01.17.2023
Land Use Application Letter of Intent

Address:
4009 Birch Ave
Madison, WI 53711

Title: 4009 Birch Ave Demolition Application

Applicant Name: Meri Tepper – Associated Housewrights (Design/Builder)
Property Owner: Jim Kenneally and Olivia Beran

Dear Plan Commission,

We are requesting a demolition permit be granted for the house at 4009 Birch Ave. The current homeowners purchased the house 2015. The house had been a rental property prior to the purchase, and so there was deferred maintenance which they inherited. The homeowners have been planning a major remodel since their purchase. In 2022 they engaged Associated Housewrights to design a remodel and addition. Careful analysis demonstrated that the best solution for their goals is to demolish the existing structure to the foundation (adjust one wall of the foundation for zoning compliance) and then rebuild the house in kind plus a rear yard addition.

The existing 1944 house was built substandard (even for its day). It doesn't make financial sense to remodel the existing structure given the many life-safety and spatial deficiencies. In addition, the house is currently positioned within the side yard setback, which limits the ability to modify and improve features of the home within the setback. The single stall garage was inadequately "attached" to the house decades ago and is exhibiting signs of structural failure. The attached plan set includes photos which describe these deficiencies in more detail.

For all the deficiencies noted in the framed structure there are some elements which we will seek to preserve and re-use:

1. The 10" CMU block foundation is in serviceable condition and should be re-used. The basement is dry and there are no signs of cracking or bowing in the walls. Unfortunately, the existing house is built 18" into the east side yard setback. We intend to remove the eastern foundation wall, while preserving the other three walls. The eastern foundation wall will be reconstructed on the setback line to comply with zoning.

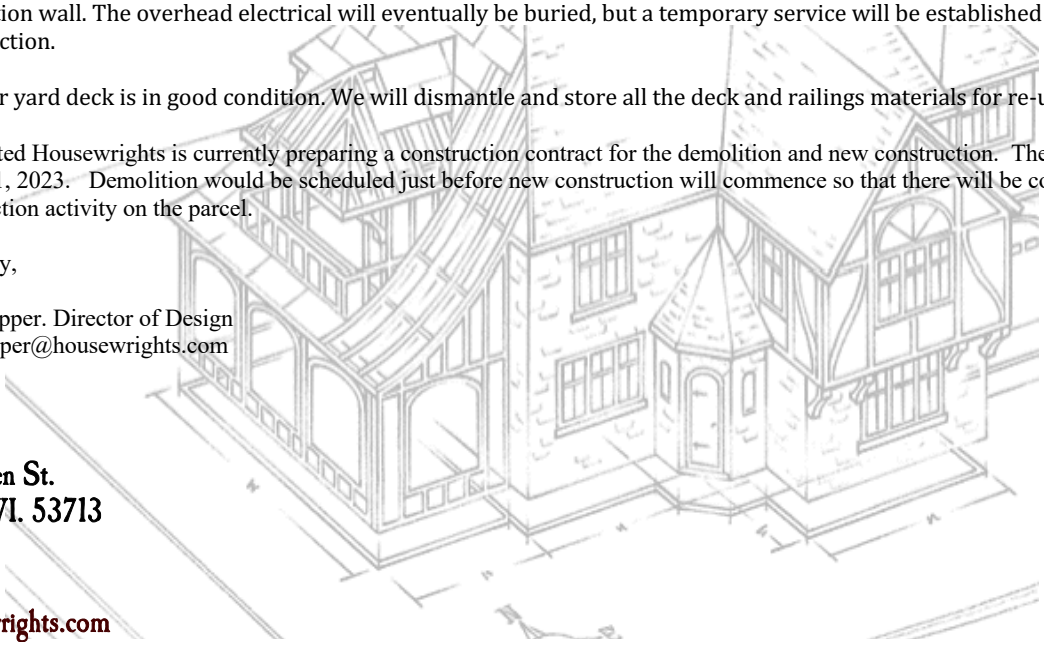
2. We intend to preserve all underground utility connections to the street. This includes gas, water, and sewer. The basement floor drain and waste stacks will be capped during demolition. Water service will be turned off at the street meter and at the valve inside the basement. The gas line will need to be capped at the position is emerges from the ground adjacent to the foundation wall. The overhead electrical will eventually be buried, but a temporary service will be established during construction.

3. The rear yard deck is in good condition. We will dismantle and store all the deck and railings materials for re-use.

Associated Housewrights is currently preparing a construction contract for the demolition and new construction. The targeted start date is May 1, 2023. Demolition would be scheduled just before new construction will commence so that there will be continuous construction activity on the parcel.

Sincerely,

Meri Tepper. Director of Design
meri.tepper@housewrights.com



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