



Location
1102 Willow Lane

Project Name
Pickett Residence

Applicant
Dan & Lisa Pickett

Existing Use
Single-Family Home

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

Public Hearing Date
Plan Commission
07 April 2008



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 : 25 March 2008



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 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
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550</u> Receipt No. <u>89175</u>
Date Received	<u>3/3/08</u>
Received By	<u>MS/P</u>
Parcel No.	<u>0708-134-0220-6</u>
Aldermanic District	<u>19- MARK CLEAR</u>
GQ	<u>or</u>
Zoning District	<u>R1-R</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>
Ngrbrhd. Assn Not.	<input type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Date Sign Issued	_____

1. **Project Address:** 1102 Willow Lane, Madison **Project Area in Acres:** 3.18

Project Title (if any): PICKETT RESIDENCE

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: Dan and Lisa Pickett Company: _____

Street Address: 6042 S. Highland Avenue City/State: Madison, WI Zip: 53705

Telephone: (608) 233-3214 Fax: (928) 835-5664 Email: Lisapickett@aol.com or dpickett@nakomacapital.com

Project Contact Person: SAME Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () Fax: () Email: _____

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: Demolition of a residential dwelling and replacement with a new residential dwelling.

Development Schedule: Commencement late summer Completion 7-9 months from commencement

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.*

NO PLANS

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. 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, 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:
None

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 Tim Parks Date 11-26-07 | Zoning Staff MPA Tucker Date 11-26-07

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

Printed Name Lisa Pickett Date 3-2-08

Signature [Signature] Relation to Property Owner Owner

Authorizing Signature of Property Owner [Signature] Date 3-2-08

March 2, 2008

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd
Madison, WI 53710

Re: Letter of Intent for Demolition Permit for 1102 Willow Lane

Dear Plan Commission Members:

This submittal is for a demolition permit for 1102 Willow Lane in the City of Madison. The parcel is currently occupied by a residential dwelling. This application is associated with the construction of a new single family home on the same site. The planned new dwelling is a four bedroom, cottage-style home with an attached three car garage.

Existing Conditions

The current dwelling is a four bedroom, single family home with a two car garage. Inspection of the existing dwelling revealed numerous structural deficiencies detailed in the Property Inspection Report included with this submission. A significant concern relates to knob and tube wiring that had been insulated over and that potentially renders the house uninsurable due to fire hazard. In addition the report highlights issues resulting from the age and general lack of maintenance with the dwelling.

Development Schedule

Subject to receipt of the appropriate approvals, the intent is to complete demolition of the existing dwelling by late summer and construction of the new dwelling within seven to nine months of the commencement of work.

Parties Involved

The following parties are involved in the redevelopment of this site:

Owner:	DLP Holdings LLC, principals Dan and Lisa Pickett, 6042 S. Highlands Ave., Madison, WI (608.233.3214)
Builder:	Gregersen Construction, Inc., Eric Gregersen, 3004 Springfield Road, Cross Plains, WI (608.798.3011)
Architect:	Robert J. Arntz, 1300 Centennial Parkway, Waunakee, WI (608.849.7292)
Planned Square Footage:	4,783
Parking stalls:	Three

Legal Description

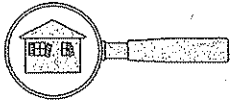
Parcel "A" Description: All of Lot 13 of the Highlands in the SE ¼ of Section 13, T7N, R8E except CSM #179 as recorded in volume 1, Page 179, and except CSM #2011 as recorded in Volume 8, page 173, City of Madison, Dane County, Wisconsin.

Thank you for your consideration.

Respectfully,



Dan Pickett



Residential Inspections LLC

7125 Pagham Drive, Madison, WI 53719

(608) 274-2747

Website - residentialinspections.com

Property Inspection Report

Client Name Lisa Pickett Date 12-10-07

Inspected Property Address 1102 Willow Lane, Madison, WI

NOTICE TO PERSONS USING THIS REPORT: IF YOU CHOOSE TO READ AND RELY UPON THIS REPORT, YOU ARE DEEMED TO HAVE ACCEPTED THE TERMS AND CONDITIONS SET FORTH IN THE INSPECTION AGREEMENT UNDER WHICH THE INSPECTION WAS AGREED TO. ASK FOR A COPY OF THE AGREEMENT IF YOU DID NOT GET ONE WITH THIS REPORT. THIS INCLUDES, AMONG OTHER THINGS, AN AGREEMENT TO SUBMIT CONTROVERSIES OR CLAIMS ARISING OUT OF THIS REPORT TO BINDING ARBITRATION.

Interpreting This Report

- The property faces the primary direction of North. Directional Abbreviations are N,S,E & W.
- Items that are not applicable to the inspected property will be indicated by a slash mark (/).
- All items that apply to the inspected property will be indicated by a check mark (✓) and unless additional comment follows, were found to be serviceable and performing their intended function regardless of age.
- Abbreviations that may be used in this report are: KI = kitchen, BR = bedroom, MBR = master bedroom, BA = bath, MBA = master bath, LR = living room, FR = family room, SR = sun room, DR = dining room, LD = laundry, BM = basement, GA = garage, FL = floor, LL = lower level, RC = recommend.

Condition Report Provided Y N Visibility Restricted by Personal Property Vacant Rain/Snowing Snow Covered Exterior

Exterior Condition

Chimney(s) Exterior is Brick Metal Vinyl Wood Stone Fiber Board Block Viewed from Roof Ground

Mortar Joints Cracked or Missing Loose Bricks Spalled Bricks Open Cracks or Joints at Cap(s) Loose/Leaking Flashing

Cracked Flue(s) Spalled Flue(s) No Flue Cover(s) Unlined Flue Seal Lost at Storm Collar/Flue Loose/Missing Siding

Roof Asphalt/Fiberglass Wood Rubber Rolled Tile Metal Gravel Viewed from Roof Ground

Roof Covering Materials are Missing Tabs Cracked Curled Shrunken Missing Granules Possible Multiple Layers

Seal Lost Around Electrical Mast Rubber or Rolled Roofing is Split Loose Worn Gravel Roof Has Unprotected Areas

Roofing Settled at _____ Roofing Rotted at _____ Roofing Buckled at _____ Lost Seal at Roof/Siding Joints

Roof Coating Cracked at _____ Debris Covering Parts of Roof Snow Covering on Roof Flashing is Split or Corroded

Roof Vents Standard Power Ridge Turbine - Loose Damaged Torn Screen(s) Recommend Additional Vents

Stack Vents ^{SNOW} Leaking Flange or Flashing at _____ Debris Obstruction in _____ Vent Remove Screens

Gable Venting Screening Blocked With Dust or Paint Peeling Paint Louvers/Trim Broken/Rotted Torn Screen(s)

Soffit Venting Screening Blocked With Dust or Paint Recommend Additional Venting Torn Screen(s)

Soffits Peeling Paint Loose at _____ Damaged at _____ Water Stained at _____

Fascia Peeling Paint Loose at _____ Damaged at _____ Covering Loose or Missing at _____

Gutters Contain Debris Loose at _____ Corroded at _____ Recommend at _____ No End Cap(s) at _____

Downspouts Loose Mounting Brackets at _____ Detached at _____ Missing at _____

Downspout Extensions Too Short, Discharging Inside of Edging and/or Too Close To Structure Detached, Smashed or Broken

Trim Peeling Paint Rotted Damaged Missing at _____ Joints Need Caulk

→ RC - check for debris when snow is gone

Siding Wood Metal Vinyl Brick Block Composite Stone Shingle Stucco Peeling Paint at _____
 Soil or Landscaping Materials Contact at Dwelling Garage Loose/Damaged at _____

Masonry Crack(s) In Mortar at _____ Spalled Bricks at _____ Cracked/Loose Bricks at _____

Wall Vents Clothes Dryer Vent Obstructed Fresh Air or Combustion Air Vents Obstructed Unsecured Emissions Pipe(s)

Stoop(s) Loose or Broken Handrail(s) at _____ No Handrails at _____ Broken Landing at _____ Settled at _____
 Loose or Broken Step(s) at _____ No Step at _____ Irregular Riser Heights at _____

Porch Supports are _____ Deck Boards are _____ Rails are _____ Steps are _____

Deck(s) Supports Decking Rails Steps Seats are Rotted Loose Split Settled Sliverous
 Rail or Spindle Spacing Appears Unsafe No Handrails at Steps Deck Loose Nails on Rails or Decking

Patio Settling or Cracks May Present Trip Hazard Visible Negative Grade Toward Dwelling Rotted Wood Between Slabs

Sidewalks Settling or Cracks May Present Trip Hazard Visible Negative Grade Toward Structure

Driveway Settling or Cracks May Present Trip Hazard Visible Negative Grade Toward Structure

Retaining Walls Cracked Rotting Loose Boulders Heaved Out To Negative Pitched Position

Basement Windows Soil Appears Too Close To Window Sill(s) Soil Is Above Window Sill(s) Visible Wood Damage

Grade Appears Neutral at _____ Negative at NSEW Covered with Snow Landscaping Materials

Garage

Attached Detached Under-Ground None Present

Personal Property Blocking Complete View of Walls/Floor Framing Has Moved or Been Altered, May Require Structural Improvements

Walls Finished Exposed Water Stained at Walls Ceiling Unattached at Foundation Rotted at Sill

Vehicle Door(s) Frayed Cable(s) Stretched Spring(s) Loose Hinges/Braces Wheel(s) Out Out of Plumb

Power Opener(s) Not Auto Reversing from Down Force Test Powered With Light Duty Ext. Cord Not Functioning

Floor Settling or Cracks Present Trip Hazard Water Appears To Drain Toward Foundation or Wood Sill Foundation Cracks

Attic(s)

Access Entered With Walkable Floor No Walkable Floor, Viewed From Access Not Accessible Access Obstructed

Insulation Approximate R-Value 19 Efficient Adequate Insufficient Has Been Disturbed, Level or Refill

Framing Members Roof Settled Split Rafter(s) Rafter Movement Away From Ridge Board

Moisture Evidence Appears Dry Active Found at Chimney Vent(s) Sheathing Windows Walls Insulation

Exhaust Fan(s) Appears To Be Vented Into Attic, Recommend Venting Directly to Outdoors Other attic steps are broken

Interior Components (Finished Areas and Rooms)

Walls/Ceilings Water Stained at 2nd FL - BA Damaged at LR (Patched) Soot/Dirt Stained at Registers Walls

Floors Appears Unlevel at _____ Deflection at _____

Windows Controls Not Working at _____ Broken Glass at _____ Vapor Seal(s) Lost at _____
 Broken Sash or Stop at _____ Rotted Sill(s) or Jamb(s) at _____ One or More Windows are Seized

Entry Doors Does Not Properly Latch at _____ Hinges Loose at _____ Binds at Threshold Jamb

Stairs Worn Treads Broken Treads / Stringers at _____ Handrails Loose None Present at _____

Cabinets Damaged at Kitchen Bath Countertops Damaged at Kitchen Bath

Heat Sources None Found in _____ Other _____

Basement (Unfinished Area or Mechanicals Room)

Stairs Split or Loose Tread(s) Stringer(s) Landing Loose or Broken Handrail(s) No Handrails
Exposed Floor Joists Need Repair at _____ Box Sill Insulated Partially Insulated Uninsulated *SPAN 6x10*
Exposed Columns Wood Metal Concrete Columns Appear Loose Rotted Heavily Corroded Inadequate
Crawl Space View Was Clear Partial Obstructed Vented Y / N Insulation Missing at Side Walls Floor
Exposed Foundation Poured Block Stone Slab Wood Exposed Floor Poured Dirt Gravel Wood
 Personal Property and/or Construction Materials and/or Paint Blocking Complete View of Foundations, Walls and/or Floors
 Settling or Curing Cracks noted at Floor Foundation Significantly Bowed or Cracked at Floor Foundation
 Moisture Stains noted at Floor Foundation Active Moisture at Floor Foundation Efflorescence At Foundation
Foundation has Disintegrated Mortar Joints Stucco Separation Foundation Insulation Exposed Settled Interior Flammable *in 2nd FL closets*

Electrical Components

Electrical Power Supply Overhead Buried Loose at Meter Insulator Mast Disintegrated Cable Insulation
Grounding Ground Noted at Plumbing System Rod None Readily Visible Grounding Connector is Loose Buried
Panel Box Located at Garage Basement Bedroom Family Room Hall _____
Service Amperage 200 Voltage 110 & 220 Breakers Fuses Panel Access Obstructed Broken
Sub-Panel Box(s) Located at Garage Basement Bedroom Family Room Hall Attic _____
Service Amperage _____ Voltage 110 & 220 Breakers Fuses Sub-Panel Access Obstructed Broken
 Multiple Tap(s) on Lugs at Panel Sub Panel(s) With Mismatched Wire Sizes Evidence of Heated Wires at _____
 Undersized Wire(s) to Over Current Device(s) at Panel Sub Panel(s) Aluminum Wiring at Panel Sub Panel(s)
 Circuit Breakers or Fuses are Tripped Blown Turned Off Tapped Before Main at Panel Sub Panel(s)
 Moisture Evidence in Panel Sub Panel(s) *corroded* Cover Not Installed Missing Proper Screws at Panel Sub Panel(s)
 Knock Out/Filler Plugs or Covers Needed at Electrical Junction Box(es) at Garage Basement Attic _____
 Cable Box Connectors Missing at Food Disposal Panel Box Garage Basement Attic _____
 Unsecured Electrical Cable or Conduit at Garage Basement Attic _____
 Spliced or Non-Terminated Wire(s) Found Outside Of Junction Box(es) at Garage Basement Attic _____
 Exposed Electrical Cable Appears Vulnerable To Damage at Garage Basement Attic _____
 Knob and Tube Wiring Appears To Be Tampered With or Insulated Over at Garage Basement Attic _____
Interior Fixture(s) Defective Switching at _____ Damaged at _____ Loose at _____
 Switch Cover(s) Needed at _____ Hard Wired With Cord at _____ Closet Fixture(s) Unglobed
Interior Outlet(s) Non-Grounded at _____ Open Ground at 2nd FL Reversed Polarity at _____
 GFCI Not Tripping at _____ Need Cover(s) at _____ Replace at NW Sunroom
 Outlet or Box Not Secure to Structure at _____ No Power at _____
Exterior Fixture(s) Defective Switching at _____ Damaged at _____ Loose at _____
 Switch Cover(s) Needed at _____ Hard Wired With Cord at _____
Exterior Outlet(s) Non-Grounded at _____ Open Ground at _____ Reversed Polarity at _____
 GFCI Not Tripping at _____ Need Cover(s) at _____ Replace at _____
 Outlet or Box Not Secure to Structure at _____ No Power at N (or door)
Ceiling Fan(s) Not Working at _____ Severe Wobble at _____ Exhaust Fan(s) Not Working or Sluggish at _____
Electric Heaters Not Working at _____ Breakers Turned Off Missing Knobs at _____
Smoke Alarms Not Working at LL 1st FL 2nd FL Not Readily Testable Recommend New Alarms More Alarms
Other Original portion of the house appears to have knob & tube wiring which has been insulated over

Plumbing Components

(S = Pressurized Supply Pipe - W = Drain Waste Pipe)

Active Leakage at [] Bath Sink S W [] Shower S W [] Bath Tub S W [] Toilet S W
[] Dishwasher S W [] Utility Tub S W [] Kitchen Sink S W [] Bar Sink S W [] Basement Branch S W [] Water Heater [] Main
Tub / Shower [] Failed or Missing Caulk in SPOUT 2nd FL Bathroom [] Failing Tile Grout in Bathroom
Toilet(s) [] Bowl Loose at Floor in [] Tank to Bowl Leak at [] Seat Loose in 2nd FL
[] Drain Appears Sluggish at 2nd FL Tub [] Possible Sewer Gas Leakage at Unsecured [] Utility Tub [] Dishwasher
Exterior Faucets [] Leaking at [] Loose at [] No Handle at [] Turned Off / Not Tested at
Sump Pump [] Switched in Pit [] Not Accessible [] Not Working [] Exposed Floor Drain Clogged with Debris
Exposed Soil Pipes [] Leaking [] Cracked/Corroded Faucet Cartridges Needed at
Unsecured [] Water [] Gas Pipes at Other RC - seal old lateral waste line

Heating, Ventilating and Air Conditioning Systems

Heat Source [] Forced Air [] Hot Water [] Radiators [] Electric Fuel(s) [] Natural Gas [] Liquid Propane [] Oil [] Wood [] Electric
Fuel Storage Tank [] Actively Leaking at [] Tank [] Fuel Line [] Pump [] Tank is Abandoned [] No Vent Found
Furnace / Boiler - Brand Carrier Operating Y/N Last Posted Service Date [] None Found
[] Dirty Interior [] Flame Roll Out [] Possible Cycling Problem [] Increased Orange Flames Upon Blower Start Up
[] Evidence Of Condensate Leakage [] Flue Has Negative Pitch [] Evidence Of Flue Gasses Backdrafting at [] Draft Hood [] Draft Door
Air Conditioner - Brand Trane Operating Y/N System Filter Size April Air Cartridge
[] Temperature Too Low To Test [] No Exterior Disconnect [] Duct System Does Not Appear To Supply Entire House
Condenser Fins [] Dirty [] Crushed [] Evidence Of Condensate Leakage at Hose or Pan [] Condenser Unit Has Settled Unevenly
Water Heater - Brand Ruud Operating Y/N [] Gas [] Electric [] Oil
[] Interior Sediment Build Up Missing [] Relief Discharge Pipe [] Chimney Flue Reducer [] Draft Door [] Burner Area Is Dirty
[] Flue Pipe Corroded [] Flue Has Negative Pitch [] Evidence Of Flue Gasses Backdrafting at [] Draft Hood [] Draft Door
Fireplace(s) [] Wood Burning at FR + hall [] Gas Burning at [] Gas Turned Off at
[] Fire Box Area Appears [] Dirty at FR - Flue [] Slightly Dirty at [] Hearth Tiles Loose at
[] Fire Brick Mortar Joints Open at [] Fire Brick Significantly Cracked at [] Doors / Screen Not Working
[] Fan Not Working at [] Damper Not Functioning at [] Evidence Of Backdrafting at

Additional Comments or Potential Adverse Facts Regarding the Property or Health/Safety Issues

Visible shingles look aged - with excessive attic heat and ice damming conditions the remainder of the shingles are likely in poor condition / RC - replace dryer damper
Sunroom heater will not turn on / RC - removal of keyed dead bolts
Woodpecker hole and squirrel damage present / RC - check with Dept. of Commerce for possible buried oil tank due to unknown patched hole in foundation near furnace
Secondary unknown pipe on north wall may have been for an indoor oil tank
RC - seal all points of air leakage into attic / Water pump gauge does not appear to work / RC - change condensate drain lines

Monitor

[] Gas leak smelled at Meter Noted presence of [] Whirlpool Tub [] Pets [] Odors [] Water filter [] Humidifier
[] Fungal growth noted at [] Construction in progress. [] Possible lead based paint.
[] Possible asbestos containing materials at [] Storm Window Weep Holes Recommended
[] Trees are overgrown at [] Structure [] Chimney [] Wires [] Vegetation overgrown at [] Structure [] Air Conditioner

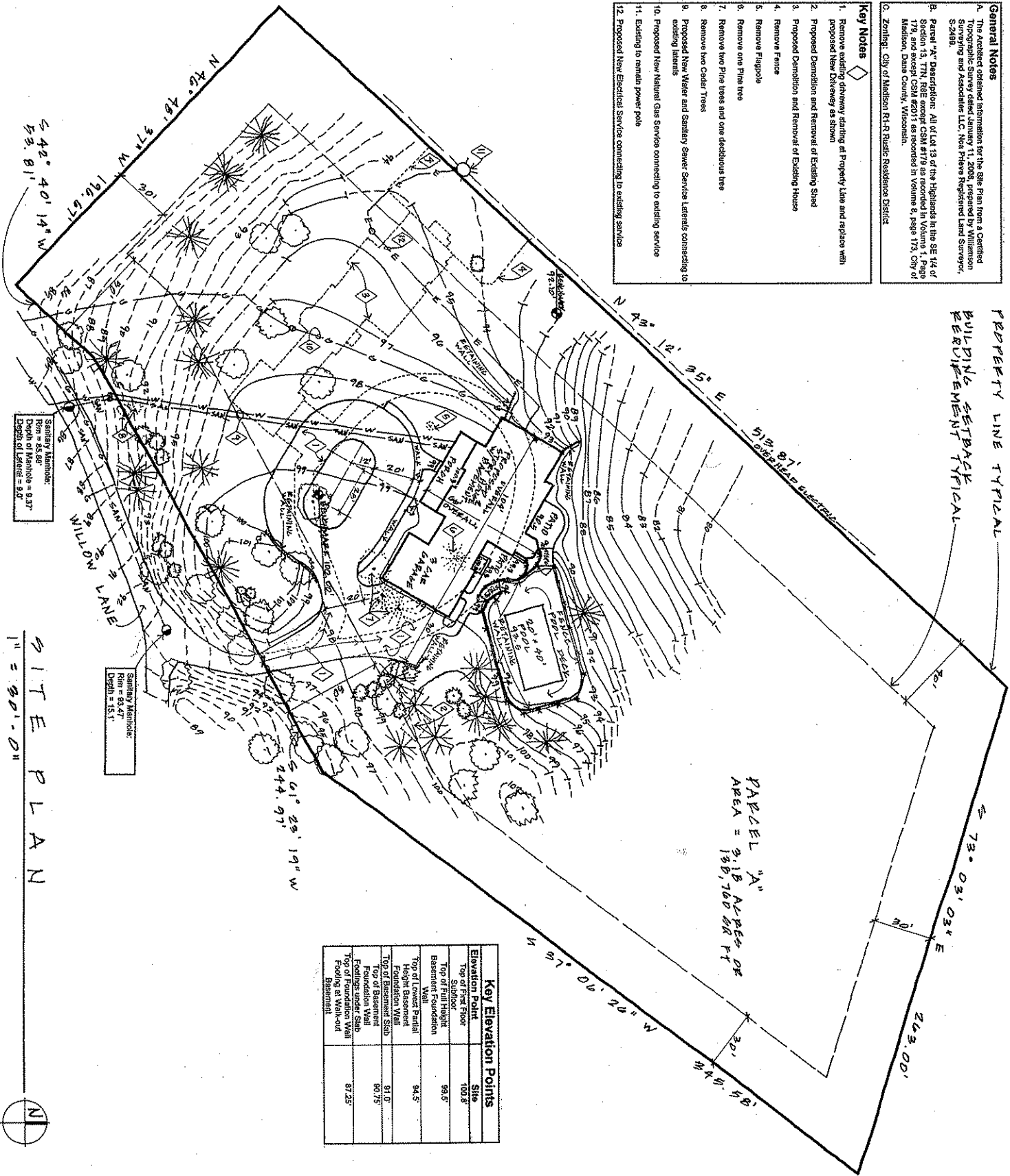
General Notes

A. The Architect obtained information for the site plan from a Certified Topographic Survey dated January 11, 2008, prepared by Williamson Surveying and Associates, LLC, Non-Professional Land Surveyor, S-8484.

B. Parcel "A" Description: All of Lot 13 of the Highlands in the SE 1/4 of Section 13, T7N, R8E except CSN #179 as recorded in Volume 1, Page 179, and except CSN #2315 as recorded in Volume 8, page 173, City of Madison, Dane County, Wisconsin.

C. Zoning: City of Madison R1-R-Rustic Residential District

- Key Notes**
1. Remove existing driveway abutting at Property Line and replace with proposed New Driveway as shown
 2. Proposed Demolition and Removal of Existing Shed
 3. Proposed Demolition and Removal of Existing House
 4. Remove Fence
 5. Remove Flagpole
 6. Remove one Pine tree
 7. Remove two Pine trees and one deciduous tree
 8. Remove two Cedar Trees
 9. Proposed New Water and Sanitary Sewer Service Laterals connecting to existing laterals
 10. Proposed New Natural Gas Service connecting to existing service
 11. Existing to remain power pole
 12. Proposed New Electrical Service connecting to existing service



Sanitary Manhole:
Rim = 84.86
Depth of Lateral = 9.0'

Sanitary Manhole:
Rim = 84.47
Depth = 15.1'

Key Elevation Points	
Elevation Point	Site
Top of First Floor	100.8'
Subfloor	99.5'
Top of Full Height Basement Full Height Wall	94.5'
Top of Lowest Partial Height Basement Foundation Wall	91.0'
Top of Basement Foundation Wall	86.75'
Top of Foundation Wall Flooding at Walk-out Basement	87.25'

SITE PLAN
1" = 30'-0"



A New Home for Dan and Lisa Pickett...
1102 Willow Lane
Madison, WI 53705

1 OF 5
2-20-08

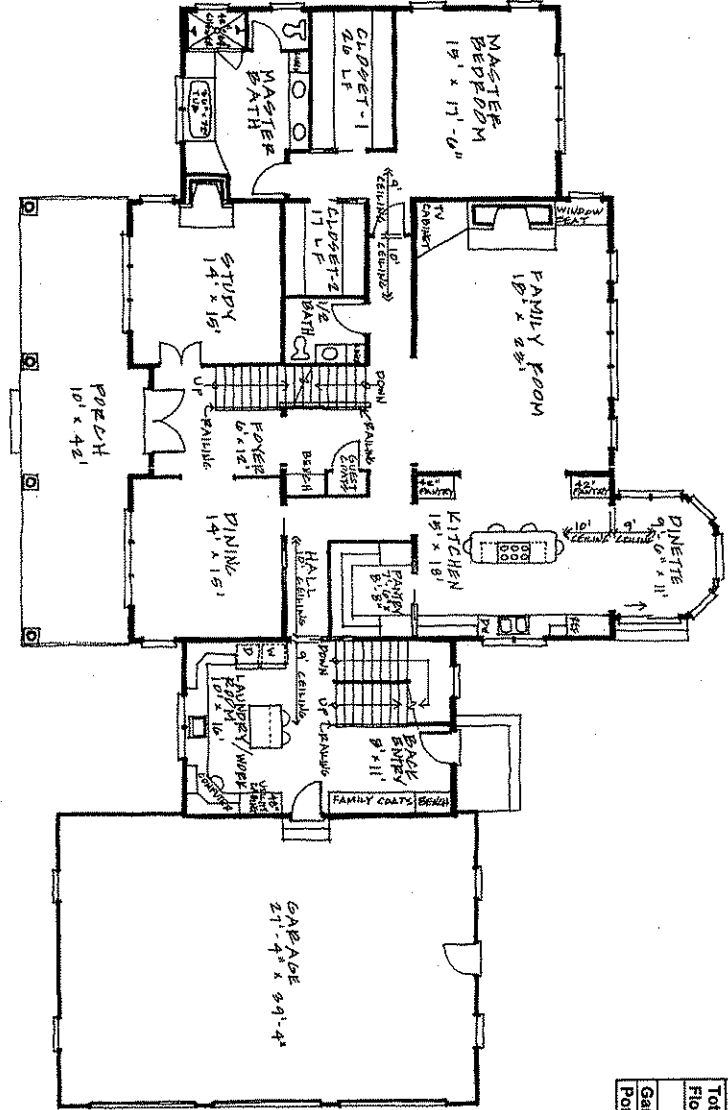
Robert J. Arntz, Architect
1300 Centennial Parkway Phone: (608) 849-7292
Waunakee, WI 53597 Fax: (608) 849-8095

**Preliminary Design Drawings
Not For Construction**

The Design represented here is the property of Robert J. Arntz, Architect. This Design and these drawings may be used in any form without the written consent of Robert J. Arntz, Architect.

FIRST FLOOR PLAN

1/8" = 1'-0"



Gross Finished Area - Square Feet	
First Floor	3,104
Second Floor	1,679
Total First and Second Floor Gross Finished Area	4,783
Components Area - Square Feet	
Garage	1,103
Porch	440



A New Home for
 Dan and Lisa Pickett
 1102 Willow Lane
 Madison, WI 53705

Robert J. Arntz, Architect
 1300 Centennial Parkway Phone: (608) 849-7292
 Waunakee, WI 53597 Fax: (608) 849-8095

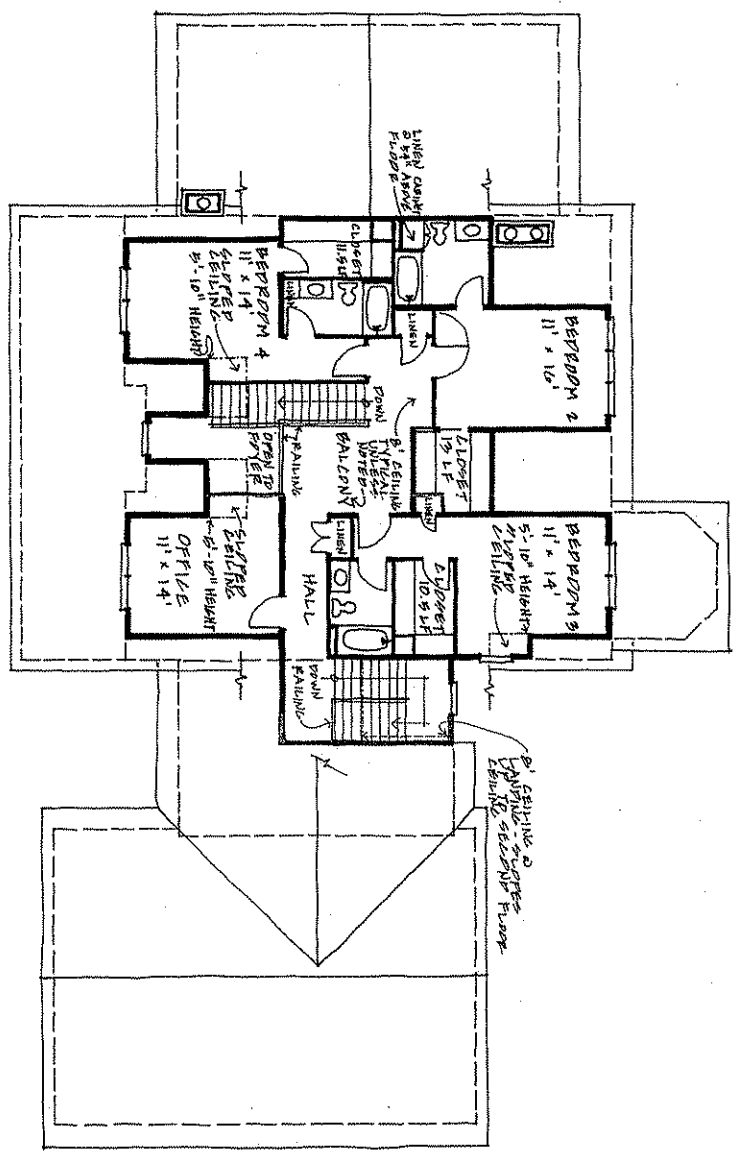
**Preliminary Design Drawings
 Not For Construction**

This Design represented on these Drawings is the property of Robert J. Arntz, Architect. Design and these Drawings may not be copied or reproduced in any form without the written consent of Robert J. Arntz, Architect.

2 OF 5
 2-26-08

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SECOND FLOOR PLAN
1/8" = 1'-0"



A New Home for
Dan and Lisa Pickett
1102 Willow Lane
Madison, WI 53705

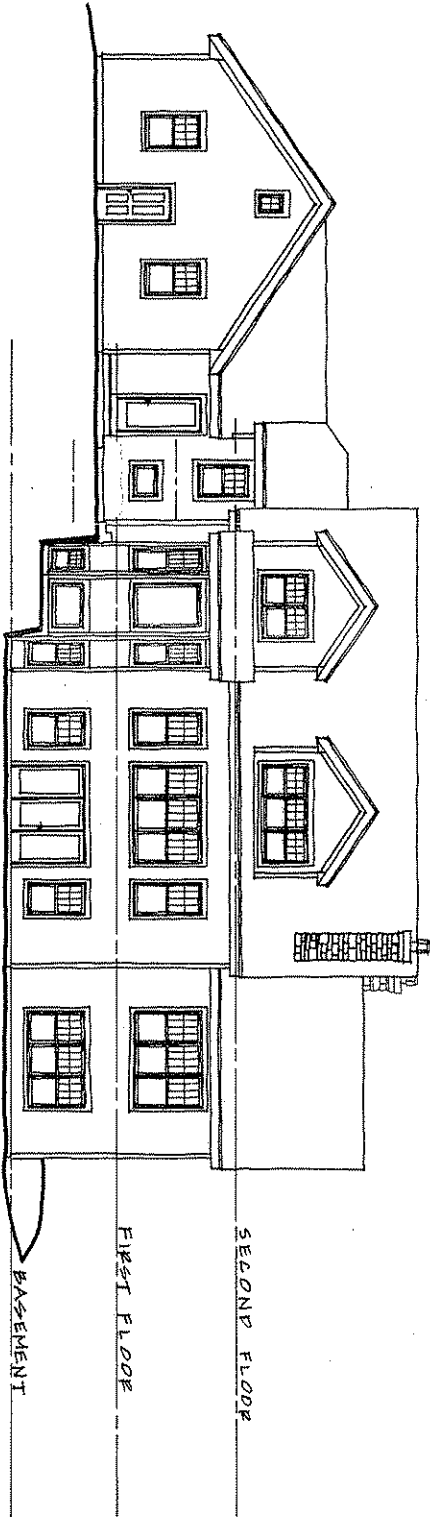
3 OF 5
2-24-08

Robert J. Arntz, Architect
1300 Centennial Parkway Phone: (608) 849-7292
Waunakee, WI 53597 Fax: (608) 849-8095

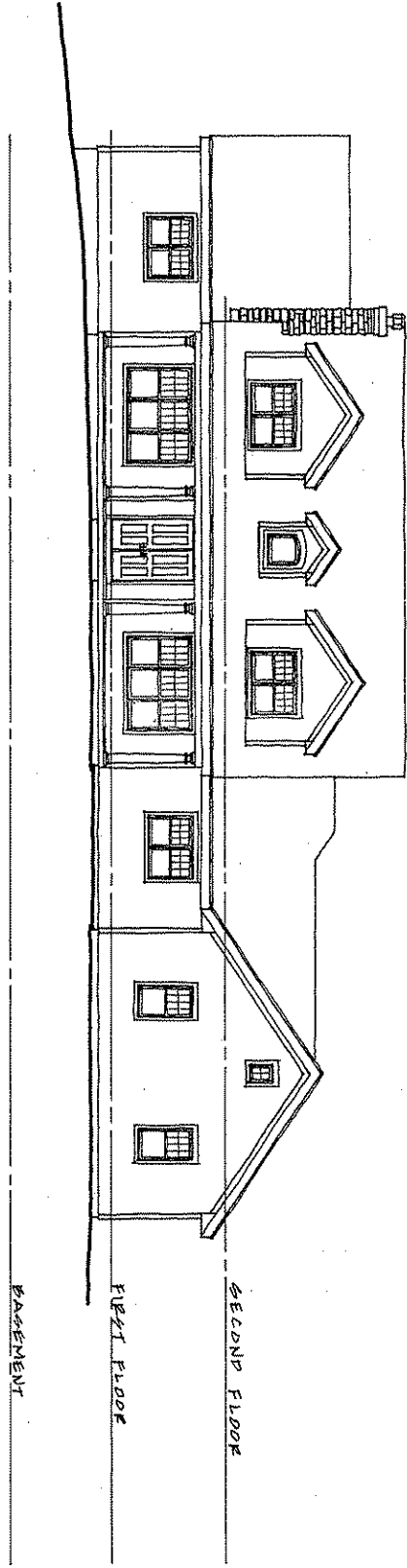
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BACK ELEVATION - NORTH EAST
 1/8" = 1'-0"



FRONT ELEVATION - SOUTH WEST
 1/8" = 1'-0"



A New Home for
 Dan and Lisa Pickett
 1102 Willow Lane
 Madison, WI 53705

4 OF 5
 2-26-08

Robert J. Arntz, Architect

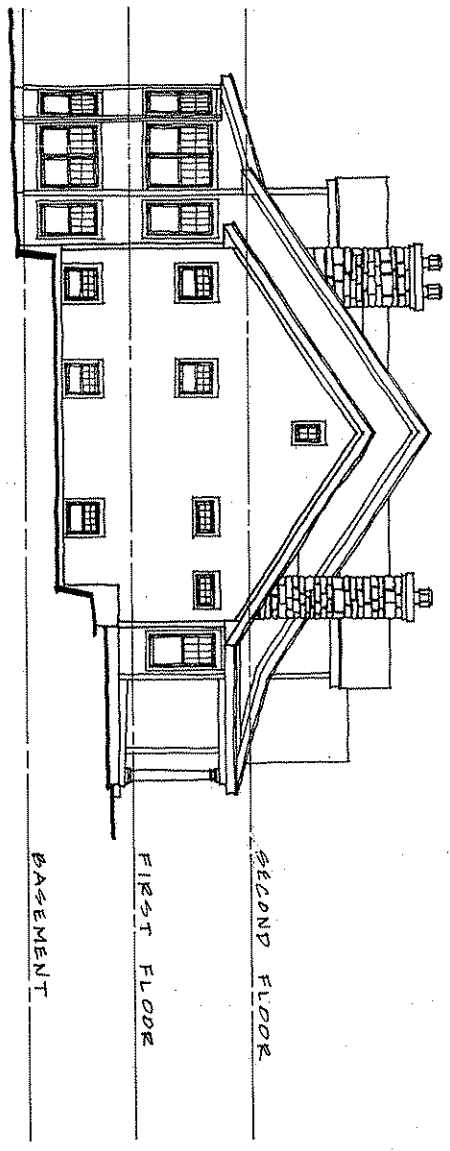
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**Preliminary Design Drawings
 Not For Construction**

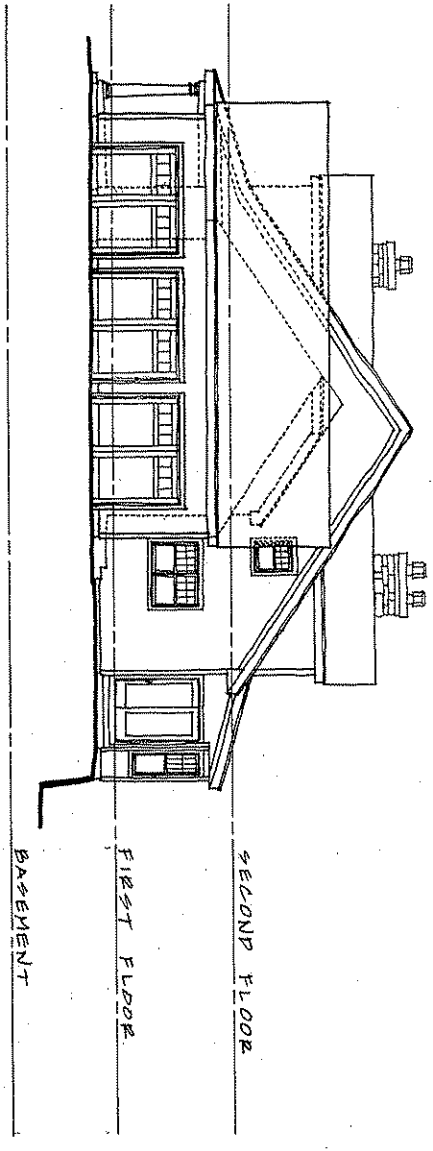
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LEFT SIDE ELEVATION - NORTH WEST
 1/8" = 1'-0"



RIGHT SIDE ELEVATION - SOUTH EAST
 1/8" = 1'-0"



A New Home for
 Dan and Lisa Pickett
 1102 Willow Lane
 Madison, WI 53705

S.P.S.
 2.26.08

Robert J. Arntz, Architect
 1300 Centennial Parkway Phone: (608) 849-7292
 Waunakee, WI 53597 Fax: (608) 849-8099

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