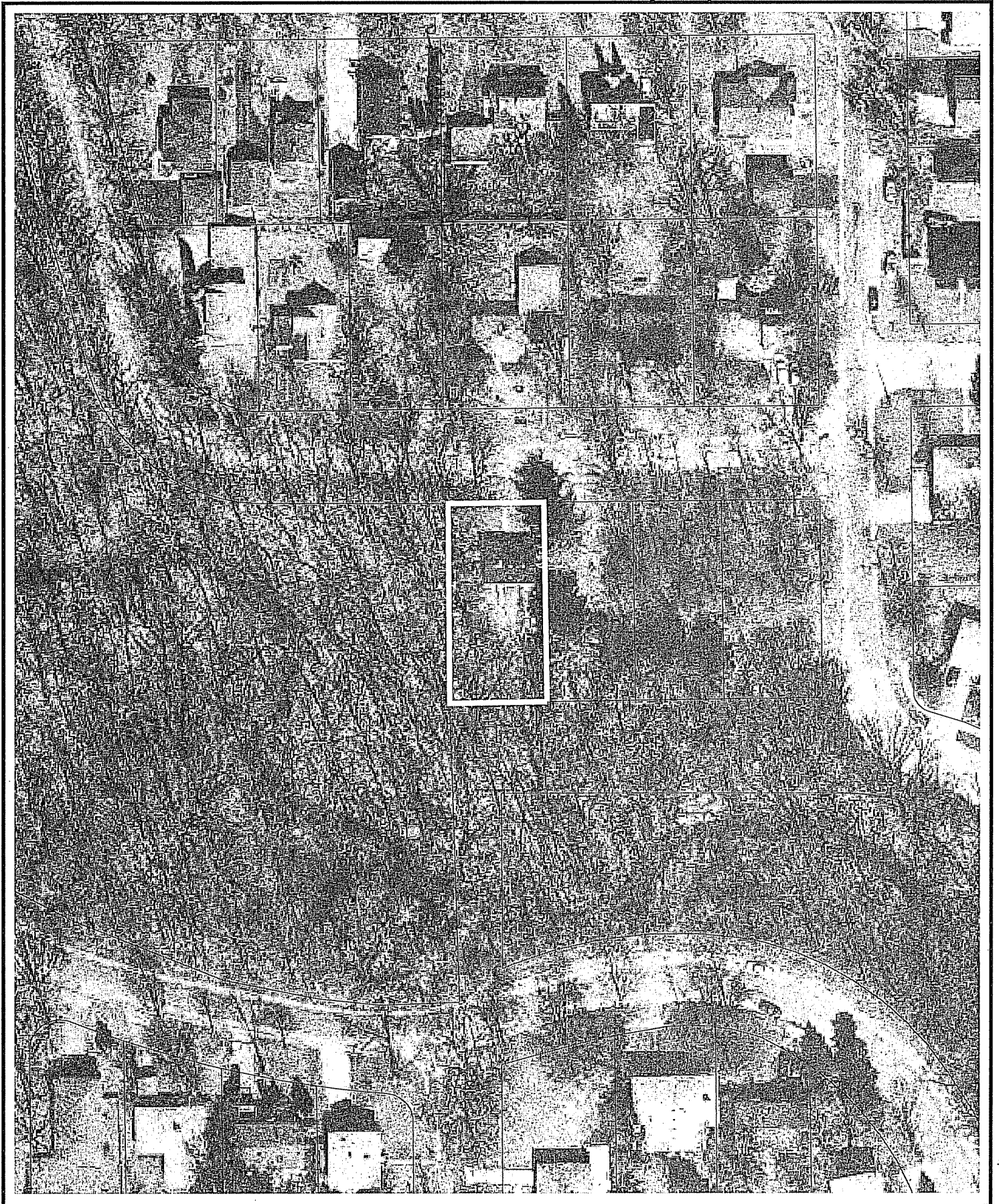
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



5379 Park Way

100 0 100 Feet

Date of Aerial Photography - April 2000



Letter of intent to City of Madison Plan Commission

5379 Park Way

Applicant: Rick Mcky & Rick North

Mailing address: 6902 Old Sauk Road

Madison Wisc. 53717

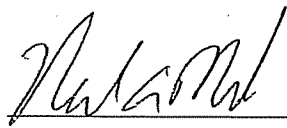
Phone: 345 -1709

Intent is to demolish 1 Story home that is currently on a 8114 sq. ft. lot zoned R2 and build a 2 story home on lot.

Reason for demolition: This home we are asking to demolish was built in 1950. It is a panelized home. We own the 3 lots right next to this parcel and have just finished building 3 homes. These 3 homes used 2 by 6 studs for the walls with insulation and thermo Payne windows. The thicknesses of these walls with drywall are 6.5 inches. The demolition house has walls 2.5 inches thick with no insulation at all. Also since the walls are so thin the original windows cannot be replaced with the current window thickness of new windows on the market. Since owning the home we have lost tenants do to the high utility costs to live in the home. The basement foundation of this home is bowing allowing moisture to get in. Mold could also be a potential problem. This 2-bedroom home with 768 square feet is functionally and economically not up to today's standards. Comparing the homes we built next door to this home shows the insurmountable problems that only demolition can solve. The alderperson and neighborhood president both agree that home should be demolished.

Thank you

Rick Mcky



date

1/19/05

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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 550 Receipt No. 68521

Date Received 2-22-06

Received By RJT

Parcel No. 0709-192-0903-5

Aldermanic District 19, Abel Radomski

GQ OK!

Zoning District R2

For Complete Submittal

Application Letter of Intent

IDUP N/A Legal Descript.

Plan Sets Zoning Text NA

Alder Notification Waiver

Ngrbrhd. Assn Not. Waiver

Date Sign Issued 2-22-06

1. Project Address: 5379 Park WAY Project Area in Acres: _____

Project Title (if any): Parkway home demolition

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<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: Rick A. Mcky Company: _____

Street Address: 6902 OLD SAUK Rd. City/State: Madison Wisc. Zip: 53717

Telephone: (608) 345-1709 Fax: (608) 829-3603 Email: rMcky@starkhomes.com

Project Contact Person: Same as above Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: demolition of existing house (2-story). Build a new single family house on site. 8119 sq. ft Lot zoned R2

Development Schedule: Commencement MARCH 2006 Completion November 2006 13

5. Required Submittals:

Site 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:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 550 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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 PIAT of oak crest Plan, which recommends:

Single family structures / Glenn oak Hills for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:

Noel Radomski / Glenn oak Hills neighborhood

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 proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

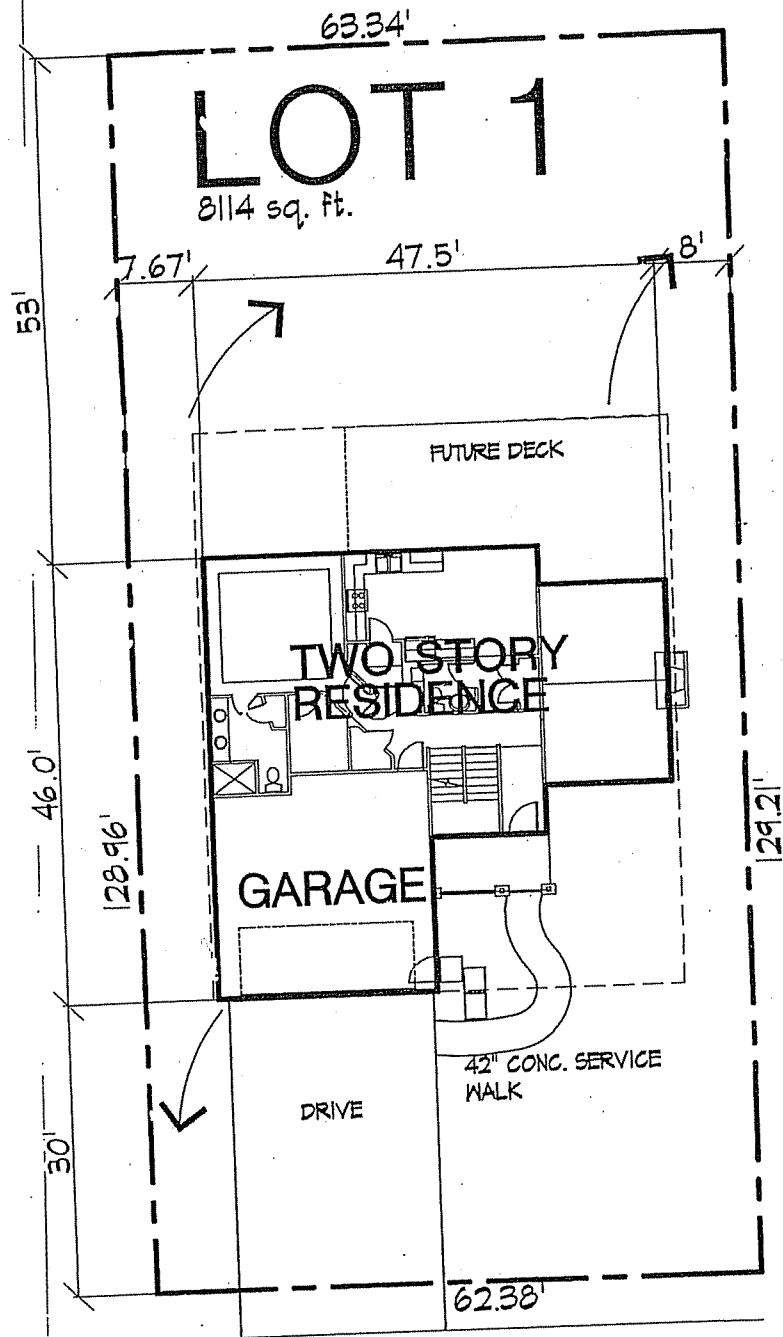
Planner Tim Parks Date 1/16/05 | Zoning Staff Kath Voelk Date 1/16/05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Rick A. Mcky Date 1/17/05

Signature [Handwritten Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Handwritten Signature] Date 1/17/05



PARK WAY

SITE PLAN

SCALE: 1" = 20'-0"



Stock No. 26273

DANE COUNTY CERTIFIED SURVEY MAP NO. 11344

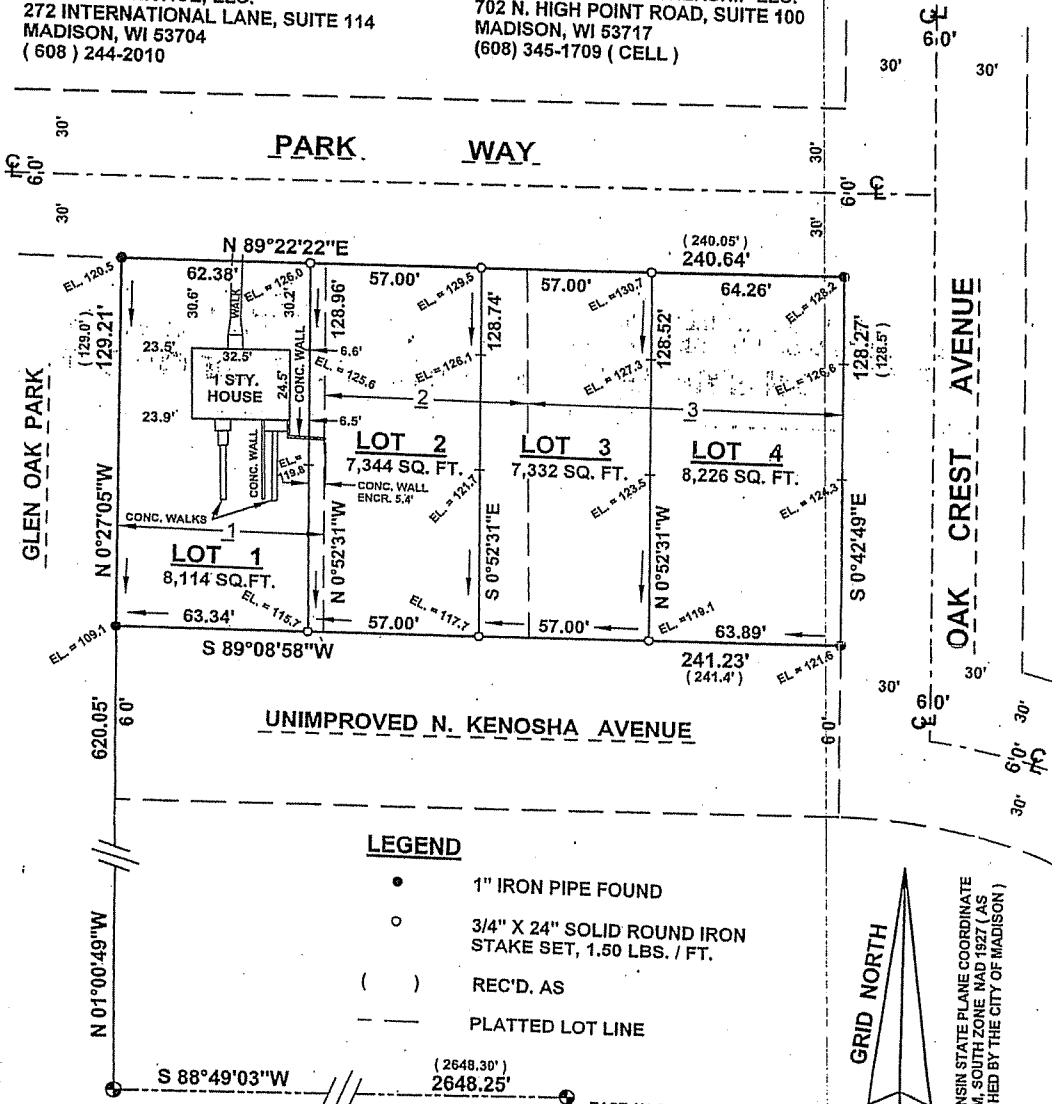
BEING A DIVISION OF LOTS 1, 2, AND 3, BLOCK 4, PLAT OF OAK CREST, LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NW 1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PREPARED BY:

BADGER SURVEYING & MAPPING SERVICE, LLC.
272 INTERNATIONAL LANE, SUITE 114
MADISON, WI 53704
(608) 244-2010

PREPARED FOR:

MCKY - NORTH PARTNERSHIP LLC.
702 N. HIGH POINT ROAD, SUITE 100
MADISON, WI 53717
(608) 345-1709 (CELL)



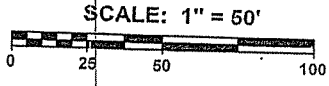
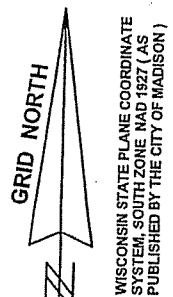
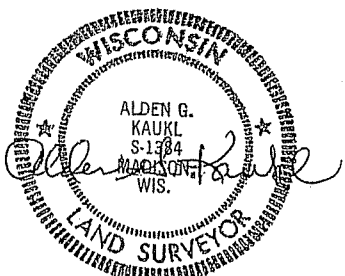
LEGEND

- 1" IRON PIPE FOUND
- 3/4" X 24" SOLID ROUND IRON STAKE SET, 1.50 LBS. / FT.
- () REC'D. AS
- PLATTED LOT LINE

CTR. OF SECTION 19-7-9
BRASS CAP MON. FOUND
N 389,732.05
E 2,140,725.50

EAST 1/4 CORNER
SECTION 19-7-9
BRASS CAP MON. FOUND
WISCONSIN STATE PLANE
COORDINATES, SOUTH ZONE
N 389,786.71 E 2,143,373.19
NAD 1927 (AS PUBLISHED BY
THE CITY OF MADISON)

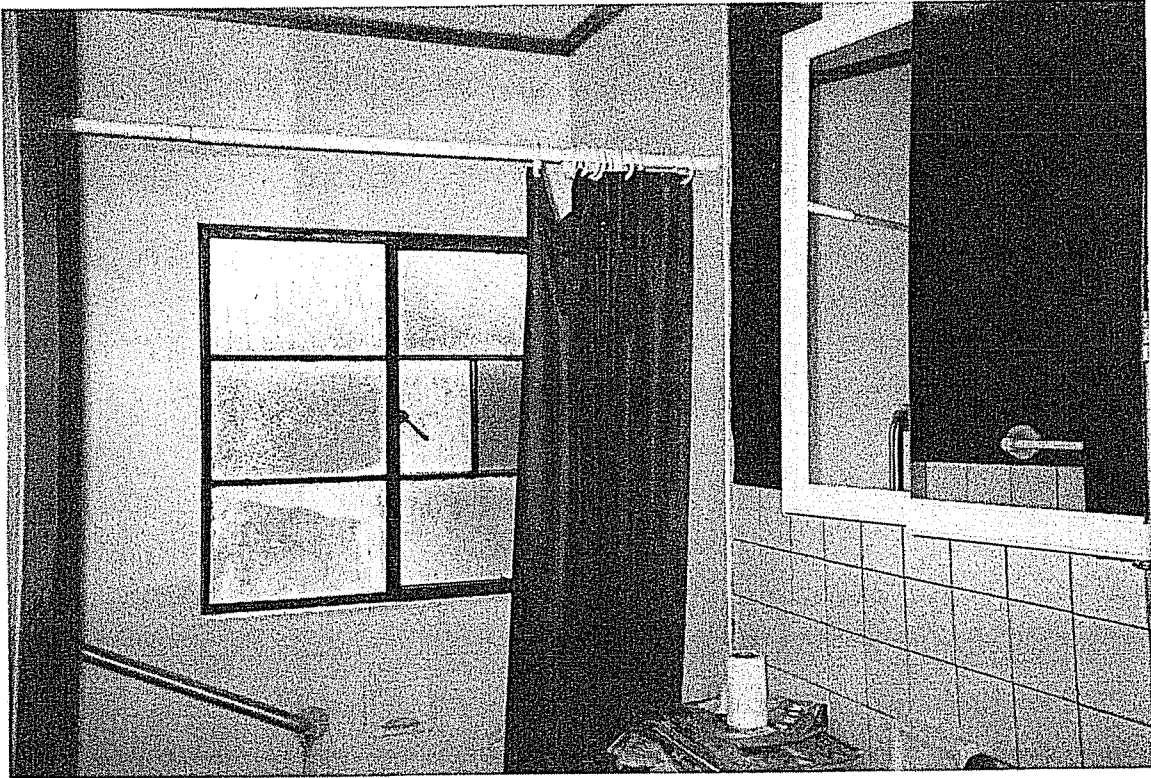
NOTE:
SEE PAGE 3 OF 3 PAGES
FOR DRAINAGE NOTES.



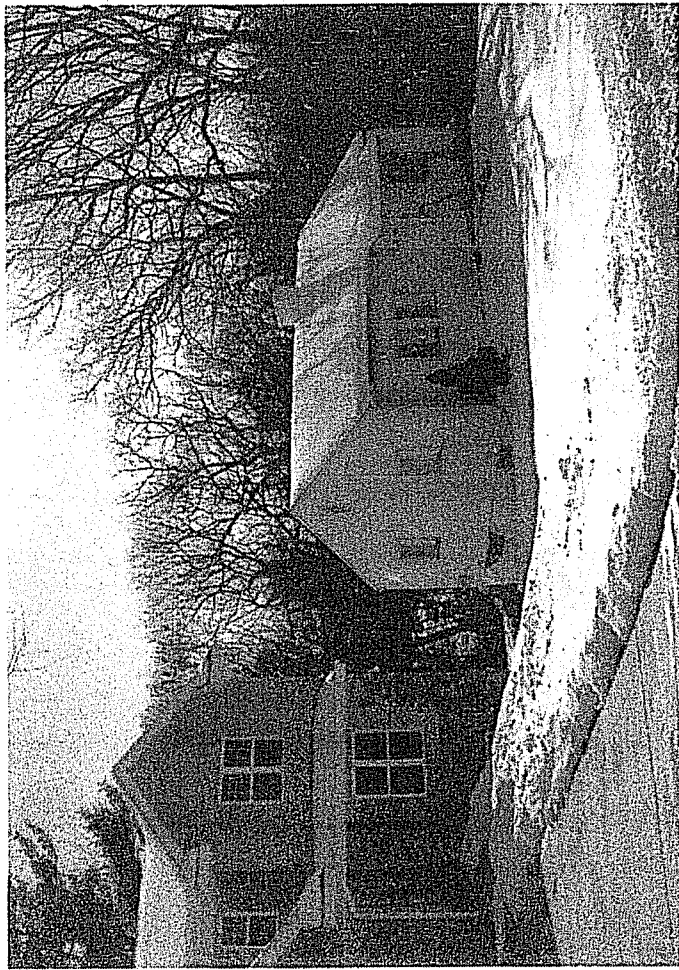
3/15

13

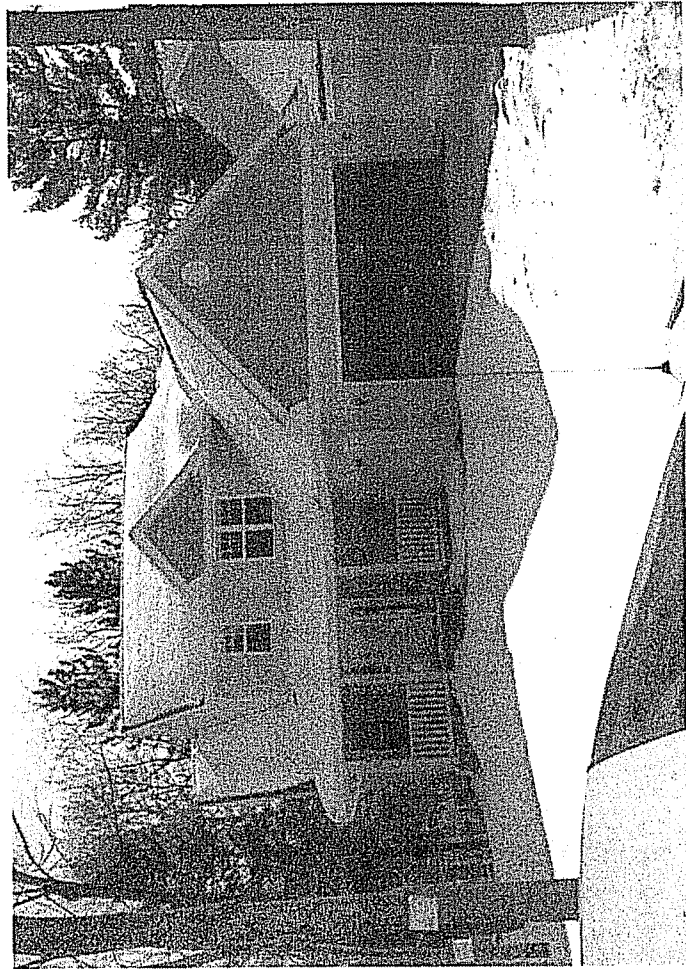
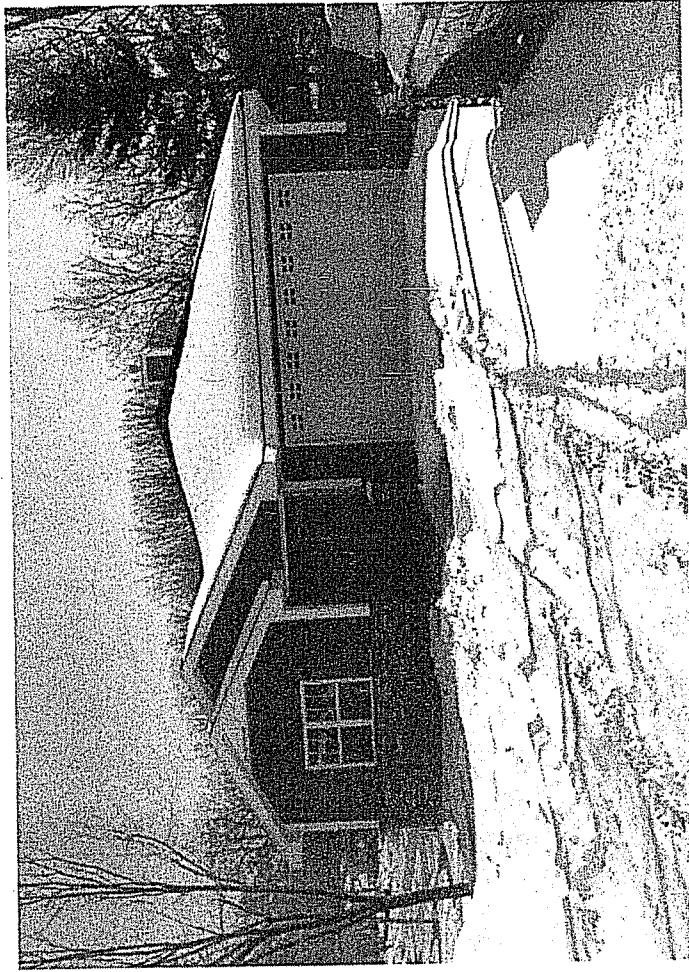




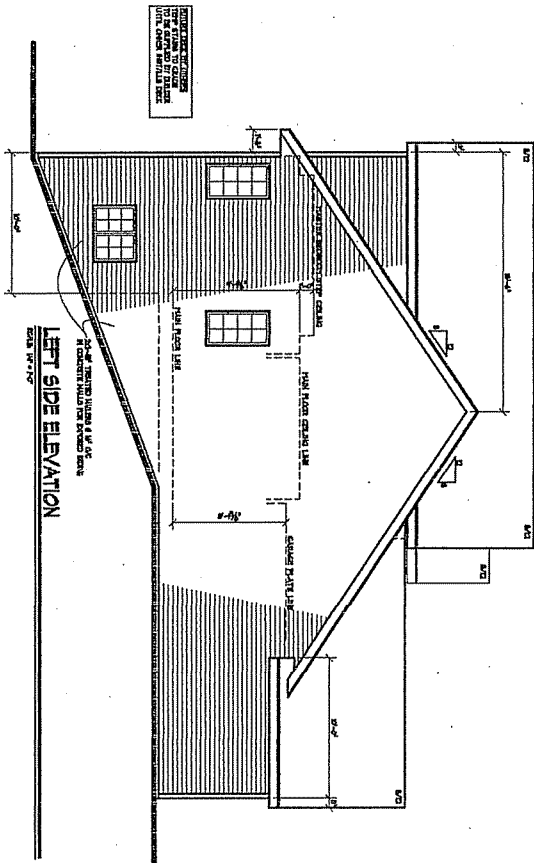
5379 Parkway



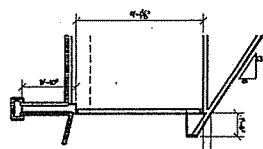
5367 Parkway



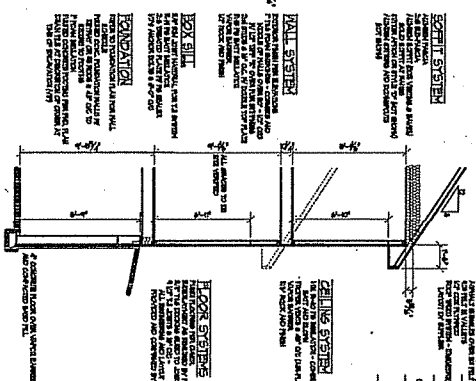
5371 Parkway



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



GARAGE FRAMING
TYPICAL WALL SECTIONS
SCALE: 1/4" = 1'-0"



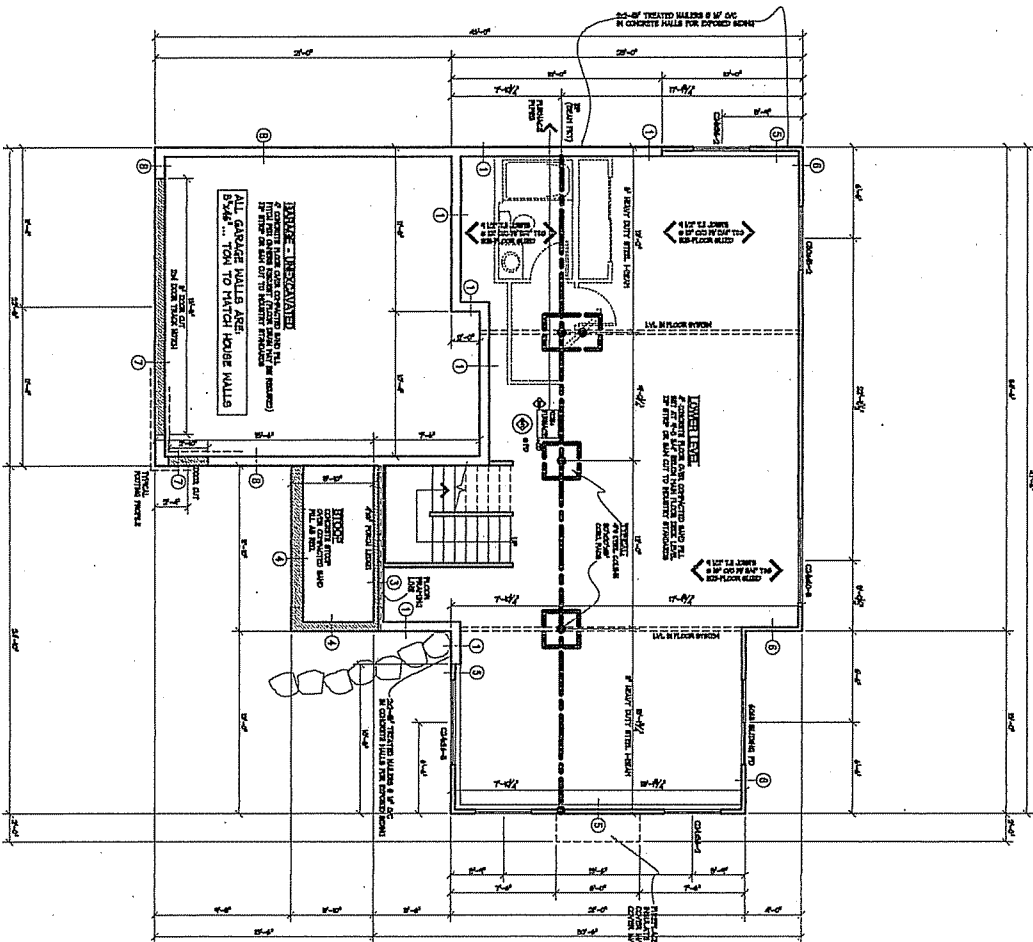
TWO-STORY HOUSE

- GENERAL ELEVATION NOTES**
1. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 2. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 3. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 4. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 5. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 6. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 7. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 8. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 9. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.
 10. FINISH TO CORNER TO BE DONE BY THE OWNER. SEE GENERAL NOTES FOR DETAILS.

DATE: 3/17/2008
BY: [Signature]
PROJECT: [Project Name]
SHEET: A2

CONTRACTOR: [Contractor Name]
PROJECT: [Project Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]

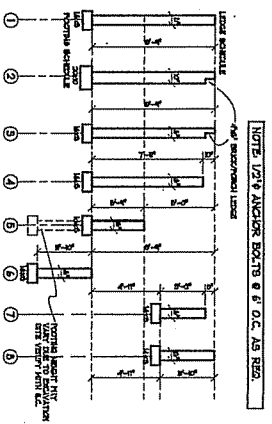




FOUNDATION PLAN
SCALE 1/8" = 1'-0"

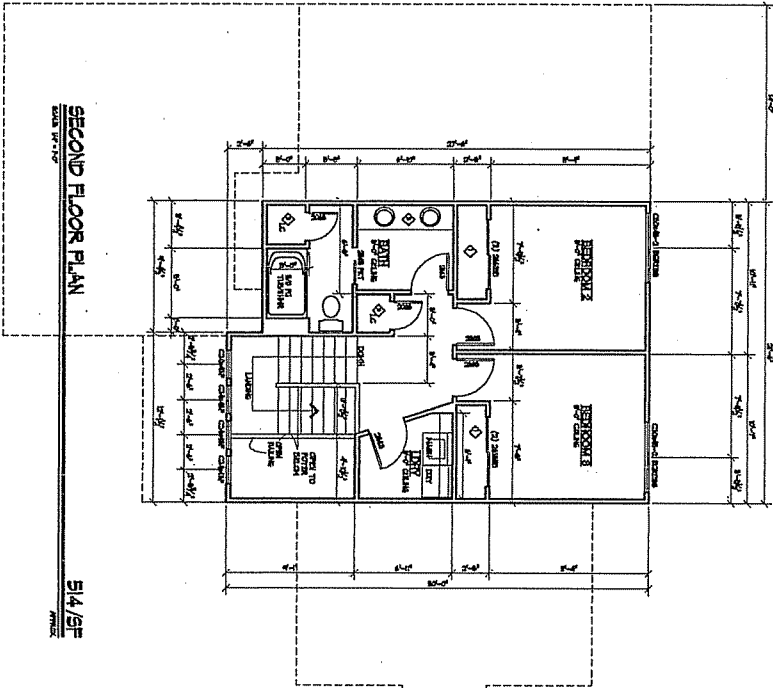
USE 2x4 FOOTING KEYWAY OR 6x6 POSTS & RIPS TO SECURE WALL TO FOOTING (117)

FOUNDATION WALL SCHEDULE
SCALE 1/8" = 1'-0"



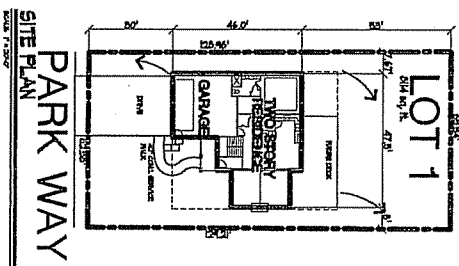
- GENERAL FOUNDATION NOTES**
1. FOUNDATION SHALL BE PERMANENT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL FOUNDATION CODE (IFC).
 2. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND 12" THICK CONCRETE FOOTINGS.
 3. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND 12" THICK CONCRETE FOOTINGS.
 4. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND 12" THICK CONCRETE FOOTINGS.
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 7. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" THICK CONCRETE WALLS AND 12" THICK CONCRETE FOOTINGS.
- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|-----------|--------------------|
| 1 | 3/27/2000 | ISSUED FOR PERMITS |
- PROJECT:** SINGE HOME
LOT 1 PARKWAY
MADISON, WISCONSIN
- CONTRACTOR:** WSKTH
MADISON, WISCONSIN
- ENGINEER:** JAMES W. HARRIS
MADISON, WISCONSIN
- DATE:** 3/27/2000
- SCALE:** 1/8" = 1'-0"





GENERAL SECOND FLOOR NOTES

1. PER ALL APPLICABLE BUILDING DEPARTMENT CODES, ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
2. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
3. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
4. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
5. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
6. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
7. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
8. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
9. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.
10. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE.



SITE PLAN
PARK WAY

DATE: 3/26/2008
SHEET: A5

CONTRACTOR:
NORTH
MADISON, WISCONSIN



PROJECT:
SPRING HOME
LOT 1 PARK WAY
MADISON, WISCONSIN

CONTRACTOR:
NORTH
MADISON, WISCONSIN

OWNER:
MIND WEST
1000 W. WISCONSIN
MADISON, WI 53706

DATE: 3/26/2008
SHEET: A5

From: Noel Radomski
To: rmcky@starkhomes.com
Date: 1/24/06 8:41PM
Subject: demolition request update

Rick:

I have had several communications with Tom Van Horn, President, Glen Oak Hills NA, and at his request this evening I met with the resident across the street from the property that may be demolished. The request was based on the residents' concern about the demolition, future plans for the site, and whether more houses in addition to the fourth will be constructed.

The resident expressed concern not so much about the demolition, but rather with the number of new houses and whether the houses conform with existing zoning standards. I said yes, that they did. Based on our previous conversations, I told him that the fourth house would be the last house constructed. That's correct, right?

They do understand that change is taking place, but they also are disappointed that one of the new houses has five cars. Their concern is based on the fact that one is disabled and at times requires ambulatory care, and one of the five cars was blocking his drive way.

At the end of our conversation they understood that the house will be demolished. They also know of the very poor construction methods of the house in question, and of the high level of mold in the house. The residents who I met with tonight have lived in their house for 35+ years, and are wonderful neighbors who respect the wildlife that thrive in the area and who reach out to other neighbors in need.

Thursday night I will also drop off letters to the remaining houses on Park Way to inform them of the proposed demolition, and I will invite them to contact me with any questions. I'll also provide them your contact information--what phone number can I provide them?

Given the dismal condition of the house, given you have a plan for the fourth and final house that will be in character with the other three new houses, given the house has no historical or cultural significance to the neighborhood of city, and given you have reached out to discuss what you are seeking the waiver, I grant my waiver of the 30-day notice to the Alder.

I will continue talking with the residents, and if I hear of additional concerns I will contact you. I will consult with city staff to determine if they receive neighborhood questions about the demolition and new construction. I will track the demolition request, and if I have no meeting conflicts I will attend the Plan Commission meeting when your demolition permit is on the agenda. At this point I do not know if there will be any neighbors who will oppose the demolition request.

Finally, in the absence of information the residents are beginning to ask about timelines for demolition and new construction. Can you please email me a tentative timeline that we discussed earlier--projected dates that the demolition permit request will go to Plan Commission & City Council? Proposed demolition time frame? Construction of new house--will the house be in character with the three new houses to the east (2 or 3 levels, 2 car garage, owner occupied or rental?)? I will include the information in my letter to the Park Way neighbors, and provide it to Tom Van Horn.

Thank you.

Noel

Noel Radomski
Aldersperson, District 19
City of Madison
(608) 236-0892