

## 117 N Ingersoll – plan of intent

Summary: 117 N Ingersoll will be renovated into a 2 story single family residence with 3 bedrooms, 2.5 baths, a single car garage, all new underground electrical service, all new HVAC and all new plumbing including new water heater. The property will have a fenced back yard with deck and a covered open porch in front.

Property information and abridged history: The house dates to at least the early 1900's at which time it had experienced at least one but probably 2 expansions prior to being moved onto its current foundation. The house footprint is 34' x 20', it is situated only 0.7' from the lot line at one corner.

Ray Peterson was the previous owner of this property. Without elaboration, his record speaks for itself. The house was clearly in poor condition when a zoning variance was requested and granted in summer 2016. The approved plan for the property is as described in the Summary above.

On final clean out and interior tear out it became clear how extensive the deterioration was. In addition to extensive water damage from a neglected roof and faulty plumbing, previous owners had cut out most of the primary load bearing wall and many of the exterior studs were cut at one time or another to put in windows or doors. While we could, and did, sister to most of the existing studs there were almost no suitable candidates on the street facing wall and back wall was so damaged one could literally punch a hole in it once the vinyl siding was removed. This extensive damage was not clear to us until March 2017.

Intent: This property is across the street from a primary school in the Tenney-Lapham neighborhood. This area has a mix of owner occupied and rental properties. The plan is to make this home an owner occupied home once again. Should we succeed, the 100 N block of Ingersoll will be more than 50% SFR housing.

Completed work to date includes all cement work and construction of the single car garage. I have contracted with an electrician and coordinated with MGE to have underground electrical service installed as soon as possible once permits are obtained. New load bearing walls have been installed under three beams in the basement of the house. All electrical wiring, HVAC, and plumbing have been removed from the property. Wires were stripped and recycled. Steel was recycled. I still have the furnace with the intent to resell it as it is a newer unit.

Supporting information/ my track record: Please be aware that I just finished renovating the neighboring property, 119 N Ingersoll. Again, this was a Peterson home requiring intensive care. It is now a 2 story SFR with garage, back deck, and front porch. There is a privacy fence along the rear lot line. This home sold at full list the day after it was listed. Also in the Tenney-Lapham area my previous company renovated and sold a foreclosed property at 824 E Dayton. This home sold within 3 days of listing at or near full list price.