



Location
5722 Lake Mendota Drive

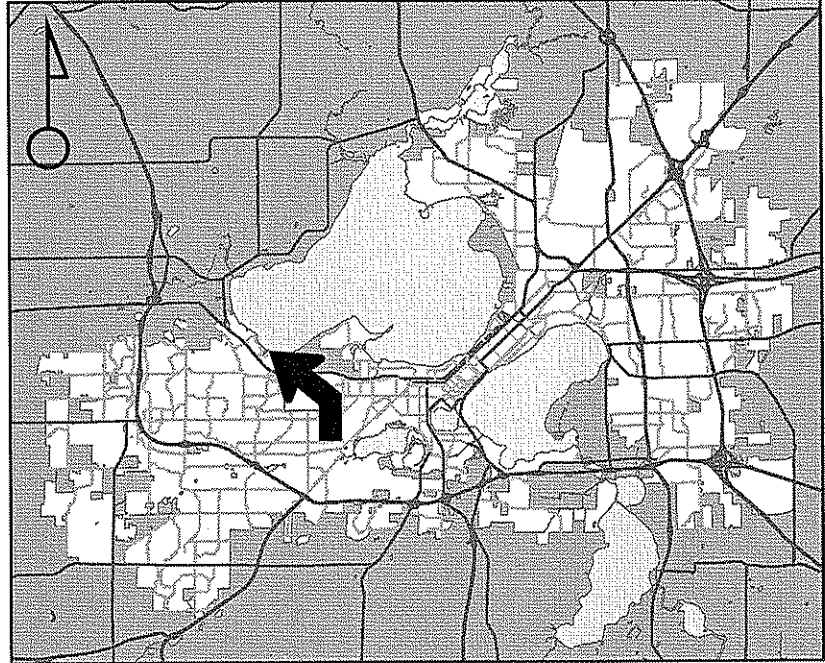
Project Name
Tallard Demolition

Applicant
Edwin Tallard

Existing Use
Single-Family Residence

Proposed Use
Demolish Single-Family Residence
to Create Open Space for Adjacent
Residential Building

Public Hearing Date
Plan Commission
14 December 2009



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



Scale : 1" = 400'





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 zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550 Receipt No. 101184
Date Received	6/15/09
Received By	JLK
Parcel No.	070918202022
Aldermanic District	19 Mark Cleaver
GQ	OK
Zoning District	R1
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <u>N/A</u>
Alder Notification	1/29/09 Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	6/15/09

1. Project Address: 5722 LAKE MENDOTA DR Project Area in Acres: .2277

Project Title (if any): 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: EDWIN TALLARD Company: _____

Street Address: 5718 LAKE MENDOTA DR City/State: MADISON WI Zip: 53705

Telephone: (608) 235-8494 Fax: () Email: edwintallard@gmail.com

Project Contact Person: SAME Company: _____

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

Telephone: () Fax: () Email: _____

Property Owner (if not applicant): SAME

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: DEMOLISH THE HOUSE AT 5722 LAKE MENDOTA DR. USE LOT FOR GARDEN AND YARD.

Development Schedule: Commencement _____ Completion _____

CONTINUE →

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 1/20 scale
- 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. note with change
- 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.
- 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 buildings, **photos** of the interior and exterior 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 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 the: COMPREHENSIVE PLAN Plan, which recommends: LOW DENSITY RESIDENTIAL (LDR) 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:

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

Planner KEVIN FIRCHOW Date 11-7-2008 | Zoning Staff PAT ANDERS Date 11-7-2008

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

Printed Name OWEN C TALLARD Date _____

Signature [Handwritten Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

From: Edwin Tallard

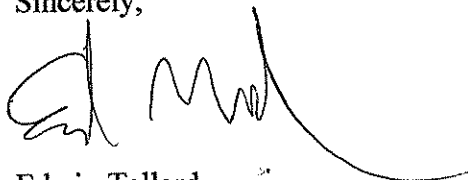
Date: November 11, 2008

Re: Letter of intent for the demolition of the house at 5722 Lake Mendota Dr

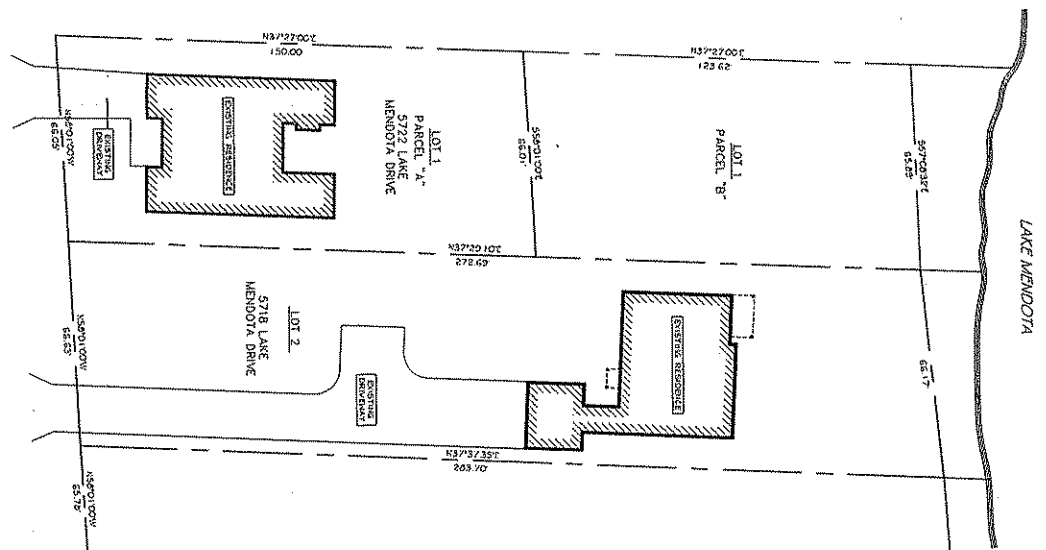
The dilapidated building we purchased in November of 2008 is in a severe state of disrepair. The building was built in 1955. I have attached a copy of an inspection dated 11-13-08 which was done Southern Wisconsin Home Inspection. In heavy rain, water flows down through the garage and throughout the utility room. Due to numerous leaks in the roof over the last 15 years the home is filled with mold and decay. (See photo's provided) I have met with the head of the Spring Harbor Neighborhood Association; Sally M and she agreed that the home is beyond repair due to the mold and water damage. She has brought up this property at the Spring Harbor meeting on November 11th. I spoke with her after the meeting and she said nobody that was at the meeting objected to the tear down. She will be providing you with a letter regarding her thoughts on the condition of the property as well. After contacting Frank Byrne from the Habitat for Humanity ReStore, he stated there was nothing of value on the subject property. I gave some appliances away and sold the others. I will be taking the florescent light bulbs and mercury thermostat to the Ace hardware store in Middleton. We plan on taking the scrap metal to Heifetz Ben Scrap Metal on Park Street. There are no gutters or HVAC duct workP, so there is not a lot of metal to recycle. Once the recycling is complete, I plan to continue the demolition process with Wingra Stone of Madison who is also going to recycle the concrete and asphalt. As per the future plans for the lot we plan on leveling the lot, having a vegetable garden, planting grass, and several small evergreen trees on the perimeter. We may possibly be building a garage on the rear of the lot off Baker Avenue some time in the future but there are no solid plans as of yet on this. We plan on starting the demolition as soon as the application has been approved.

Thank you for your time and consideration!

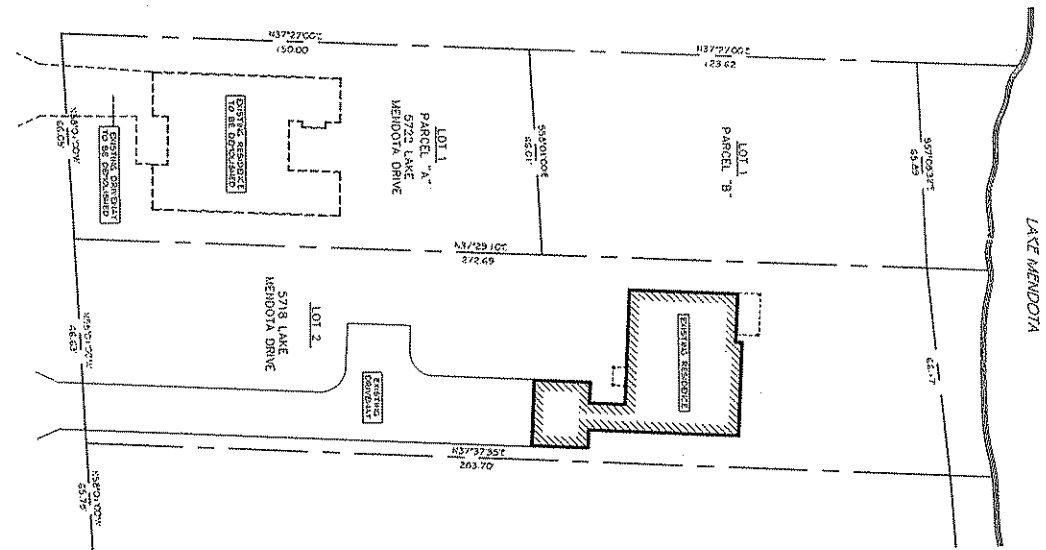
Sincerely,

A handwritten signature in black ink, appearing to read 'Edwin Tallard', with a long horizontal flourish extending to the right.

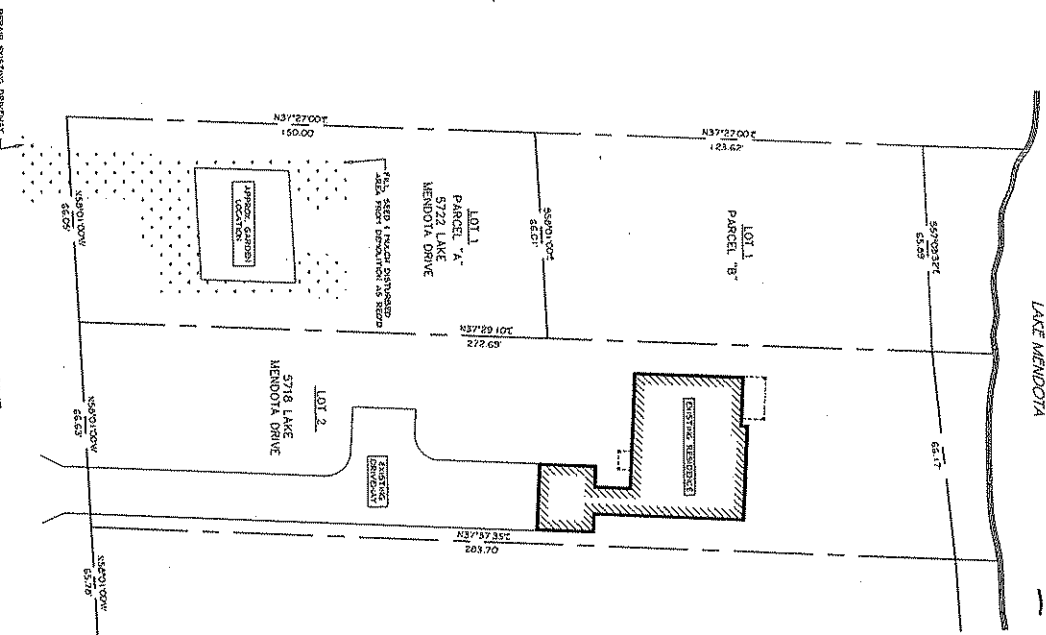
Edwin Tallard



NORTH
 1 EXISTING SITE PLAN



NORTH
 2 DEMOLITION SITE PLAN



NORTH
 3 PROPOSED SITE PLAN

REVISIONS	DATE	BY	CHKD

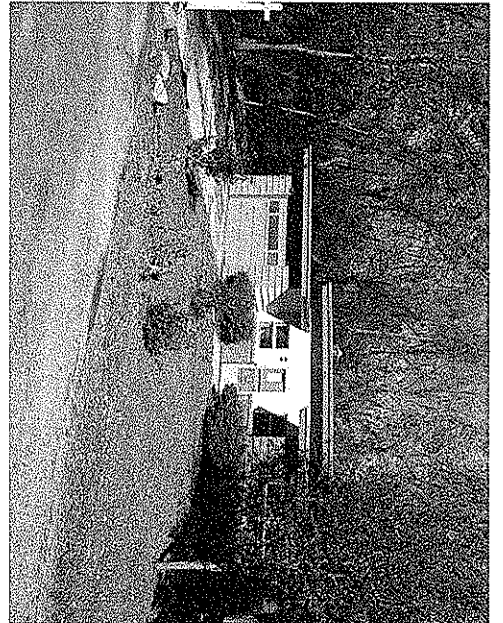
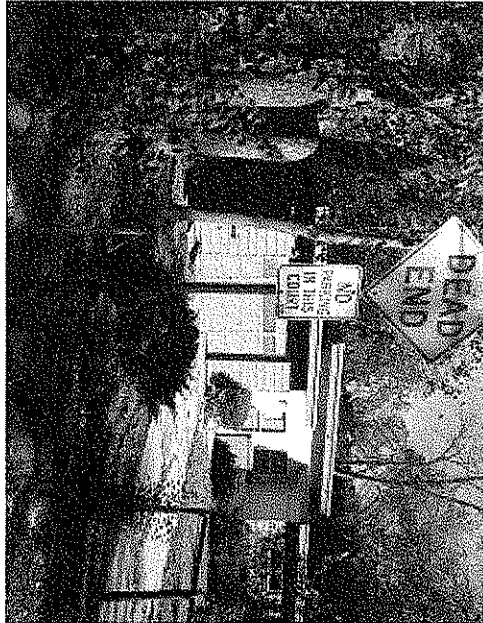
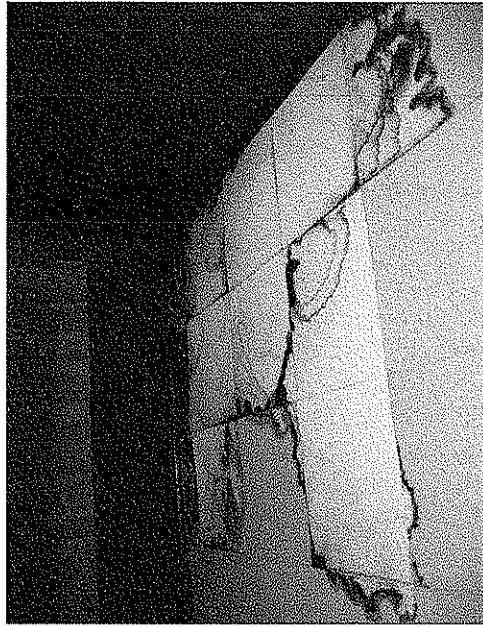
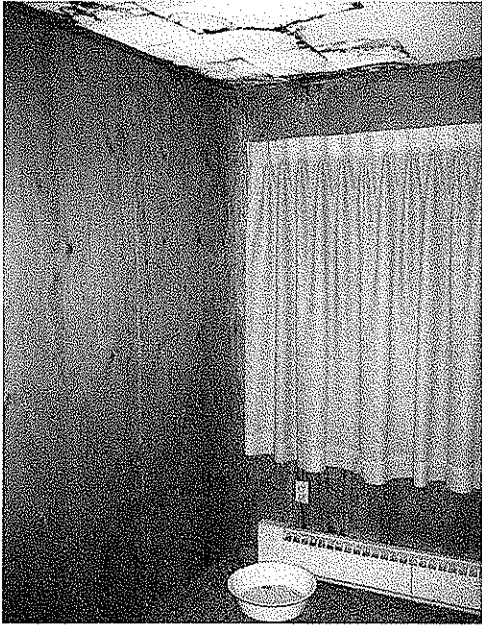
DATE: 10/20/2020
 DRAWN BY: SM
 SCALE: AS SHOWN

PROPOSED DEMOLITION FOR:
ED & MEGAN TALLARD
 5718 LAKE MENDOTA DRIVE
 MADISON, WI 53705

Bouril Design Studio, LLC
 architects
 1 First Floor, Suite 100, Madison, WI 53719-2909
 Phone: (608) 833-2400 Fax: (608) 833-2402
 Email: ed@bourilstudio.com

CITY REVIEW
 NOT FOR CONSTRUCTION

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Kruger Services LLC
Southern Wisconsin Home Inspection
5666 Concord Dr.
Oregon WI 53575
(608)835-5395
(608)575-0371

11-13-08

Ed Tallard
Inspection Report:

5722 Lake Mendota Dr.

This inspection was a general walk through to determine overall condition of the house.

It was noted that water flows into the garage due to poor landscaping of the driveway. This area needs repair to keep the water out of the garage. The ceiling in the garage has a current leak. A thermo-image of the ceiling shows a large area of water damage. Major repairs are needed.

The living room has major roof leaks. Water was detected running inside the west walls. Areas of mold are present. This area will need to have the roof repaired/replaced and the wall coverings removed to expose the water damage. Again, major repairs are needed. The north front bedroom has water damage and mold growth on the walls.

The floors throughout the building are uneven. This indicates a footing problem. An engineering firm should be consulted to determine amount of repairs needed.

The roof is in need of a total replacement. Roof decking is rotted from numerous leaks and is unsafe to walk on.

Thermo-imaging (infra-red) shows a lack of insulation in the ceiling and wall. This will cause increased energy use will cause the building to be hard to heat and cool.

In general the structural stability of the building is in poor condition and the leaks and water intrusion will be cause of major expenses to bring the building into a safe habitable condition.

Dennis Kruger
President
Southern Wisconsin Home Inspection.