



**1. LOCATION**

Project Address: 953 Williamson Street Aldermanic District: 6

**2. PROJECT**

Date Submitted: 6-9-14

Project Title / Description: removal of existing two decks & replacement

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- New Construction in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): \_\_\_\_\_

**CITY OF MADISON**  
1:03 P.M.  
**JUN 11 2014**  
Planning & Community  
& Economic Development

**3. APPLICANT**

Applicant's Name: Richard Steffes Company: Eco-Reliable LLC  
 Address: 33 Stacy Lane City/State: Madison, WI Zip: 53716  
 Telephone: 608-234-8952 E-mail: richard.steffes@gmail.com  
 Property Owner (if not applicant): Ray Peterson  
 Address: Morning Side St. City/State: Madison, WI Zip: 53716  
 Property Owner's Signature: [Signature] Date: 6-10-14

**GENERAL SUBMITTAL REQUIREMENTS**

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Narrative for 953 Williamson  
deck replacement:

The proposed project consists of removal of two existing decks, disposal of the old materials and replacement of the decks with new materials.

Note attached estimate from Menards which details drawings of the deck (since this is one deck depiction - the 2nd is a duplicate of the Menards drawing.)

We will dig new footings below frost line - pour concrete footings + use ground contact 4x4 posts. Beams - doubled 2"x8" joists 2"x8", decking - AC 2" thick deck boards - all exterior treated.

Railings + balusters stained (see last photo for sample)

City of Madison Official  
Notice CB 2014-111-04923 attached



# Estimate From **MENARDS®**

Estimate # 47422  
Page 1 of 3

STORE # 3034 MONO      PHONE: (608) 221-9100  
6401 Copps Avenue      FAX: (608) 221-8291  
Monona, WI 53716

ESTIMATE FOR:
Eco. Reliable LLC. 33 Stacy Ln Madison, WI 53716-1328
Ph: (608) 347-2387
PROJECT DESCRIPTION: Deck

ESTIMATE BY ESTIMATE DATE
ERIK R.                      05/18/14

Note: This is one deck - 2nd will be the same about

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
111-3404	2X2-36" SQUARE END Spindle	ABOVE GROUND      111      EACH	ON SALE THRU 05/26/14
111-0818	2X4-8' AC2 TREATED BottomRail	ABOVE GROUND      8      EACH	ON SALE THRU 05/26/14
563-4235	WL PAINTERS PREM CLEAR Caulk	10 OZ WL0037720      4      EACH	
189-1030	CONCRETE MIX Footing	60 LBS BAG      9      EACH	ON SALE THRU 05/26/14
111-2265	4X4-12' AC2 TREATED FramingPost	CRITICAL STRUCT      9      EACH	ON SALE THRU 05/26/14
111-1325	2X8-8' AC2 TREATED InternalBeam	ABOVE GROUND      1      EACH	ON SALE THRU 05/26/14
227-1101	FACE MOUNT HNGR 2X8-10TZ JL28IF-TZ LedgerCornerAnchor	4      EACH	
111-3103	4X4-48 U TOP-IT DECK POSTABOVE GROUND RailingPost	19      EACH	ON SALE THRU 05/26/14
111-0643	12' AC2 THICK DECK DeckBoard	ABOVE GROUND      1      EACH	ON SALE THRU 05/26/14
111-0669	16' AC2 THICK DECK DeckBoard	ABOVE GROUND      11      EACH	ON SALE THRU 05/26/14
111-0685	20' AC2 THICK DECK DeckBoard	ABOVE GROUND      13      EACH	ON SALE THRU 05/26/14
111-0818	2X4-8' AC2 TREATED FramingPostBracing	ABOVE GROUND      9      EACH	ON SALE THRU 05/26/14
111-1341	2X8-12' AC2 TREATED InternalJoist	ABOVE GROUND      13      EACH	ON SALE THRU 05/26/14
111-1341	2X8-12' AC2 TREATED EdgeBeam	ABOVE GROUND      4      EACH	ON SALE THRU 05/26/14
111-1325	2X8-8' AC2 TREATED EdgeBeam	ABOVE GROUND      1      EACH	ON SALE THRU 05/26/14

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

**GUEST COPY  
PAGE 1 OF 3**

Estimate From  
**MENARDS®**

Estimate # 47422  
Page 2 of 3

ESTIMATE FOR:
Eco. Reliable LLC. 33 Stacy Ln Madison, WI 53716-1328
Ph: (608) 347-2387
PROJECT DESCRIPTION: Deck

STORE # 3034 MONO      PHONE: (608) 221-9100  
6401 Copps Avenue      FAX: (608) 221-8291  
Monona, WI 53716

ESTIMATE BY ESTIMATE DATE	
ERIK R.	05/18/14

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
111-0818	2X4-8' AC2 TREATED ABOVE GROUND HandRail	8 EACH	ON SALE THRU 05/26/14
227-1756	4 X 4 POST CONNECTOR D44-TZ FramingPostToBeamConnector	9 EACH	
227-1742	2 X 8 JOIST HANGER 18 GAUJUS28-TZ JoistHanger	15 EACH	
111-1341	2X8-12' AC2 TREATED ABOVE GROUND RimJoist	3 EACH	ON SALE THRU 05/26/14
111-1338	2X8-10' AC2 TREATED ABOVE GROUND RimJoist	2 EACH	ON SALE THRU 05/26/14
111-1383	2X8-20' AC2 TREATED GROUND CONTACT LedgerJoist	1 EACH	ON SALE THRU 05/26/14
111-1370	2X8-18' AC2 TREATED GROUND CONTACT LedgerJoist	1 EACH	ON SALE THRU 05/26/14
191-7668	HOW TO BUILD - DECK PLAN CAD5501 HowToBuildPlan	1 EACH	
157-1013	10' STEEL DECK FLASHING BROWN LedgerFlashing	4 EACH	
230-5506	2 PREM DECKSCREW GLD COMBO 1LB Fastener	2 EACH	
230-5564	3-1/2 PREM DECKSCREW GLD COMBO 5LB Fastener	1 EACH	
230-5523	3-1/2 PREM DECKSCREW GLD COMBO 1LB Fastener	1 EACH	
230-5552	2-1/2 PREM DECKSCREW GLD COMBO 5LB Fastener	3 EACH	
230-5512	2-1/2 PREM DECKSCREW GLD COMBO 1LB Fastener	1 EACH	
227-1507	1-1/2 JOIST HANGER NAIL HDG 1LB BOX Fastener	3 EACH	

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**GUEST COPY  
PAGE 2 OF 3**



# Estimate From **MENARDS®**

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Page 3 of 3

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ESTIMATE FOR:
Eco. Reliable LLC. 33 Stacy Ln Madison, WI 53716-1328
Ph: (608) 347-2387
PROJECT DESCRIPTION: Deck

ESTIMATE BY ESTIMATE DATE	
ERIK R.	05/18/14

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
229-5570	16D HDG BOX NAIL Fastener	5LB BOX      2	BOX
229-5499	16D HDG BOX NAIL Fastener	1LB BOX      1	BOX
232-6889	1/2 X 6 CARR BOLT 10LB Fastener	36889 HDG      1	EACH
232-4836	1/2 X 6 CARR BOLT 3PC Fastener	14857 HDG      3	EACH
232-4920	1/2-13 HEX NUT 28PC Fastener	34920 HDG      2	EACH
232-4454	1/2 X 6 LAG SCREW 4PC Fastener	14824 HDG      10	EACH
232-5712	1/2 FLAT WASHER 18PC Fastener	35712 HDG      1	EACH
232-4962	1/2 FLAT WASHER 26PC Fastener	34962 HDG      3	EACH

\*\*\* If purchased today, you save \$96.22 \*\*\*

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TODAY'S SUB-TOTAL: 1,337.45  
REGULAR SUB-TOTAL: 1,433.67

**GUEST COPY  
PAGE 3 OF 3**

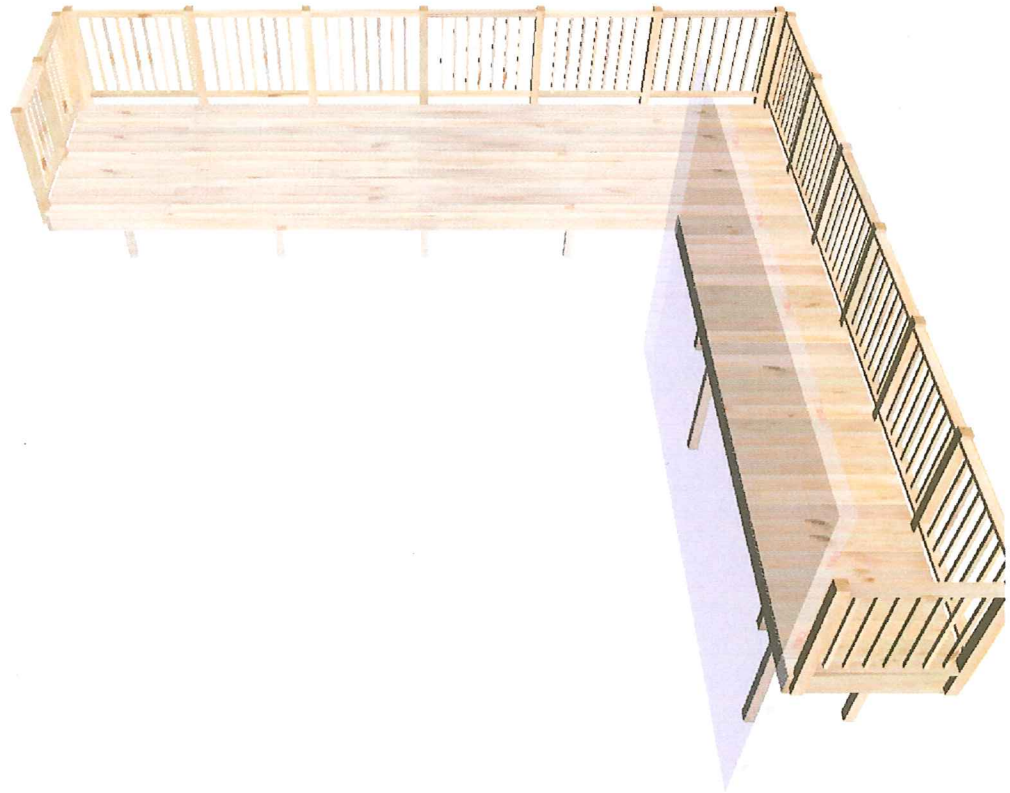


Illustration intended to show general deck size and shape. Some Options selected may not be shown for picture clarity.

**Estimated Price:**

**\$1,337.45\***

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

**Base Price:**

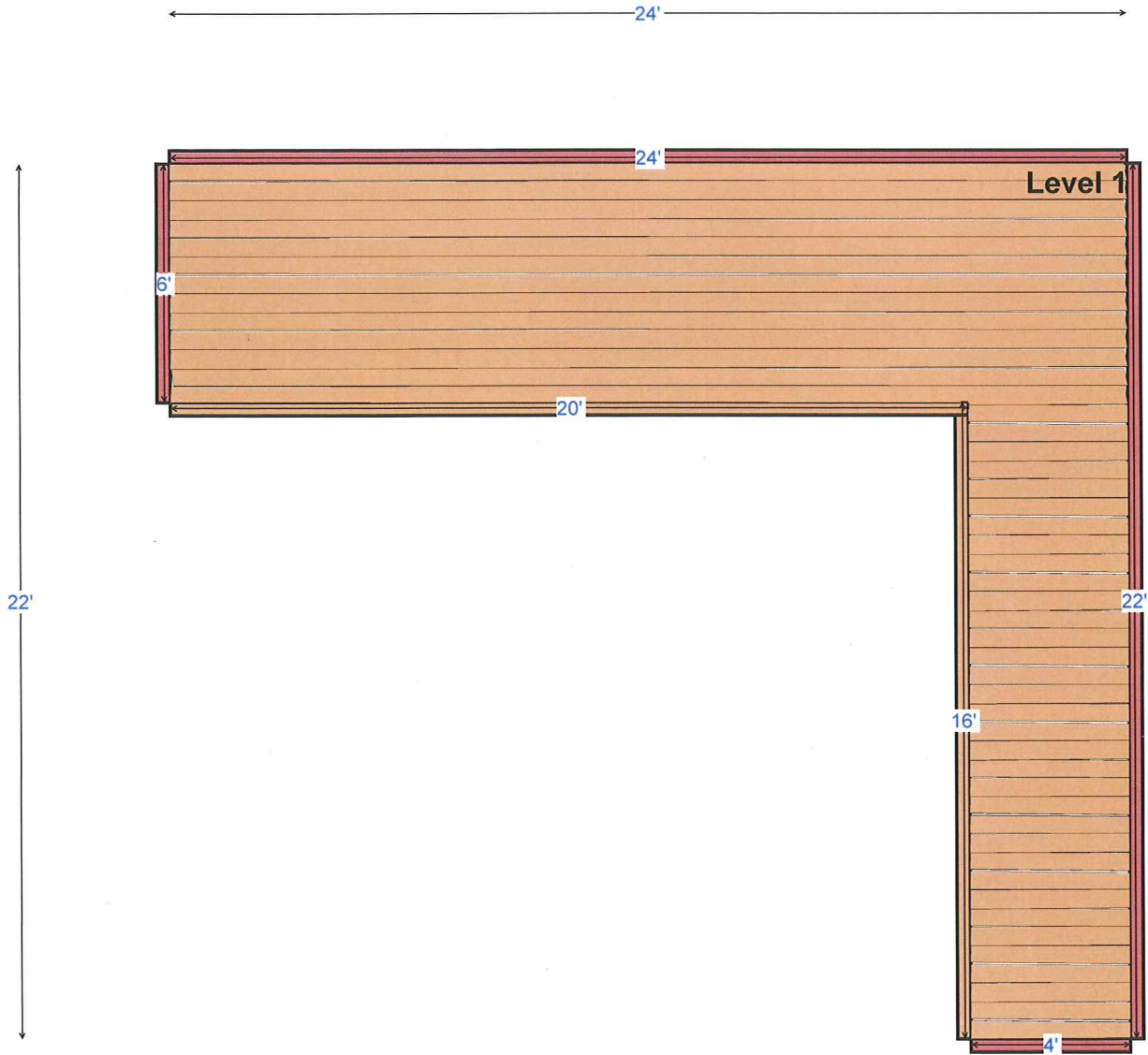
**\$1,146.14\*\***

\*\*The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

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	Wall Attached		Railing
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**Estimated Price:**

**\$1,337.45\***

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

**Base Price:**

**\$1,146.14\*\***

\*\*The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

### Level Information

24' 0" Length X 22' 0" Width X 6' 0" Height, Standard Deck, 40 PSF Load Rating, Horizontal Decking Direction

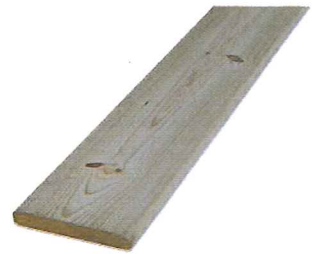
### Framing Information

- 4X4 AC2 Framing Posts
- Concrete (1 bag per post) Footing
- 2X8 AC2 Joists
- 2X8 AC2 Beams
- Solid Placement for Beam Positioning on Framing Posts
- Beam and Joist Cantilever - 2 Feet



### Deck Board Information

- 5/4x6 AC2
- Combo Drive 2 1/2" Premium Gold Screws



### Railing Information

- AC2 Railing Type
- 36" Shaped Horizontal Handrail
- 2X2X36 Square End Spindles
- 4X4X48 U Top-It Railing Post, Joist Mounted
- 2X4 AC2 Hand Rail



### Other Material Information

- Galvanized Joist Hangers
- Galvanized Framing Fasteners



### Estimated Price:

**\$1,337.45\***

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

### Base Price:

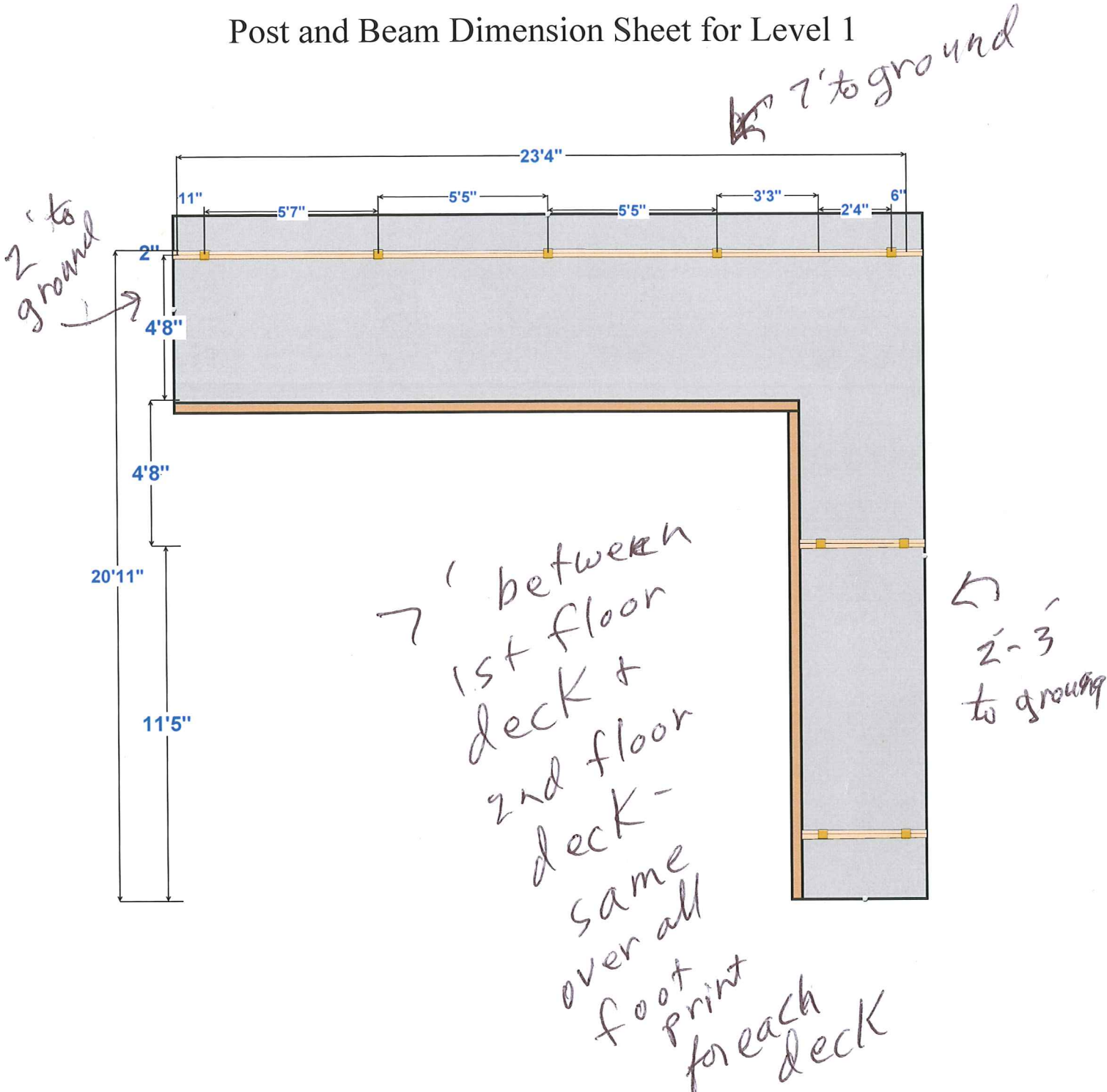
**\$1,146.14\*\***

\*\*The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.



Post and Beam Dimension Sheet for Level 1

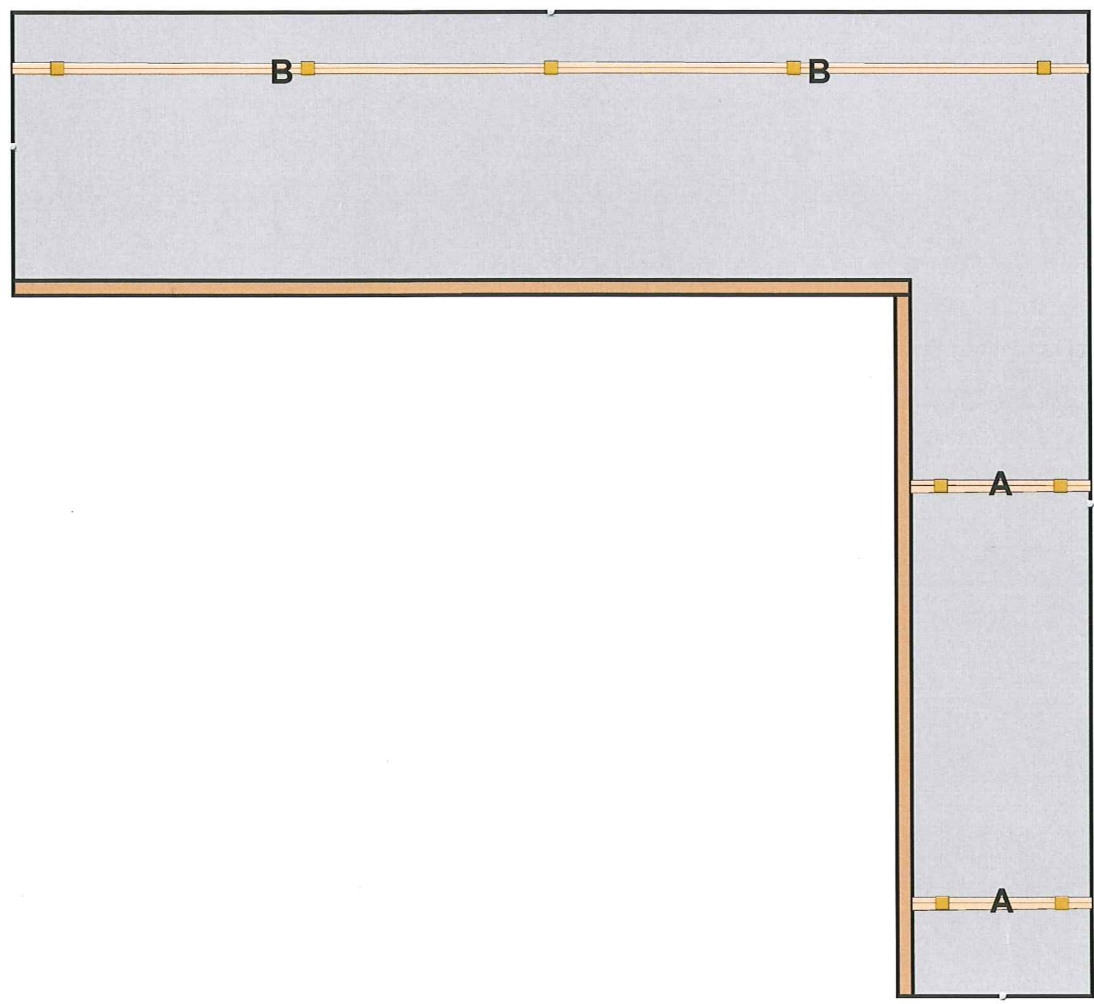


Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

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### Beam Layout for Level 1

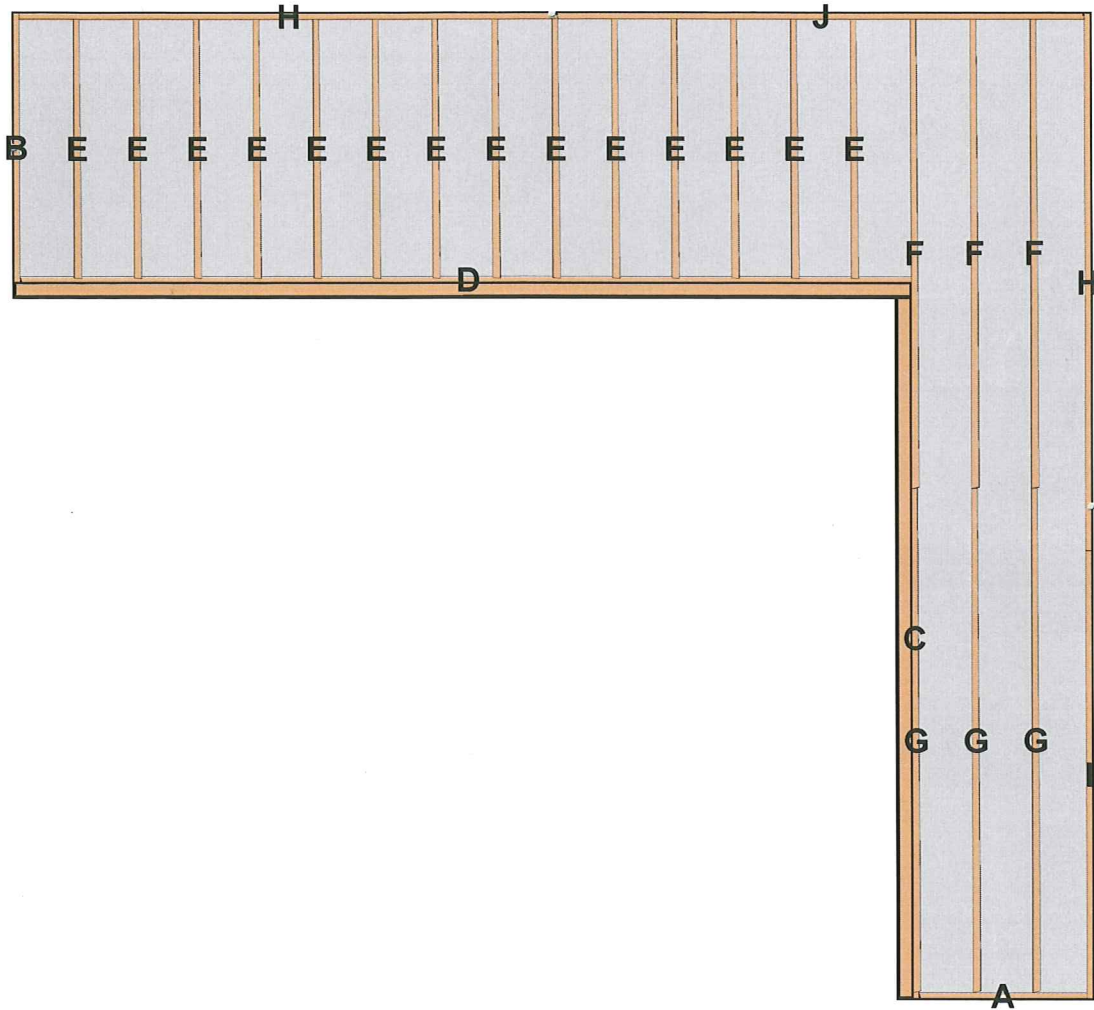


Mark	Length	Description
A	4' 0"	4-2X8 AC2
B	12' 0"	4-2X8 AC2

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.



Joist Layout for Level 1



Mark	Length	Description	Usage
A	3' 9"	1-2X8 AC2	Rim Joist
B	6' 0"	1-2X8 AC2	Rim Joist
C	16' 2"	1-2X8 AC2	Ledger Joist
D	20' 0"	1-2X8 AC2	Ledger Joist
E	5' 10"	14-2X8 AC2	Internal Joist
F	10' 7"	3-2X8 AC2	Internal Joist
G	11' 4"	3-2X8 AC2	Internal Joist
H	12' 0"	2-2X8 AC2	Rim Joist
I	10' 0"	1-2X8 AC2	Rim Joist
J	11' 9"	1-2X8 AC2	Rim Joist

Joist to be on 16 "

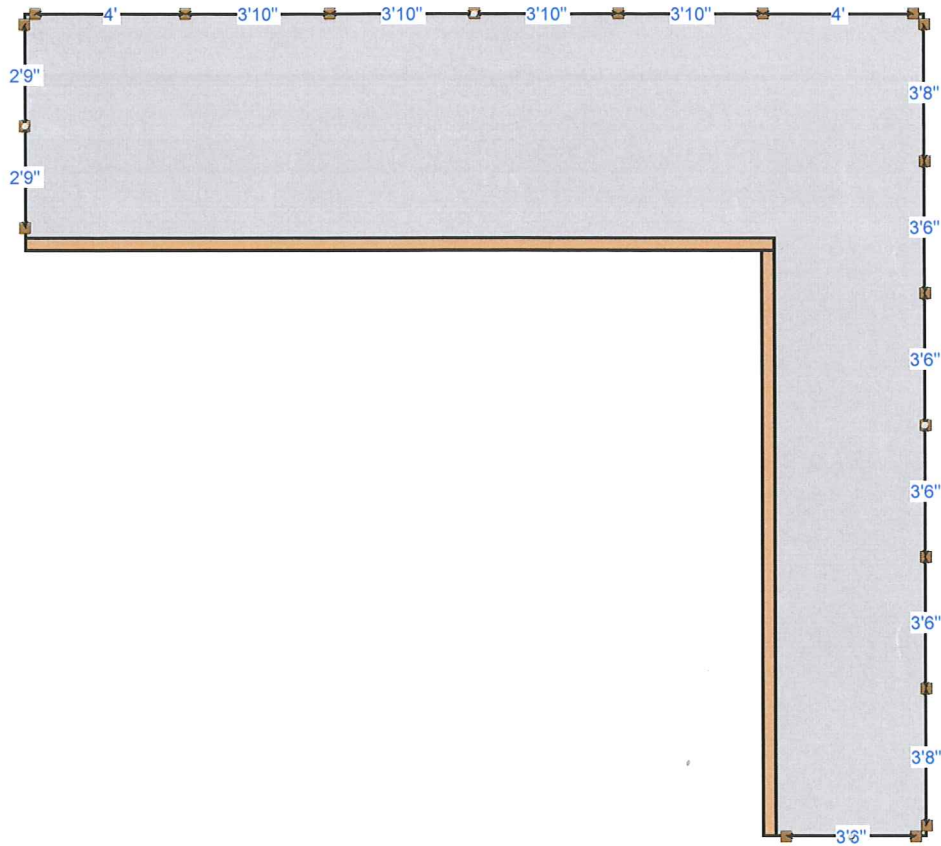
Joist to be toe-nailed to beams with 3-1/2" fasteners

Rim Joists to be faced-nailed to joist and ledgers with 3-1/2" fasteners

Y bracing is esestimated, but not shown. Blocking and bridging may be required by your local code

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

### Railing Post Dimension Sheet for Level 1



Dimensions are measured from the center of each railing post

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.





Deck - from  
front-left Williamson  
St. facing toward  
Brearly St.  
(7° drop to  
basement door  
landing)

Facing south  
on left side  
(2 or 3' to  
ground)

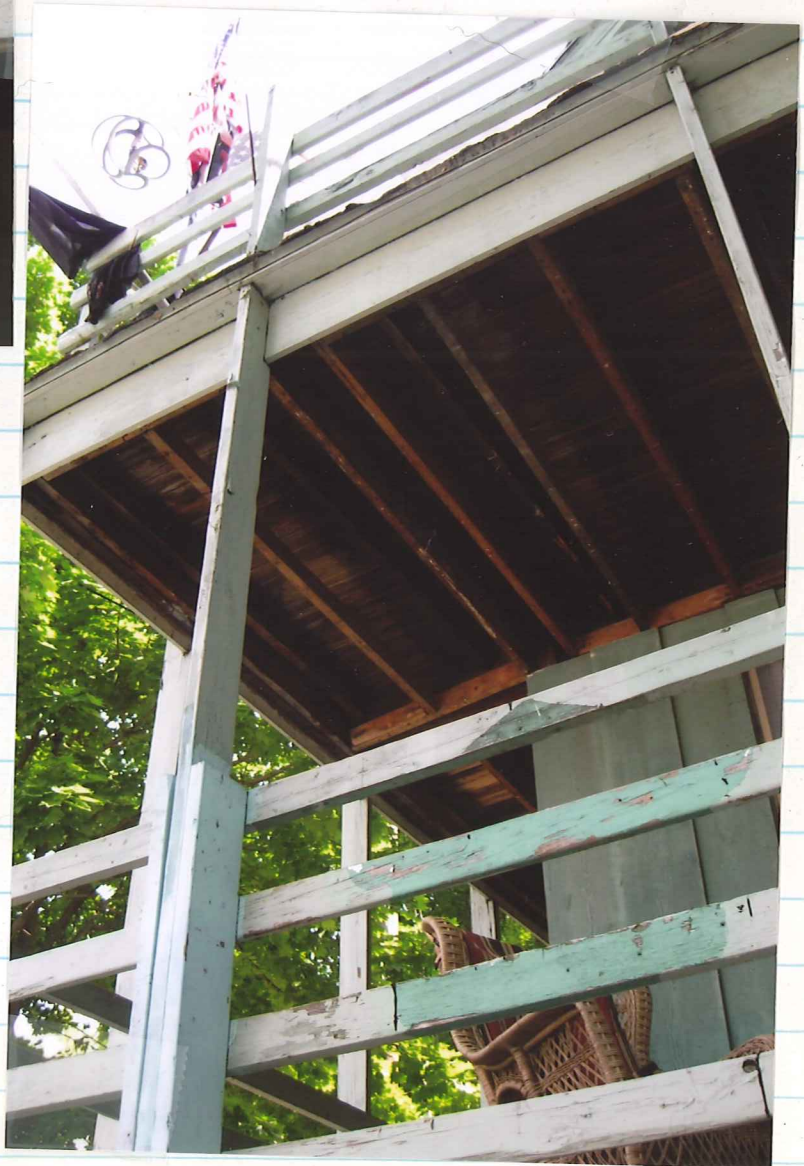






left side front

left side.  
front - top deck  
visible



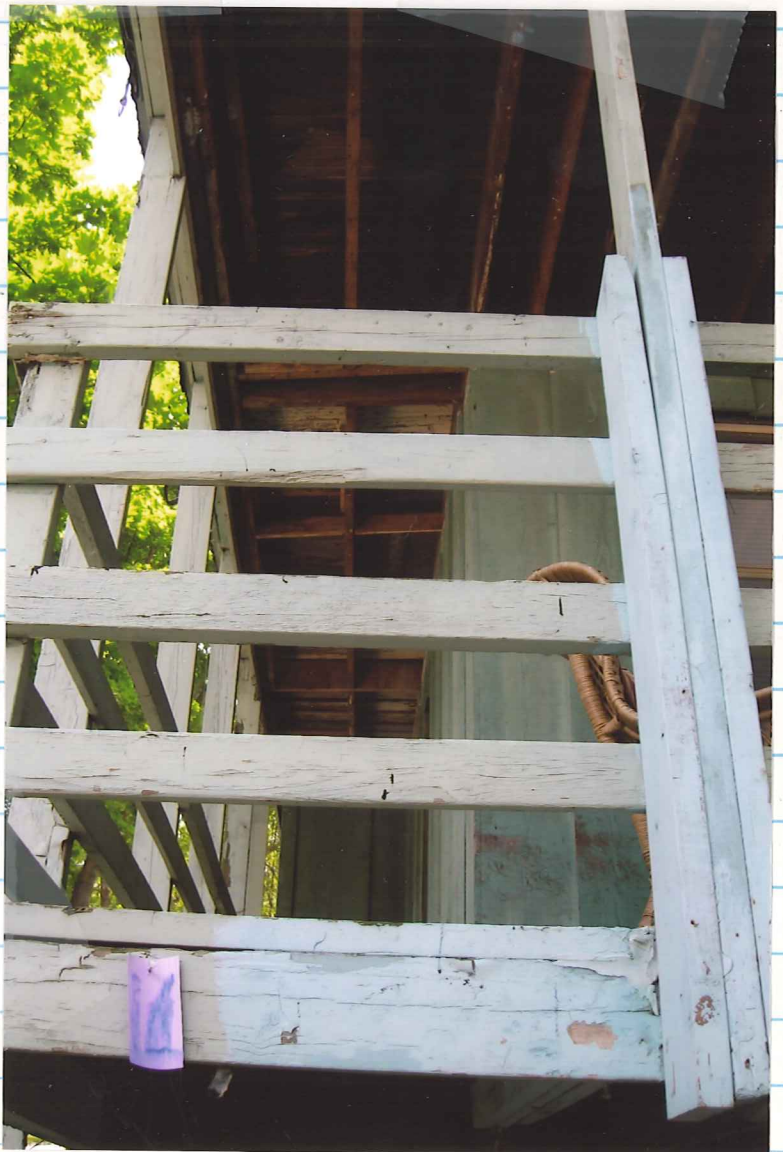




under Brearly  
St. side of  
1st floor deck

Under Brearly  
St. side of  
2nd floor deck

7' between  
decks







from Brearly St  
view to NW (1st floor)

From Brearly St  
View to NW (2nd floor)







2nd floor  
deck from  
Brearly St  
(note door)



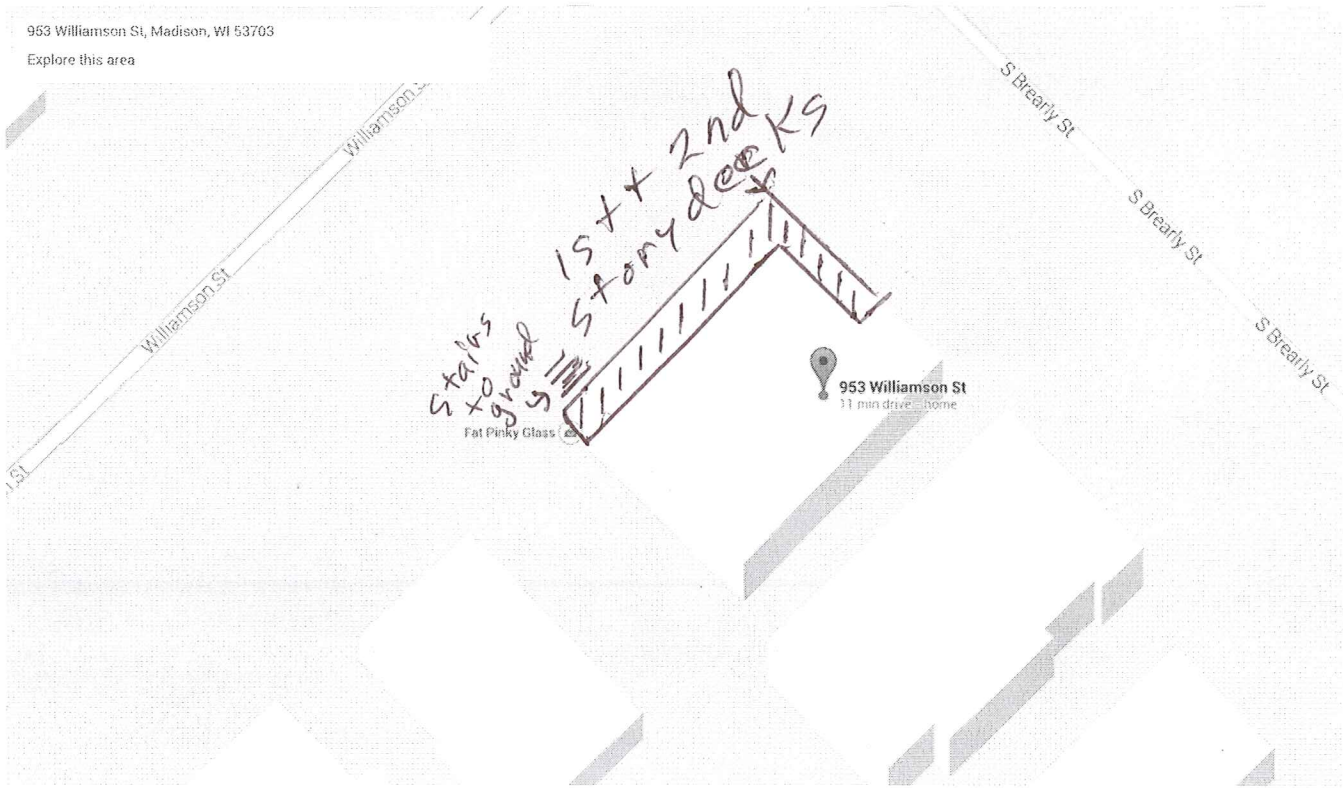
1st floor  
deck from  
Brearly St






railing + baluster sample  
- across ~~the~~ Brearly Street  
and south 2 doors from  
subject





**Parcel Number - 251/0709-134-0601-7****Current**

This Parcel is in the City of Madison. For additional information, please visit the City of Madison website.

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	CITY OF MADISON	
Parcel Description	ORIGINAL PLAT, BLK 154, NE 1/2 OF NW 1/2...	
Owner Name	RAY A PETERSON BUILDER	
Primary Address	953 WILLIAMSON ST	
Billing Address	619 MORNINGSIDE AVE MADISON WI 53716-1738	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2014</b>	
Valuation Classification	G1	
Assessment Acres	0.000	
Land Value	\$59,800.00	
Improved Value	\$139,800.00	
Total Value	\$199,600.00	

Show Valuation Breakout

**Zoning Information**

**Contact your local city or village office for municipal zoning information.**

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2013)**

[More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

**Pay Taxes Online**

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$57,500.00	\$134,400.00	\$191,900.00
<b>Taxes:</b>		\$4,773.88
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$75.93
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$4,697.95

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE



8-3-14  
ljm

APR 26 20

From: Building Inspection Division  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, Wisconsin 53701-2984

**City of Madison**  
**OFFICIAL NOTICE**

Notice: An inspection discloses that  
certain sections of the City  
Ordinances are being violated.

**Property Located At:**  
953 Williamson Street

**OWNER:**  
RAY A PETERSON BUILDER  
619 MORNINGSIDE AVE  
MADISON WI 53716

---

Item No.	Violating Section No.	CORRECTIONS REQUIRED
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**953 WILLIAMSON STREET**

**COMPLAINT INSPECTION**

1. 33.19(5)(b)2  
33.19(16)

Obtain a Certificate of Appropriateness from the Landmarks Commission before proceeding with any exterior repairs or alterations to this property. Because this property is located in an Historic District, any exterior work must be reviewed and approved by the Landmarks Commission, or staff designee, and a Certificate of Appropriateness granted before a Building Permit may be issued and/or before any exterior work may begin. Contact Amy Scanlon, Preservation Planner, to discuss this project and to discuss the approval process. Please also note that failure to comply with any provision of the Landmarks Commission Ordinance, including failure to comply with any conditions of your approval, are subject to a minimum forfeiture of \$250 a day and a maximum forfeiture of \$500 a day for each separate violation. [See Madison General Ordinances Sec 33.19(16)].

Compliance with any of the exterior related items listed in this Official Notice shall be contingent upon these repairs being completed in such a manner that meets all of the criteria and expectations set forth by the Landmarks Commission, by Preservation Planner, Amy Scanlon, and by Madison Building Inspection.

You may contact the Preservation Planner by phone at (608)266-6552 or by email at: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

- 
2. 27.05(2)(i)\*  
29.05(1)  
29.08(2)

Obtain a building permit and required inspections and replace the front/side first and second story porch system. Return the porch system to a structurally sound condition.

Building Inspection Division  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2984  
Madison, Wisconsin 53701-2984

**City of Madison**  
**OFFICIAL NOTICE**

**Notice:** An inspection discloses that certain sections of the City Ordinances are being violated.

**Property Located At:**  
953 Williamson Street

**OWNER:**  
RAY A PETERSON BUILDER  
619 MORNINGSIDE AVE  
MADISON WI 53716

---

Item No.	Violating Section No.	CORRECTIONS REQUIRED
----------	-----------------------	----------------------

---

The following issues include, but are not limited to the list below and were observed during the inspection:

- Rotted wood
- Inadequate joist, beams, bracing, and columns
- Missing joist, beams, bracing, and columns
- Rotted/broken joists
- Uneven floor
- Peeling, deteriorated paint, and
- Missing and sunk footings

As an alternative, if you decide to repair the entire first and second story porch system, have a licensed structural engineer inspect and provide a written report as to the structural integrity of the entire first and second story porch system. Provide Building Inspection with a copy of the Engineer's report. Obtain a building permit and required inspections and make all necessary repairs to the entire first and second story porch system as per the Engineer's report. If the Engineer's report finds that the porch needs to be repaired, this area may no longer be used on a regular basis; or have limited accessed until corrective measures have been completed, inspected, and approved.

Repair shall be completed in a workmanlike manner using accepted construction methods, materials and following current building codes.

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- 3. 27.05(2)(i)\*  
29.05(1)  
29.08(2)

Obtain a building permit and required inspections and replace the front wood stairs system. Return the stairs system to a structurally sound condition. The following issues include, but are not limited to the list below and were observed during the inspection:

Building Inspection Division  
 215 Martin Luther King, Jr. Blvd.  
 P.O. Box 2984  
 Madison, Wisconsin 53701-2984

**City of Madison**  
**OFFICIAL NOTICE**

**Notice:** An inspection discloses that certain sections of the City Ordinances are being violated.

**Property Located At:**  
 953 Williamson Street

**OWNER:**  
 RAY A PETERSON BUILDER  
 619 MORNINGSIDE AVE  
 MADISON WI 53716

Item No.	Violating Section No.	CORRECTIONS REQUIRED
		<ul style="list-style-type: none"> <li>• Rotted wood</li> <li>• Sunken footing</li> <li>• The stair system is inclined to the left</li> <li>• Uneven risers</li> <li>• Peeling, deteriorated paint</li> <li>• Rotted stair string, and</li> <li>• Loose handrails</li> </ul>
		<p>As an alternative, if you decide to repair the stair system, have a licensed structural engineer inspect and provide a written report as to the structural integrity of the stairs system. Provide Building Inspection with a copy of the Engineer's report. Obtain a building permit and required inspections and make all necessary repairs to the stairs system as per the Engineer's report.</p>
		<p>Repair shall be completed in a workmanlike manner using accepted construction methods, materials and following current building codes.</p>
4.	27.05(2)(g)2	<p>Repair the foundation wall on the front left side corner of the building where the stones and mortar are missing. Repair shall be completed in a workmanlike manner using accepted construction methods and materials. Ensure the repairs can support all loads applied, are waterproof and present an attractive appearance. The use of expandable foam (Great Stuff) is not acceptable for this type of repair.</p>
5.	27.05(2)(g)2	<p>Properly repair the overhang roof or eyebrow roof and siding on the right side of the building. The overhang roof system has rotted wood, missing structural members, rotted soffit, and peeling or deteriorated paint. Replace any deteriorated, broken, missing or rotted wood. Paint the repaired area to closely match the color and texture of the building.</p>



