

Letter of Intent for Proposed Development
5010 Milwaukee Street, Madison WI, 53704

Project Name: 5010 Milwaukee
Applicant/Project Owner: Dan Bennett
August 15, 2020

Planning Commission
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Dear Planning Commission:

It is my pleasure to submit this letter of intent to pursue land use and related approvals for the reconstruction of the .33 acre single family dwelling in Madison at 5010 Milwaukee Street.

Project Summary

The Project will include demolition of a single family (1,300 sq. ft.) home.

Existing Site Conditions

Site currently zoned as a duplex and will maintain the single family use, not exercising the duplex use of the land. The home was built in 1948, and does not meet today's framing, electrical, plumbing, or HVAC codes, and will be rebuilt using today's standards.

Project Layout

Maintaining the exact footprint of the existing building utilizing the current basement foundation and footings, which do conform with current building codes. Only the plumbing will be upgraded in the existing foundations. Garage will not be moved or changed, other than cosmetically, with electrical upgrades, to include an electric car charging station.

Project Objectives and Benefits

The Project will benefit the City of Madison in the following ways:

- Increase annual real estate taxes from \$3,600 to an estimated \$10,000.
- Increase new residential space by 717 sf at 5010 Milwaukee Street.
- Offer an upgraded housing alternative to promote increased energy efficiency.
- Improve overall community with a safer, code compliant dwelling.

Residential Specifics - Lot Size: 13,729 sq. ft. (100%)

Site Access: Milwaukee Street

Usable Open Space: 9,853 sq. ft. (71%)

Lot Coverage: 4,147 sq. ft. (29%)

Features

- Electronic alarm system
- Ample parking on site
- Reused foundation
- High efficiency HVAC

- In-unit washers and dryers - High efficiency, low water use
- Low water consumption toilets
- All electrical service underground - No overhead wires

Compliance with Existing Plans

The Project site is in Aldermanic District 3 (Lindsay Lemmer), is part of the Emerald Hills Neighborhood, is currently zoned residential and complies with district requirements pertaining to building height, location, orientation, setbacks, parking; and the aesthetics of landscaping, open space, lighting, windows, and entrances.

Project Financial Information

Value of Land: The land is currently assessed at \$58,400 and improvements at \$115,300 for a total assessed value of \$173,700.

Estimated Project Cost: Approximately \$85,000

Value After Completion: \$465,000

Project Construction Schedule

Estimated to commence on or before October 2020 with a completion approximately 8 months after commencement.

Project Team

Stone Overbuilders LLC

We look forward to working with the City throughout the approval process.

Sincerely,

Dan Bennett

Stone Overbuilders LLC

Address: 5010 Milwaukee Street, Madison, WI 53714

Owner/Rep/Demolition Contractor Contact:

Dan Bennett
2632 Milwaukee Street
Madison, WI
608-220-5836
dhb10061964@gmail.com

A. Scope of Project

Work will demolish a single family home, keeping and upgrading the foundation, and existing garage located at 5010 Milwaukee Street in the City of Madison.

B. Project Recycling Goals

The demolition project, in order to be in compliance with City Ordinance 10.185, will recycle or cause to be reused at least 70% of all demolition debris, as measured by weight, that is created during this project.

C. Description of Material Anticipated to be Generated

- a. Concrete
- b. Clean wood
- c. Drywall
- d. Windows
- e. HVAC equipment, wiring, and ductwork
- f. Siding (vinyl siding)
- g. Electrical wiring
- h. Metal gutters
- i. Shingles
- j. Appliances
- k. Plumbing fixtures and pipes
- l. Miscellaneous refuse and recycling

D. Worker Education

Supervisors on site will ensure signage for recycling receptacles are accurate. Recycling goals will also be shared with the workers with a copy of the plan available onsite for reference.

E. Reuse

All doors and windows will be donated to Habitat for Humanity upon demolition.

F. Material Disposition/Material Handling Metal

All metal items will be separated and placed into a metal recycling dumpster. Duct work, gutters, wiring, piping, and other metal items will be placed into this container. This will be hauled to Alter Metal Recycling, 4400 Sycamore Avenue, Madison WI, 53714

Concrete, Asphalt, and Brick

Most of this material will be hauled to C&D Recycling Facility at Dane County Landfill to be recycled.

Clean Wood

Wood salvaged from joists, subfloor, and other wood will be deposited into a co-mingled construction debris recycling dumpster to be processed by the construction and demolition recycling facility located at C&D Recycling Facility at Dane County Landfill.

Shingles

Asphalt shingles will be hauled to C&D Recycling Facility at Dane County Landfill for recycling.

Appliances

The only appliance was a refrigerator which was claimed by a friend. And the furnace which will be kept and reused by the owner for another project.

Mixed Loads of Debris

Clean drywall, vinyl siding, and other recyclable construction debris (such as the clean wood noted above) shall be placed into a comingled recycling dumpster and hauled to C&D Recycling Facility at Dane County Landfill.

G. Compliance

The demolition contractor shall monitor and track all loads of material. Upon completion of the project the compliance report, which is available on the Streets Divisions' website, shall be completed. Appropriate weight tickets and/or invoices will be included with the compliance report when it is submitted.

Copy of Reuse Recycle Approval

5010 Reuse Recycle approval > Inbox x



Dan Bennett
to me ▾

11:43 AM (1 hour ago) ☆ ↩ ⋮

Sent from [Mail](#) for Windows 10

From: [Johnson, Bryan](#)
Sent: Monday, August 24, 2020 10:11 AM
To: '[Dan Bennett](#)'; [Streets](#)
Cc: [Kirchgatter, Jenny](#); srsak@cityofmadison.com
Subject: RE: Reuse and Recycling plan for 5010 Milwaukee Street Demolition

Hi, Dan

The attached plan was great and it fulfills the reuse and recycling requirement.

I have CC'd Jenny on this email as well so she could mark this part of the demo permitting process as completed in the permit tracking system.

Bryan Johnson
City of Madison Streets Division
Recycling Coordinator/Public Information Officer
Office: 608-267-2626
