

CITY OF MADISON

Proposed Demolition

Location: 5402 Whitcomb Drive

Project Name: Peterscott Demolition

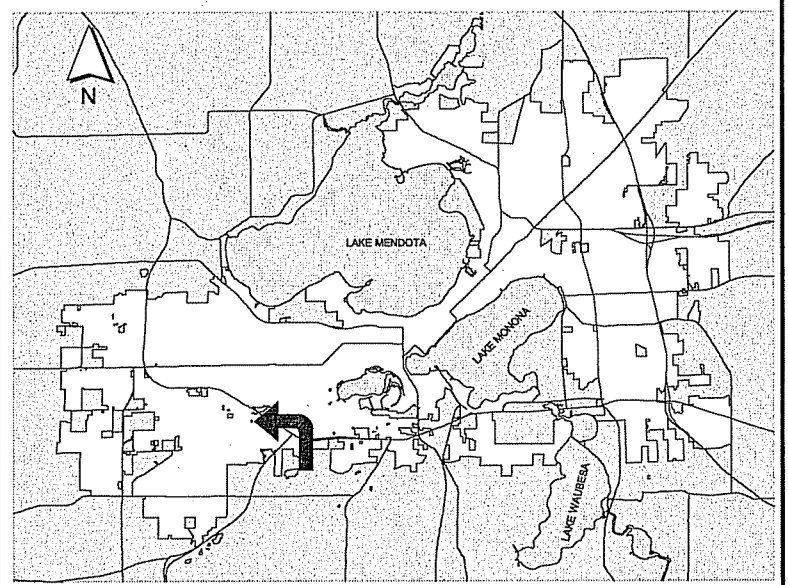
Applicant: Susan Peters - Peterscott, LLC/
Scott Matthews - Peterscott, LLC

Existing Use: Single Family House

Proposed Use: Demolish House & Subdivide
Into 3 Single Family Lots

Public Hearing Dates:

Plan Commission 15 May 2006



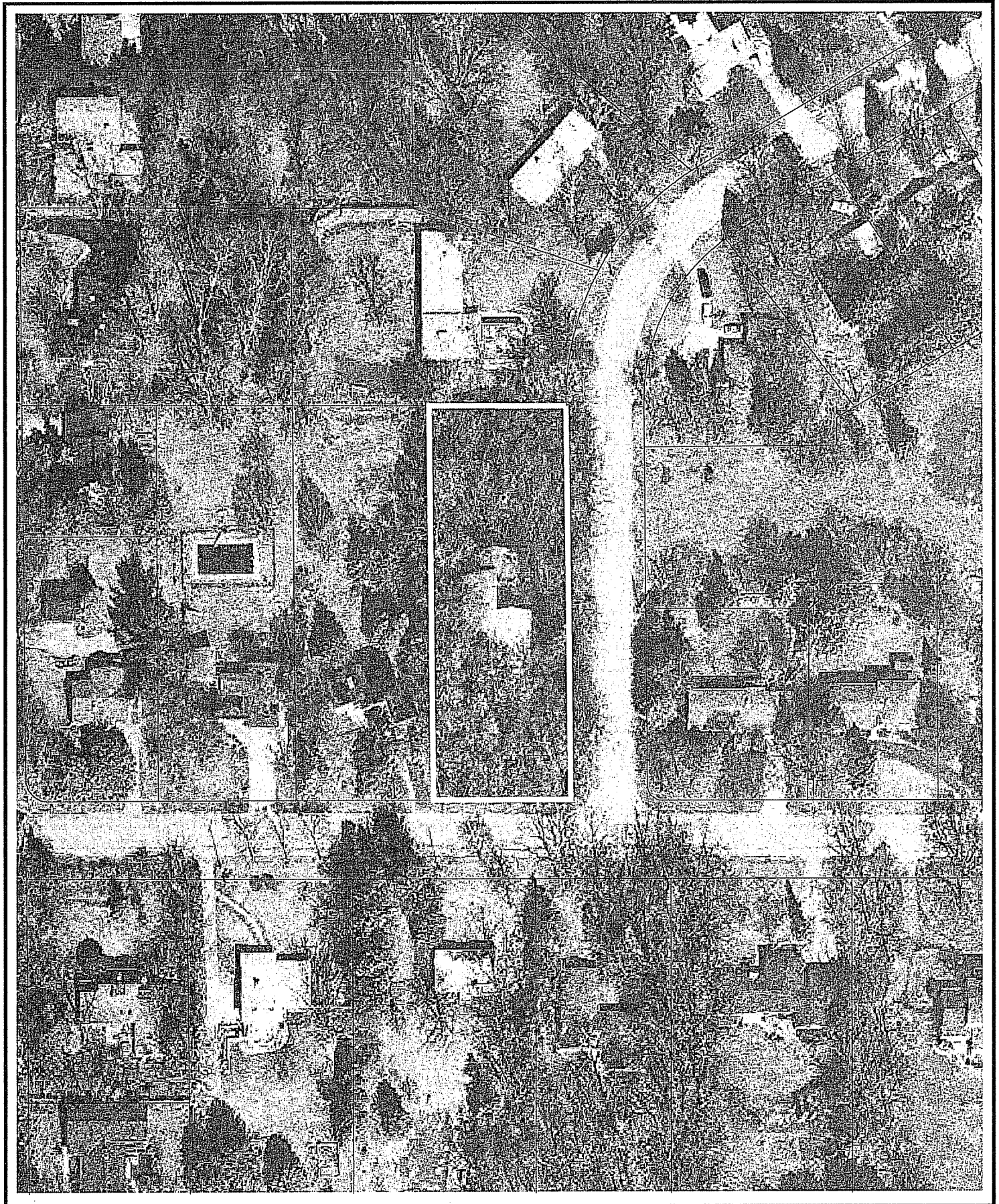
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



5402 Whitcomb Drive

100 0 100 Feet

Date of Aerial Photography - April 2000



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. 69736

Date Received 4-11-06

Received By KAV

Parcel No. 0709-311-0207-7

Aldermanic District 20-Cindy Thomas

GQ OK

Zoning District R-1

For Complete Submittal

Application Letter of Intent

IDUP N/A Legal Descript. See CSM + CD

Plan Sets See CSM Zoning Text N/A

Alder Notification _____ Waiver

Ngrhd. Assn Not. _____ Waiver _____

Date Sign Issued 4-11-06

1. **Project Address:** 5402 Whitcomb Drive **Project Area in Acres:** .7514

Project Title (if any): 5402 Whitcomb Drive

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: Susan Peters Company: Peterscott LLC

Street Address: N60 W34698 Forest Bay Road City/State: Oconomowoc, WI Zip: 53066

Telephone: (262) 569-1426 Fax: () Email: spkk@wi.rr.com

Project Contact Person: Scott Matthews Company: Peterscott LLC

Street Address: 2921 Interlaken Pass City/State: Madison, WI Zip: 53719

Telephone: (608) 235-0586 Fax: () Email: scottmadwi@yahoo.com

Property Owner (if not applicant): Peterscott LLC

Street Address: N60 W34698 Forest Bay Road City/State: Oconomowoc, WI Zip: 53066

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The existing structure is to be removed from the site. A certified survey map has been completed to divide the property into 3 vacant single-family home sites. Those 3 vacant single-family home sites will be made available to the public for sale.

Development Schedule: Commencement May 16, 2006 Completion June 30, 2006

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

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* comprehensive *Plan, which recommends:*
low density residential *for this property.*

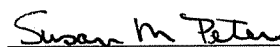
Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
Alderperson: Cindy Thomas; Orchard Ridge Neighborhood: Daniel Gregory; both emailed waivers to Timothy Parks
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 Timothy Parks Date 3/27/06 | Zoning Staff Ron Towle Date 3/27/06

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

Printed Name Scott Matthews Date April 10, 2006

Signature  Relation to Property Owner member, Peterscott LLC

Authorizing Signature of Property Owner  Date April 10, 2006

5402 Whitcomb Drive: Letter of Intent to All Interested Parties Scott Matthews, Peterscott LLC member; April 10, 2006

5402 Whitcomb Drive is located at the corner of Whitcomb Drive and Loruth Terrace in the Orchard Ridge Neighborhood on Madison's west side. The legal description of the property is not technically included in the Orchard Ridge Neighborhood. The legal description of the property is a metes and bounds description, but the property is adjacent to the Orchard Ridge plat. The property has 106.5 feet of street frontage on Whitcomb Drive and 307 feet of street frontage on Loruth Terrace. The property is zoned R1.

The current use of the property is one single-family dwelling with 3616 square feet of living area. The house was built in 1955 as a 1040 square foot single-story house with a one-car garage. A 1040 square foot second story was added to the house in 1963. In 1982, the one car garage was converted to living area and an addition was constructed. The addition consists of a large room that is accessible only from the unheated rear porch and a basement-level two-car garage with a finished room over the garage. The additions have created a confusing and non-functional floor plan. The finish materials in both additions are of poor quality with fake wood paneling on the walls and original shag carpeting on the floors.

The condition of the home is currently uninhabitable. The former owners were summoned as defendants in Dane County Circuit Court on October 10, 2003 with the City of Madison being the plaintiff. There had been between 100 and 150 cats living in the house and several feral cats being fed outside of the house. The stench of cat urine and feces coming from the house was so strong that adjacent neighbors complained to authorities and signed affidavits for the Circuit Court hearing. The property was declared a public nuisance and the defendants were ordered on November 14, 2003 to remove the cats and clean the premises. The defendants were found in contempt of that order on January 29, 2004. The City was given permission to forcibly enter the house on February 16, 2004 at 1:00pm to remove the remaining cats by hand and with live traps. Neighbors were also given live traps for the feral cats in the area. It was again ordered that the premises be cleaned. This has never been complied with completely.

Peterscott LLC purchased the property on March 31, 2006. At that time, there were still areas in the house with cat feces. The stench of cat urine and feces in the house is so overwhelming that some people have been deterred to enter. Deferred maintenance of the house and grounds dates back decades. The poor condition of the house was noted by the Assessor's Office after an inspection in 1970. There is an incredible build-up of grime and filth, especially in the kitchen and baths.

We have been advised that the stench will most likely never be fully eliminated from the house. To attempt to remove the stench would require gutting the house and airing out the structure for 6 months to one year. After that, making the investment of renovation worthwhile would require drastically altering the floor plan and stairway placement to make it functional. Adding the cost of a kitchen, baths, windows, roofing, plumbing and electrical updates could easily reach \$300,000. We feel that renovation of this structure is not economically feasible, and we still would not be guaranteed that the smell in the house would be completely gone.

We have obtained an estimate from Joseph Gulesserian of JG Construction in Middleton, WI to remove the existing structure from the property. The estimate includes a plan to actually dismantle the entire building piece by piece. Over 75% of the structure will be recycled. This will take a little longer than literally demolishing the structure, but will be more environmentally responsible and less disruptive for the neighborhood.

A certified survey map has been completed that divides the property into 3 single-family home sites. Our intent is to make these 3 vacant single-family home lots available for sale to the general public. Each lot is approximately $\frac{1}{4}$ acre. Street frontage of these lots will be 100 to 107 feet. Over two thirds of the properties on Whitcomb Drive and Loruth Terrace have street frontage of 107 feet or less. The 3 properties being created from this project will blend nicely into the existing neighborhood. The homes built on these properties will face Loruth Terrace, making their rear lot line border 5406 Whitcomb Drive. This will make the required distance from the rear of the new homes to the rear lot line bordering 5406 Whitcomb Drive 40 feet. The structure currently on this property is only 19.8 feet from the border of 5406 Whitcomb Drive. John and Lynn Jenkins own 5406 Whitcomb Drive and have shown their support for the project.

I met with Cindy Thomas, the alderperson for the Orchard Ridge Neighborhood and Daniel Gregory, the Orchard Ridge Neighborhood Association president on March 28, 2006. After answering questions and explaining the project, both waived their 30-day pre-application notification requirement by sending emails to Timothy Parks, City of Madison Planner. I left contact information with Cindy Thomas and Daniel Gregory to share with anyone in the neighborhood having concerns or questions about the project. An Orchard Ridge Neighborhood Association newsletter was mailed to over 300 households on March 29, 2006 listing that the intent for 5402 Whitcomb Drive is to demolish the existing house.

On April 2, 2006, I posted a sign on the property to state our intent and provide the neighborhood with a way to contact me for information. The sign is posted at the corner of Whitcomb Drive and Loruth Terrace and reads "FUTURE SITE OF 3 SINGLE-FAMILY HOME LOTS. CALL 235-0586 FOR INFO". The sign is 2 feet tall and 4 feet wide with 3-inch black letters on a white background. In one week, there have been over 20 phone calls for information about the project. I have answered all inquiries within two hours and provided all requested information. In some cases, I have personally delivered a copy of the certified survey map and explained the project in detail. I have taken neighbors through the house at their request to view the condition of the property. After providing the information requested of me, the contact response I have received about the project has been positive. To date, 4 residents of the Orchard Ridge Neighborhood have actually expressed interest in purchasing one or more of the vacant lots created by this project. I intend to continue making myself as available as possible to answer any requests for information about this project in a timely manner.

Joe Gulesserian
JG Construction
7414 South Avenue
Middleton, WI 53562

April 9, 2006

George P. Dreckmann
Recycling Coordinator
City of Madison

Subject: Reuse and Recycling Plan for 5402 Whitcomb Drive

Mr. Dreckmann,

The building located at 5402 Whitcomb Drive will be dismantled by hand piece by piece. We plan on salvaging anything that possibly can be. Anything that cannot be salvaged will be hauled away by City Waste Inc and taken to the Dane County Landfill.

We are planning on donating the following items to Habitat for Humanity: cabinets, doors, windows, garage door openers and a fireplace.

Other than the dishwasher, all appliances including the furnace and water heater are in working order. They will be cleaned up for resale.

There are no mercury thermostats in the home. All thermostats are digital.

All metal items will be recycled at All Metals Recycling LLC.

All salvageable lumber including roof rafters, trusses, wall studs, floor joists and plywood will be kept and stored by JG Construction for use on future jobs.

Concrete will be taken to Wingra Concrete Supply to be crushed and reused.

As you can see, we plan to recycle or reuse as much of the house as we possibly can. I hope I have provided you with the proper information. If you need more information, please call me personally at 608-575-9682.

Thanks,



Joe Gulesserian

CC: Scott Matthews, Peterscott LLC, 2921 Interlaken Pass, Madison, WI 53719

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET

ASSUMED NORTH
 BEARINGS ARE BASED UPON THE WEST
 LINE OF THE NORTHEAST QUARTER OF
 SECTION 31-07-09 ASSUMED TO BEAR
 N 00°34'22" W

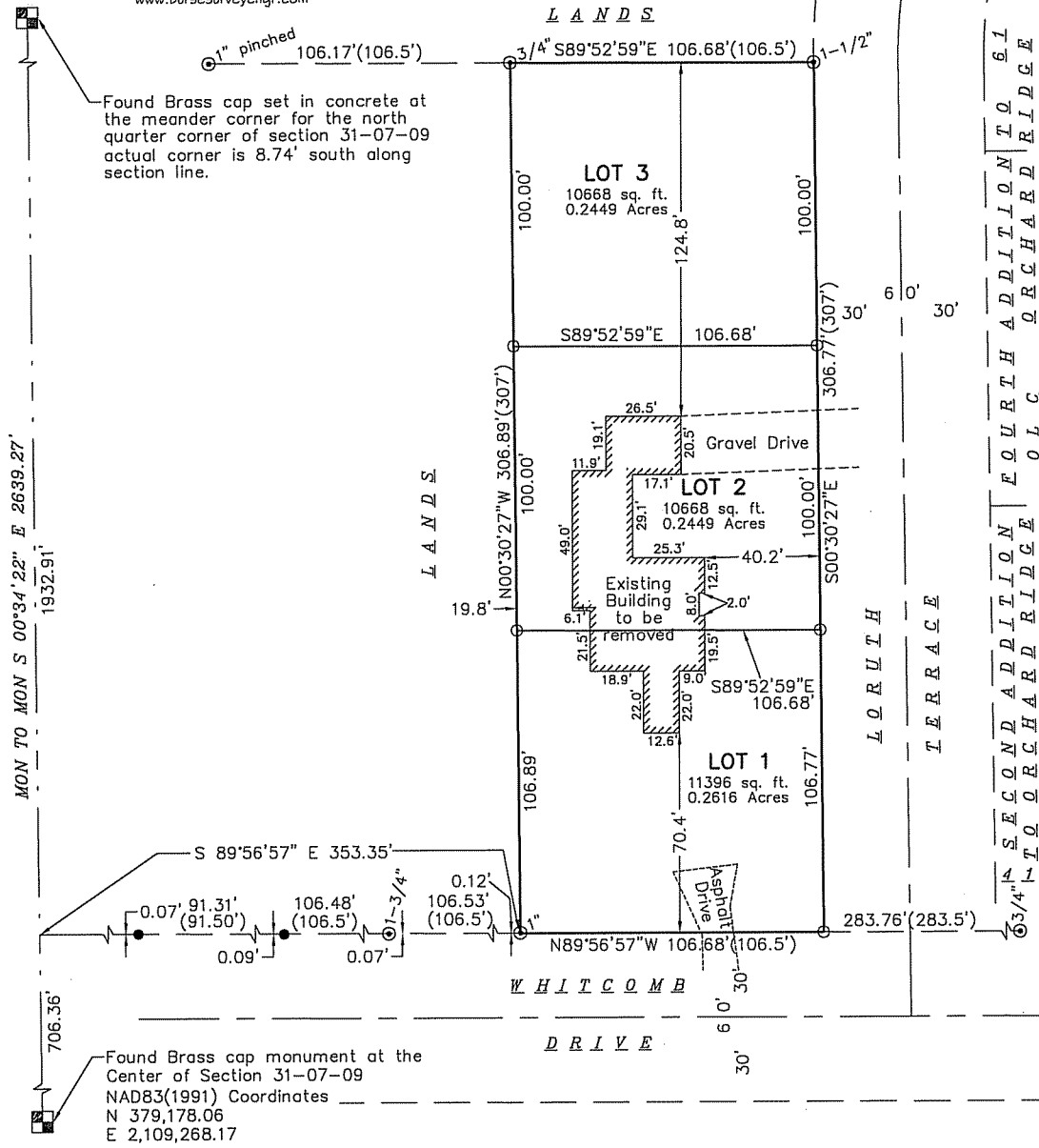
SURVEYED BY :

Burse
 surveying & engineering, inc.

1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: burse@chorus.net
 www.bursesurveyengr.com

SURVEYED FOR :

SUSAN PETERS
 2921 INTERNATIONAL LANE
 MADISON, WI 53713



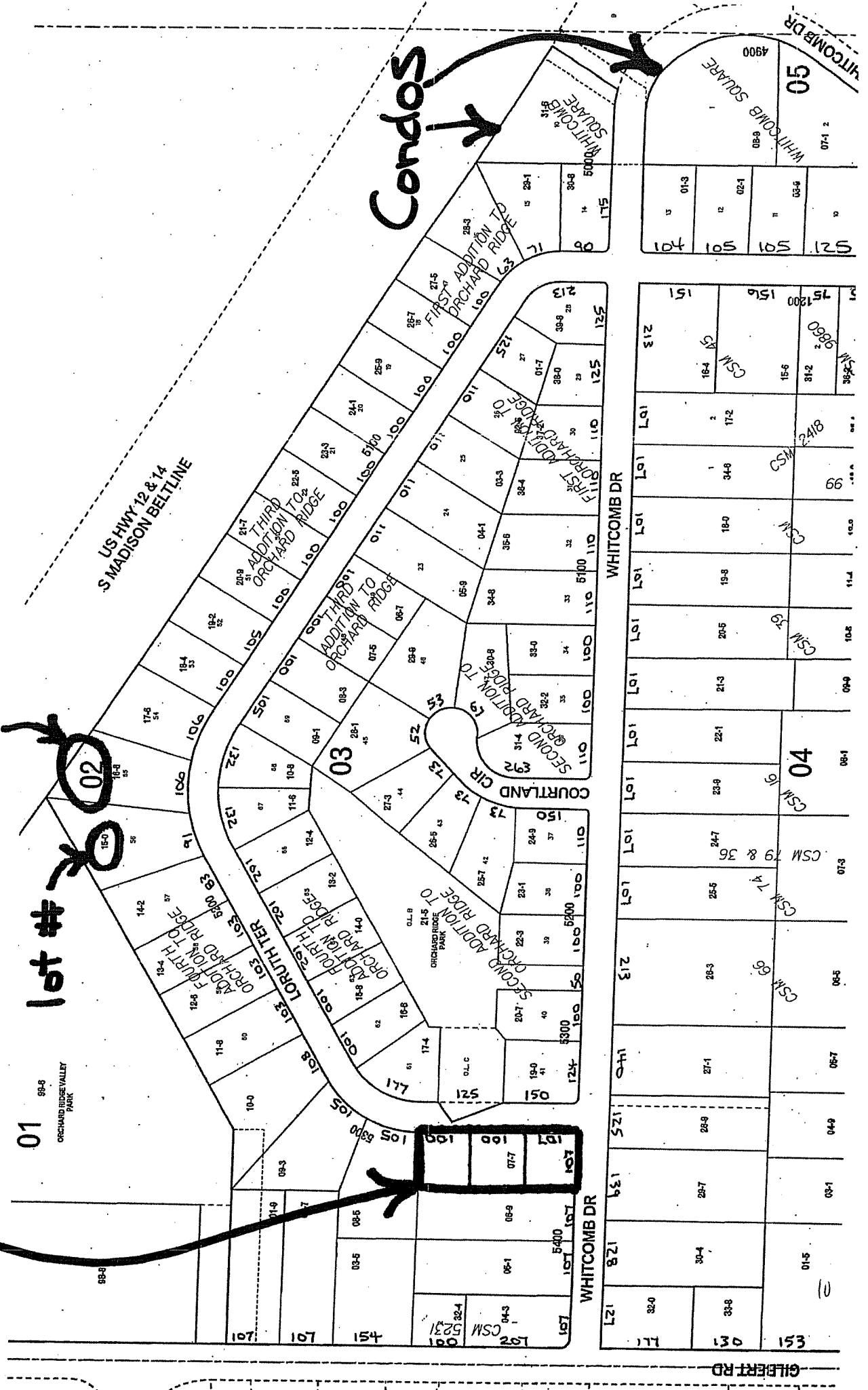
MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: MARCH 20, 2006
 Plot View: Sht1
 \PROJECTS\BSE937\BSE937.DWG

5402 Whitcomb Drive

block #

lot # 02

Condos



5402 Whitcomb Drive

68% of these lots have less than 107 feet of street frontage. (63 of 93 lots)

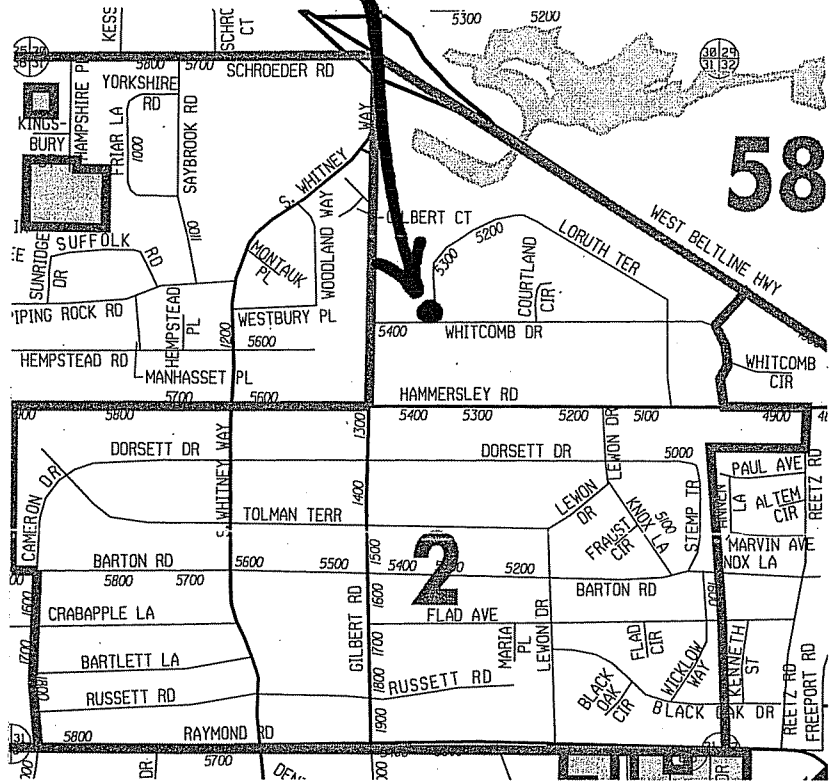
10 of these lots have less than 75 feet of street frontage.

Block Number	Lot Number	Street Frontage in Feet	Lot Size in Square Feet
02	01	106.7	32757
02	02	106.7	32757
02	03	153.5	32696
02	04	106.5	22046
02	05	106.5	32696
02	06	106.5	32696
02	08	105	32024
02	09	105	29890
02	10	108	33412
02	11	102.5	21423
02	12	102.5	21423
02	13	102.5	21423
02	14	83.4	25098
02	15	91.3	34560
02	16	106.25	30274
02	17	106.25	24580
02	18	106.25	18594
02	19	105.3	18428
02	20	100	17500
02	21	100	17500
02	22	100	17500
02	23	100	17500
02	24	100	17500
02	25	100	17500
02	26	100	17500
02	27	100	17500
02	28	63.2	22035
02	29	70.5	22707
02	30	90.08	17714
02	32	100	10650
03	01	125	14446
03	02	110	16397
03	03	110	19841
03	04	110	23284
03	05	110	26730
03	06	100	16495
03	07	100	16495
03	08	100	16495
03	09	105.3	16948
03	10	131.9	15335
03	11	131.9	15415
03	12	102	16764
03	13	102	16772
03	14	102	16772
03	15	100	15727
03	16	100	15586
03	17	176.7	16659

Block Number	Lot Number	Street Frontage in Feet	Lot Size in Square Feet
03	19	123.5	18621
03	20	100	16775
03	22	100	17000
03	23	100	16158
03	24	110	16476
03	25	72.5	17932
03	26	73.2	14955
03	27	73.4	16309
03	28	52	26847
03	29	53	27007
03	30	67.1	19885
03	31	110	22880
03	32	100	16696
03	33	100	17473
03	34	110	26730
03	35	110	23284
03	36	110	19841
03	37	110	16397
03	38	125	14446
03	39	125	19984
04	01	153	39015
04	15	156	33228
04	16	213.4	32113
04	17	106.5	32696
04	18	106.5	32696
04	19	106.5	32696
04	20	106.5	32696
04	21	106.5	34453
04	22	106.5	32057
04	23	106.5	32057
04	24	106.5	32696
04	25	106.5	32696
04	26	213	65391
04	27	140	42980
04	28	125	32235
04	29	139	42673
04	30	128	39296
04	31	74.95	15993
04	32	127	22479
04	33	130	16510
04	34	106.5	32696
04	36	74.94	15993
05	01	103.9	18132
05	02	105	18375
05	03	105	18375
05	04	125	21875
Averages		108.11	23590
Medians		106.25	19885

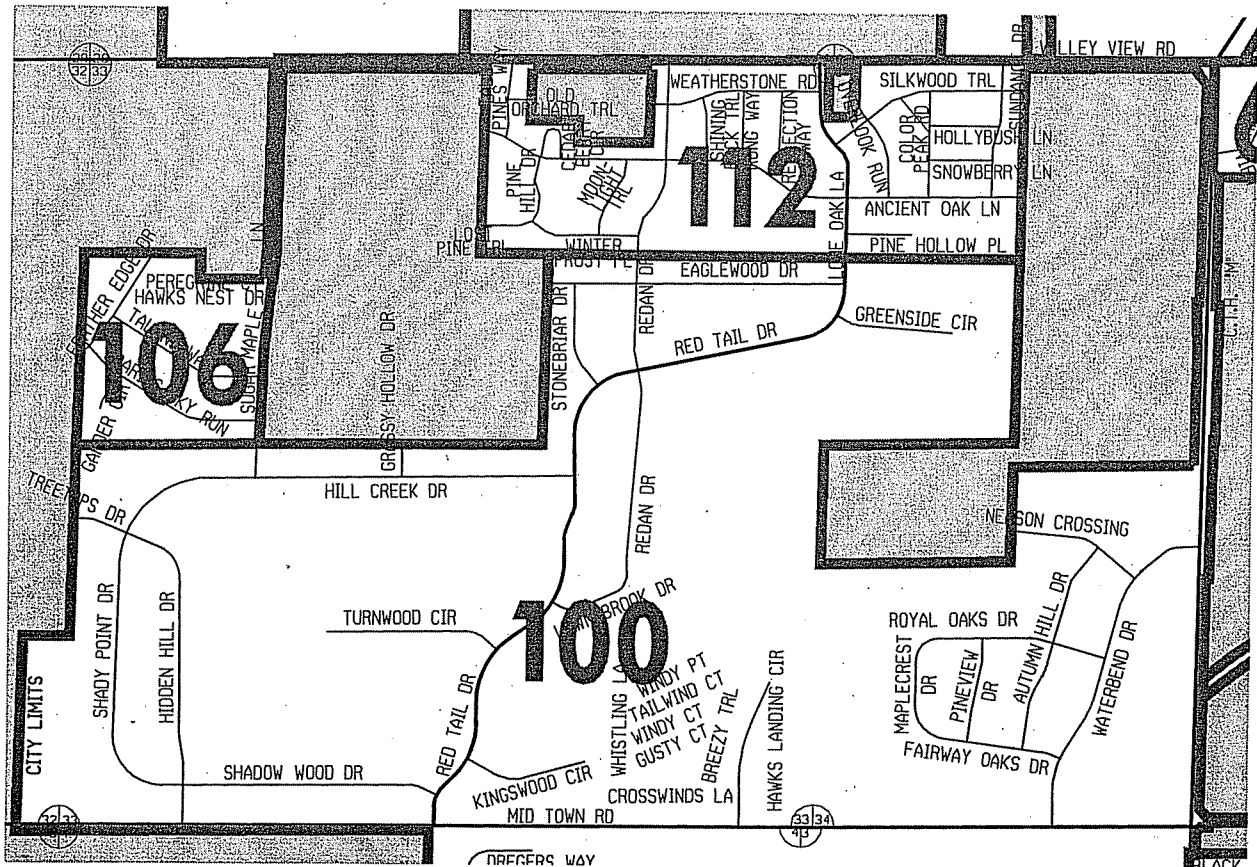
5402 Whitcomb Drive

City of Madison Assessment Area 2
 658 parcels
 2006 Mean Assessed Value: \$231,600
 2006 Total Assessed Value: \$152,278,400



City of Madison Assessment Area 100
 382 parcels
Average Lot Size: 23,400 square feet
 2006 Mean Assessed Value: \$573,100
 2006 Total Assessed Value: \$207,943,500

City of Madison Assessment Area 112
 347 parcels
Average Lot Size: 5,300 square feet



5402 Whitcomb Drive

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TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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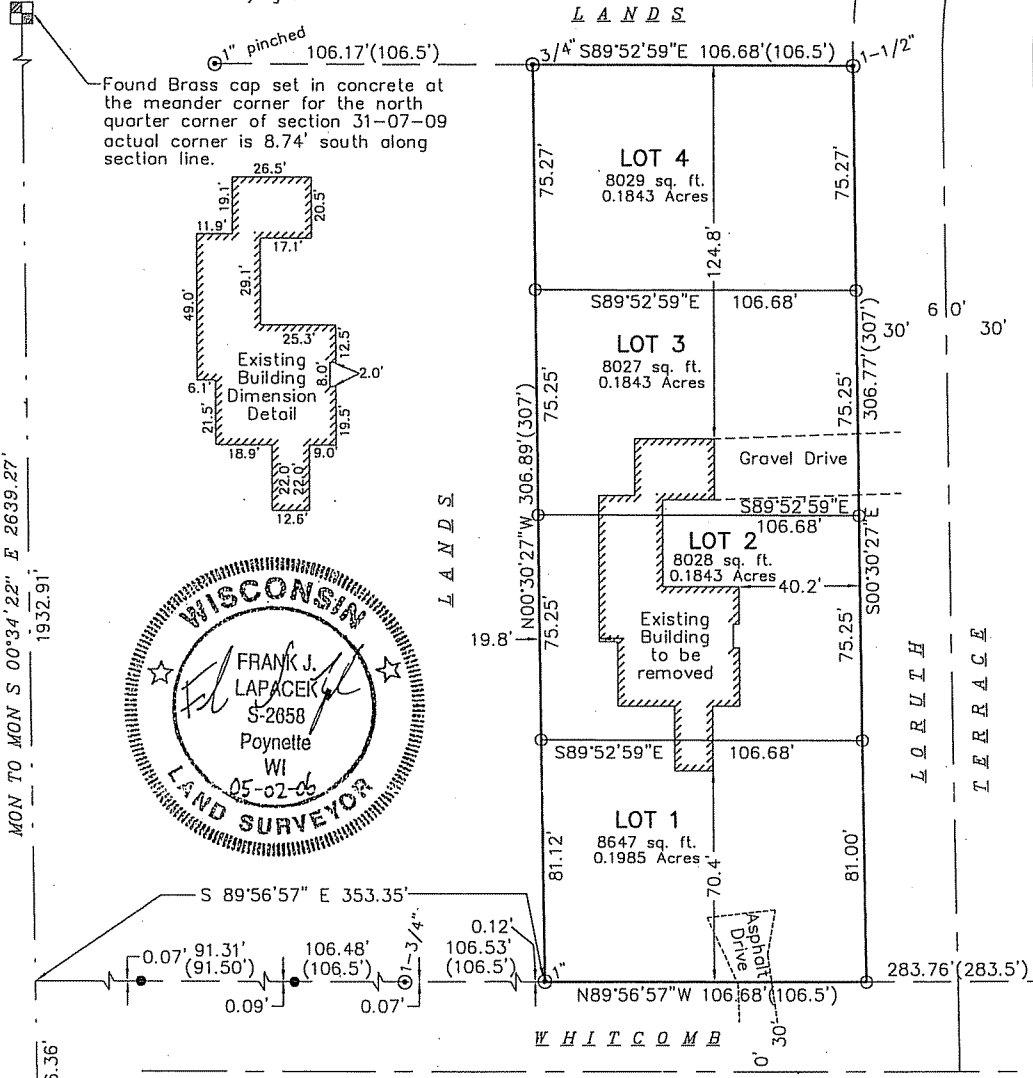
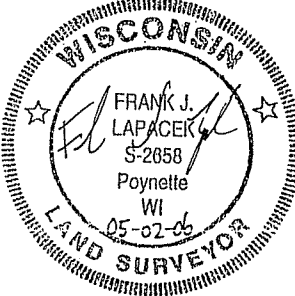
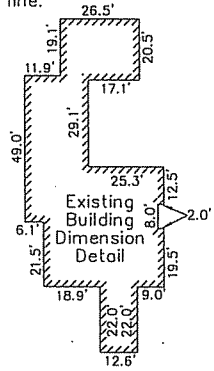
SURVEYED BY :
Burse
surveying & engineering llc

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

SURVEYED FOR :
SUSAN PETERS
2921 INTERNATIONAL LANE
MADISON, WI 53713

4 lots
are
possible

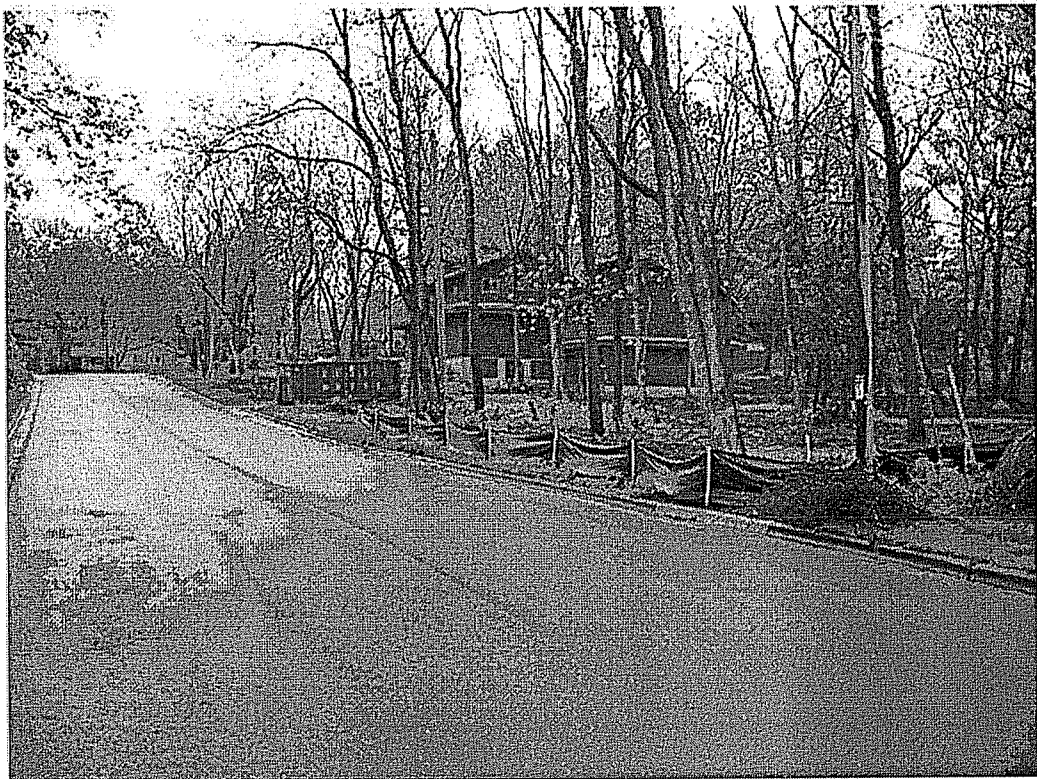
Found Brass cap set in concrete at
the meander corner for the north
quarter corner of section 31-07-09
actual corner is 8.74' south along
section line.



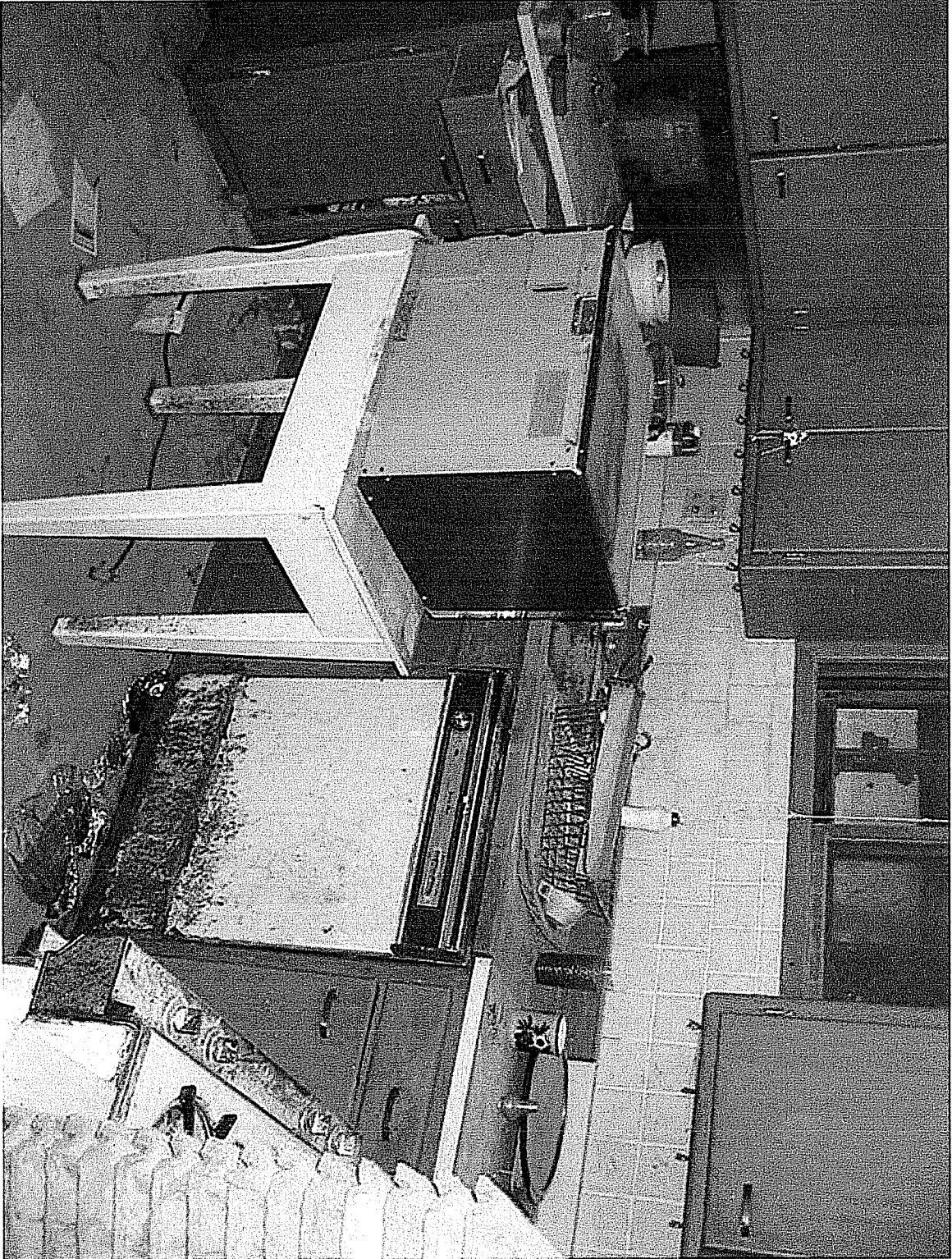
Found Brass cap monument at the
Center of Section 31-07-09
NAD83(1991) Coordinates
N 379,178.06
E 2,109,268.17

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: MAY 02, 2006
Plot View: Sht1
PROJECTS\BSE937\BSE937.DWG

5402 Whitcomb Drive w/lot cleared

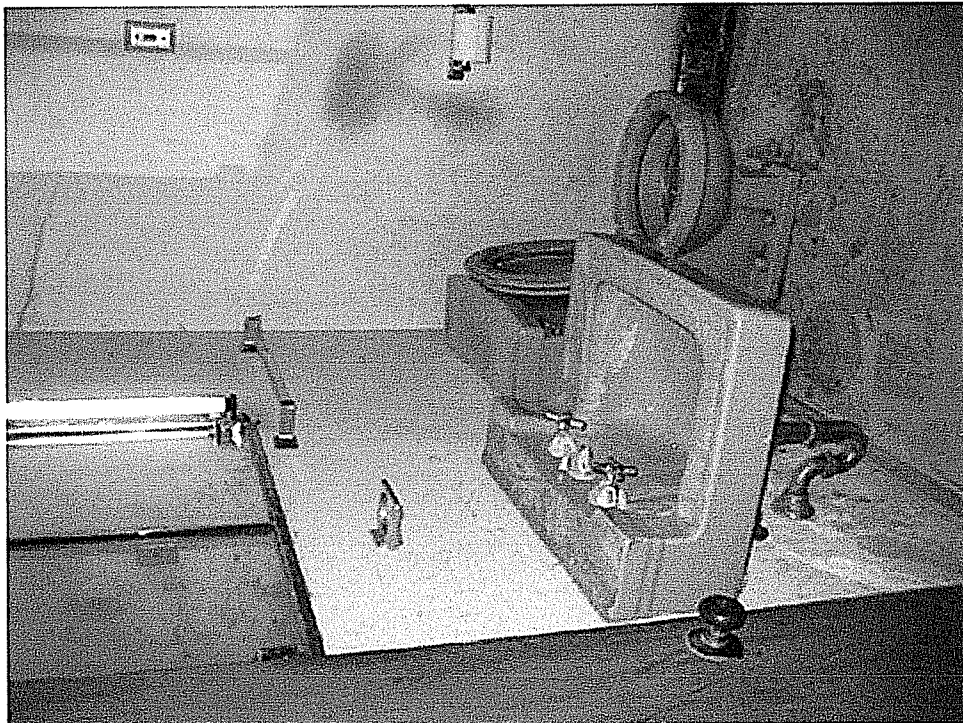


Kitchen





1st Floor Bathroom



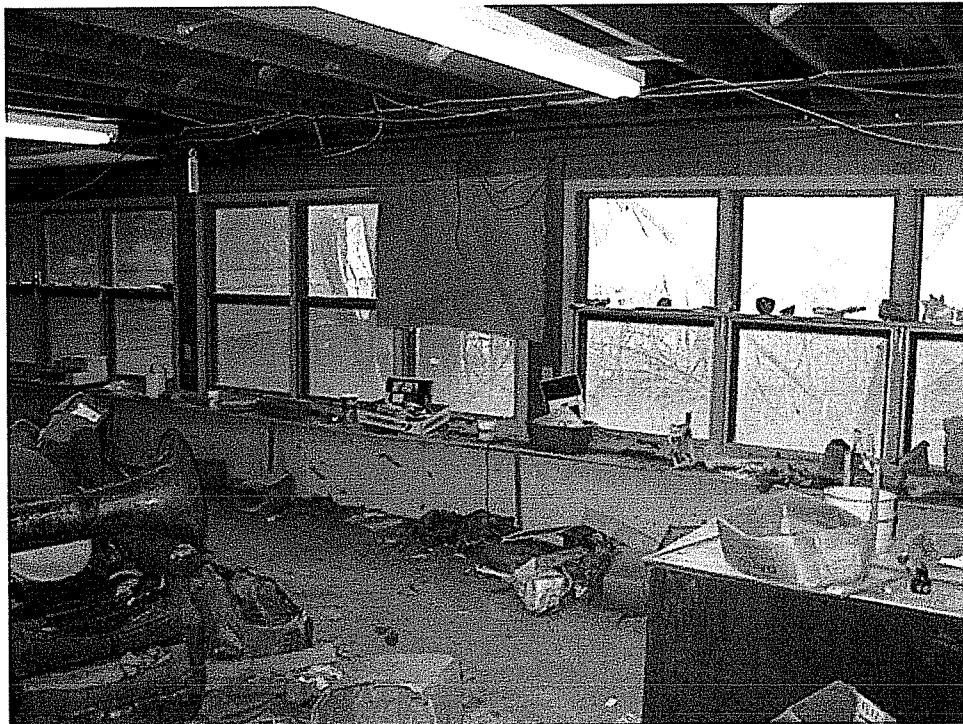


Finished Area Over Garage





Lower Level Area





Addition Interior



5406 Whitcomb Drive



View from 5406 Whitcomb Drive



Border to 5310 Loruth Terrace



View to South from Loruth Terrace





Views from Loruth Terrace

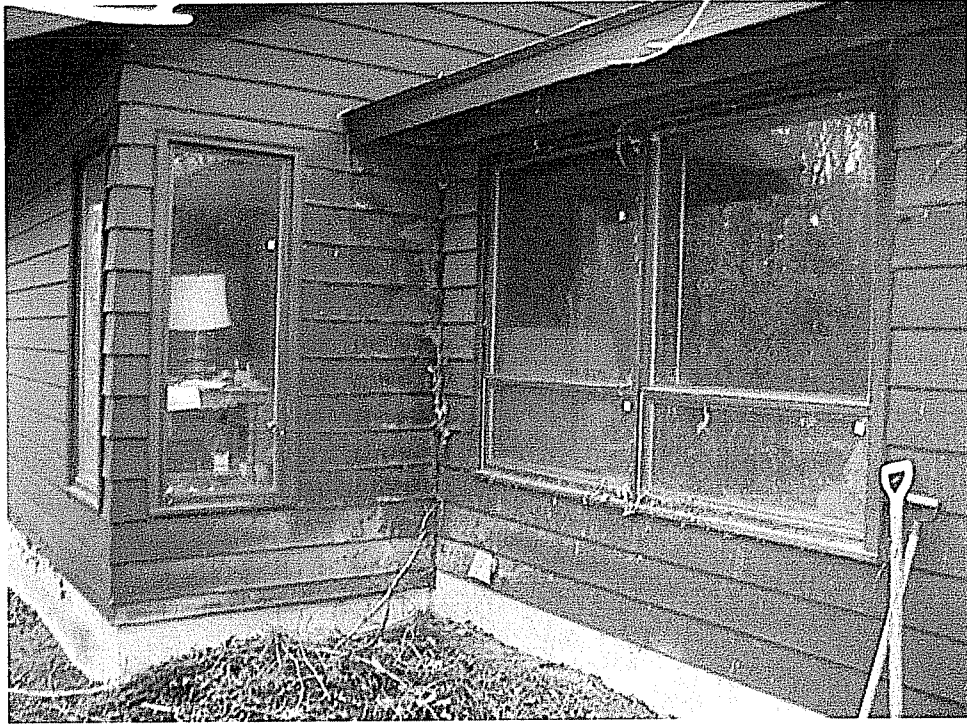


View from Corner w/sign



View from Whitcomb Drive





Exterior Condition

