



# Gorham Street Proposal

**JDMcCormick** LLC.  
Development & Property Management

# Gorham Street Proposal

- Will be owned, operated, and managed by JDM Properties, a development and management company. JSM Properties, a company co-owned by Joe McCormick, is the downtown Madison leader in multi-family rental.
- With over 1000 units currently owned and maintained, we have the experience and infrastructure to provide support and management for our buildings better than anyone.
- With our financial resources, we are not dependent upon rent to cover month-to-month expenses, and we are committed to bringing the best residents to the Tenney-Lapham Neighborhood.

## **Joe McCormick**

Joe McCormick is a life-long resident of Madison and has been involved in property management for over 26 years. Joe is a graduate of East High school and alumni of the University of Wisconsin-Madison, graduating with a degree in construction management.

Joe began his real estate career by buying and renovating a small project near the UW-Madison campus. Within a few years, Joe began developing retail spaces and building homes. Currently, Joe is a leader in real estate development, owning JD McCormick Properties, and real estate management as an owner of JSM Properties. He has created over 2,000 rental units over the past 26 years, both in and around the Madison area, including both new construction and historical rehabilitation.

Joe McCormick is dedicated to continually improving the Madison area. Quality housing and property management are his passion, and he remains committed to providing additional resources to the local community.

## **Ryan Kolar, AIA LEED AP**

Ryan is a licensed architect who resides in Madison, WI. He received his Bachelor of Science degree in Planning from North Carolina State University in 2003. Ryan went on to receive his Bachelor of Architecture degree the following year; completed his NCARB (National Council of Architecture Registration Board) internship in Chicago in 2007. He earned his designation as a USGBC LEED AP professional in 2008, and earned his architecture license in the State of Illinois in 2010. He has also studied at the Glasgow School of Art in Scotland and Oxford University in England.

Ryan has personally designed over 60 structures, 12 of those under his own name. He has won or been given distinctions in multiple design competitions. His experience includes single family and multi-family residential design, both contemporary and historically responsible rehabilitation and reuse for clients located in Illinois, Wisconsin, Pennsylvania and Florida.

### **Selected Relevant Work:**

- 2002 Residence (Arts and Crafts), PA - Award Winning for Adaptive Reuse
- 2002 Residence (Art Deco), FL - Award Winning for Historic Renovation
- 2005 Residence (Arts and Crafts), IL
- 2006 Residence (Prairie Style), IL
- 2009 Home Series of 8 (Arts and Crafts) for developer/homebuilder in PA

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## NEIGHBORHOOD FRIENDLY

The current architecture will not change, nor will the interior layout. It will stay as is, with finish upgrades in the bathrooms, and re-facing common kitchens.

## PUBLIC ACCESS

As part of public accommodation, public open houses will be held bi-annually for all members of the public to enjoy the historic value of the Zeigelman House.

## COMPATABILITY

The proposed use for the Zeigelman House is market-rate multi-family rental units. Individuals would be utilizing the building as rental units, which maintain the current Tenney-Lapham Neighborhood Plan and all zoning requirements.

# CONSTRUCTION STRATEGY

USING LOCAL CONTRACTORS KNOWN FOR HISTORIC RENOVATIONS

Masonry/Framing/Plaster/Paint: TDS Construction

HVAC/Plumbing: Dave Jones Plumbing and Heating, LLC

BEING ENVIRONMENTALLY RESPONSIBLE DURING DESIGN AND CONSTRUCTION: LEED IDEALISM

*Energy efficiency*

*Water Efficiency*

*Materials Efficiency*

*Indoor environmental quality enhancement*

*Operations and Maintenance Optimization*

*Waste Reduction*





646 Gorham Street

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# PROPERTY ACQUISITION: ZIEGELMAN HOUSE

## Property Costs

- Building Offer: \$250,000 (cash)
- Land Lease Offer: \$8,000/year @ 99 years (For a total of \$792,000)
- Taxes: to be negotiated based on final purchase price.

## Improvement Costs

- TOTAL EXTERIOR RESTORATION COSTS: \$89,235 (estimated)
- TOTAL INTERIOR RESTORATION COSTS: \$142,830 (estimated)
- TOTAL FINANCIAL INVESTMENT : \$1,274,065



704 Gorham Street

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# PROPERTY ACQUISITION: COLLINS HOUSE

## Property Costs

- Building Offer: \$200,000 (cash)
- Land Lease Offer: \$8,000/year @ 99 years (For a total of \$792,000)
- Taxes: to be negotiated based on final purchase price.

## Improvement Costs

- TOTAL EXTERIOR RESTORATION COSTS: \$21,050 (estimated)
- TOTAL INTERIOR RESTORATION COSTS: \$158,845 (estimated)
- TOTAL FINANCIAL INVESTMENT : \$1,171,895



For more information visit:

<http://jsmproperties.com/>

<http://jdmproperties.com/>

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