



City of Madison
Planning Division
126 S Hamilton St.
Madison, WI 53701

1322 Chandler St Demolition and Rebuild Project

Good afternoon,

As a representative of John and Dawn Perkins, we are proposing to demolish the existing structure located at 1322 Chandler Street and rebuild a new, owner occupied single-family home which the Perkins will reside in full-time. This property is located within the Greenbush Neighborhood and has recently been used as a rental unit, frequently occupied by university students with an occupancy exemption. If the project is approved, this exemption would be removed therefore turning the house back into a family occupied TR-C3 property which is encouraged in the current Greenbush Neighborhood Plan and would also be compliant with the current zoning district. Even though the existing structure has been maintained during the Perkins ownership, a remodel of the home does not fiscally make sense with the current layout and material conditions. The owner's needs in a home would not be met if a major remodel was to take place. A major priority for the Perkins is to make their new home one they can live in for the foreseeable future and incorporate "aging in place" design concepts. The owners currently live elsewhere in the Greenbush Neighborhood and have expressed great enthusiasm in moving to Chandler Street and reinvesting in a property that has been in the Perkins family for multiple generations.

If approved, Brio Design Homes anticipate work to begin in September 2018. We have already submitted and received approval of our Demolition Recycling & Reuse Plan from the City's Recycling Coordinator Bryan Johnson. On December 5, 2017 we submitted to the Demolition Listserv, District 13 Alder Sara Eskrich, and the Greenbush Neighborhood Association. In addition, the Perkins have personally reached out to several adjacent neighbors of 1322 Chandler Street and surrounding streets (including S. Randall, Mound, & S. Orchard Streets). There was no opposition to the plan of a new single-family home from all the people they got in touch with. We also attended and presented our plans on January 8, 2018 to the Greenbush Neighborhood Association Council meeting that was open to all neighbors and again, there was no opposition to the plan. (John Perkins, applicant, is the current President of the Greenbush Neighborhood Association. Due to conflict of interest, the Council's Secretary Ryan Engel led the discussion on this agenda item at the Jan. 8, 2018 Council meeting, and John recused himself from voting on this agenda item.)

As you can see in the attached packet of information, the Perkins proposed use of the property will be a new, 2 story single-family residence approximately 2600 square feet. The style of the home reflects the character of neighboring properties, also known as Folk Victorian that was common in the early 1900's. A new detached garage will be located at the rear of the property and its exterior appearance will match the type and style of the main house. Vehicle access will remain via the Mound-Chandler Alleyway. The proposed garage will be 672 square feet to allow for off-street parking and adequate storage to


maintain a clean exterior. The Perkins also like to have the option of adding an Accessory Dwelling Unit above the detached garage in the future, justifying our request for additional square footage. The intent of planning for a future Accessory Dwelling Unit is to provide affordable rental options in the Greenbush Neighborhood.

The attached information includes our land use application for a demolition permit and conditional use permit for the requested additional square footage of the detached garage. We are looking to be a part of the March 5, 2018 City of Madison Plan Commission public hearing.

Thank you,

Curtis Ryan
Brio Design Homes

☰1322 Chandler St, Madison, WI 53715🔍✕



📍

1322 Chandler St
Madison, WI 53715

Directions

🔖SAVE


📍NEARBY

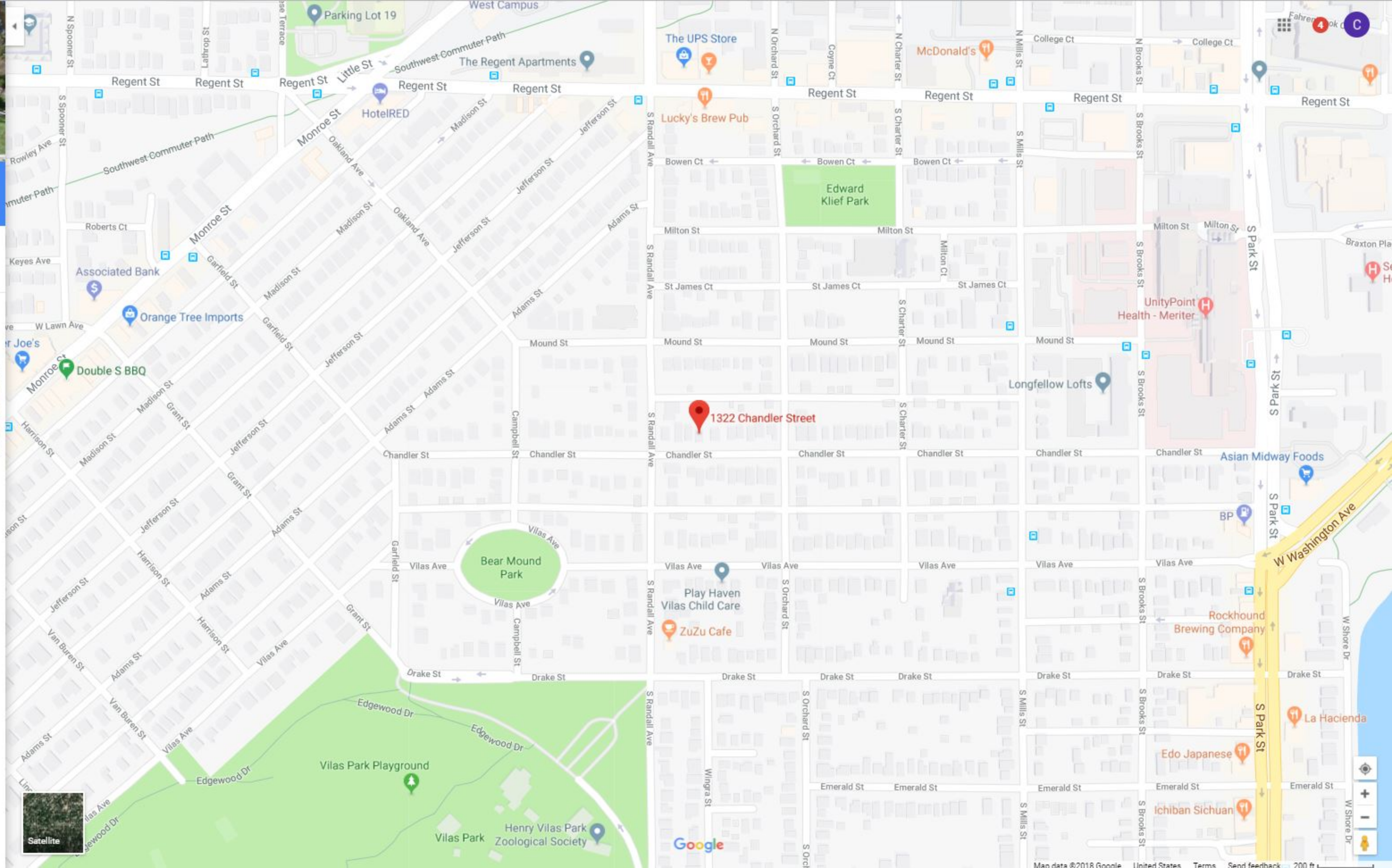
📱SEND TO YOUR PHONE

🔗SHARE

📍Add a missing place

📌Add a label

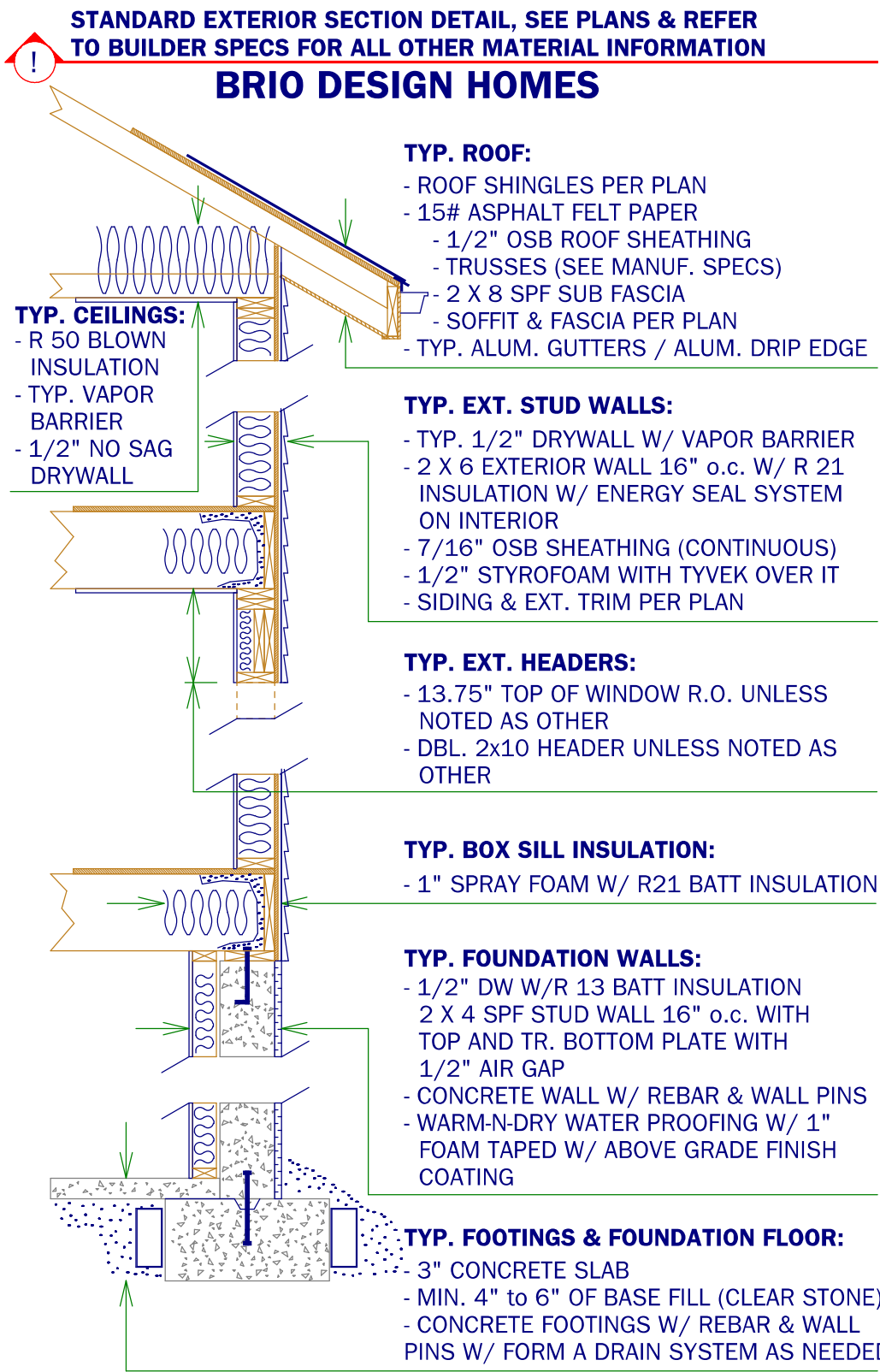




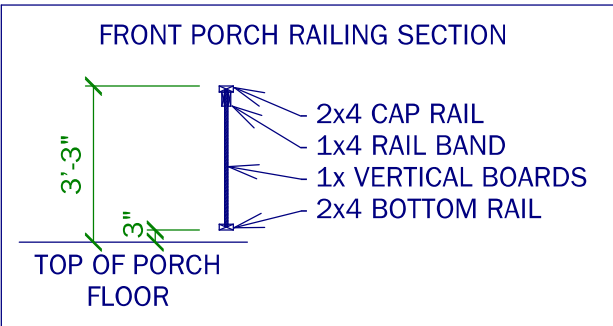
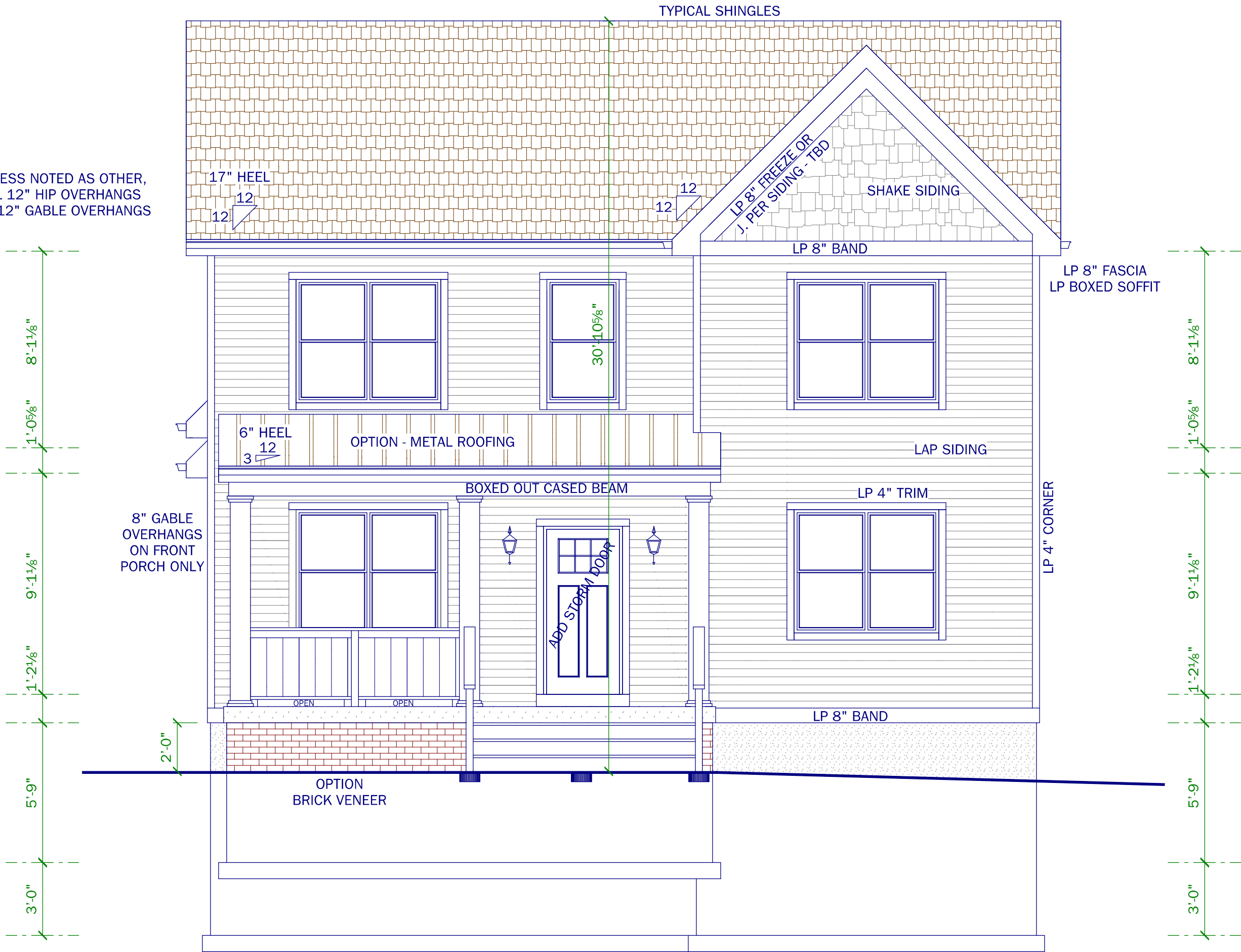
WINDOWS & DOORS	
WINDOWS:	ANDERSEN 400
PATIO DOORS:	ANDERSEN 400
ENTRY DOORS:	SEE BUILDER SPECS
GARAGE DOORS:	SEE BUILDER SPECS

SQUARE FOOTAGE		PLAN DRAWINGS	
FINISHED BASEMENT	0	ELEVATIONS	1A
1st FLOOR	1,556	ELEVATIONS	1B
2nd FLOOR	1,128	ELEVATIONS	1C
TOTAL	2,684	FOUNDATION CONCRETE	2
OTHER SQUARE FOOTAGE		1st FLOOR	3
FULL FOUNDATION	1,549	2nd FLOOR	4
FRONT PORCH	165	GARAGE ELEVATIONS	5A
		GARAGE FOUNDATION	5B
		GARAGE FLOOR PLANS	5C

! DESIGN STANDARDS AS DRAWN !	
* REFER TO THE BUILDER'S SPECIFICATIONS FOR ALL ACTUAL MATERIALS USED, THESE PLANS ARE AS GUIDES ONLY	
* ALL DIMENSIONS ARE ROUGH FRAMING (STUD TO STUD)	
* ALL EXTERIOR HEADERS ARE (2-PLY 2x10 SPF #2) UNLESS NOTED AS OTHER	
* ALL ELEVATION GRADES ARE DRAWN AS GUIDES ONLY, GRADE LINES AND MATERIAL DIMENSIONS MAY CHANGE DUE TO LOT EXPOSURE, ETC.	
* SEE WINDOW & DOOR MANUFACTURER'S SPECIFICATIONS FOR ALL ACTUAL RECOMMENDED R.O.'s	



UNLESS NOTED AS OTHER,
ALL 12" HIP OVERHANGS
ALL 12" GABLE OVERHANGS



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PROJECT #

JGD-136

DRAWN BY

DAS

DATE

01-23-18

PRINT SIZE

ARCH-C

1A

PLANDATE

01-23-18

BRIO DESIGN HOMES

608-437-6184

www.bridesignhomes.com

4070 E. Bringham Road,

Blue Mounds, WI 53517

PROJECT INFO

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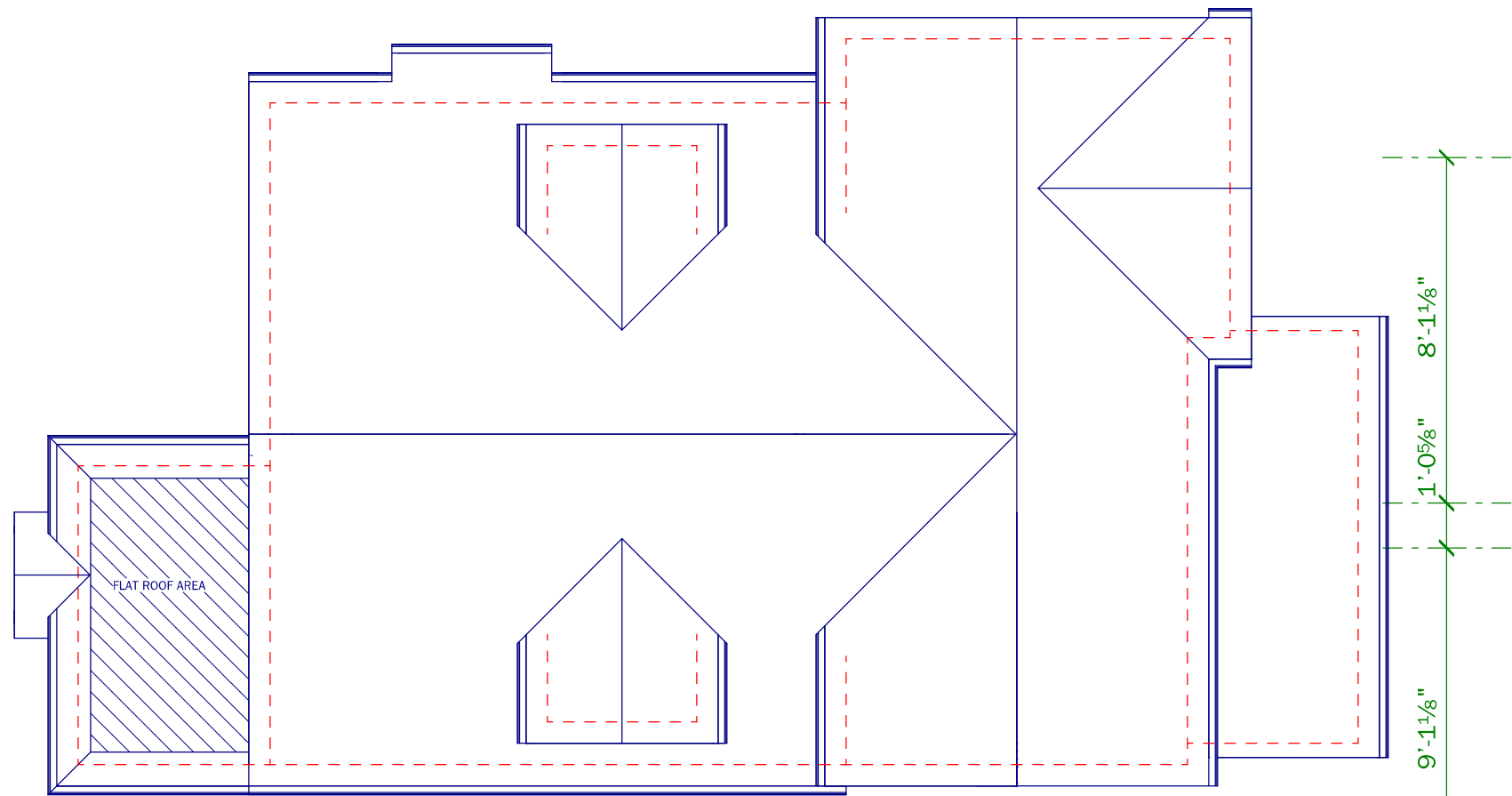
Office@SchneiderHaus.us

715-518-3622

JOHN & DAWN PERKINS

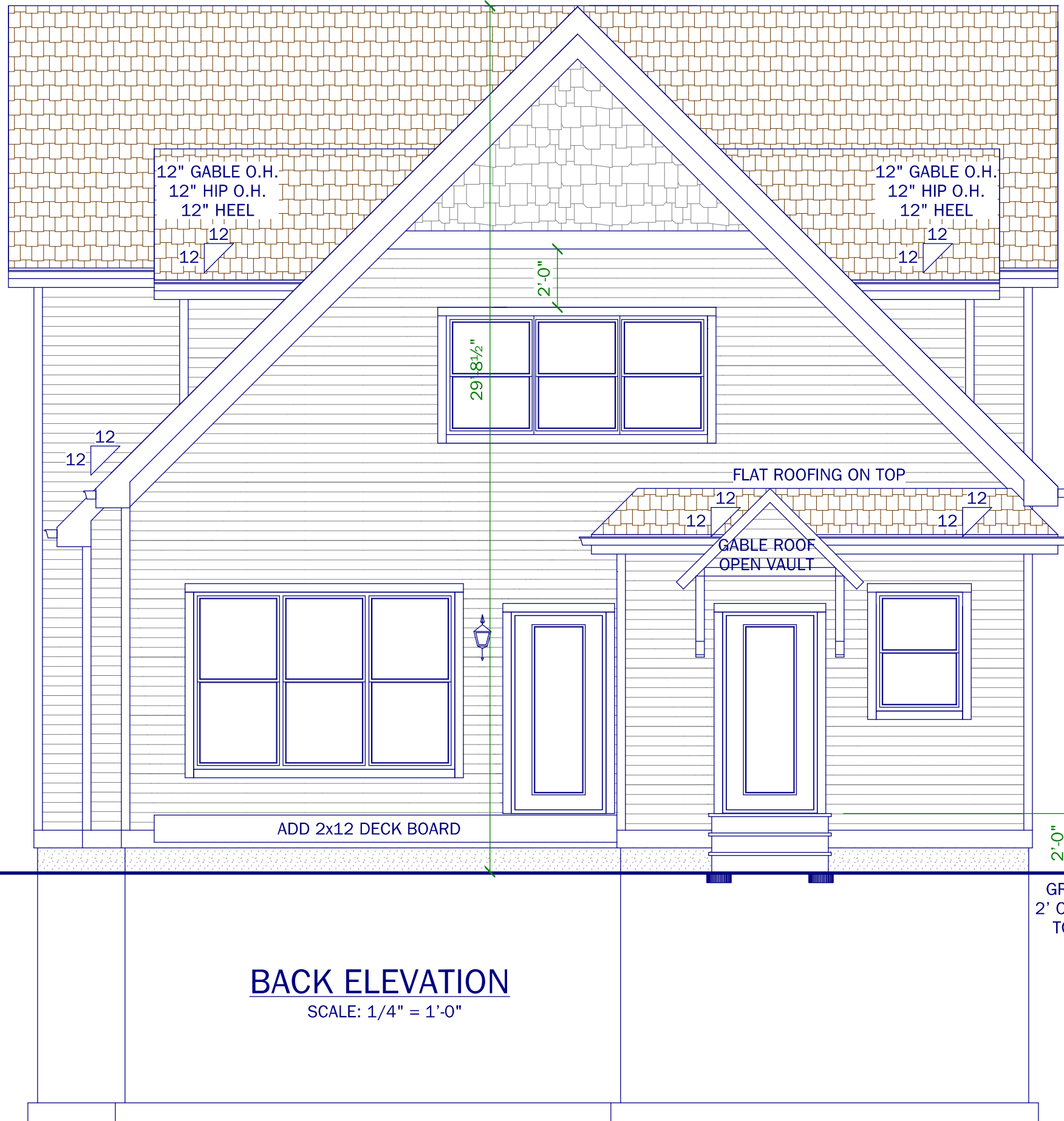
1322 CHANDLER ST

MADISON, WI

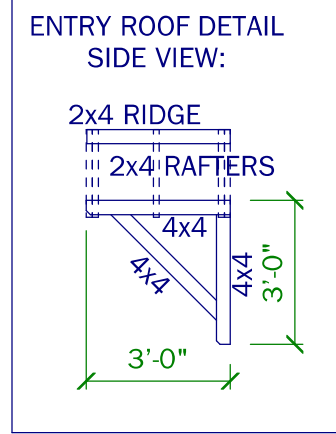


ROOF VIEW
SCALE: 1/8" = 1'-0"

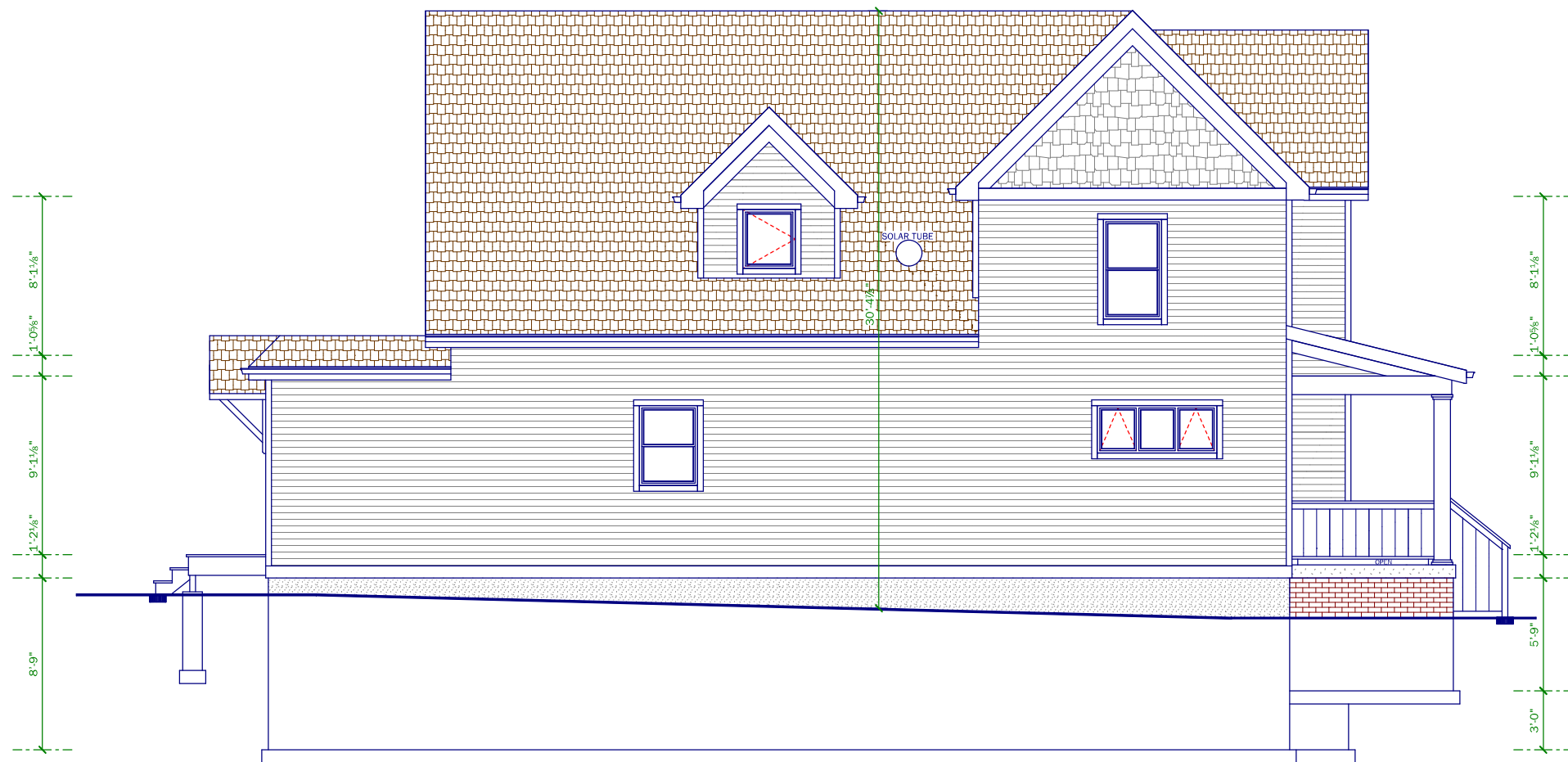
8'-9"
1'-2 1/8"
9'-1 1/8"
1'-0 5/8"
8'-1 1/8"



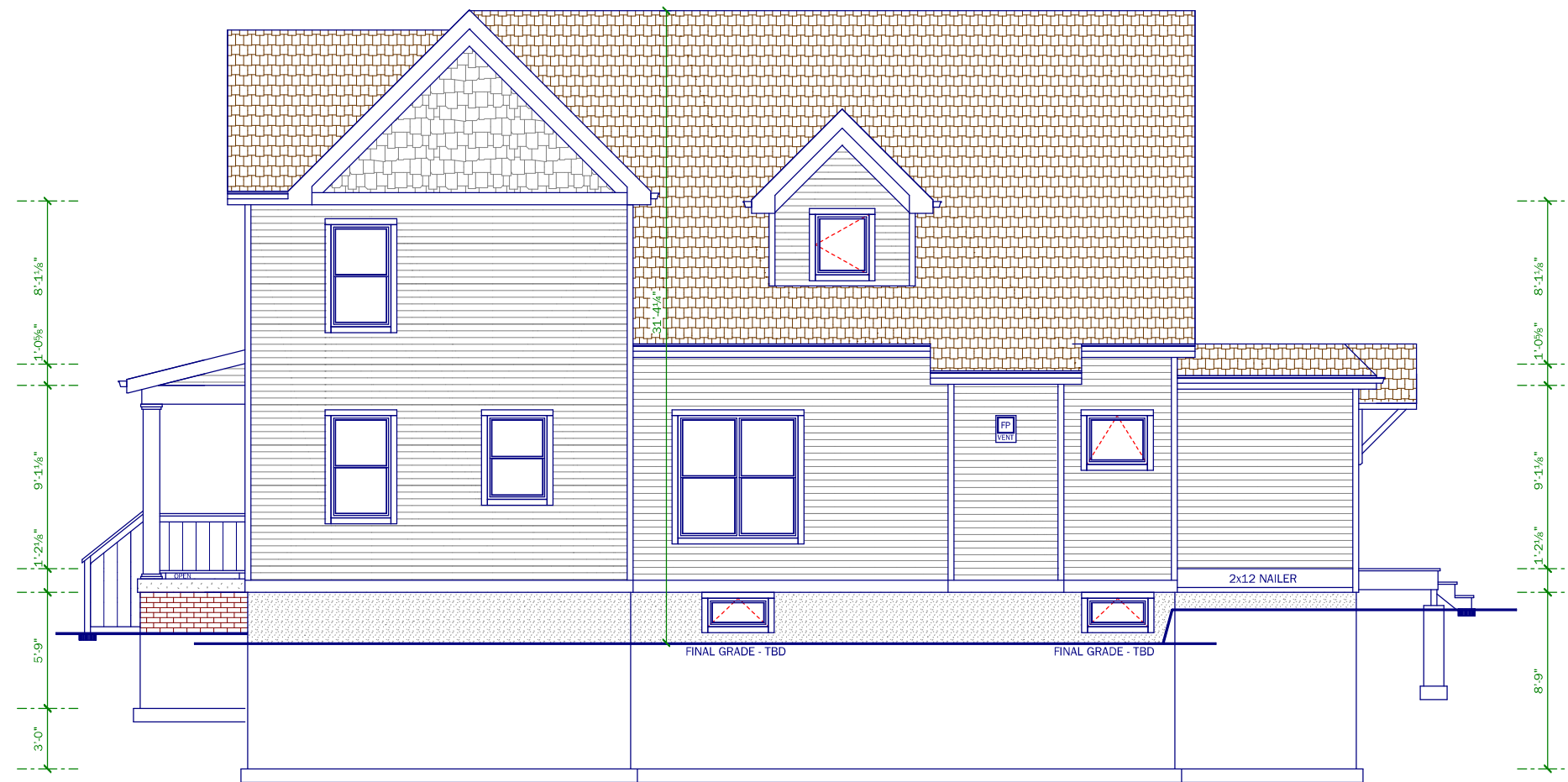
BACK ELEVATION
SCALE: 1/4" = 1'-0"



8'-9"
1'-2 1/8"
9'-1 1/8"
1'-0 5/8"
8'-1 1/8"

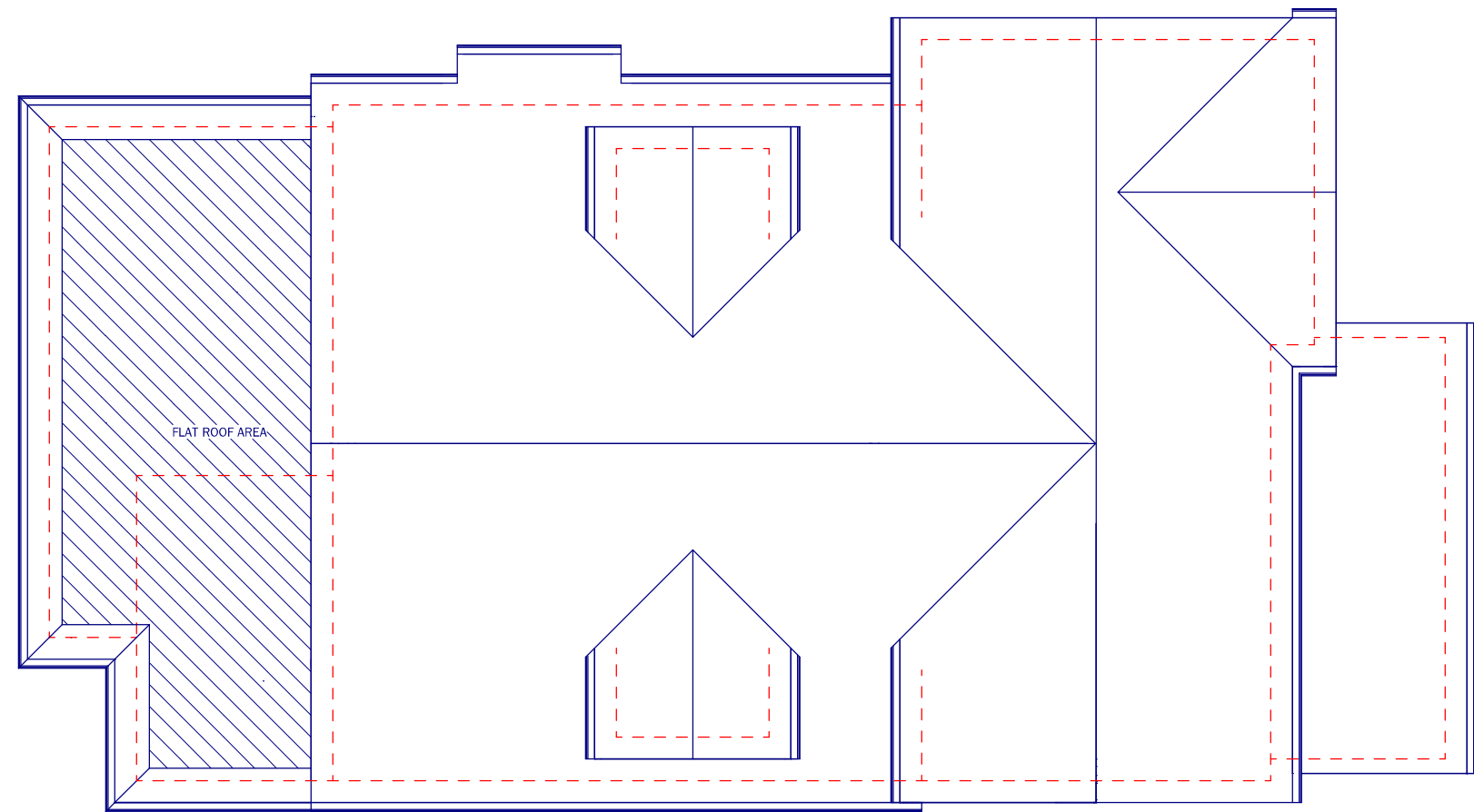


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

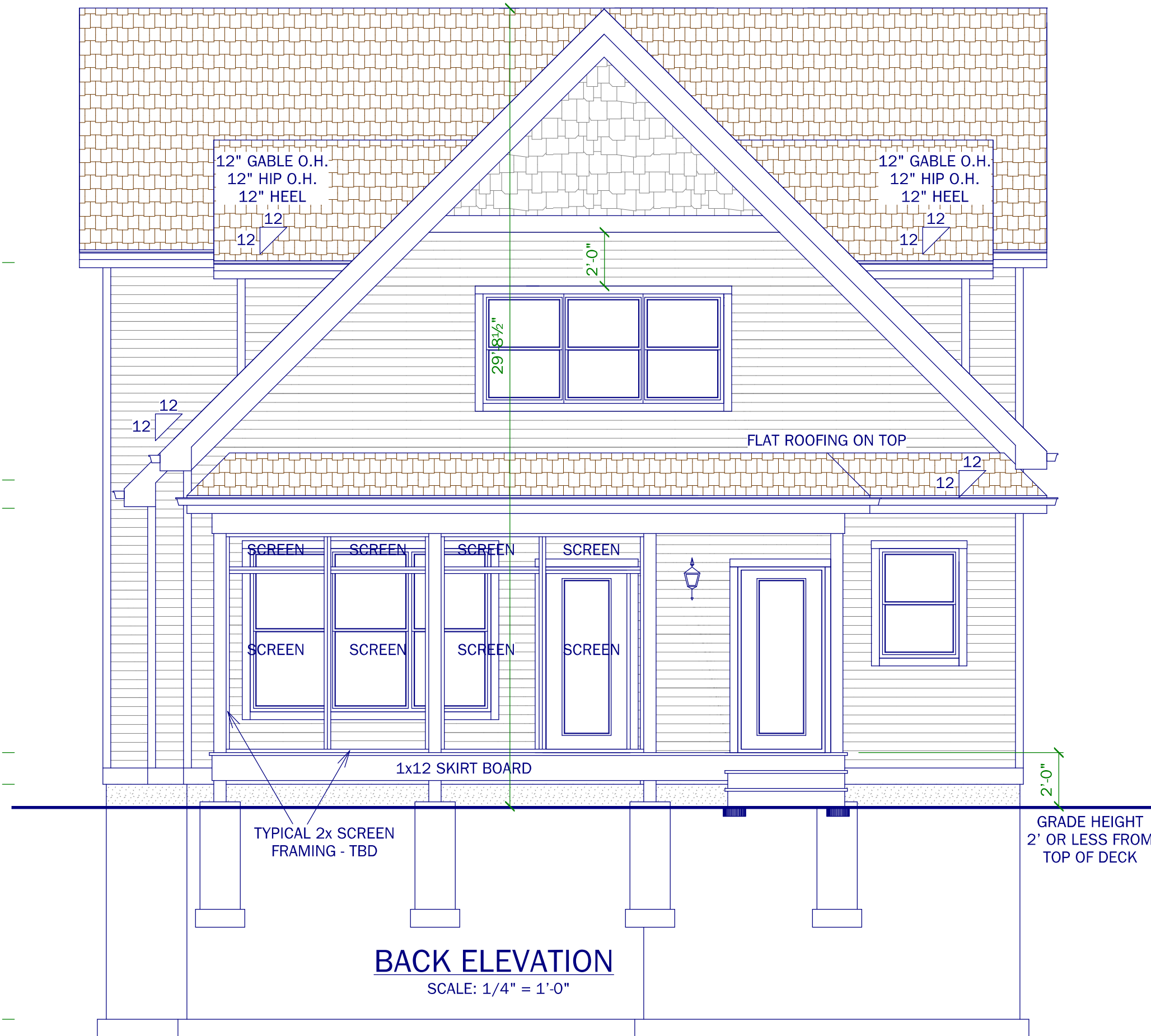


RIGHT ELEVATION
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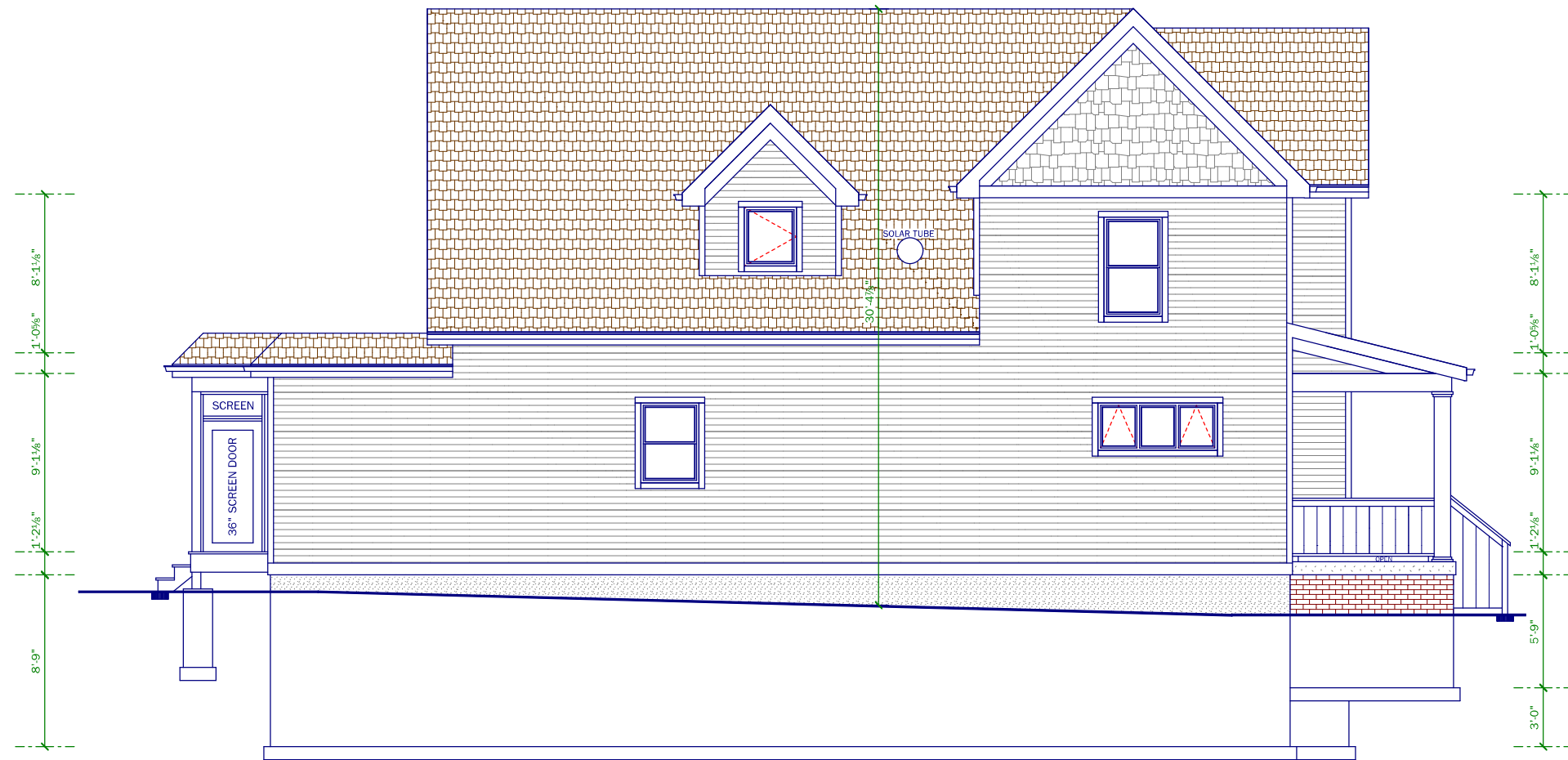
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PLAN DATE: 01-23-18	ARCH-C
DRAWN BY: DAS	
PRINT SIZE: ARCH-C	
CONSTRUCTION PLAN DESIGN SERVICE	
SCHNEIDER HAUS DESIGNWORKS P.O. BOX 278, PARK FALLS, WI 54552 715-518-3622 Office@SchneiderHaus.us	
BUILDER: JOHN & DAWN PERKINS 1322 CHANDLER ST MADISON, WI	
BUILDER: Brio DESIGN HOMES 608-437-6184 www.briodesignhomes.com 4070 E. Brigham Road, Blue Mounds, WI 53517	



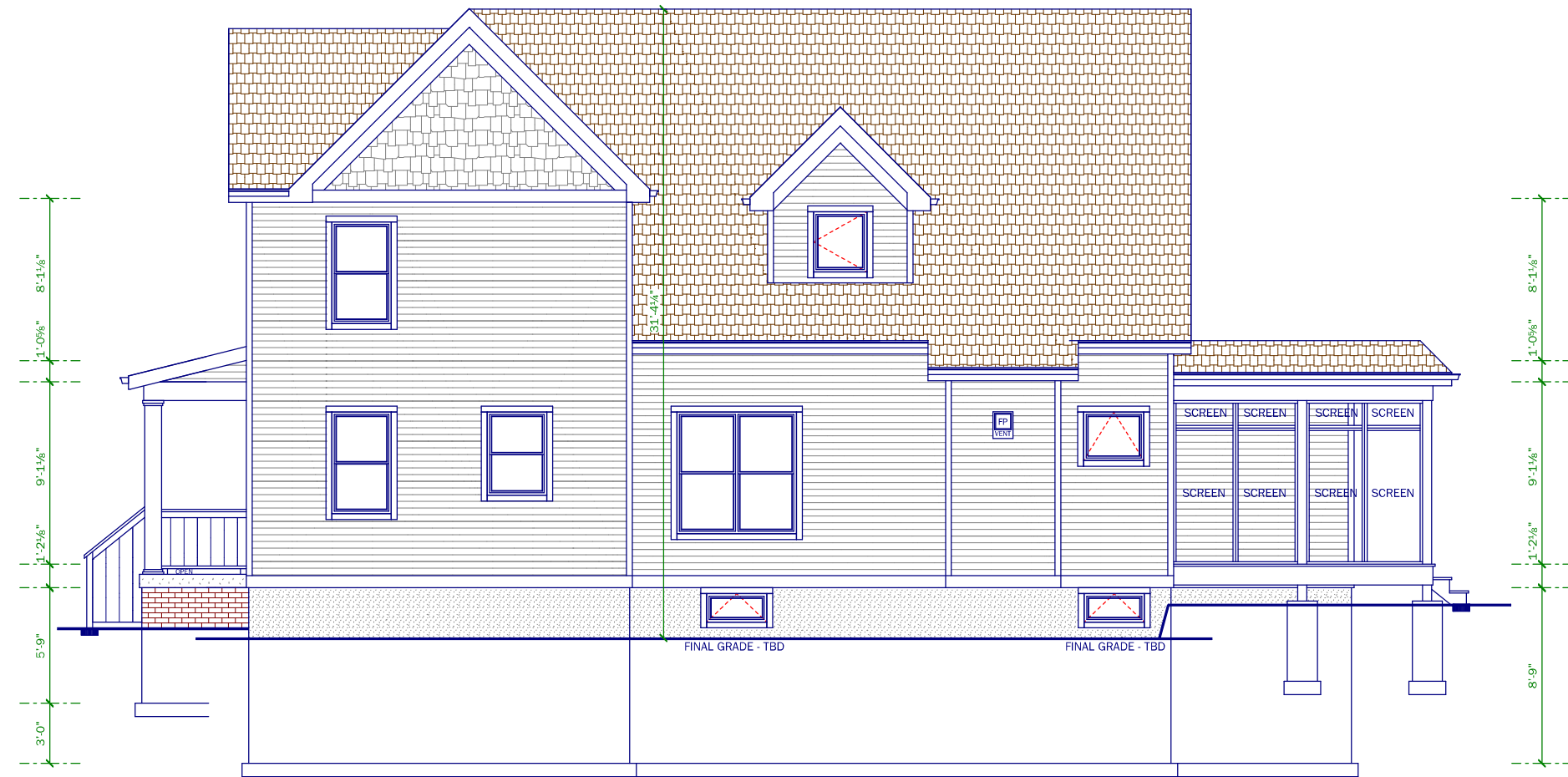
ROOF VIEW
SCALE: 1/8" = 1'-0"



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



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS - PORCH OPTION

JOHN & DAWN PERKINS
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PROJECT # JGD-136
DAS
PLAN DATE: 01-23-18
PRINT SIZE: ARCH-C

DRAWING # 1B

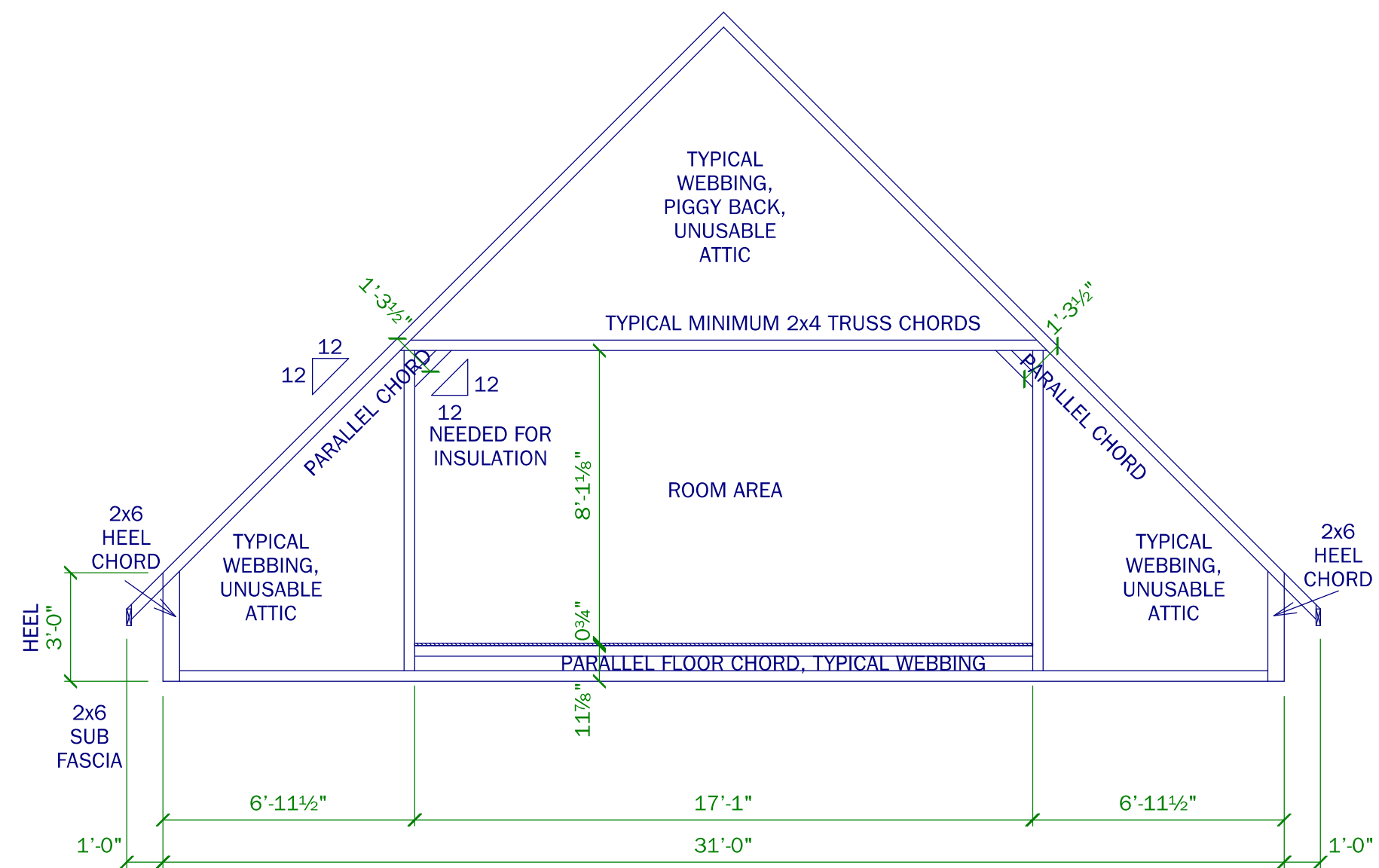
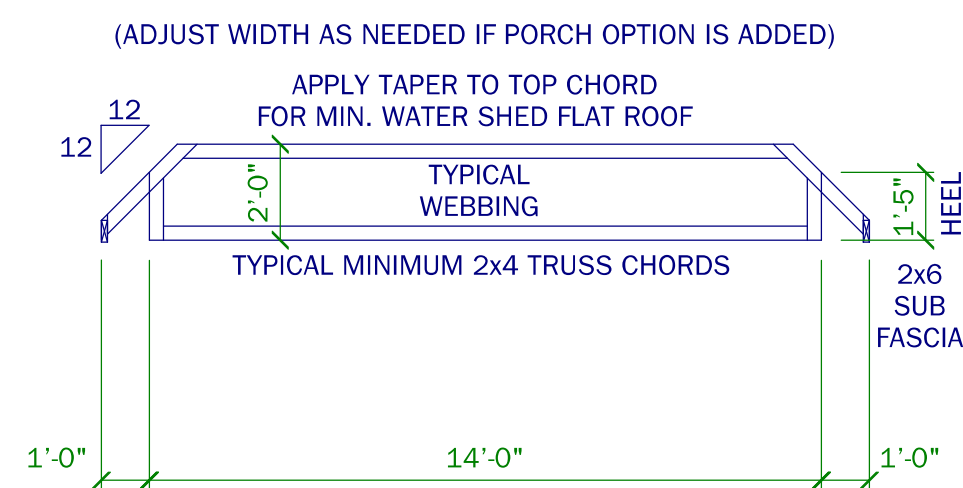


Diagram illustrating the height dimensions for a window with four panes. The total height is 9'-1 1/8". The dimensions for each pane and the spacing between them are as follows:

Section	Height
Top Spacing (CEILING to top of first pane)	1'-6"
First Pane	6'-0 7/8"
Second Pane	5'-0 7/8"
Third Pane	4'-0 7/8"
Fourth Pane	2'-4 7/8"
Bottom Spacing (bottom of last pane to FLOOR)	2'-6 1/4"
Total Height	9'-1 1/8"

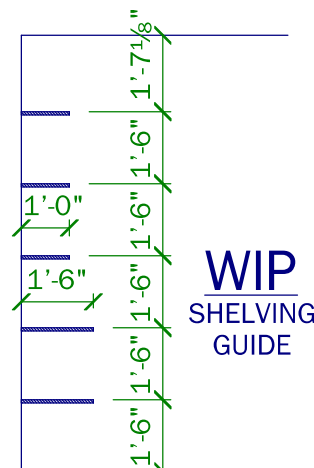
* HOME EXTERIOR WALL BRACING METHOD: CS-WSPd

Diagram illustrating the building footprint and dimensions:

- Rectangular Area:** 1 = 1st FLOOR
- Wall Height:** 9'-1.125"
- Eave to Ridge Height:** 17'-8"
- Max Opening Height:** 7'
- Wind Exposure:** B
- Dimensions:**
 - Top:** TOTAL BP LENGTH = 22'
 - Left:** TOTAL BP LENGTH = 8'-9"
 - Right:** TOTAL BP LENGTH = 14'-6"
 - Bottom:** TOTAL BP LENGTH = 18'-8"

Diagram illustrating the dimensions and height specifications for a rectangular building footprint:

- Left Side:** TOTAL BP LENGTH = 16'
- Right Side:** TOTAL BP LENGTH = 11'-6"
- Top Side:** RECTANGLE: 2 = 2nd FLOOR
WALL HEIGHT: 8'-1.125"
EAVE TO RIDGE HEIGHT: 17'-8"
- Bottom Side:** MAX OPENING HEIGHT: 5'
WIND EXPOSURE: B
- Bottom Side (Total):** TOTAL BP LENGTH = 13'-4"




TYPICAL WINDOW R/O HEIGHT = 18" FROM T.O.W.
ON THIS DRAWING ONLY, UNLESS NOTED AS OTHER

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

Brio
DESIGN HOMES

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	PLAN DATE: 01-23-18	PRINT SIZE: ARCH-C

Diagram showing the layout of four windows in a room. The room has a ceiling and a floor. The windows are arranged in a row. The dimensions are:

- Window 1 (leftmost): 9' 1 ¹/₈" high, 1' 6 ¹/₄" wide.
- Window 2: 5' 0 ⁷/₈" high, 2' 6 ¹/₄" wide.
- Window 3: 4' 0 ⁷/₈" high, 3' 6 ¹/₄" wide.
- Window 4 (rightmost): 2' 4 ⁷/₈" high, 5' 2 ¹/₄" wide.

The distance between the right side of Window 1 and the left side of Window 2 is 1' 6".

Diagram illustrating the dimensions and height requirements for a building footprint (1st Floor) within a rectangular boundary.

Dimensions:

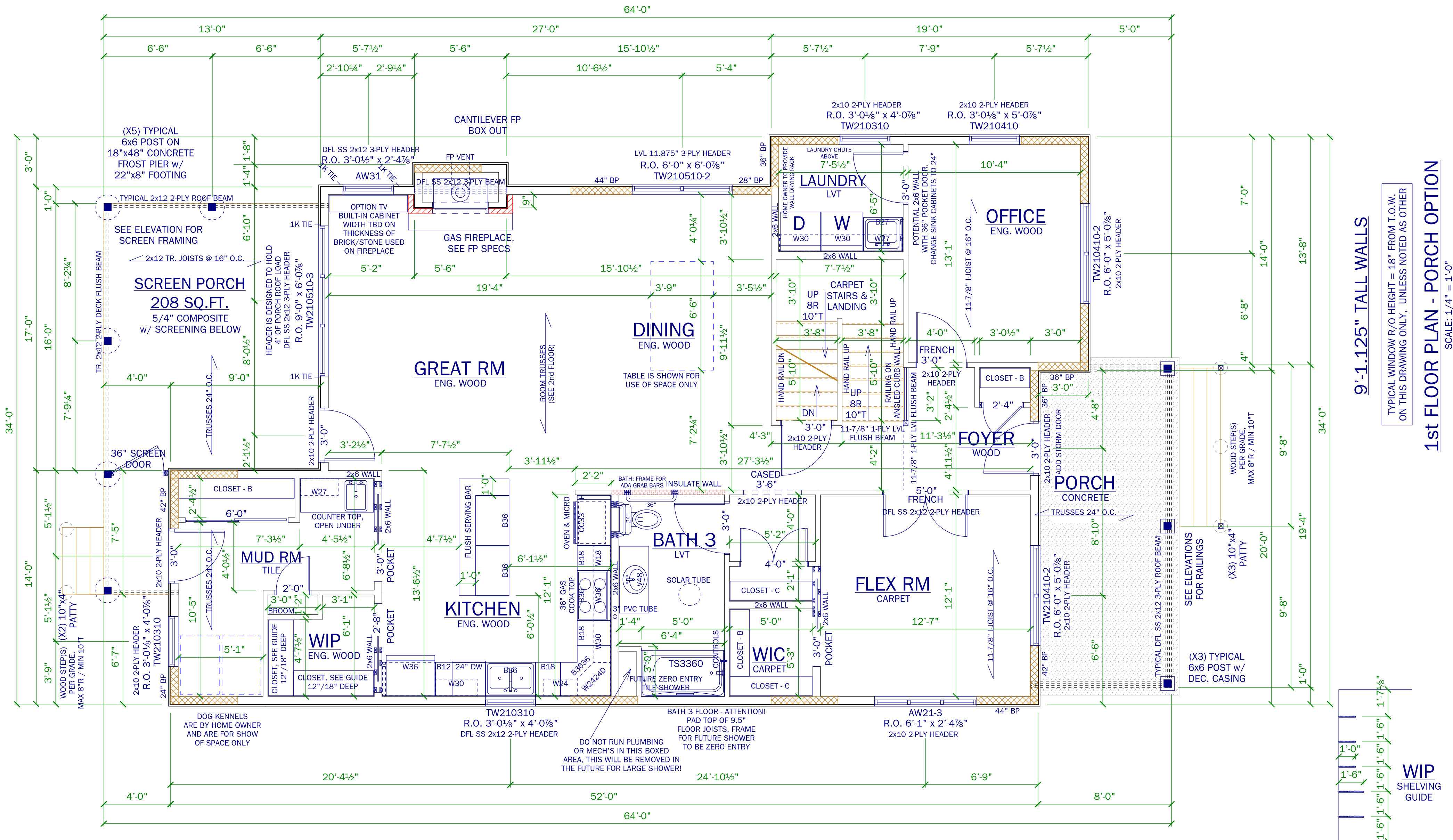
- Left Side:** TOTAL BP LENGTH = 8'-9"
- Right Side:** TOTAL BP LENGTH = 14'-6"
- Bottom Side:** TOTAL BP LENGTH = 18'-8"

Height Requirements:

- RECTANGLE: 1 = 1st FLOOR
- WALL HEIGHT: 9'-1.125"
- EAVE TO RIDGE HEIGHT: 17'-8"
- MAX OPENING HEIGHT: 7'
- WIND EXPOSURE: B

Diagram illustrating the dimensions and layout of a 2nd floor wall structure. The diagram shows a rectangular area with a dashed red border and a solid blue border. The dimensions are as follows:

- TOTAL BP LENGTH = 16' (Left side)
- TOTAL BP LENGTH = 11'-6" (Right side)
- TOTAL BP LENGTH = 13'-4" (Bottom side)
- RECTANGLE: 2 = 2nd FLOOR
- WALL HEIGHT: 8'-1.125"
- EAVE TO RIDGE HEIGHT: 17'-8"
- MAX OPENING HEIGHT: 5'
- WIND EXPOSURE: B



1st FLOOR PLAN - PORCH OPTION

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

INTERPRETATIONS & ASSUMES NO RESPONSIBILITY

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JOHN & DAWN PERKINS
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MADISON, WI

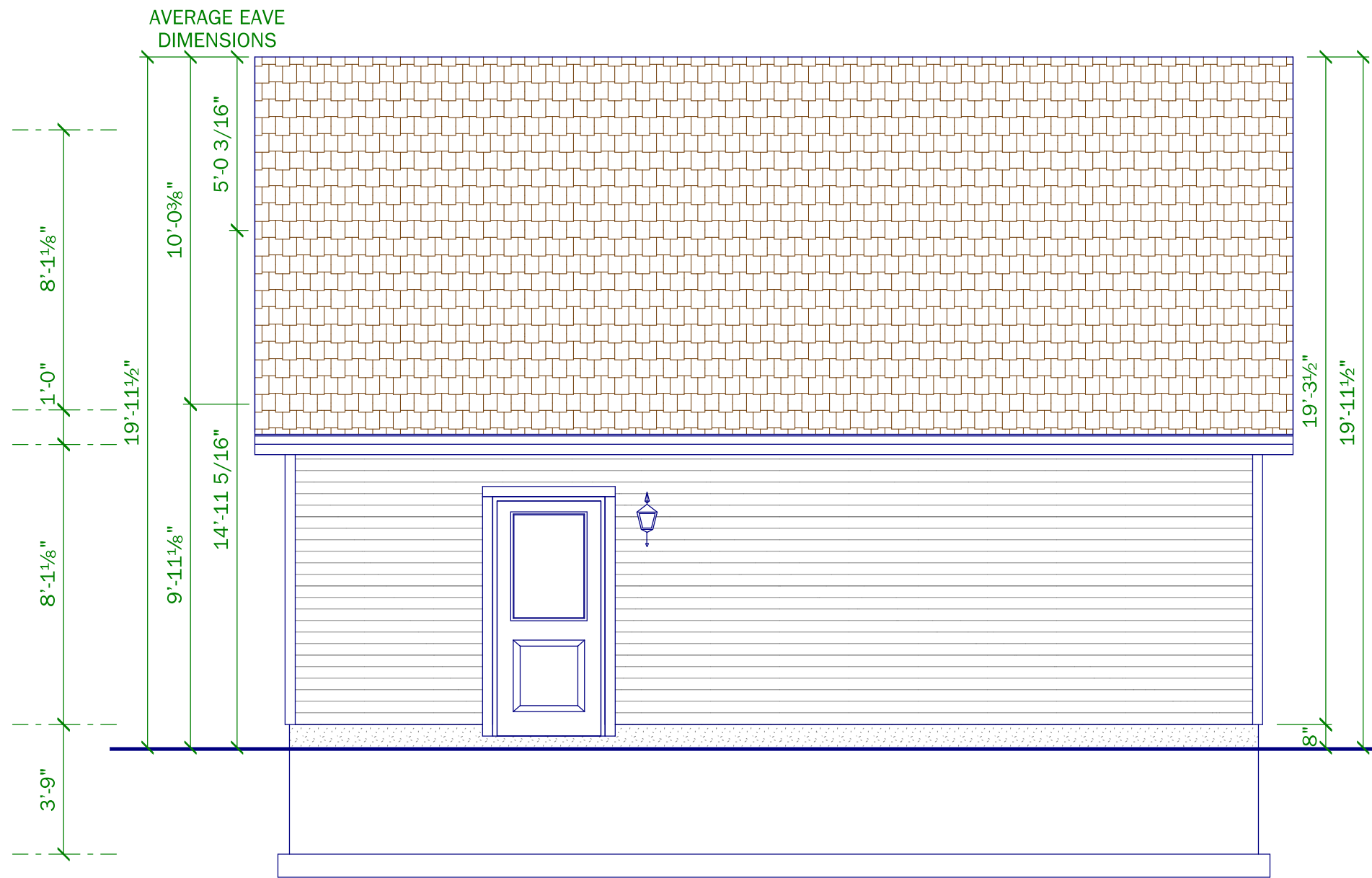
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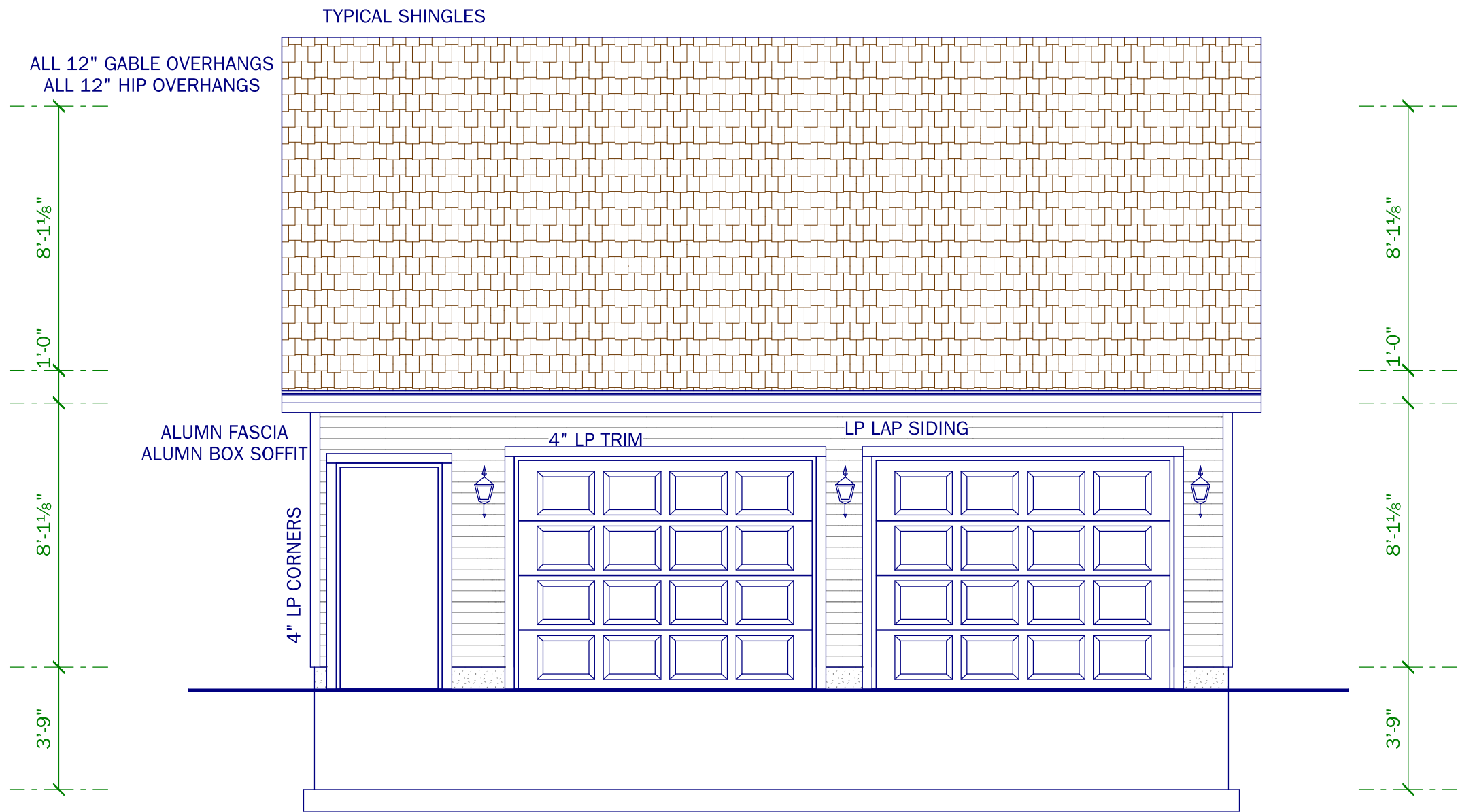
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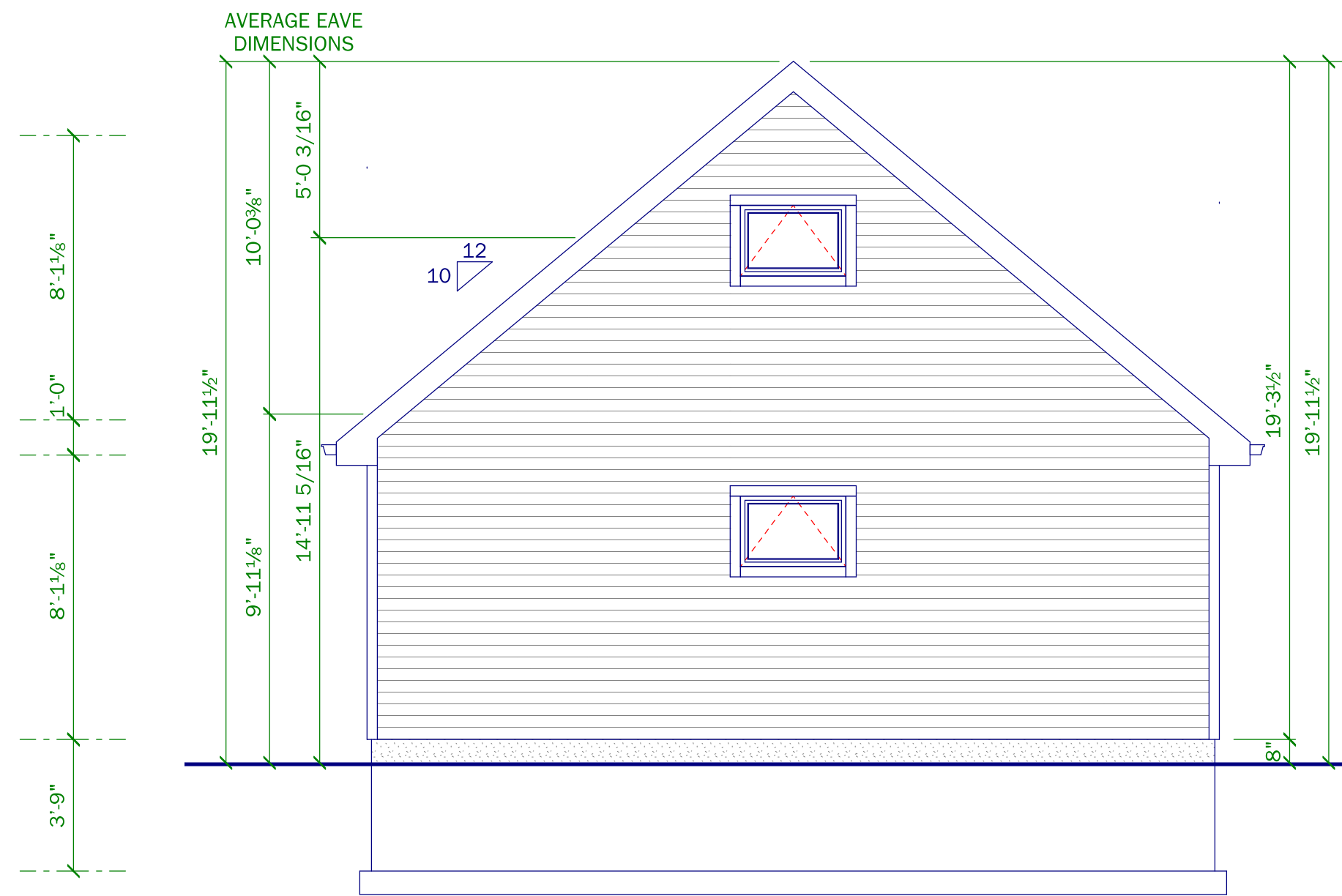
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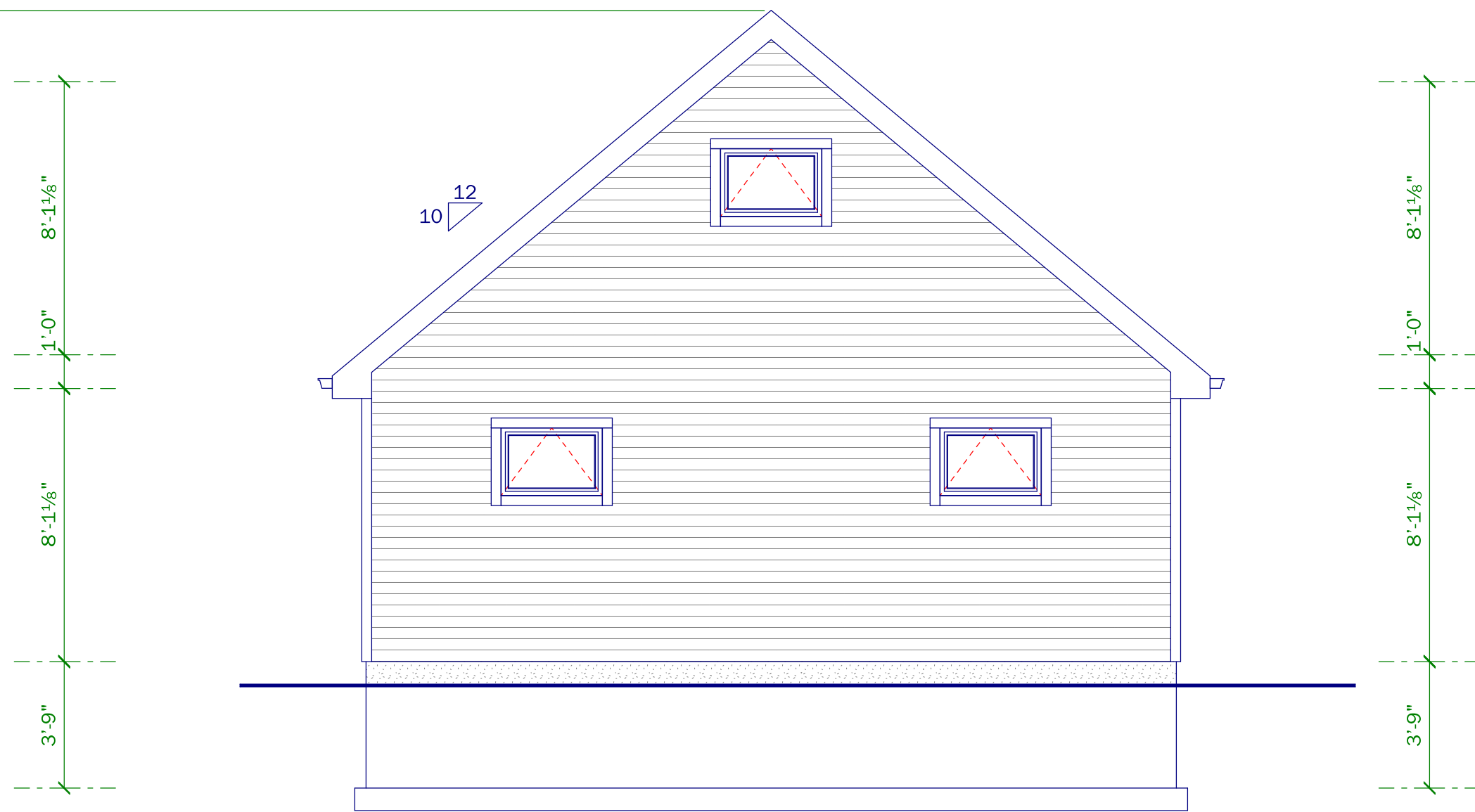
BACK ELEVATION
SCALE: 1/4" = 1'-0"



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

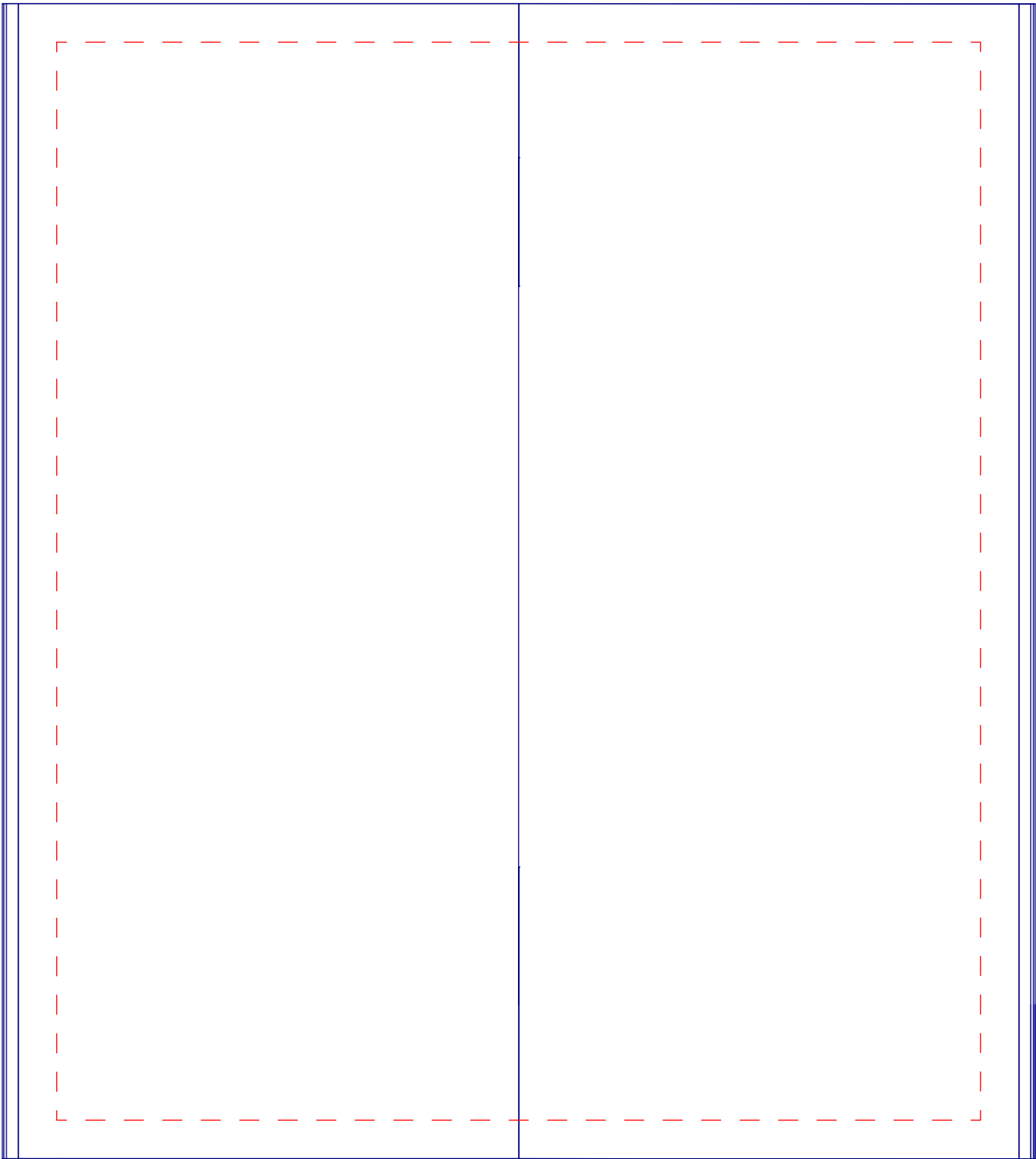


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

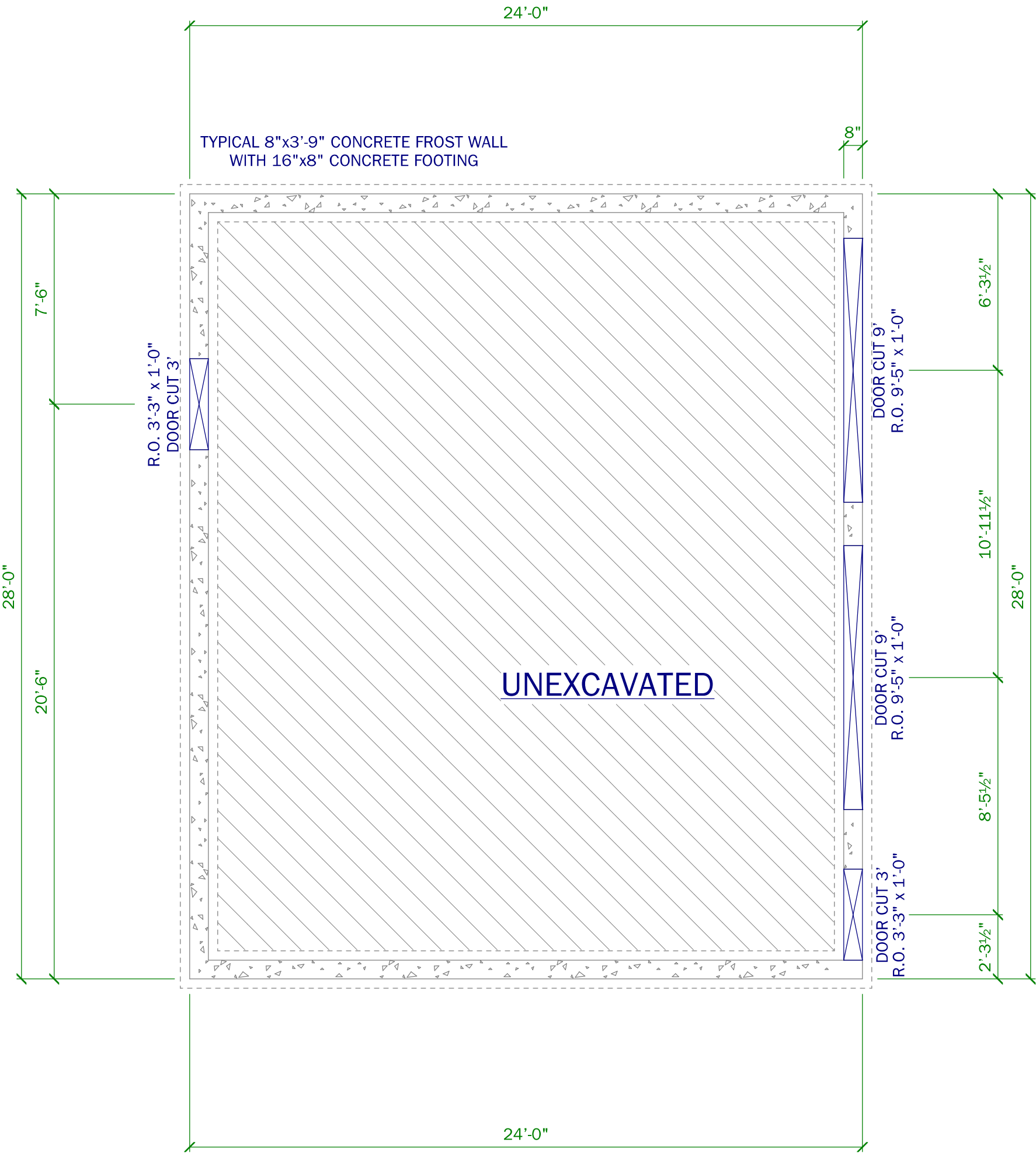


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN BY DAS	PRINT SIZE ARCH-C
DATE 01-23-18	
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CONSTRUCTION PLAN DESIGN SERVICE	
JOHN & DAWN PERKINS 1322 CHANDLER ST MADISON, WI	
BUILDER: Brio DESIGN HOMES 608-437-6184 www.briodesignhomes.com 4070 E. Bringham Road, Blue Mounds, WI 53517	



ROOF VIEW
SCALE: 1/4" = 1'-0"



3'-9" TALL FOUNDATION WALLS

GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



Inspiration for color only – not decorative details

Soft Sage/Green LP Horizontal Siding and Shakes

SW 7743 Mountain Road Interior / Exterior Locator Number: 247-C7

Charcoal Gray Roof

Metal Roof in Charcoal Gray

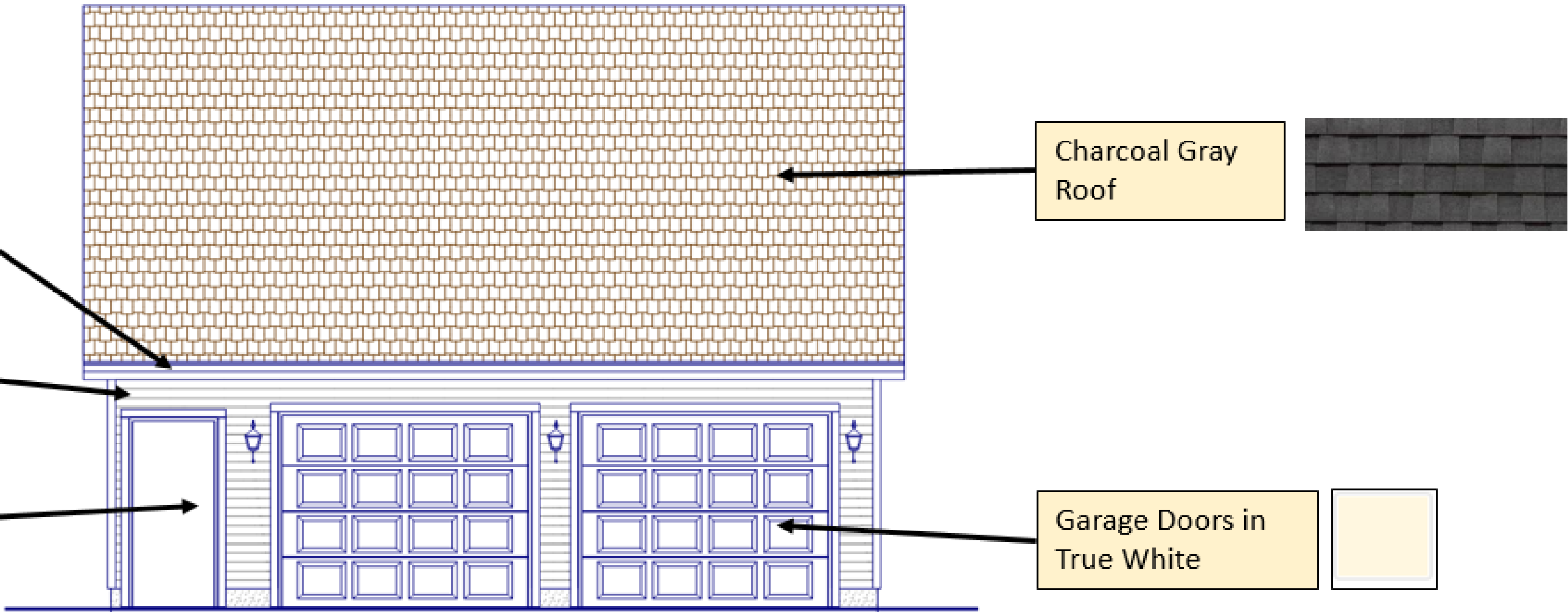
Black Windows



Brick Veneer

Mastic color Linen for facia, trim, corners, bands, posts and railing

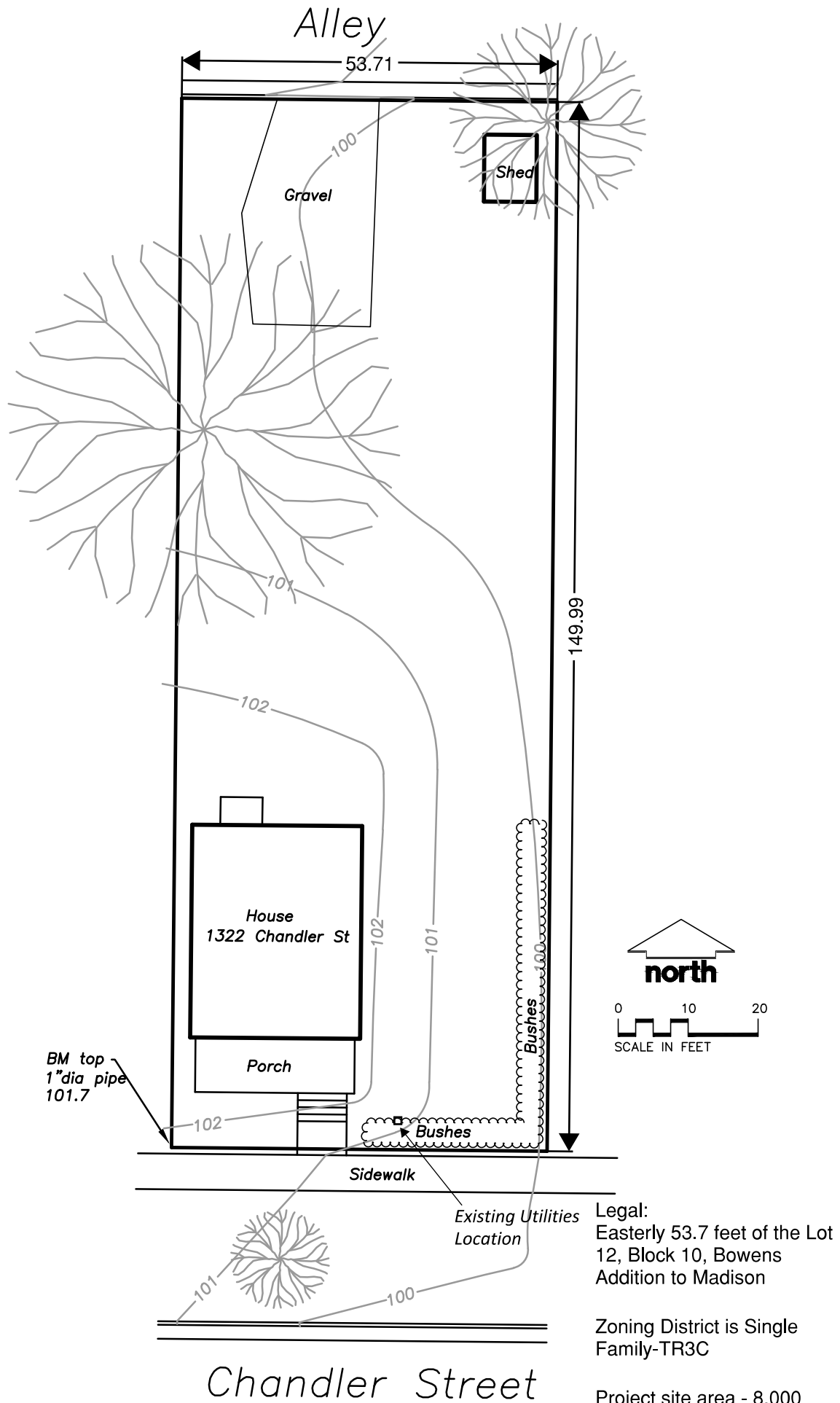
- Black Windows (at sides)
- Mastic color Linen for facia, soffit and trim
- Soft Sage/Green Horizontal Siding
- Service Door in True White



John and Dawn Perkins
1322 Chandler St. Madison WI
53715
Recycling and Reuse Plan

<u>Material</u>	<u>Recycling Contractor</u>	<u>Recycling Location</u>
Asphalt	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Yahara Materials 6117 County Trunk K Waunakee WI 53597
Bricks		
Concrete		
Metal	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Diehl Neumeier 5466 Norway Grove Deforest WI, 53532
Ductwork		
Shingles	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Dane County Landfill 7102 US Highway 12 and 18 Madison, WI 53718
Wood	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Mallard Ridge Land Fill W8470 State Road 11 Delavan WI, 53115
Wiring		
Drywall	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Homeowner to keep Furnace, Washer/Dryer, and Dishwasher. Refrigerator to have refrigerant removed by A&A, remaining metal/stove recycled by Advanced Disp.
Appliances		Waste Management - Madison Prairie Landfill 6002 Nelson Rd, Sun Prairie, WI 53590
Asbestos		
Refrigerant	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Kruser Recycling LLC 6421 Edna-Taylor Parkway Monona WI, 53716
Thermostats (Mercury)	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Columbia County Solid Waste W7465 WI 16 Pardeeville WI, 53954
Crushed Lamps	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Luminaire Environmental 14930 28 Avenue N Plymouth, MN 55447

*Habitat for Humanity/ Restore will be taking 10 doors from the home.



PROJECT INFO:

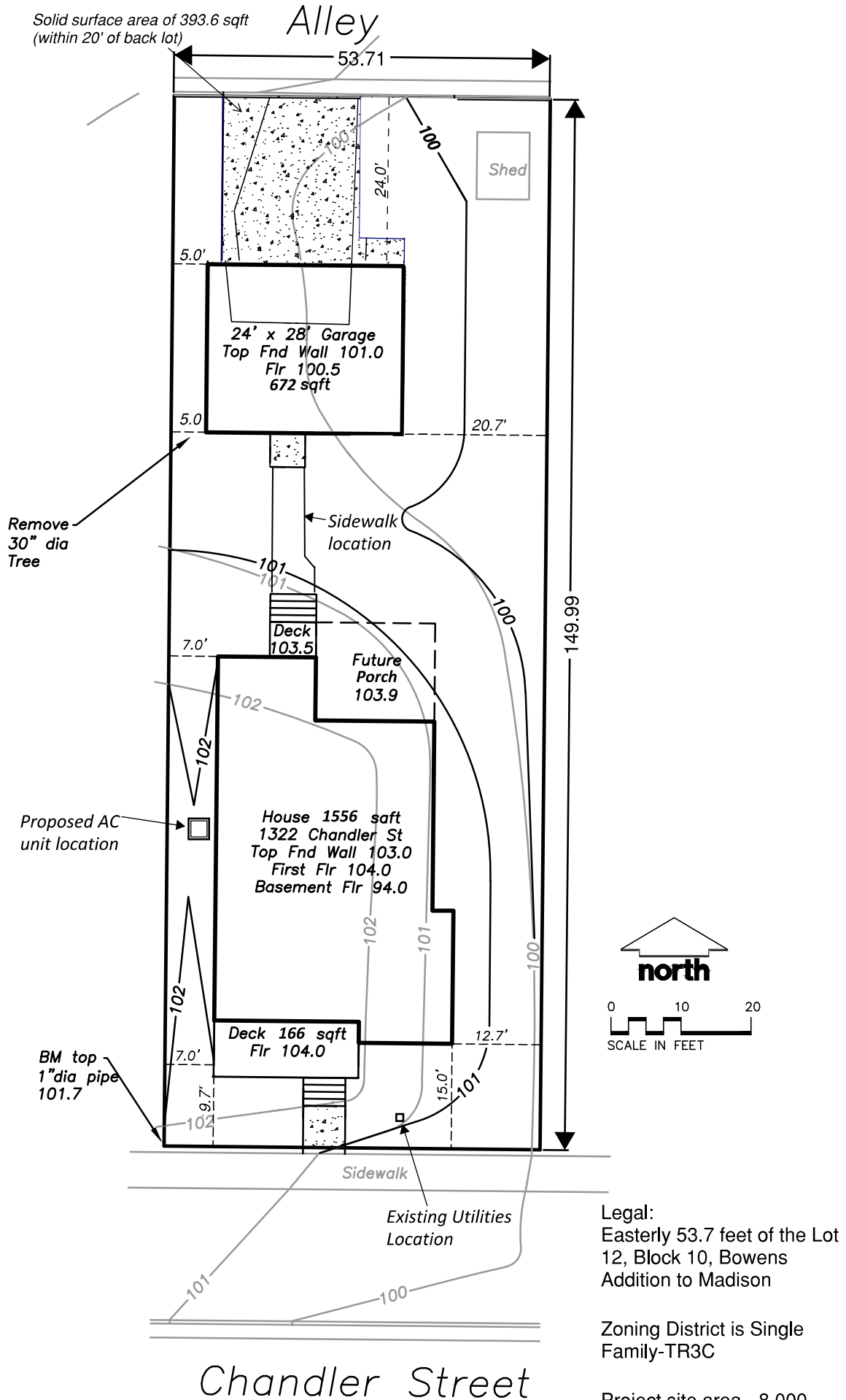
JOHN & DAWN PERKINS
1322 CHANDLER ST
MADISON, WI

EXISTING SURVEY

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4070 E. Bringham Road,
Blue Mounds, WI 53517

Brio
DESIGN HOMES

DRAWING #
1S



Kirk Keller AIA, NCARB
1717 Camelot Drive
Madison, WI 53705

Assessment and Condition Study for the Existing Residence at 1322 Chandler Street Madison, WI

Introduction

The residence at 1322 Chandler Street is located south of the UW Madison Campus and west of the Meriter Hospital Campus. As a part of the greater Greenbush neighborhood, the existing structure is located in one of the older and most established residential areas in the City of Madison.

It is with an understanding of the development of the Greenbush neighborhood that the history of the residence at 1322 Chandler Street must be viewed. Development of the area began shortly after the start of the twentieth century. This neighborhood was originally a low swampy part of Madison that was filled in over several decades. The Greenbush area originally consisted of 17 blocks bordered by Washington, Mound, Brooks and Regent streets. Stuart Levitan's 2006 book, *Madison, the Illustrated Sesquicentennial History* describes this area as a place where "the inhabitants were poor and often unwelcome elsewhere in Madison". The original housing stock developed in this area of the City reflects the standards that could be developed to meet the economic needs of the original Italian, Jewish and Black residents. As Mr. Levitan's history explains, the Greenbush area had a strong culture that is romanticized, but "the housing stock was substandard".

As the neighborhood developed, additions and entire home replacements included larger and better constructed homes in the immediate and surrounding neighborhood. In recent generations, some of the housing stock in this area has been converted into student rental housing and for use as general rental properties. The property at 1322 Chandler represents a residence that is common to the area and one that has completed its useful life span. This report is intended to explain why the structure has aged and deteriorated past the point of being economically renovated to serve as a modern residential structure. This report also outlines key reasons why removal and replacement of the structure is recommended. A new structure, in keeping with the prevalent styles of the area, is recommended.

Review process

The review of the 1322 Chandler house was completed by on-site survey of the existing conditions. An extensive photo record of the home accompanies this report. The immediate neighborhood, the home exterior and the home interior were each reviewed. No invasive study of structural or mechanical system conditions were performed.

Neighborhood

Chandler Street extends east/west from Park Street to Garfield Street. Chandler Street's character is almost entirely single family and small multi-family residences. The exception to this residential condition is the far eastern edge of the street which parallels Meriter Hospital. Chandler Street slopes gently from east to west. The greatest elevation gain is at the westerly end of Chandler as it starts to parallel Bear Mound Park. The property located at 1322 Chandler is between South Randall Avenue and South Orchard Street along a gently sloped section of the street.

This traditional neighborhood is characterized by mature trees in the City terrace area and on many properties on each side of the street. Off street parking on the north side of Chandler is largely achieved by access from a public alley also known as Brooks Street. Off street parking on the south side of Chandler is largely served by driveways to detached garages located behind the homes.

Existing Conditions

Site

The residence at 1322 Chandler is a traditional 1 ½ story residence placed on top of a basement that extends approximately three and half feet above the surrounding grade. There is one small dormer located approximately mid roof on the east of the 12/12 pitched roof. The property gently slopes from north to south. No major trees are located on the front side of the property. One large existing tree is located approximately twenty feet from the alley access. The caliper of this tree has not been confirmed. This one tree also overhangs the property line into the adjoining backyard to the west.

This modest residence is located between two larger existing homes. Both flanking residences are true two story residences. Off street parking is provided for on an irregular gravel surface. A small pre-fabricated storage building is located at the edge of the alley/Brooks Street.

Exterior

The exterior consists largely of painted narrow wood lap siding. Small sections of brick piers are located at both the front and the back side of the residence. The brick piers on the front of the residence form the base for three columns that support the front porch patio roof. Brick piers at the rear of the home supports a small porch. This back porch was enclosed at some point during the life of the structure. Window moldings are the one strong exterior statement that adds some feeling of mass to the modest older windows. Asphalt shingle roofing and metal gutters complete the major exterior materials. Both of these last two items appear as if they have been replaced multiple times.

All exterior materials are aged and worn. Wood rot is evident in multiple locations. Older double hung windows offer little in the way of modern thermal performance. Multiple windows contain window mounted air conditioning units. The brick piers supporting the enclosed porch at the back of the home are failing.

Basement

The existing basement level is a true storage and utility space. The majority of the foundation is made of an exposed small rubble construction. There is surface evidence of failing in this original rubble wall structure. Multiple repairs to the rubble wall system can be seen around the entire basement. At one point an original rubble basement foundation wall failed and was replaced by a concrete masonry unit (CMU) wall. The exposed section of the foundation above grade is covered with painted cement stucco. The head height in the basement is low. This limitation forms an insurmountable challenge to develop this level as an occupy able space. Photos indicate the floor joists depth are sub-standard to required current conditions and codes. Floor joists have been compromised in several locations with sections removed to accommodate newer mechanical ducting and electrical service. The cut out sections of floor joists are supported by screw jack style posts to both support and level the first floor above.

Existing, older cast iron drains and supply piping can be seen in photos of this level. The 60 amperes electrical service was added at some point in the life of this residence. This power level is below what most modern homes require for service needs.

Living Levels

The 1 ½ living levels are arranged in a traditional multiple room arrangement typical of the time of the home's construction. The interior is aged and dated. There are no signs of recent updates being completed in any of the main living spaces. Service spaces such as the kitchen and bathroom do not meet current standards of home design. The minor updates that have been made appear to be completed more as 'patch-work' attempts to maintain the property as a modest rental property.

The plaster on wood lathe interior partitions do not allow for easy, straight forward, updates to the interior. A modern heating or air conditioning system could not readily be added. In order to add newer electrical and data systems it would require extensive demolition and rebuilding of the interior partitions. No review of the water supply or drainage system was made. From visual inspection it appears that this older plumbing system could not readily be adapted for updating, or readily allow for additional bathrooms.

Visual inspection indicates no updating to the insulation of the original exterior walls has ever been undertaken. The existing windows are not original. Lower quality single glazed aluminum and vinyl windows are the replacement windows currently in place.

Where it still remains in place, the interior wood molding around some of the windows and doors is the only salvageable material that could serve a future use. In addition, some matching wood base material along with undamaged doors should also be reclaimed. No other building or interior system is worthy of reclamation. The Madison Habitat for Humanity does not currently accept wood base materials. If a reclamation company, or another source for donation, cannot be located to accept this material it should be disposed of.

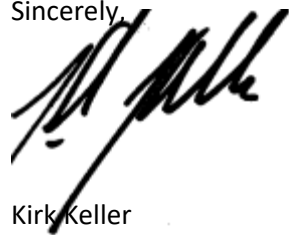
Recommendation

A modern home that fits the design nature of this neighborhood is the goal of this project. A new home offers the opportunity of providing a structure that both meets current living, structural and energy use standards.

The site can readily accommodate a larger structure under the current zoning code. The site depth allows for a new home that can extend further onto the site. The depth of the site also allows for an enclosed garage. The garage could either be attached or detached from the main structure. On the interior a full livable basement can be developed while also maintaining the current exterior scale of homes along this block. A new home also allows for interior design that is more in keeping with current lifestyles. A more open floor plan can readily be achieved if a full two story home is developed.

A well-built owner occupied home serves as a strong basis of community. With the project intent of developing a new single family residence on this site, I support the goals of this construction effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk Keller', written over a horizontal line.

Kirk Keller