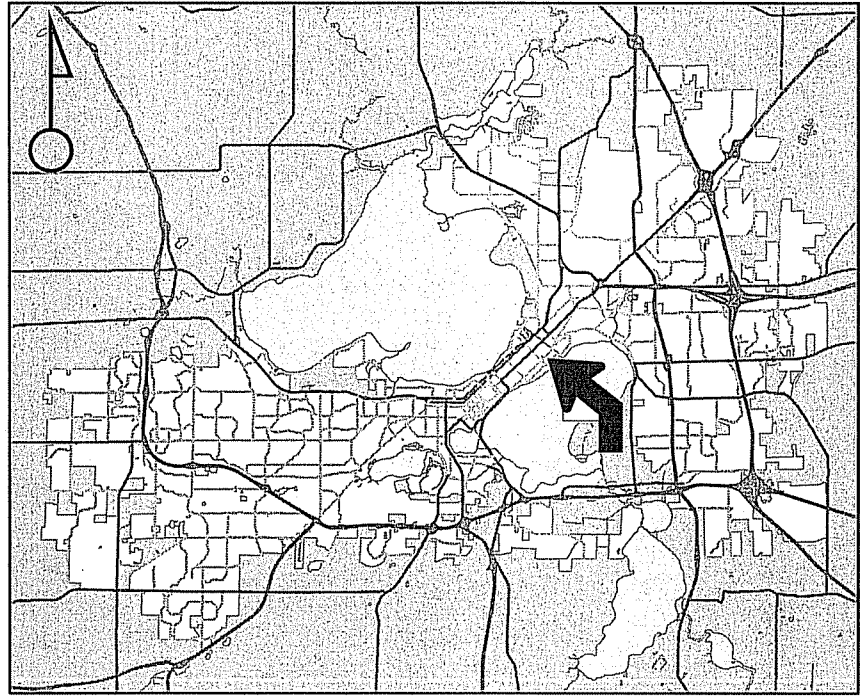




Location
 1331 East Wilson Street

Project Name
 Zerwer House

Applicant
 Ryan W. Zerwer – Lifted, LLC



Existing Use
 Single Family House

Proposed Use
 Demolish House and Build
 New Single-Family Home

Public Hearing Date
 Plan Commission
 19 March 2007

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





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. 78502
Date Received 2-07-07
Received By RJT
Parcel No. 0710-072-2506-6
Aldermanic District ~~4 Mike Verwer~~ 6, July OLSON
GQ OK
Zoning District R4
For Complete Submittal
Application Letter of Intent
IDUP NA Legal Descript.
Plan Sets Zoning Text NA
Alder Notification _____ Waiver
Nbrhd. Assn Not. _____ Waiver
Date Sign Issued 2-7-07

1. **Project Address:** 1331 East Wilson Street **Project Area in Acres:** .10

Project Title (if any): _____

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: Ryan W. Zerwer Company: Lifted, LLC
Street Address: 133 S. Butler Street City/State: Madison, WI Zip: 53703
Telephone: (608) 338-5403 Fax: (608) 294-7025 Email: zerwer@tds.net
Project Contact Person: Ryan W. Zerwer Company: Lifted, LLC
Street Address: 133 S. Butler Street City/State: Madison, WI Zip: 53703
Telephone: (608) 338-5403 Fax: (608) 294-7025 Email: zerwer@tds.net
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: To rebuild the residence at 1331 East Wilson Street into a 1,370 square foot single-family home for sale to owner-occupant.

Development Schedule: Commencement April 2007 Completion August 2007

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: \$ 550.00 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:

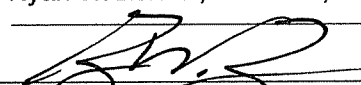
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Judy Olson, 1/31/07, Marquette Neighborhood Association, 1/31/07

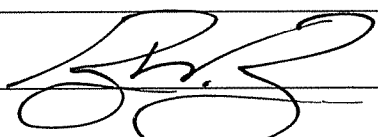
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

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 1/30/07 | Zoning Staff Matt Tucker Date 1/30/07

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

Printed Name Ryan W. Zerwer, c/o Lifted, LLC Date 2/7/2007
Signature  Relation to Property Owner LLC Member

Authorizing Signature of Property Owner  Date 2/7/2007

LETTER OF INTENT

This letter accompanies Lifted, LLC's Land Use Application concerning the property at **1331 East Wilson Street**. Lifted, LLC is applying for a demolition permit so that it may rebuild the residence at this location. Formerly a rental property, Lifted, LLC intends to substantially demolish the existing structure and rebuild a single-family home, which will ultimately be sold to an owner-occupant.

Our mission is to resurrect a dilapidated structure in a beloved neighborhood in a manner that is architecturally consistent with other homes in the Marquette area. We aim to add a second story to this 870 square foot bungalow in order to encourage single-family, owner-occupancy. We believe there is a dearth of high-quality, single family housing available for younger families in this neighborhood and that substantially renovating or rebuilding a long-neglected rental property provides a good opportunity to improve the options available.

We propose to demolish the north and south exterior walls, floor framing, and roof framing. The east and west exterior walls (excluding the enclosed porch structure) will remain intact, as will the foundation walls. Our need to demolish these sections, as opposed to renovate, is driven by significant rotting of structural members and the absence of a proper sill plate to prevent moisture from causing further damage to the rim joist. The floor joists need to be replaced because they sat directly on top of the foundation wall, wicked moisture, and rotted away at the edges. As such, they are incapable of properly supporting the proposed second-story addition. Additionally, fire damage burned away a significant portion of the center-beam supporting the floor joists, rendering it useless.

While many structural members are rotten beyond repair, the home does possess a significant amount of lumber that will be recycled through reuse in the proposed rebuilding. Specifically, the east and west exterior walls will be reused in their entirety – lifted from the structure while a new deck is constructed and replaced when complete. The existing floor joists will be de-nailed, re-cut and reused as floor joists in the proposed rebuilding, as well. The foundation walls will be re-finished on the interior and capped to prevent further deterioration.

If granted permission to proceed with demolition, Lifted expects the project to get underway immediately (April 2007) and complete within 4 months. As of yet, no contractors or architects have been hired for this project.

A principal of Lifted, LLC, Ryan W. Zerwer, occupies the residence at 1333 East Wilson – directly to the east of the proposed demolition site. He has lived in the Marquette Neighborhood for almost 9 years and is committed to maintaining the character of the area. He has been active in ensuring that the concerns of neighbors are addressed and that the project compliments the neighborhood well.

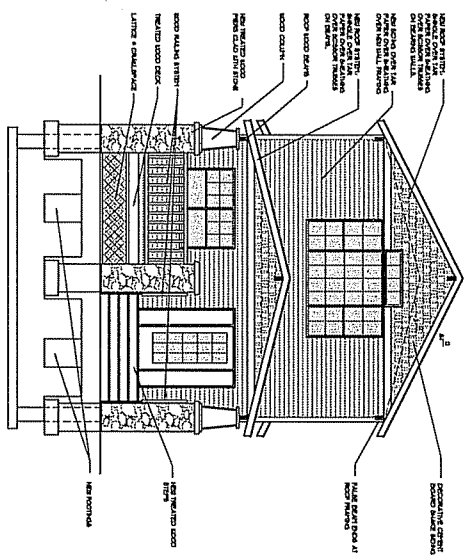
OTHER PERTINENT INFORMATION:

Lot Size: 4,356 sq. ft.

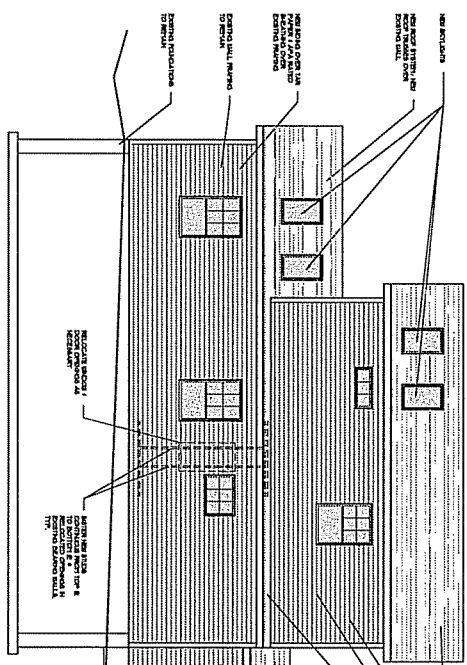
Gross Square Footage of Proposed Building: 1,370

Estimated Value Upon Completion: \$ 300,000 - \$ 350,000

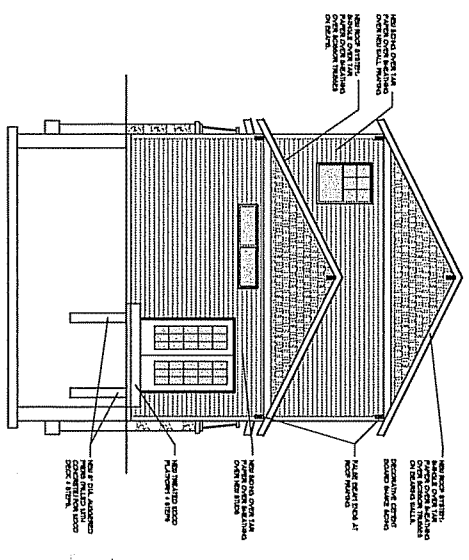
LEGAL DESCRIPTION: ORIGINAL PLAT, AKA FARWELLS REPLAT, BLK 212, SW 1/2 OF LOT 6.



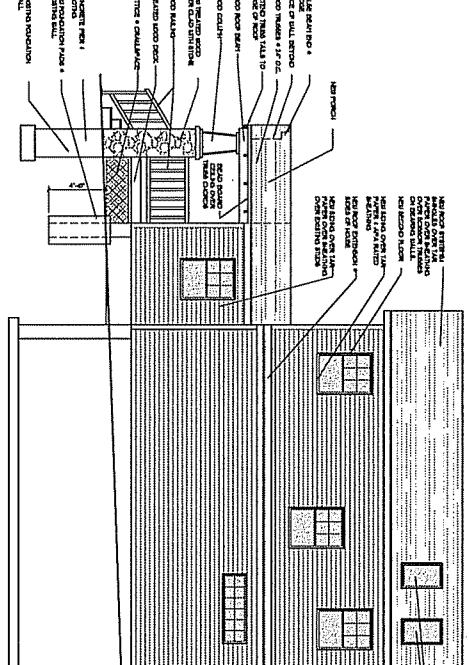
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

M3 ARCHITECTURAL
 integrity
 7125 E. Wilson Ave. Suite 1
 Madison, WI 53719
 Phone: 608.261.3333

1331 EAST WILSON STREET
 MADISON, WI

Project	2008121
Proj. No.	2008121
Sheet Title	1331 EAST WILSON STREET
Scale	1/4" = 1'-0"
Drawn By	AM
Date	02-26-07
Rev. Desc.	
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Rev. Desc.	

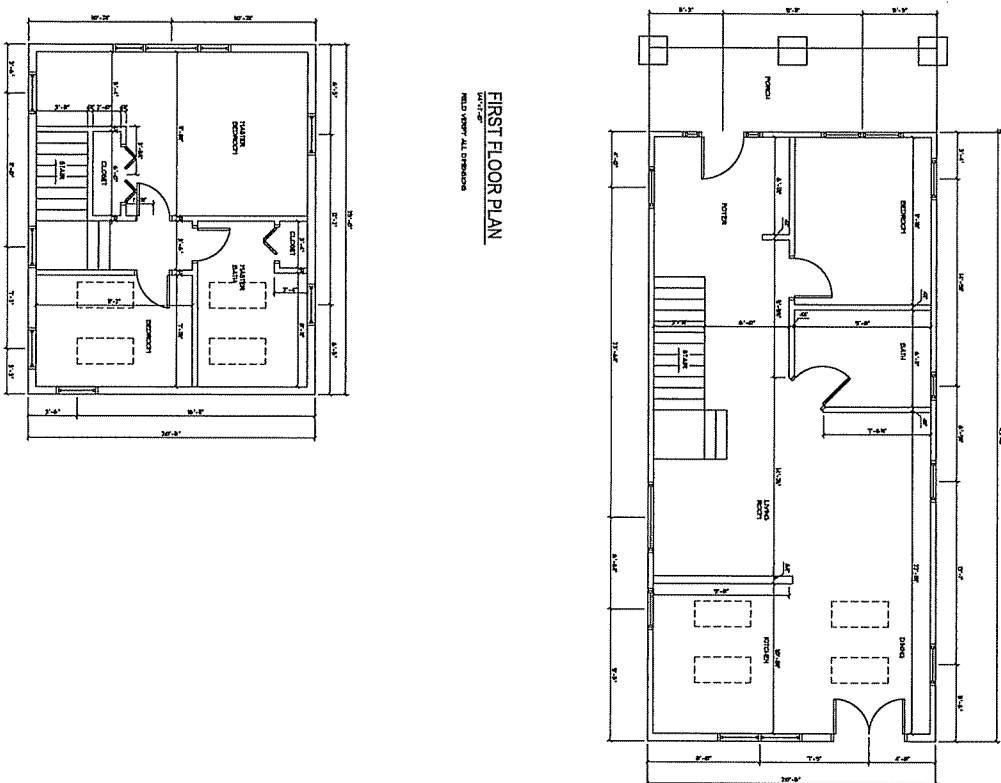
A1

DESIGN DATA

NO. OF FLOORS	2
NO. OF STORIES	2
NO. OF UNITS	12
NO. OF APARTMENTS	12
NO. OF GARAGES	12
NO. OF OFFICES	0
NO. OF STORES	0
NO. OF RESTAURANTS	0
NO. OF CLUBS	0
NO. OF HOTELS	0
NO. OF SCHOOLS	0
NO. OF CHURCHES	0
NO. OF SYNAGOGUES	0
NO. OF MOSQUES	0
NO. OF MEMORIALS	0
NO. OF MONUMENTS	0
NO. OF STATUES	0
NO. OF FOUNTAINS	0
NO. OF GARDENS	0
NO. OF PARKS	0
NO. OF PLAYGROUNDS	0
NO. OF SWIMMING POOLS	0
NO. OF TENNIS COURTS	0
NO. OF GOLF COURSES	0
NO. OF SKI LIFTS	0
NO. OF BOAT DOCKS	0
NO. OF AIRCRAFT	0
NO. OF HELICOPTERS	0
NO. OF CARS	0
NO. OF TRUCKS	0
NO. OF BUSES	0
NO. OF TRAINS	0
NO. OF AIRCRAFT CARRIERS	0
NO. OF MISSILES	0
NO. OF NUCLEAR REACTORS	0
NO. OF POWER PLANTS	0
NO. OF WIND TURBINES	0
NO. OF SOLAR PANELS	0
NO. OF GEOTHERMAL SYSTEMS	0
NO. OF HYDROELECTRIC SYSTEMS	0
NO. OF BIOMASS SYSTEMS	0
NO. OF FUSION SYSTEMS	0
NO. OF OTHER SYSTEMS	0

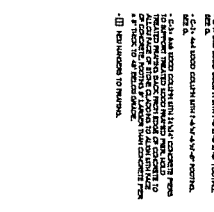
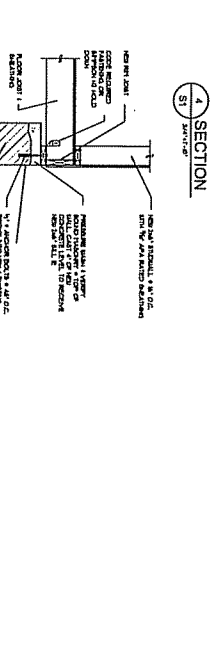
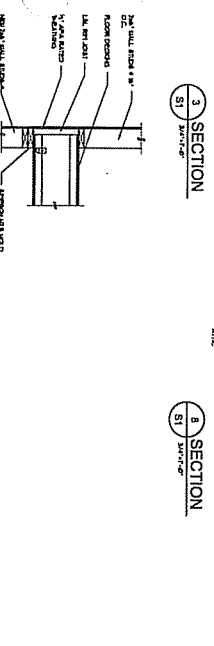
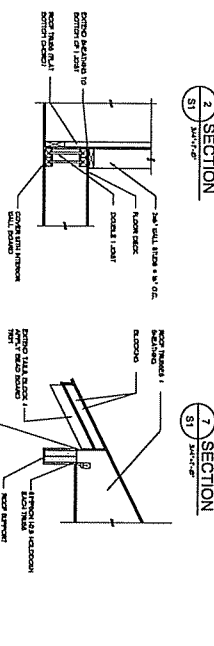
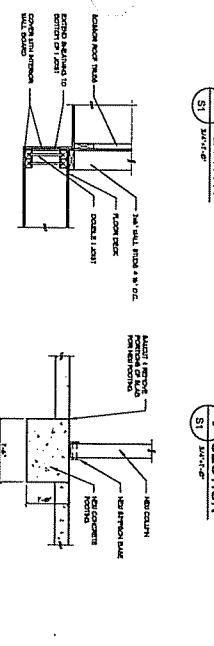
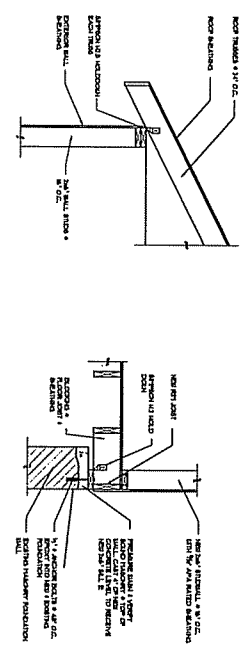
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL BUILDING CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL FIRE DEPARTMENT.
4. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL HEALTH DEPARTMENT.
5. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL ENVIRONMENTAL AGENCY.
6. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL HISTORIC PRESERVATION COMMISSION.
7. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL PLANNING COMMISSION.
8. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL ZONING COMMISSION.
9. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL UTILITIES COMMISSION.
10. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL TRANSPORTATION COMMISSION.
11. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL AIRPORT COMMISSION.
12. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL MARINE COMMISSION.
13. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL PORT COMMISSION.
14. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL TOURISM COMMISSION.
15. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL CULTURAL COMMISSION.
16. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL ARTS COMMISSION.
17. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL MUSIC COMMISSION.
18. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL THEATRE COMMISSION.
19. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL FILM COMMISSION.
20. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL TELEVISION COMMISSION.
21. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL RADIO COMMISSION.
22. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL PUBLISHING COMMISSION.
23. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL NEWS COMMISSION.
24. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL JOURNALISM COMMISSION.
25. ALL CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LOCAL MEDIA COMMISSION.



FIRST FLOOR PLAN
 SECOND FLOOR PLAN
 READ WITH ALL DIMENSIONS

2025 Thomas Ave. Suite 100 Madison, WI 53704 Phone: (608) 251-1111	
Project: 1331 EAST WILSON STREET MADISON, WI	Sheet Title: A2
Proj. No.: 2008121	Scale: 1/4" = 1'-0"
Drawn By: MAN	Date: 02-25-07
Rev. Date:	Rev. Date:
Rev. Date:	Rev. Date:
Rev. Date:	Rev. Date:
Rev. Date:	Rev. Date:
Rev. Date:	Rev. Date:



FIRST FLOOR FRAMING

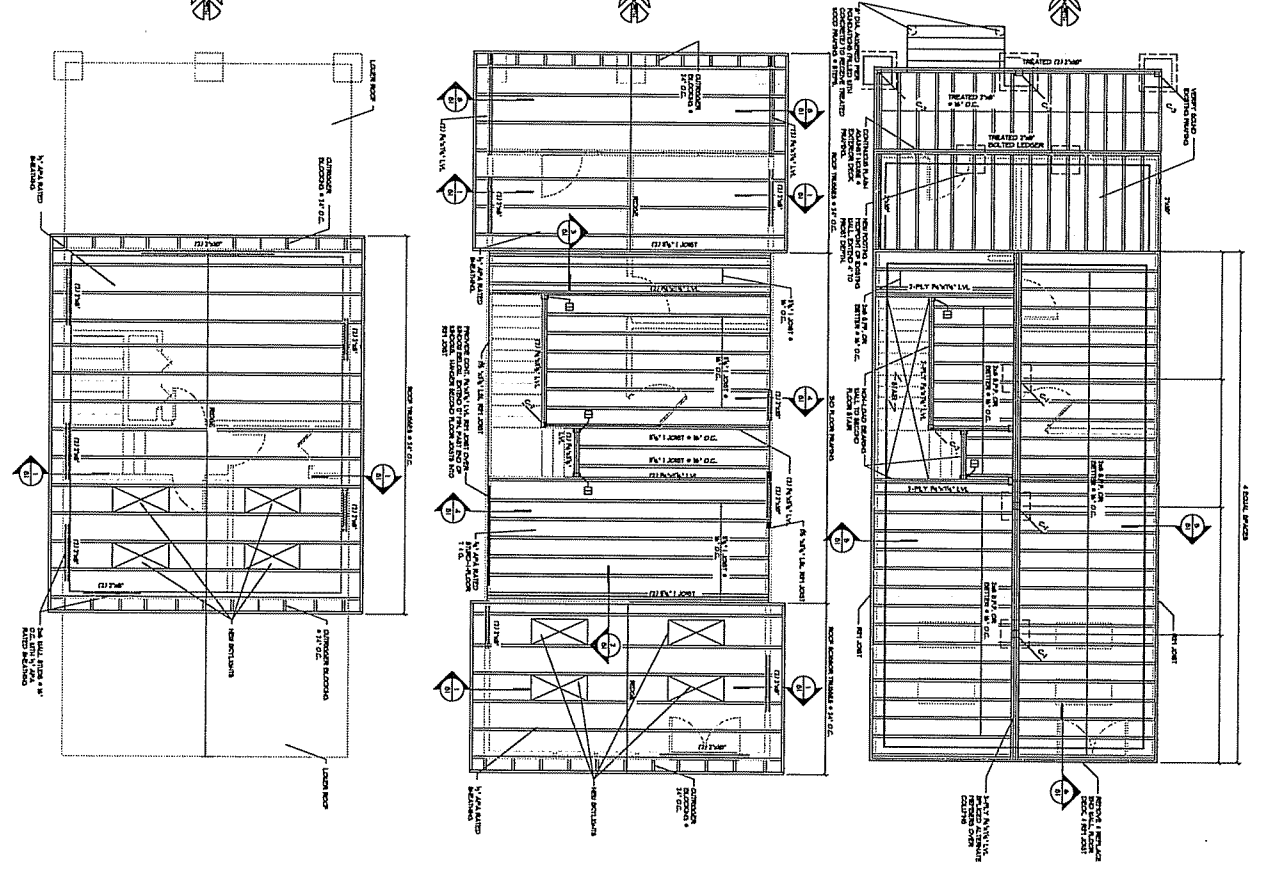
1. VERTICAL DIMENSIONS OF EXISTING WORK SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

2. ALL WALLS SHALL BE CONSTRUCTED WITH 8\"/>

SECOND FLOOR & LOW ROOF FRAMING

1. ALL FLOOR JOISTS SHALL BE CONSTRUCTED WITH 2\"/>

UPPER ROOF FRAMING



STRUCTURAL

Carroll

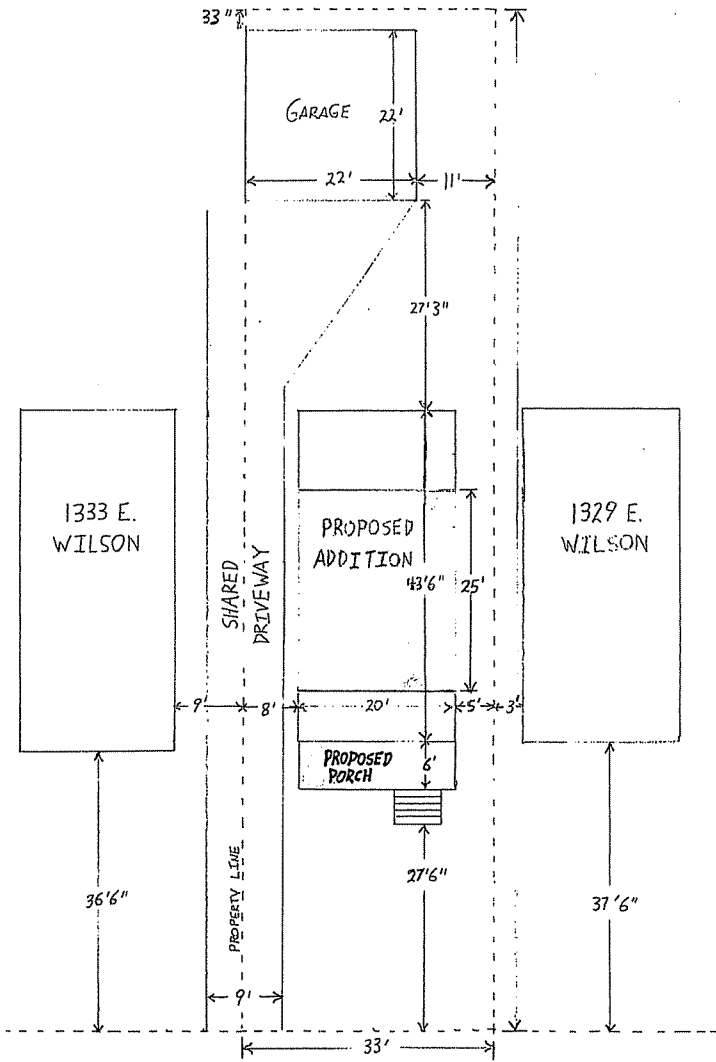
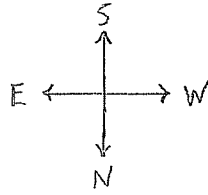
715 Third Ave. Suite 1
Madison, WI 53702
Phone: 263-5530

Project: **1331 EAST WILSON STREET**
MADISON, WI

Sheet No.: 2008121

Scale:	1/4"=1'-0"
Drawn By:	AMM
Date:	02/08/07
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.:	S1

SITE PLAN



1331 E. WILSON

SCALE: 1/16" = 1'







POYNETTE
IRON WORKS, INC.
608 635 7228
THE QUALITY CONNECTION



















