



# City of Madison

## Proposed Demolition

Location  
133 Silver Road

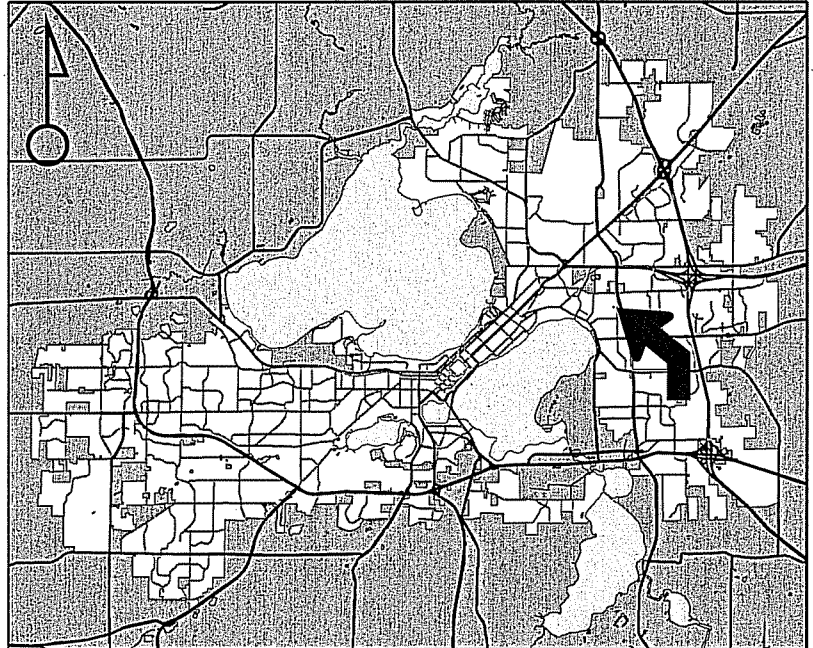
Project Name  
Joyce Plewke Family Residence

Applicant  
Joyce J. Plewke/Gregory Iverson-  
Associated Construction of Wisconsin

Existing Use  
Single-family residence

Proposed Use  
Demolish fire-damaged single-family  
residence and construct new residence

Public Hearing Date  
Plan Commission  
24 August 2015



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 August 2015





## LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$600</u>	Receipt No. <u>6236-</u>
Date Received <u>7/24/15</u>	<u>0002</u>
Received By <u>SLK</u>	
Parcel No. <u>0710-043-1107-4</u>	
Aldermanic District <u>15-David Ahrens</u>	
Zoning District <u>TR-C2</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 133 Silver Road - Madison, WI 53714

Project Title (if any): Joyce Plewke Family Residence

2. This is an application for (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☐ Review of Alteration to Planned Development (By Plan Commission)
- ☐ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Associated Construction as Agent Company: Associated Construction of Wisconsin LLC  
Street Address: 6561 Portage Road City/State: DeForest, WI Zip: 53532  
Telephone: (608) 846-2030 Fax: (608) 846-5937 Email: associatedconstofwi@gmail.com

Project Contact Person: Gregory Iverson Company: Associated Construction of Wisconsin, LLC  
Street Address: 6561 Portage Road City/State: DeForest, WI Zip: 535323  
Telephone: (608) 846-2030 Fax: (608) 846-5937 Email: associatedconstofwi@gmail.com

Property Owner (if not applicant): Joyce J. Plewke  
Street Address: 16899 SW 1st Manor City/State: Pembroke Pines, FL Zip: 33027

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Fire damage, 1st floor, roof structure

Development Schedule: Commencement Upon Approval Completion Four (4) Months

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans including:**\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

☐ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

- ☐ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: Jenny Kirchgatter Date: 7/23/15

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

Name of Applicant Associated Construction, Agent Relationship to Property: None  
Authorizing Signature of Property Owner Joyce J. Plewke Date July 24, 2015

*/// Associated Construction of Wisconsin L.L.C ///*

*6561 Portage Road  
De Forest, WI 53532*

*Phone 608-846-2030*

*Fax 608-846-5937*

July 23, 2015

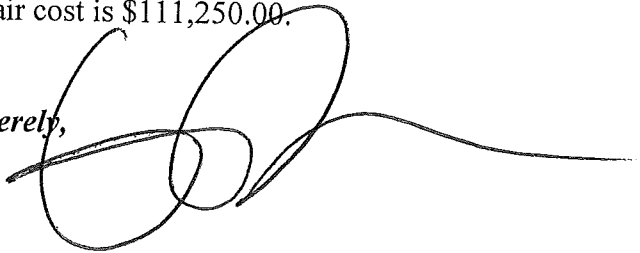
133 Silver Road  
Madison, WI 53714

Dear Members,

This house had a fire to the inside roof and walls's of the first floor. The roof system was severely damaged. Exterior walls fire damage and were made of 2 x 3 studs and plywood sandwich with 2" of insulation which was water soaked. The insurance company considered it to be a full loss for the roof, exterior walls. Interior walls and all contents of first floor, loss due to fire / smoke and water damage. First floor deck of house received little damage and will need only minor repairs. Exterior deck will have floor replaced and trellis replacement. Project schedule will be Monday – Friday, first shift only with a 4 month time frame from start of permit. The house will be the same square feet and remain single family residence. New first floor construction will be put on old foundation walls, which had no damage. The house will look very close to what was loss. The only exterior improvement upgrades are bigger windows for egress. All trees have been saved, and will have same final grade and existing landscape . No work on walk or driveway.

Repair cost is \$111,250.00.

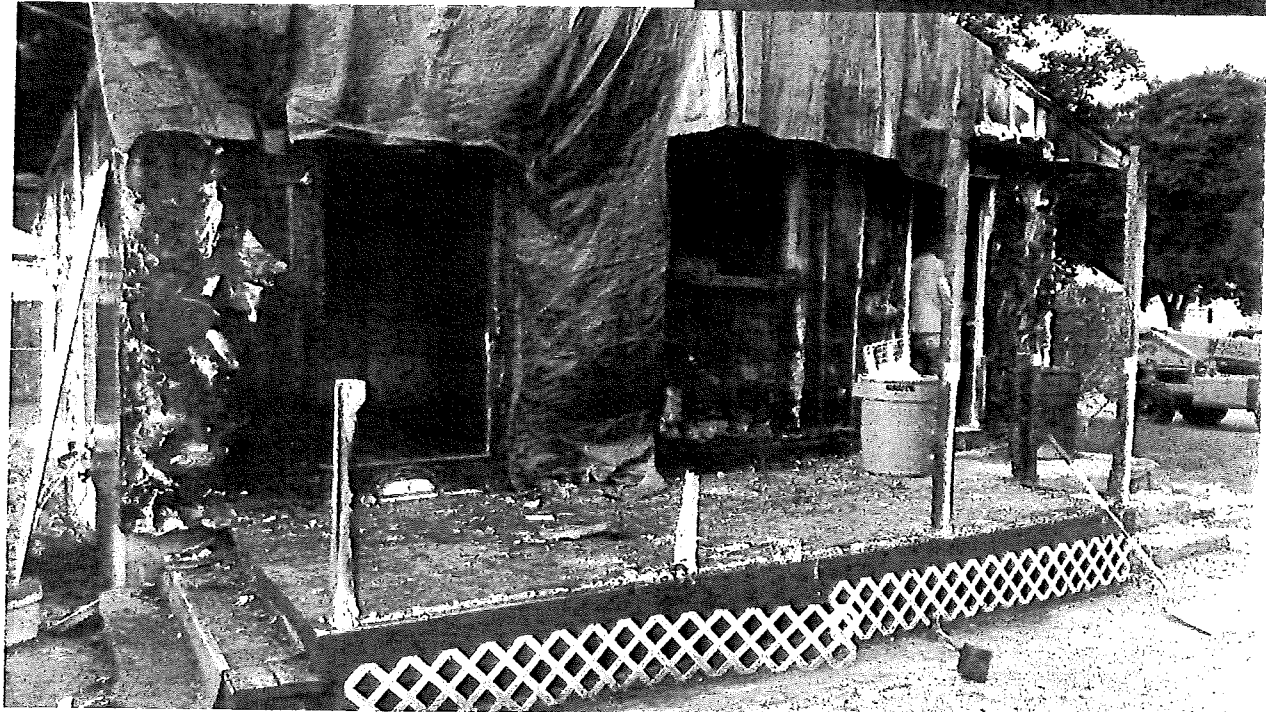
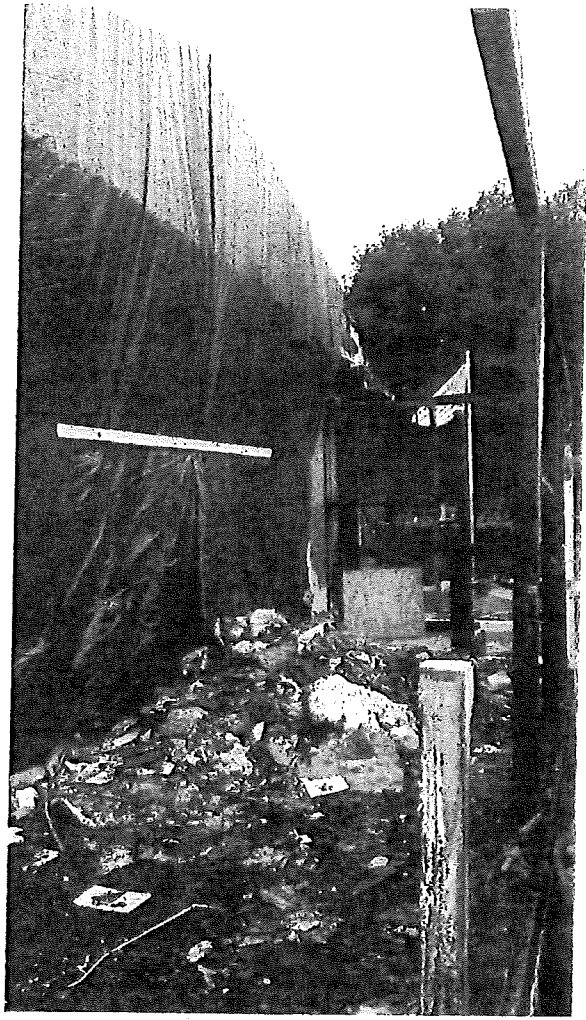
*Sincerely,*

A large, stylized handwritten signature in black ink, appearing to read 'Greg Iverson', with a long horizontal flourish extending to the right.

**Greg Iverson**  
*Associated Construction of Wisconsin, LLC*

*Commitment-Craftsmanship-Integrity*





FORM #5906 - 1-55

Sam J. Silverberg, Inc. --- Phone: ALpine 5-2904 --- Madison 3, Wisconsin

PLCT : PLAN

Date 4-20-55

**Legal Description:**

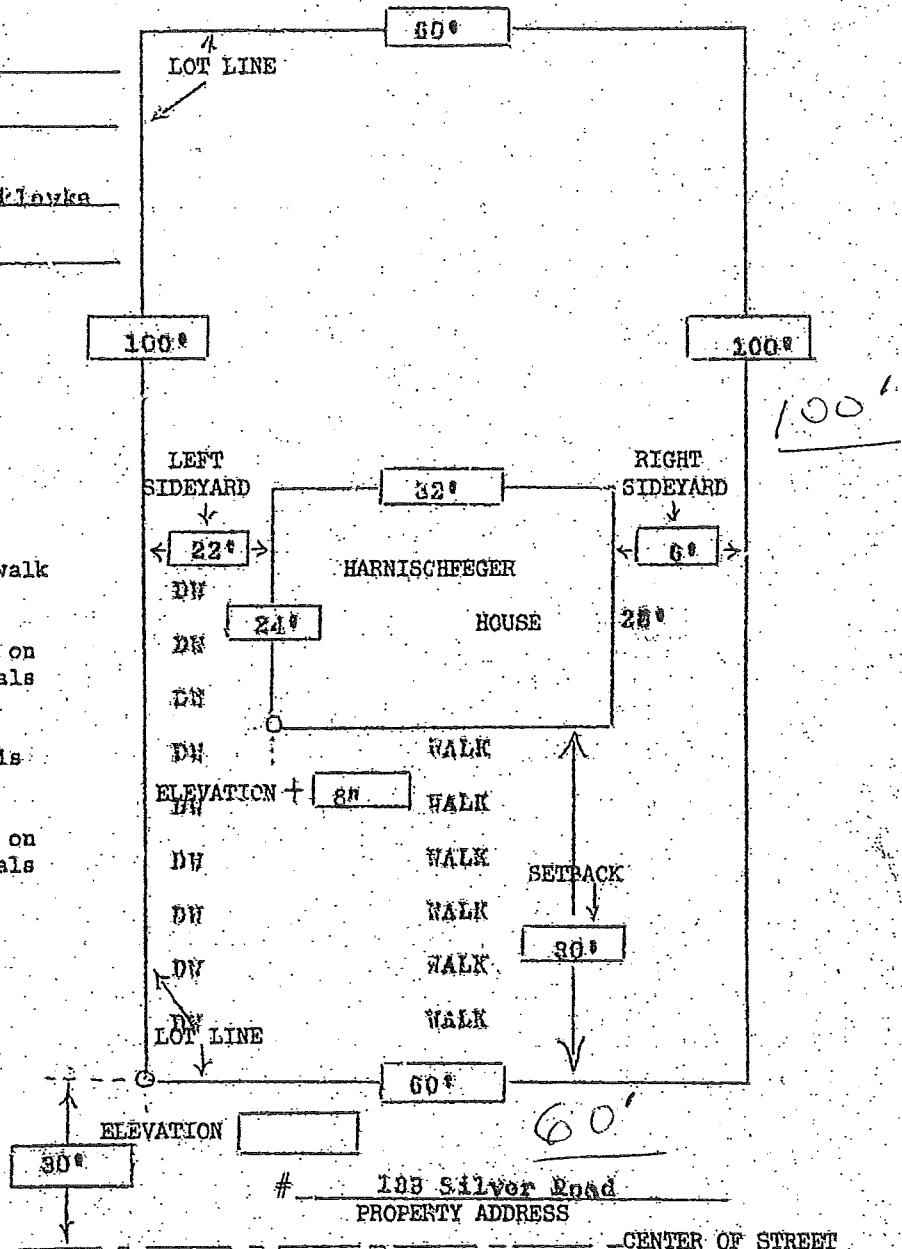
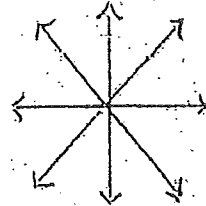
Lot # 53      Schenk Park--City of Madison

Dane County, Wisconsin

Model: Cenot

25

Mortgagor: Norbert Klayka



NOTE:  
Location of concrete walk  
is indicated by word  
"WALK"  
as per specifications on  
Description of Materials

NOTE:  
Location of Driveway is  
indicated by letters  
"D.W."  
as per specifications on  
Description of Materials

Garage

No. 5

# Application for Permit

Madison, Wis.,

5-21-63

## TO THE BUILDING COMMISSIONER:

The undersigned hereby applies for a permit to build, construct, remodel or install according to the following statement and as more fully described in the plans herewith filed:

1. Premises No. 133 Silver Rd.
2. Owner Herbert Flewke Address
3. Parcel No. Lot Block Subdivision
4. Occupancy District Type of Construction
5. Size feet wide x feet long Cubic Feet
6. Mean height from grade feet Stories and basement
7. Roof Material Foundation Basement Wall thick

### Work Consists of (Check)

Architect  
General Contractor Bernard Bledsoe  
Carpenter  
Mason  
Plumber  
Electrician

New Building Addition  
Garage 16' x 22' Det.  
Alteration Repairs  
Wrecking Moving  
Estimated Cost Complete—Not over \$ 1000.00  
Indicate change in use, if any  
Fees \$ 150 Voucher No. 9583

Application Approved

5-21-63

G. F. Bledsoe

Building Commissioner

IT IS HEREBY AGREED between the undersigned as owner, his agent or servant, and the City of Madison, that for and in consideration of the premises and of the permit to construct, erect, alter or install as above described, to be issued and granted by the Commissioner of Buildings, and that the work thereon will be done in accordance with the description herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, alter or install in strict compliance with the Building Ordinances of the City of Madison and the State Building Code; and to obey any and all lawful orders of the Commissioner of Buildings made or issued by virtue of the provisions of said ordinances.

By Agent Signed Herbert Flewke Owner  
Address Address

DATE

INSPECTION RECORD AND REMARKS

Setback 64' 6" from side lot line  
5' back of house 3' from rear yard

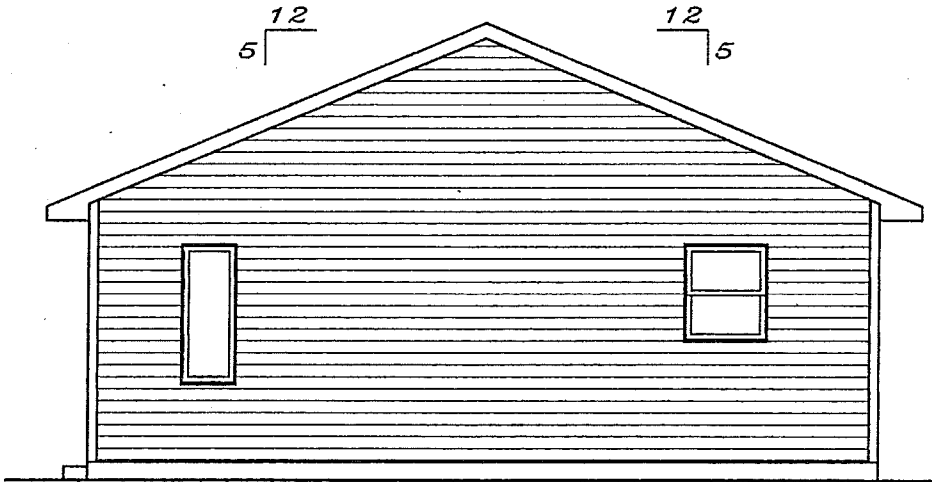
(OVER)



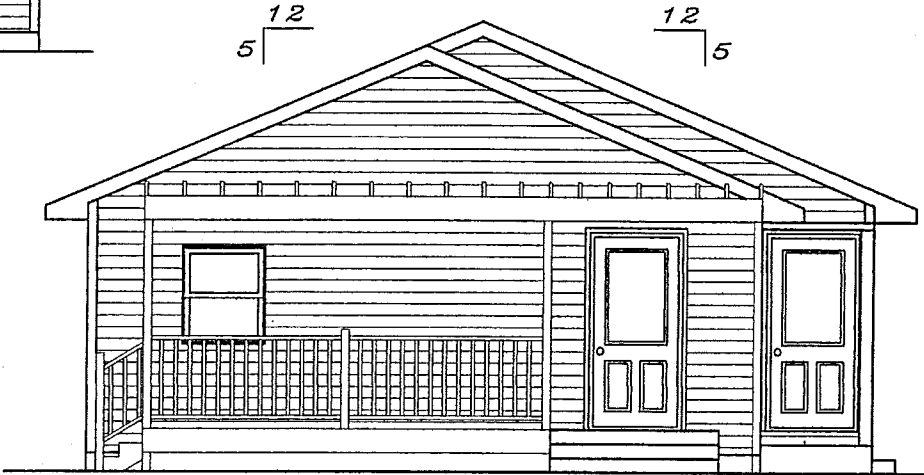
STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.



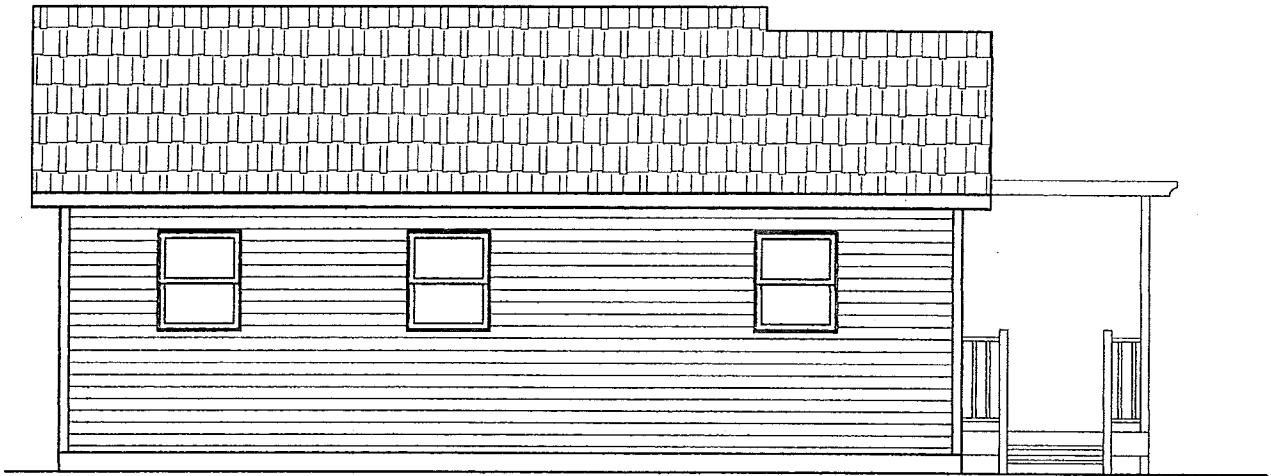
FRONT ELEVATION  
 $1/4" = 1'$



RIGHT ELEVATION  
 $1/4" = 1'$



LEFT ELEVATION  
 $1/4" = 1'$



REAR ELEVATION  
 $1/4" = 1'$

PREMIER BUILDERS

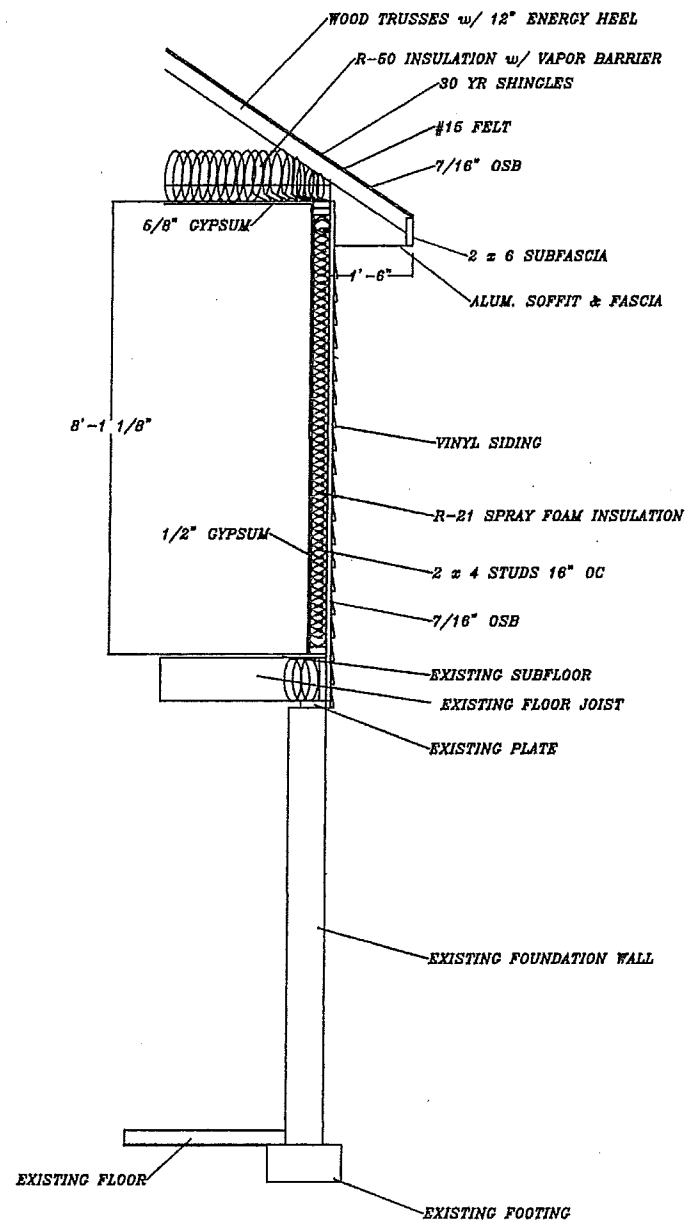
DATE 6/28/2015

DRAWN BY SMB

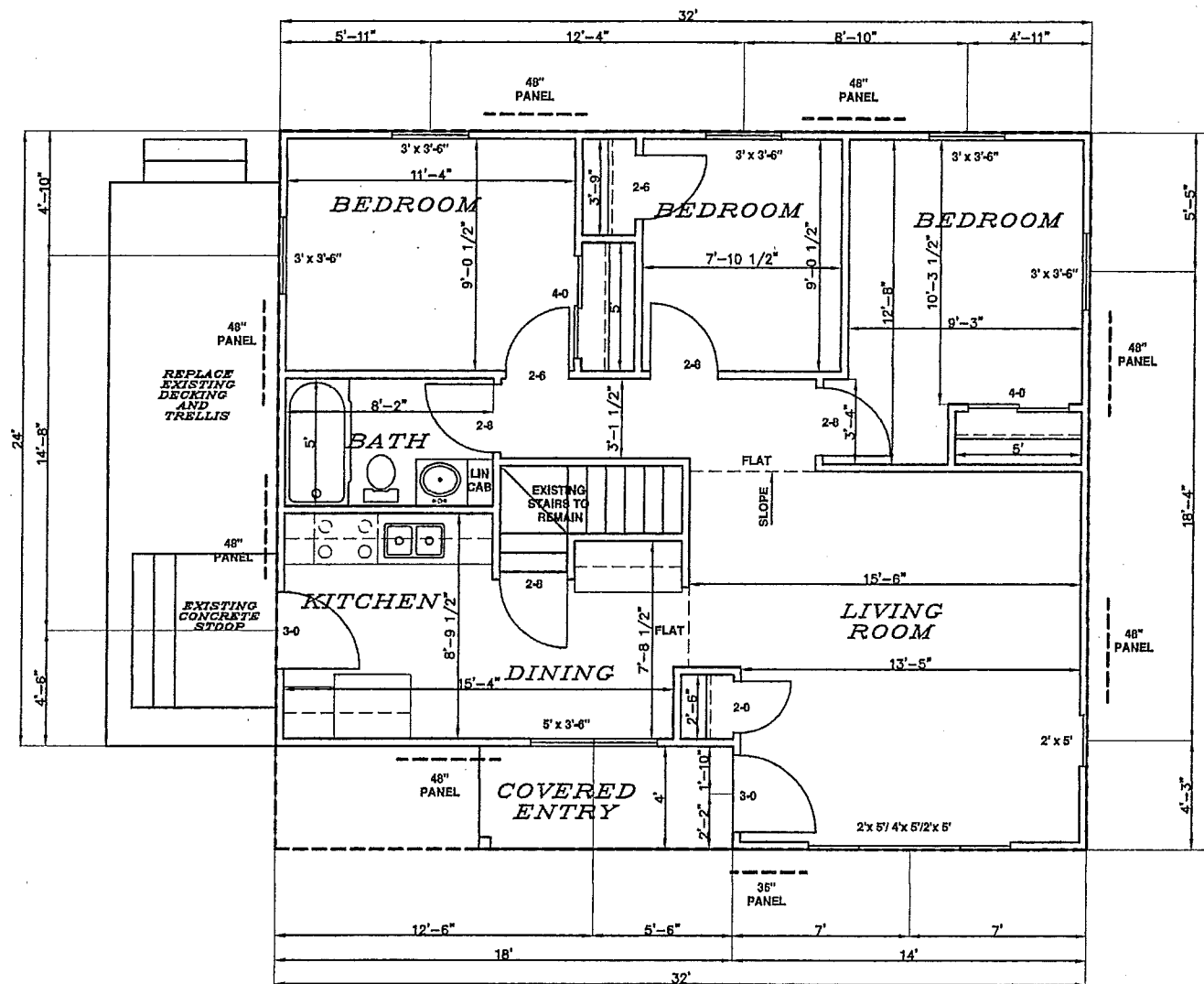
REVISED 7/29/2015

133 SILVER RD. MADISON, WI. ELEVATIONS

STEVE'S  
DRAFTING SERVICE  
STEVEN M. BUSS #2  
802 LOIS DR. SUITE #2  
SUN PRAIRIE WI. 53590  
608/897-6569  
E-MAIL: steve.sds@charter.net  
www.stevedraftingservice.com



WALL SECTION  
1/2" = 1'



FLOOR PLAN  
1/4" = 1'  
824 SQ. FT.

BRACING NOTES:  
CONTINUOUS BRACING METHOD USED  
RECTANGLE SIZE IS 32' x 28'  
SIDE PERPENDICULAR TO THE 32' SIDE REQUIRES 5'-5" OF BRACING  
SIDE PERPENDICULAR TO THE 28' SIDE REQUIRES 4'-6" OF BRACING

WALL HEIGHT = 8'  
EAVE - RIDGE HEIGHT = 6'-11 1/2"  
MAX. OPENING HEIGHT = 6'-8"  
WIND EXP. = B  
MIN. PANEL WIDTH = 32"  
MIN. PF WIDTH = NA

#### NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 25" DEEP
- 3 ALL WALLS TO BE 2x4 (3 1/2")

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

PREMIER BUILDERS

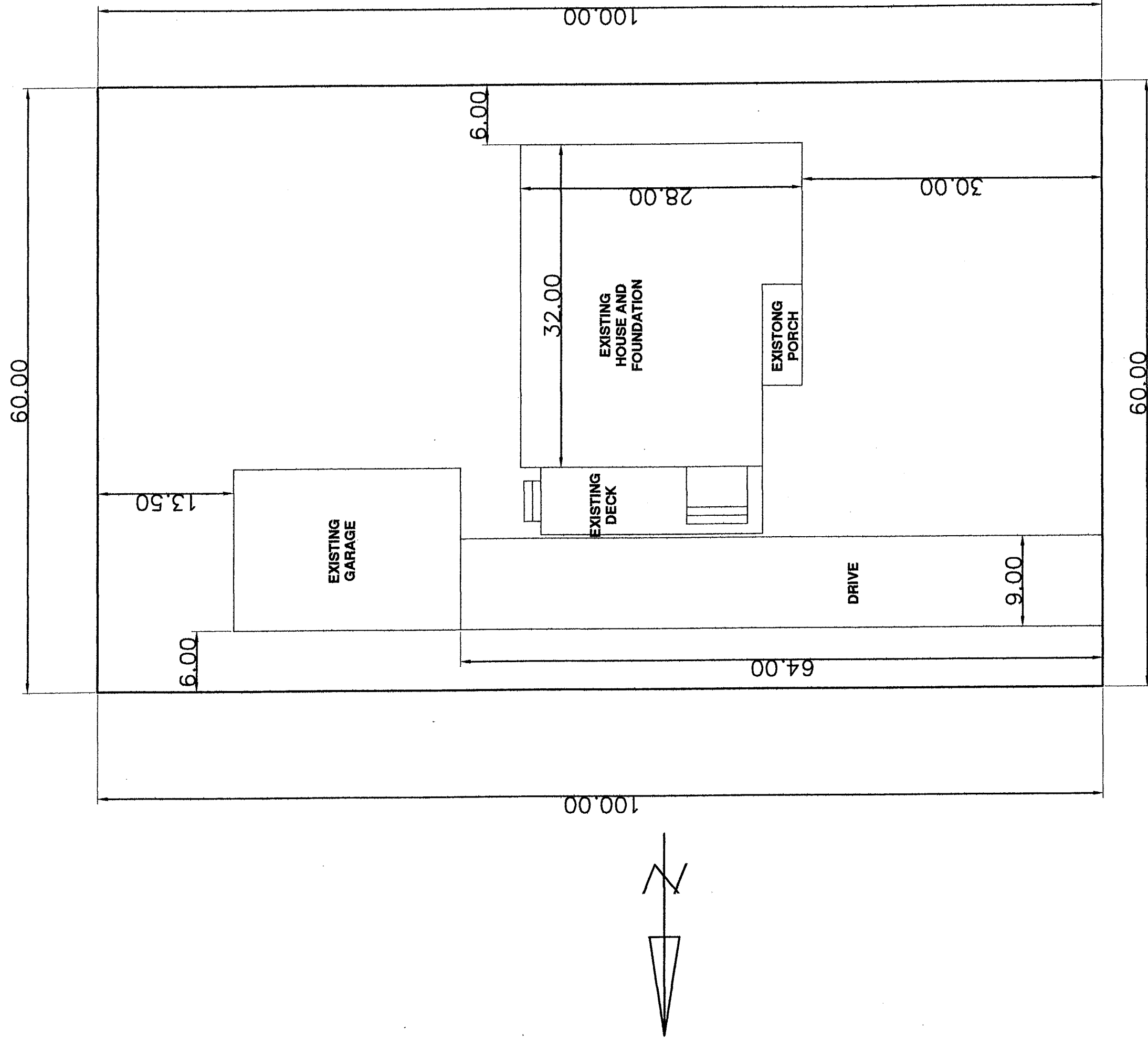
DATE 6/28/2015

DRAWN BY SMB

REVISED 7/28/2015

133 SILVER RD. MADISON, WI. FLOOR PLAN

STEVE'S  
DRAFTING SERVICE  
STEVEN M. BUSS  
802 LOIS DR. SUITE #2  
SUN PRAIRIE WI. 53590  
[608]837-6569  
E-MAIL: steve.sds@charter.net  
www.stevedraftingservice.com



133 SILVER ROAD

1" = 10'