



Location
2528 Waunona Way

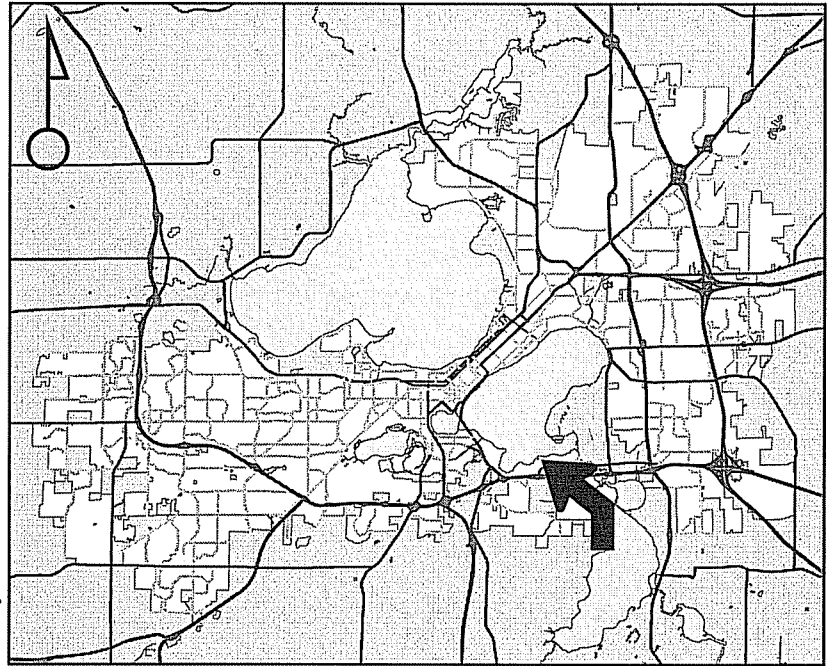
Project Name
Lang Residence

Applicant
Karl Lang/Michael DesBarres -
MdBDesign, LLC

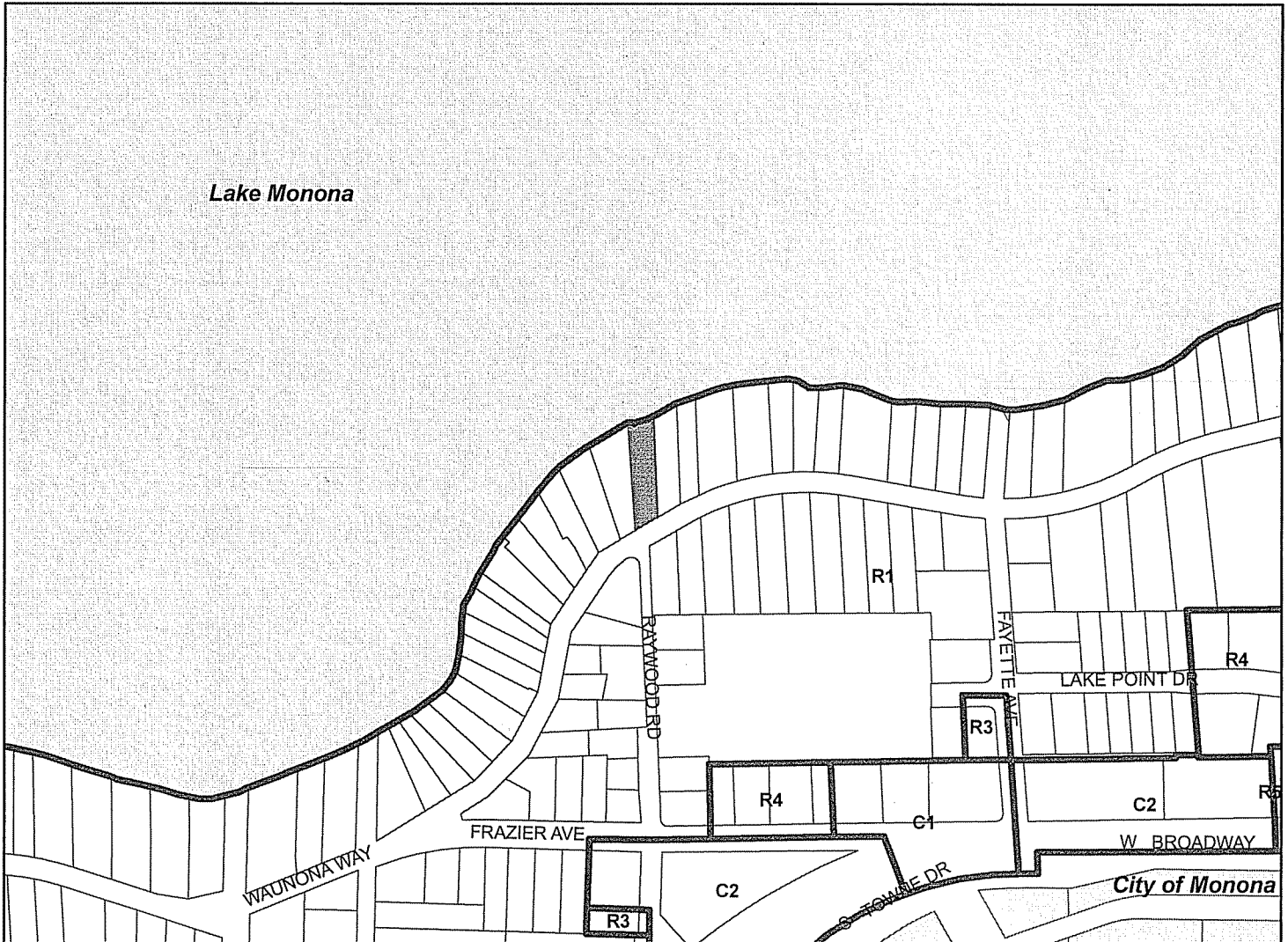
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence
and construct new residence on
a lakefront lot

Public Hearing Date
Plan Commission
20 June 2011

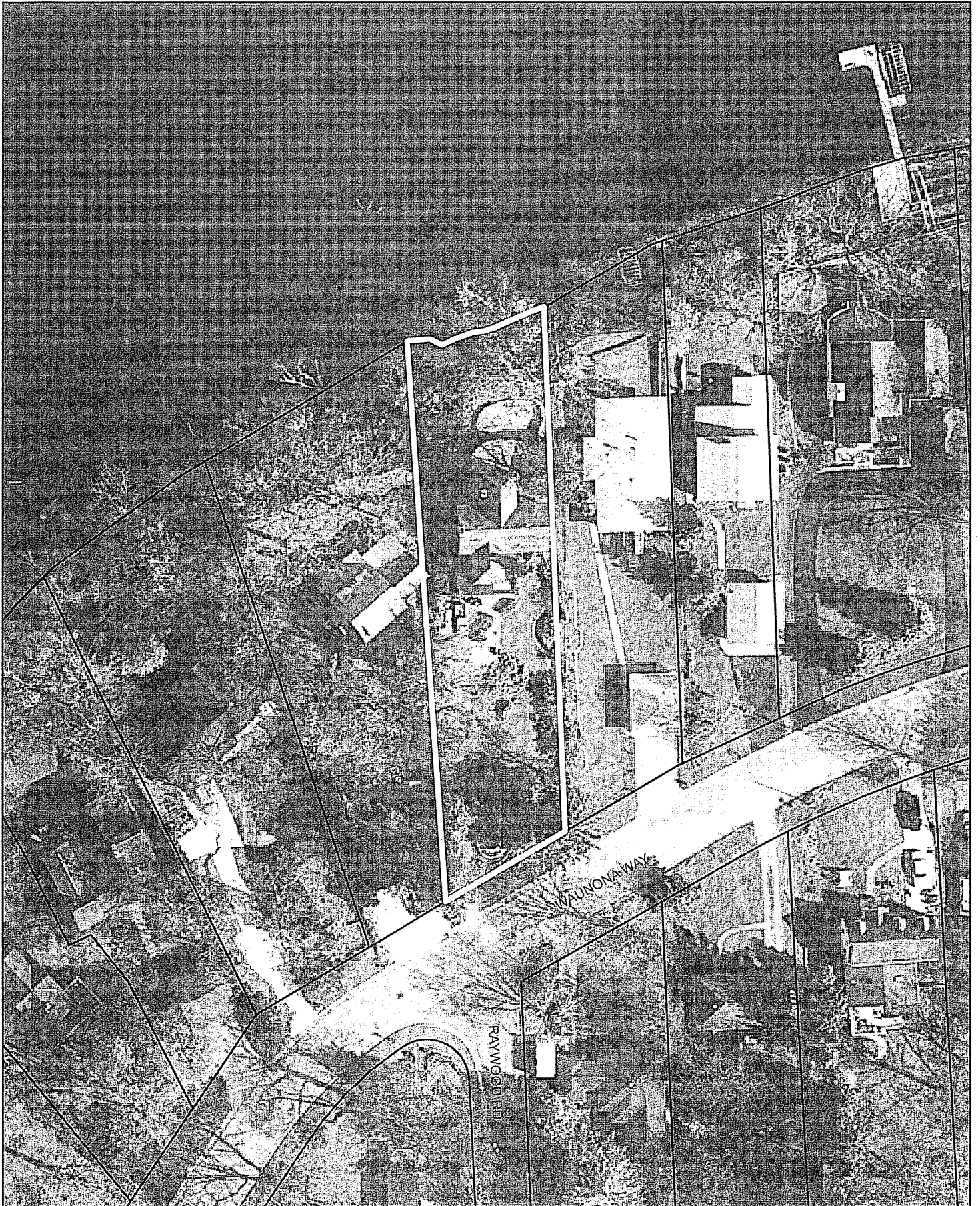


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 June 2011





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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>550-</u> Receipt No. <u>120244</u>
Date Received	<u>11 MAY 11</u>
Received By	<u>MSF</u>
Parcel No.	<u>0710-194-0301-4</u>
Aldermanic District	<u>14-BRUER</u>
GQ	<u>FLOOD PLAIN ; WATERFRONT</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	

1. **Project Address:** 2528 Waunona Way **Project Area in Acres:** _____

Project Title (if any): Lang Residence

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

Rezoning to a Non-PUD or PCD Zoning Dist.:

Existing Zoning: _____ to _____
Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:

- Ex. Zoning: _____ to PUD/PCD-GDP
 Ex. Zoning: _____ to PUD/PCD-SIP
 Amended Gen. Dev. Amended Spec. Imp. Plan

Conditional Use **Demolition Permit** **Other Requests (Specify):** _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Karl Lang Company: Lumita, Inc.

Street Address: 2528 Waunona Way City/State: Madison/WI Zip: 53705

Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: Michael DesBarres Company: MdBDesign, LLC

Street Address: 5800 Auburn Drive City/State: Madison/WI Zip: 53711

Telephone: (608) 334-2661 Fax: () _____ Email: mjd2333@gmail.com

Property Owner (if not applicant): _____

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____

Demolition of existing 4100sf home & new construction of 4500sf replacement

Development Schedule: Commencement June 2011 Completion Feb 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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 and Planning Division staff; note staff persons and date.

Planning Staff: MATT TUCKER Date: 12/10 Zoning Staff: HEATHER STOWER Date: 12/10

- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name KARL LANG Date 5/11/11

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date 5/14/11

2528 Waunona Way
Madison, WI 53705

City of Madison Planning Commission
05.10.11

Letter of Intent

The purpose of this application is to request both a demolition permit and conditional use permit for a newly constructed single family residence located on Lake Monona on Waunona Way in Madison, Wisconsin. The design has been developed by architectural designer Michael DesBarres of MdB-Design, LLC, located in Madison, WI and will be constructed by Jeff Sayers of Freestyle Builders in McFarland, WI.

The lot is located at the highest point on Waunona Way and is approximately 61' wide by 266' long (16,478sf). The northern portion of the lot is a steep and vegetated slope which drops 35' in elevation into Lake Monona. This slope will not be disturbed by construction. The property features an existing 3800sf brick home and extensive gardens, stone site walls, and landscaping. The existing home is in serious disrepair, suffers from structural and leakage issues, and no longer ideally serves the space needs of its owner. The cost of renovation that would provide an energy efficient and sound structure far exceeds the cost to rebuild. The new plan calls for the demolition of the existing residence and subsequent construction of a 5000sf contemporary residence in its place. The design team is investigating the possibility of recycling/reusing existing materials like brick and concrete as well as wood features like railings and trim. The owner has already installed a DNR approved shoreline erosion mitigation strategy of large boulder rip-rap.

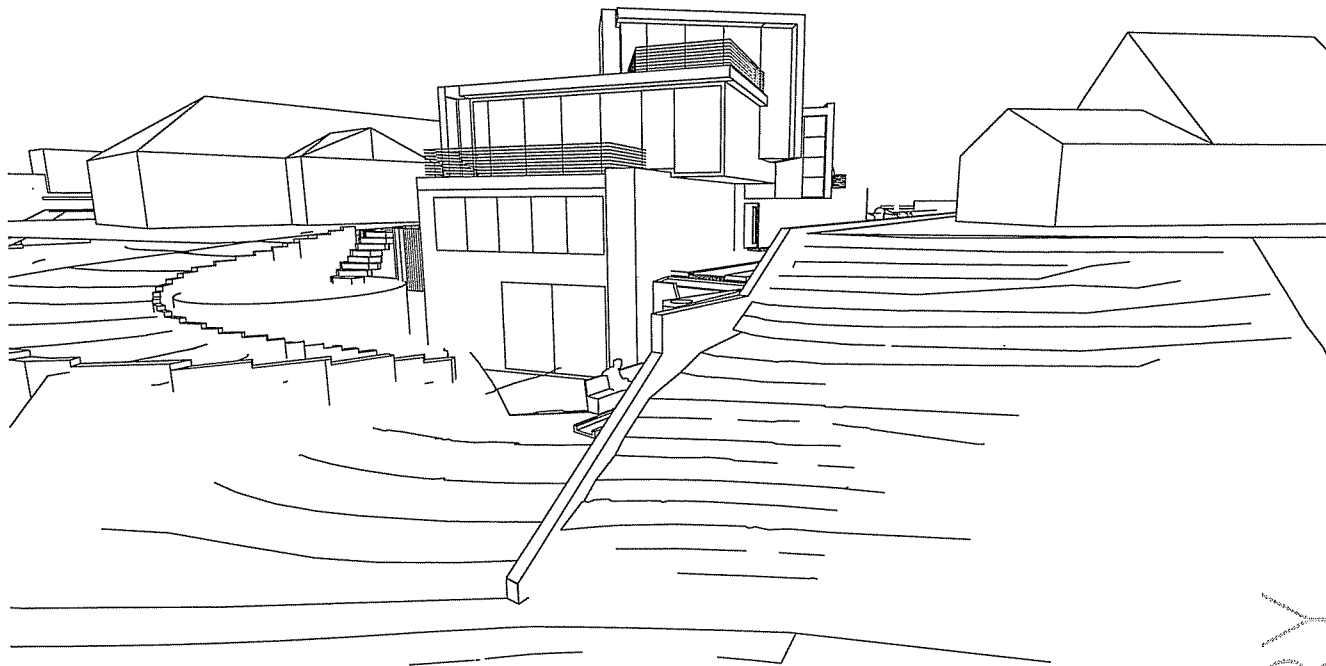
The new design seeks to capitalize on the lot's amazing panoramic views of the City of Madison while lessening the impact of the new mass by lowering the structure 5' below the existing grade. The design features a below grade split level basement/studio space which steps into the hillside and creates several protected outdoor rooms. The design has been tuned to mimic the natural flow of the hillside and become an integrated part of the property from both the lake and the street side. A green roof above the garage providing vegetable gardens outside the kitchen, a permeable driveway, rain gardens and a geothermal ground loop are some of the environmental features included in the project. The design is essentially a series of stacked and rotated masses which are oriented to important views. Due to the mass and orientation of the proposed design, views to the Capitol and city skyline from the street/neighborhood will not only be preserved, but enhanced. Extra care has been taken to preserve the existing stonework, gardens and landscaping, which are well known and respected within the neighborhood. Both the direct neighbors and the Waunona Neighborhood Association have been included throughout the design process and provide their support of the plan.

The intention of the project is to develop and construct a new home that fulfills the space needs and aesthetics of its owner, while also addressing the needs/desires of the surrounding neighborhood. Our goal is to replace a dilapidated residence with a contemporary lake-house of unique architectural character and quality.

Michael DesBarres
Architectural Designer

Karl Lang
Property Owner

PROJECT CONDITIONS SUMMARY FOR 2528 WAUNONA WAY - MADISON, WI



1. PRESERVE

The design seeks to preserve the existing contours of the bluff face, and extensive landscape features present on the property; massive stone retaining walls, many historic trees, and a variety of mature perennial gardens.

2. ENHANCE

The proposed design maintains the existing structures proximity to the lake while increasing the sideyard setbacks. The angles used further increase the actual separation between the houses at the angle of the street and the skyline view. This increases light, air and all important views of the lake for the neighbors.

3. BLEND

The proposal lowers the entire structure 5' below grade to lessen the impact of it's mass from the street and the lake. A series of stacked, rotated masses follow the existing slope and contour of the land, orienting the dwelling towards the light and prominent features like the capitol and city skyline.

4. MITIGATE

The design employs creative solutions to address storm water runoff and soil erosion by collecting and slowing the flow of water via a series of reflecting pools and terraced rain gardens. By maintaining the existing building envelope we minimize disturbance to the bluff face near the lake. The driveway planned is permeable and part of the overall system.

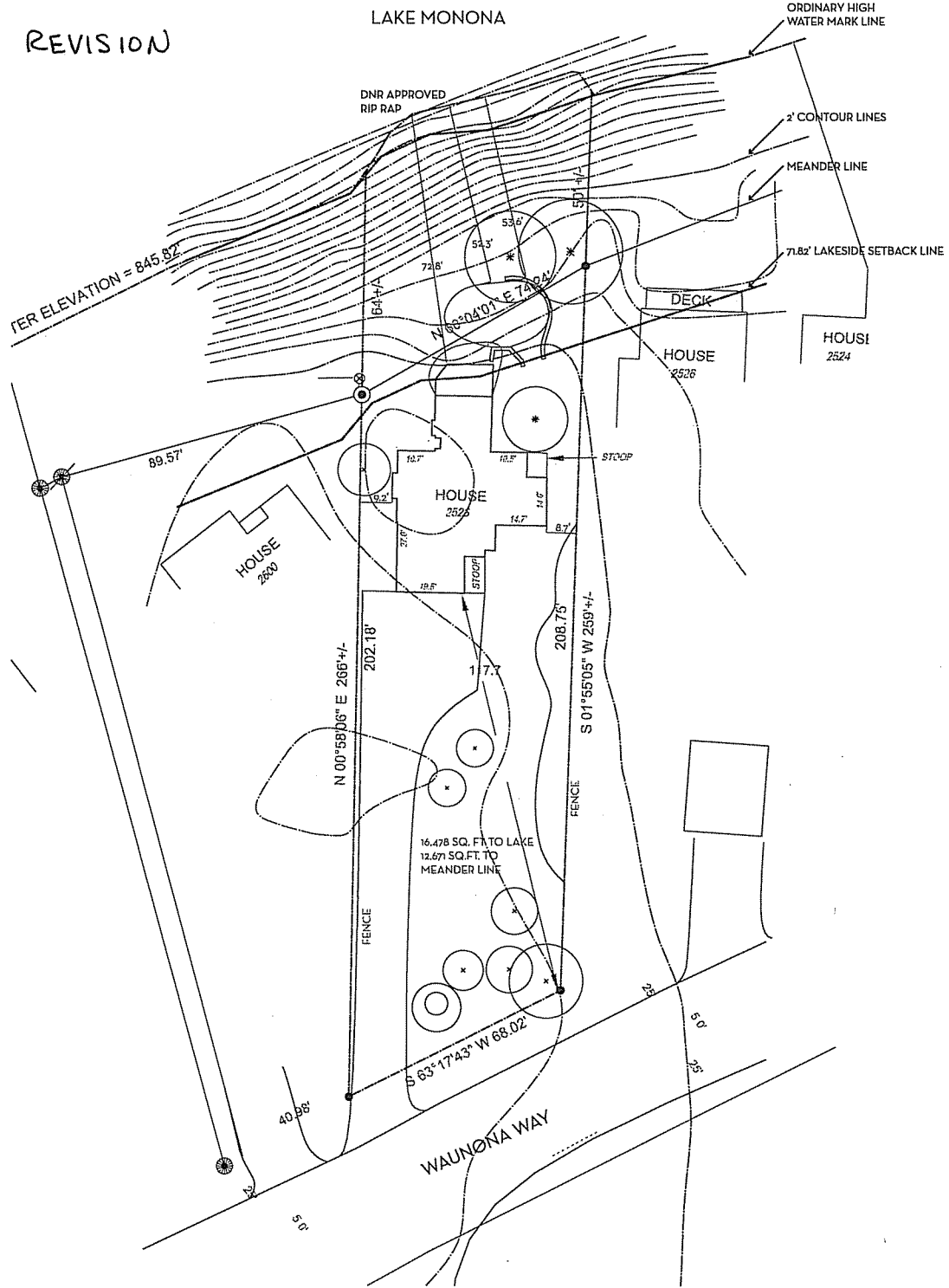
5. CREATE

The proposal establishes numerous outdoor rooms & occupiable rooftops to take advantage of the site, while similarly affording neighbors and passers-by better views of the lake and capitol skyline, than are currently provided. It integrates the house with the gardens to create attachment to the land. The green roof atop the garage exists within a small patch of almost full sun affording the addition of a vegetable garden in proximity to the kitchen.

PROJECT SUMMARY
FOR 2528 WAUNONA

KAR LANG RESIDENCE - MADISON, WI :: MDB-DESIGN, LLC

6.8.11 REVISION



A SITE PLAN - EXISTING
R-01 SCALE 1" = 30'



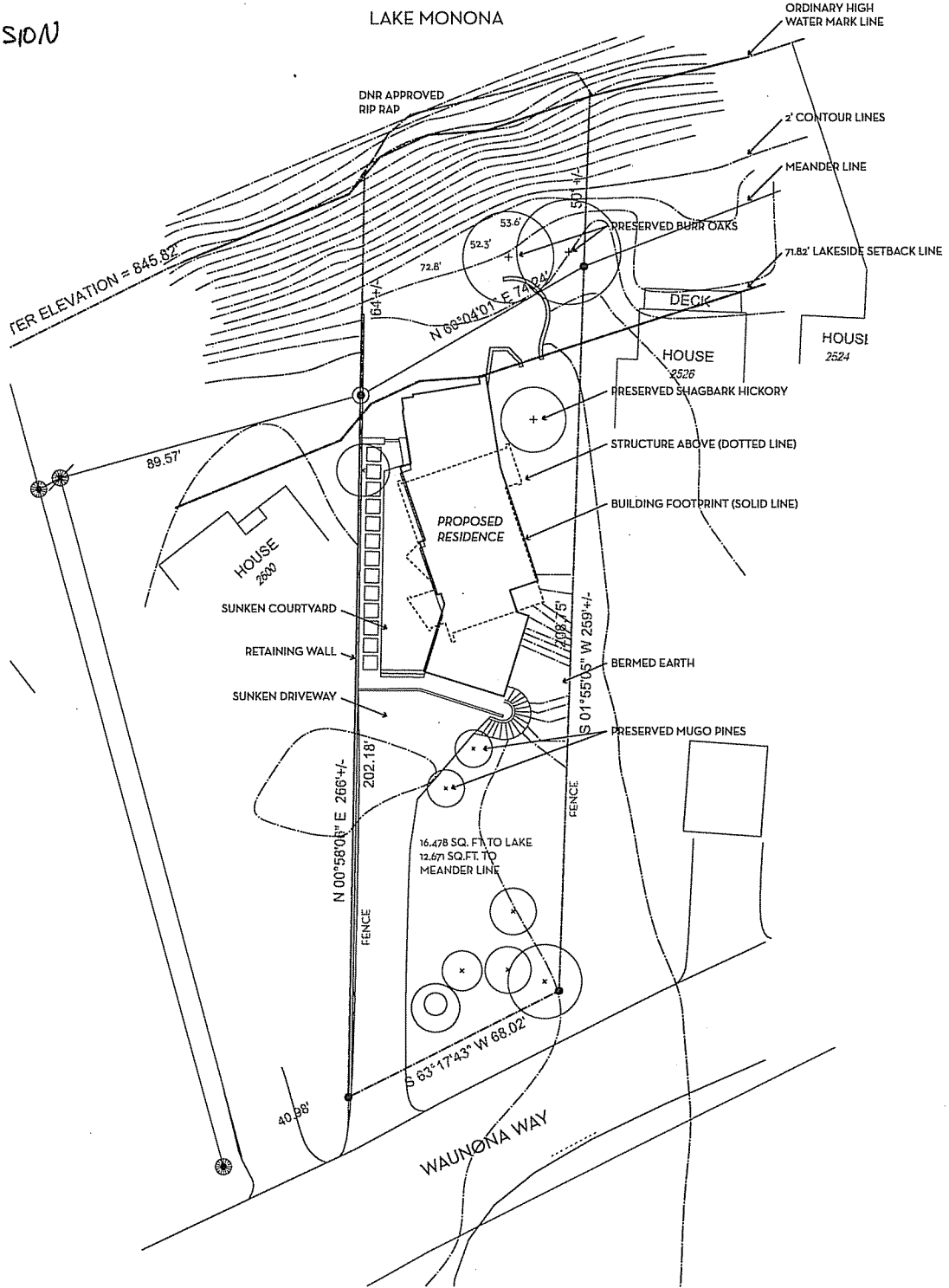
RESIDENCE FOR MR. KARL LANG
2528 WALUNONA WAY, MADISON, WI, 53704
EXISTING SITE PLAN / R01
06.08.11

McBdesign, LLC
608.334.2691 | mc2333@gmail.com

INITIAL ISSUE DATE
06.08.11
REVISIONS

15

6.8.11 REVISION

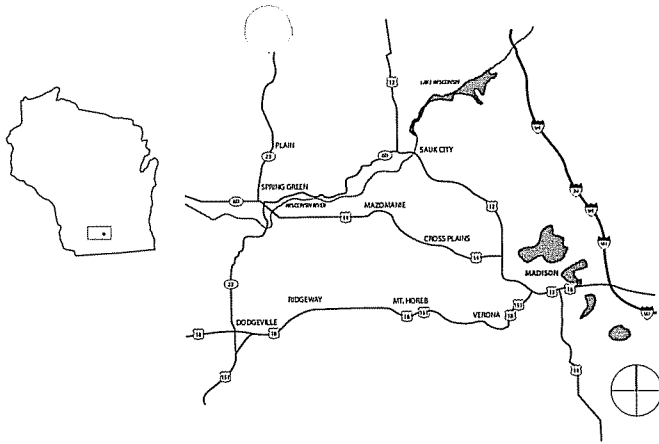


A
R-02 **SITE PLAN - PROPOSED**
SCALE 1" = 30'

RESIDENCE FOR MR. KARL LANG
2528 WAUNONA WAY, MADISON, WI 53704
PROPOSED SITE PLAN / R02
06.08.11

McBdesign, LLC
608.334.2601 / mjb2333@gmail.com

INITIAL ISSUE DATE
06.08.11
REVISIONS

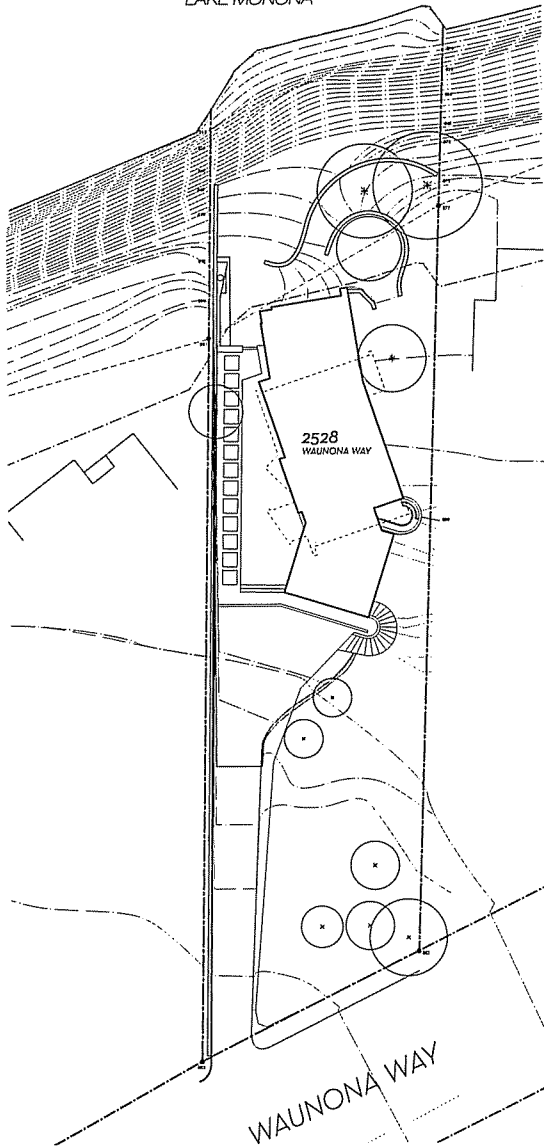


SITE LOCATION (MADISON, WI)

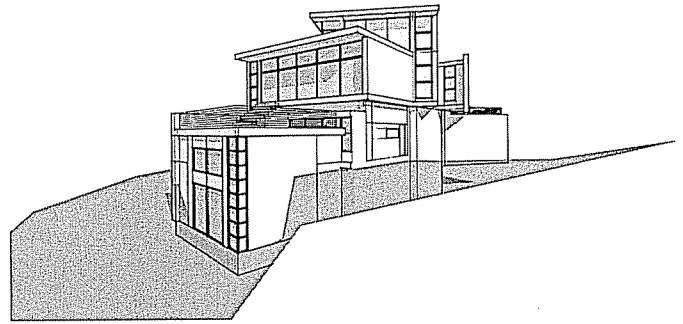
PROJECT TO DEMOLISH AN EXISTING RESIDENCE AND NEWLY CONSTRUCT AN ~5000 SQUARE FOOT RESIDENCE IN ITS PLACE. THE NEW RESIDENCE FEATURES A SPLIT BELOW GRADE STUDIO LEVEL WITH STORAGE/UTILITY AREAS, 2 BEDROOMS, A LAUNDRY ROOM, A BATHROOM, LIBRARY AND A READING NOOK. THE MAIN FLOOR IS AN UNOBSTRUCTED OPEN PLAN LIVING-DINING-KITCHEN AREA, ABOVE IS A LOFTED MASTER-BEDROOM SUITE. THE PROJECT ENTAILS SIGNIFICANT SITE WORK TO INTEGRATE THE ARCHITECTURE WITH THE HILLSIDE. EXCAVATION, RETAINING WALLS, RAIN GARDENS AND A PERMEABLE DRIVEWAY ARE PART OF AN INTEGRATED DRAINAGE PLAN. A DNR APPROVED SHORELINE EROSION MITIGATION PLAN HAS ALREADY BEEN COMPLETED ADDING 6' OF DNR APPROVED LARGE WISCONSIN FIELD STONE BOULDERS. THE 36' OF WILD SHORELINE WITH SCRUB TREES AND EXTENSIVE ANIMAL HABITAT WILL REMAIN UNTOUCHED.

SCOPE OF WORK

3.17.11 **Submittal**
LAKE MONONA



GENERAL SITE PLAN - PROPOSED
SCALE 1/16" = 1'



LAKESIDE PERSPECTIVE

OWNER:

KARL LANG
2528 WAUNONA WAY, MADISON, WI 53704
608.658.0822

ARCHITECTURAL DESIGNER:

MDBDESIGN, LLC.
MICHAEL DESBARRES
5800 AUBURN DRIVE, MADISON, WI 53711
608.334.2661 | mj@2333@gmail.com

EROSION PLAN CONSULTANT:

QUAM ENGINEERING, LLC
RYAN QUAM
4893 LARSON BEACH ROAD, MCFARLAND, WI 53558
608.838.7750 | rquam@quamengineering.com

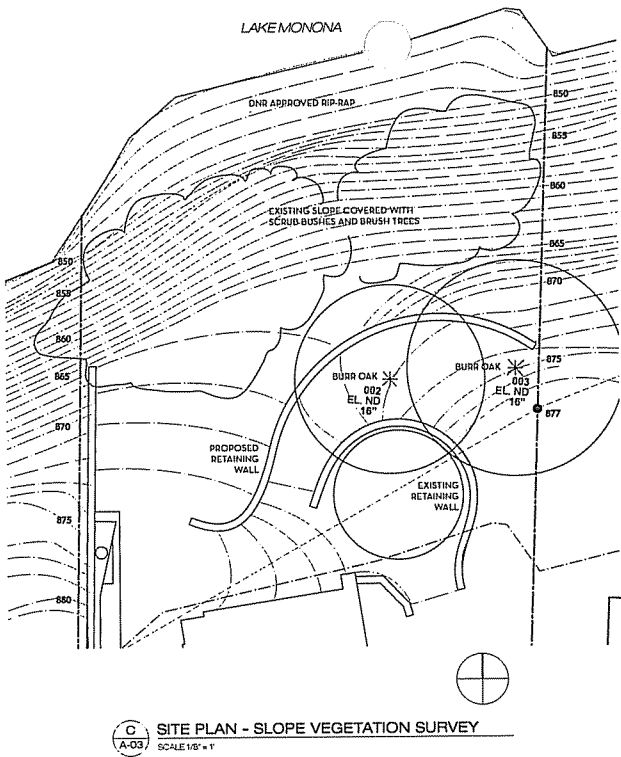
CONTRACTOR:

FREESTYLE BUILDERS, INC.
JEFF SAYERS
2781 TOWER ROAD, MCFARLAND, WI 53558
608.838.7245 | jsayers@charter.net

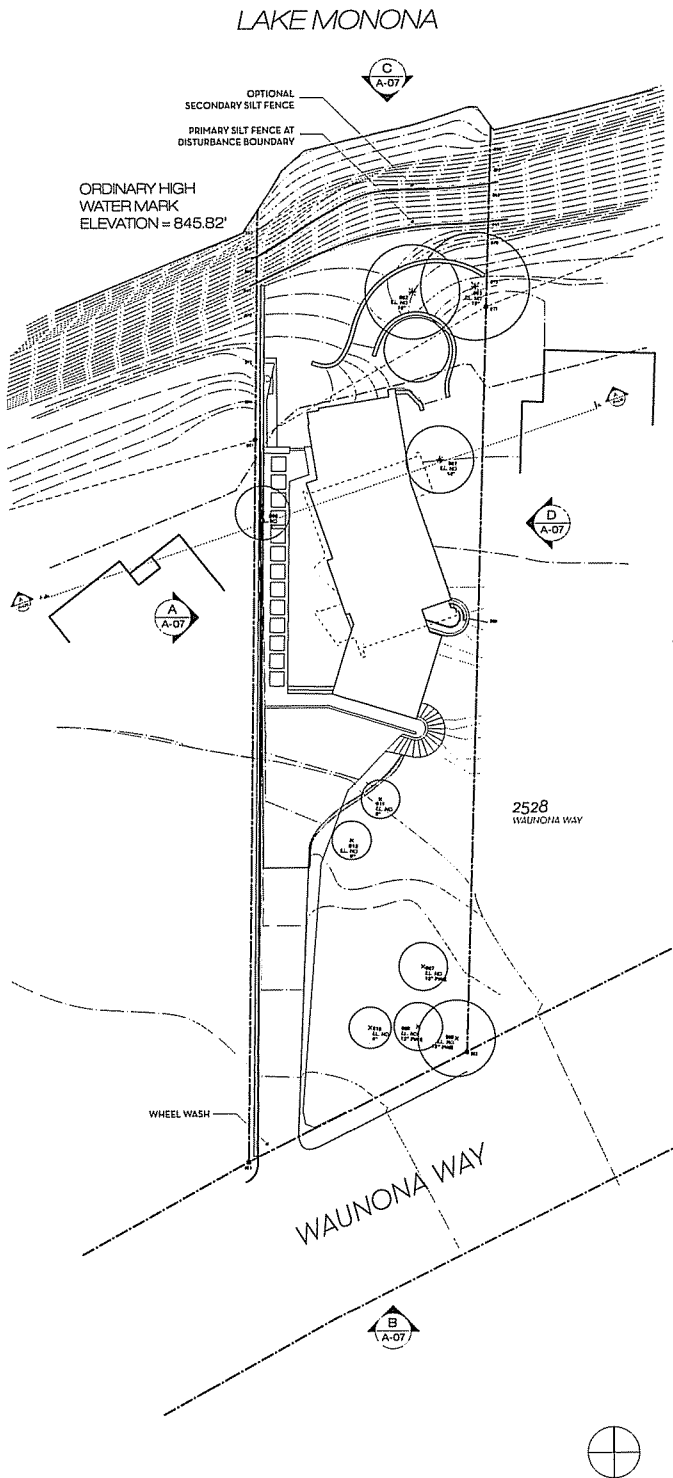
INDEX OF SHEETS

- A01 COVER SHEET
- A02 SITE PLAN
- A03 STUDIO SPLIT LEVEL B FLOOR PLAN
- A04 STUDIO SPLIT LEVEL A FLOOR PLAN
- A05 LIVING LEVEL FLOOR PLAN
- A06 MASTER BEDROOM LEVEL FLOOR PLAN
- A07 PROPOSED BUILDING ELEVATIONS
- A08 BUILDING SECTION A
- A09 BUILDING SECTION B
- A10 UNFOLDED EXTERIOR ELEVATIONS
- A11 DETAIL SITE PLAN
- A12 EXISTING ELEVATIONS
- L01 LANDSCAPE PLAN
- S01 STRUCTURAL DRAFT PLANS

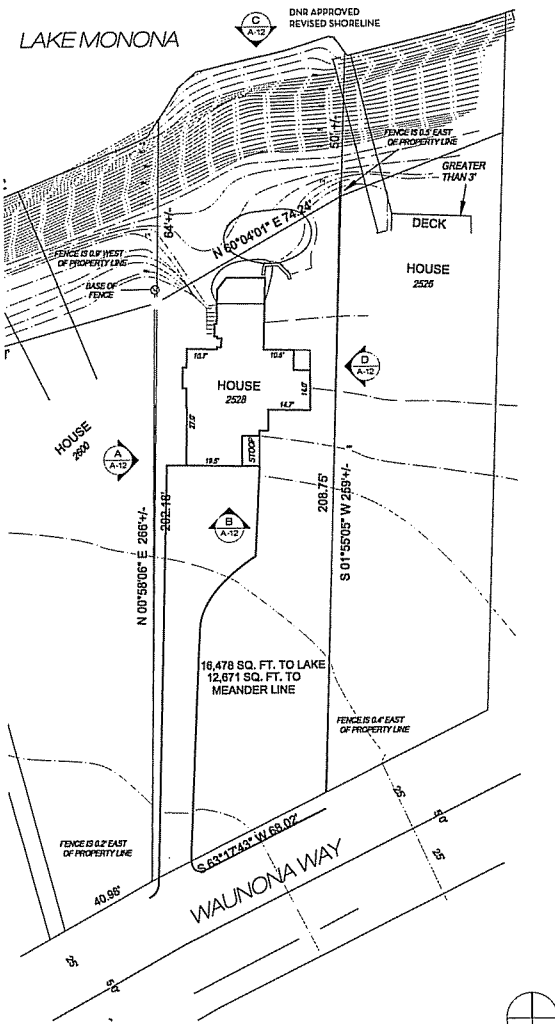
NOT FOR CONSTRUCTION



C SITE PLAN - SLOPE VEGETATION SURVEY
 (A-03) SCALE 1/8" = 1'



A CONSTRUCTION EROSION CONTROL PLAN - PROPOSED
 (A-03) SCALE 1/16" = 1'-0"



B SITE PLAN - EXISTING
 (A-03) SCALE 1/20" = 1'

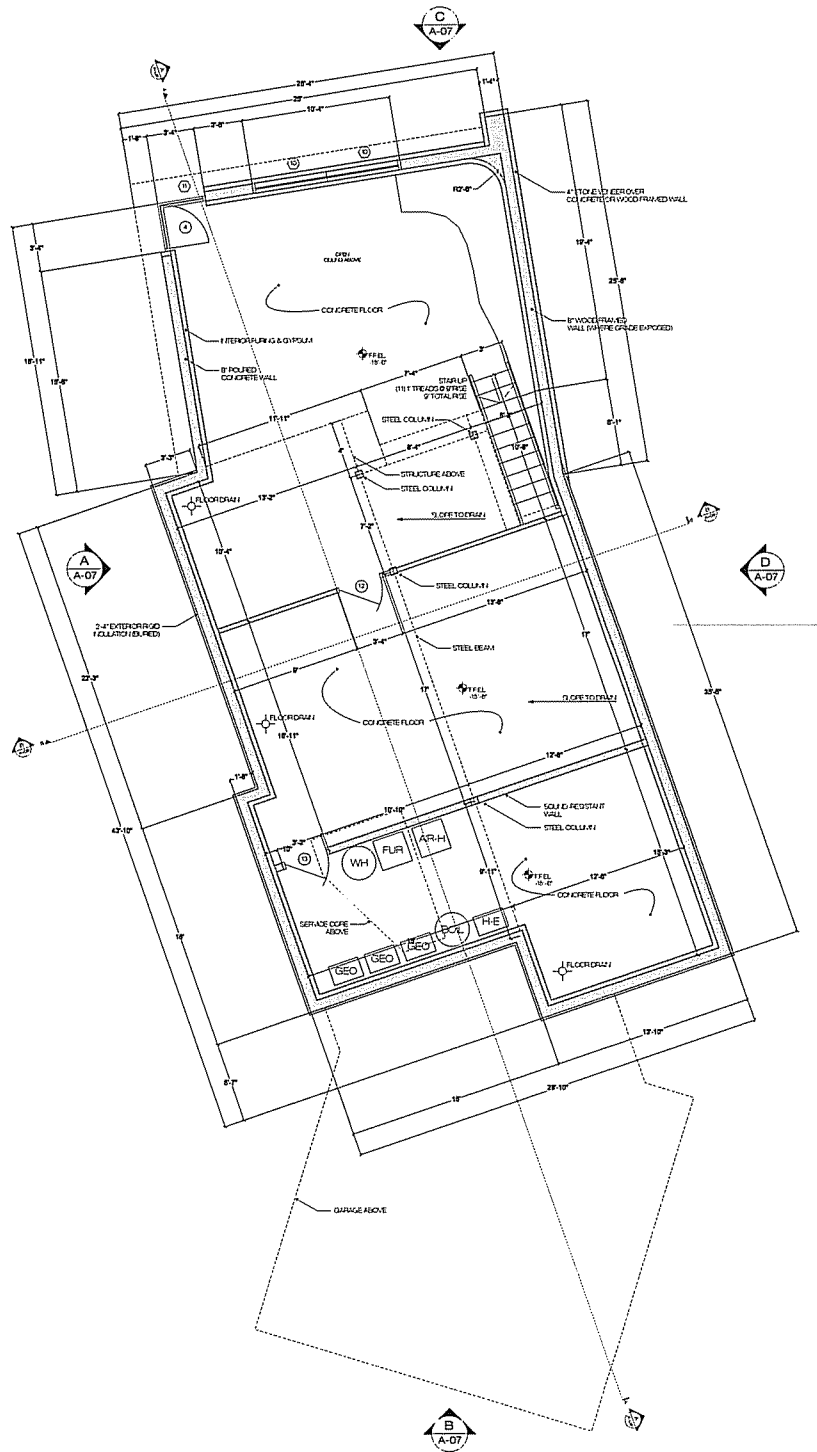
NOT FOR CONSTRUCTION

INITIAL	ISSUE DATE
	03.17.11
REVISIONS	

15

Lumina House Window Schedule						
#	Qty	Description	Type	Width	Height	SF
1	3	Transom	Fixed	3'	3'	18
2	2	Kitchen	Fixed	6'	3'	18
3	1	Kitchen	Casement	6'	4'	24
4	1	Kitchen	Fixed	4'	4'	16
5	1	Transom	Fixed	3'	3'	6
6	5	Waterfall	Fixed	24"	24"	66
7	5	Transom	Fixed	59"	24"	95
8	4	Main View	Fixed	59"	86"	200
9	2	Studio	Fixed	6'	4'	48
10	2	Studio	Custom	6'	8'	96
11	5	Studio	Fixed	3'	2'	30
12	3	Studio	Fixed	16'	2'	24
13	3	Study	1 Flt 2 Awn	4'	2'	24
14	1	Study	Casement	23'	05"	11
15	1	Study	Awning	6'	3'	18
16	1	Garage	Charred Glass	22'	7'	154
17	2	Transom	Fixed	3'	2'	12
18	2	Closet	Fixed	4'	2'	40
19	1	Bathroom	Fixed	5'	3'	15
20	2	Bedroom	Fixed	6'	3'	12
21	4	Waterfall	Fixed	32"	32"	40
22	1	M.Bath	Charred Glass	2'	2'	18
23	1	Bathroom	Fixed	6'	3'	18
					Total SF	934

Lumina House Door Schedule						
#	Qty	Description	Type	Width	Height	SF
1	1	Front Door	Ext.	3'	7'	21
2	1	Front	Sliding Glass	3'	7'	21
3	1	Side Door	Ext.	3'	7'	21
4	1	Main Entry	Slider	39"	86"	48
5	1	Studio	Ext.	3'	7'	21
6	1	Office	Ext.	3'	7'	21
7	1	Garage	Overhead	16'	7'	112
8	1	Garage	Ext.	3'	7'	21
9	1	Guestroom	Slider	3'	7'	21
10	1	Bedroom	Ext.	3'	7'	21
11	1	Bedroom	Slider	59"	9'	53
12	1	Studio	Int. Wood	3'	7'	21
13	1	Utility	Int. Wood	3'	7'	21
14	1	Utility	Int. Wood	3'	7'	21
15	1	Closet	Slider	66"	7'	46
16	1	Utility	Int. Wood	3'	7'	21
17	1	Utility	Int. Wood	3'	7'	21
18	1	Utility	Int. Wood	3'	7'	21
19	1	Garage	Ext. Steel	3'	7'	21
20	2	Closet	Slider	4'	7'	28
21	1	Powder	Int. Wood	3'	7'	21
22	1	M. Bedroom	Int. Wood	3'	7'	21
23	1	M.Bath	Int. Wood	3'	7'	21
24	1	Toilet	Int. Wood	3'	7'	21
25	1	Shower	Glass	3'	7'	21
26	1	Closet	Slider	9'	9'	81
27	na	Int. Clerestory	Fixed	various (see private level plan)		
					Total SF	



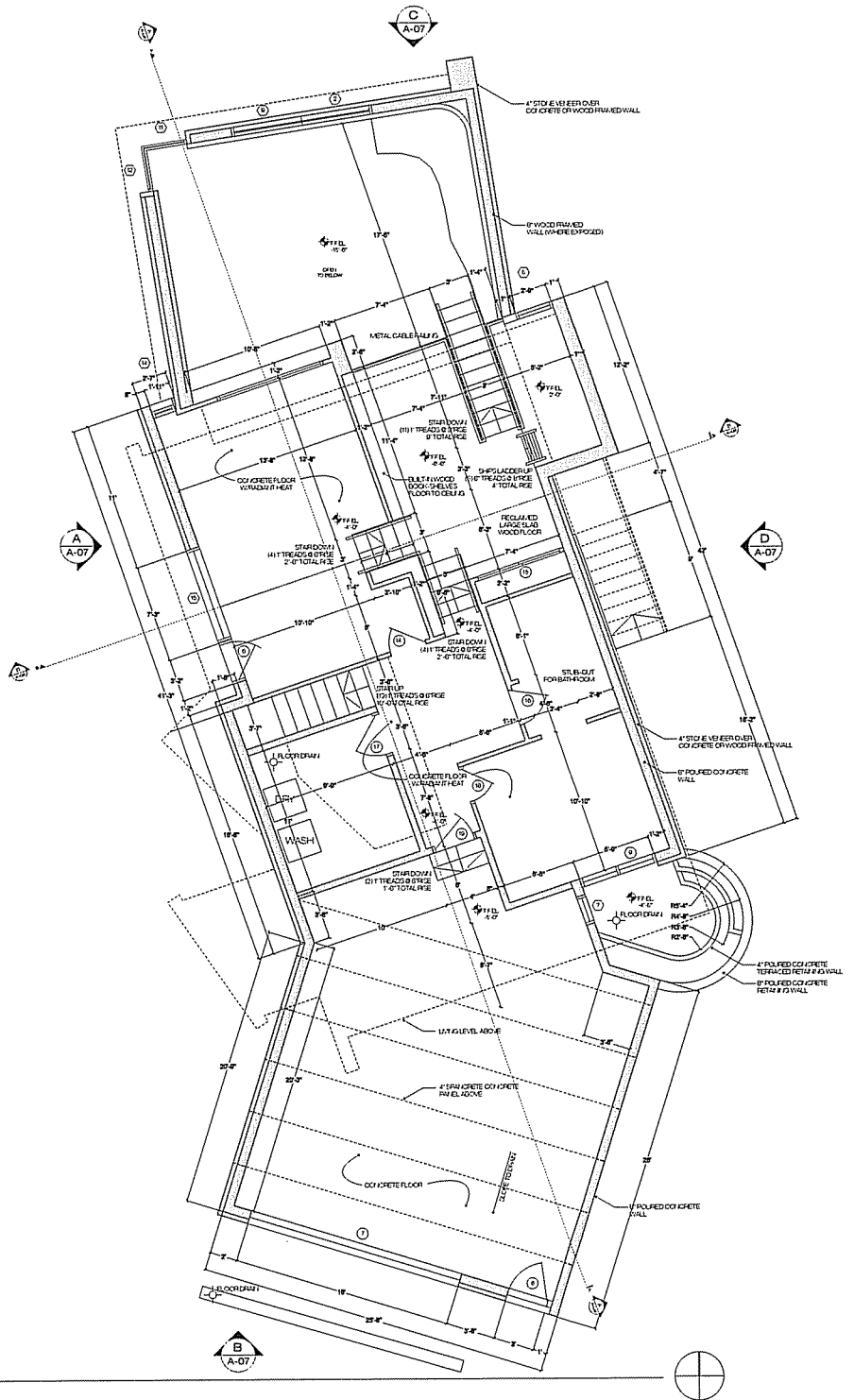
A
A-03 STUDIO SPLIT LEVEL B PLAN
SCALE 1/4" = 1'-0"

TOTAL GLAZING	[] SF	100%
SOUTH GLAZING	[] SF	1%
EAST GLAZING	[] SF	1%
NORTH GLAZING	[] SF	1%
WEST GLAZING	[] SF	1%

SQUARE FOOTAGE FIGURES	
GROSS CONDITIONED	3607 SF
UNFINISHED BASEMENT	1573 SF
TOTAL	5179 SF
GROSS UNCONDITIONED	727 SF
TOTAL SQUARE FOOTAGE	5906 SF

NOT FOR CONSTRUCTION

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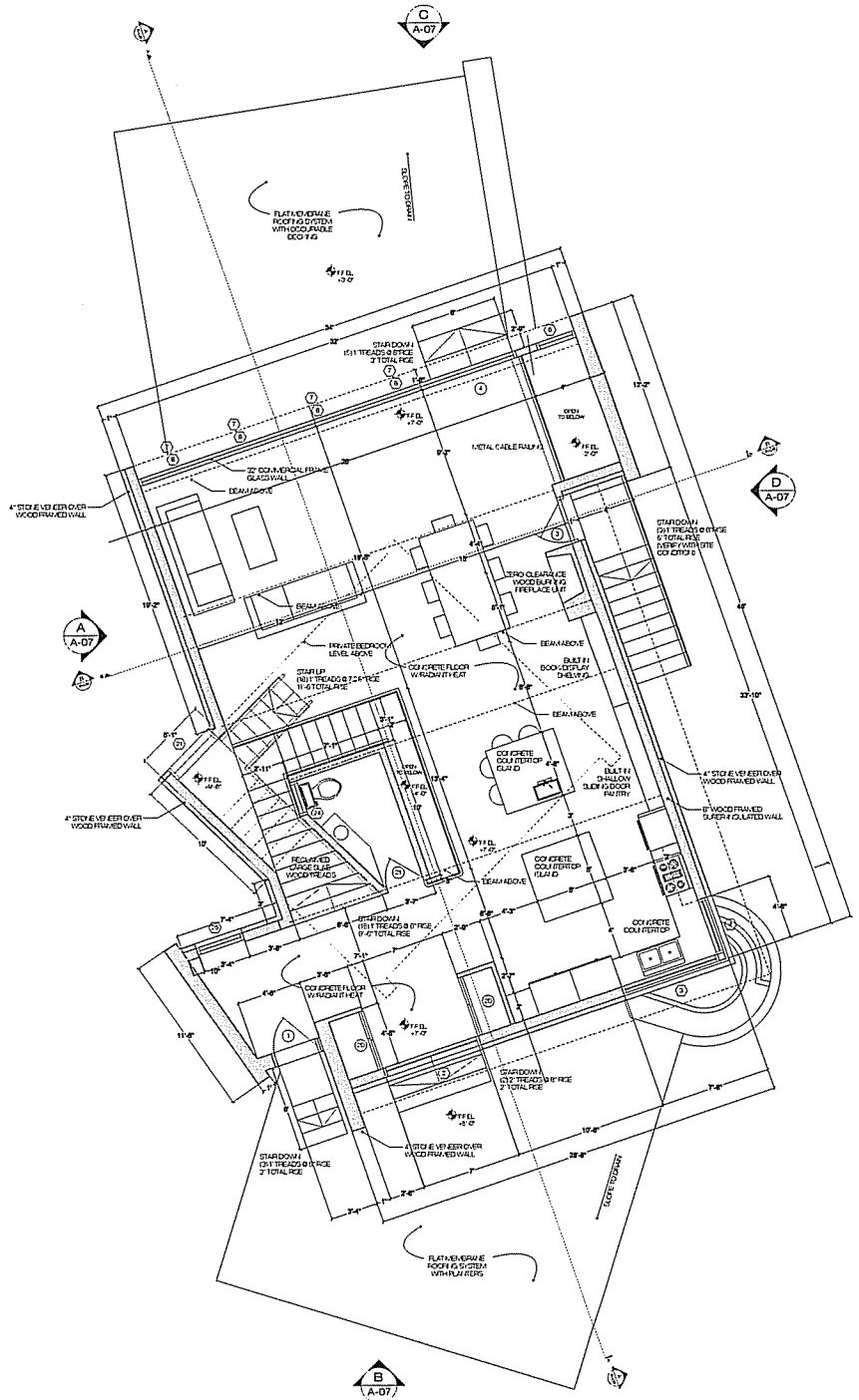
A
A-04 **STUDIO SPLIT LEVEL A PLAN**
SCALE 1/4" = 1'-0"

:::NOT FOR CONSTRUCTION:::

RESIDENCE FOR MR. KARL LANG
2528 WAUNONA WAY, MADISON, WI 53704
STUDIO SPLIT LEVEL A PLAN / A04
03.17.11

MdBdesign, LLC
606.334.2661 / mjb2333@gmail.com

INITIAL ISSUE DATE	03.17.11
REVISIONS	



A
A-05 **LIVING LEVEL FLOOR PLAN**
SCALE 1/4" = 1'-0"

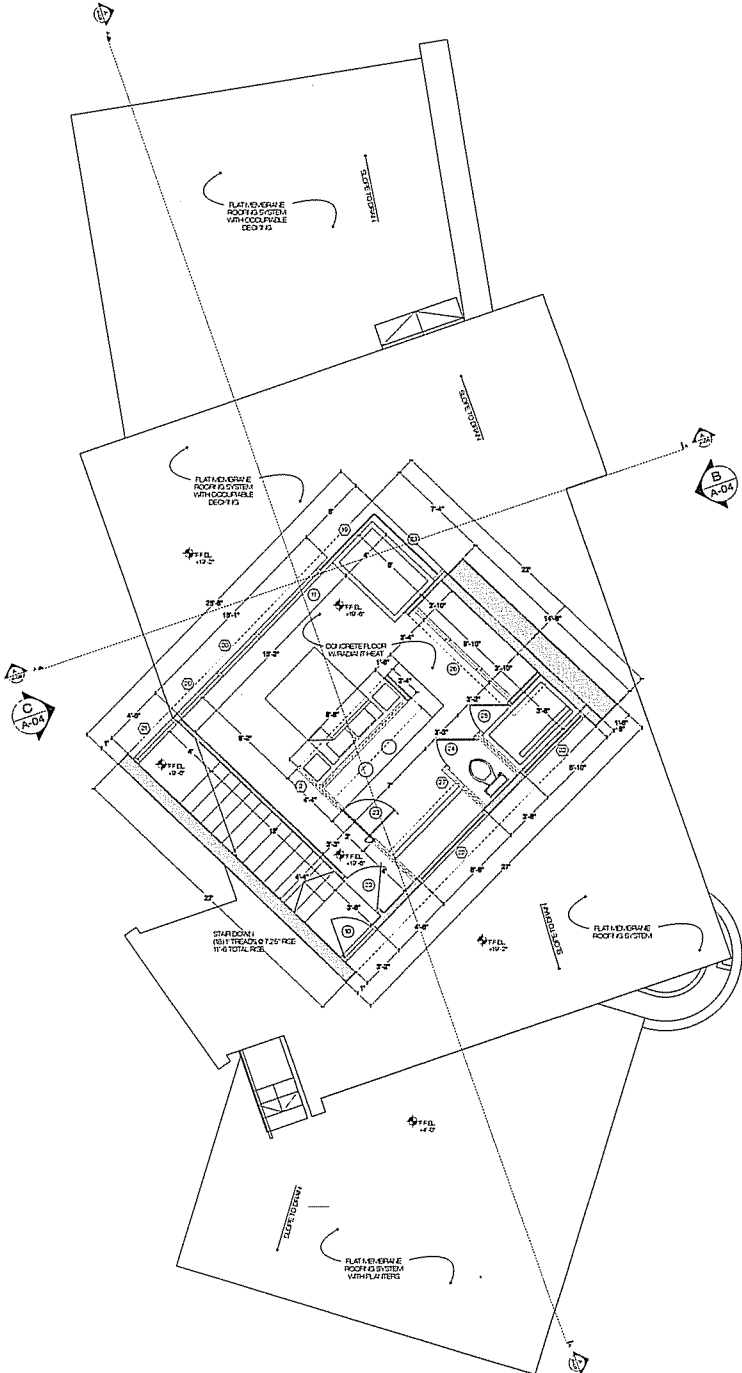
NOT FOR CONSTRUCTION

RESIDENCE FOR MR. KARL LANG
2528 WALUNOVA WAY, MADISON, WI 53704
LIVING LEVEL PLAN / A05
03.17.11

MdBdesign, LLC
608.334.2561 / 117923332@gmail.com

INITIAL ISSUE DATE
03.17.11
REVISIONS

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A
A-06 PRIVATE BEDROOM LEVEL PLAN
SCALE 1/4" = 1'-0"

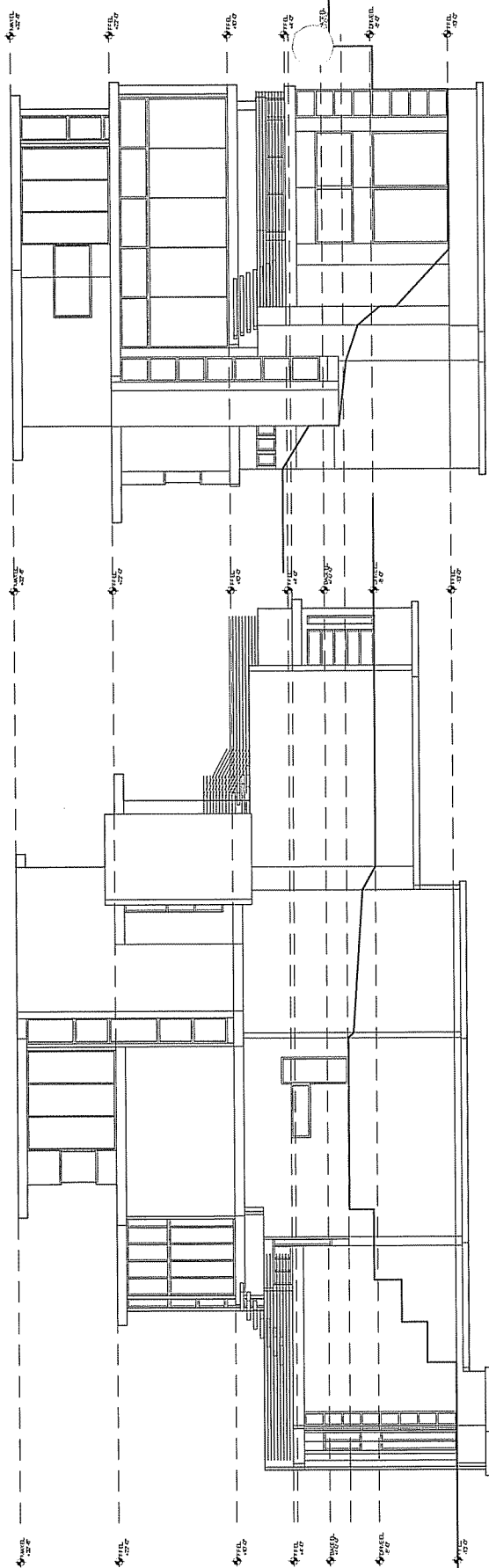


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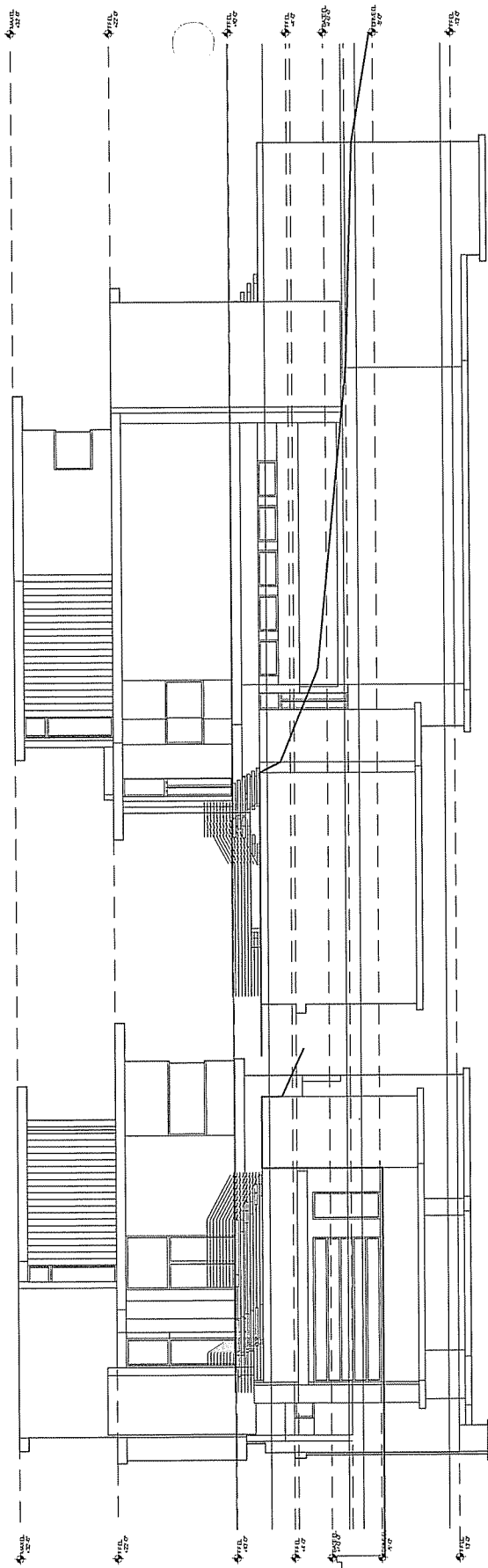
RESIDENCE FOR MR. KARL LANG
2628 WAUNONA WAY, MADISON, WI 53704
PRIVATE LEVEL PLAN / A06
03.17.11

MdEDesign, LLC
608.334.2661 / mj223332@gmail.com

INITIAL	ISSUE DATE
	03.17.11
	REVISIONS



A WEST ELEVATION
SCALE: 3/8" = 1'-0"



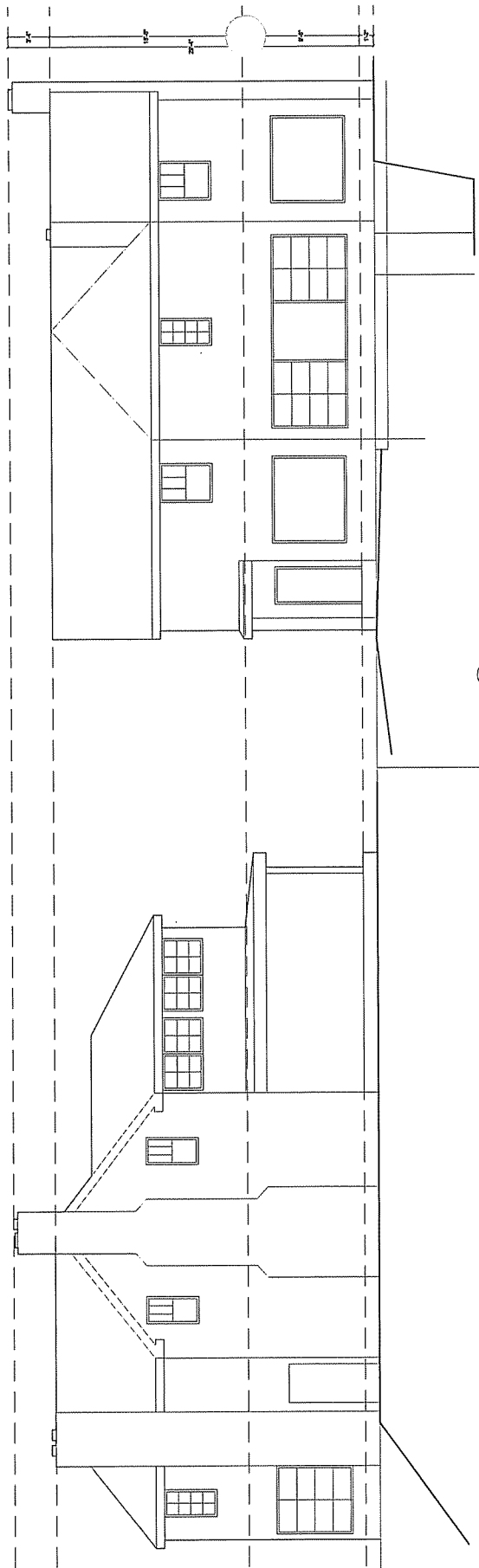
D EAST ELEVATION
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

C NORTH ELEVATION
SCALE: 3/8" = 1'-0"

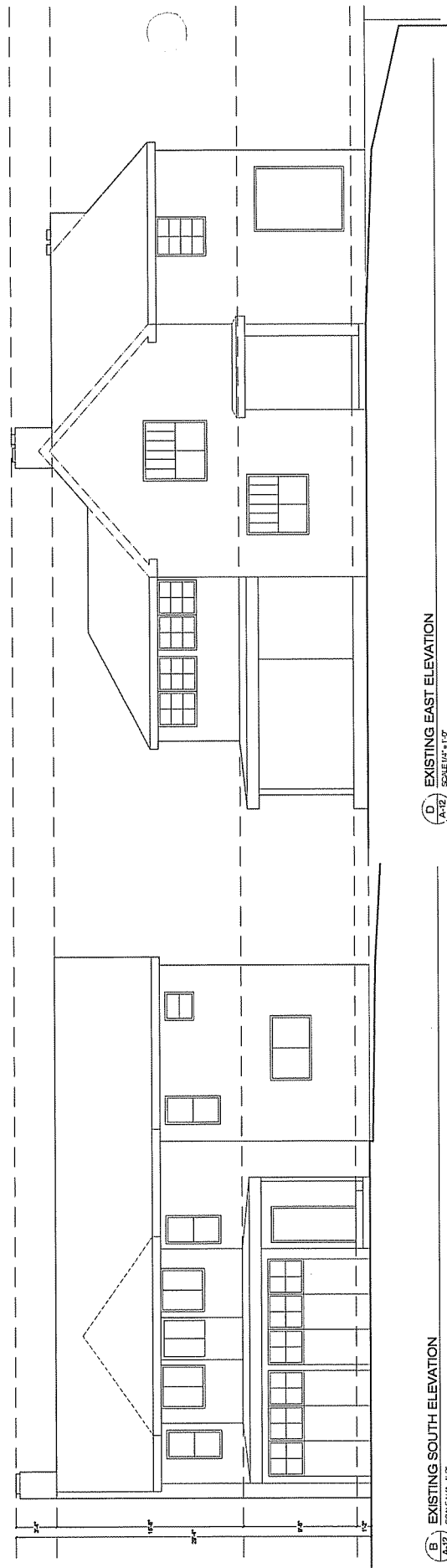
B SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION



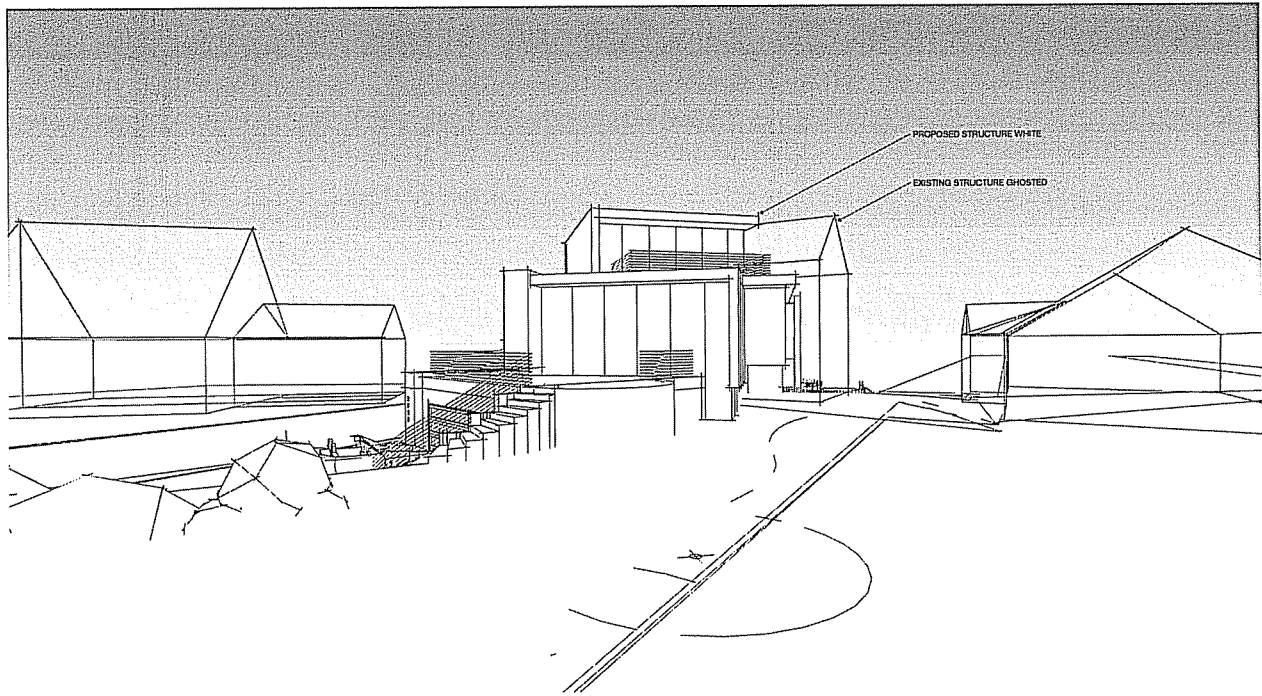
A
A-12
SCALE: 1/4" = 1'-0"

C
A-12
SCALE: 1/4" = 1'-0"

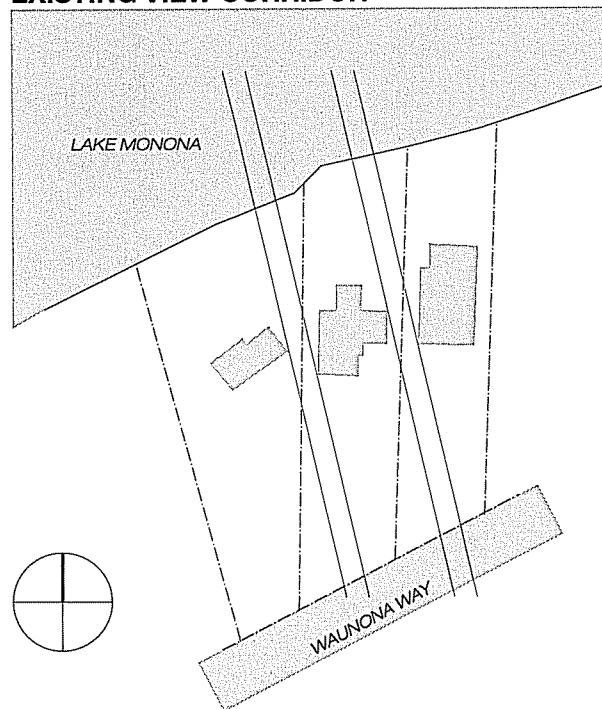


B
A-12
SCALE: 1/4" = 1'-0"

D
A-12
SCALE: 1/4" = 1'-0"

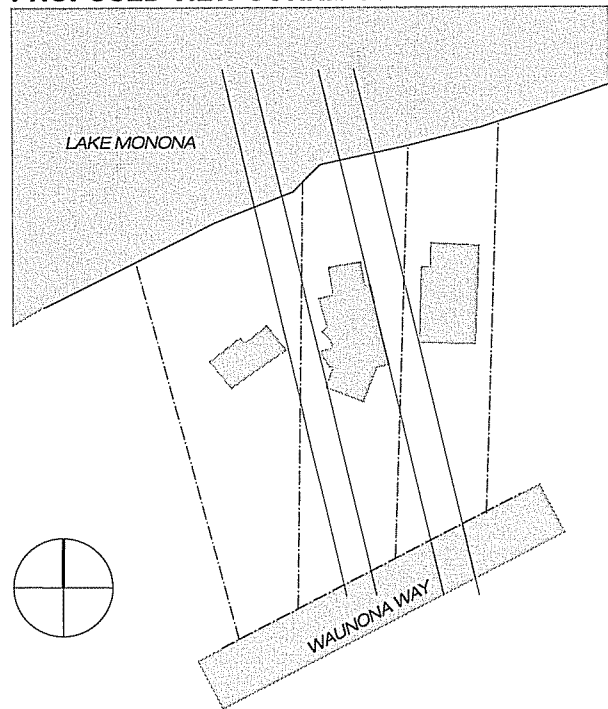


EXISTING VIEW CORRIDOR



THE EXISTING MASSING & ORIENTATION
LIMIT VIEW ACCESS TO THE LAKE AND CITY
SKYLINE BEYOND.

PROPOSED VIEW CORRIDOR



THE PROPOSED MASSING & ORIENTATION
ALLOW THE VIEW CORRIDORS FROM THE
STREET TO ALMOST DOUBLE IN SIZE.

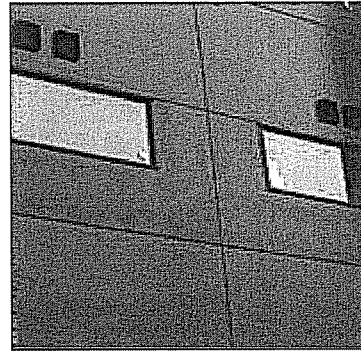
MASSING & VIEW CORRIDORS

SCALE = NTS

PROPOSED RESIDENCE FOR MR. KARL LANG
2528 WAUNONA WAY - MADISON, WISCONSIN
MdBDesign., L.L.C. 11.15.10

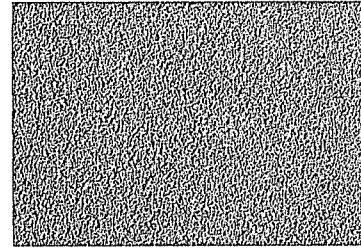
CEMENT FIBER PANEL RAIN SCREEN

Factory finish or painted, smooth finish, large panel (4' x 10')
Open-joint rain screen system



EXTERIOR INSULATED FINISH SYSTEM (EIFS)

Smooth finish with grid pattern expansion joints



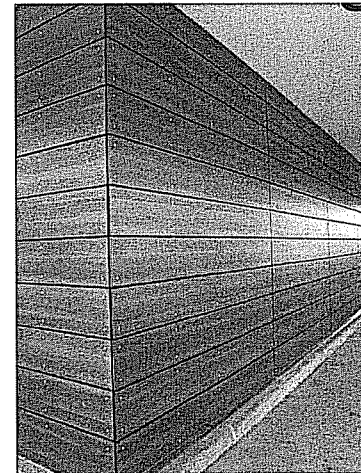
BLACK LOCUST RAIN SCREEN

Inexpensive, locally sourced, extremely durable
milled as large boards and affixed in a pattern TBD.



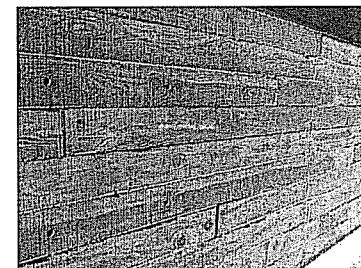
TRESPA RAIN SCREEN

Or equivalent high-end panel system, employed sparingly
in important areas inside & out



TEXTURED CONCRETE

Board-form pattern (horizontal) employed on any exposed surface
including the driveway planters & exposed foundation



INITIAL ISSUE DATE
04.17.11

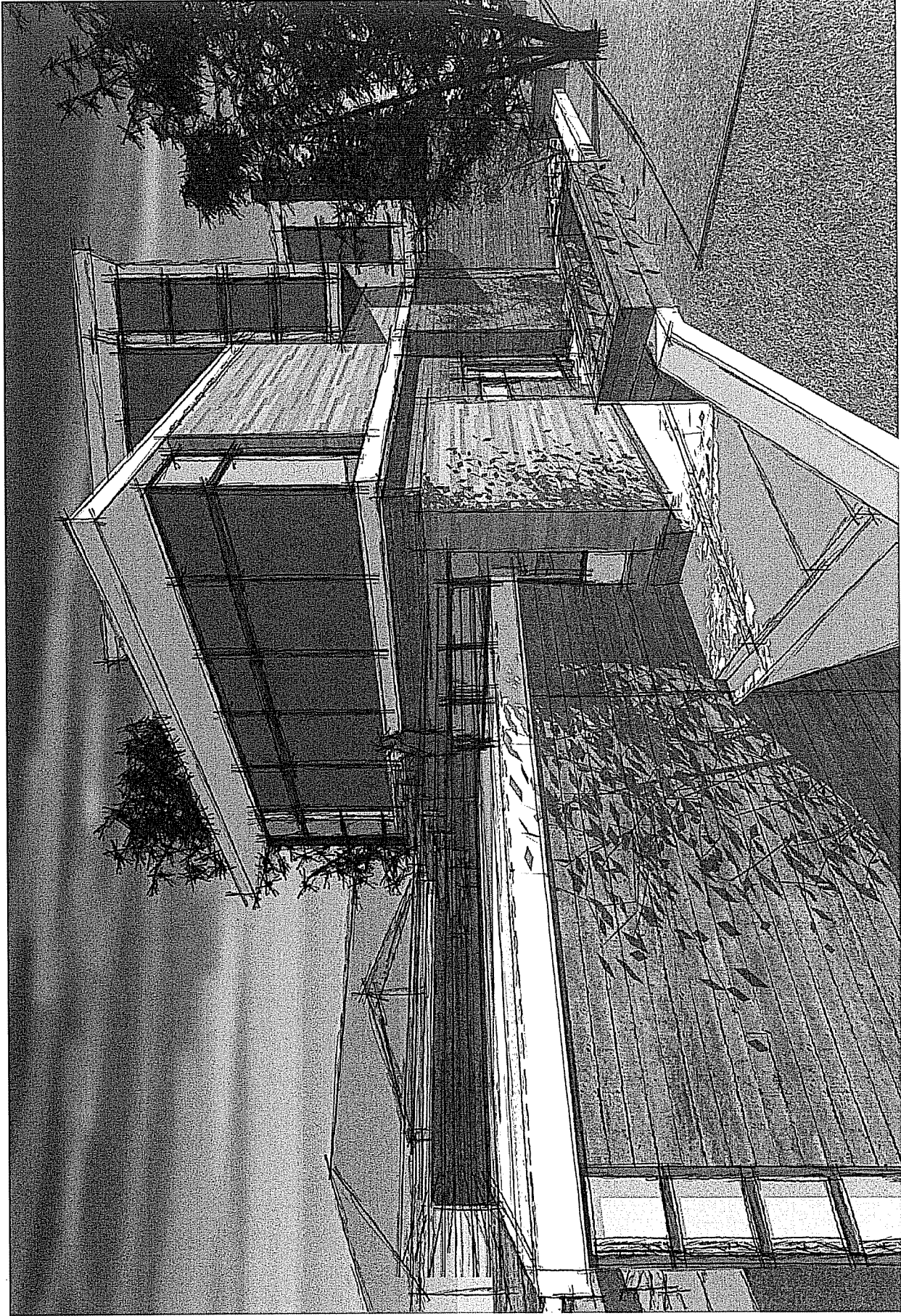
REVISIONS

McEde design, LLC
608.334.2661 | mjed233@gmail.com

LUMITA INCORPORATED - KARL LANG RESIDENCE
2528 WAUNONA WAY, MADISON, WI, 53704

A1.1
04.17.11

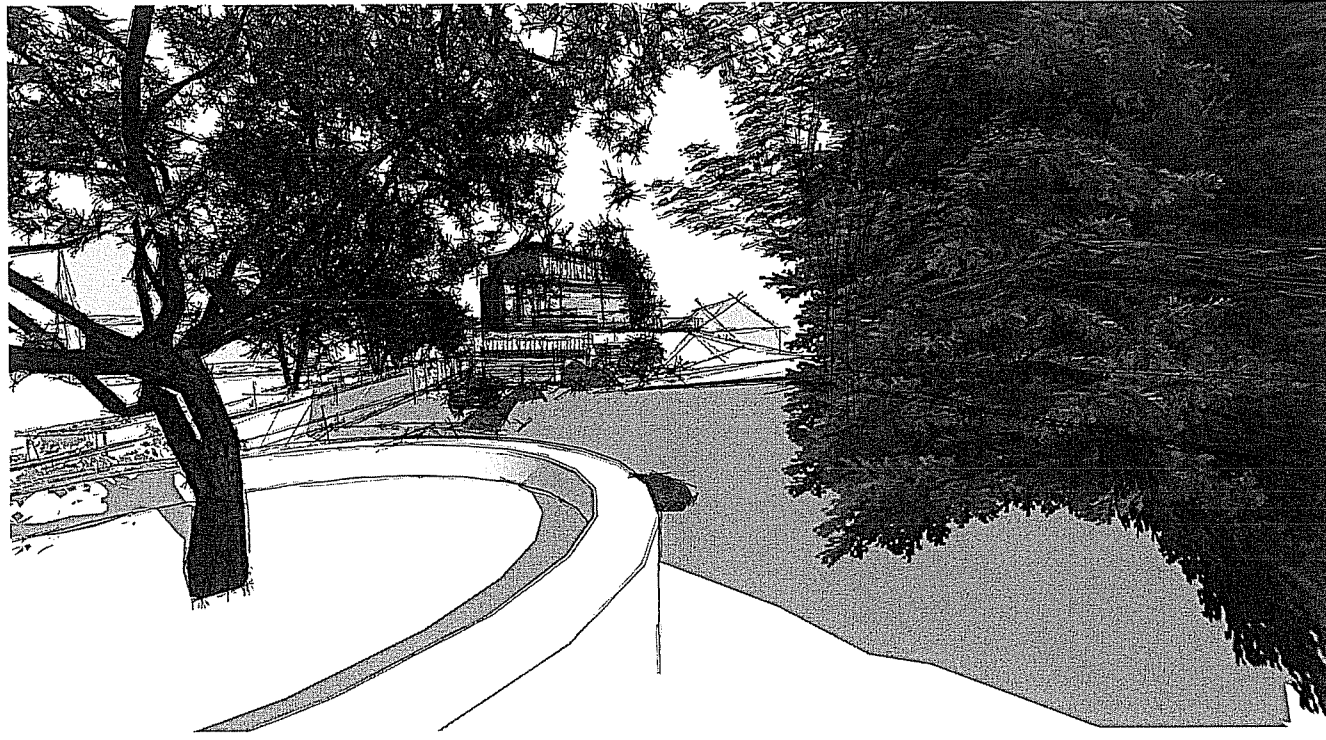
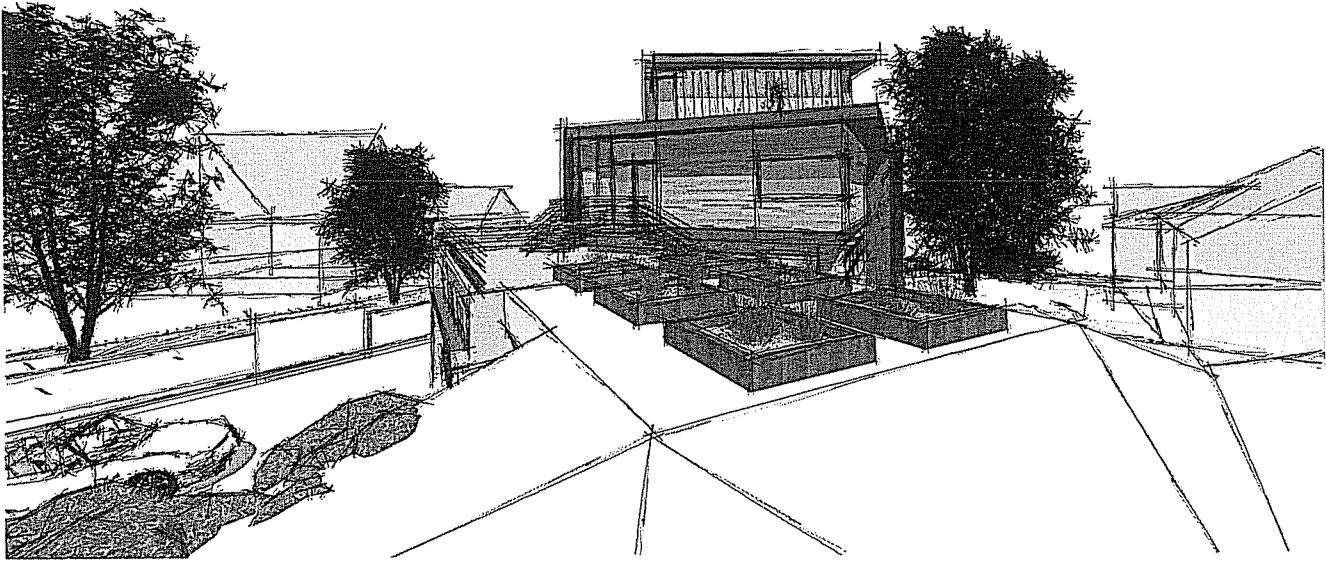
PROPOSED EXTERIOR CLADDING MATERIALS & METHODS



INITIAL ISSUE DATE
04.17.11
REVISIONS

RESIDENCE FOR MR. KARL LANG
2528 WAUNONA WAY, MADISON, WI 53704
PERSPECTIVE RENDERING FROM NORTH-WEST LAKESIDE LOOKING SOUTHEAST / A1.1
04.17.11

MdBdesign, LLC
608.334.2661 / mj@2633@gmail.com

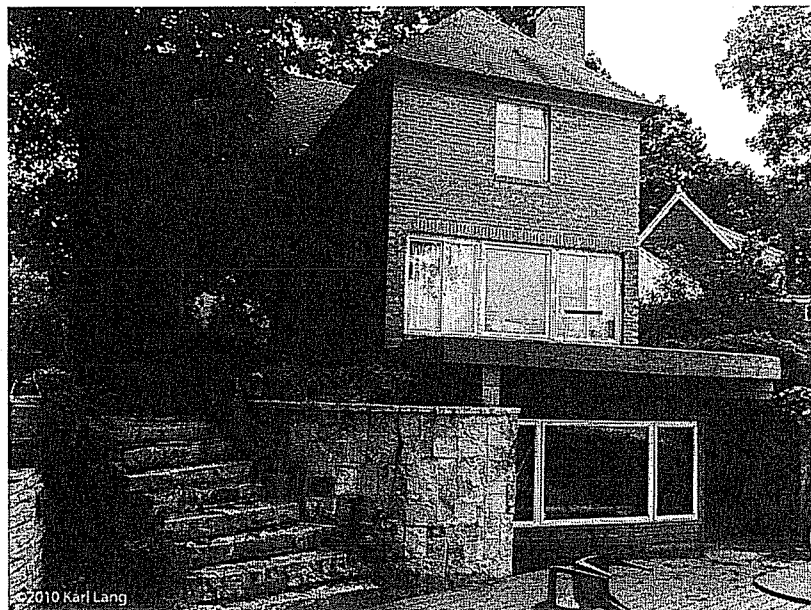


INITIAL ISSUE DATE
04.17.11
REVISIONS

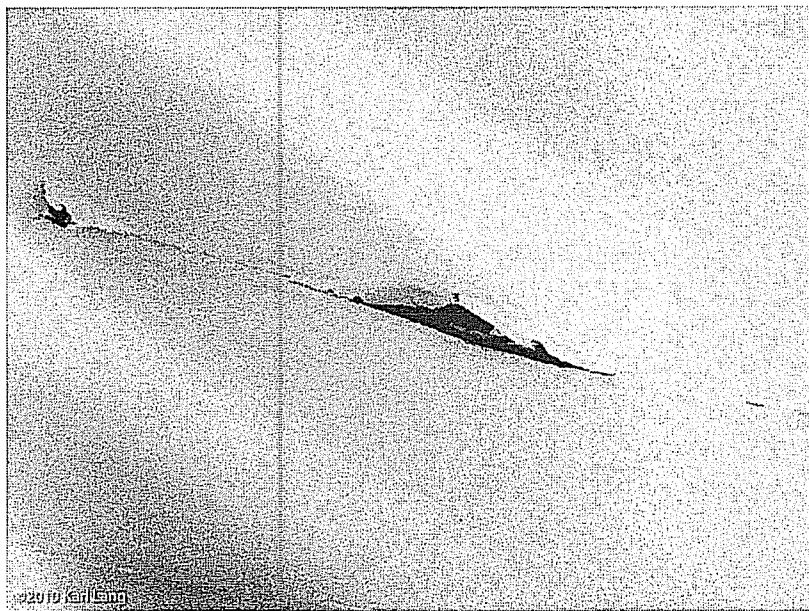
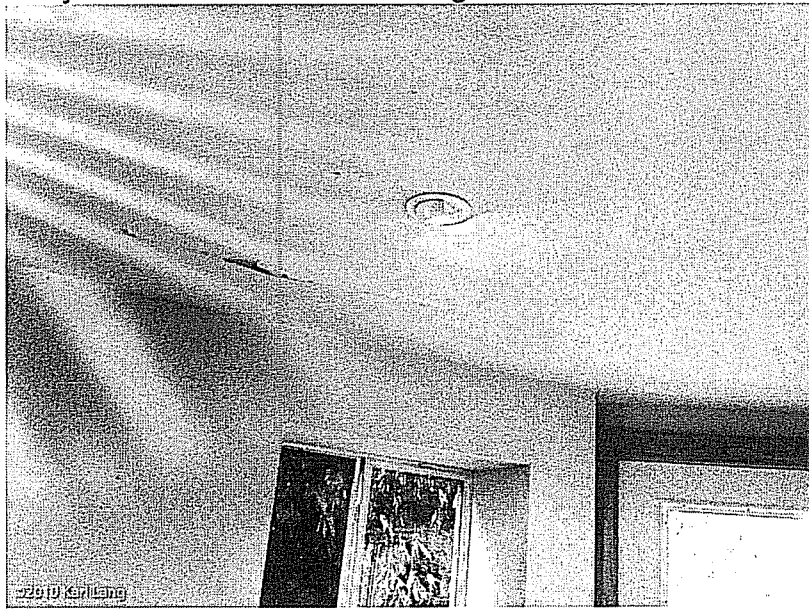
RESIDENCE FOR MR. KARL LANG
2528 WALUNONA WAY, MADISON, WI 53704
PERSPECTIVE RENDERING FROM SOUTH LOOKING NORTH FROM WALUNONA WAY / A1.2
04.17.11

McBdesign, LLC
608.334.2661 | mj@2633@gmail.com

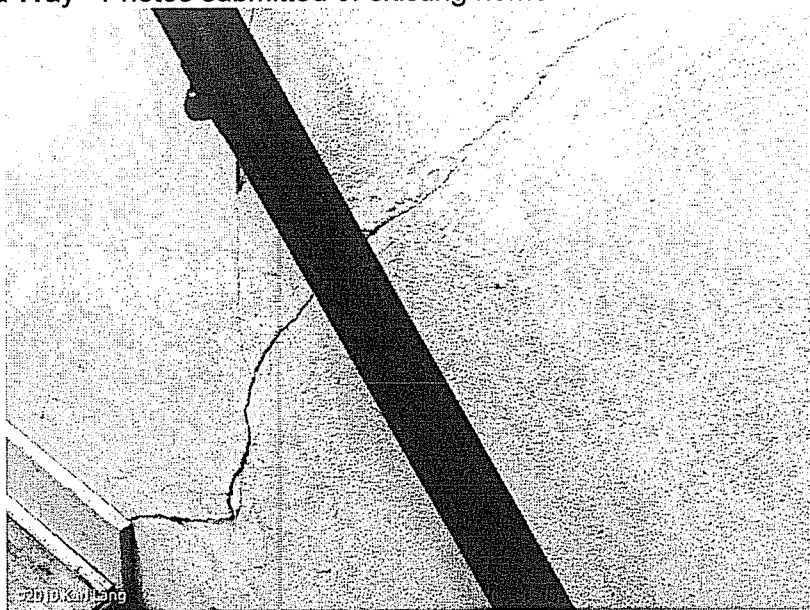
2528 Waunona Way - Photos submitted of existing home



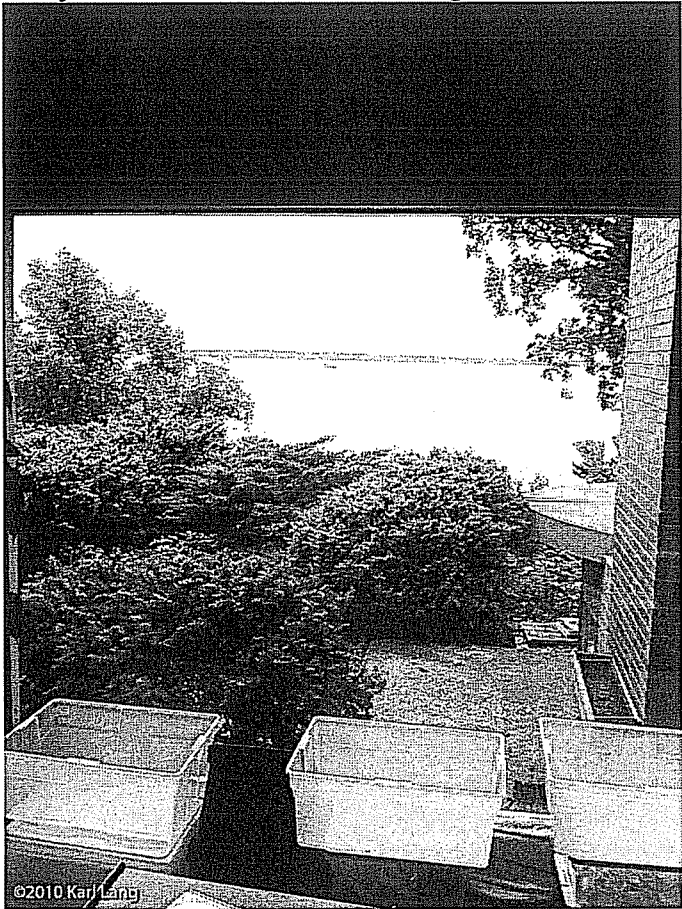
2528 Waunona Way - Photos submitted of existing home



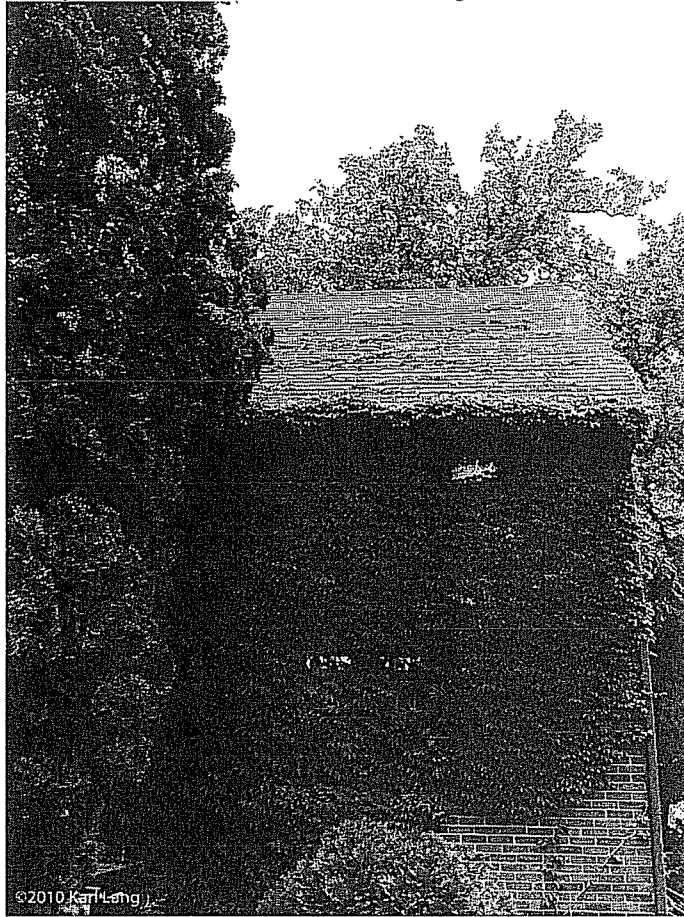
2528 Waunona Way - Photos submitted of existing home



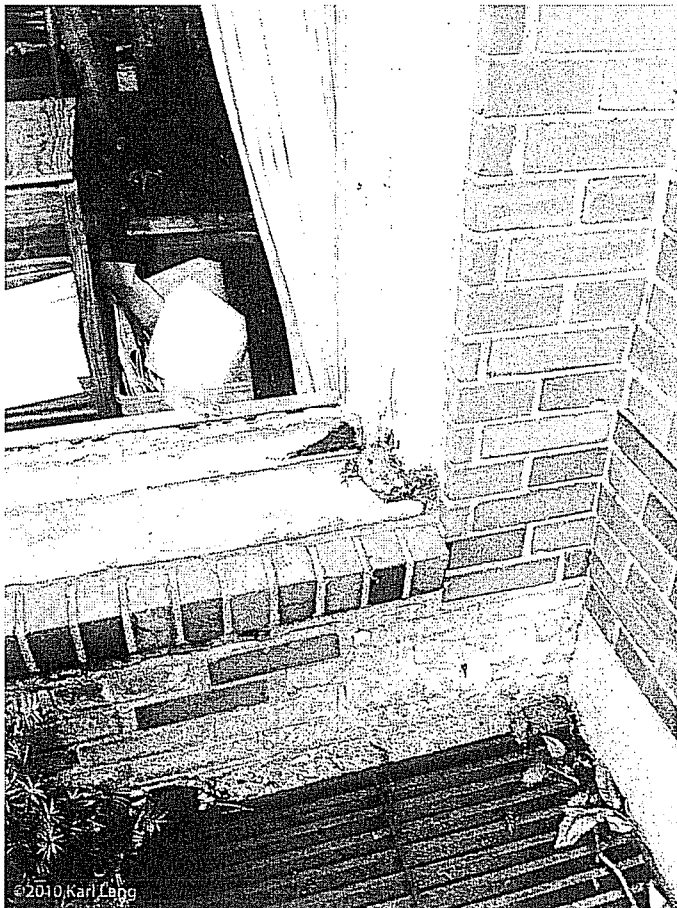
2528 Waunona Way - Photos submitted of existing home



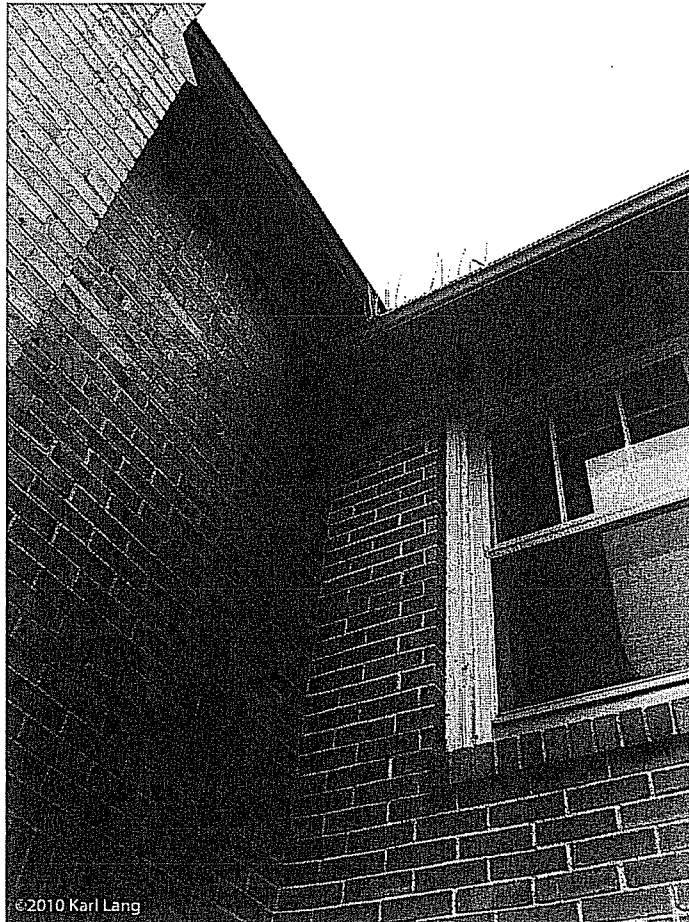
2528 Waunona Way - Photos submitted of existing home



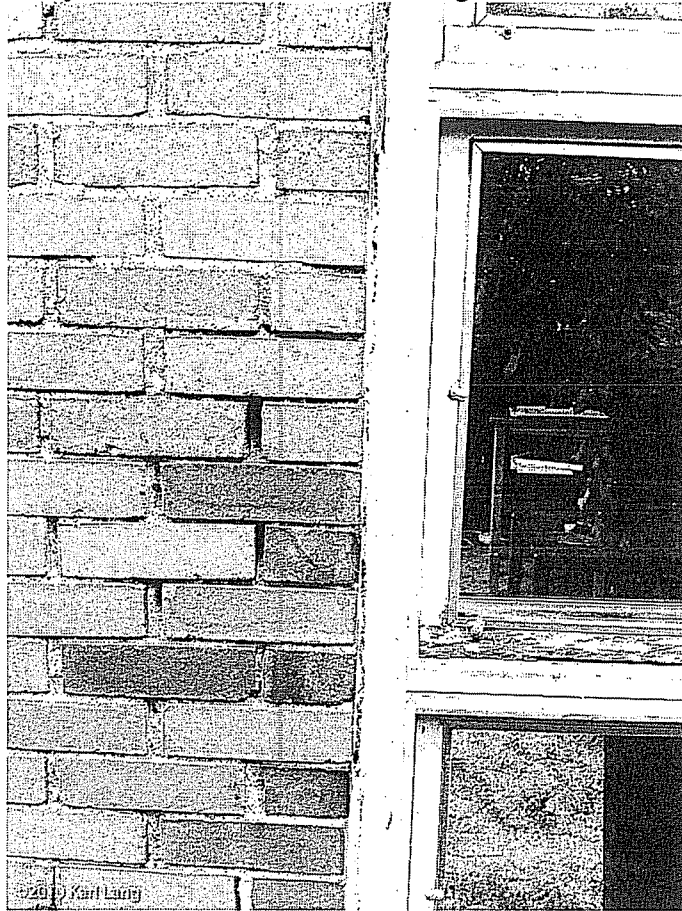
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2528 Waunona Way - Photos submitted of existing home



Proposed Residence for Karl Lang

Demolition Permit Re-use & Recycle Plan

City of Madison Planning Department Submittal

MdB-Design LLC – Michael DesBarres – Principal

Prepared - Tuesday, April 12, 2011

Re-use

Contact Habitat for Humanity Restore to assess possible items suitable for re-use prior to demolition. Items already deemed suitable include: Wooden railings & banisters, several thermo pane windows, a varied selection of wood framing members, recently installed electrical service panels, data cable and the majority of brick facing on the exterior of the home. We are investigating recycling the exterior brick, calculated at 66,000 pounds, which would be removed, roughly broken and used as fill in a series of storm-water retention basins located on the property. The property also features extensive gardens which will be maintained or repaired/reconstructed as necessary during the construction process.

Mercury

All thermostats, fluorescent lights and compact fluorescent lights will be recycled using a licensed service.

Metals

The metals suitable for recycling within the existing home includes ductwork, storm window frames, door hardware, several pieces of structural steel, and any steel reinforcing capable of being removed from demolished concrete.

Concrete/Asphalt

The existing home features a concrete driveway and concrete foundation, and we are investigating demolishing, crushing, and reusing this material as fill/roadbed for a newly constructed driveway on-site.

Appliances

The existing home features several appliances which will require professional recycling. These include the furnace and water heater, range/oven, microwave, refrigerator, washer and dryer units, and several CRT screens.

