



City of Madison

Proposed Demolition and Conditional Use

Location
1026 Sherman Avenue

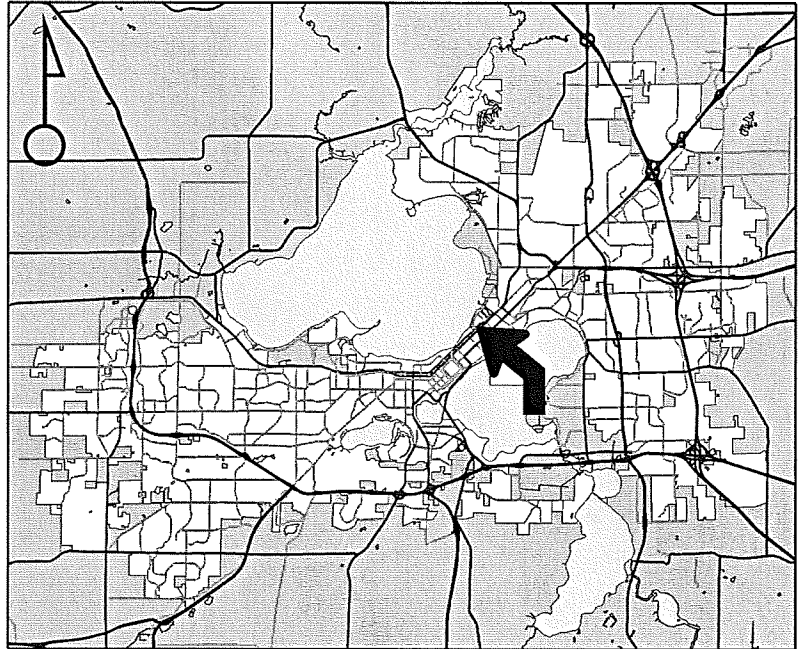
Project Name
Major Demolition

Applicant
Michael Major

Existing Use
Single-family residence

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

Public Hearing Date
Plan Commission
18 June 2012



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 June 2012





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 550- Receipt No. 131321
Date Received 5/9/12
Received By MP
Parcel No. 0709-132-0106-1
Aldermanic District 2-MANIALI
GQ NAT'L REGISTER; ZBA; WATERFRONT
Zoning District R2

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 <u>1/25/12</u>	Waiver <input type="checkbox"/>
Ngrbrhd. Assn Not. <u>1/25/12</u>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5/9/12</u>	

1. Project Address: 1026 SHERMAN AVE Project Area in Acres: 0.15

Project Title (if any): _____

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. Plan ☐ Amended Spec. Imp. Plan

☒ Conditional Use

☒ Demolition Permit

☐ Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: MICHAEL MAJOR Company: _____

Street Address: 333 W. MIFFLIN #8120 City/State: MADISON/WT Zip: 53703

Telephone: (414) 699 5404 Fax: () Email: MIKEYMAJOR@GMAIL.COM

Project Contact Person: KATRINA KISIOLEK Company: _____

(ALTERNATE) Street Address: 333 W. MIFFLIN #8120 City/State: MADISON/WT Zip: 53703

Telephone: (920) 980 4865 Fax: () Email: KATRINAKISIOLEK@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: DEMOLISH EXISTING

HOUSE AND ~~REAR~~ BUILD A NEW HOUSE HAVING A SIMILAR SIZE/FOOTPRINT

Development Schedule: Commencement AS SOON AS PERMITTED Completion ~4 MONTH BUILD SCHEDULE

CONTINUE →

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 ½ inch by 11 inch paper
- + ☒ **Letter of Intent: Twelve (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: \$ 550⁺** 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.
- ☐ A **Zoning Text** must accompany all 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 the: COMPREHENSIVE PLAN / TENNEY 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 Aldersperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
BRIDGET MANIACI, TENNEY LAPHAM NEIGHBORHOOD ASSOC. on 01/25/12
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: KEVIN FIRCHOW Date: 4/25/2012 Zoning Staff: PATRICK ANDERSON Date: 4/25
- ☐ 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

MICHAEL MADOR

Date

5/8/12

Signature

[Signature]

Relation to Property Owner

owner

Authorizing Signature of Property Owner

Date

Letter of Intent – 1026 Sherman Ave

Overview

We would like to tear down the existing structure which is not fit for occupancy or renovation and build a new home which is appropriate to the feel, class, size and character of the neighborhood. Our proposed home sits on generally the same footprint as the current foundation, will maintain current setback spacing to our neighbors, street and lake and general four square style. The new home will be a healthier, more energy efficient and visually appealing contribution to the neighborhood.

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Property Use

1026 Sherman Ave. is a single family residential home zoned R2. The current home has about 3150 square feet on three floors above the basement level. The proposed home has about 2900 square feet on two levels and a finished exercise room, bathroom and mudroom in the basement. The basement will also feature a garage in the basement accessed from the rear of the house. Please see the attached plans for details. The proposed home will remain a single family dwelling appropriate for the R2 zone.

The proposed home also features a covered porch similar to other homes on the street.

The lot plan and impervious surfaces will also remain essentially as they currently exist. The proposed home also will increase the setback areas to the neighbors.

Persons Involved

Mike Vilstrup, president of TimberLane Builders, LLC will be the general contractor for the project. Mike has many years of custom home construction experience in Dane County and specializes in energy efficient construction. His plans will minimize negative environmental consequences and accelerate construction time to minimize the impact on our neighbors. Please see the TimberLane Builders, LLC website on <http://www.timberlanebuilders.com/> for details.

Additionally, the homeowners, Katie and Mike Major will remain involved in the construction process. Katie and Mike are available on (414)-699-5404 or by email on mikeymajor@gmail.com or katrinakisiolek@gmail.com.

Recycling Plan

Years of neglect and many rounds of mismatched renovations have stripped the home of any historically significant elements. Habitat for Humanity salvaged any useable components during the interior demolition (please see attached documentation). Habitat for Humanity will be invited to salvage or reclaim any useable components prior to exterior demolition also, although a very limited amount of building materials is reusable. A recycling plan will be delivered to the Coordinator for review prior to demolition permit issuance.

As-Purchased Condition

Exterior

1026 Sherman Ave. sat empty and unused for at least 4 years before we bought it. Unfortunately, years of neglect have resulted in pervasive mold and structural damage on top of the toxic building materials of the time.

The additions, which were built in the 1970's and 1980's are structurally unsound; the footings are sinking, the floor joists are bent, the exterior stucco is cracking and the floors are rotten. Sadly, all the historically significant elements of this house were replaced in renovations during the 1970's and 1980's.

The current structure is in such poor condition that experienced contractors are very hesitant to undertake a comprehensive renovation of the property and have warned us that we would never be able to cure all the problems in the current structure regardless of cost.

1026 Sherman currently has eight outstanding building inspection violations issued before we bought the house which reflect the unsafe and run down condition. The previous owners have had these deadlines extended, but the outstanding issues cannot be fixed without significant structural repairs. Please see the attached City of Madison Official Notice of Ordinance Violations for detailed information.



Figure 1 Primary view of house facing Sherman Ave. Significant degradation of soffits, gutters, stucco. The squirrels and raccoons enjoy the friendly confines of the roof thanks to all the holes. The stucco is not properly installed with rope and vee-groove. There is water damage behind the stucco as a result. The front bump-outs and rear additions were built without expansion joints and the stucco is cracking in these places also.



Figure 2 Rear view facing Lake Mendota. Back porch and additions from the 1980's visible. Nothing matches or lines up properly. There are at least three clearly defined generations of construction. We are very excited to build a house which matches the generally high quality properties of the area.



Figure 3 All exterior soffits are damaged beyond repair and the City of Madison correction order has not been acted upon. A dead squirrel fell out of the attic access hatch when we opened it because the damaged soffits act as squirrel entry points. It is difficult to see in photos, but the stucco is damaged here also.

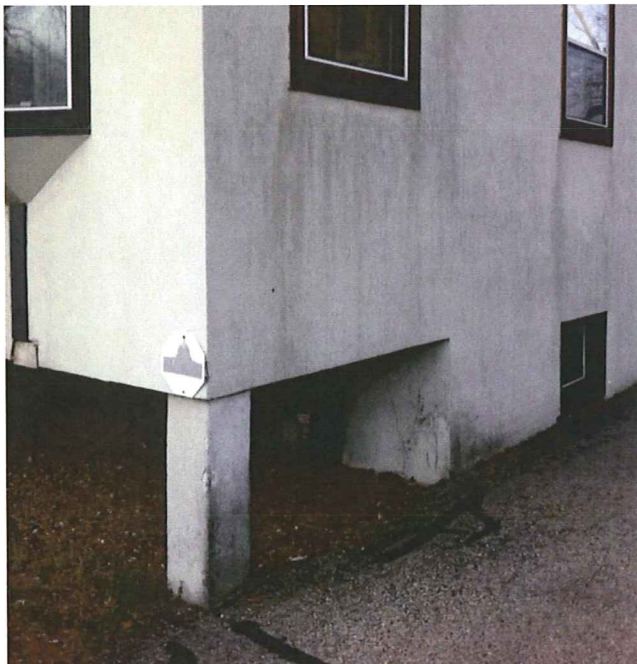


Figure 4 The added "bump outs" are sinking and cracking the existing stucco. Water damage resulting from the improperly hung stucco/drainage is visible on most windows (the dark "waterfalls" stemming from the bottom corners).



Figure 5 Stucco, wood and roofing are generally damaged beyond repair. Our new home will contribute to the general feel of the neighborhood and will not be an eyesore. The carpet, wood and stucco here are very moldy after years of water damage and neglect.

Interior

We hired a licensed asbestos disposal specialist to remove the cracked plaster (with all appropriate permits etc). The house is equipped with a knob and tube electrical system which is also a fire hazard that we wanted removed in this phase. During this initial interior demolition process, the environmental inspector determined that all the plaster contains friable asbestos and is covered in lead paint. Clearing the interior cost approximately \$30,000 as all materials had to be removed by protected specialists and sealed containers.

Following the asbestos disposal specialists work, the interior is "down to the sticks." The following pictures show the show property condition as purchased.

Much of the house was renovated in the late 1970's and early 1980's. The interior had been completely altered in these 1980's renovations, did not possess historically significant features and spaces. The interior was largely redesigned, additions were built and some of the mechanical systems were updated. Unfortunately, this was done without regard for the original character of the house and additional living spaces were created without correct permitting. The as-purchased state was a mish mash of cracked plaster, filthy carpet, drywall, particle board and other undesirable finishes complimented by dangerous wiring, unreliable mechanical systems and questionable plumbing.

The first step of the demolition process was completely clearing the existing interior including the current unsafe electrical system (partial knob and tube and unpermitted extensions), HVAC system, plumbing

system, asbestos containing insulation, asbestos containing floor coverings, chipping lead painted surfaces and moisture stained/mold damages surfaces.

The demolition exposed additional structural damage including bent/broken beams and holes in the floor. The exterior remains as purchased.



Figure 6 The third floor attic was finished without a permit and has knob and tube wiring.



Figure 7 The three seasons porch was built in as an addition in the 1980's. Unfortunately, there are now disjoint spaces inside the house separated by formerly exterior walls and sliding windows. The entire second floor is also partially serviced by a live knob and tube circuit. The replacement electric panel is double tapped with loose connections throughout. This is a significant fire danger.

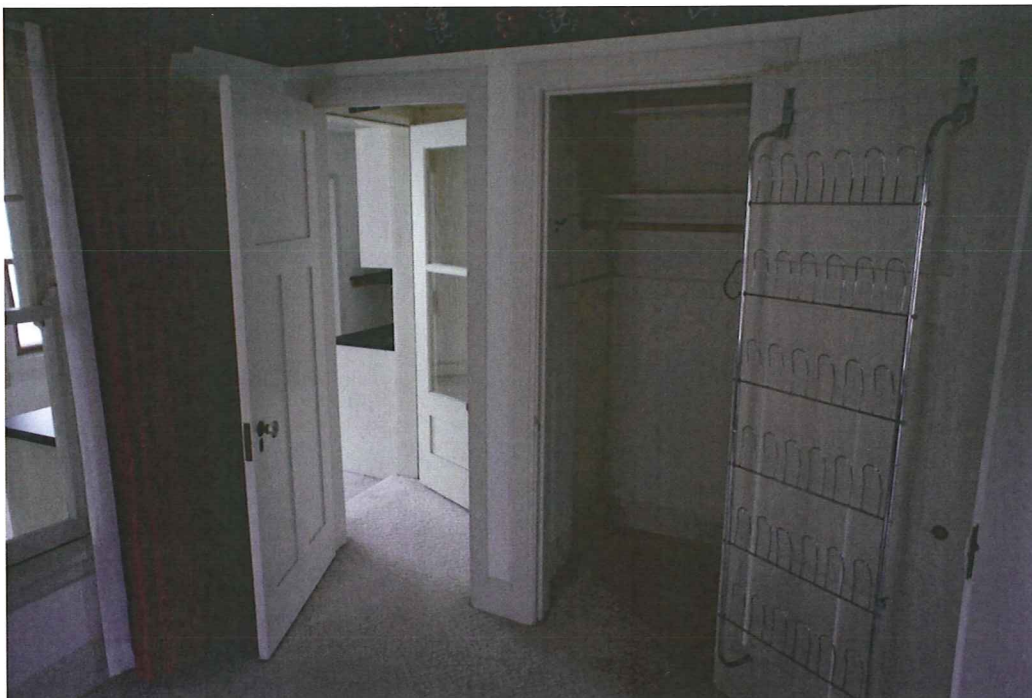


Figure 8 Another view of the strange space resulting from the improper addition viewed from the master bedroom (which also features an asbestos containing false roof covering the original cracked plaster ceiling).



Figure 9 Dropped asbestos tile ceiling covering up original, water damaged, cracked plaster ceiling.



Figure 10 Water damage permeates through the original plaster and on to the asbestos faux ceiling.



Figure 11 This is the addition, please note that roof leaks and water damage is evident throughout.

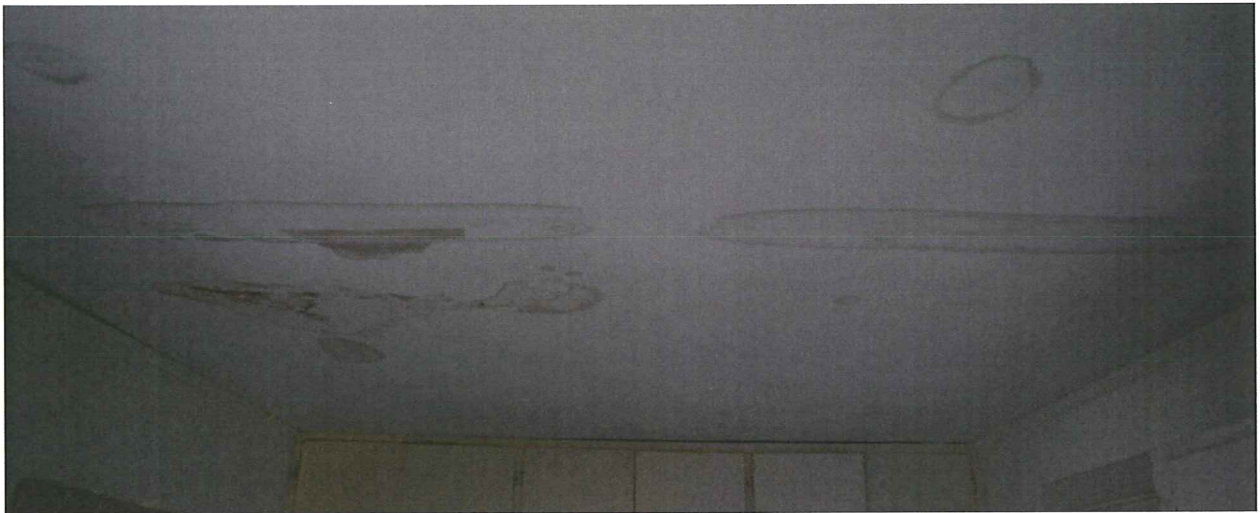


Figure 12 The roof over the addition is improperly drained and has been leaking through to the drywall below. Mold and water damage throughout.



Figure 13 First Floor entry. Stairwell (and handrails) not as originally built. Existing wood floor was covered by carpet since last remodel, but is very damaged and has many missing pieces.



Figure 134 Damaged flooring in entry and through the house.



Figure 145 1980's Kitchen.



Figure 17 The living room plaster ceiling exhibits significant cracking and water damage



Figure 158 Water damage prevalent throughout (this is in the living room)



Figure 19 Water damage and plaster cracking around unoriginal ceiling beams and fireplace.

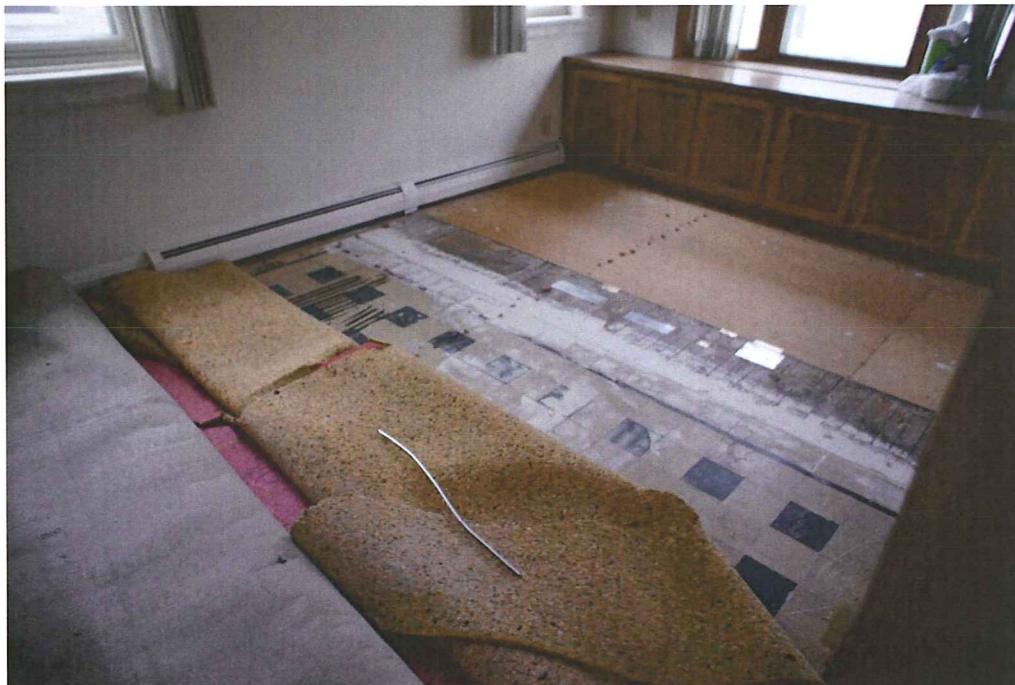


Figure 16 Dining room and living room extend into "bump outs" from 1980's remodeling. Walls are partially drywall and partially plaster. All trim and built in cabinets not original to house. Flooring is a mixture of asbestos containing tile, damaged wood and raw subfloor.

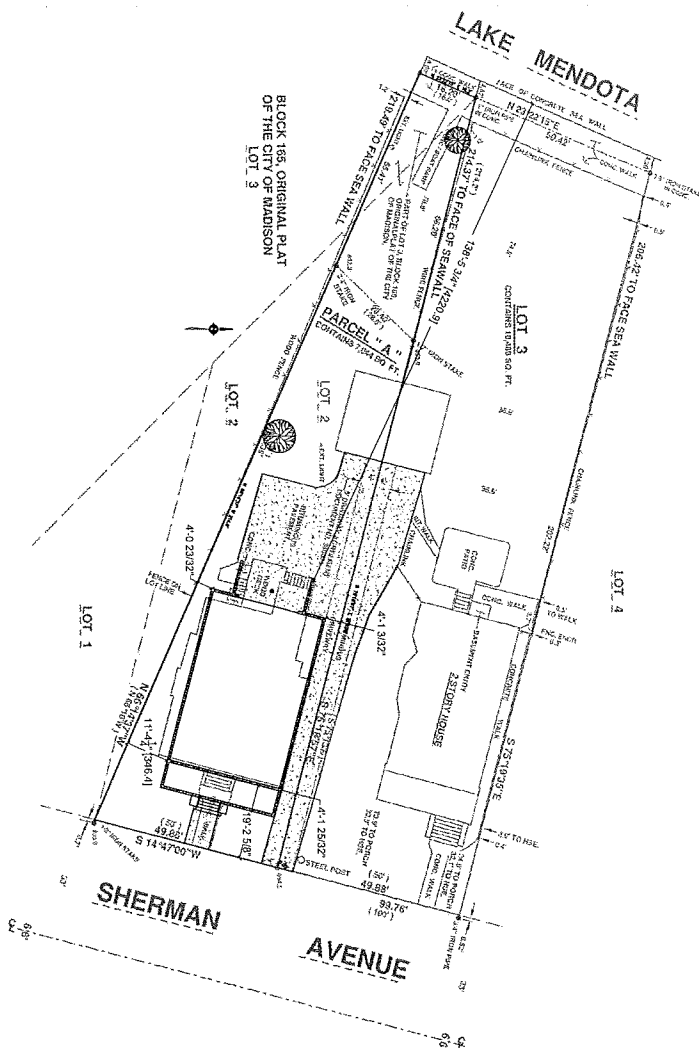


Figure 17 The 1980's remodel extended to the basement. While many thoughtful touches were added, they introduced new risks. For example, this sunk entry does not have any drainage (and has flooded into the basement repeatedly). Also, the foundation is cracked in this stairwell.



Figure 22 Mold has spread along the basement walls.

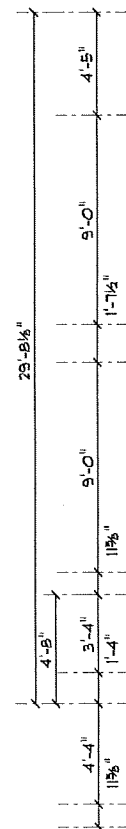
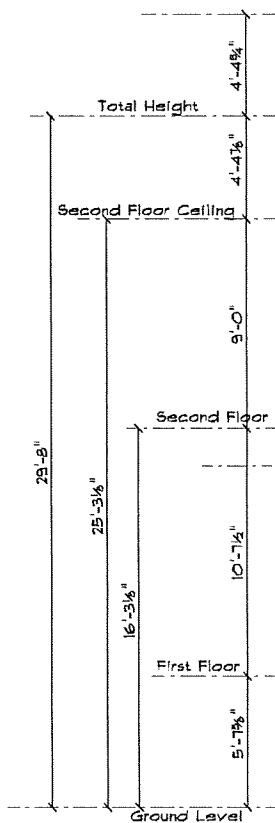




General Notes	
Physical Name and Address MIKE MAJOR	No. _____ Remarks/Notes _____ Date _____
Physical Name and Address SHERMAN JWE Date 4/27/2012 Time 1:20	Page A1

[illegible]

General Notes					
Print Name and Address					
MITE MAJOR					
No.	Revision/Name				Date
Print Name and Address					
SHERMAN, ANE					
Date	4/27/2012				
Time	1:20				
A2					



FRONT ELEVATION

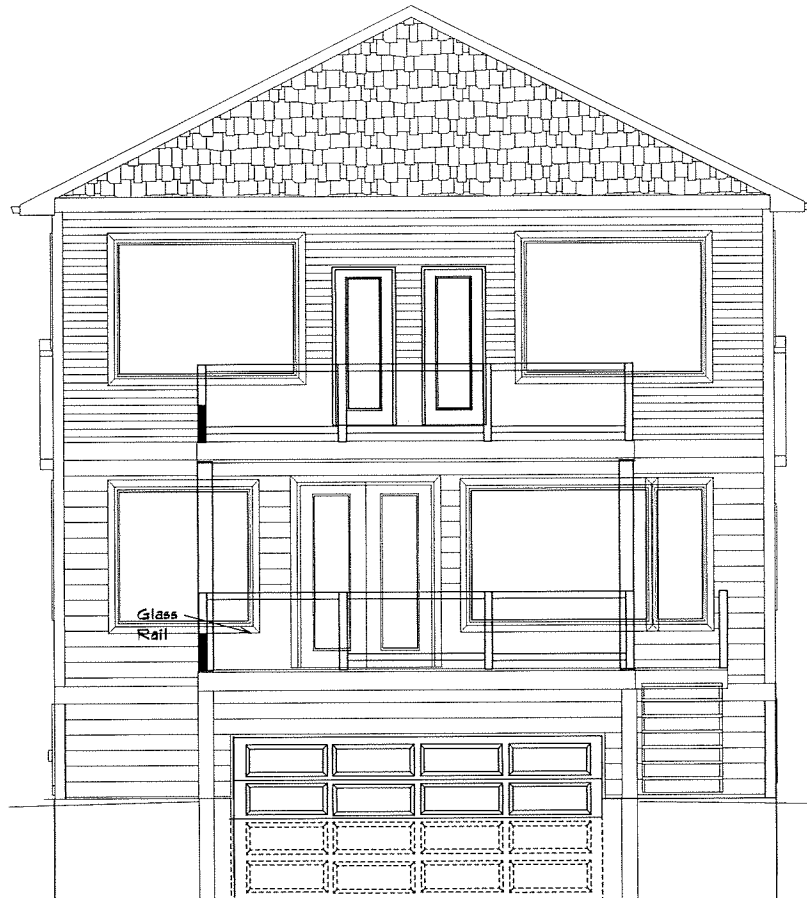
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RIGHT ELEVATION

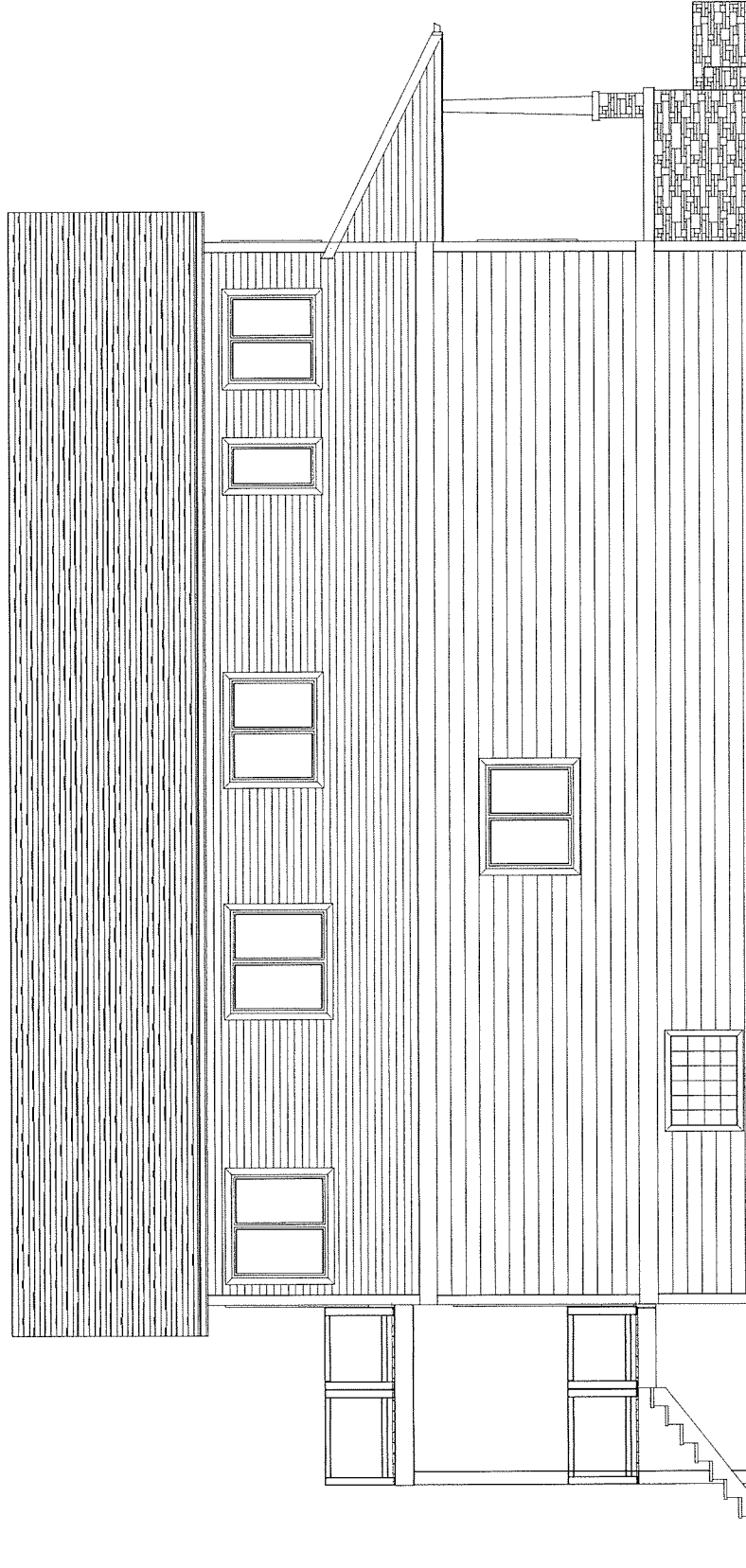
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Cross Plains, WI 53528



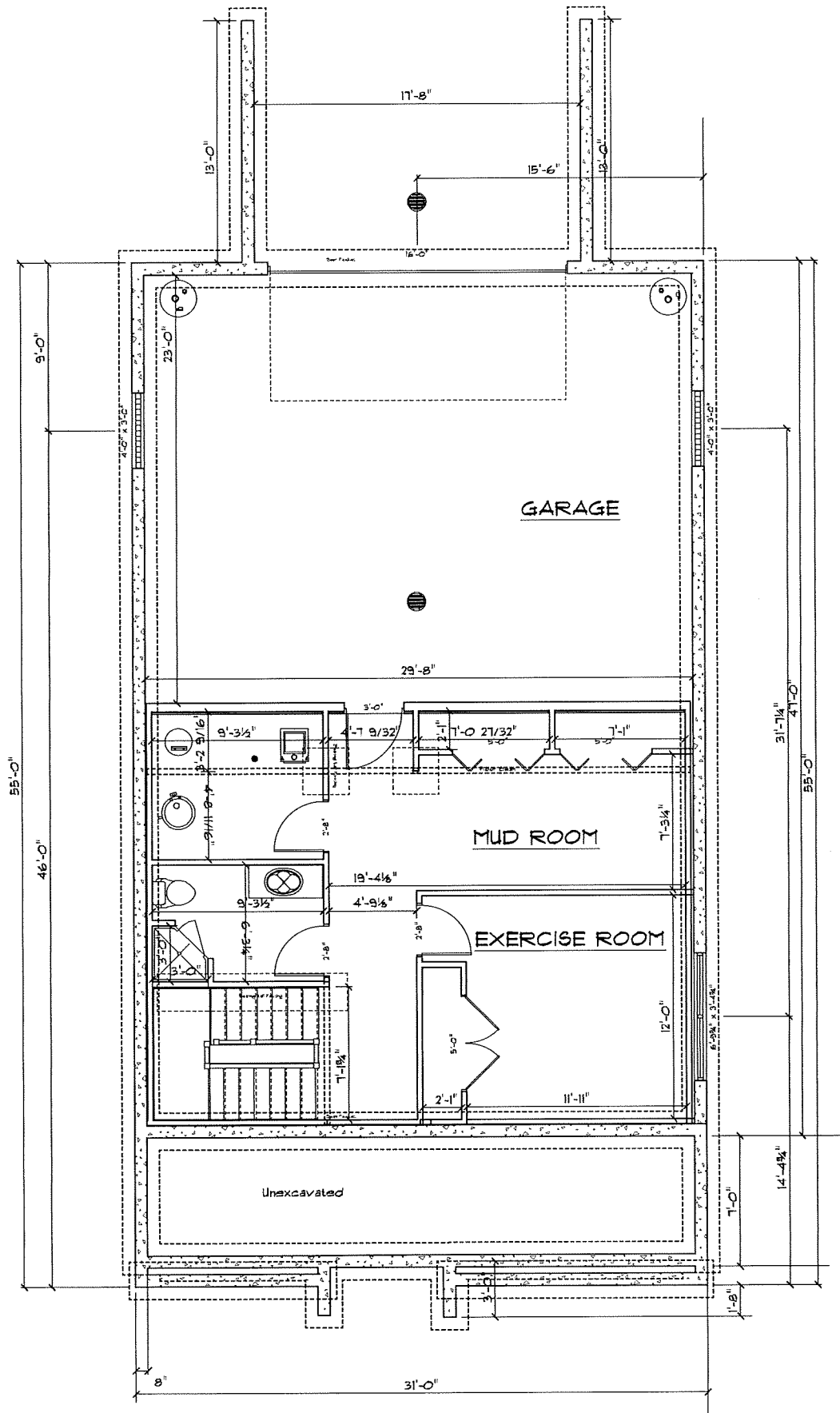
REAR ELEVATION

Sheet No.	CLIENT	SCALE	JOB NO.	 TimberLane Builders LLC 3441 Timber Lane Cross Plains, WI 53528 Mike Vilstrup Phone: (608) 438-4511 mvilstrup@timberlanebuilders.com	Rear Elevation		
3	TimberLane Builders, LLC	1/8" = 1'-0"	DATE				
	PROJECT		REVISION				
	Sherman Ave	01-24-2012	02-18-2012				
		DRAWN BY	03-28-2012				



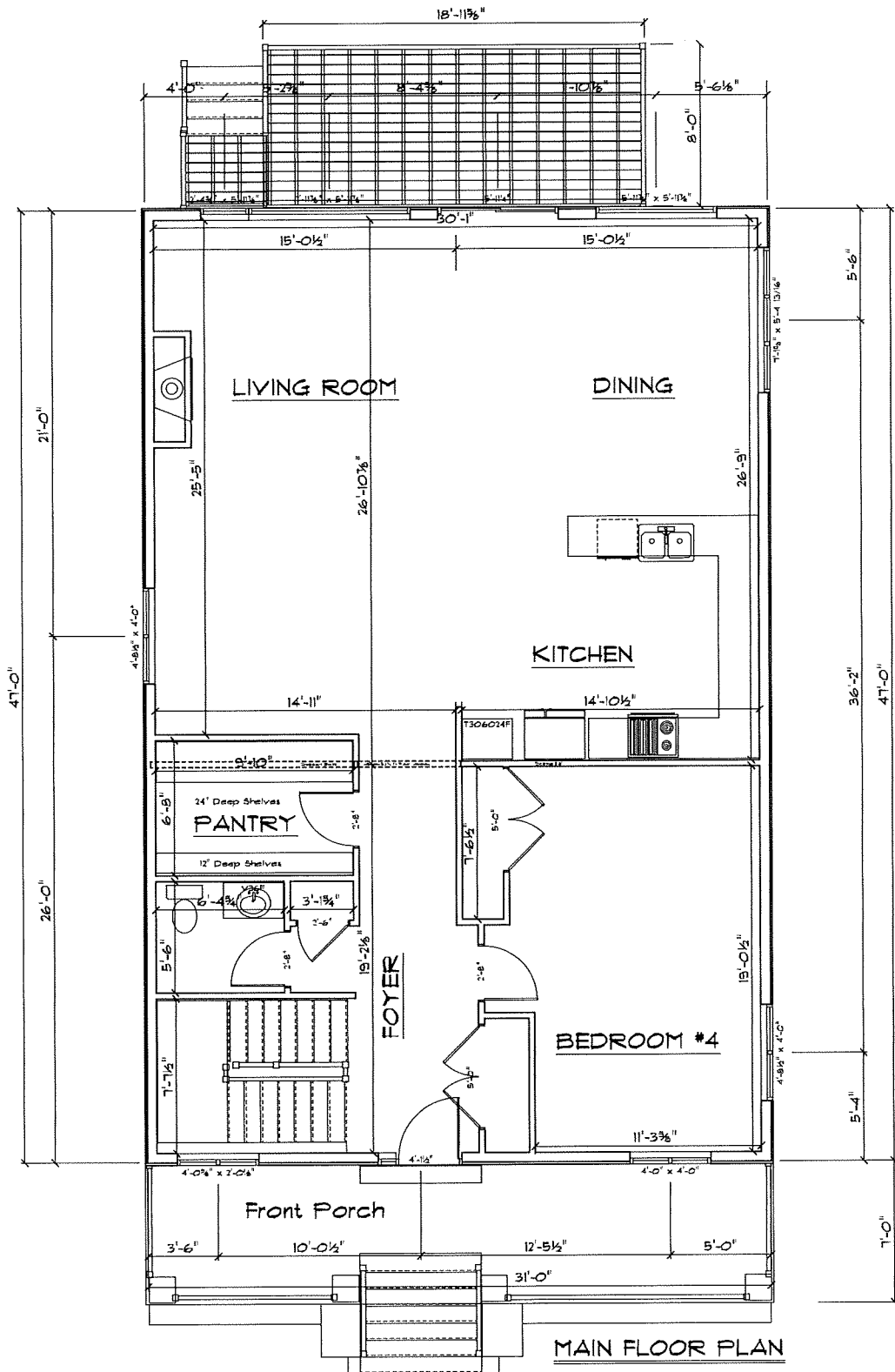
LEFT ELEVATION

Sheet No.	4	Client	TimberLane Builders, LLC	Project	Sherman Ave	Scale	1/8" = 1'-0"	Date	01-24-2012	Drawn by	MIV	Revised	02-18-2012	03-28-2012	Title	Left Elevation
Project	4	Client	TimberLane Builders, LLC	Project	Sherman Ave	Scale	1/8" = 1'-0"	Date	01-24-2012	Drawn by	MIV	Revised	02-18-2012	03-28-2012	Title	Left Elevation
Project	4	Client	TimberLane Builders, LLC	Project	Sherman Ave	Scale	1/8" = 1'-0"	Date	01-24-2012	Drawn by	MIV	Revised	02-18-2012	03-28-2012	Title	Left Elevation

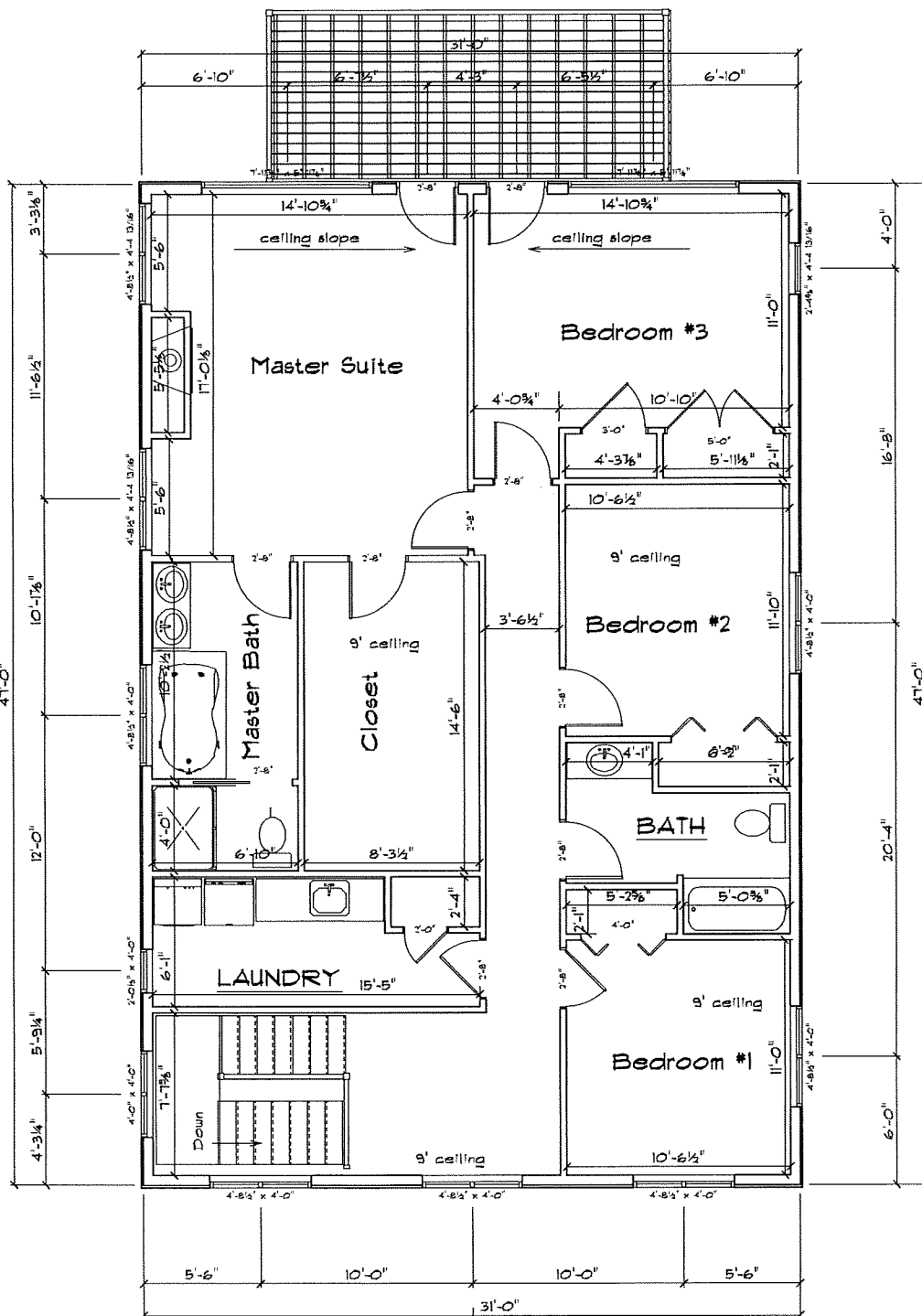


LOWER FLOOR PLAN

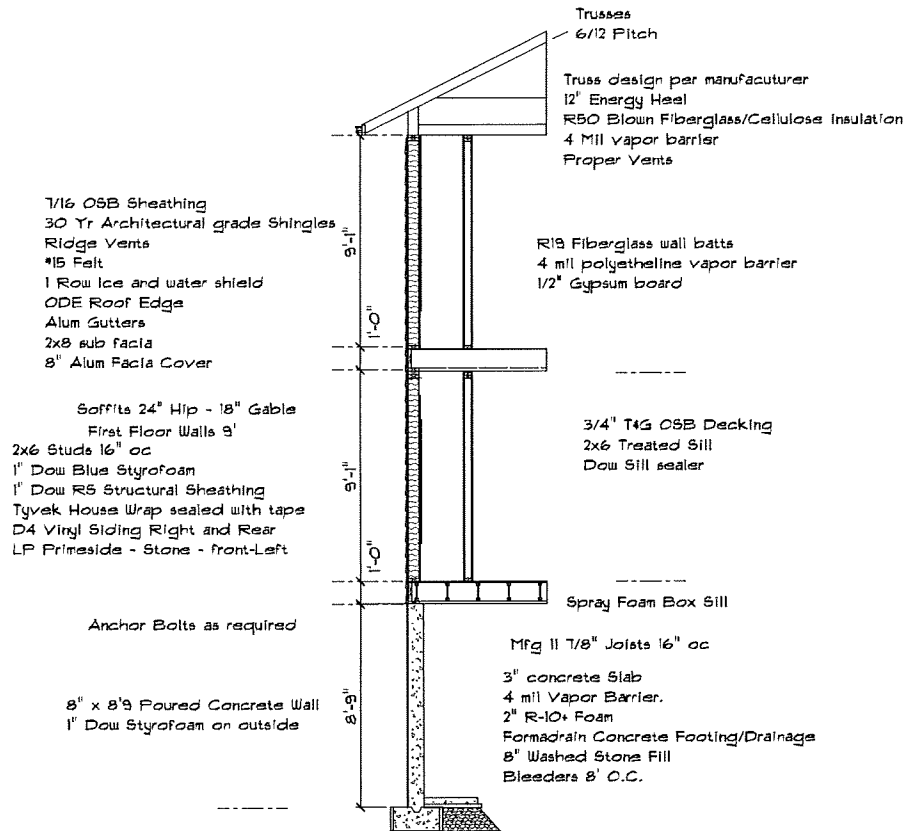
Sheet No. 5	CLIENT TimberLane Builders, LLC PROJECT Sherman Ave - Lot 2	SCALE: 1/8" = 1' DATE: 01-24-2012 DRAWN BY: (signature)	REVISION 03-18-2012 03-19-2012 03/28/2012  TimberLane Builders LLC 3441 Timber Lane Cross Plains, WI 53528 Mike Vilstrup Phone: (608) 438-4511 vilstrup@timberlanebuilders.com	601 Sq Ft
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Sheet No. 6	CLIENT TimberLane Builders, LLC PROJECT Sherman Ave	SCALE 1/8" = 1'-0" DATE 01-24-2012 DRAWN BY MV	REVISION 02-18-2012 03/18/2012 03/19/2012 04/12/2012	<div>  TimberLane Builders LLC 3441 Timber Lane Cross Plains, WI 53528 Mike Villstrup Phone: (608) 438-4511 mvillstrup@timberlanebuilders.com </div>	1457 Sq Ft
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Sheet No. 7	CLIENT TimberLane Builders, LLC PROJECT Sherman Ave	SCALE: 1/8" = 1'-0" DATE: 01-24-2012 DRAWN BY: DEAN T. VILTRUP	JOB NO. Revision 02-18-2012	 TimberLane Builders LLC 3441 Timber Lane Cross Plains, WI 53528 Mike Vilstrup Phone: (608) 438-4477 Mvilstrup@timberlanebuilders.com	1431 Sq Feet
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LIBRARY NAME	OPENING ID	COUNT	R.O. SIZE	GRILLE
Andersen\400-Casement_Awning Picture_Transom Windows	1	1	R.O. 8'-0 3/8" x 6'-11 1/8"	No
Andersen\400-Casement_Awning Picture_Transom Windows	2	1	R.O. 6'-0 3/8" x 6'-0 3/8"	No
Andersen\400-Casement	3	1	R.O. 4'-0 1/2" x 4'-0 1/2"	No
Andersen\400-Casement	3	1	R.O. 4'-0 1/2" x 4'-0 1/2"	Yes
Andersen\400-Casement	4	1	R.O. 7'-1 1/8" x 5'-5 3/8"	No
Andersen\400-Awning	6	1	R.O. 4'-0 1/8" x 2'-0 3/8"	Yes
Andersen\400-Casement	7	2	R.O. 4'-9" x 4'-0 1/2"	No
Andersen\400-Casement	8	1	R.O. 2'-0 3/8" x 4'-0 1/2"	No
Andersen\400-Casement	9	3	R.O. 4'-9" x 4'-0 1/2"	No
Andersen\400-Casement	9	3	R.O. 4'-9" x 4'-0 1/2"	Yes
Andersen\400-Awning	10	1	R.O. 6'-10 1/4" x 3'-5 1/4"	No
Andersen\400-Casement	11	1	R.O. 2'-4 1/8" x 4'-5 3/8"	No
Andersen\400-Casement	12	2	R.O. 4'-9" x 4'-5 3/8"	No
Andersen\400-Casement	16	3	R.O. 2'-4 1/8" x 6'-0 3/8"	No
Andersen\400-Casement_Awning	17	1	R.O. 8'-0 3/8" x 6'-11 1/8"	No
Andersen\400-Casement_Awning	18	1	R.O. 8'-0 3/8" x 6'-0 3/8"	No
Andersen\400-Frenchwood Gliding PD	M	1	R.O. 6'-0"	No

TimberLane Builders, LLC 3441 Timber Lane Cross Plains, WI 53528 Phone: (608) 438-4511 mv@timberlanebuilders.com		SHEET NO. 8
		CLIENT TimberLane Builders, LLC PROJECT Sherman Ave
SCALE 1/8" = 1'-0"	DRAWN BY MV	DATE 01-24-2012
JOB NO. 02-18-2012	SUBMITTER 02-18-2012	DRAWN BY MV