



Location  
925 Lake Court

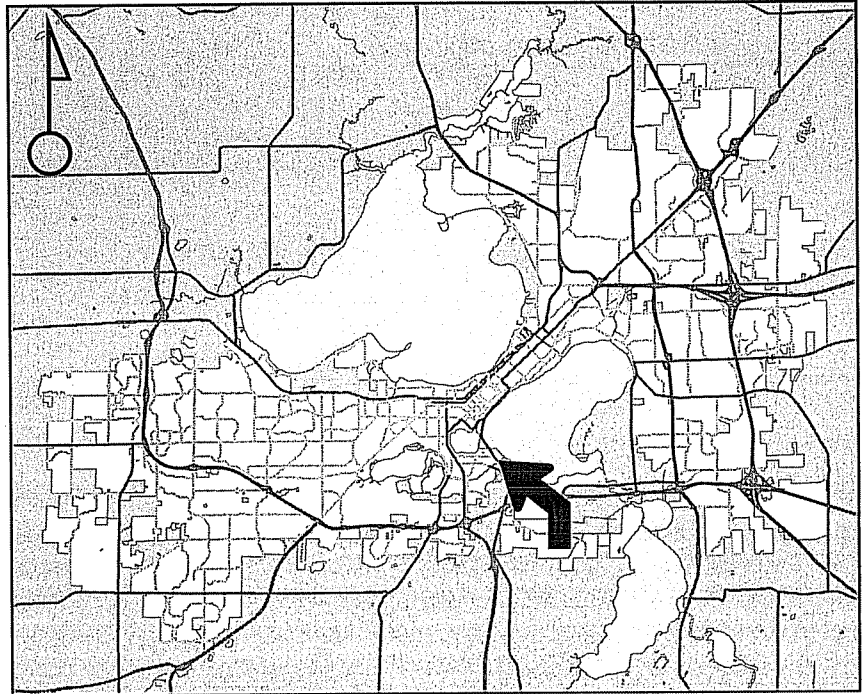
Project Name  
Shutvet Demolition

Applicant  
Ronald L. Shutvet/  
Lee Gander - Gander Construction

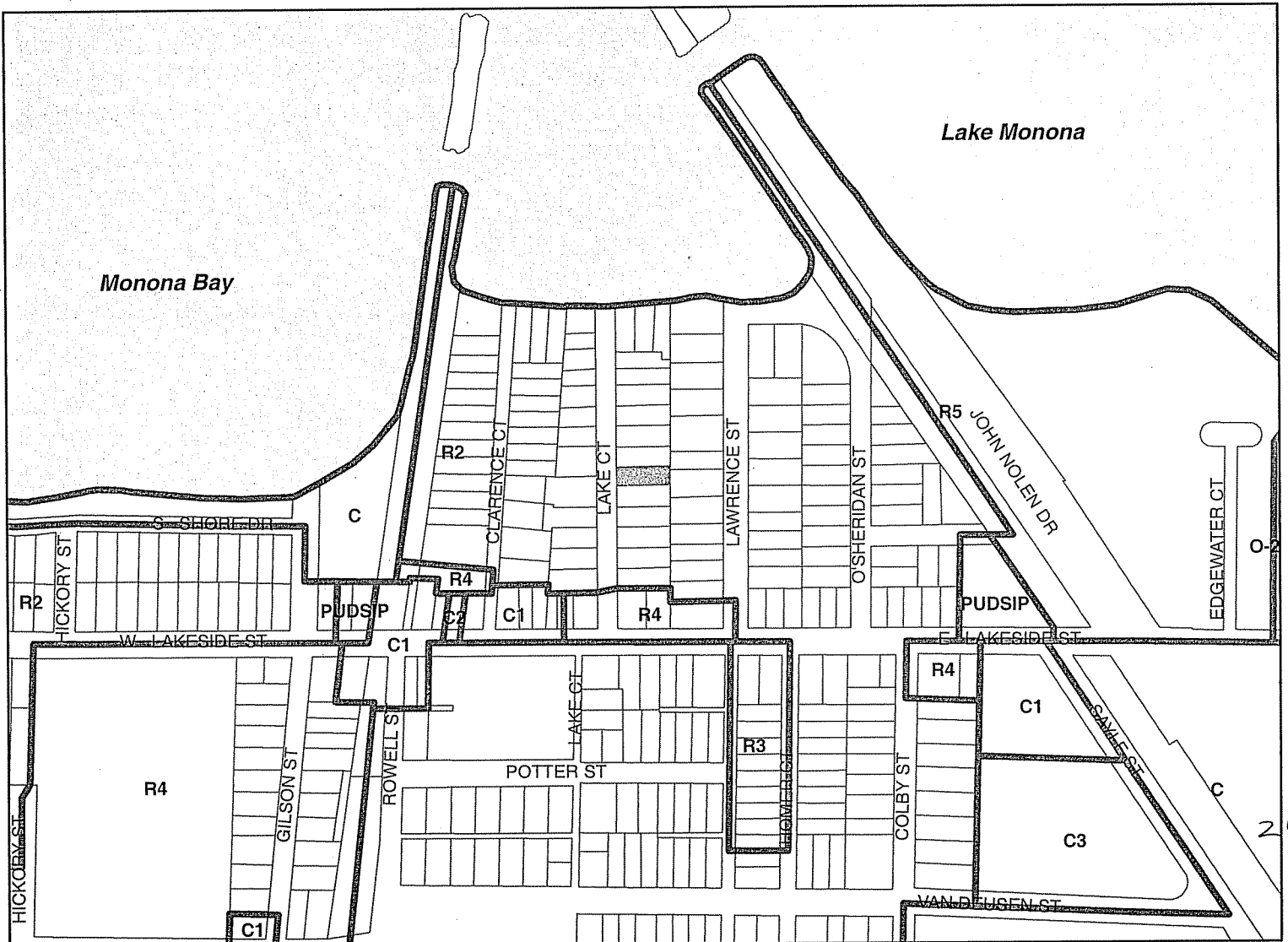
Existing Use  
Single-Family House

Proposed Use  
Demolish Single-Family House to  
Construct New Single-Family House

Public Hearing Date  
Plan Commission  
15 October 2007



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



Scale : 1" = 400'



24



# 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](http://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. 85066
Date Received	9/6/07
Received By	AGP per MWT
Parcel No.	0709-261-0210-7
Aldermanic District	13- SOLIAKORR
GQ	oh
Zoning District	R2
<b>For Complete Submittal</b>	
Application	<input checked="" type="checkbox"/> Letter of Intent <i>Needs additional</i>
IDUP	<input type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder. Notification	<input type="checkbox"/> Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 925 LAKE COURT Project Area in Acres: 0.16 acre

Project Title (if any): 925 LAKE COURT REMODEL

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: LEE GANDER Company: GANDER CONTRACTING  
~~RONALD L. SHUMST~~  
 Street Address: 720 LIGHT DR City/State: MADISON WI Zip: 53760  
 Telephone: (608) 212-0877 Fax: ( ) Email: \_\_\_\_\_  
 Project Contact Person: SAME AS ABOVE Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
 Property Owner (if not applicant): RONALD L. SHUMST  
 Street Address: 925 LAKE COURT City/State: MADISON WI Zip: 53715

4. Project Information:

Provide a general description of the project and all proposed uses of the site: See attached page

Development Schedule: Commencement \_\_\_\_\_ Completion 24

**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. 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](mailto: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 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 9-5-2007 Zoning Staff MATT TUCKER Date 9-5-2007

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

Printed Name LEE GANDER Date 9-6-07  
 Signature [Signature] Relation to Property Owner CONTRACTOR

Authorizing Signature of Property Owner Ronald L. SHURTNER Date Sept 6, 2007

## **Owner's reasons for remodeling the single family home at 925 Lake Court**

I am remodeling my home at 925 Lake Court for the following reasons:

I have owned this home since 1975 and am tired of the cramped living space and lack of storage and closet space. I am tired of looking each year for free firewood to continually fuel a wood stove all winter to keep warm due to high fuel costs, an inefficient furnace and the lack of insulation. I am tired of unplugging one appliance to plug in another due to the outdated 30-amp service knob and tube electrical wiring in the house. Although I have tried to improve and repair this home over all the years I have owned it, I have come to realize that the only way I can continue to live here is to do a complete and through remodel of the entire structure.

The existing house is only 816 square feet with two bedrooms and only one closet in the entire house. To add to the floor space we plan to remove the three season back porch and add a sunroom. There will also be a new second floor over most of the existing structure and over the new sunroom. The existing first floor bedroom areas will be converted into other living space.

The planned new second floor will contain a bath and three bedrooms. The total square footage of the remodeled house will be approximately 2100 square feet. I do not feel this is an excessively large home remodel for my neighborhood. Most of the houses around me are two story houses including all the lots adjacent to mine. My neighbor directly behind me recently remodeled his small one story two-bedroom house into a much larger two-story house with a large addition in the back.

The existing exterior walls on my house are solid masonry structural clay tile. There is no insulation on or in these walls and no voids or air spaces that can be insulated. The only feasible way to insulate the exterior walls is to add a wood stud wall inside the existing wall and insulate it. To add a stud wall for insulation will make the existing living space even smaller unless additional living space is added as part of the remodel.

The existing headroom in the basement is 6' - 8" but even lower where the heating ductwork is. We plan to remove the existing basement floor and lower it to provide additional headroom. The existing basement floor is in very poor condition with spalled and uneven concrete over much of it's surface making it very difficult to clean and dangerous to walk on. The existing basement walls are poured concrete with no insulation. Three of the four basement walls and the structural clay tile walls above them on the first floor will remain. This is in part due to the fact that I originally bought the house because of the beautiful brick exterior and because it will keep from having to haul all this brick and concrete to a landfill.

The existing first floor will be removed and replaced with a new first floor. This is because the existing joists are dry rotting where they are mortared into the exterior masonry walls and they are only 2 x 8 joists which are inadequate to properly support normal floor loads. Also the first floor is over an inch lower in the center of the house due to settling of the central support members. The new first floor will have 2 x 10 joists and the new second floor will have 2 x 12 joists.

The exterior structural masonry clay tile walls were not constructed to be able to support a second floor. In fact, there were no footings under the existing basement walls and the house actually would shake slightly whenever trains would pass by on nearby railroad tracks. There are no lintels over the first floor windows to support the load of a second floor over the windows. This is why we plan to construct new weight bearing concrete block walls inside the existing basement walls to support the new first floor and the second floor addition. The new footings for these walls underpin the existing basement walls to better support them. There will be 3 inches of foam insulation between the old and new basement walls to insulate the basement properly.

The proposed remodel will have new weight bearing 2 x 6 exterior stud walls placed inside the existing exterior clay tile walls. These new walls will be filled with R21 or better insulation. Currently there is no insulation on existing exterior walls and ice forms in the corners of the house during extended bitter cold weather.

The sunroom is being added to better use the back of the house, which currently has a three-season porch. Also the basement stairway is being moved to the sunroom area to be able to make the kitchen larger and to provide a better stairway to the basement. Currently the existing basement stairway is 29 inches wide with a 27-inch doorway. The basement door and the existing back entrance door bang into each other so you cannot open both of them at once without removing one of the doors from its hinges. Also, this stairway is very steep and dangerous (50 degree angle) with only 7 1/2-inch deep tread.

The exterior of the remodeled house will preserve the existing brick exterior on the first floor in the front and on both sides of the house. A brow roofline over the existing brick will serve as a transition between the brick and stucco and help to protect the brick exterior from excessive moisture. The sunroom and second floor additions will have a stucco exterior that will look better with the brick than vinyl siding.

The roof over the entire second floor will have an unequal pitch with the North-facing roof at the pitch of the original roof and the South-facing roof at a 9/12 pitch to allow for a future solar energy collection system on the South facing part of the roof. A 9/12 pitch is highly recommended for this feature.

I feel that the proposed deconstruction and remodel of this house meets all of the provisions of Sec. 28.04(22) of the Zoning Ordinance regarding Approval of Razing, Demolition, Removal, or Wrecking of buildings.

1. It preserves the structurally sound and beautiful exterior masonry walls of the original home while removing and replacing all the structurally deficient parts of the original structure including the dry rotting first floor and increases the headroom clearance in the basement by removing the deteriorated original basement floor and replacing it with a new floor at a lower elevation.
2. The entire remodeled home will have all new plumbing, wiring, and HVAC throughout the structure, replacing knob and tube wiring and an outdated plumbing and heating system to voluntarily bring the home into compliance with building and minimum housing codes.

3. The home will remain a single-family home as it has been since it was built in 1924 thus helping to preserve a wonderful residential neighborhood.
4. Much thought has gone into planning the proposed remodel of this home and I feel the only other alternative would be to completely tear the structure down and build a completely new single family home in it's place.
5. When I first bought this property in 1975 I did so because I loved the beautiful masonry exterior. That is why I have decided that the only viable way for me to remodel and enlarge my home is to keep as much of the existing structure as possible while remodeling to remove and replace structurally unsound components and adding additional living space to provide adequate living space for myself and my wife and for future owners of this single family home.
6. I feel this deconstruction and remodel plan meets the intent and purpose of Section 28.02 of the Madison General Ordinances.
7. Although this deconstruction and remodel project involves extensive demolition of the original structure, three of the four exterior walls will remain to become part of a much more energy efficient single family home that blends with the surrounding houses. The demolition materials removed from the structure will be separated into recyclable waste streams as much as possible with all cast iron, steel piping and ducting, and copper wiring being recycled. All appliances and fixtures will also be recycled or reused. With three of the four original exterior walls becoming part of the remodeled home, large quantities of masonry and concrete will remain as part of the structure and not part of a landfill somewhere.

Ron Shutvet

*Ron Shutvet 9-12-07*

925 Lake Court  
Madison, Wisconsin 53715

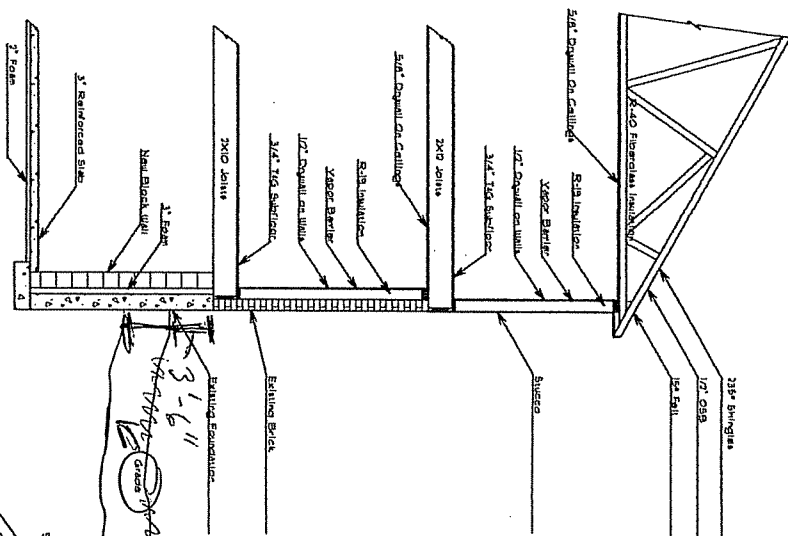


FRONT ELEVATION - REVISED

925 LAKE CT.

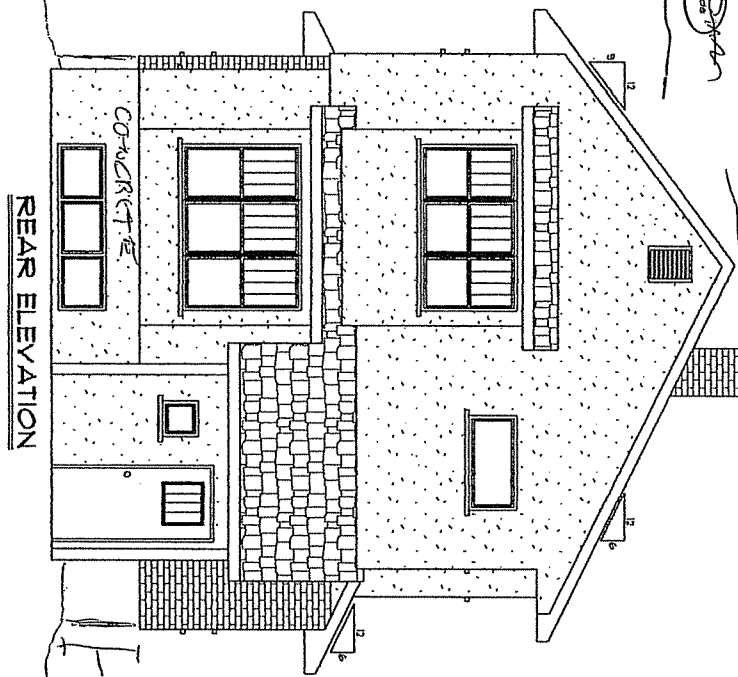


**Truss Section**



3'-6"  
 Building Foundation  
 Existing Brick  
 Sillings  
 1x2 GSB  
 1x2 Sill

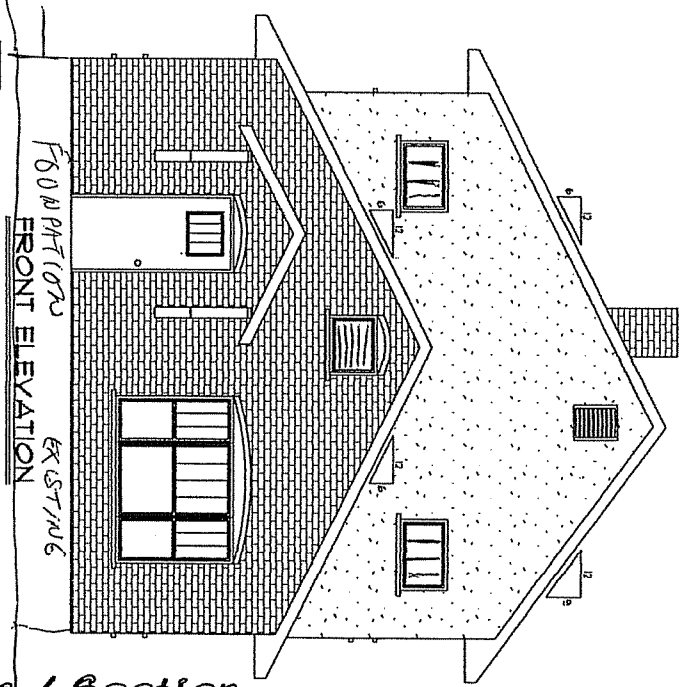
GRADE  
 WALK



REAR ELEVATION

GRADE  
 3'-6"

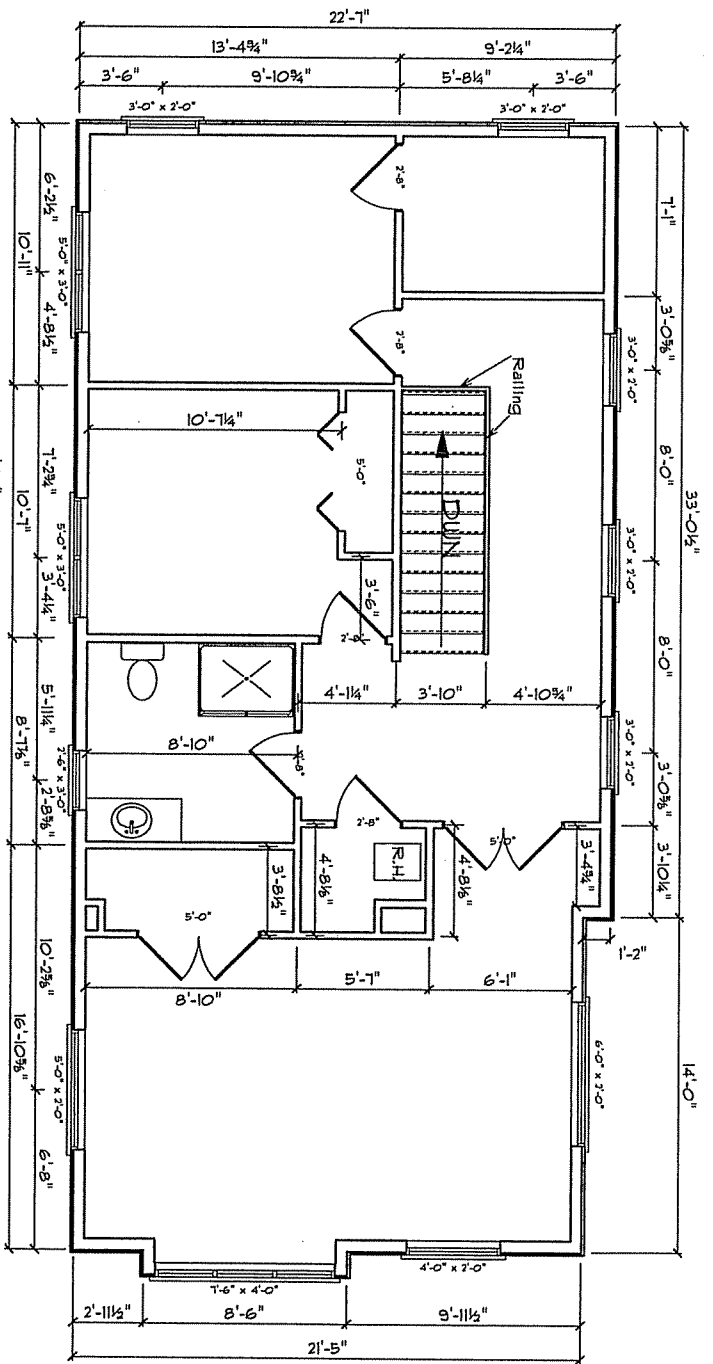
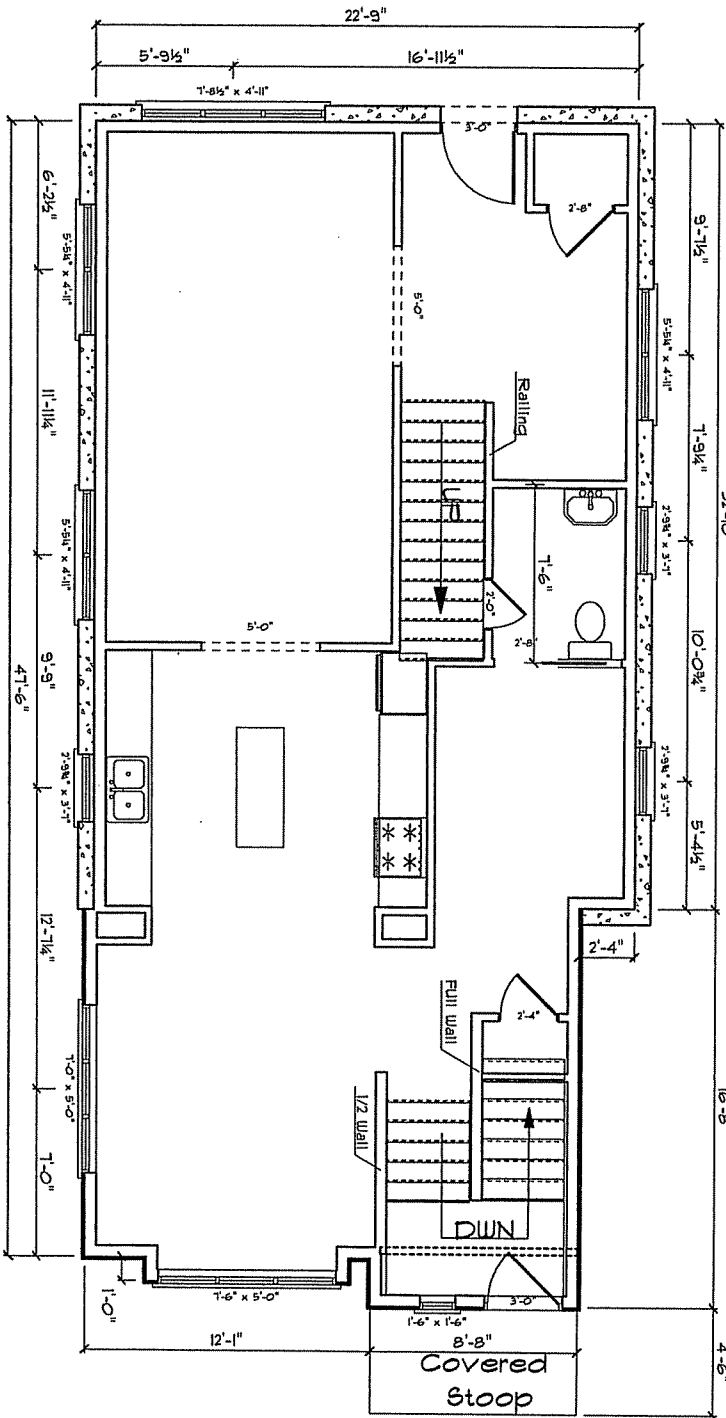
3'-6"



FRONT ELEVATION  
 EXISTING

**Front & Rear Elevations / Section**

PAGE 4 OF 4 Gander Contracting	<b>Name:</b> Gander Contracting 720 Lichte Road Mazomanie, WI.	<b>Date:</b> August 26th, 2007
	<b>Building Site:</b>	<b>Revised:</b> Final
		<b>Drawn By:</b> Shawn Ulrud
		<b>Scale:</b> 1/4" = 1'



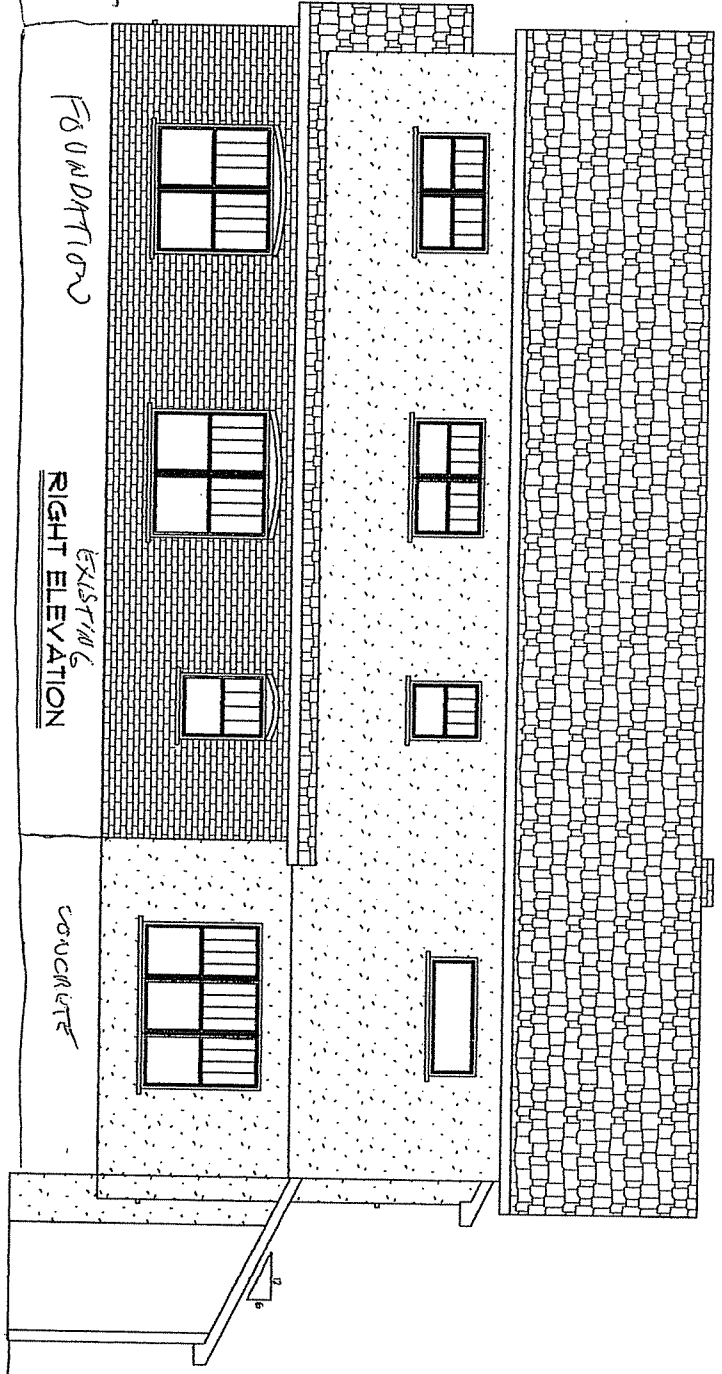
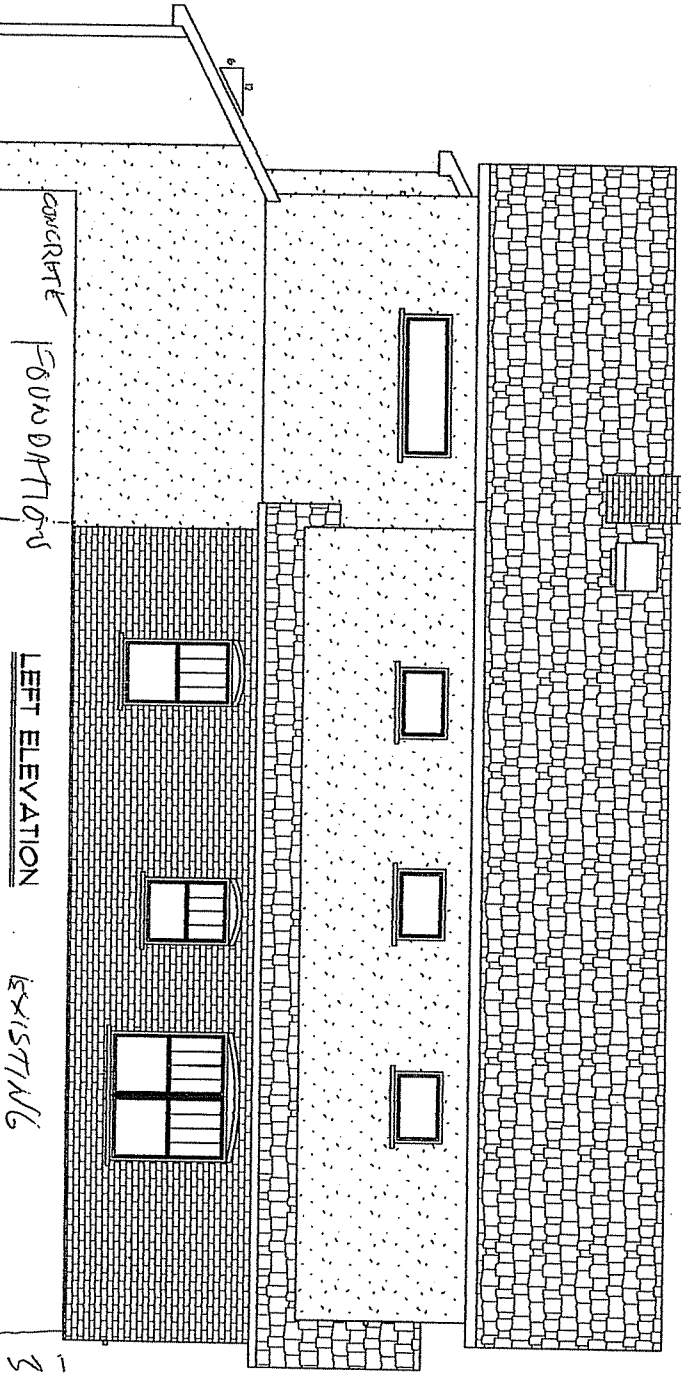
Main & Second Floor 1059 sq. ft. Each

PAGE NO. OF X	<b>Name:</b> Gander Contracting 120 Lichte Road Mazomanie, WI. <b>Building Site:</b>	<b>Date:</b> August 26th, 2007 <b>Revision:</b> Final <b>Drawn By:</b> Shawn Ulerud <b>Scale:</b> 1/4" = 1'	24
---------------------	---	--	----

GRADE

GRADE

3'-6"



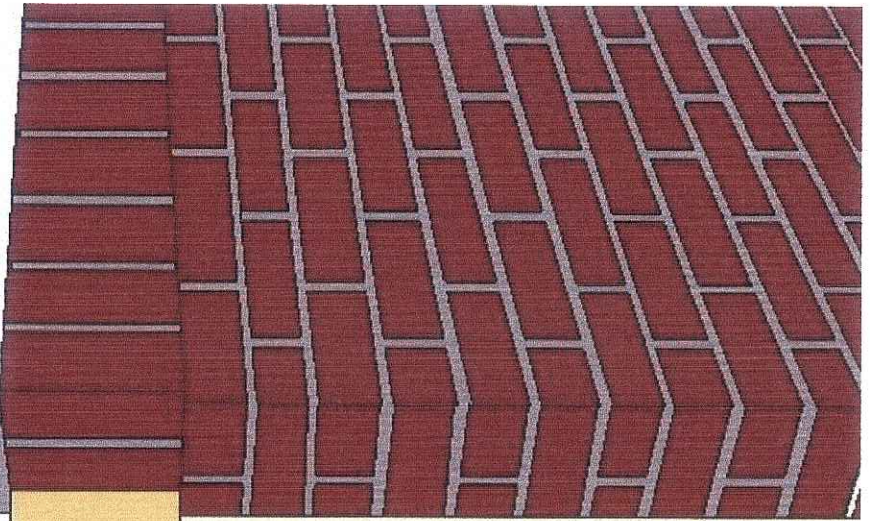
### Right & Left Elevations

Page 4 of 3	<b>Name:</b> Gender Contracting 720 Lichte Road Mazomanie, WI.	<b>Date:</b> August 26th, 2007
	<b>Building Site:</b>	<b>Revision:</b> Final
		<b>Drawn By:</b> Shawn Ulerud
		<b>Scale:</b> 1/4" = 1'

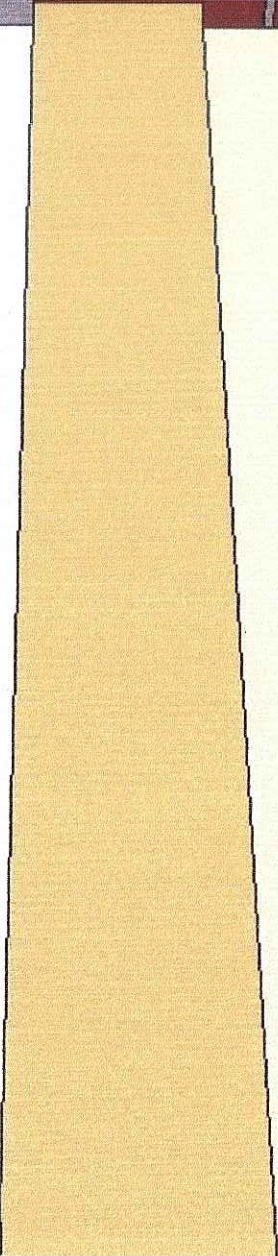




Colors are not actual - they are for graphic enhancement only



EXISTING



ADDITION

