



City of Madison

Proposed Demolition

Location
1208 Drake Street

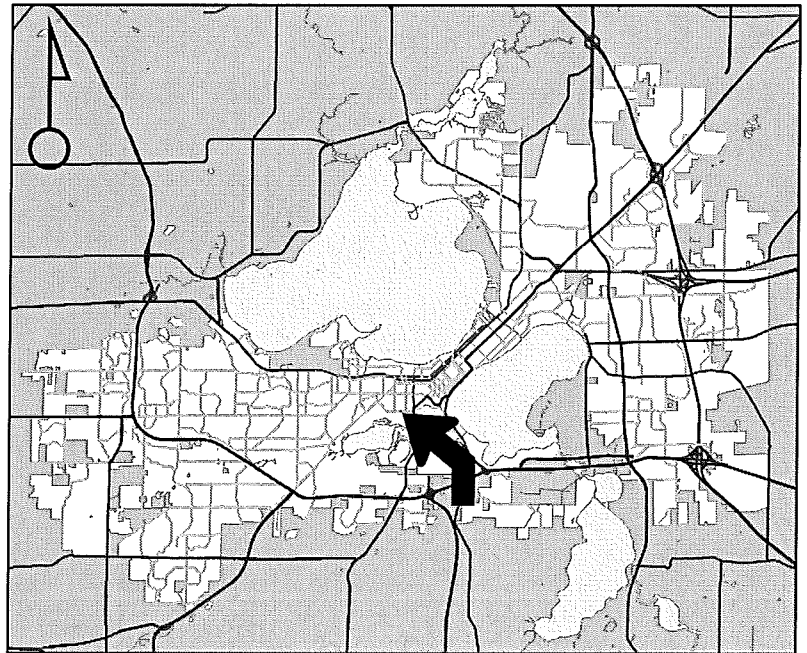
Project Name
Salin Demolition

Applicant
Rick and Jen Salin / Scott
Poulsen, Poulsen Enterprises Inc.

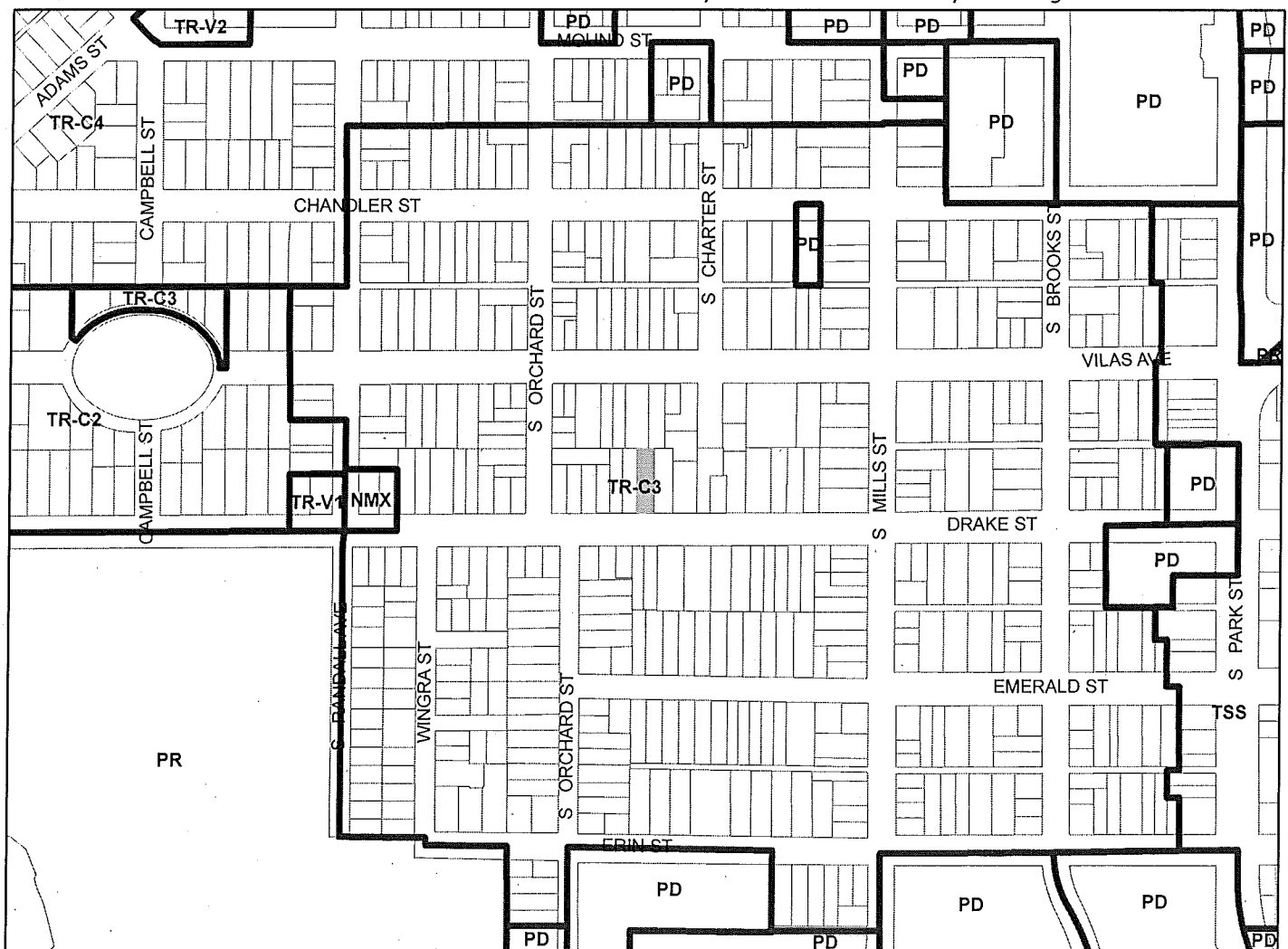
Existing Use
Single Family Home

Proposed Use
Demolish single-family residence to
construct new single-family residence

Public Hearing Date
Plan Commission
05 June 2017



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 30 May 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$1600- Receipt # 029163-0002
Date received 4/19/17
Received by JEM
Parcel # 0709-224-3332-4
Aldermanic district 13- ESKRICH
Zoning district IR-C3
Special requirements OK
Review required by _____
☐ UDC ☒ PC
☐ Common Council ☐ Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 1208 DRAKE STREET, MADISON, WI 5371
Title: _____

2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (rezoning) from _____ to _____
- ☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name RICK & JEN SALIN Company NA
Street address 306 W. MAIN ST #801 City/State/Zip MADISON, WI 53703
Telephone 312-927-6914 Email RICK.SALIN@HOTMAIL.COM
Project contact person SCOTT POULSEN Company POULSEN ENTERPRISES, INC
Street address 4860 PINE SPRING RD City/State/Zip DEFOREST, WI 53532
Telephone 608-444-0419 Email SCOTT@POULSENINC.COM
Property owner (if not applicant) NA.
Street address _____ City/State/Zip _____
Telephone _____ Email _____

4. Project Description

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

2 UNIT EXISTS. THE BUILDING IS IN VERY POOR CONDITION. IT IS NON-COMPLIANT ZONING. DEMOLITION OF EXISTING. BUILD NEW SINGLE FAMILY IN COMPLIANCE ZONING
 Scheduled start date AUGUST 15, 2017 Planned completion date JAN 30th 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Filing fee | <input checked="" type="checkbox"/> Pre-application notification | <input checked="" type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input checked="" type="checkbox"/> Land Use Application | <input checked="" type="checkbox"/> Vicinity map | <input checked="" type="checkbox"/> Supplemental Requirements <u>PHOTOS</u> |
| <input checked="" type="checkbox"/> Letter of intent | <input checked="" type="checkbox"/> Survey or existing conditions site plan | <input checked="" type="checkbox"/> Electronic Submittal* |
| <input type="checkbox"/> Legal description | <input checked="" type="checkbox"/> Development plans | |

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☐ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells

Date 3/8/17

Zoning staff Jenny Kinnegather

Date 2/8/17

☒ **Demolition Listserv**

- ☐ Public subsidy is being requested (indicate in letter of intent)
- ☐ **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), business association(s), AND the dates you sent the notices:

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

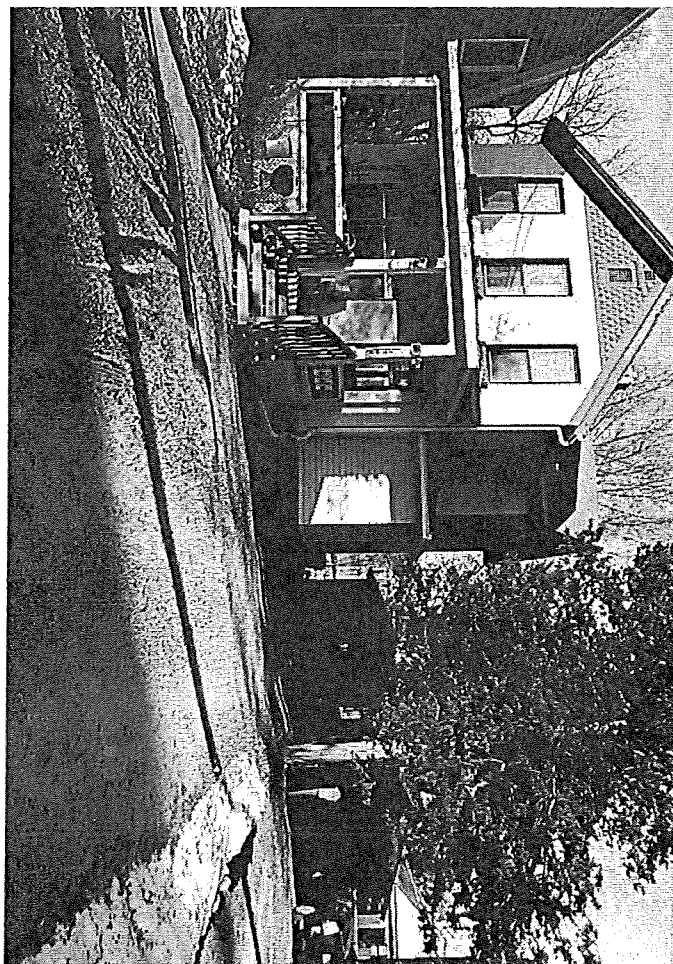
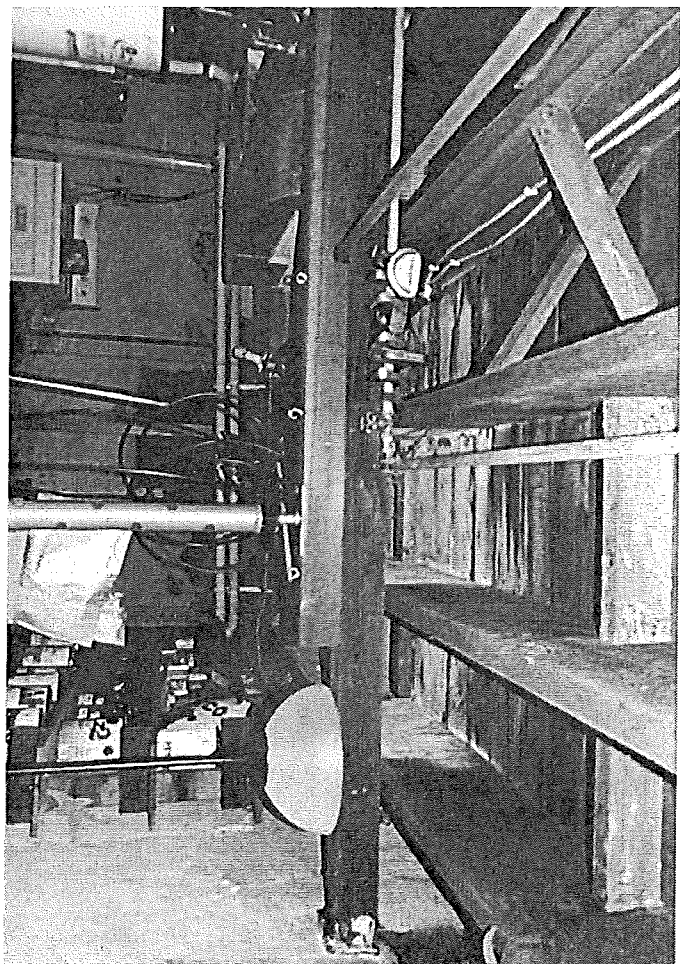
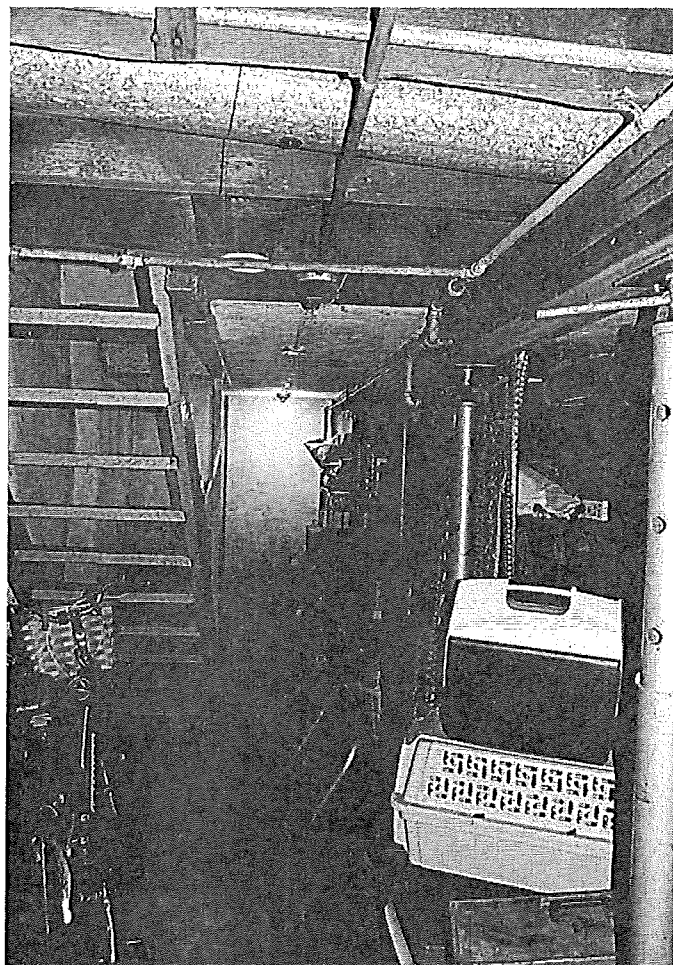
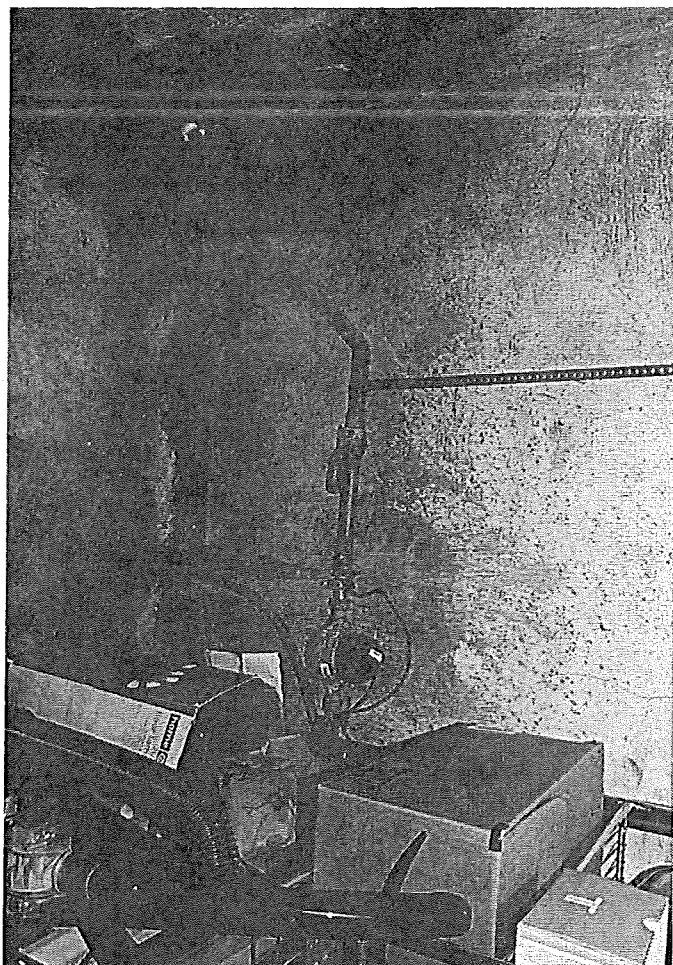
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant RICK SALINE

Relationship to property OWNER

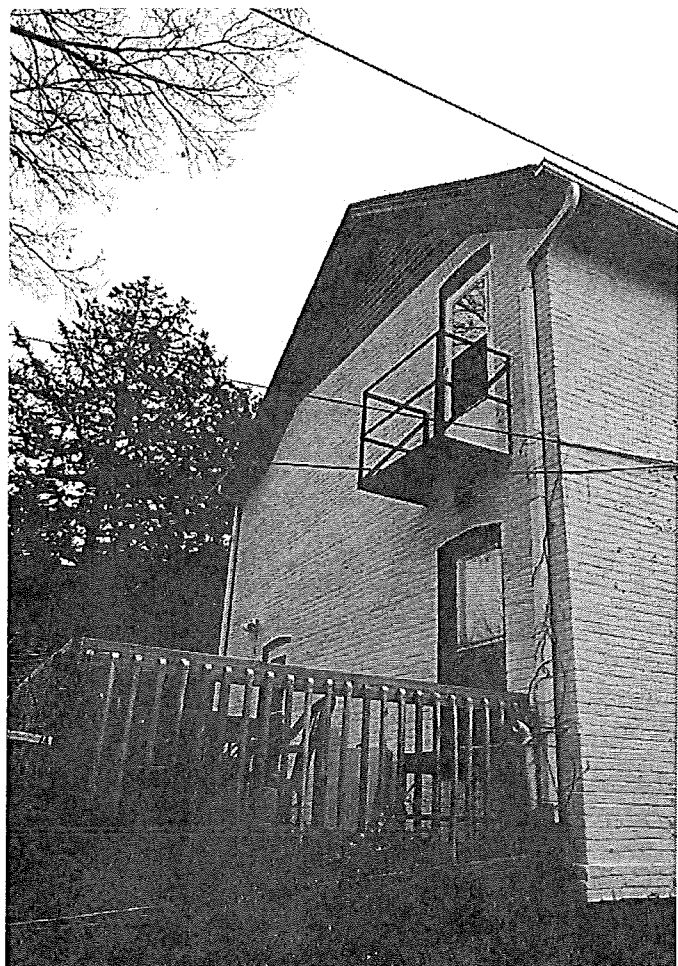
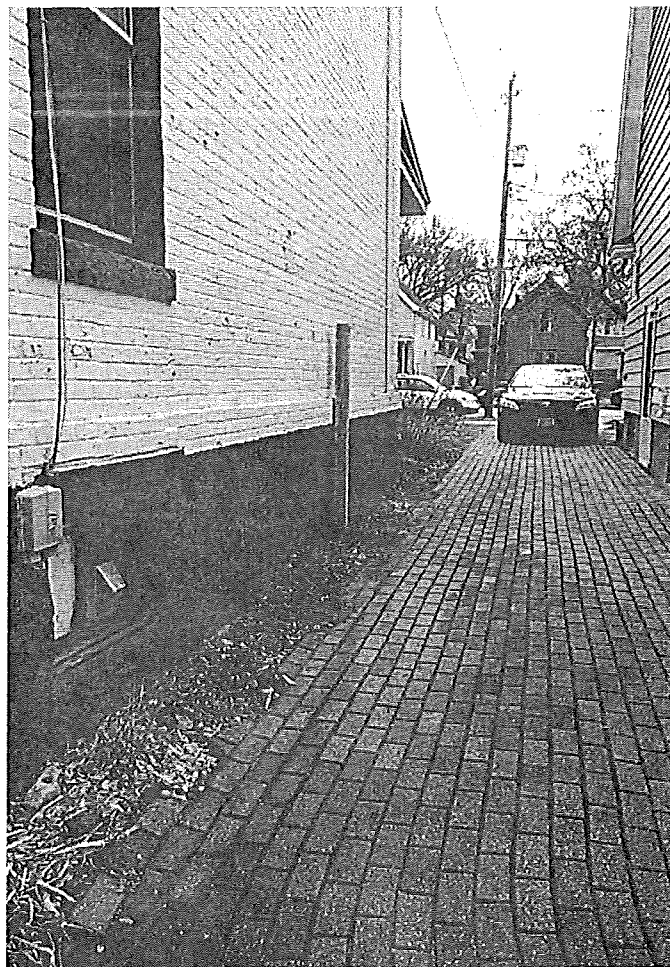
Authorizing signature of property owner [Signature]

Date 4/12/17

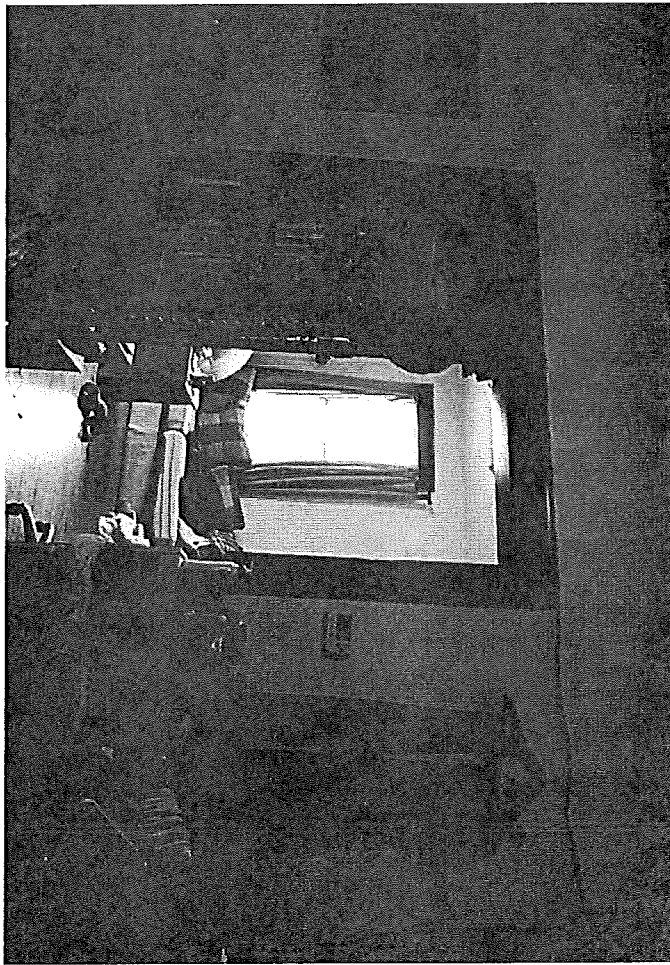
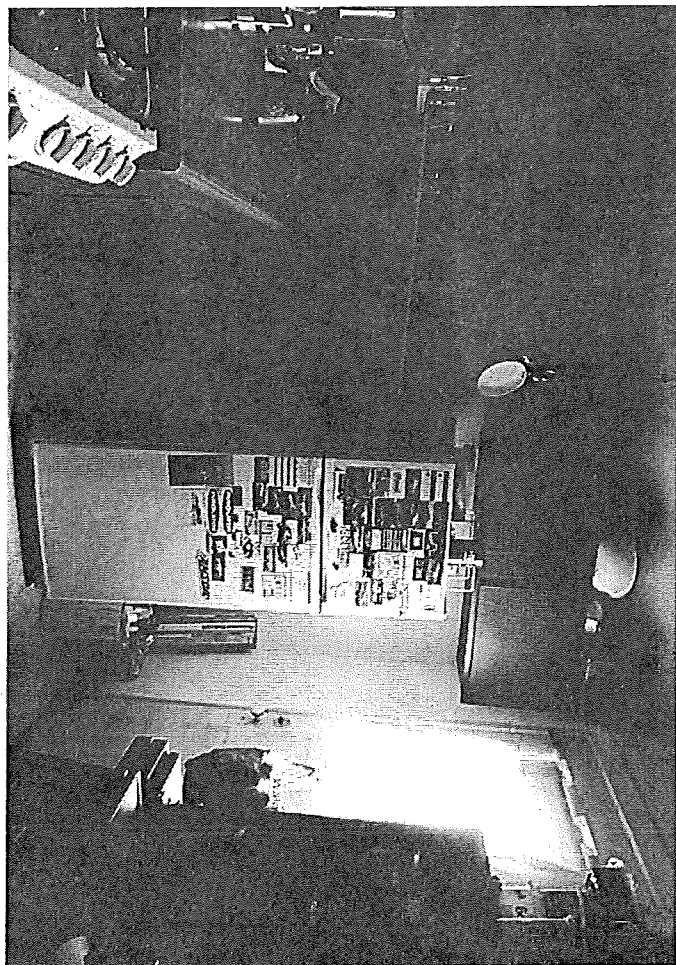
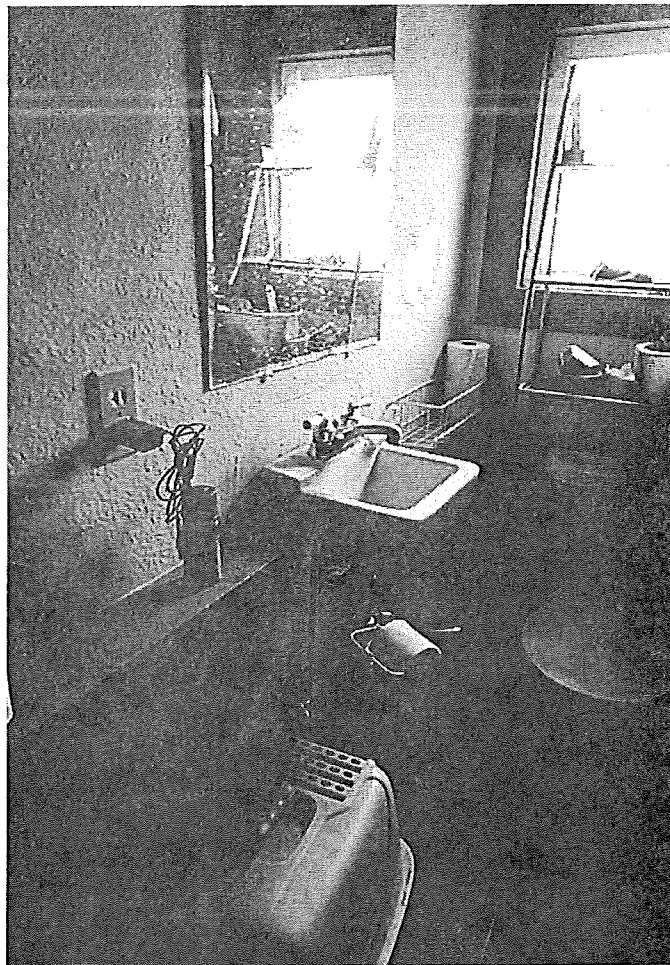
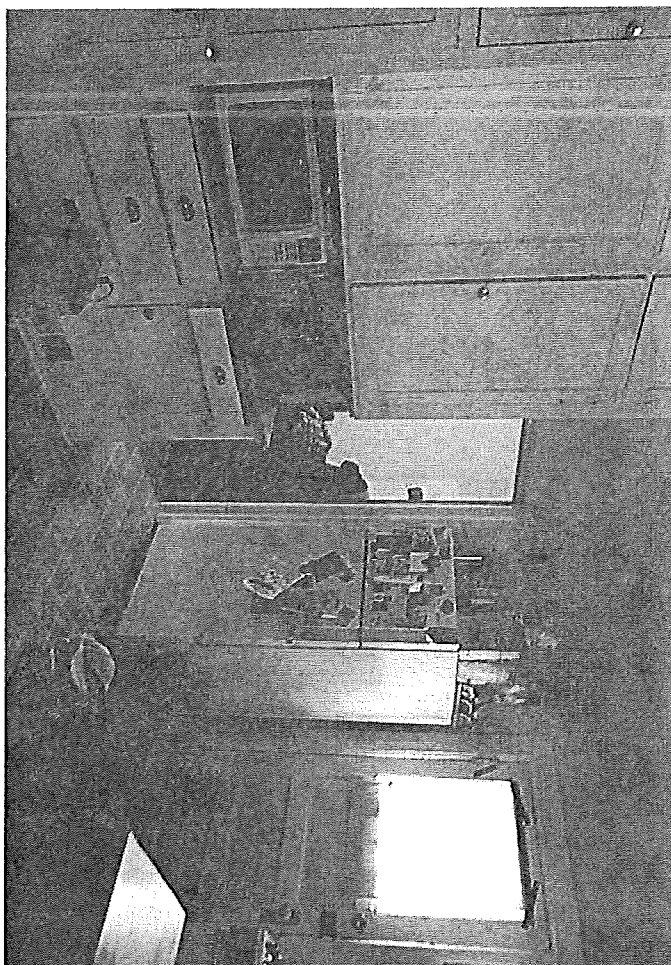


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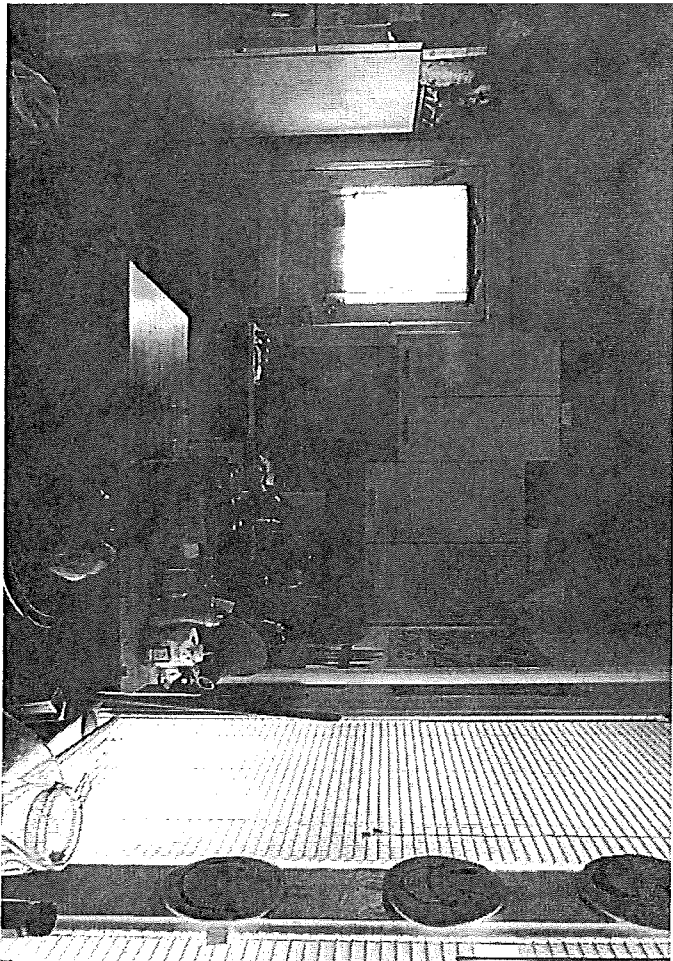
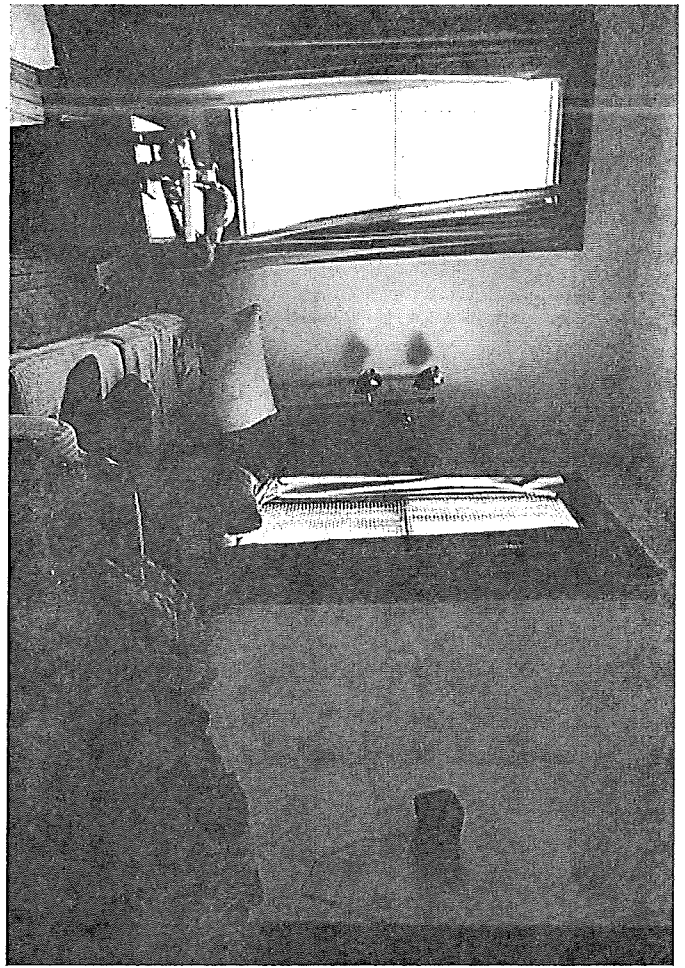
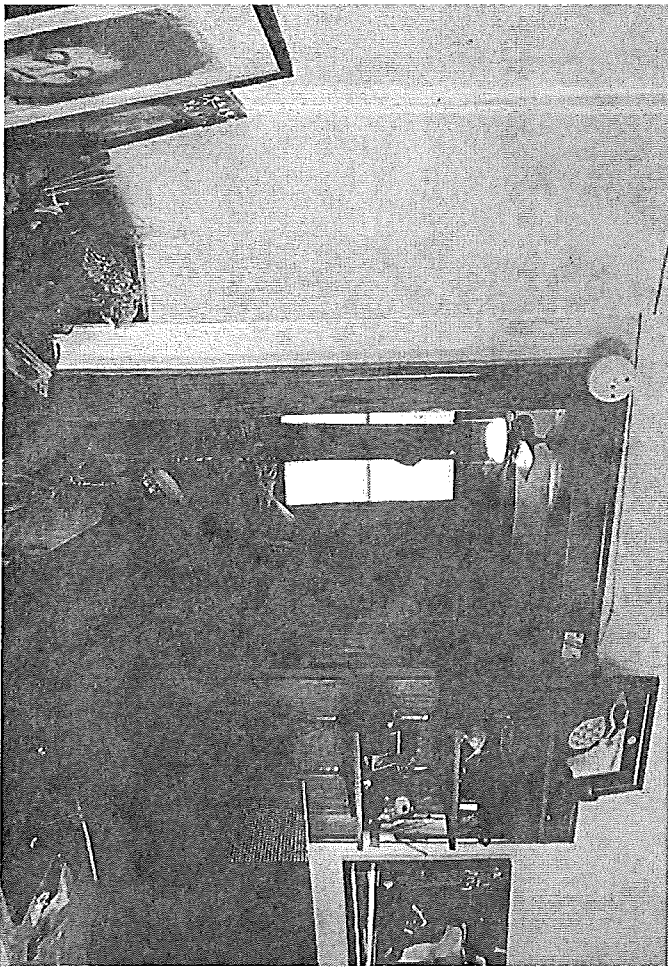
1208 DRAKE STREET EXISTING PHOTOS



1208 DRAKE ST EXISTING PHOTOS



1208 DRAKE ST. EXISTING PHOTOS



10

1208 DRAKE ST EXISTING PHOTOS

Rick and Jennifer Salin

1208 Drake Street

Madison, WI 53715

Demolition Permit:

Contents:

Page 1	Letter of Intent
Page 2	Comparison Drawing
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Page P-1	Plot Plan
Page P-2	Adjacent Neighbors Plot Plan
Page A-1	First Floor Plan
Page A-2	Second Floor Plan
Page A-3	Roof Plan
Page A-4	Front and Rear Elevations
Page A-5	Right Side Elevation
Page A-6	Left Side Elevation
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Page A-8	Foundation Plan

Letter of Intent

4-19-17

Rick and Jennifer Salin

1208 Drake Street

Madison, WI 53719

Re: Demolition Permit

Our intent is to demo the existing two flat rental unit and build a single family home. This project will meet the City of Madison Zoning Ordinances. The City of Madison zoning in this location is a TR-C3. The city would like to restore this area to residential single family homes vs the rental units.

We visited with the neighbors of 1208 Drake Street, 4 neighbors each way on both sides of the street. There was no opposition to our plan of a single family home from all the people we talked with. We attended the Greenbush Neighborhood Association Monthly meeting and they welcomed our plan, again with no opposition. They approved our plan and sent a letter of support for a demolition and rebuild. See attached.

Existing Conditions:

The existing structure is very old and in very poor shape. The basement has low head room of 6'-0" to 6'6". The Basement has black mold visible and smells of mildew. The foundation is made of bricks, rocks, rubble and then has been plastered for a smoother surface. Many areas of this are cracking, peeling and falling off because of the excessive moisture. See the Real Estate Condition Report at C10 the answer "Yes" is checked where the "Existing Owner" is aware of defects in the basement foundation where water seepage happens on heavy rain and knowledge of unsafe concentrations of mold. If you closely examine the before pictures of 1208 Drake Street, you will see almost every piece of steel or iron are full of rust. Note the Steel support columns that are partially nailed at the top of the post into the 4x4 beam holding up the center of this two flat. The nails and much more are covered in rust. This indicates a large amount of moisture. The basement pictures, especially at the bottom of the stairs, black mold and other undesirables are very visible. The same posts with the rusty nails holding the support columns have a rock under them acting as a footing. One has a footing cut in and the rest are sitting on the cement floor. The 4 x 4 beam is not connected to the floor joists other than a couple of tact nails. The basement stairs is very used. The treads are worn and the safety railing is anything but safe. We do not think that a sustainable building can be remodeled over this basement foundation.

Main reason for Demolition Permit:

The new Owner, Rick Salin is allergic to mold and dust mites. They feed off of damp/humid conditions. This is the main reason a Demolition Permit is being requested. Rick and Jen Salin are going to build on a slab with no basement to ensure that there will not be a moisture issue in a basement condition.

Proposed Use:

The use for this property at 1208 Drake Street is a "Single Family Residence" with an attached 2 car garage. A small Garden shed 10' x 10' will be in the back yard per the landscape plan. The new buildings will be in compliance of the zoning codes. This is a small 3 bedroom home.

The size of the home fits the lot nicely. The overall appearance of the house fits into the neighborhood and with a nice landscaping plan this will be a nice improvement for the 1200 block of Drake Street. The house is a two story home with no basement. The Square footage of the living space is 2470. The front of the proposed house lines up nicely with the adjacent houses. The Comparison Drawing, attached, shows how the new proposed home is very similar to the existing foot print, but is now in compliance of all the zoning setbacks. Impervious materials including walks, drives and roofs will cover 40% of the property. Anything with a roof will cover 27% of the property.

Building Materials will have a black asphalt shingled roof with accents of gray metal roof at the porch and exercise room. The siding will be a board and batten vertical siding, white in color. The idea is to use a wider board and batten on the first floor and a closer batten and smaller board on the 2nd floor and gable ends. This white siding will be a nice contrast with the black windows. The garage door will be a wood grained brownish color. The garage wall front and right side wall will be either real stucco, possibly reuse of the existing bricks if the back side is good looking and in good shape or possibly a flat wall tile look. The home will take on a "Modern Farm House Look."

Project Schedule:

Start of construction is August 15, 2017 and completion will be Jan. 31st 2018. Demolition would be followed with excavation and foundation work.

BLUE - PROPOSED
RED - EXISTING



G. DRAKE 41

REAL ESTATE CONDITION REPORT

DISCLAIMER

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1208 Drake Street (STREET ADDRESS) IN THE Dane City (CITY) (VILLAGE) (TOWN) OF Madison COUNTY OF Dane, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF July (MONTH), 18 (DAY), 2016 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

B.2. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes," "no," or "not applicable" to the property being sold. If the owner responds to any statement with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes."

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

PROPERTY CONDITION STATEMENTS*

	Yes	No	N/A	See Expert's Report
C.1. I am aware of defects in the roof.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2. I am aware of defects in the electrical system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5. I am aware of defects in the well, including unsafe well water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.6. I am aware that this property is served by a joint well.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.7. I am aware of defects in the septic system or other sanitary disposal system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.9. I am aware of an "LP" tank on the property. (If "yes," specify in the additional information space whether or not the owner of the property either owns or leases the tank.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.9m. I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges). Other basement defects might include, but are not limited to, flooding, extreme dampness or wet walls, unsafe concentrations of mold, or defects in drain tiling or sump pumps.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.12. I am aware of defects in the structure of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. Such defects might also be caused by unsafe levels of mold. NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations or defects caused by animal or other insect infestations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.19. I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property or a violation of applicable state or local smoke detector laws; NOTE: State law requires operating smoke detectors on all levels of all residential properties, and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. §§ 101.149 & 101.647).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1153 Emerald St.
Madison, WI 53715
March 28, 2017

Dear Plan Commission Members:

I am writing on behalf of the Greenbush Neighborhood Council (governing body of the Greenbush Neighborhood Association) regarding the proposed demolition and reconstruction project at 1208 Drake St for Rick and Jennifer Salin.

Mr. Salin presented his project to the Greenbush Neighborhood Council on March 7. The Neighborhood Council recognized that it is not often someone is willing to put a significant investment into a parcel in our neighborhood, and we wish to extend our support of these efforts. The Council felt rebuilding a single-family home in place of a rental 2-unit building adds stability to the neighborhood as well as an increase in the tax base. It is unfortunate an older home would be lost, but we understand it does not make a lot of sense from a fiscal or structural standpoint to expand and renovate the existing structure.

We would like to go on record as being in support of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "John Perkins", with a stylized flourish at the end.

John Perkins
Greenbush Neighborhood Association, President

Sent from my iPhone

On Apr 4, 2017, at 10:12 AM, Scott Poulsen <scott@poulseninc.com> wrote:

For your information. This is from habitat, list they would take this information.

From: Frank Byrne [<mailto:fbyrne@restoredane.org>]

Sent: Tuesday, April 04, 2017 6:30 AM

To: Scott Poulsen (scott@poulseninc.com)

Subject: Re Drake st

FYI

Job Number: 209
Job Date: Aug-17
Contact: Scott Poulsen
Address: 1208 Drake st.
City: Madison
Phone: 444-0419

Item #	Description	Quantity
1	oak flrg 200 sq ft	1
2	5 pc cab set	1
3	Misc door hdwe	1
4	approx 200 sq ft of maple flrg	1
5	vanity cab.	1
6	ext storm doors	2
7	above toilet shelf unit	1
8	misc copper	1
9	misc trim	1
10	Wall grates	2
11	iron balcony	1

Reuse and Recycle Plan:

1. The existing owner is going to take the existing mechanical equipment. The furnace with thermostat and the water heater.
2. Habitat and Restore Dane, with the help of Frank Byrne's and his volunteer's, the items listed on the Habitat Addendum attached.
3. All concrete slabs will be removed and recycled with Oregon or Wingra recycling.
4. The foundation is mostly rocks and bricks mortared together. It will go to fill site at Mandt's Excavation for crushing and resale.
5. Royal Waste Services will recycle all the debris.
6. We will try to sell the garage for reuse.

PROPOSED LIST OF PLANTINGS:

TREES:

- FLOWERING CRABAPPLE "PRAIRIFIRE" (MALUS)
- FLOWERING CRABAPPLE "CINZAM" OR SIMILAR - (DWARF VARIETY) (MALUS)
- REDBUD (CERCIS)
- MAPLE "AUTUMN BLAZE" (ACER X FREEMANII)
- COLORADO BLUE SPRUCE

GRASSES (ORNAMENTAL)

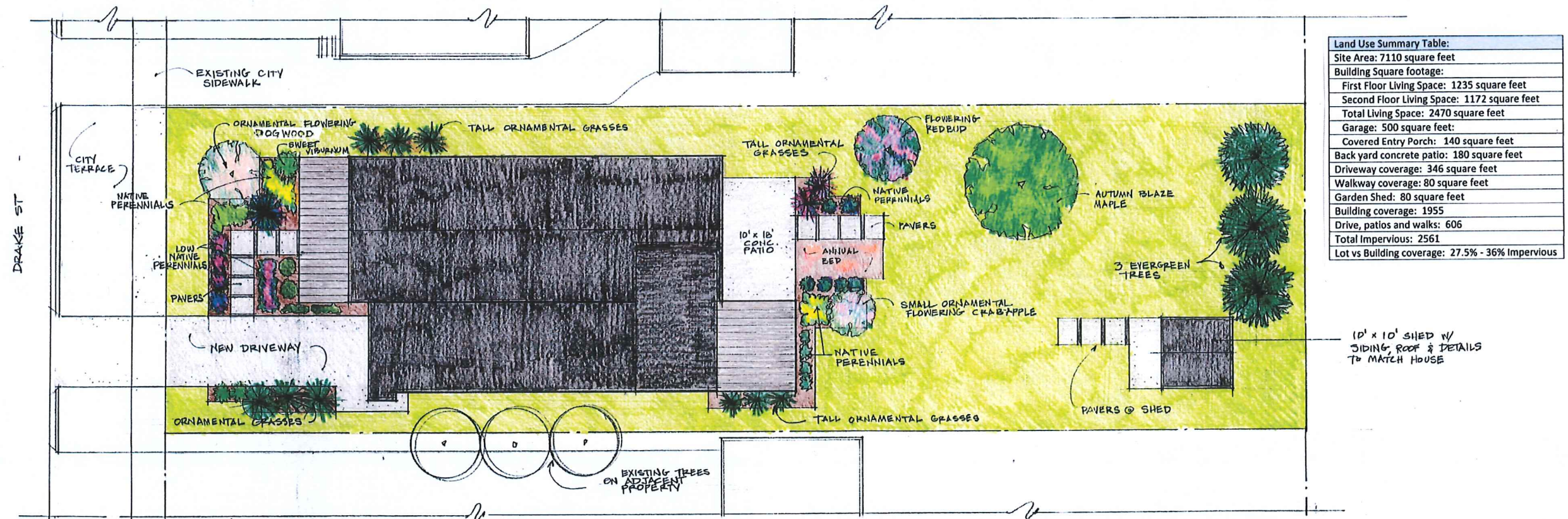
- FOUNTAIN GRASS: (PENNISETUM)
- BLUE FESCUE
- MAIDEN GRASS: (MISCANTHUS)
- PURPLE FOUNTAIN GRASS

NATIVE PERENNIALS:

- BLACK EYED SUSAN (RUDBECKIA)
- RUSSIAN SAGE: (PEROVSKIA)
- SEDUM "AUTUMN JOY"
- DAYLILY "STELLA D'ORO"

SHRUBS:

- SWEET VIBURNUM (VIBURNUM ODORATISSIMUM)
- SPIREA "GOLDFLAME"
- SPIREA JAPONICA
- BOXWOOD (BUXUS)

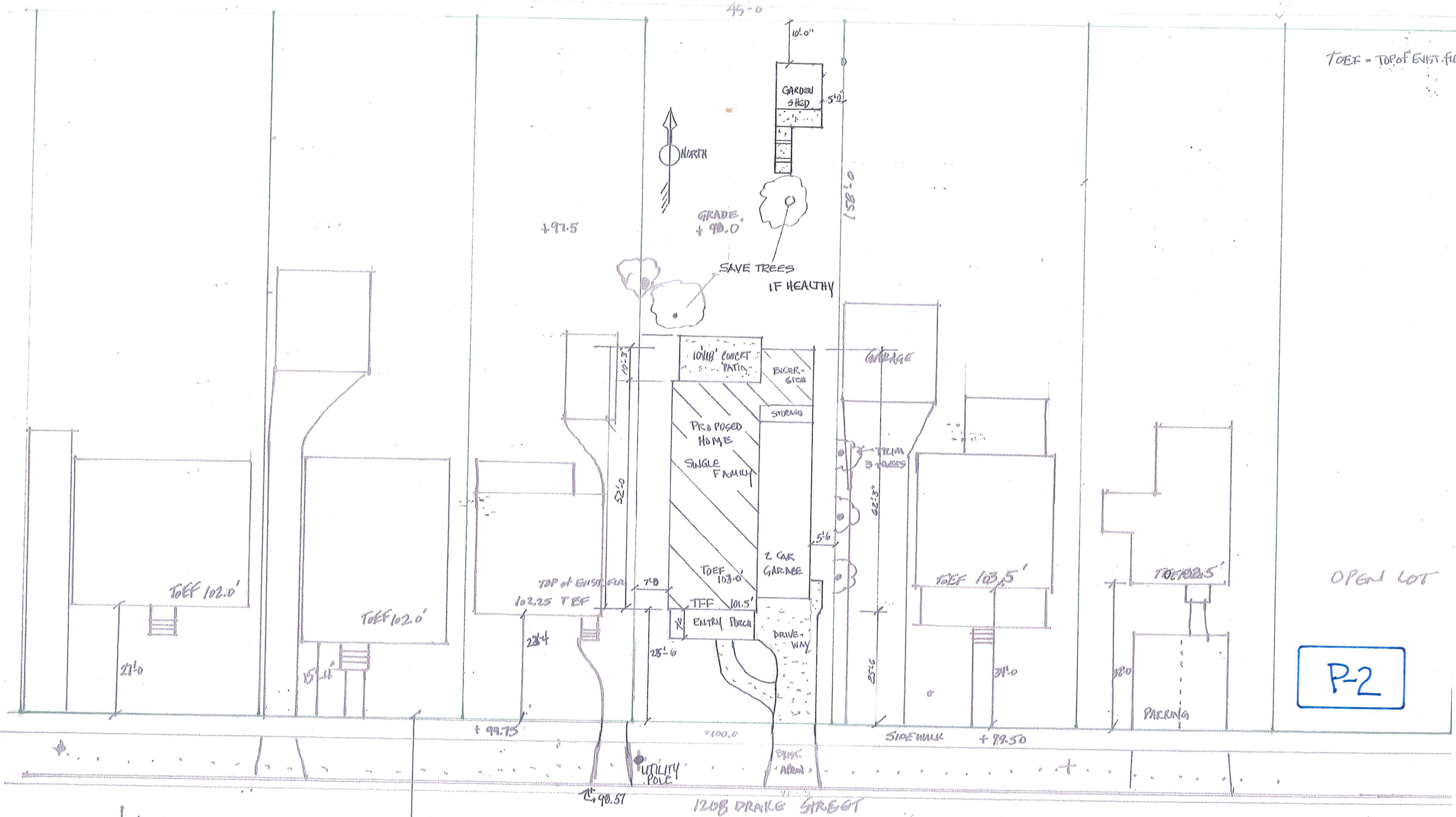


LANDSCAPE PLAN
SCALE: 1" = 10' - 0"

THE SALIN RESIDENCE
* 1208 DRAKE ST., MADISON, WISCONSIN *
APRIL 15, 2017
DRAWN BY: COURTNEY WRIGHT ODORICO, ARCHITECT • FOXHILL DESIGN STUDIO

L - 1

TOEF = TOP OF EXIST. FL.



OPEN LOT

P-2

NORTH

WEST

SCALE 1" = 10'

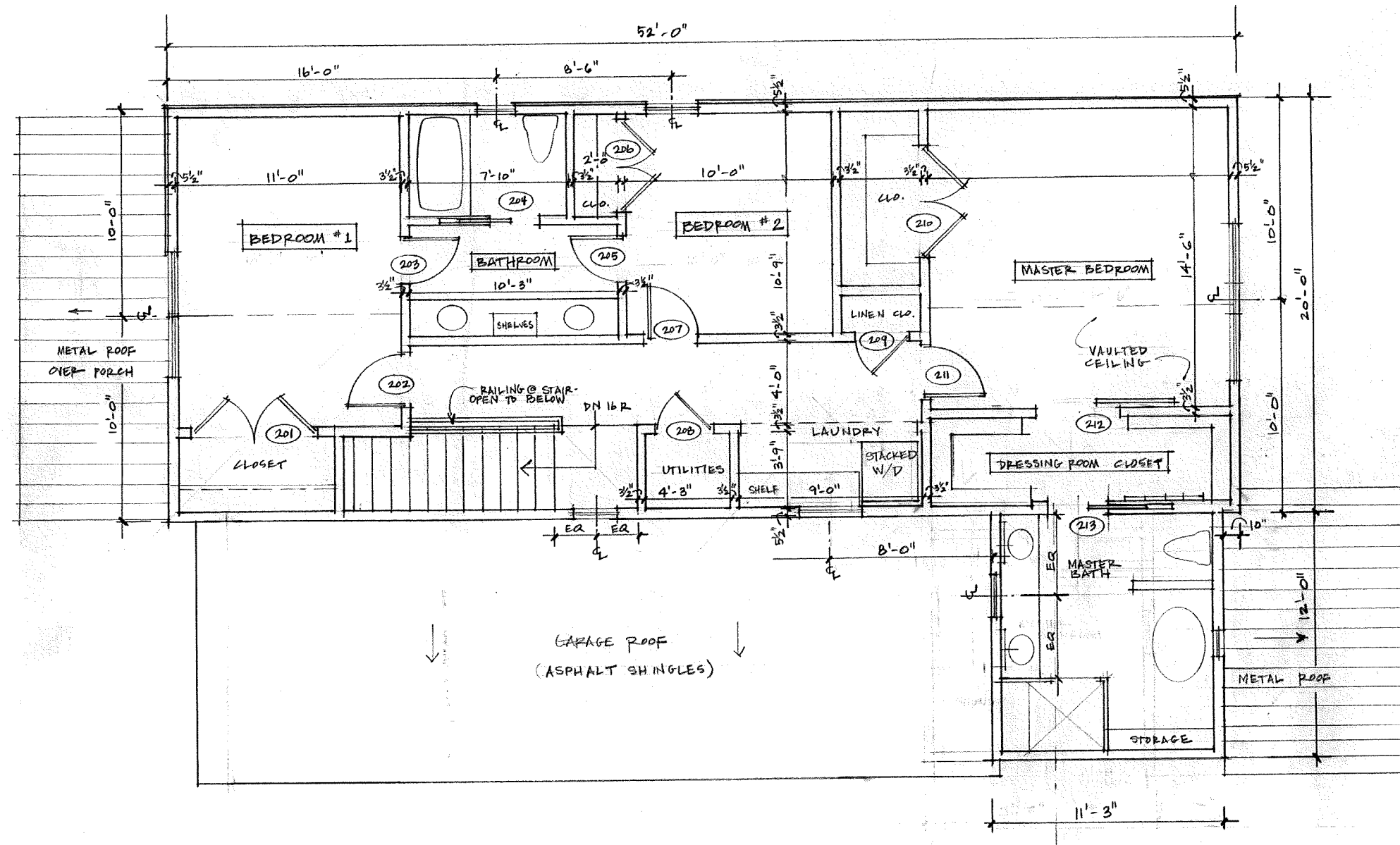
3.6-17

DRAWN BY: SHOT PENSEN

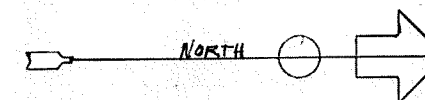
1208 DRAKE STREET

SALIN PROJECT

DR. DRAKE STREET



1 SECOND FLOOR PLAN
A.2 SCALE: 1/4" = 1'-0"

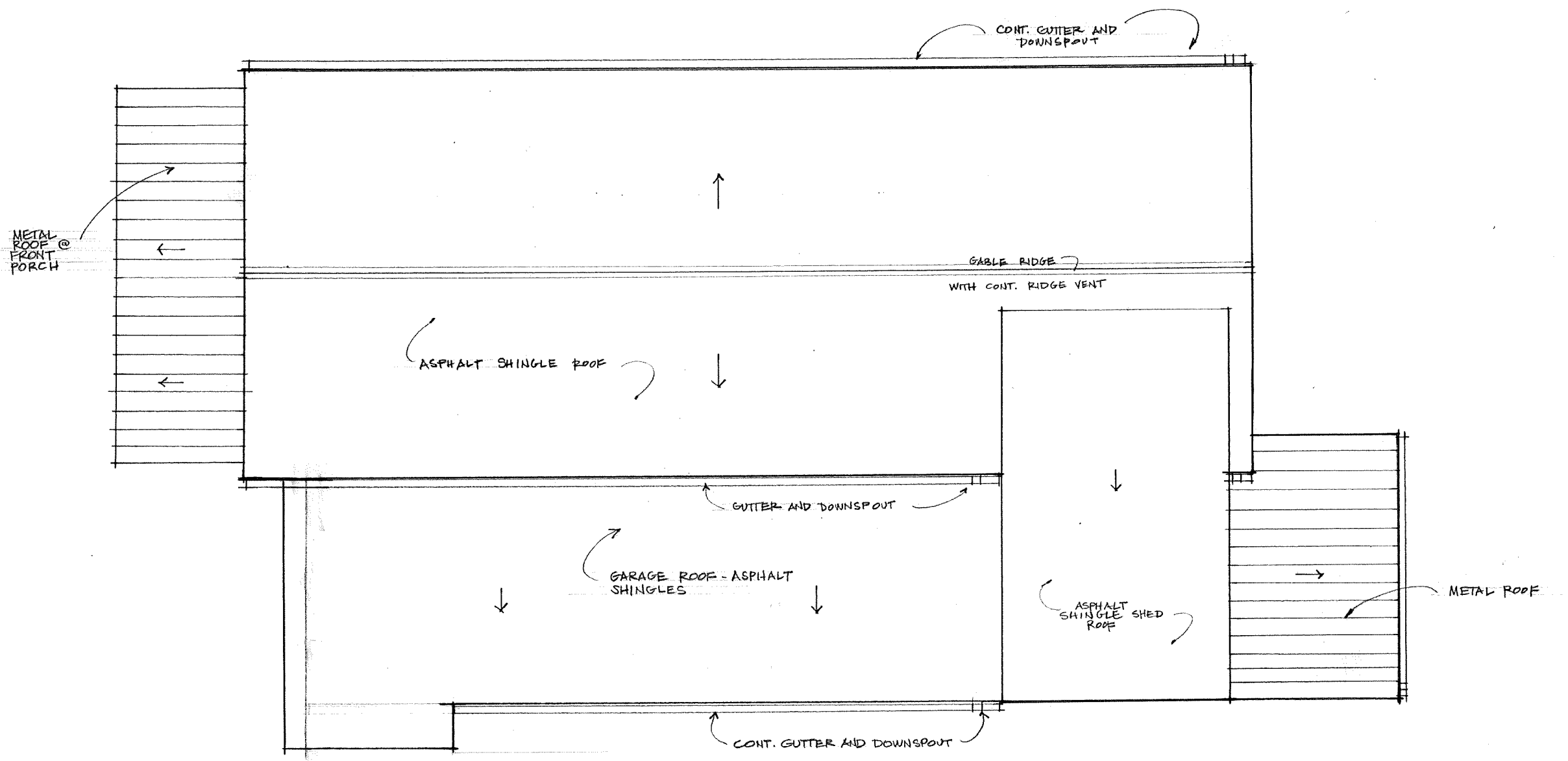


THE SALIN RESIDENCE
1208 DRAKE ST., MADISON, WISCONSIN
MARCH 27, 2017
DRAWN BY: COURTNEY WRIGHT O'DRISCOLL ARCHITECT

Land Use Summary Table:	
Site Area:	7110 square feet
Building Square Footage:	
First Floor Living Space:	1235 square feet
Second Floor Living Space:	1172 square feet
Total Living Space:	2470 square feet
Garage:	500 square feet:
Covered Entry Porch:	140 square feet
Back yard concrete patio:	180 square feet
Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5%-36% IMPERVIOUS

REVISED 4.3.17

A.2



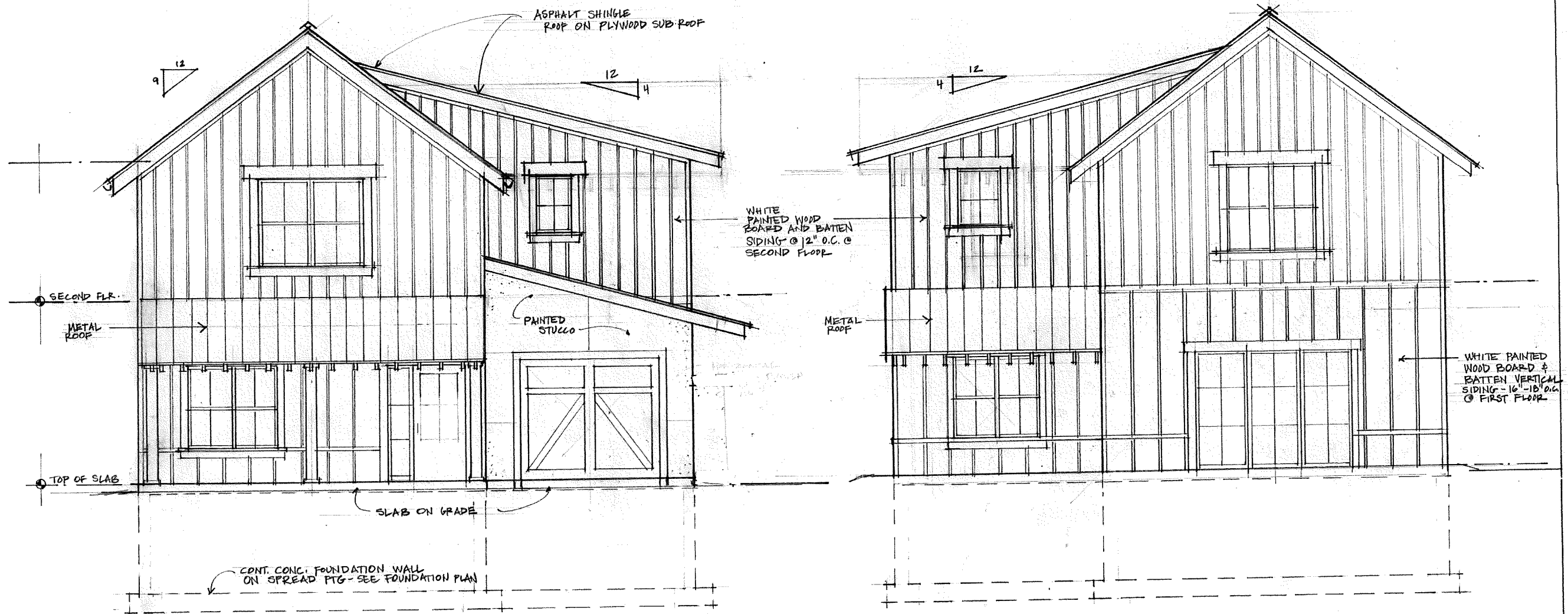
1 ROOF PLAN
 A.3 SCALE = 1/4" = 1' - 0"
 NORTH

THE SALIN RESIDENCE
 1208 DRAKE ST., MADISON, WISCONSIN
 MARCH 27, 2017
 DRAWN BY COURTNEY WRIGHT ODORICO, ARCHITECT
 FOXHILL DESIGN STUDIO

Land Use Summary Table:	
Site Area:	7110 square feet
Building Square footage:	
First Floor Living Space:	1235 square feet
Second Floor Living Space:	1172 square feet
Total Living Space:	2470 square feet
Garage:	500 square feet:
Covered Entry Porch:	140 square feet
Back yard concrete patio:	180 square feet
Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5% 36% IMPERV.

REVISED 4.3.17

A.3



1 FRONT ELEVATION
A.4 SCALE: 1/4" = 1'-0"

2 REAR ELEVATION
A.4 SCALE: 1/4" = 1'-0"

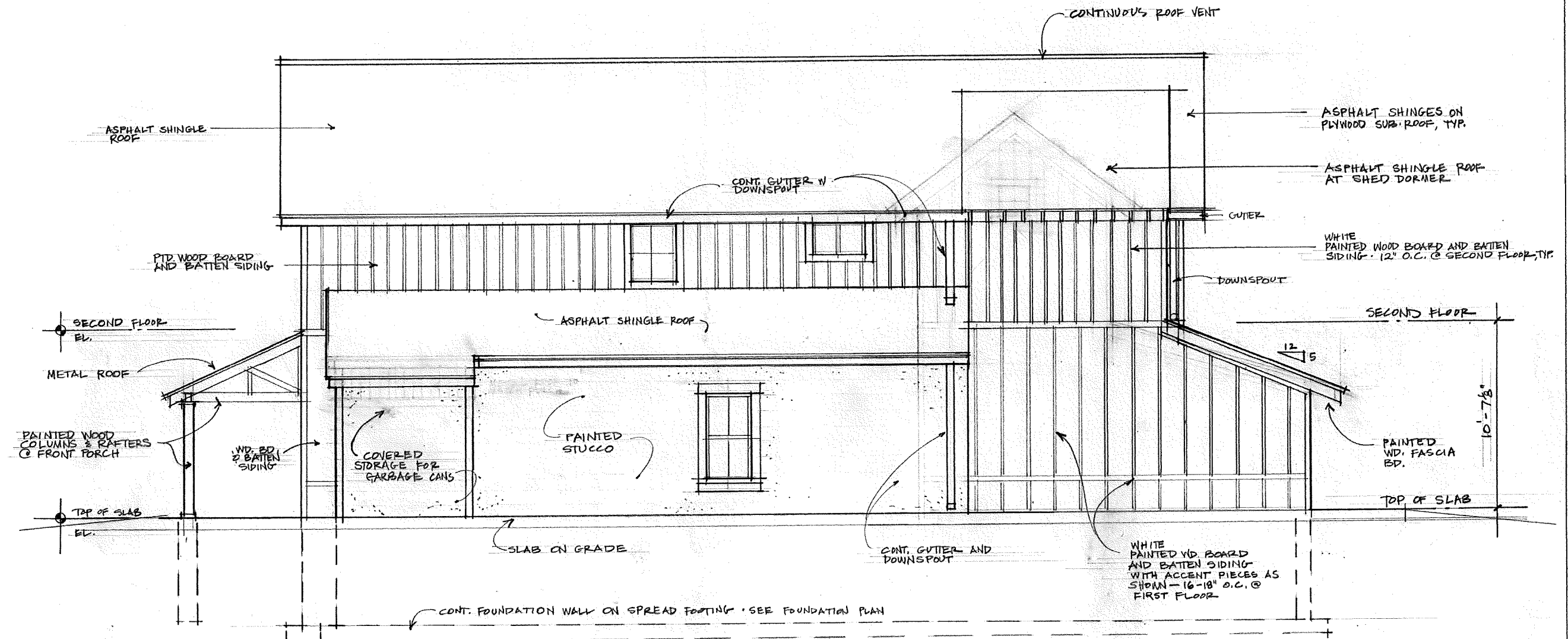
THE SALIN RESIDENCE 1208 DRAKE ST., MADISON, WISCONSIN

MARCH 27, 2017
DRAWN BY: COURTNEY WRIGHT ODORICO, ARCHITECT

Land Use Summary Table:	
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Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5% 36% IMPERV

REVISED 4.3.17

A.4



1
A5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THE SALIN RESIDENCE
1208 DRAKE ST., MADISON, WISCONSIN

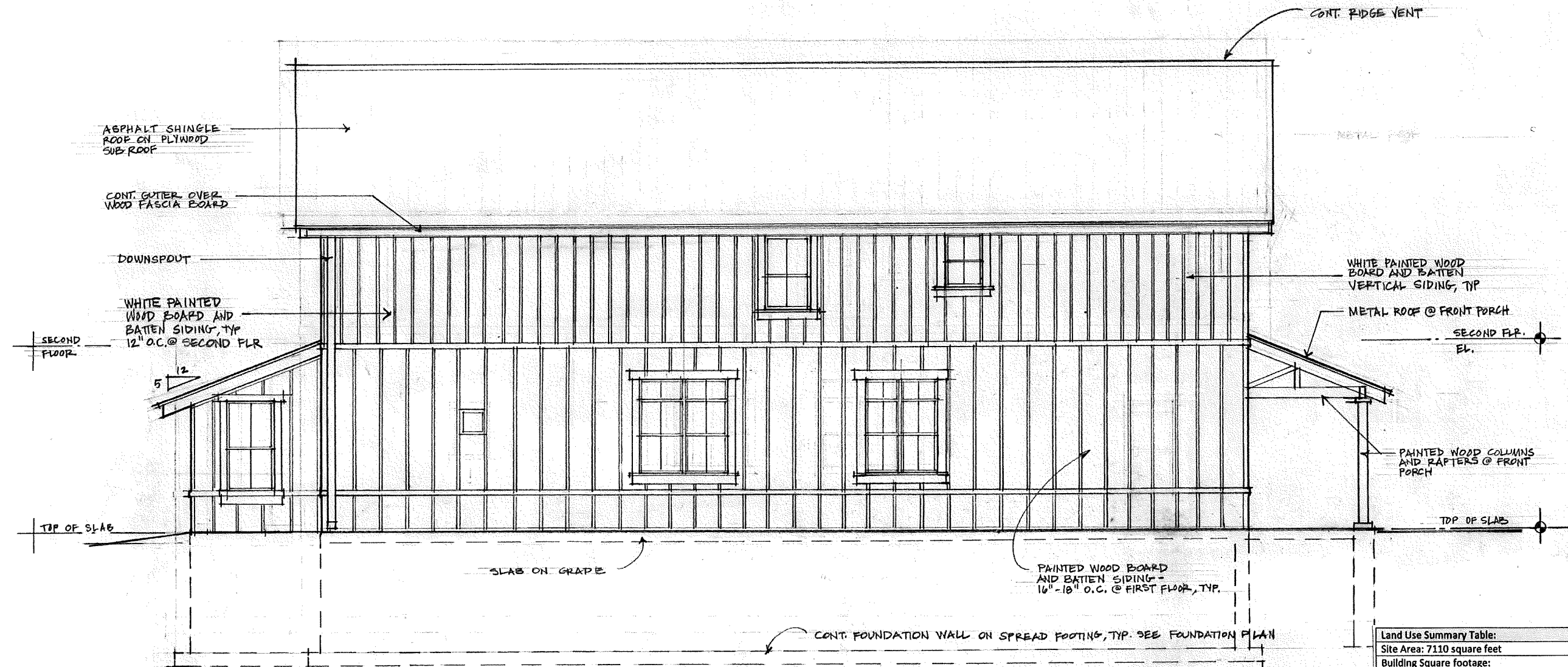
MARCH 27, 2017

DRAWN BY: COURTNEY WRIGHT ODORICO, ARCHITECT
FOXHILL DESIGN STUDIO

Land Use Summary Table:	
Site Area:	7110 square feet
Building Square footage:	
First Floor Living Space:	1235 square feet
Second Floor Living Space:	1172 square feet
Total Living Space:	2407 square feet
Garage:	500 square feet
Covered Entry Porch:	140 square feet
Back yard concrete patio:	180 square feet
Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5% 36% IMPRV

REVISED 4-3-17

A-5



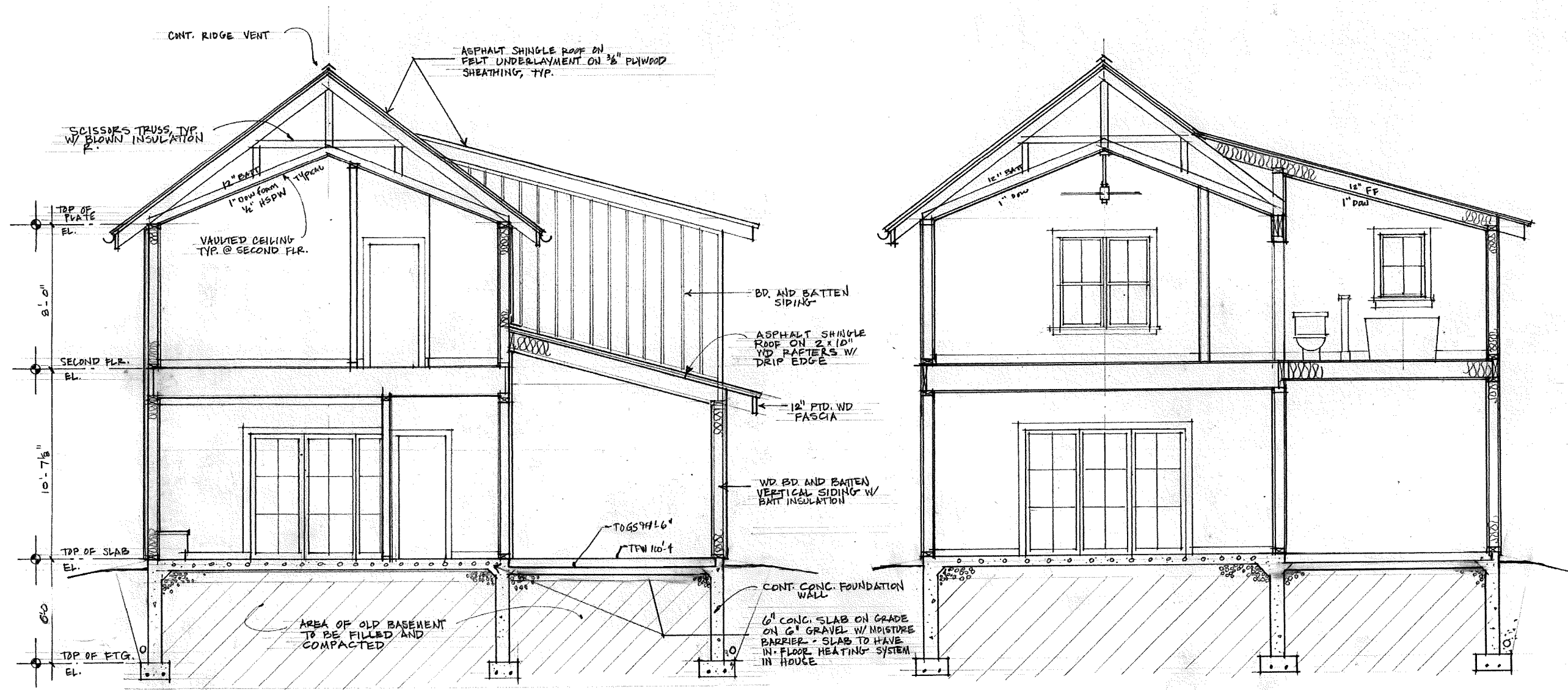
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THE SALIN RESIDENCE
1208 DRAKE ST., MADISON, WISCONSIN
MARCH 27, 2017

DRAWN BY: COURTNEY WRIGHT ODORICO, ARCHITECT
FOXHILL DESIGN STUDIO

Land Use Summary Table:	
Site Area:	7110 square feet
Building Square Footage:	
First Floor Living Space:	1235 square feet
Second Floor Living Space:	1172 square feet
Total Living Space:	2407 square feet
Garage:	500 square feet
Covered Entry Porch:	140 square feet
Back yard concrete patio:	180 square feet
Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5% 3676/13215

REVISED 4.3.17



① SECTION THROUGH HOUSE AND GARAGE
A-7 SCALE: 1/4" = 1'-0"

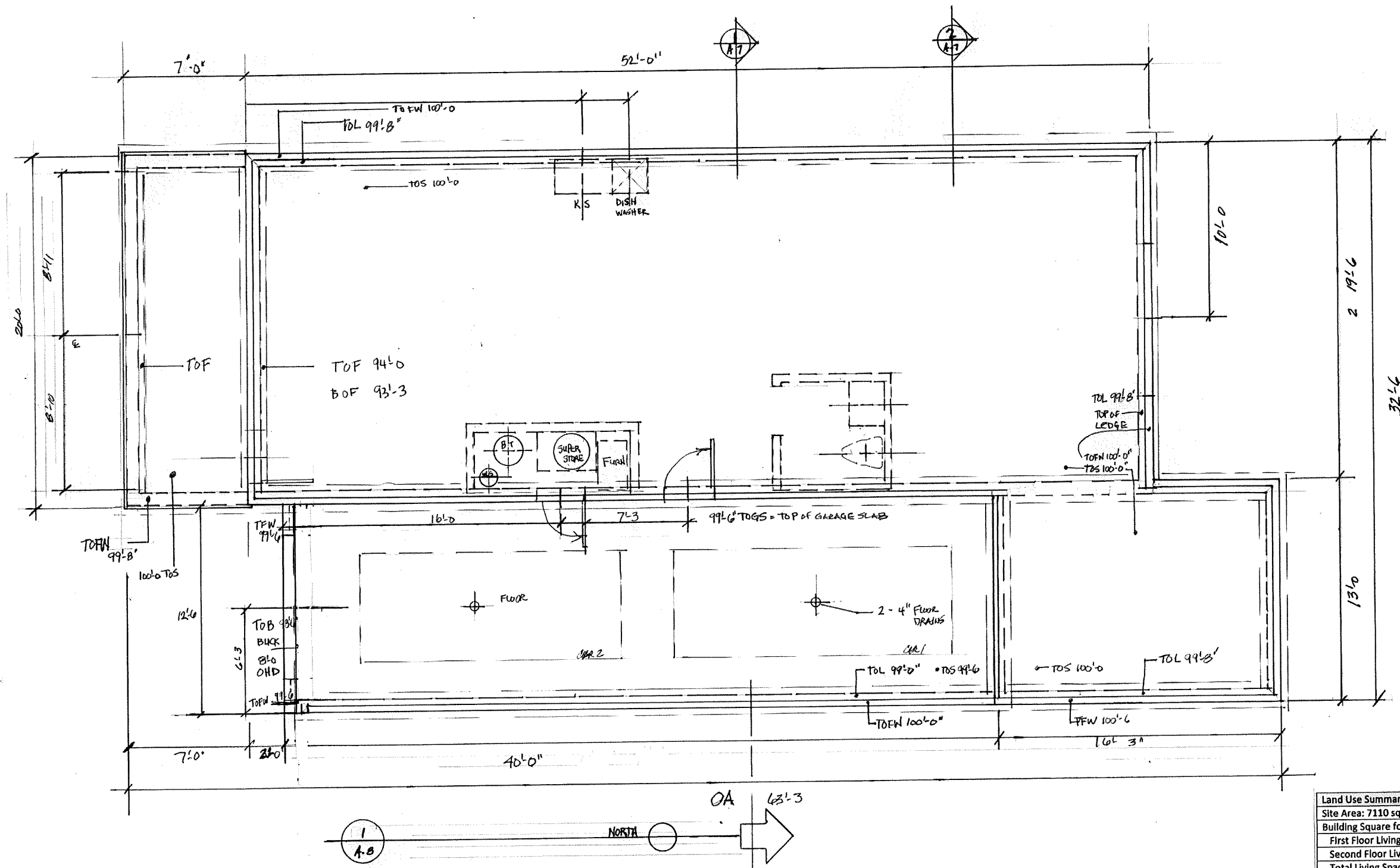
② SECTION THROUGH HOUSE
A-7 SCALE: 1/4" = 1'-0"

THE SALIN RESIDENCE
1208 DRAKE ST., MADISON, WISCONSIN
MARCH 2017
DRAWN BY COURTNEY WRIGHT ODORICO, ARCHITECT
FOXHILL DESIGN STUDIO

Land Use Summary Table:	
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Back yard concrete patio:	180 square feet
Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5% 36% impervious

REVISED 4.3.17

A-7



THE SALIN RESIDENCE
 1208 DRAKE ST. MADISON, WISCONSIN
 APRIL 3, 2017

Land Use Summary Table:	
Site Area:	7110 square feet
Building Square footage:	
First Floor Living Space:	1235 square feet
Second Floor Living Space:	1172 square feet
Total Living Space:	2407 square feet
Garage:	500 square feet
Covered Entry Porch:	140 square feet
Back yard concrete patio:	180 square feet
Driveway coverage:	346 square feet
Walkway coverage:	80 square feet
Garden Shed:	80 square feet
Building coverage:	1955
Drive, patios and walks:	606
Total Impervious:	2561
Lot vs Building coverage:	27.5% 36% IMPERV

REVISED 4-3-17

A 8