

February 18, 2020

Jenny Kirchgatter  
Assistant Zoning Administrator  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53701-2984

Dear Ms. Kirchgatter and staff,

Per the steps of the land use application process, this letter formally states our intent to demolish the 645-square foot-house at 50 Lansing Street, Madison. Our plans are to replace it with a 1,622-square-foot single-family home.

The house at 50 Lansing was built in or around 1930 with additional living space added at a later date. Both phases of construction exhibit rather amateur methods and simple materials. Unlike many of the homes in the area, the lack of a basement in this home does not mean it was built on a slab. The home has two small crawl spaces: one barely-accessible and one non-accessible. There is also a 50-square-foot (approximate) basement depth pit at the home's center that may have been designed as a location for mechanicals. It is clearly prone to flooding. Removal of the entire flooring system would be required to make repairs to the many broken floor joists and insulate properly while also creating an adequate vapor barrier. Many floor joists have broken due to being undersized with many areas of the kitchen and bathroom sunken into the crawl space due to rot and water damage from failed plumbing systems.

While much of the structure and framing does not meet today's standards, there is also a history of work that did not meet the standards or practices of any period. At one time, there was a masonry chimney. The lower half of the chimney was removed in the living space only. The unsupported weight of the chimney that remains in the attic has caused stress on undersized rafters, damaging framing at every level of the structure, as that weight is not properly supported. Photos will show both undersized and damaged framing behind nearly every surface. While repairable, bringing homes of this type to modern and sustainable levels of insulation and efficiency is often difficult if not impossible.

The assessment of the structure as a whole does not shed light on the other systems. There is not a single pipe or plumbing fitting that would remain or be of use in a remodel. It is likely that everything from the water meter out would need to be replaced. The electrical system is of the same age and condition, only in this case, the work would go further than the electrical meter and panel. The current system is a cobbled-together mess stemming from a 60-amp service that in order to be replaced will require disconnect and refeeding from the pole at the street.

Many of Plourd Properties projects honor the simple beginnings of a home. Our goal is to be good stewards of previous investment and labors. However, in the case of 50 Lansing it is best to start with a fresh and clean slate.

We are teaming with Jim Lampe at Dane Building Concepts to design and build a two-story single-family home on this lot. We feel this home's design fits well in the neighborhood and offers a modest 3-bedroom residence for the community.

On January 14, 2020, we presented our plans to the Eastmorland Community Association with Alder Grant Foster in attendance. We have been sharing plans with a handful of the closest neighbors to 50 Lansing and find them receptive to improving the lot.

Please let me know if Jim Lampe or myself can answer any questions or concerns as we provide the materials needed to guide our request to demolish 50 Lansing through the proper channels.

Sincerely,

Rhonda Plourd  
President, Plourd Properties, LLC  
802 Stoney Hill Lane  
Cottage Grove, WI 53527  
608-239-9008

