

Letter of Intent for Demolition of Residence and Construction of New Residence

November 27, 2014

Applicants: Heather and Derek Marley
733 Copeland St. Madison, WI 53711
(608) 609-8736

Property Owner: Rick and Colleen Gullickson
5137 Whitcomb Dr. Madison WI 53711
(608) 574-5381

Rick and Colleen Gullickson have owned 733 Copeland Street since April of 2006. Since 2010 we have lived there with the intent of purchasing the property from the Gullickson's. The current structure on 733 Copeland Street was built in 1925 and has had many additions over the years, bringing it to its current configuration. We wish to stay in the neighborhood, but are quickly outgrowing the current square footage.

A major change has been considered for many years. The existing structure poses the following obstacles:

1. Originally constructed as a cottage, the house is only 725 square feet.
2. The only access to the unfinished basement is through a crawl space in the hallway. This makes it extremely hard to access and almost impossible to use for storage.
3. Because of its age, there is no garage or car port.
4. Multiple additions and renovations to the original structure have been poorly insulated, making them insufficiently heated in winter and poorly cooled in summer.
5. The current structure is located in the rear corner of the lot leaving us with no backyard to speak of. This has proven to be more of an issue than originally anticipated due to current city zoning set back requirements.

After considering many possible renovations and additions we have reached the conclusion that our current house will need to be demolish so we can build a new home in its place. From the new construction we hope to gain more square footage, a usable basement, and a detached garage. We plan to bring the new house forward in the lot to be more in line with the other houses on the block and comply with current set back requirements.

In preparation for the demolition permit application, an email was sent to Alder Lucas Dailey of District 13, Al Nettleson, president of the Dungeon-Monroe Street Neighborhood Association, and Lynn Pittman, chair of the DMNA association that looks in to development issues on September 25, 2014. We have received nothing, but support and well-wishes from them and the neighbors. We also submitted an electronic notification to interested parties, with the online web tool provided by the city of Madison on September 22, 2014. On September 26, 2014 we meet with Kevin Firchow and Pat Anderson in a pre-application meeting to go over the plans for our new home.

Our recycling plan has been submitted and approved by George Dreckmann on October 15, 2014. A summary of the recycling plan is as follows:

1. Reuse- We plan on reusing the existing appliance, cabinets, water heater, and central air system. Since many of the windows no longer operate, Habitat for Humanity is not interested in salvaging anything from our home before demolition.
2. Appliance Recycling- We will be reusing all existing appliance, HVAC, and water heater in the new home.
3. Mercury Recovery- Our current home does not have a mercury thermostat and all fluorescent light bulbs will be recycled.
4. Concrete Recycling- All concrete and asphalt will be taken to Wingra Stone.

5. Metal Recycling- All metal will be taken to the All Metal Recycling Center.

Project Information

Existing and Proposed Structure on 733 Copeland Street
Parcel #: 070928225171

	Current Structure	Proposed Structure
Property Use:	Single Family Residence	Single Family Residence
Property Class:	Residential	Residential
Zoning:	TR-C2	TR-C2
Lot size:	4,840 sq ft	4,840 sq ft
Lot Coverage:	1,720 sq ft	2,611 sq ft
Home Style:	Cottage	Craftsman
Dwelling Units:	1	1
Stories:	1	2
Exterior Walls:	Wood Siding	Vinyl Siding
Garage:	None	2 Car, Detached
Driveway:	Asphalt	Concrete
Bedrooms:	2	3
Fireplace:	1	1
Full Baths:	1	2
1/2 or 3/4 Baths:	0	1
First Floor Size:	725 sq ft	1076 sq ft
Second Floor Size:	0	849 sq ft
Total Square Feet:	725 sq ft	1925 sq ft

Proposed Development Schedule

Date of Application:	January 7, 2015
Date of Planning Commission Meeting:	February 23, 2015
Commencement of Demolition:	April 2015
Begin Construction:	May 2015
Completion of Construction:	November 2015