

LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. 12 days prior to the meeting date.

Date Received: _____

Amount Paid: _____ Rec'd. By: _____

I am applying for a:

- ☐ Certificate of Appropriateness (COA) - **\$15.00 application fee required.**
☐ Landmarks Paint & Repair Grant (LCP & R) - **\$15.00 application fee required.**
☒ Both - \$30.00

A. General Information:

Name: Marla Anderson Occupation: Accounting for Bob Anderson Builders
Phone-Home: 414-628-9175 Phone-Work: 262-201-4080
Mailing Address: W297 S 8115 Shallow Waters Cir., Mukwonago, WI 53149
Spouse's Name: Jeff Anderson Occupation: Owner of Bob Anderson Builders
Phone-Work: 414-628-9135

B. Income Level Information: (Required only for those applying for a LCP & R Grant)

Based on the following chart, CHECK ONE OF THE BOXES BELOW to INDICATE WHETHER YOUR FAMILY INCOME IS ABOVE OR BELOW THE GUIDELINE amount for your household:

No. in Family	Income Level (Up to:)	No. in Family	Income Level (Up to:)
1.....	\$37,650	5.....	\$58,050
2.....	\$43,000	6.....	\$62,350
3.....	\$48,400	7.....	\$66,650
4.....	\$53,750	8.....	\$70,950
☐ Income is Above Guidelines		☐ Income is Below Guidelines	

C. Architectural Information on Property:

Historic Name of Building: Warren Wheeler House Construction Date/Era: 1880's
Historic Property Address: 530/532 Madison St. Architectural Style: Queen Ann/Victorian
Brief Historic Background: Built by John Deck

Have there been any alterations or repairs? ☒ Yes ☐ No

If yes, describe alterations/repairs: In 1945, it appears like the property was changed to a duplex and side porch became a bathroom for 1st floor unit.

D. Nature of Intended Repair(s)/Proposed Work:

Briefly and accurately describe type and location of proposed work on primary building, carriage house, outbuildings (i.e.: garage), fences (including retaining walls), paved surfaces and landscaping. Attach extra sheets and supplemental material as requested in the criteria checklist found in Section E. Be sure to reference the attached Exhibit A, which summarizes the guidelines from the Secretary of Interior's Standards for Historic Preservation Projects. Your narrative must address any of the following elements related to your project:

ROOF

Repair or replacement? repair any areas
 Soffits/Fascia/Downspouts that may have
 Eaves, Gutters leaks
 Shingle type/style/color _____

SIDING

Repair or replacement? Repair as necessary
 Paint Colors, Materials see historic SW paint scheme
 Shingling/Ornamentation/Stickwork _____

OTHER EXTERIOR REPAIRS

Awnings _____
 Brickwork/Stonework _____
 Cresting _____
 Doors Remove screen doors

PORCH

Repair or replacement? to enhance character
 Front or Side, Rear _____
 Ornamentation _____
 Finials, Other _____

CHIMNEY

Repair/replacement? _____
 Flashing _____
 Tuckpointing _____

WINDOWS

Repair/replacement? repair broken windows
 Materials, Other seal existing

FOUNDATION

Extent of repair tuck point as necessary
 Tuckpointing _____
 Other _____

MISCELLANEOUS

Landscaping yes
 Fences _____
 Paving/Brick Pavers _____

House will continue to be a duplex. New porches with decorative handrails to be developed to commercial code for rental. New 3-color historic paint scheme will be added. New Garage will be added in historic character. Siding will be scraped/painted and replaced only as needed.

Repair decks, add appropriate handrails, new porch on West entry to meet code violations.

Driveway repair and sidewalk
Landscaping

Estimated start date: Fall 2017

Estimated completion date: Fall 2017

I/We intend/have already applied for the state's preservation tax credits: ☒ Yes ☐ No

Status: application process

Has owner done any previous restoration/repair work on this property? ☒ No ☐ Yes

If yes, what has been done? Only gathering of info, but plan to by the time the 1st week of September.

Are any further repairs or alterations planned for this building for the future? ☒ No ☒ Yes

If yes, please describe: See plans

E. Criteria Checklist (REQUIRED, please read carefully):

For ALL PROJECTS

- ☒ Photographs of affected areas and existing conditions from all sides
- ☒ Historic plans, elevations or photographs (if available)
- ☒ Material and design specifications, including samples and/or product brochures/literature when appropriate

For ALL NEW CONSTRUCTION/ADDITIONS/EXTERIOR ALTERATIONS/FENCING & LANDSCAPING

☐ Site and/or elevation plan – to scale (required for all new construction or proposed additions)

For EXTERIOR PAINT WORK

- ☒ Color samples (including brand of paint and product ID number) and placement on the structure

REQUIRED FOR ALL LCP & R APPLICATIONS

Provide a detailed cost estimate for these repair(s), based on the number of gallons of paint, the amount of lumber, or the number of panes of glass, etc. Be certain to separate material costs from labor. Include a written estimate(s) if available:

Exterior Painting Labor - 9,000; Painting Materials - \$2,000;
Roofing repairs and patching - \$2,000; Heating system cost - 12,000;
Siding Repair, decks and porch repair labor - 5,000; Carpentry Materials
2,500; Garage Labor and Materials - 8,500.⁰⁰; Driveway & Sidewalk
repair - \$10,000; Landscaping - \$3,000; Dwell repair from water
damage - \$2,500; Interior Painting - \$2,000, Interior Cabinets
6,500; Plumbing - 5,000 ~ Rough estimate - \$70,000

I have read and answered the above to the best of my knowledge, and the information I have supplied is accurate to the best of my knowledge. I agree to supply any relevant documentation that is required for the proper review of this application. If I am applying for a LCP & R, I also agree to do the intended paint and/or repair work, as outlined and proposed above, exactly as described, or I agree to return the entire amount of the grant. I understand that I, or my assistants, must finish the proposed project within one hundred twenty (120) days of the payment of the grant. Compensation for the paint/materials, acquired solely for the repairs specified above, will be paid promptly upon the receipt of the properly written billing, or in a manner to be agreed upon between the owner/renter and the landmarks Commission or its authorized representative(s). Once the proposed paint/repair project has been approved, no changes or alterations in design or color scheme are allowed without the express written approval of the Landmarks Commission or its authorized representative(s). Failure to comply with the above is sufficient cause for the grant recipient to be required to immediately repay the entire grant amount. Any and all disputes which may arise under this agreement, or its interpretation, concerning eligibility, approval, procedures or forfeitures, shall be presented in writing to the Landmarks Commission, by the applicant, within ten (10) days of the dispute. The Landmarks Commission will then make a decision, and notify the applicant of its decision in writing, within ten (10) days of receipt of the letter detailing the nature of the dispute. These decisions will be final and binding.

Signed: _____

Date: _____

Office use only:

Received by: _____

Inspected/Photographed By _____

COA Approved: ☐ Yes ☐ No

Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments: _____

_____LCP & R Approved: ☐ Yes ☐ No

Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments: _____

Location

No.

Street

OWNERSHIP AND DESCRIPTION

WARD

DRAWING

MAP OF LAND

Indicate Directions

1 Division

Ft.

2612 Harold A. Peardon
523 Grove St.
Waukesha, Wis.

16/16
2-33

Sec NW3 T6N R19E V759P422 of Deeds
Beg N li Madison St 66'S82½°W of SW
cor Ltl BlkA PlatofWestWaukesha;N14½°W
para W li BlkA 150';S82½°W55';S12°38'E
149'8"to N li Madison;N82½°E60' to beg

	Month	Year	Price	Remarks
Sold	May	1952	12,500	
Sold	Apr.	1956	10,000?	father to daughter
Sold	Apr.	1956	10,000	dan to father
Sold				

LAND VALUE FACTORS

Width	57.5'	Surface:	LOAM
Average Depth	150'	Grade:	LEVEL
Facing on	MADISON ST.	Pavement	yes
Corner		Blacktop	
Exposure: N. S. E. W.		Sidewalk	yes
Alley: Side, Rear		Curb and Gutter	yes
Distance From:		Water	yes
Center of City		Sewer	yes
Grade School		Gas	yes
High School		Electricity	yes
		Cement Drive	
		Fences	
		Shrubs and Trees	
		Allow for Low Lot	
		High Embankment	

COMPUTATION OF LAND VALUE

Width	57.5
Front Foot Rate	18
Calculation	
Value, Full Depth	1035
Depth Factor	100
Calculation	
Unadjusted Land Value	
Adjustments:	
Alley Influence	
Corner Influence	
Total Land Value	1050

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

F FACTORY
R RESIDENCE

Year	Land	Code	Buildings	Machinery	Other Fixed Improvements	REMARKS
1944	1 000	R	3 200			
1945	1 000	R	3 200			
1946	1 000	R	3 200			
1947	1 000	R	3 200			
1948	1 000	R	3 200			
1949	1 000	R	3 400			
1950	1 000	R	3 400			
1951	1 050	R	5 550			
1952	1 050	R	5 550			
1953	1 050	R	5 550			
1954	1 050	R	5 550			
1955	1 050	R	5 550			
1956	1 050	R	5 550			
1957	1 000		6 050			

RESIDENTIAL INSPECTION CARD—BUILDING DATA

BUILDING VALUE FACTORS

Main Part	A	B	Stories	No. Rooms											
				1st	2nd	Attic	Living	Dining	Bath	Kitchen	Bed Rooms				
Class				9											
Single Dwell.	✓														
Double Dwell.															
Duplex															
Bungalow Dup.															
Three Family															
Four Family															
Apartment															
Summer Cott.															
Dimensions															
Length		26	18												
Width		12	10												
Average Height	30	30	30												
Stories	2	2	2												
Foundation															
Masonry	✓														
Concrete															
Block															
Brick															
Posts															
Piers															
Rubble															
Exterior Wall															
Brick, Common															
Brick, Face															
Brick on Tile															
Brick Veneer															
Concrete															
Concrete Block															
Stone, Rough															
Stone, Cut															
Stone, Veneer															
Siding	✓														
Siding, Drop															
Siding, Metal															
Stucco															
Shingle															
Half Timber															
Paper															
Roof Type															
Flat															
Gambrel															
Gable	✓														
Hip															
Mansard															
Irregular															
Mixed															
Dormers No.															
Roof Material															
Shingles, Wood															
Shingles, Dip															
Shingles, Asp.	✓														
Shingles, Asbe.															
Slate															
Tile															
Comp., Plain															
Comp. Surf.															
Tar & Gravel															
Metal															
Basement															
Whole	✓														
Part															
None															
Cement Floor	✓														
Laundry															
Partition															

PLAN OF HOUSE

Extras and Special Equipment							
Fireplace, Real	\$	Book Cases	\$				
Fireplace, Artifi.		Side Boards					
Water Softener		Wall Beds					
Fire Escapes		Clothes Chute					
Beam Ceiling							
Ventilation		Total	\$				
Porches and Other Structures							
Size	Material	Roof	Floor	Cost	Year	% Cond	Sound Value
Porch 5x12	Fa	Sh	wd	225			112
Porch 4x4	"	"	"				
Garage 10x10	Fa		conc	200	1949		200
Barn							
Shed 4x8	"						
Structural Value Computation							
Length in Feet							
Width in Feet							
No. of Sq. Ft. 1104 @ Unit of \$ a \$							
Average Height							
Total Cubic Feet 33120 Unit of \$25 b \$ 8300							
Present Cost Reproduction "a" or "b" \$							
Addition for "Extras" \$							
Addition for Plumbing Extras \$							
Addition for Heating Extras \$							
Total Reproduction Cost \$							
% Condition 50							
Sound Value \$ 4150							
Porches \$ 112							
Other Structures \$ 200							
Sound Value of All Improvements \$ 4450							
Remarks: X1.25							

Location

No. 530 Street

Madison St

2612

OWNERSHIP AND DESCRIPTION

WARD

DRAWING

MAP OF LAND

Indicate Directions

1 Division

Ft.

2612 Frank W. & Mary Gumm
530 Madison St.
Waukesha, Wis.

2-33
16/16

Sec NW3 T6N R19E V293 P98 of Deeds
Com. N 11 Madison St 66'W of SW cor
Blk A West Waukesha Plat; N14 $\frac{1}{2}$ °W 150';
S82 $\frac{1}{2}$ °W 55'; S12°38'E 149'8"; E on N 11
Madison St 60' to beg.

GENERAL INFORMATION

Sale, Appraisal—Date	Am't	By
Sale, Appraisal—Date	Am't	By
Asking Price	Offer	
Owner's Estimate: Land	Bldgs.	Equip.
Cost Value, Book: Land	Bldgs.	Equip.
Deprec. Value, Book: Land	Bldgs.	Equip.
Bldg. Permit: Date	Am't	Cost: Date Am't

LAND VALUE FACTORS

Width	57.5' av.	Surface:	LOAM
Average Depth	150'	Grade:	LEVEL
Facing On	MADISON ST	Pavement	✓
Corner		Sidewalk	✓
Exposure: N. S. E. W.		Curb and Gutter	✓
Alley: Side, Rear		Water	✓
Distance From:		Sewer	✓
Center of City		Gas	✓
Grade School		Electricity	✓
High School		Cement Drive	
		Fences	
		Shrubs and Trees	
		Allow for Low Lot	

COMPUTATION OF LAND VALUE

Width	57.5
Front Foot Rate	17
Calculation	57.5 x 17
Value, Full Depth	978
Depth Factor	100
Calculation	978 x 100
Unadjusted Land Value	978
Adjustments:	
Alley Influence	
Corner Influence	
Total Land Value	1000

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

F FACTORY
R RESIDENCE

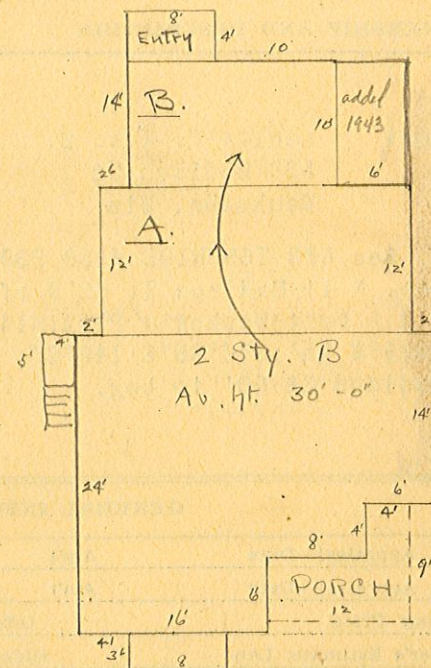
Year	Land	Code	Buildings	Machinery	Other Fixed Improvements	REMARKS
1936	725		2275			
1937	725		2275			
1938	725		2275			
1939	725		2275			
1940	725		1800			
1941	725		1800			
1942	725	R	1800			
1943	1000	R	3000			6x10 addn
1944	1000	R	3200	NOTIFY		
1945	1000	R	3200			
1946	1000	R	3200			
1947	1000	R	3200			
1948						
1949						

RESIDENTIAL INSPECTION CARD---BUILDING DATA

BUILDING VALUE FACTORS

PLAN OF HOUSE

	Main Part	A	B		Stories	1st	2nd.	Attic
					No. Rooms			
Class								
Single Dwell.	✓				9	Living		
Double Dwell.						Dining		
Duplex						Bath		
Bungalow Dup.					Floors	Kitchen		
Three Family					Oak	(Bed Rm.)		
Four Family					Maple	2	2	
Apartment					Hard Pine			
Summer Cott.					Soft Pine	✓	✓	✓
					Tile		✓	✓
					Linoleum		✓	
					Concrete			
Dimensions					Trim			
Length	26	18			Birch			
Width	12	10			Oak			
Average Height	30	30	30		Gum	✓	✓	✓
					Pine	✓	✓	✓
Stories	2	2	2		Enamel	✓	✓	✓
					Paint	✓	✓	✓
Foundation	✓							
Masonry					Walls			
Concrete					Plain			
Block					Rough			
Brick					Painted		✓	✓
Posts					Paneled		✓	✓
Piers					Papered	✓	✓	✓
Rubble								
Exterior Wall					Heating			
Brick, Common					Stove			
Brick, Face					Hot Air			
Brick on Tile					Steam			
Brick Veneer					Vapor			
Concrete					Hot Water	✓		
Concrete Block					Gas Burner			
Stone, Rough					Oil Burner			
Stone, Cut								
Stone Veneer								
Siding	✓				Lighting			
Siding, Drop					Gas			
Siding, Metal					Electric	✓		
Stucco					Lamps			
Shingle								
Half Timber								
Paper								
					Plumbing			
					Baths	✓		
Roof Type					Toilets	✓		
Flat					Sinks	2		
Gambrel					City Water	✓		
Gable	✓				Well Water			
Hip					Sewer	✓		
Mansard					Septic Tank			
Irregular					Cess Pool			
Mixed					Cistern			
Dormers, No.								
					Year Built	1880	Rebuilt 1941	
Roof Material					Gen'l Condition			
Shingles, Wood	✓				Bad Repair			
Shingles, Dip.					Bad Paint			
Shingles, Asp.	✓				Bad Founda.			
Shingles, Asbe					Bad Roof			
Slate					Settling Floors			
Tile					Cracked Plast.			
Comp., Plain					Bad Furnace			
Comp. Surf								
Tar & Gravel					Gen'l. Aver. %			
Metal								
					Obsolescence			
					Obso. Const.			
Basement					Migration			
Whole	✓				Bus. Encroach			
Part					Racial Influe.			
None					Bad Gen'l Plan			
Cement Floor					Industry Cond.			
Laundry					Bldg. Restrict.			
Partition					Over Improve.			
Thirt	✓				Under Improve.			
					Public Annoy.			



Extras and Special Equipment

Fireplace, Real	\$	Book Cases	\$
Fireplace, Artifi.		Side Boards	
Water Softener		Wall Beds	
Rire Escapes		Clothes Chute	
Beam Ceiling			
Ventilation.		Total	\$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch	8' x 12' 4' x 4'	Fr	Sh	Wd	225		40	90
Porch								
Garage								
Barn	26' x 36'	Fr	Sh	Wd	400		40	160
Shed	4' x 8'	Fr.	Sh.	Wd	35		40	140

Structural Value Computation

Length in Feet		
Width in Feet		
No. of Sq. Ft.	1104	@ Unit of \$
Average Height		a \$
Total Cubic Feet	33120	Unit of \$ 20
		b \$ 6624
Present Cost Reproduction 'a' or 'b'		\$
Addition for "Extras"		\$
Addition for Plumbing		
Addition for Heating		
40 Total Reproduction Cost		\$
% Condition		
Sound Value		\$ 2650
Porches		\$ 90
Other Structures		\$ 300
Sound Value of All Improvements		\$ 3040

Remarks:

\$ 30.00

Location

No.

Street

OWNERSHIP AND DESCRIPTION

WARD

2

DRAWING

33

MAP OF LAND

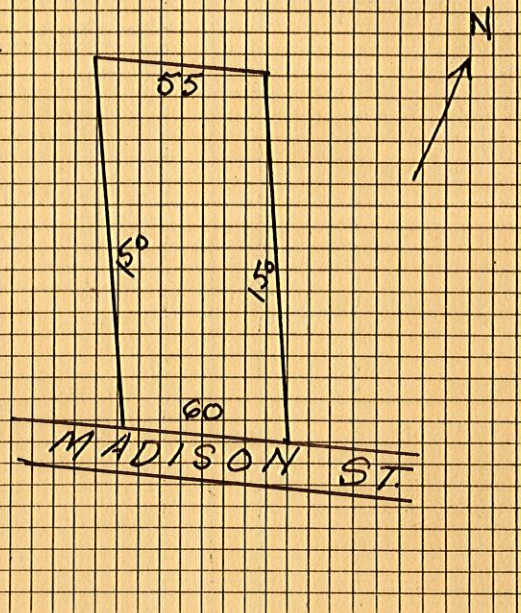
Indicate Directions

1 Division

Ft.

2612 Luella F. & Wm E. Stephens
530 Madison St
Waukesha, Wis 16/16

Sec NW3 T6N R19E V158 P394
Com. N li Madison St 66'W of SW cor
Blk A West Waukesha Plat; N14½°W 150';
S82½°W 55'; S12°38'E 149'8"; E on N li
Madison St 60' to beg.



GENERAL INFORMATION

Sale, Appraisal—Date	Am't	By
Sale, Appraisal—Date	Am't	By
Asking Price	Offer	
Owner's Estimate: Land	Bldgs.	Equip.
Cost Value, Book: Land	Bldgs.	Equip.
Deprec. Value, Book: Land	Bldgs.	Equip.
Bldg. Permit: Date	Am't	Cost: Date Am't

LAND VALUE FACTORS

Width <u>57.5 am</u>	Surface: <u>Loam</u>
Average Depth <u>150</u>	Grade: <u>Level</u>
Facing On <u>Madison st</u>	Pavement ☒
Corner	Sidewalk ☒
Exposure: N. S. E. W.	Curb and Gutter ☒
Alley: Side, Rear	Water ☒
Distance From:	Sewer ☒
Center of City	Gas ☒
Grade School	Electricity ☒
High School	Cement Drive
	Fences
	Shrubs and Trees

COMPUTATION OF LAND VALUE

Width	<u>57.5</u>
Front Foot Rate	<u>25</u>
Calculation	<u>57.5 x 25</u>
Value, Full Depth	<u>1437</u>
Depth Factor	<u>100</u>
Calculation	<u>1437 x 100</u>
Unadjusted Land Value	<u>1437⁰⁰</u>
Adjustments:	
Walks and Drives	
Alley Influence	
Corner Influence	
Total Land Value	

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

F FACTORY
R RESIDENCE

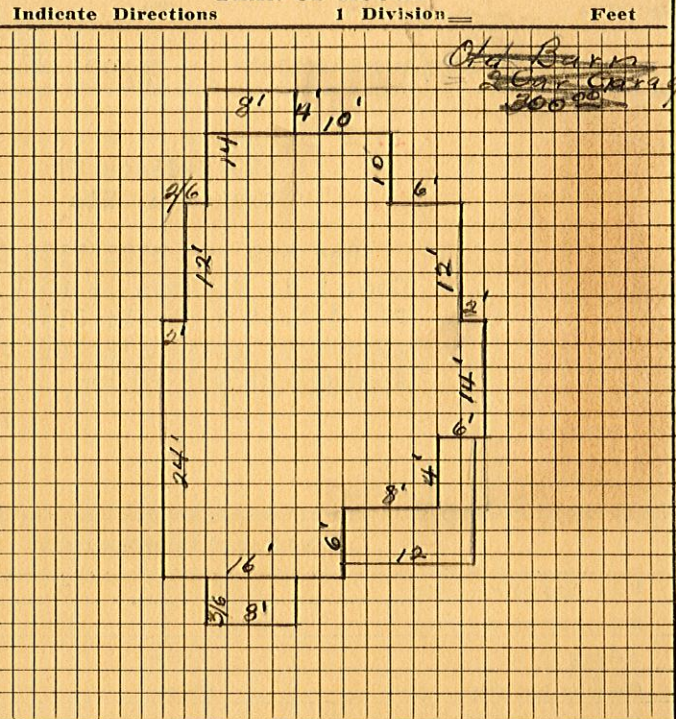
Year	Land	Code	Buildings ☒	Machinery	Other Fixed Improvements	REMARKS
1931	<u>850</u>		<u>2750</u>			
1932	<u>850</u>		<u>2750</u>			
1933						
1934						
1935						
1936						
1937						
1938						
1939						
1940						
1941						
1942						
1943						
1944						

RESIDENTIAL INSPECTION CARD--BUILDING DATA

BUILDING VALUE FACTORS

Class	Main Part	No. Rooms	Main Part
Single Dwell.		54	
Double Dwell.		No. Closets	
Duplex		Floors	
Bungalow Dup.		Oak	✓
Three Family		Maple	✓
Four Family		Hard Pine	
Apartment		Soft Pine	✓✓
Summer Cott.		Tile	
		Linoleum	
		Concrete	
Dimensions		Trim	
Length		Birch	
Width		Oak	
Average Height	30	Gum	
		Pine	✓✓
Stories	2	Enamel	
Foundation		Paint	✓✓
Masonry	✓		
Concrete		Walls	
Block		Plain	
Brick		Rough	
Posts		Painted	✓✓
Piers		Paneled	✓✓
Rubble		Papered	✓✓
Exterior Wall		Heating	
Brick, Common		Stove	
Brick, Face		Hot Air	Pipeless ✓
Brick on Tile		Steam	
Brick Veneer		Vapor	
Concrete		Hot Water	
Concrete Block		Gas	
Stone, Rough		Oil	
Stone, Cut		Lighting	
Stone Veneer		Gas	
Siding	✓	Electric	✓✓
Siding, Drop		Lamps	
Siding, Metal		Plumbing	
Stucco		Baths	✓✓
Shingle		Toilets	✓✓
Half Timber		Sinks	✓✓
Paper		City Water	✓✓
		Well Water	
Roof Type		Sewer	✓
Flat		Septic Tank	
Gambrel		Cess Pool	
Gable	✓	Cistern	✓
Hip		Year Built	1880
Mansard		Gen'l Condition	F
Irregular		Bad Repair	
Mixed		Bad Paint	
Dormers, No.		Bad Founda.	
		Bad Roof	
Roof Material		Settling Floors	
Shingles, Wood	✓	Cracked Plast.	
Shingles, Dip.		Bad Furnace	
Shingles, Asp.		Gen'l. Aver. %	
Shingles, Asbe.		Obsolescence	
Slate		Obsol. Conest.	
Tile		Migration	
Comp., Plain		Bus. Encroach	
Comp. Surfd		Racial Influe.	
Tar & Grave		Bad Gen'l Plan	
Metal		Indusry Cond	
		Bldg. Restrict.	
Basement		Over Improve.	
Whole	✓	Under Improve	
Part		Public Annoy.	
None			
Cement Floor	✓		
Laundry			
Partition			

PLAN OF HOUSE



	Size	Material	Roof	Floor	Cost	Year	Value
Garage	2 Car Fr.	Sh.	Wood	Old Barn	300.00		✓
Porch	5x12	"	"	"	150.00		✓
Porch	4x4	"	"	"			

Extras and Special Equipment

Value Computation

Fireplace, Natu.	\$	Length	
Fireplace, Artifi.		Width	
Water Softener		Calculation	Irregular
Refrigerator, Ice		Area	✓ 1110
Refrigerator, Elec.		Aver. Height	30
Vacuum Cleaner		Calculation	
Fire Escape		Cubic Contents	✓ 33300
Beam Ceiling		Rate Sq. Ft.	18 22
Ventilation		Rate Cu. Ft.	66600
Book Cases		Calculation	66600
Side Boards		Calculation	732600
Wall Beds		Porches	150.00
Thermostat		Garage	300.00
Clothes Dryer		Extras	525.00
Clothes Chute		Reprod. Cost	8301.00
		Depreciation	45%
		Calculation	45
		Sound Value	✓ 4560.00

Remarks and Calculations:

Extras: H.W. Fls. 50.00
 Pipeless Furn 125.00 115-
 Plg. 350.00 300
 825.00

3000

Location

No. 530 Street

Madison St.

2612

OWNERSHIP AND DESCRIPTION

WARD

DRAWING

MAP OF LAND

Indicate Directions

1 Division

Ft.

2612 Frank W. & Mary Gumm
530 Madison St.
Waukesha, Wis.

2-33
16/16

Sec NW3 T6N R19E V293 P98 of Deeds
Com. N 11 Madison St 66'W of SW cor
Blk A West Waukesha Plat; N14½°W 150';
S82½°W 55'; S12°38'E 149'8"; E on N 11
Madison St 60' to beg.

GENERAL INFORMATION

Sale, Appraisal—Date	Am't	By
Sale, Appraisal—Date	Am't.	By
Asking Price	Offer	
Owner's Estimate: Land	Bldgs.	Equip.
Cost Value, Book: Land	Bldgs.	Equip.
Deprec. Value, Book: Land	Bldgs.	Equip.
Bldg. Permit: Date	Am't	Cost: Date Am't

LAND VALUE FACTORS

Width 57.5' av.	Surface: Loam
Average Depth 150	Grade: Level
Facing On Madison St.	Pavement ✓
Corner	Sidewalk ✓
Exposure: N. S. E. W.	Curb and Gutter ✓
Alley: Side, Rear	Water ✓
Distance From:	Sewer ✓
Center of City	Gas ✓
Grade School	Electricity ✓
High School	Cement Drive
	Fences
	Shrubs and Trees
	Allow for Low Lot

COMPUTATION OF LAND VALUE

Width	57.5'
Front Foot Rate	12.50
Calculation	
Value, Full Depth	718.50
Depth Factor	100
Calculation	
Unadjusted Land Value	718.50
Adjustments:	
Walks and Drives	
Alley Influence	
Corner Influence	
Total Land Value	

ASSESSMENT CODE
CITY OF WAUKESHA, WIS.

A AGRICULTURE
B BUSINESS

F FACTORY
R RESIDENCE

Year	Land	Code	Buildings	Machinery	Other Fixed Improvements	REMARKS
1931	850		2 750			
1932	850		2 750			
1933	725		2 275			
1934	725		2 275			
1935	725		2 275			
1936	725		2 275			
1937	725		2 275			
1938	725		2 275			
1939	725		2 275			
1940	725		1 800			
1941	725		1 800			
1942	725		1 800			
1943						
1944						

RESIDENTIAL INSPECTION CARD--BUILDING DATA

BUILDING VALUE FACTORS

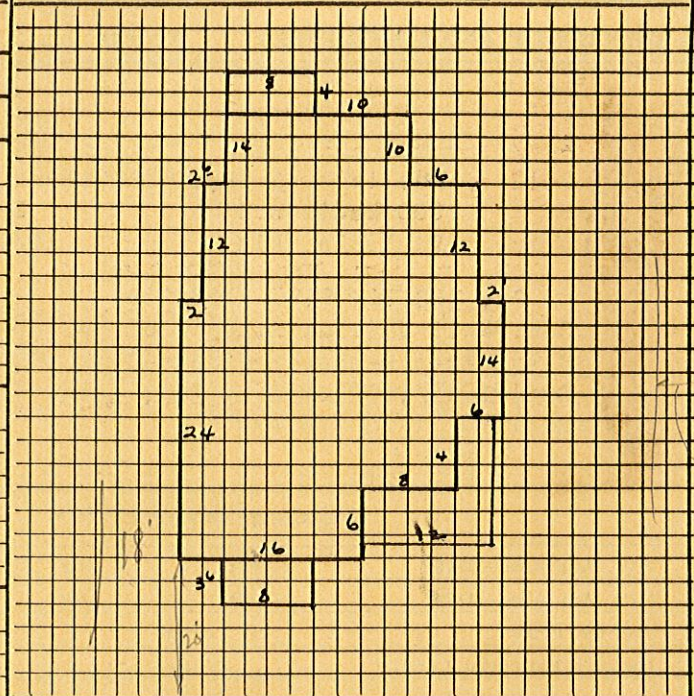
Class	Main Part	No. Rooms	Main Part
Single Dwell. ✓		5 4	
Double Dwell.		No. Closets	
Duplex		Floors	
Bungalow Dup.		Oak 1 ✓	
Three Family		Maple 1 ✓	
Four Family		Hard Pine	
Apartment		Soft Pine ✓✓	
Summer Cott.		Tile	
		Linoleum	
		Concrete	
Dimensions		Trim	
Length		Birch	
Width		Oak	
Average Height 30		Gum	
		Pine ✓✓	
Stories	2	Enamel	
Foundation		Paint ✓✓	
Masonry ✓		Walls	
Concrete		Plain	
Block		Rough	
Brick		Painted ✓✓	
Posts		Paneled	
Piers		Papered ✓✓	
Rubble		Heating	
Exterior Wall		Stove	
Brick, Common		Hot Air Pipeless ✓	
Brick, Face		Steam	
Brick on Tile		Vapor	
Brick Veneer		Hot Water	
Concrete		Gas Burner	
Concrete Block		Oil Burner	
Stone, Rough		Lighting	
Stone, Cut		Gas	
Stone Veneer		Electric ✓✓	
Siding ✓		Lamps	
Siding, Drop		Plumbing	
Siding, Metal		Baths ✓	
Stucco		Toilets ✓	
Shingle		Sinks ✓✓	
Half Timber		City Water ✓	
Paper		Well Water	
		Sewer ✓	
		Septic Tank	
Roof Type		Cess Pool	
Flat		Cistern ✓	
Gambrel		Year Built	1890
Gable ✓		Gen'l Condition	F.
Hip		Bad Repair	
Mansard		Bad Paint	
Irregular		Bad Founda.	
Mixed		Bad Roof	
Dormers, No.		Settling Floors	
		Cracked Plast.	
Roof Material		Bad Furnace	
Shingles, Wood ✓		Gen'l. Aver. %	
Shingles, Dip.		Obsolescence	
Shingles, Asp.		Obsol. Const.	
Shingles, Asbes.		Migration	
Slate		Bus. Encroach	
Tile		Racial Influe.	
Comp., Plain		Bad Gen'l Plan	
Comp. Surf'd		Industry Cond	
Tar & Gravel		Bldg. Restrict.	
Metal		Over Improve.	
		Under Improve	
Basement		Public Annoy.	
Whole ✓			
Part			
None			
Cement Floor ✓			
Laundry			
Partition			

PLAN OF HOUSE

Indicate Directions

1 Division =

Feet



18/36	Size	Material	Roof	Floor	Cost	Year	Value
Garage	2 car	Fr.	Sh.	wd.	Old Barn.		300
Porch	5x12	"	"	"			150
Porch	4x14	"	"	"			150

Extras & Special Equipment

Fireplace, Natu.	\$
Fireplace, Artifi.	
Water Softener	
Refrigerator, Ice	
Refrigerator, Elec.	
Vacuum Cleaner	
Fire Escape	
Beam Ceiling	
Ventilation	
Book Cases	
Side Boards	
Wall Beds	
Thermostat	
Clothes Dryer	
Clothes Chute	

Total

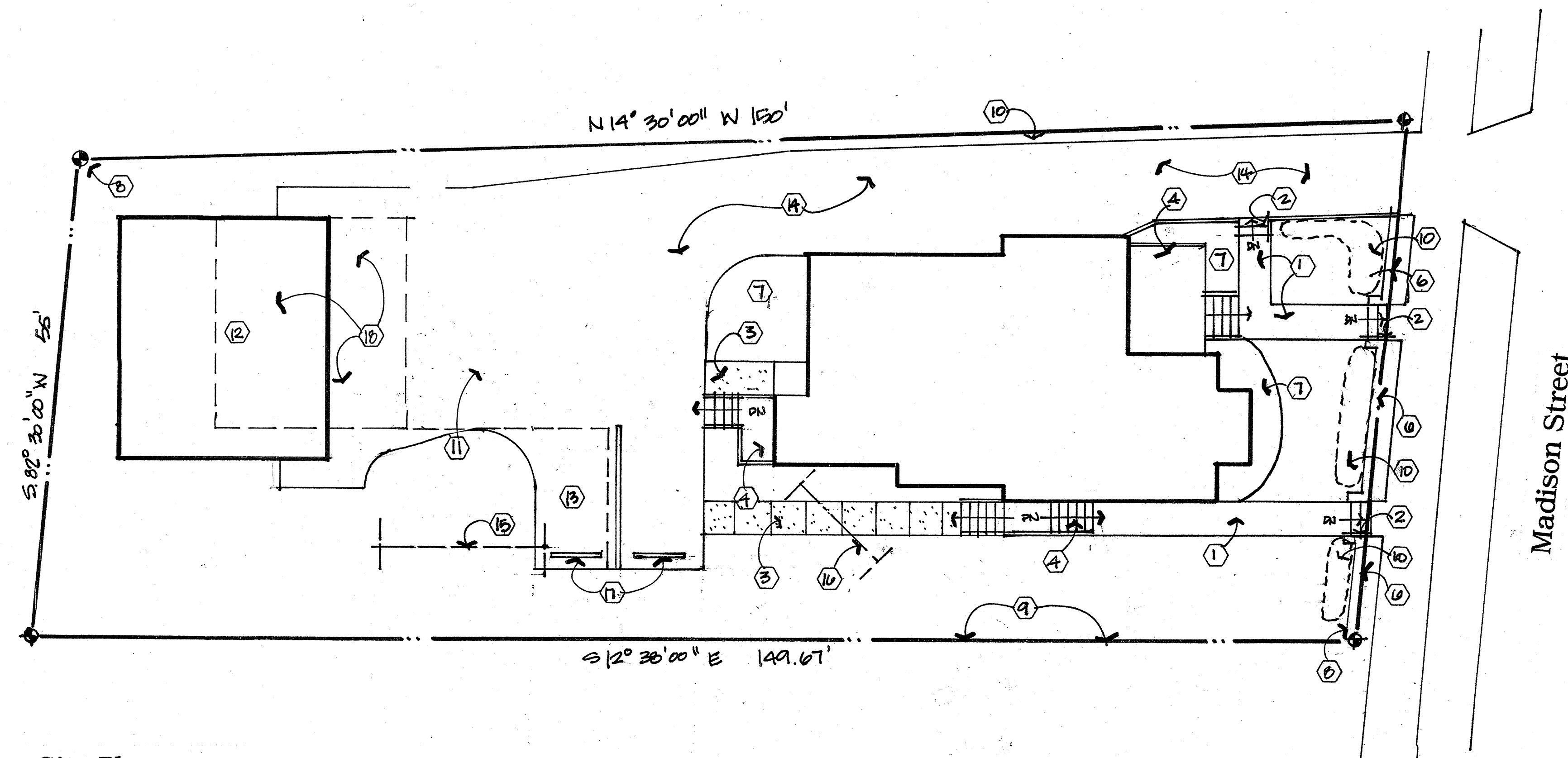
Construction

Cheap	
Fair	
Good	
First Class	
Attic	
Unfinished	
Remarks	

10' x 16' lean-to 150% - 75%
10' x 36' lean-to 250% - 75%

Value Computation

Length	
Width	
Calculation	Irreg
Area	1110
Aver. Height	30
Calculation	
Cubic Contents	33300
Rate Cu. Ft.	20
Calculation	
Porches	
Garage Barn	300
Heating	
Plumbing	
Extras	400
Reprod. Cost	7550
Depreciation	70
Calculation	
Sound Value	2265

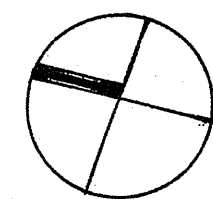


Construction Notes

- ① Repair/replace existing concrete walks as necessary.
- ② Add wood or steel handrail.
- ③ Add new concrete walk.
- ④ New steps, porch and handrail (see details)
- ⑤ New asphalt parking stall.
- ⑥ New CMU retaining wall.
- ⑦ New landscape beds.
- ⑧ Remove existing dead tree.
- ⑨ Repair/replace missing fence boards and paint.
- ⑩ Remove miscellaneous landscaping.
- ⑪ Remove existing asphalt.
- ⑫ New slab on grade/wood frame garage.
- ⑬ New asphalt parking stall.
- ⑭ Repair/replace existing asphalt driveway.
- ⑮ Remove existing swing set.
- ⑯ Remove existing steel clothesline.
- ⑰ Concrete wheel stops
- ⑱ Remove existing garage/slab

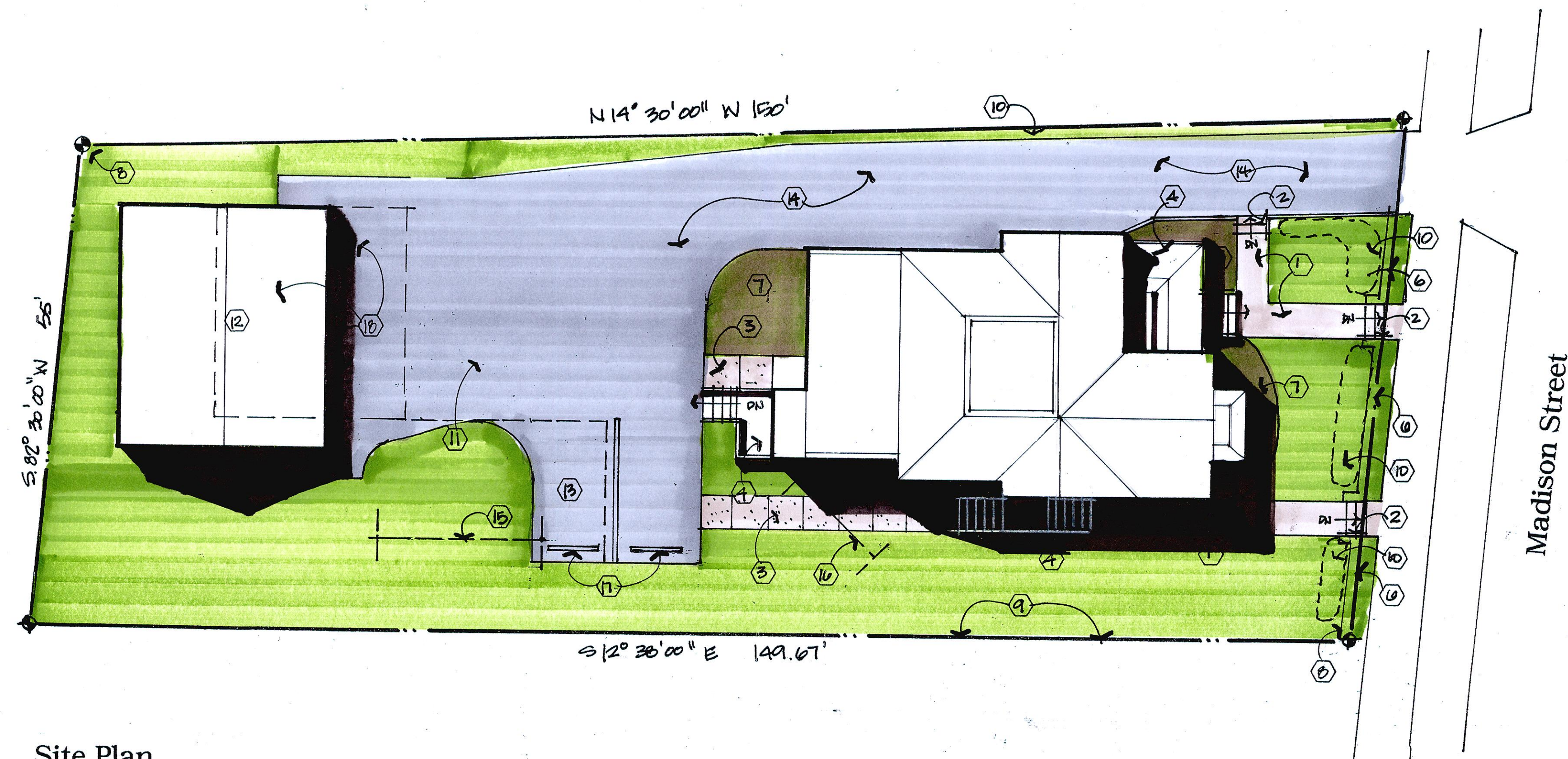
Site Plan

1" = 10'



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Construction Notes

- ① Repair/replace existing concrete walks as necessary.
- ② Add wood or steel handrail.
- ③ Add new concrete walk.
- ④ New steps, porch and handrail (see details)
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- ⑯ Remove existing steel clothesline.
- ⑰ Concrete wheel stops
- ⑱ Remove existing garage/slab

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South Elevation Existing

1/4"

South Elevation Demolition Notes

- ① Remove handrail
- ② Remove existing steps
- ③ Remove existing spandrel



South Elevation Proposed

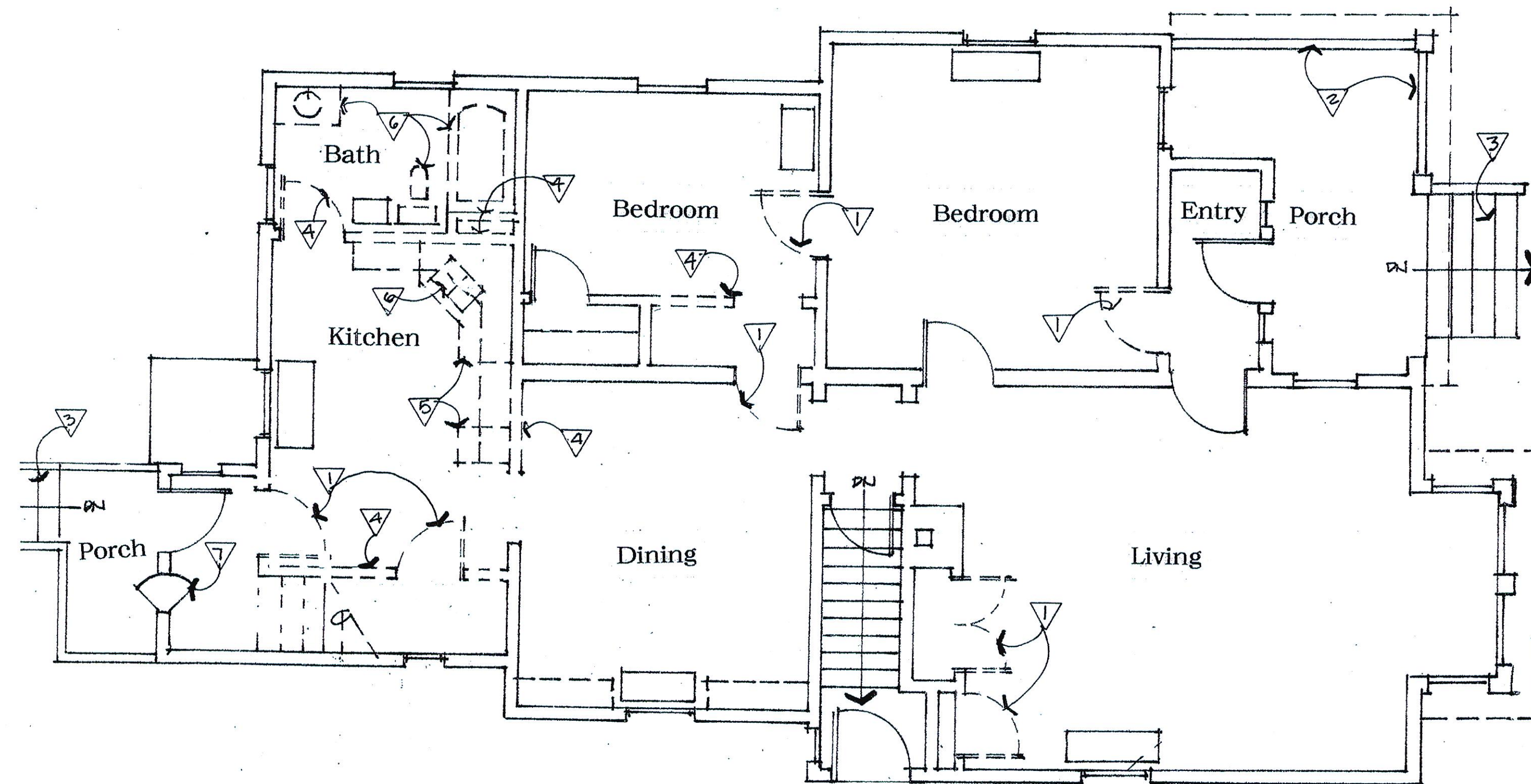
1/4"

South Elevation Construction Notes

- ① New steps
- ② New handrail
- ③ New spandrel
- ④ Caulk and paint siding as necessary

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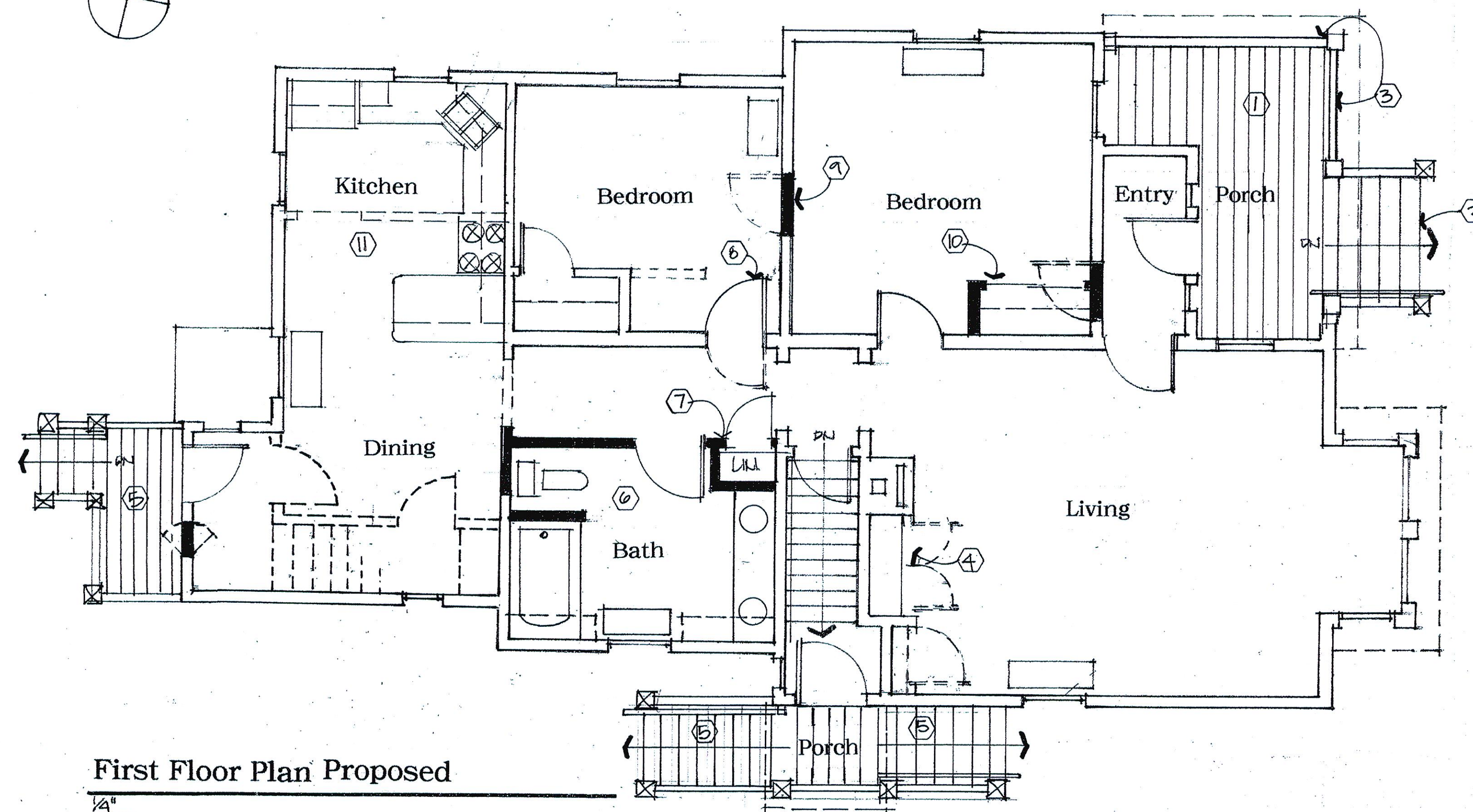




First Floor Demolition Notes

- 1 Remove door and trim
- 2 Remove existing handrail, and foundation as necessary.
- 3 Remove existing stair
- 4 Remove existing wall
- 5 Remove existing cabinets
- 6 Remove existing plumbing fixtures
- 7 Remove existing milk chutes

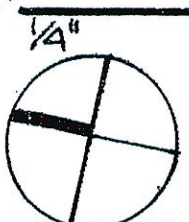
First Floor Plan Existing



First Floor Construction Notes

- 1 Rebuild deck/framing as necessary
- 2 Rebuild steps
- 3 New handrail
- 4 New shelves
- 5 New porch/steps
- 6 New bathroom
- 7 New linen closet
- 8 Reverse existing door
- 9 New GWB/trim to match existing
- 10 New closet
- 11 New kitchen cabinets/finishes
- 12 Patch milk chute

First Floor Plan Proposed



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Second Floor Demolition Notes

- ▽ Remove handrail
- ▽ Remove existing steps

West Elevation Existing

1/4"



Second Floor Construction Notes

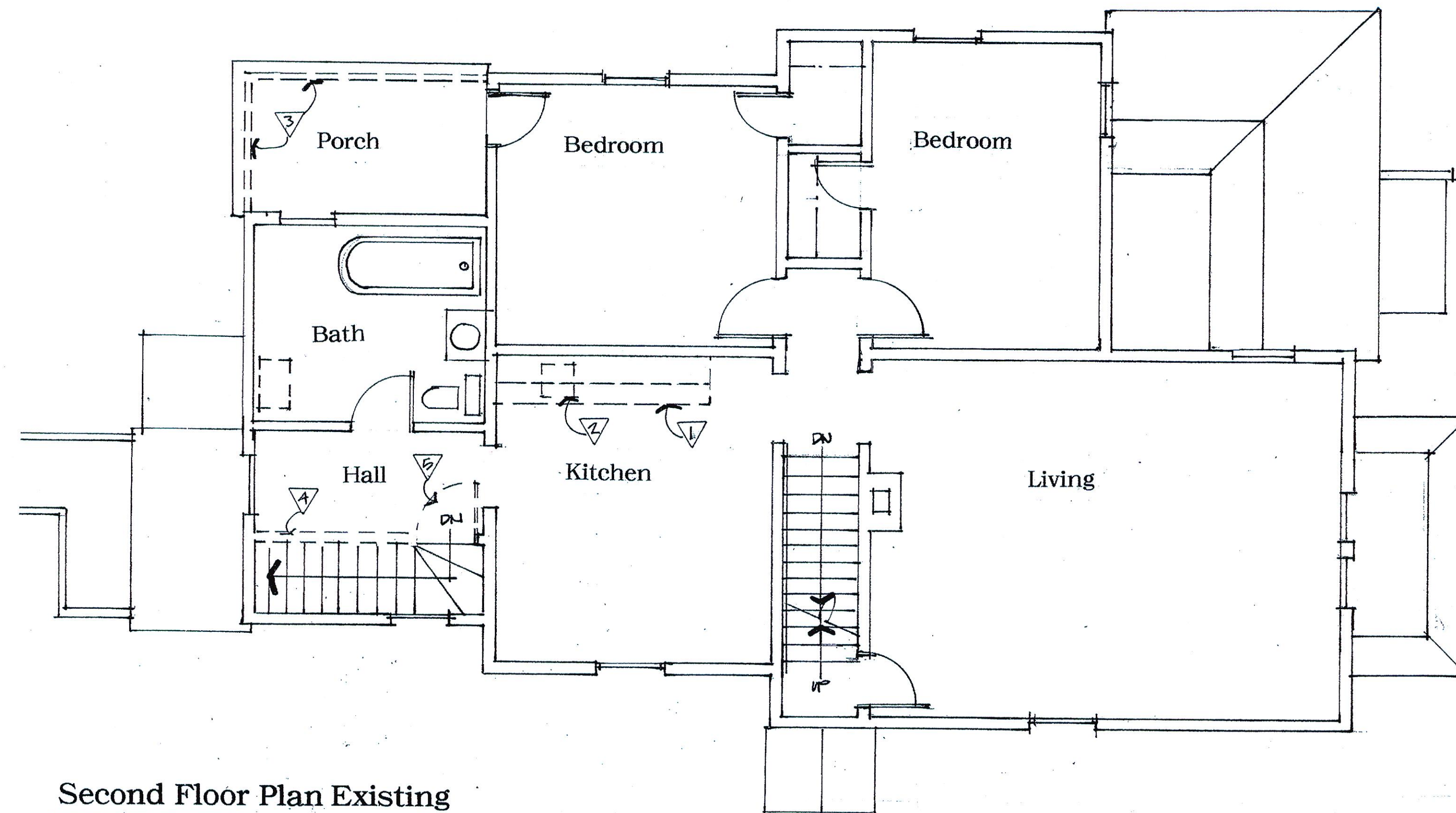
- ① New steps
- ② New handrail
- ③ New spandrel

West Elevation Proposed

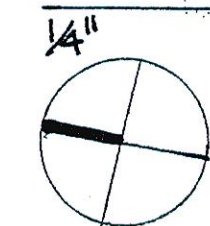
1/4"

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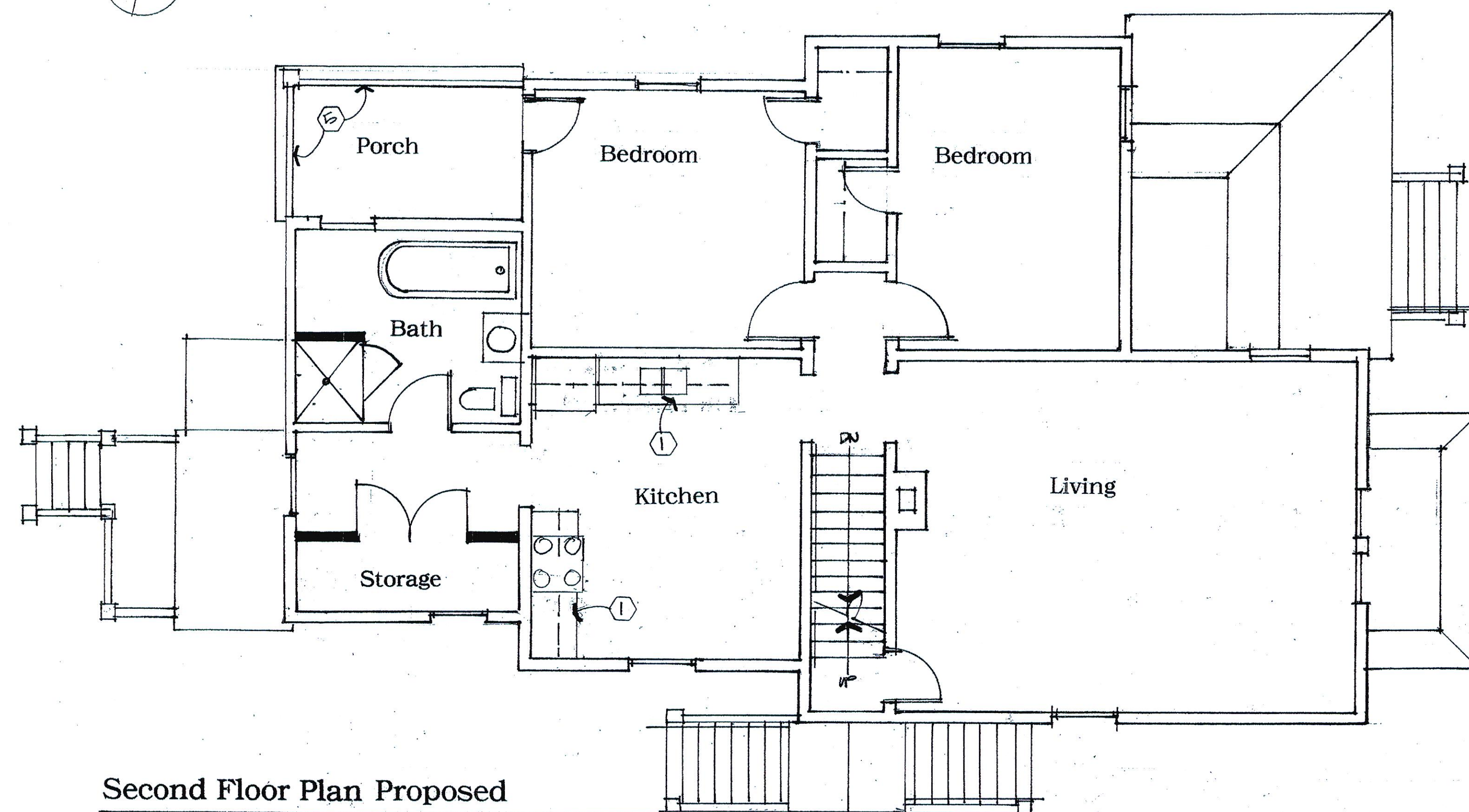


Second Floor Plan Existing

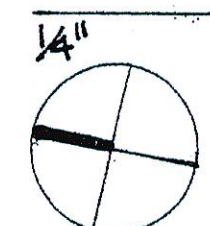


Second Floor Demolition Notes

- 1 Remove existing cabinets
- 2 Remove existing plumbing fixture
- 3 Remove existing handrail
- 4 Remove existing GWB wall
- 5 Remove existing door



Second Floor Plan Proposed



Second Floor Construction Notes

- 1 New wall/base cabinets
- 2 New door
- 3 New closet pole/shelf
- 4 New GWB wall
- 5 New handrail

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North Elevation Existing

1/4"

North Elevation Demolition Notes

- ▽ Remove handrail
- ▽ Remove existing steps
- ▽ Remove existing spandrel
- ▽ Remove milk chute
- ▽ Remove existing basement access door



North Elevation Proposed

1/4"

North Elevation Construction Notes

- ① New steps
- ② New handrail
- ③ New spandrel
- ④ Caulk and paint siding as necessary
- ⑤ New basement door
- ⑥ Close milk chute w/new siding to match

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South Elevation Demolition Notes

- 1 Remove handrail
- 2 Remove existing steps
- 3 Remove existing spandrel

South Elevation Existing

1/4"



South Elevation Construction Notes

- 1 New steps
- 2 New handrail
- 3 New spandrel
- 4 Caulk and paint siding as necessary

South Elevation Proposed

1/4"

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East Elevation Existing

1/4"

East Elevation Demolition Notes

- ▽ Remove handrail
- ▽ Remove existing steps
- ▽ Remove existing access panel
- ▽ Remove existing spandrel



East Elevation Proposed

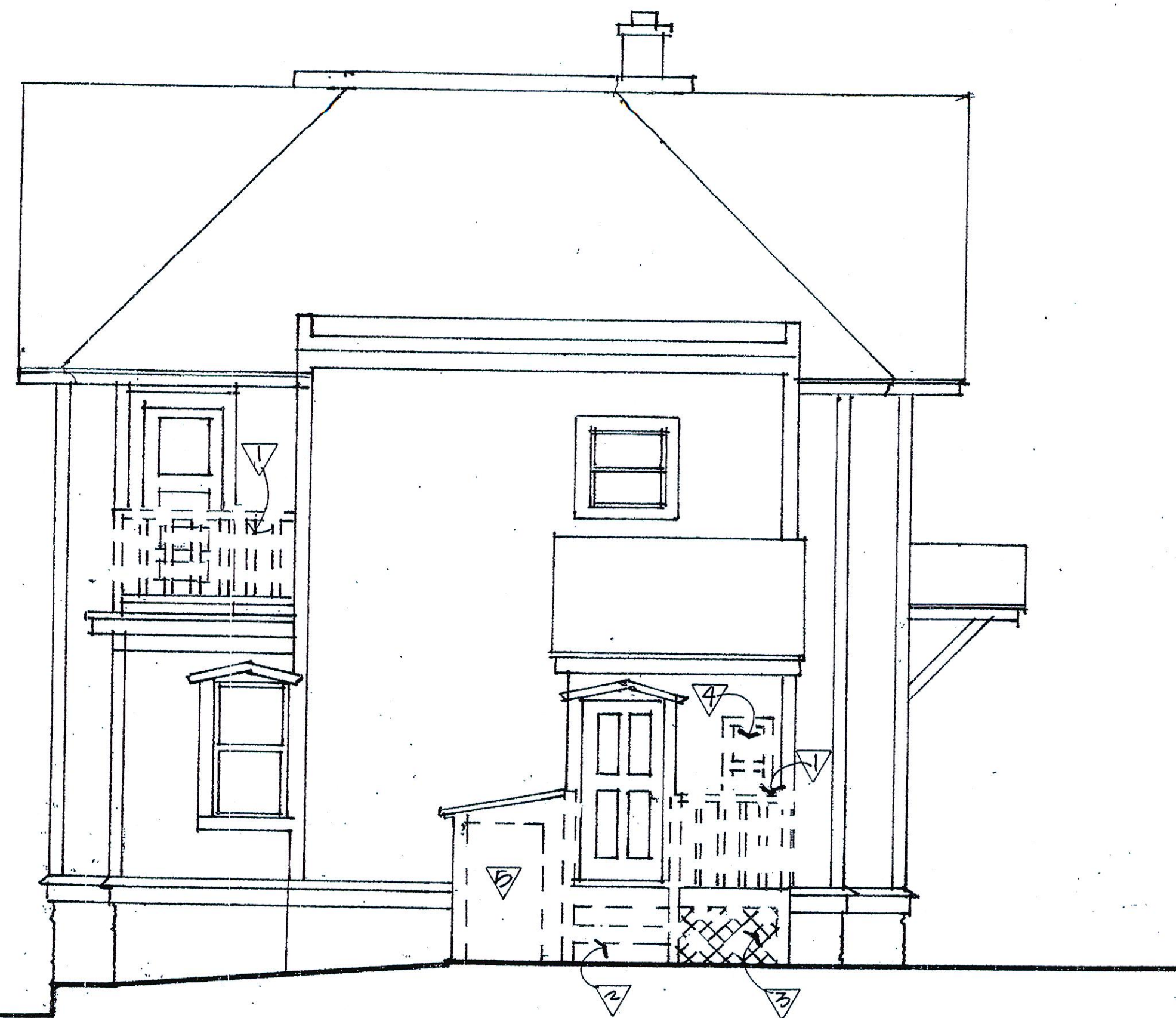
1/4"

East Elevation Construction Notes

- ① New steps
- ② New handrail
- ③ New spandrel
- ④ Caulk and paint siding as necessary
- ⑤ New access panel

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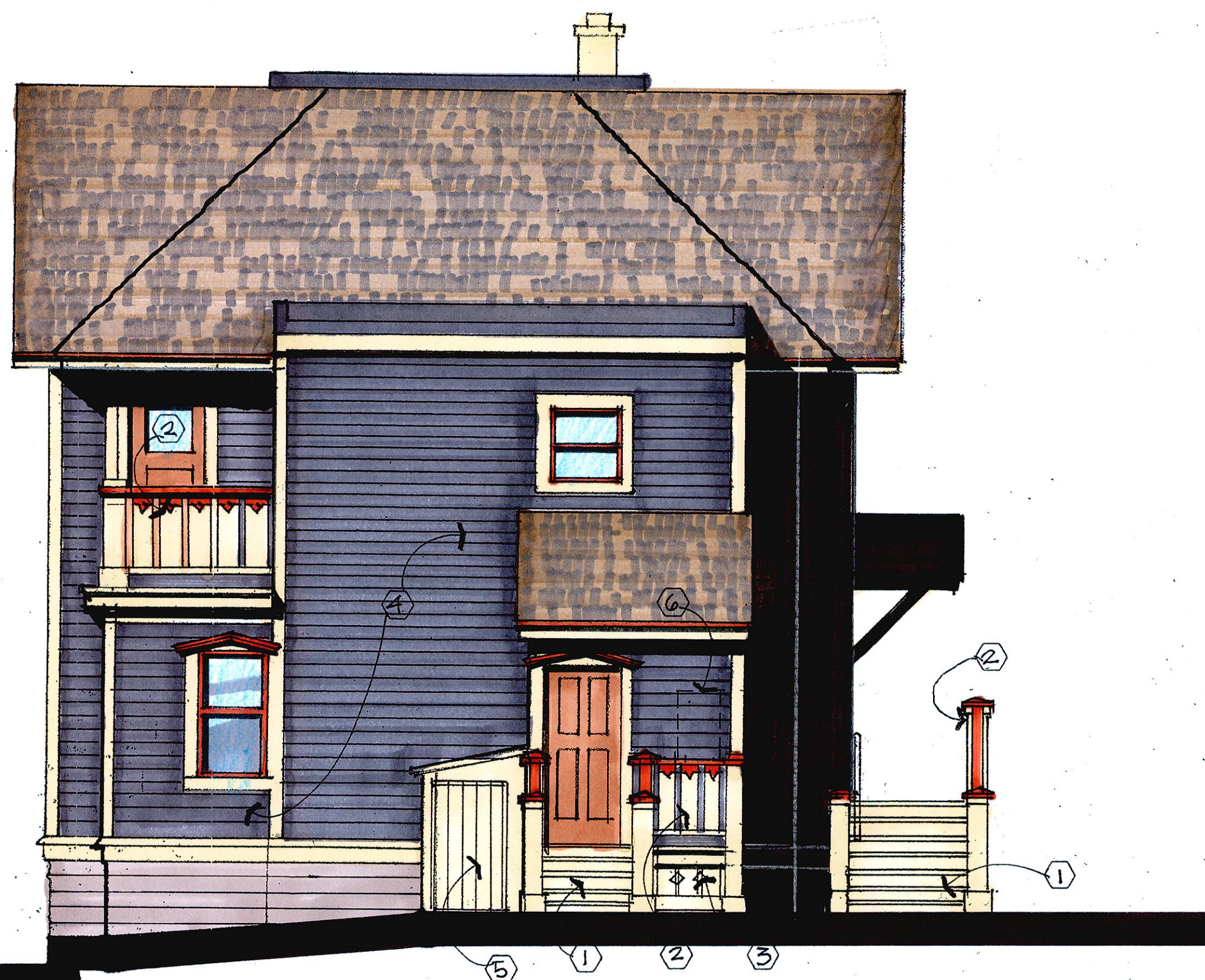


North Elevation Existing

1/4"

North Elevation Demolition Notes

- ▽ Remove handrail
- ▽ Remove existing steps
- ▽ Remove existing spandrel
- ▽ Remove milk chute
- ▽ Remove existing basement access door



North Elevation Proposed

1/4"

North Elevation Construction Notes

- ① New steps
- ② New handrail
- ③ New spandrel
- ④ Caulk and paint siding as necessary
- ⑤ New basement door
- ⑥ Close milk chute w/new siding to match

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East Elevation Existing

1/4"

East Elevation Demolition Notes

- 1 Remove handrail
- 2 Remove existing steps
- 3 Remove existing access panel
- 4 Remove existing spandrel



East Elevation Proposed

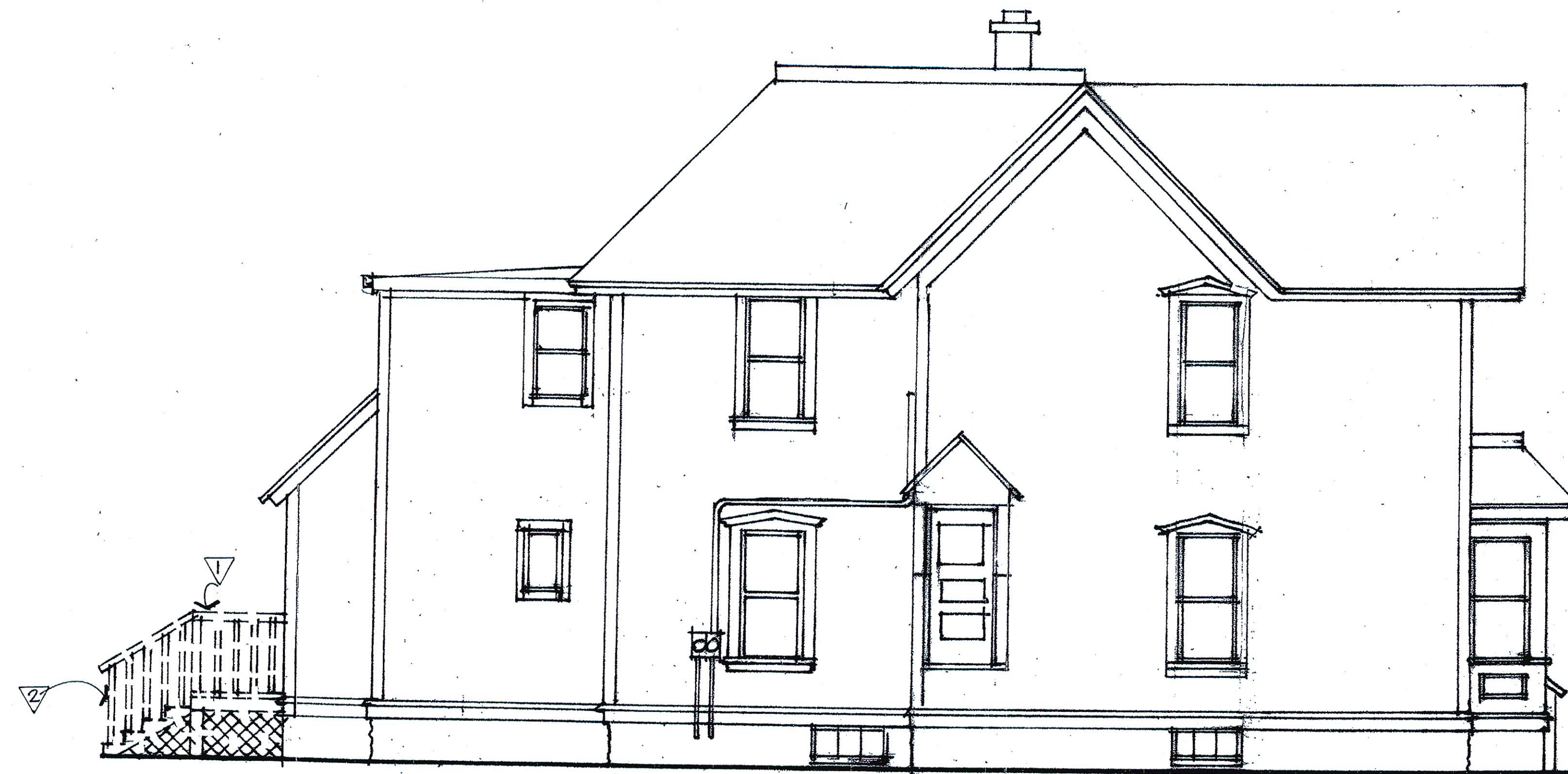
1/4"

East Elevation Construction Notes

- 1 New steps
- 2 New handrail
- 3 New spandrel
- 4 Caulk and paint siding as necessary
- 5 New access panel

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West Elevation Existing
1/4"

Second Floor Demolition Notes

- ▽ Remove handrail
- ▽ Remove existing steps



West Elevation Proposed
1/4"

Second Floor Construction Notes

- ① New steps
- ② New handrail
- ③ New spandrel

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Garage West Elevation

1/4"



Garage South Elevation

1/4"



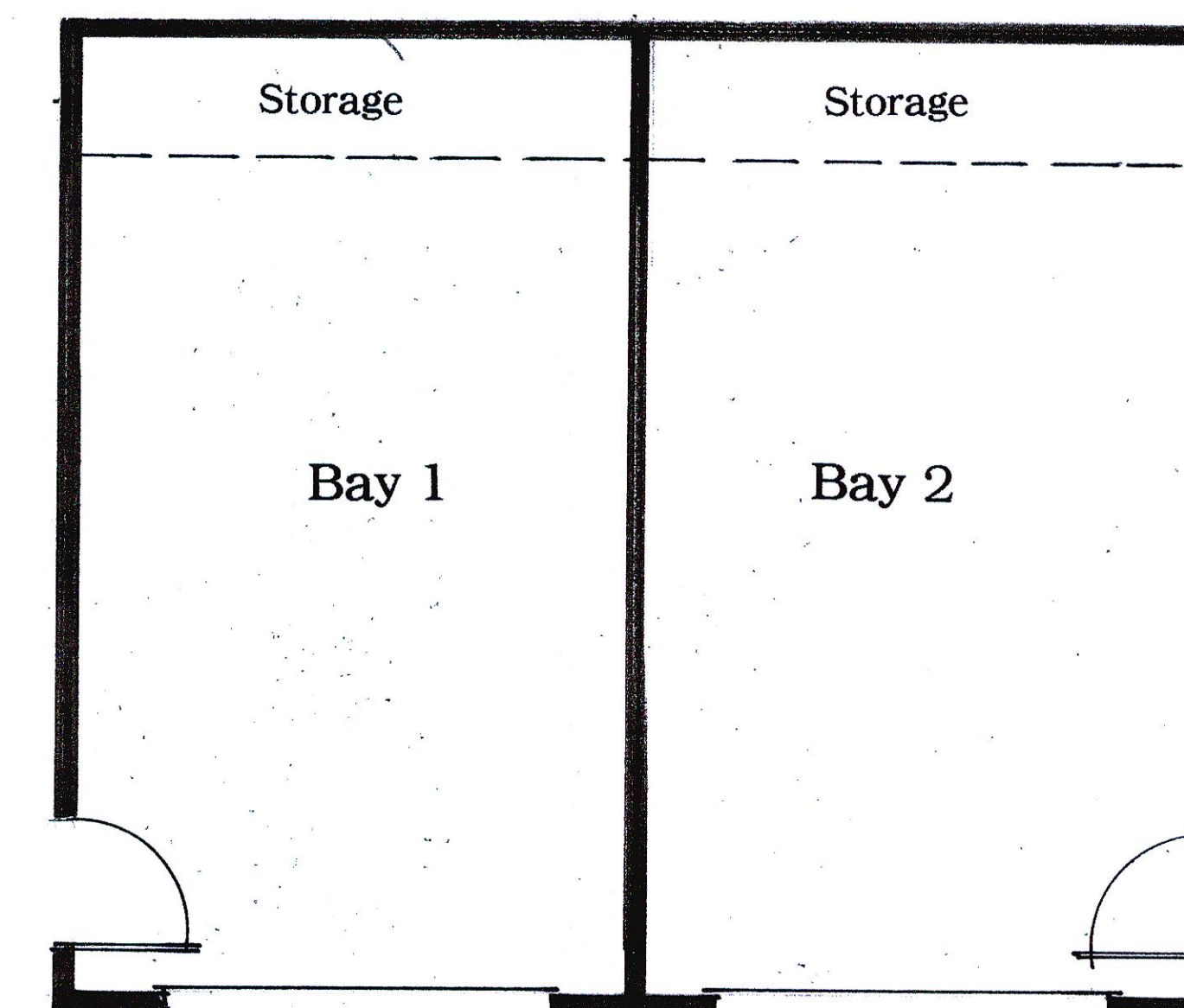
Garage North Elevation

1/4"



Garage East Elevation

1/4"

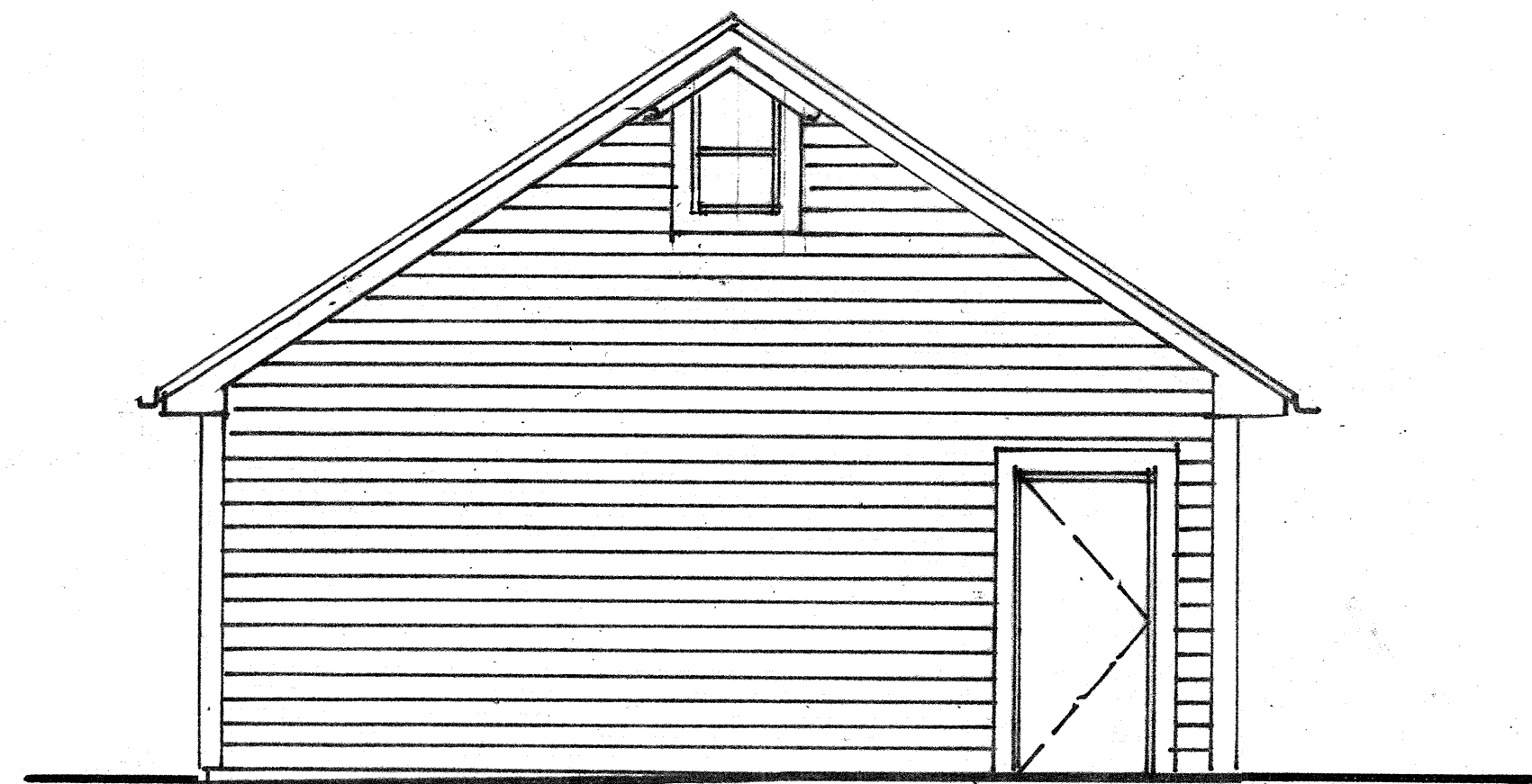


Garage Floor Plan

1/4"

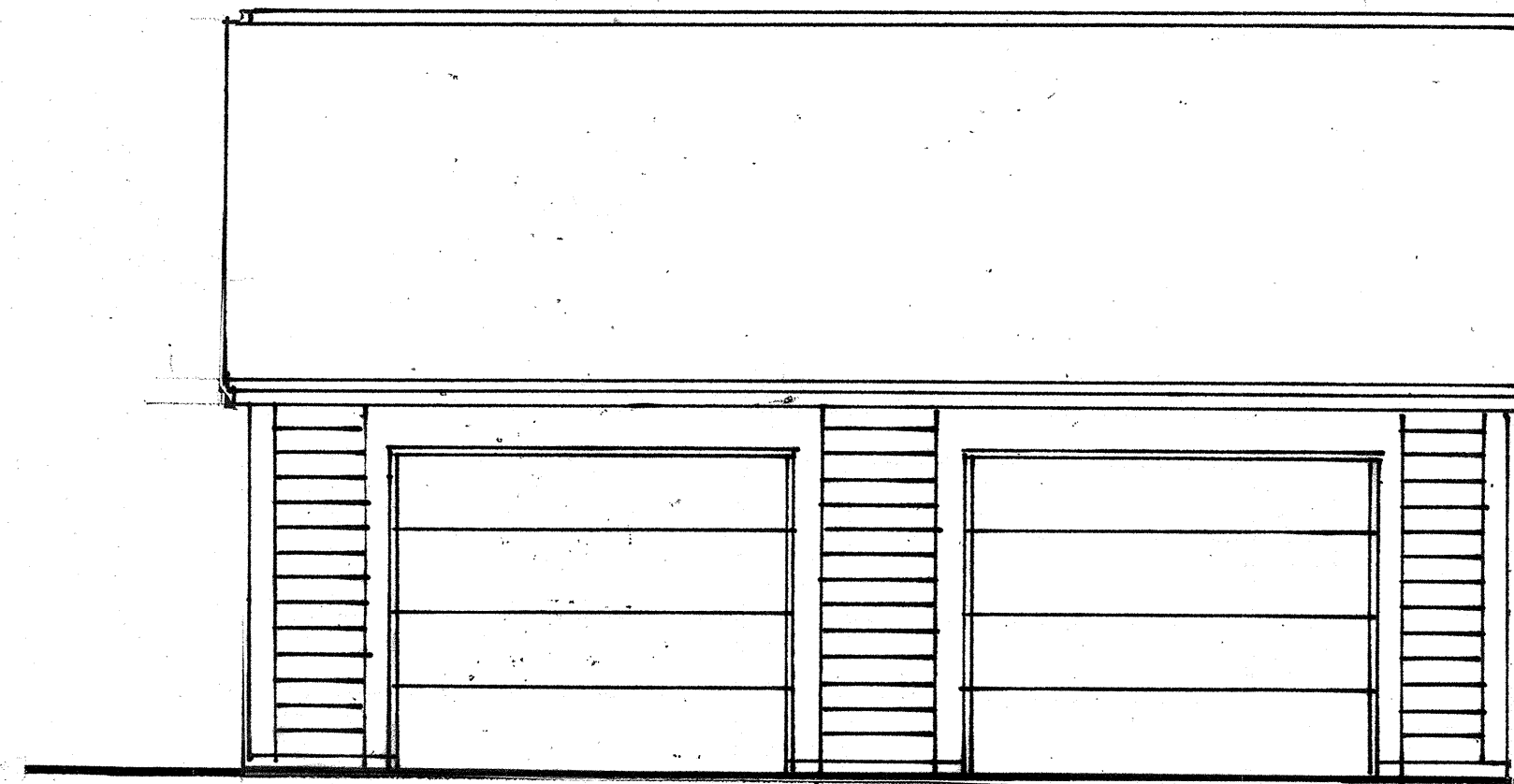
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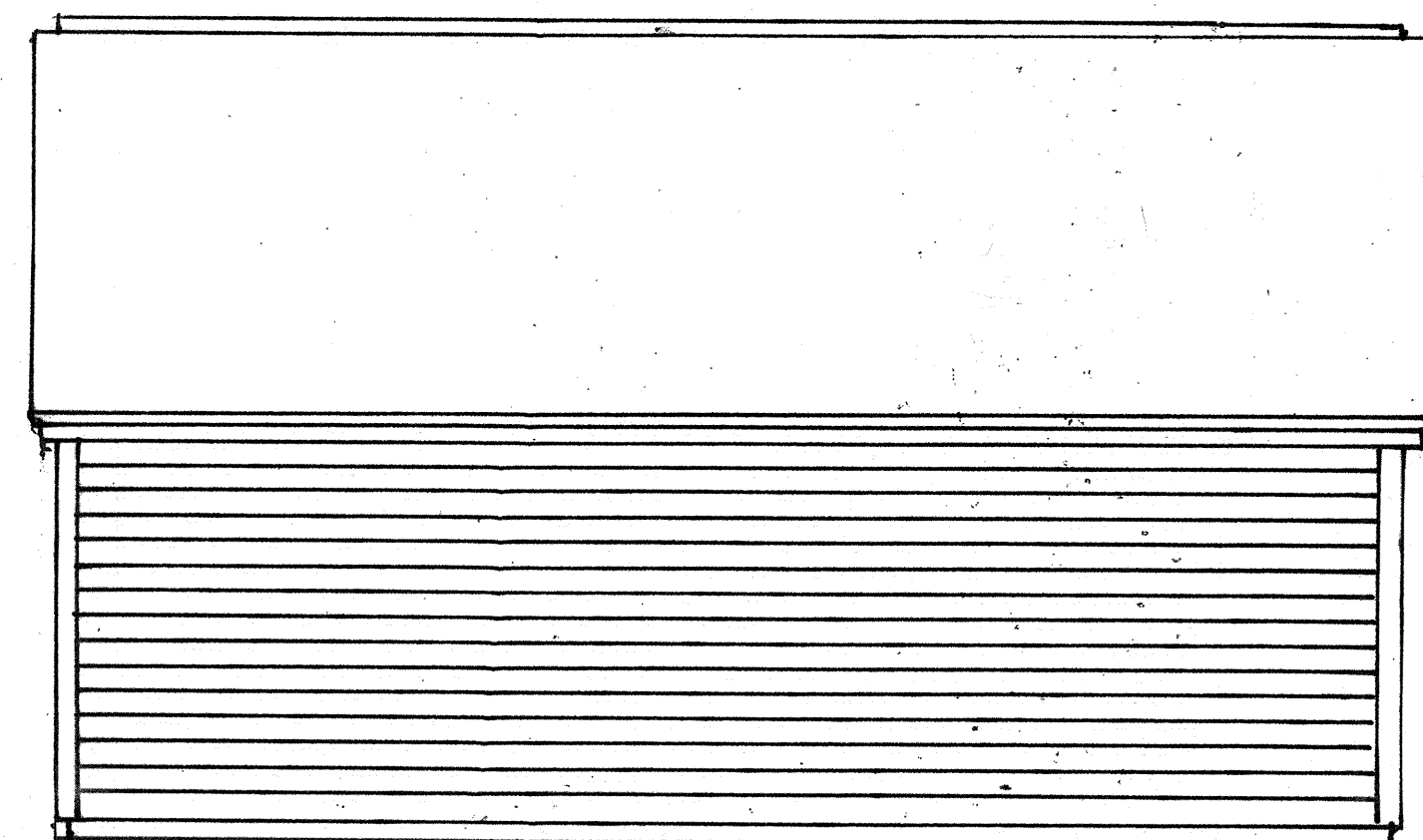
Garage West Elevation

1/4"



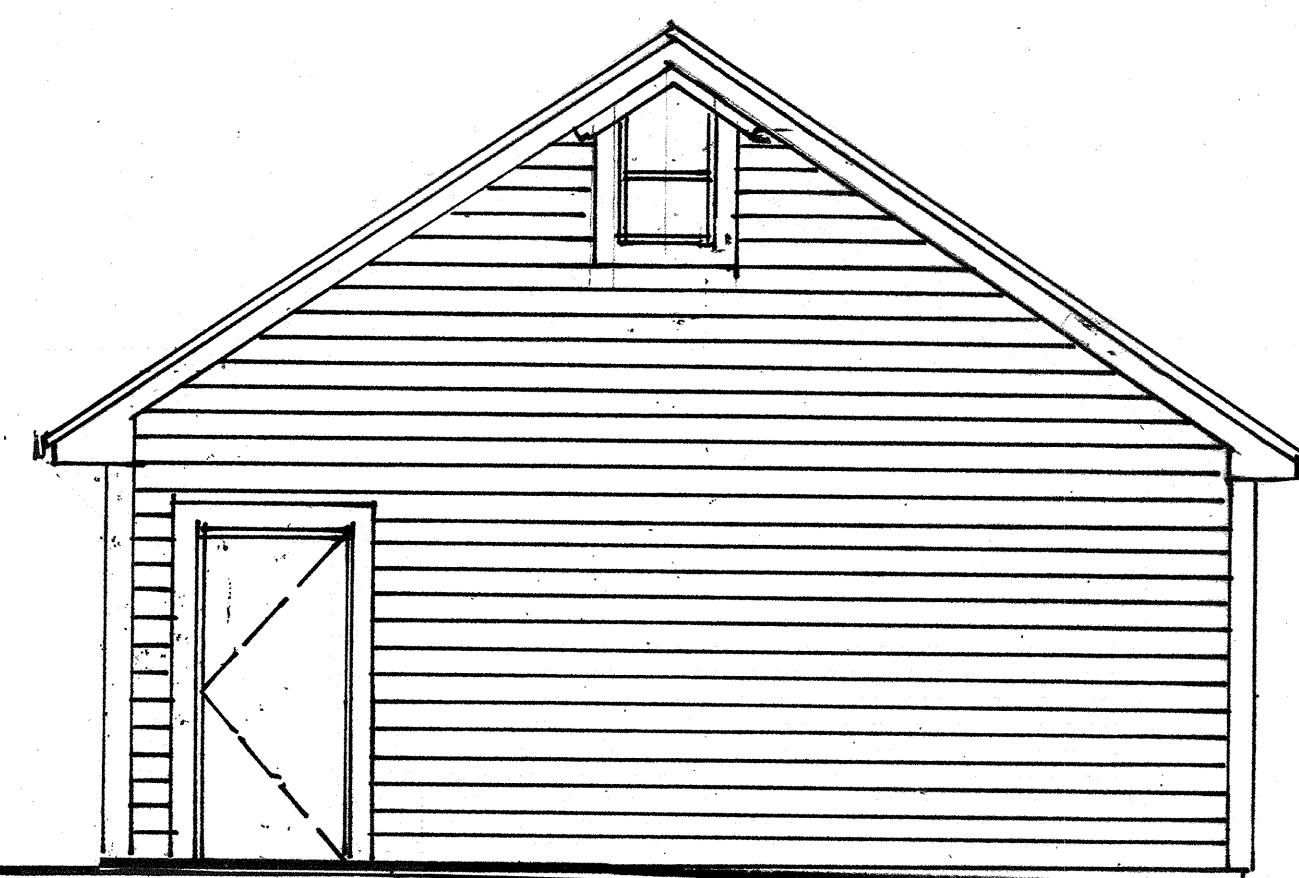
Garage South Elevation

1/4"



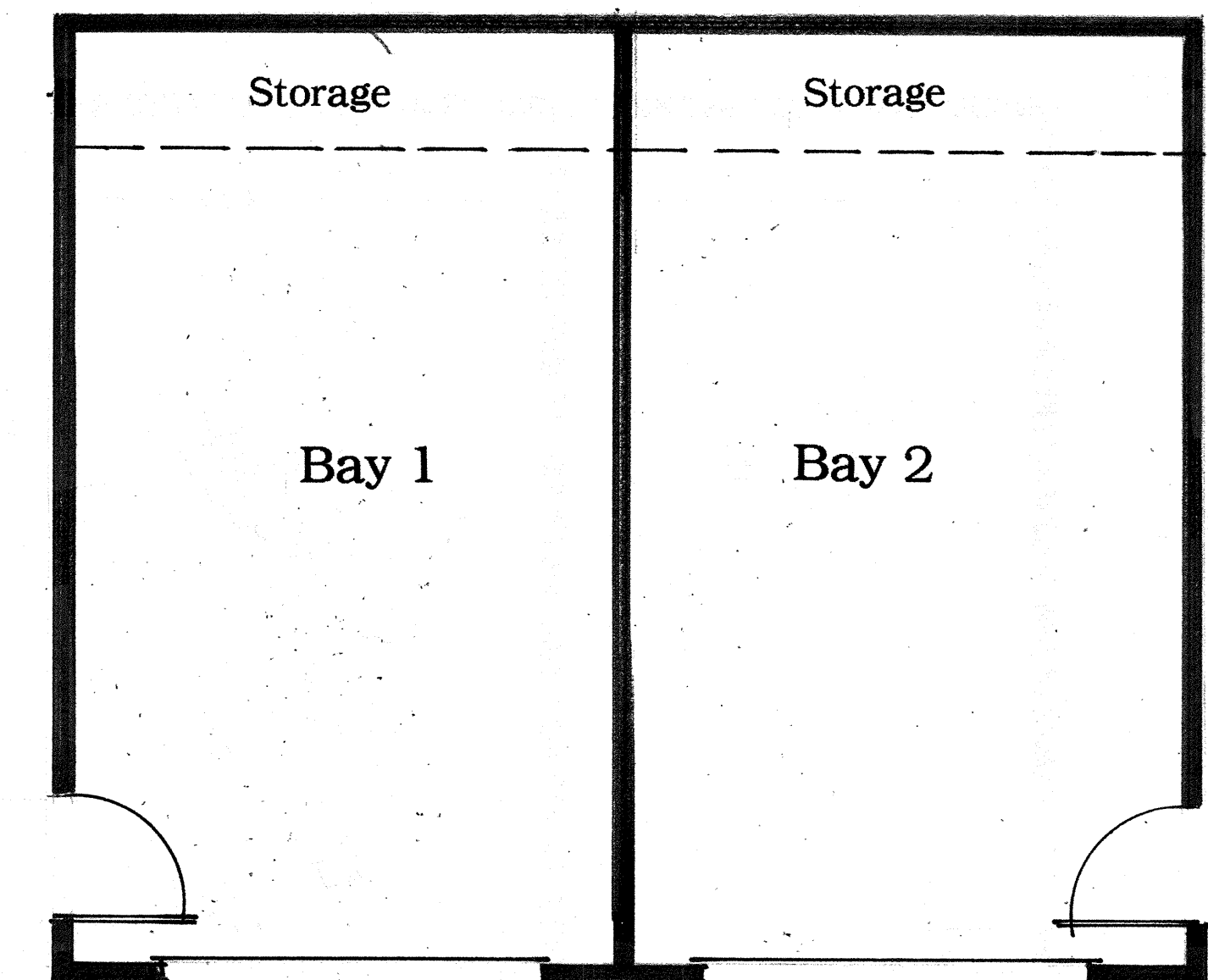
Garage North Elevation

1/4"



Garage East Elevation

1/4"

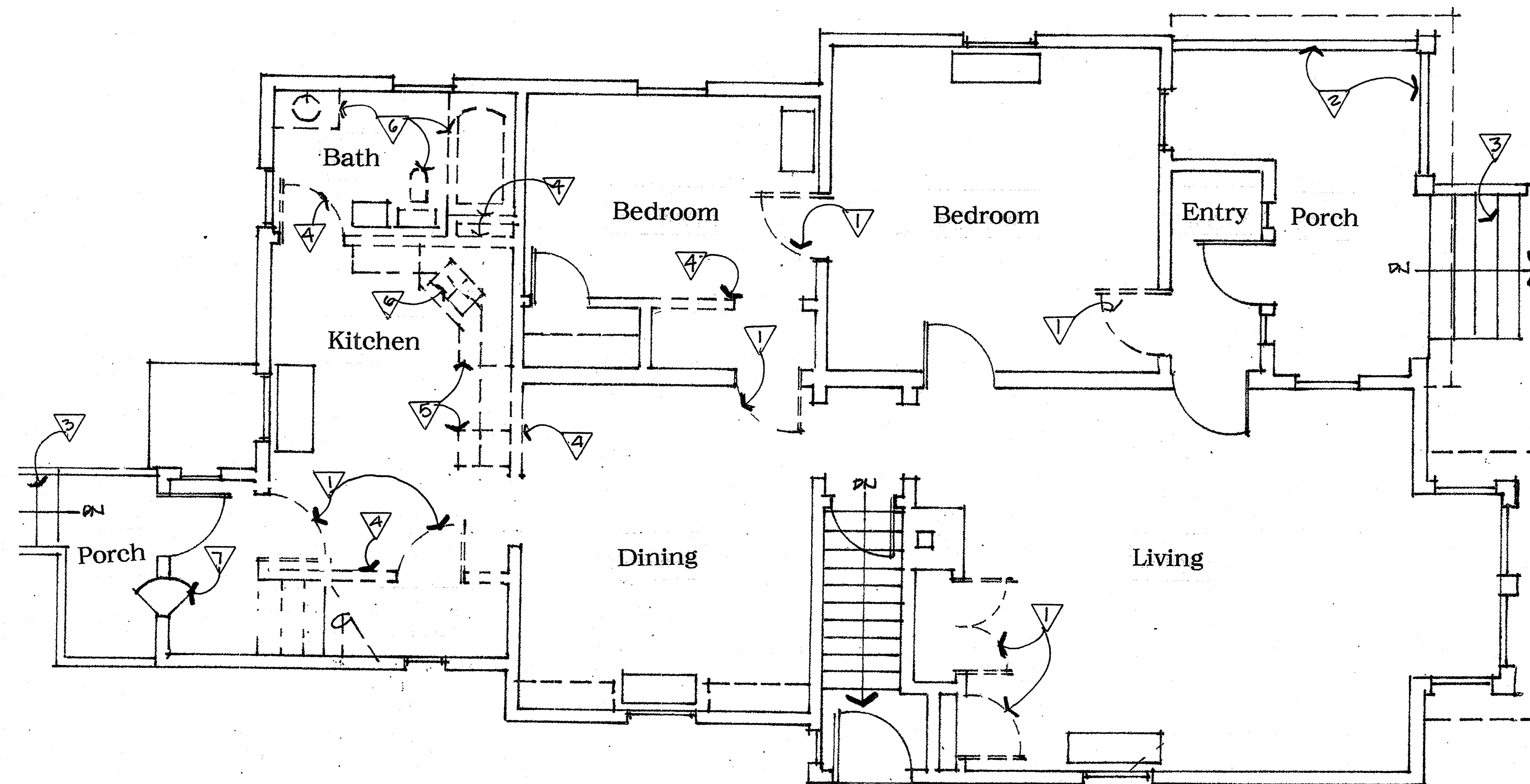


Garage Floor Plan

1/4"

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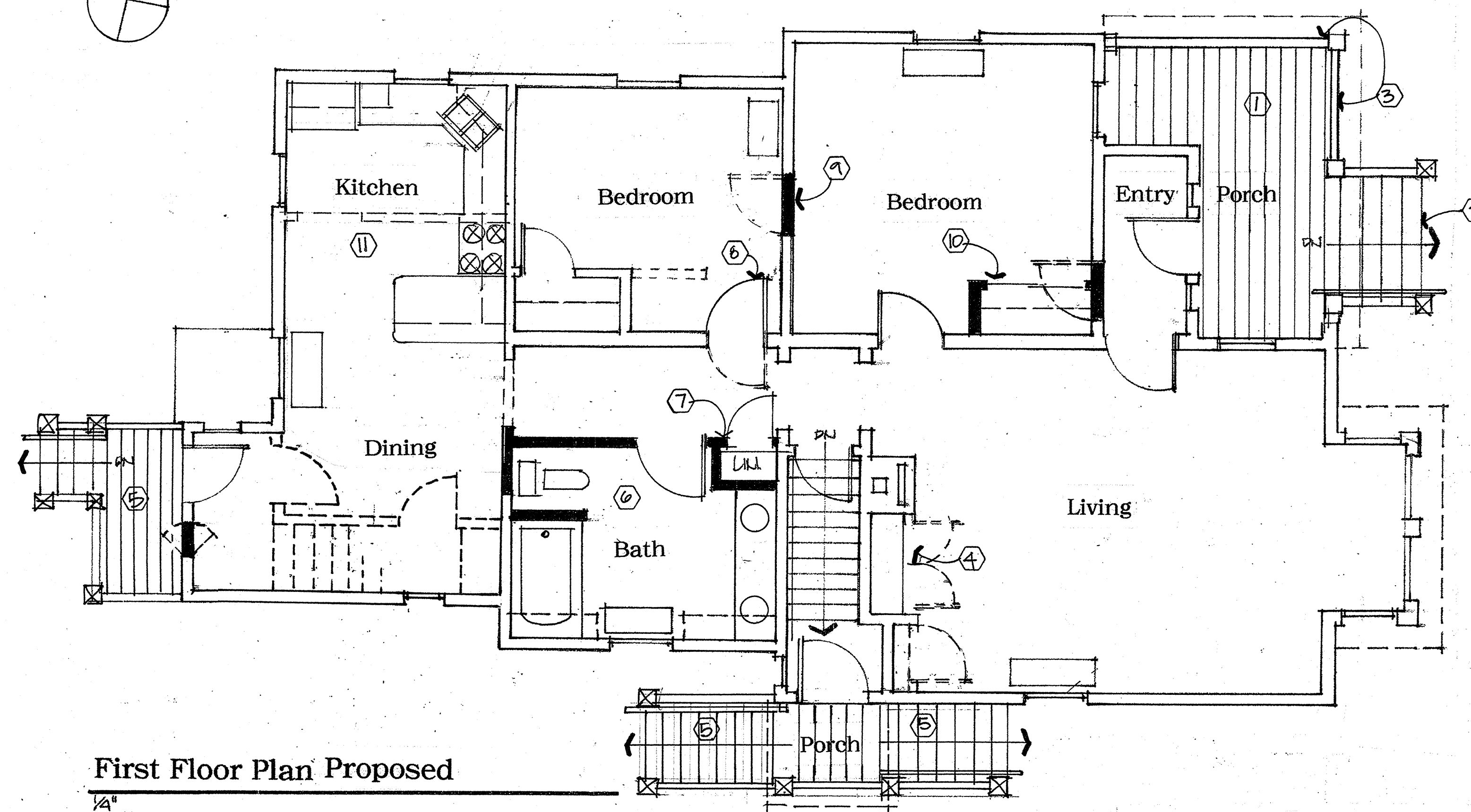




First Floor Demolition Notes

- 1 Remove door and trim
- 2 Remove existing handrail, and foundation as necessary.
- 3 Remove existing stair
- 4 Remove existing wall
- 5 Remove existing cabinets
- 6 Remove existing plumbing fixtures
- 7 Remove existing milk chutes

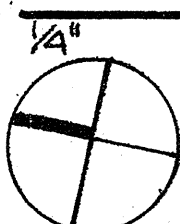
First Floor Plan Existing



First Floor Construction Notes

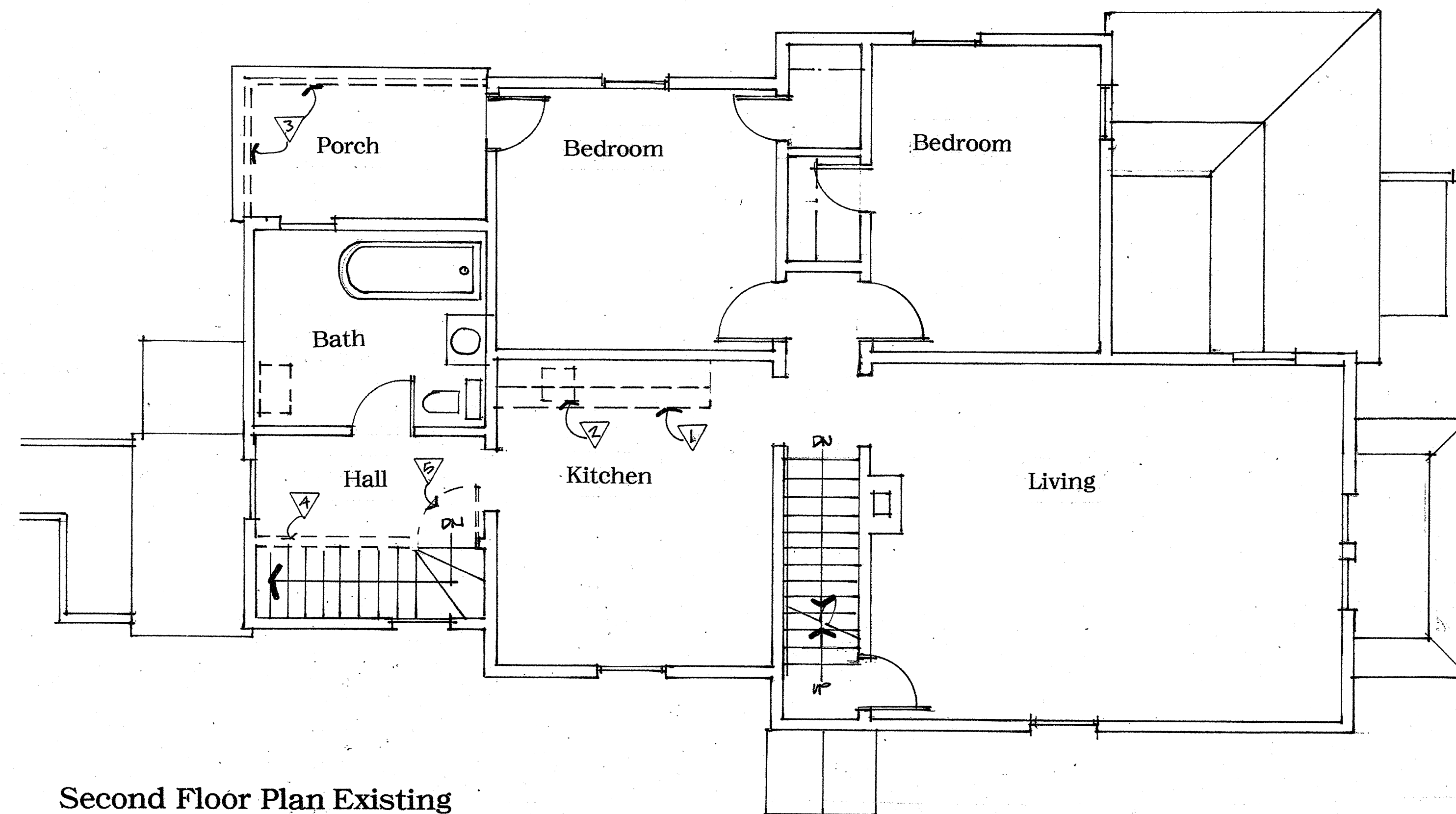
- 1 Rebuild deck/framing as necessary
- 2 Rebuild steps
- 3 New handrail
- 4 New shelves
- 5 New porch/steps
- 6 New bathroom
- 7 New linen closet
- 8 Reverse existing door
- 9 New GWB/trim to match existing
- 10 New closet
- 11 New kitchen cabinets/finishes
- 12 Patch milk chute

First Floor Plan Proposed

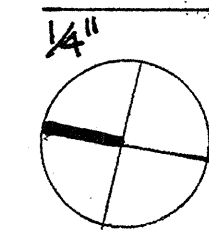


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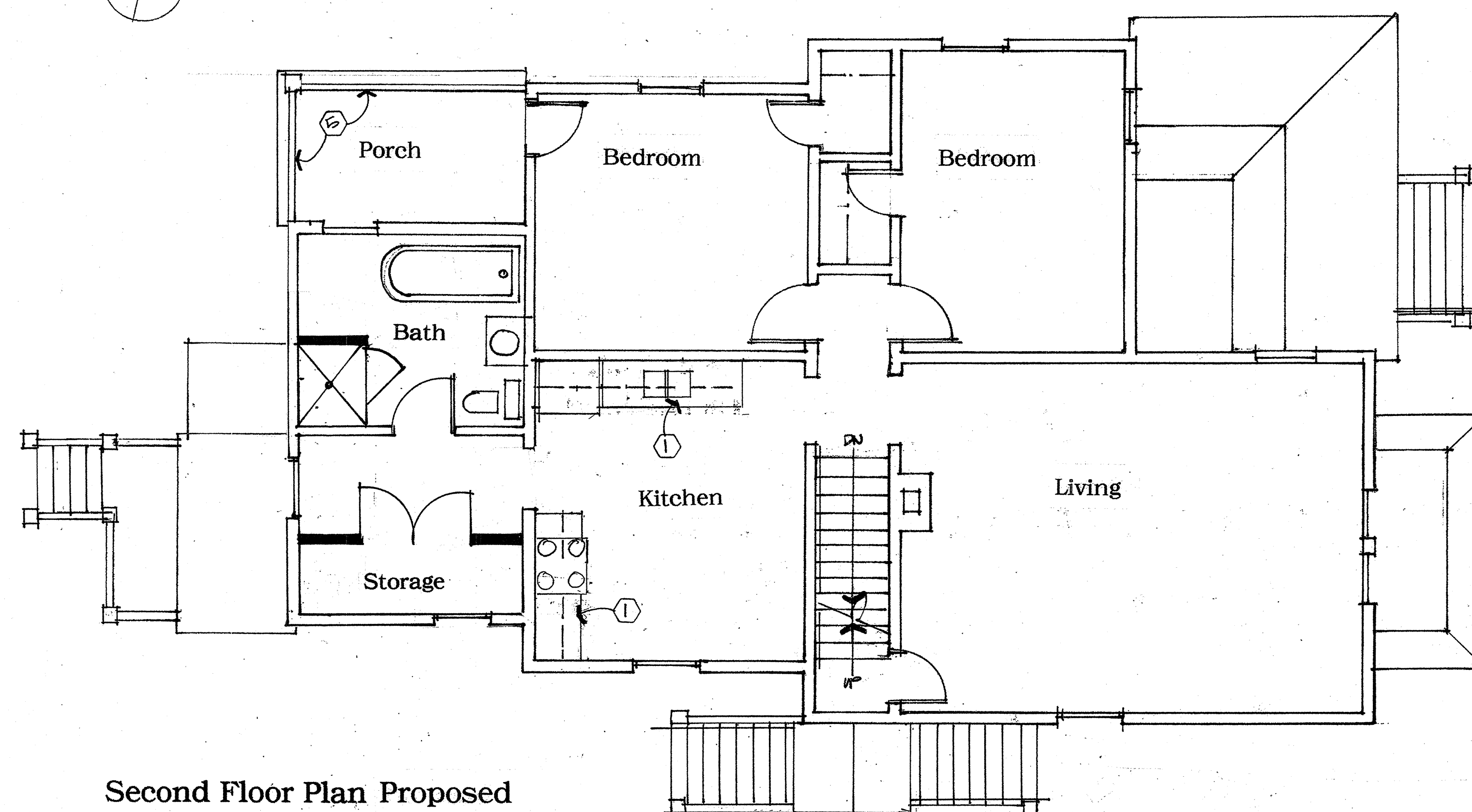


Second Floor Plan Existing

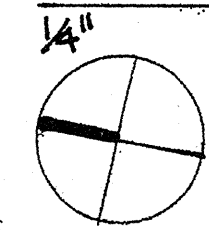


Second Floor Demolition Notes

- 1 Remove existing cabinets
- 2 Remove existing plumbing fixture
- 3 Remove existing handrail
- 4 Remove existing GWB wall
- 5 Remove existing door



Second Floor Plan Proposed



Second Floor Construction Notes

- 1 New wall/base cabinets
- 2 New door
- 3 New closet pole/shelf
- 4 New GWB wall
- 5 New handrail

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SW 0050
Classic Light Buff

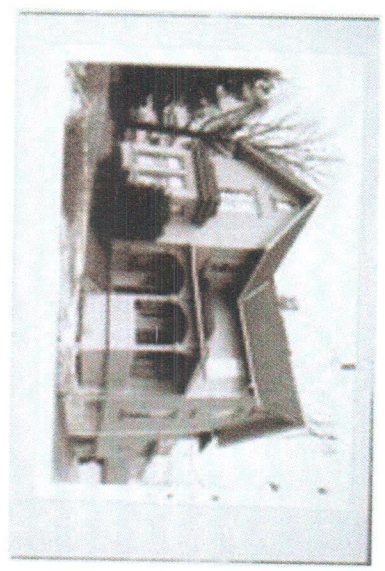
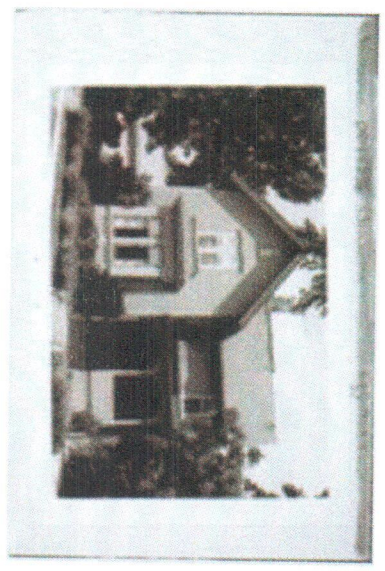
3rd Accent Color
530-532 Madison

SW 0007
Decorous Amber

Main Accent
Color
530-532 Madison

SW 0032
Needlepoint Navy

Body of Horse
530-532
Madison



NAMES ▶

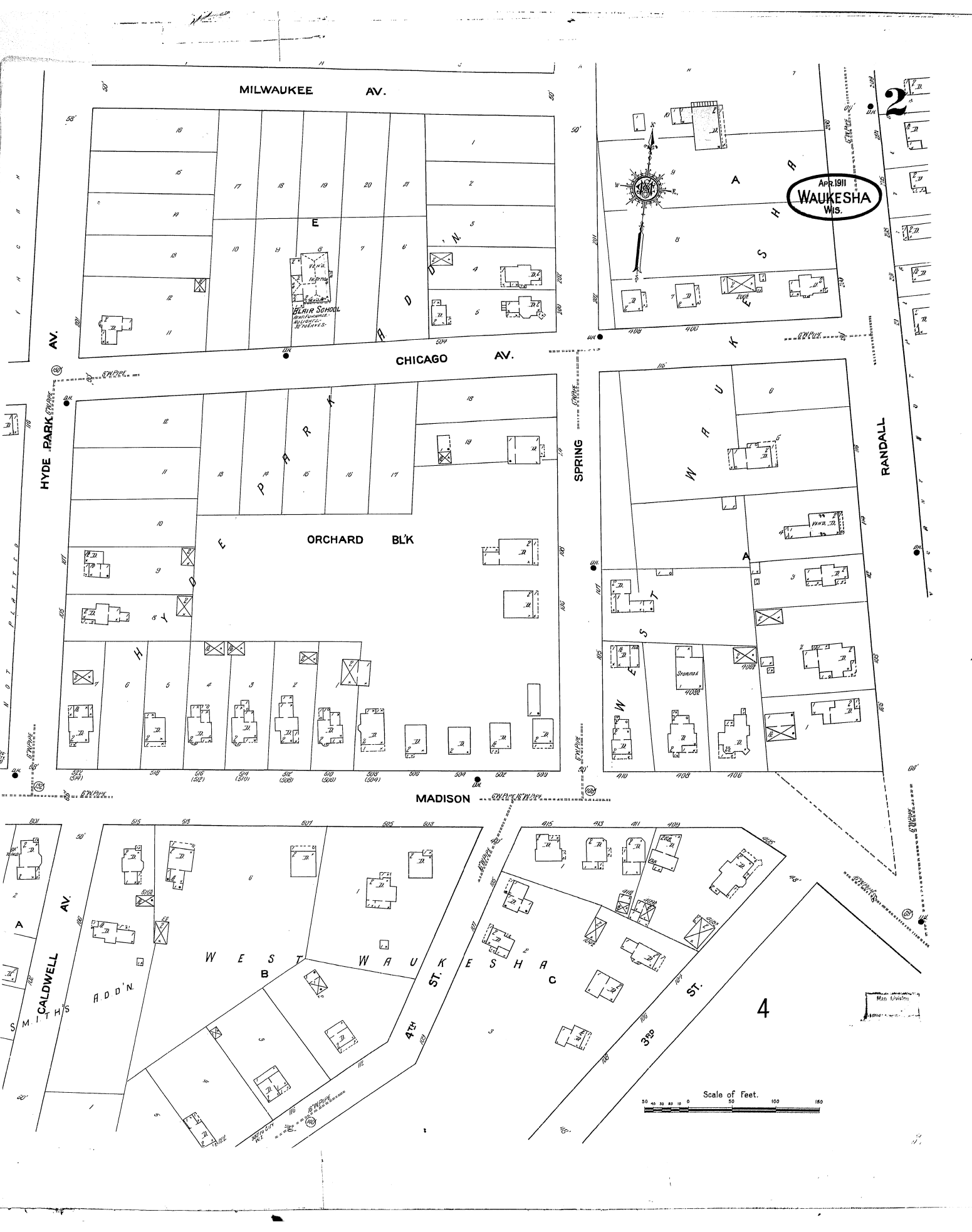
Historic Name: **Warren Wheeler House; John Deck; William E. Stephens**

Other Name: **Julius Goralski**

Contributing: **Yes**

Reference Number: **94596**

Contact Us





APR 1922
WAUKESHA
WIS.

Scale 100 Ft. to One Inch.
Copyright 1922 by the Sanborn Map Co.

N O E X P O S U R E



34

34

SCALE 100 FT TO AN INCH

LEMIRA

PROSPECT

BIDWELL

BIDWELL

WALKER HAWK

JUNE 1905

P. L.

BIDWELL

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