



Location
1015 Hillside Avenue

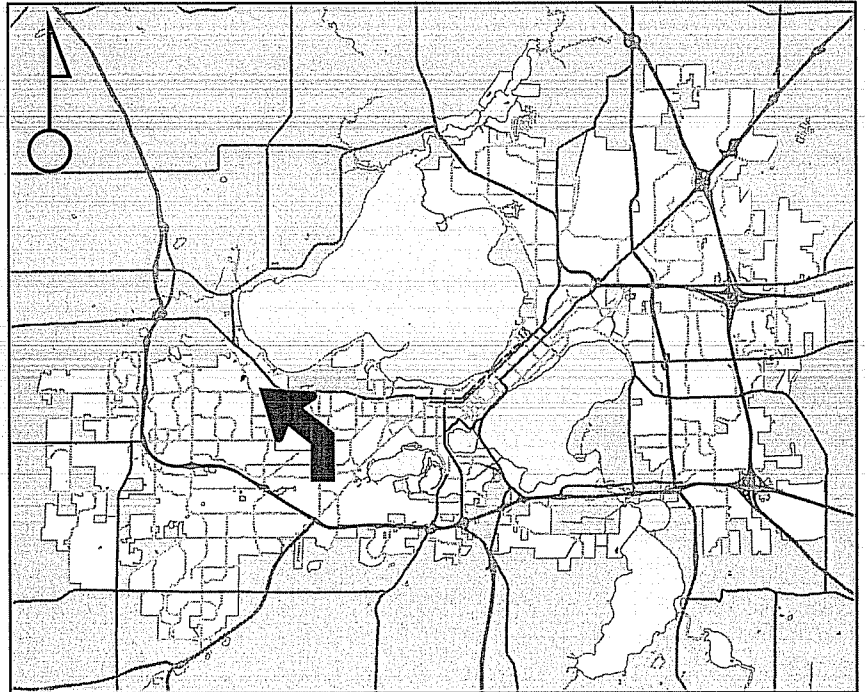
Project Name
Bakke Demolition and Redivision

Applicant
Jim Bakke and Margaret Stafford/
Harvey Temkin – Reinhart Boerner
Van Duren S.C.

Existing Use
Single-Family Residential

Proposed Use
Demolish Single-Family House and
Redivision of Two Lots

Public Hearing Date
Plan Commission
19 November 2007

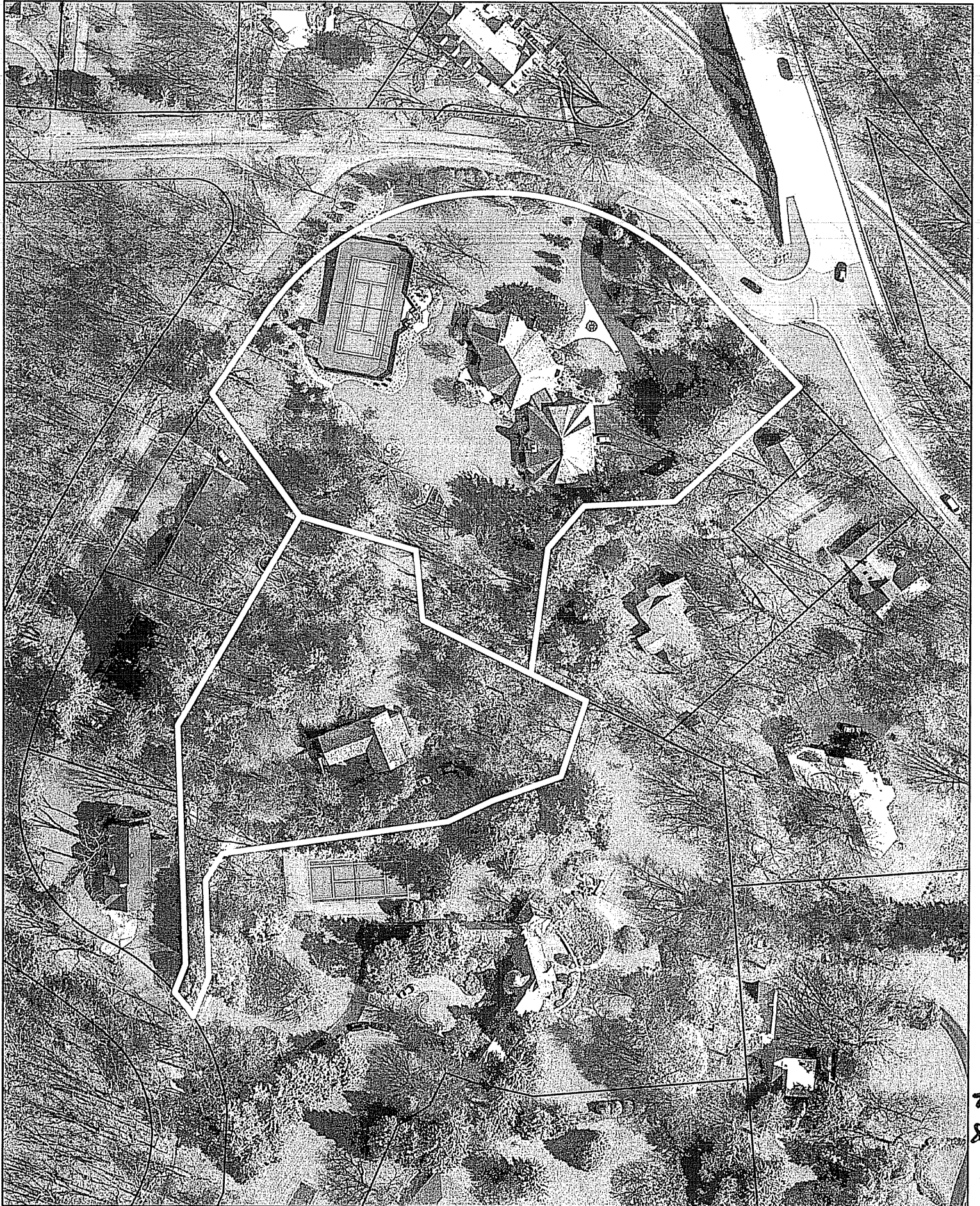


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 November 2007



7-
8.

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. 85867
Date Received 10/03/07
Received By [Signature]
Parcel No. 0709+183-1308-5
Aldermanic District 19-CLEAR
GQ R1-R
Zoning District R1-R2
For Complete Submittal
Application Letter of Intent
IDUP Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver
Ngrbrd. Assn Not. Waiver
Date Sign Issued _____

1. **Project Address:** 1015 Hillside Avenue **Project Area in Acres:** 1/4 Acre Site
Project Title (if any): Residential Demolition 1.5 Acre Lot

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: James Bakke Company: _____
Street Address: 6001 N. Highlands Ave. City/State: Madison, WI Zip: 53705
Telephone: (608) 271-5469 Fax: (608) 271-4044 Email: jbakke@subzero.com

Project Contact Person: Attorney Harvey L. Temkin Company: Reinhart Boerner Van Deuren s.c.
Street Address: 22 E. Mifflin St., Suite 600 City/State: Madison, WI Zip: 53703
Telephone: (608) 229-2210 Fax: (608) 229-2100 Email: htemkin@reinhartlaw.com

Property Owner (if not applicant): Margaret Stafford, as Personal Representative of the Estate of Mary Ellen Stafford, Deceased
Street Address: 8119 Old Sauk Pass Rd. City/State: Cross Plains, WI Zip: 53528

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____
Demolish existing single family house and outbuildings and restore site

Development Schedule: Commencement Upon issuance of permit or Completion May 31, 2008
as soon as weather
conditions permit **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 _____ Plan, which recommends: _____ 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:*

Alder Mark Clear - 9/12/07; Jack Walker of neighborhood association

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 10/2/07 | Zoning Staff Matt Tucker Date 10/2/07

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

Printed Name James Bakke Date 10/3/2007

Signature _____ Relation to Property Owner Buyer of Property

Authorizing Signature of Property Owner Margaret Stafford Date 10/2/2007
Margaret Stafford, as Personal Representative of the Estate of Mary Ellen Stafford, Deceased

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Planner Tim Parks Date 10/2/07 | Zoning Staff Matt Tucker Date 10/2/07

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

Printed Name James Bakke Date 10/3/2007

Signature  Relation to Property Owner Buyer of Property

Authorizing Signature of Property Owner _____ Date 10/ /2007

Margaret Stafford, as Personal Representative of the Estate of Mary Ellen Stafford, Deceased



October 9, 2007

Harvey L. Temkin, Esq.
Direct Dial: 608-229-2210
htemkin@reinhartlaw.com

DELIVERED BY MESSENGER

Madison Plan Commission
215 Martin Luther King Jr. Blvd.,
Room LL-100
P. O. Box 2985
Madison, WI 53701-2985

To Whom It May Concern:

Re: Revised Letter of Intent for 1015
Hillside Avenue, Madison, Wisconsin
(the "Property") – Land Use
Application for Demolition Permit

I represent Jim Bakke, who is the Buyer under an Offer to Purchase the Property which was accepted on August 10, 2007, by Margaret Stafford, Personal Representative of the Estate of Mary Ellen Stafford, Deceased, as Seller. His Offer is contingent upon issuance of the above-referenced demolition permit.

Attached are the following items which we are submitting pursuant to my meeting on October 2 with Tim Parks and Matt Tucker:

1. An additional eleven (11) copies of this Letter of Intent;
2. All site plans required by the City of Madison Zoning Department;
3. Legal Description of Property which is included on the site plans;
4. Filing fee of \$500 plus \$50 for purposes of the City notifying neighboring property owners;
5. Photographs of the exterior of the residence and shed to be demolished;

P.O. Box 2018, Madison, WI 53701-2018 • 22 East Mifflin Street, Madison, WI 53701
Telephone: 608-229-2200 • Facsimile: 608-229-2100 • Toll Free: 800-728-6239

Milwaukee, WI • Telephone: 414-298-1000 • Toll Free: 800-553-6215
Waukesha, WI • Telephone: 262-951-4500 • Toll Free: 800-928-5529
Rockford, IL • Telephone: 815-484-1900 • Toll Free: 800-840-5420

Madison Plan Commission

October 9, 2007

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6. Property inspection report, including photographs of the interior of the residence; and

7. Preliminary Certified Survey Map (the "CSM").

The Property contains a single-family residence and a shed, both of which are in such poor condition that the Seller has not been able to sell the Property except to my client for demolition. The only reason my client is buying the Property is to settle a lot-line dispute without having to resort to litigation. The last significant work on the house occurred about 50 years ago. The attached inspection report shows the outdated and deteriorating condition of the Property which will help you to understand why it would be more economical to demolish the buildings, as opposed to renovating them.

If the demolition permit is issued, then Jim plans to close on the subject transaction, demolish the buildings and fill and landscape the Property, all, of course, in accordance with City requirements. He would like to start the demolition process after issuance of the demolition permit and closing of the transaction, and the closing is to take place within 10 business days after the permit is issued. Assuming the permit would be issued in 2007 and depending on weather conditions, landscaping may not be completed until the Spring of 2008. Jim does intend to keep the existing trees and other vegetation on the Property.

The demolition permit must be contingent on the purchase and closing of the Property, since it is our understanding that if the transaction does not close, the Seller may not want to be obligated to demolish the buildings.

The contractor who will demolish the buildings and renovate the Property is Homburg Contractors, Inc. located at 5590 Monona Drive, Madison, Wisconsin (phone #222-6597), and your contact person at Homburg Contractors, Inc. is Chris Homburg.

The entire Property is approximately 1.5 acres. The attached CSM divides the Property into two lots which is really just a lot line adjustment to add some additional square footage onto the adjacent property owned by Jim and to clean up the lot-line issue. If the demolition permit is issued and Jim closes on the Property, he intends to subsequently market the Property so that someone can buy the remainder of the

Madison Plan Commission

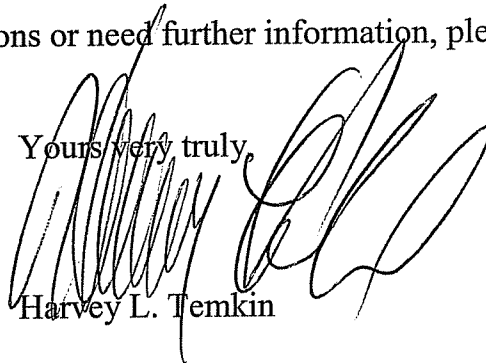
October 9, 2007

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Property and build a new residence. Jim does not, in any event, want to keep the current improvements since he feels they detract from the Property's value, and he does not want to be a landlord while trying to sell the Property. As you will note, the CSM includes a notation that any buyer would have to obtain Plan Commission approval based on standards that would have been considered if construction of a new home had been contemplated at the time of issuance of the permit.

If you have any additional questions or need further information, please feel free to call me at 608-229-2210.

Yours very truly,



Harvey L. Temkin

MADISON\189028

Encs.

cc James Bakke
Janice Bensky
Margaret Stafford
Barbara Rule Osborn



NATIONAL PROPERTY INSPECTIONS®

3542 Manchester Road • Madison, WI 53719
E-mail: brianjdaley@aol.com • Website: www.npiweb.com/daley
Bus. 608-277-5556 • Fax 608-277-0298

October 8, 2007

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Reinhart, Boener, Van Deuren S.C.
Attn: Ms. Barbara Osborne
22 East Mifflin Street Suite 600
Madison, WI 53703

Inspection Address:
1015 Hillside Avenue
Madison, WI 53705

To Whom It May Concern:

The following information is in regard to the general home inspection that I performed this morning. This single family home is old, advertised as almost 100 years of age. Included with this summary report are pictures of key areas and deficiencies (see attached.) An "estimate of cost" for repair or replacement has been included as part of this summary report. The listed monetary figures are estimates based on my 22 years of experience as a property inspector. They are not to be construed as contractor bids.

ROOF

The home has a wood shake roof covering. The wood shakes show multiple age signs including curl, wear and decay. Moss is present in many areas also. Furthermore, some visible areas of wood sheathing are decayed also. This roof covering is estimated to be thirty years or more in age. Overall, this roof covering is in poor condition. Estimated cost of replacement is \$30,000.00.

WINDOWS

The windows for this two story home are older. Wood frames show general wear and these single pane windows are very inefficient. Estimated cost of replacement is \$25,000.00.

SIDING

The vast majority of the exterior has an older wood siding. In addition, there are some areas of older stucco siding also. The siding materials show age signs including some worn and damaged areas at the overhangs. Estimated cost to replace and refurbish siding is \$20,000.00.



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Page 2 of 3

CHIMNEY/FIREPLACE

There is one older wood burning fireplace present at the first floor of the home. The interior firebox shows cracked and worn bricks. The height and design of the chimney prevented the interior flue from being visibly accessible. In my opinion, this fireplace is not in a safe condition for usage. Estimated cost of repairs is \$10,000.00.

STEPS

The western wooden steps are damaged and unsafe at this time. Estimated cost of replacement is \$1,000.00.

HEATING

A natural gas fired hot water boiler provides heat for this home. The boiler's age is estimated to be about fifty years of age, which is very old. Furthermore, many areas of baseboard piping have loose or missing covers. This boiler system has exceeded its design life. Estimated cost to replace system is \$10,000.00.

ELECTRICAL

Home has a 100 AMP service, which is minimal in size for the advertised size of this home (about 2600 square feet.) Some old/original knob and tube type wiring is actively in usage in the home; visible in the attic area. This dated type of wiring poses a safety and insurability concern. Estimated cost to upgrade service and replace old wiring is \$15,000.00.

ATTIC

Water entry stains and likely damaged roof sheathing boards seen by the older masonry chimney. Minimal amount insulation is present in attic. Estimated cost to replace poor sheathing (as needed) and properly insulate attic is \$2,500.00.

FOUNDATION

Unfinished basement has poured concrete foundation walls. Cracks seen are not viewed as severe or unusual for an older home. There are many dried water entry stains present though. At exterior, there is no gutter system and the grade is questionable. Estimated cost to mitigate or prevent any active water entry is \$15,000.00.

PLUMBING

Age signs seen in plumbing and fixtures for the bathrooms and kitchen. In addition, the tile flooring for a second floor (east) bathroom is badly cracked. Estimated cost to replace outdated plumbing and replace poor tile flooring is \$20,000.00.



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INTERIOR ROOMS

In the kitchen, some ceiling plaster is cracked and shows water leakage stains. In addition, the kitchen has older nine inch square floor tile, which is known to be an asbestos type of material. Estimated cost to address these kitchen concerns is \$7,500.00.

SCOPE OF REPORT AND LIMITATIONS/EXCLUSIONS

The object of this general inspection and summary report is to provide a good faith opinion on the condition of this home on today's date. This was a visual inspection of readily accessible areas; no concealed areas were dismantled. No environmental inspections or tests were performed or charged for. This report is **not** a code or compliance inspection of any type.

THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE (EXPRESSED OR IMPLIED) REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM.

SUMMARY

This old home has had very minimal updates or significant improvements for many years. (Some improvements were apparently performed in the 1950's.) The home is semi-occupied, but it has the feel and appearance of a vacant home. Due to the lack of ongoing maintenance or improvements, a very significant monetary amount is needed for this home. The accumulative estimated cost for repair or replacement totals \$156,000.00.

THANK YOU

Please contact me with any questions that you have regarding this general inspection and summary report. I can also be reached at brianjdaley@aol.com. Thank you for your business.

Sincerely,

Brian J. Daley
National Property Inspections

