

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

March 19, 2019

Project: 01815

Madison Plan Commission
126 S. Hamilton St.
Madison, WI 53701

RE: Letter of Intent – Demolition Permit, 54 Merlham Drive

Dear Plan Commission Members:

Introduction

The property owner, Tom Geier, respectfully request the permission to demolish the current 3-bedroom single-family house that sits on the lot at 54 Merlham Drive. The demolition is requested in order to build a new two-story 3-bedroom single-family house.

Existing House Assessment

The current house on the site was built in 1951. The house is a small house with a 1,176 square foot footprint. The house has three small bedrooms, one bath, kitchen and living room. There is a 936 square foot unfinished basement. There is no garage or driveway.

This house has severe mold and mildew problems. The odor is very present in all the rooms on the 1st floor, but it is very severe in the basement. There is an open 12” square hole in the roof where water has entered for some time. There is also water that enters the basement in three places in the basement from poor exterior surface drainage. The house has been vacant and unheated apparently for some time and this along with the water has contributed to mold growth on large areas of the exposed concrete basement walls. The basement has a dirt floor and the lack of a floor vapor barrier has contributed to constant damp conditions for mold growth.

There have been almost no improvements made to this house since it was built 68 years ago. The interior has the original worn kitchen cabinets, and bath fixtures. The floors are worn carpet, pine boards and asbestos tile. The ceiling in every room has cracked drywall and water stains from past roof leaks. The windows are the original wood windows with aluminum storm windows that are all missing screens and glass. The exterior walls are 2x4 wood stud framing with 2 1/2 inches of batt wall insulation. There are wood shakes on the exterior that are rotted in places because they lack any paint. There are slight sags in the roof from roof rafters that exceed the span requirements of the current dwelling code. The attic insulation is 2 ½ inch batt insulation. Asphalt shingles are approximately 25 years old and will need replacement in the near future. The furnace is the original inefficient fuel oil forced air furnace. There is no air conditioning.

The yard has not been maintained and has 2 - 4 inch diameter scrub trees over the entire rear yard area. Concrete block retaining walls are all leaning and in need of repair.

Proposed Development

Because of the mold and mildew, the small size of the house and the rooms, the lack of a garage and the inability to add one, that along with the cost to make repairs, upgrade the dated kitchen and bath, add wall and attic insulation would all make remodeling cost ineffective for what you would have as an end product. We think a better use for the property would be to demolish the house and build a new single-family house.

Inquires were made by the owner and a contractor to possibly move the house, but the cost of moving this small house would cost more than to just build it new.

The proposed new house will be a two-story, 3-bedroom, three baths with a two-car garage. The house will be built into the sloping site similar to the other houses on this side of the street.

Project Description

This house will be built as a spec house. The house will be sold to a future homebuyer upon completion of the project.

The proposed house as shown on the attached drawings will meet all the zoning code requirements and setbacks of the existing TR-C1 zoning classification.

The lot area is 8,375 square feet or 0.19 acres. The proposed building footprint is 1,600 square feet. The lot coverage is 2,596 square feet, 31.0%. The gross square footage of the 1st floor is 1,765 square feet including the garage; the 2nd floor is 1,630 square feet for a total of 3,230 square feet. There is also a proposed 186 square foot screen porch or three season room. The project will have 1,300 square feet of useable open space, and will also have a 200 square foot rear deck.

The exterior building materials will be asphalt shingles, prefinished composite wood siding & trim, vinyl windows.

The land value is \$110,000. The estimated building construction cost is \$ 240,000.

It is anticipated that construction will start in the spring of 2019 and be completed in the late fall of 2019.

Development Team

The architect is Ferch Architecture. The general contractor has yet to be determined.

We look forward to building a quality house that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Thank you for your time in reviewing this proposal.

Respectfully Submitted,



David Ferch

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