



City of Madison

Proposed Demolition

Location
827 East Gorham Street

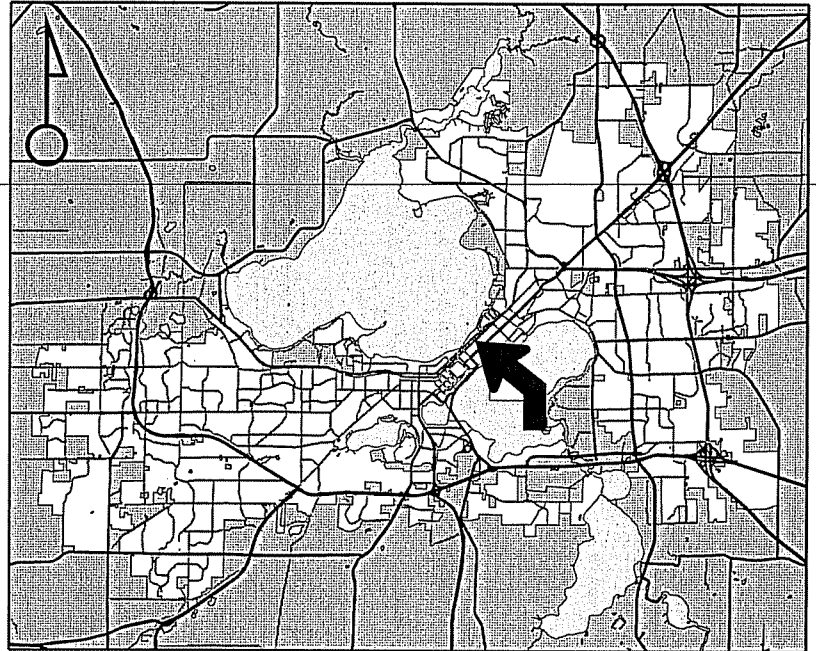
Project Name
Blue Mountain Realty Residence

Applicant
Blue Mountain Realty Homes, LLC/Peter Zembrowski - Construction & Design Services

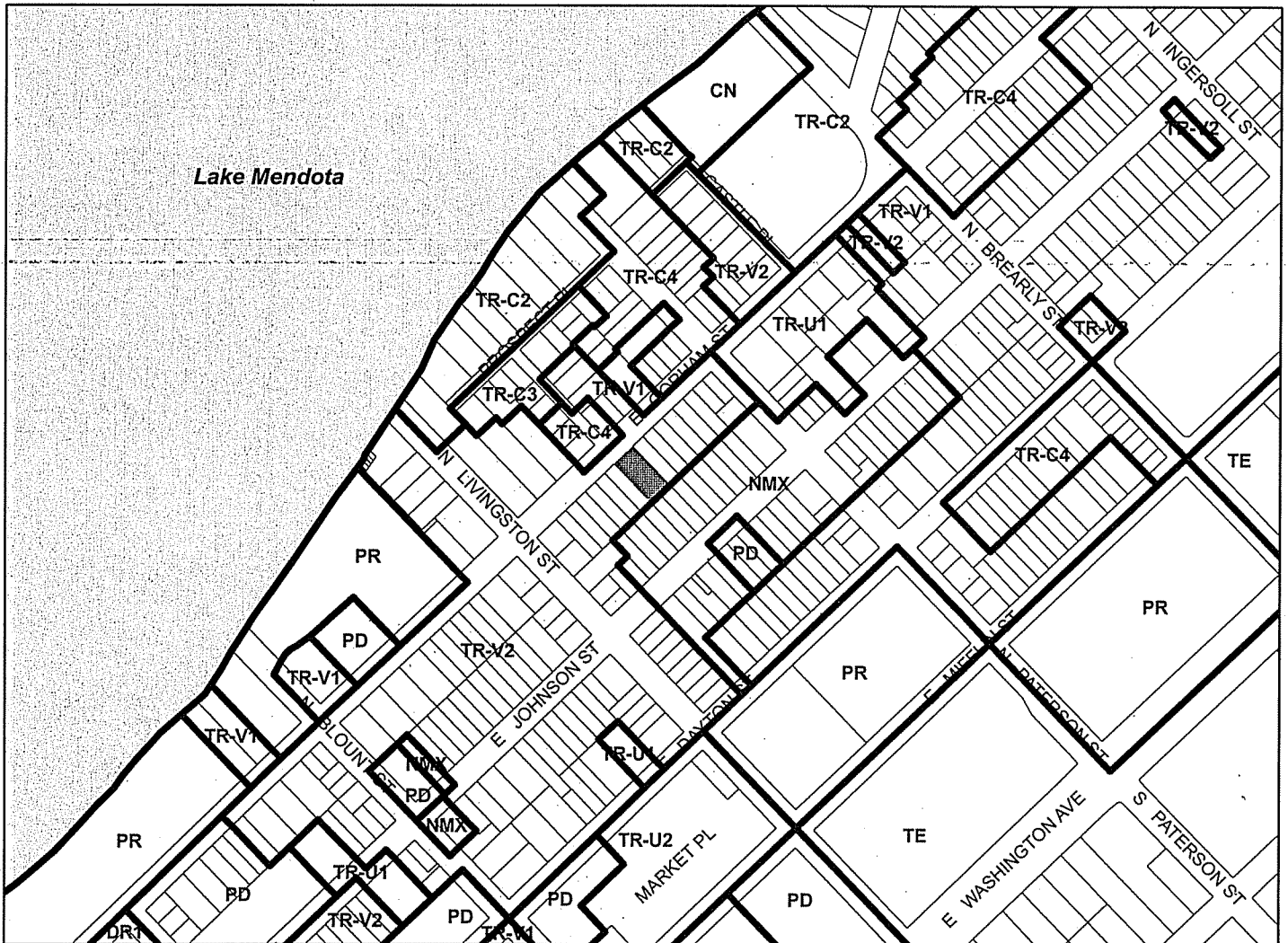
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence to allow construction of a two-family residence

Public Hearing Date
Plan Commission
25 August 2014



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 August 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	600 Receipt No. 154845
Date Received	6/9/14
Received By	PDA
Parcel No.	0709-132-0909-9
Aldermanic District	2 CADELL BELLER
Zoning District	TR-V2
Special Requirements	WP-24/ZBA/NRH
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other:

Form Effective: February 21, 2013

1. Project Address: 827 E. Graham St. Madison, WI 53703
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Peter Zembrowski Company: Construction + Design Services
 Street Address: P.O. Box 8873 City/State: Madison WI Zip: WI 53707
 Telephone: (608) 669-0132 Fax: (608) 514-9771 Email: Peter@constructiondesign.biz

Project Contact Person: Peter Zembrowski Company: Construction + Design Services
 Street Address: P.O. Box 8873 City/State: Madison WI Zip: 53707
 Telephone: (608) 669 0132 Fax: (608) 514 9771 Email: Peter@constructiondesign.biz

Property Owner (if not applicant): Blue Mountain Realty Homes LLC
 Street Address: 707 Aldrige City/State: Vacaville, Ca Zip: 95688

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demo of existing house building of new Duplex Residential

Development Schedule: Commencement _____ Completion: _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- 32 → • ~~Twenty Five (25) copies~~ of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ~~One (1) copy~~ of the plan set reduced to fit onto 8 1/2 X 11-inch paper

For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

\$600

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

Photos of existing building

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

L. Zellers 4.18.14 / Capital City Neighborhood Ass / Terry Leaphan Park 5.6.14

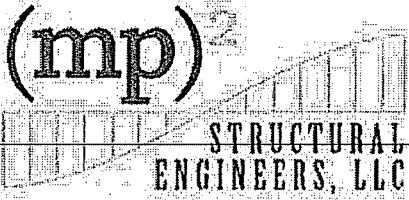
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: *Heather Stuber* Date: *5.27.14* Zoning Staff: *PATRICIA ANDERSON* Date: *5/27/14*

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant: Peter Zembrowski Relationship to Property: General Contractor
 Authorizing Signature of Property Owner: *[Signature]* Date: 6.2.14



April 16, 2014

Mr. Peter Zembrowski
Construction & Design Services, Inc.
PO Box 8873
Madison, WI 53707

SUBJECT: 827 E. Gorham Street
Structural Assessment
MP-Squared Project No: 1411046WI

INTRODUCTION

MP-Squared Structural Engineers, LLC (MP2) was retained by Construction & Design Services, Inc. to observe and comment on the structural integrity of the framing at 827 E. Gorham Street, a residential rental home, in Madison, Wisconsin. MP2 made two visits to the property; once on March 28, 2014 at approximately 8:00 am and then again on April 9, 2014 at approximately 5:00 pm. The purpose of this report is to summarize our observations.

OBSERVATIONS

827 E. Gorham Street is a wood framed rental home likely used for student housing and built circa 1847. Please note, this is a general assessment of the structural integrity of the existing framing, not a rigorous structural analysis; however, we did calculate the loading in two types of members that visually appeared under duress with the roof free of snow.

The damage and deficiencies observed were pervasive and generally fell into three categories: Wood deterioration, undersized members, and poor workmanship/framing deficiencies.

Wood Deterioration

We observed wood deterioration likely caused by insects, fungi, and fire. Insect damage was found on the first floor framing and second floor framing (see Images 16, 21, 22, 27, 42 & 43). Fungi deterioration, likely a combination of dry, white, and wet rot, was noted on the first floor, wall framing, and roof framing (see Images 8, 9, 12, 13, 23, 24, 27, 30, 38, & 41). Fire damage was noted throughout the roof framing on the second floor (see Image 37).

Undersized Members

There is a lower roof over a portion of the first floor that frames a hip; the hip beam is a 2x4 and spans 18'-0" (see Images 1, 32, & 33). We analyzed the capacity of the 2x4 by applying roof dead load and uniform snow load; we found the member to be 192.3% overstressed.

A 3.75" x 6" beam supports the first floor framing (see Images 28 & 29). We analyzed the beam to support the floor dead and live loads and found the beam to be 1,097.7% overstressed.

Poor Workmanship/Framing Deficiencies

It is unknown what, if any, building code or wood specification was in effect in 1847, the time period the house was constructed. By today's codes and construction practices this structure would not be allowed to be occupied.

The perimeter floor framing that bears on the foundation wall does not appear to be anchored to the foundation. In some areas, the floor joists do not even bear on the foundation wall, they are simply nailed to the rim joist. In other cases, the floor joists, likely untreated, bear directly on the concrete wall (see Images 11, 14, 15, 19, 25).

There is only a single sill plate for the roof joists to bear on and the joists do not line up with the wall studs (see Images 34 & 35).

Hurricane ties connecting the roof joists to the sill plate are not used. In general, the only clips observed were installed recently, likely during this most recent renovation, in an attempt to bring the framing up to current standards (see Images 12, 21, 23, 24, & 34).

We observed notches at the ends of floor joists that exceed the NDS limit that a notch not exceed one-fourth the depth of the member (see Images 17 & 31).

ASSESSMENT/CONCLUSION

The insect, fungi, and fire damage has caused a significant reduction in the strength of the existing framing; this damage, in combination with undersized members, and the other deficiencies noted above lead us to the following conclusion: All the existing framing should be removed and replaced with framing designed and constructed per the current Wisconsin Uniform Dwelling Code and American Wood Council's National Design Specification for Wood Construction.

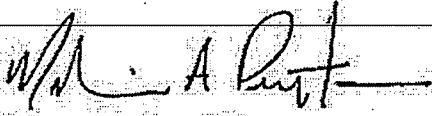
LIMITATIONS

Our observations were limited to a hands-reach assessment. The assessment conducted by MP2 was limited to observable conditions.

A rigorous structural analysis of the structure/s is beyond the scope of our contract and has not been performed. Typical connections and the structural adequacy of framing members have not been verified by rigorous structural analysis. The observations were limited to the items stated in the report.

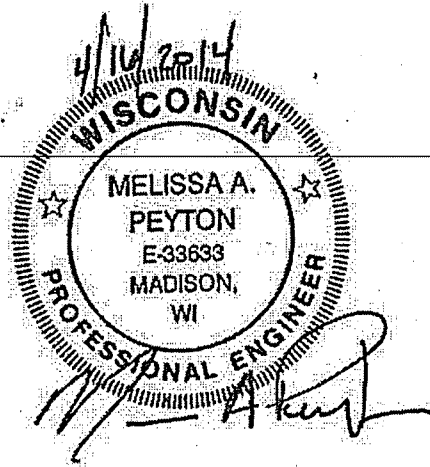
Sincerely,

MP-SQUARED STRUCTURAL ENGINEERS, LLC



Melissa A. Peyton, P.E.
Structural Engineer / Principal

Enclosure: Report Images 1 - 43





CONSTRUCTION & DESIGN SERVICES LLC

P.O. Box 8873
Madison, WI 53707-8873
www.constructiondesign.biz

Phone: 608.669.0132
Fax: 608.514.9771
peter@constructiondesign.biz

August 8, 2014

Letter of Intent / 827 E. Gorham St. Madison, WI 53703

Because of the extreme structural deficits of the existing building our intention is to remove the existing structure and replace it with a new two story duplex.

- Project Team: Construction & Design Services LLC
- Project Schedule: Start date- Sept. 2014 Finish date – Jan.2015
- Proposed Use: Two story duplex w/ two bedroom units per story @# 1236 sq ' per unit
- Hours of operation: Construction 7:30 a.m. to 4:30 p.m.
- Building square footage:
- Number of dwelling units: 2
- Auto and bike parking: 5 car garage (existing) – Bike rack (new)
- Lot Coverage & Useable open space: Lot size= 8,712 sq' / Useable open space = 2440 sq'
- Value of land: \$87,700.00
- Estimated Project Cost: \$250,000.00

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LEIN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LEIN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT



Image 1: Exterior view showing two lower hip roofs.



Image 2: Exterior view.

(mp)²

STRUCTURAL
ENGINEERS, LLC

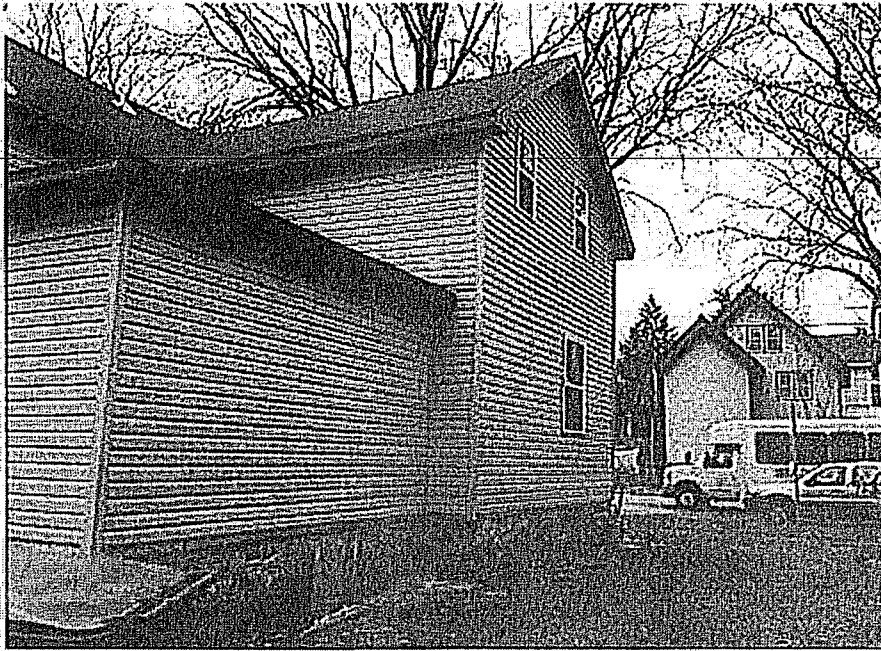


Image 3: Exterior view.



Image 4: Exterior view.

827 E. Gorham Street
Madison, WI 53703

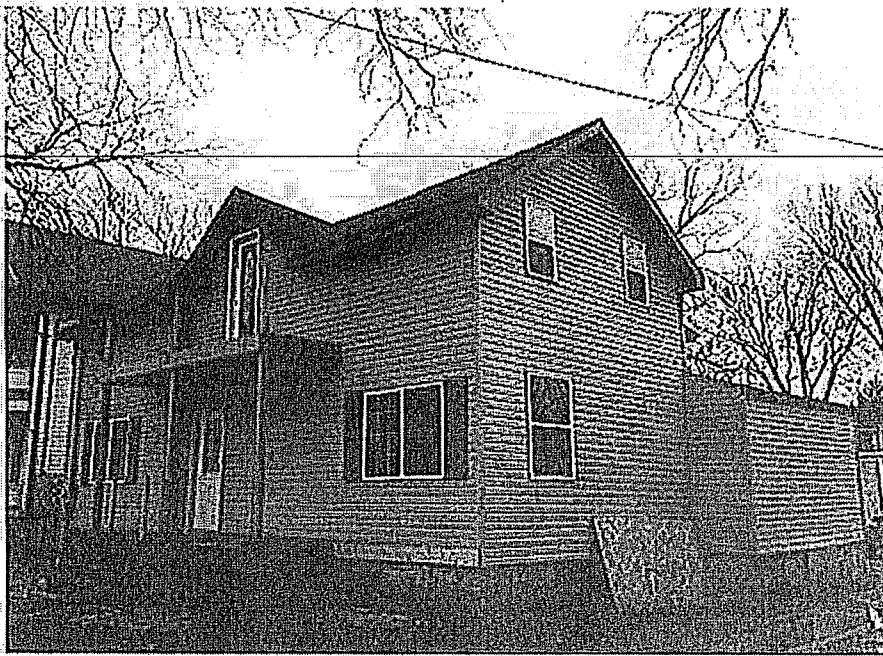


Image 5: Exterior view.



Image 6: First floor framing extending beyond the face of the foundation wall & exterior wall framing.

(mp)²

STRUCTURAL
ENGINEERS, LLC

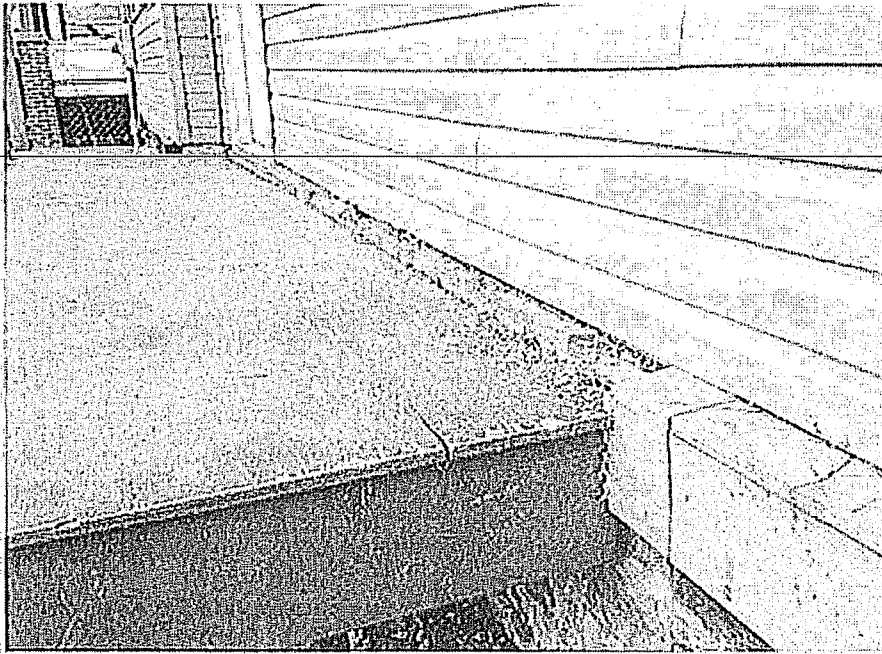


Image 7: First floor framing extending beyond the face of the foundation wall & exterior wall framing.

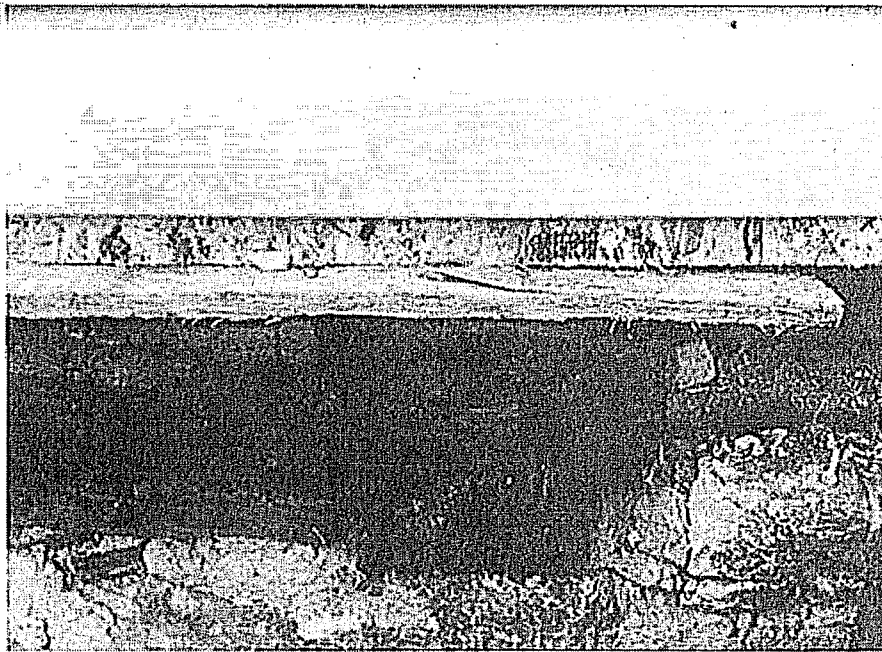


Image 8: Rotting wood bearing on the foundation wall.

827 E. Gorham Street
Madison, WI 53703

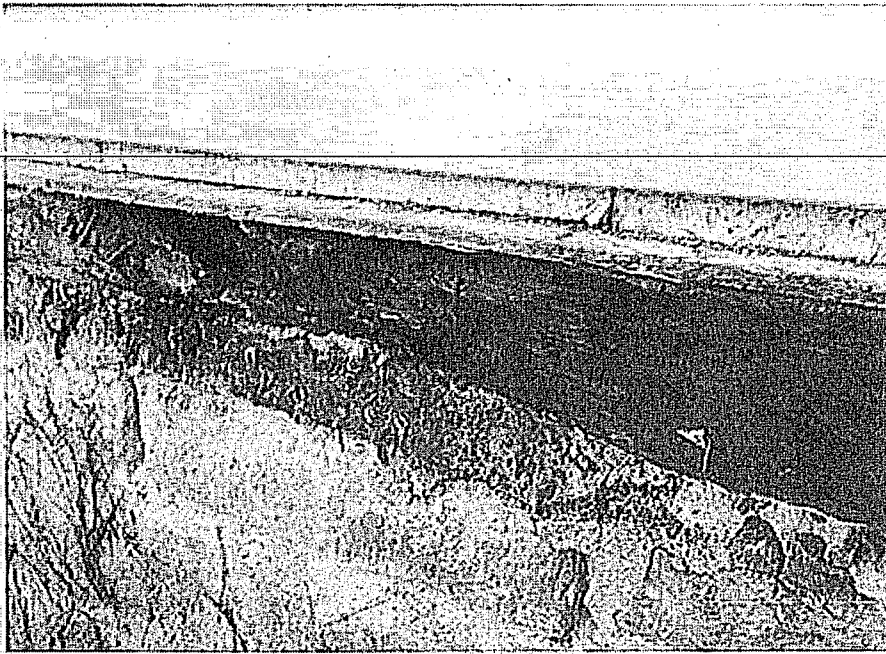


Image 9: Rolling wood bearing on the foundation wall.



Image 10: Floor joist not bearing on support beam.



Image 11: Wood beam bearing directly on concrete with notch.

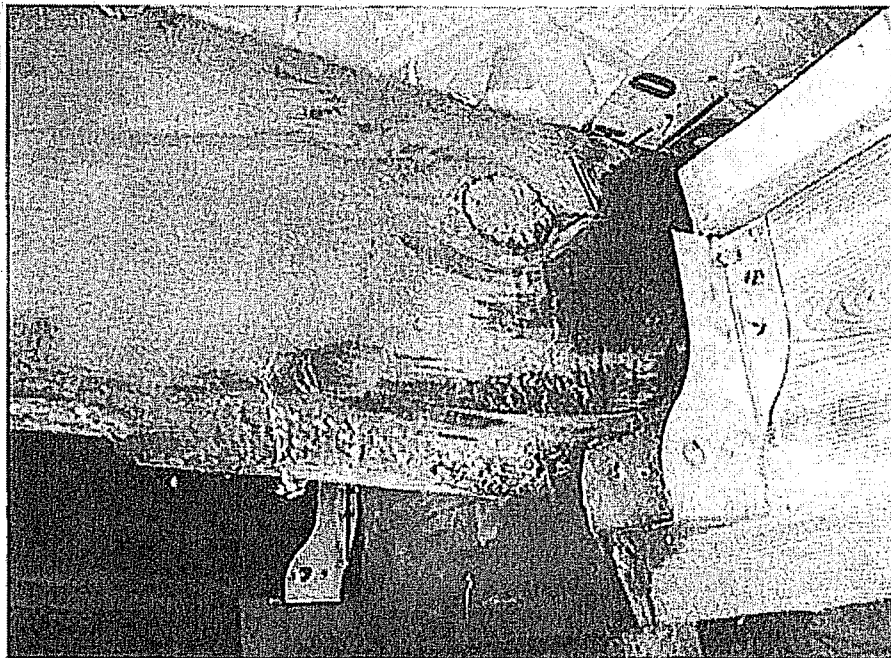


Image 12: Deteriorated joist with new clip.

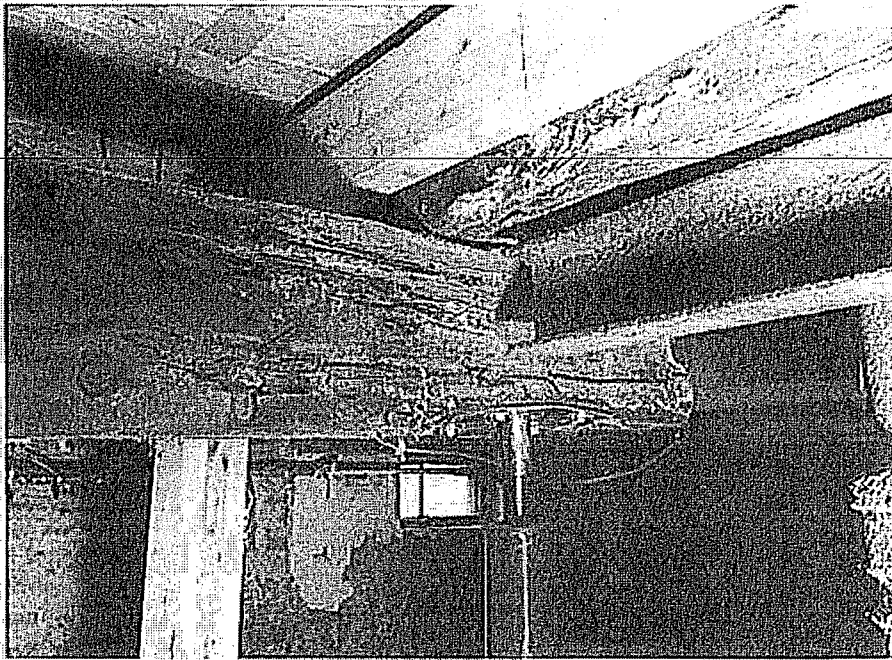


Image 13: Severely deteriorated support beam.

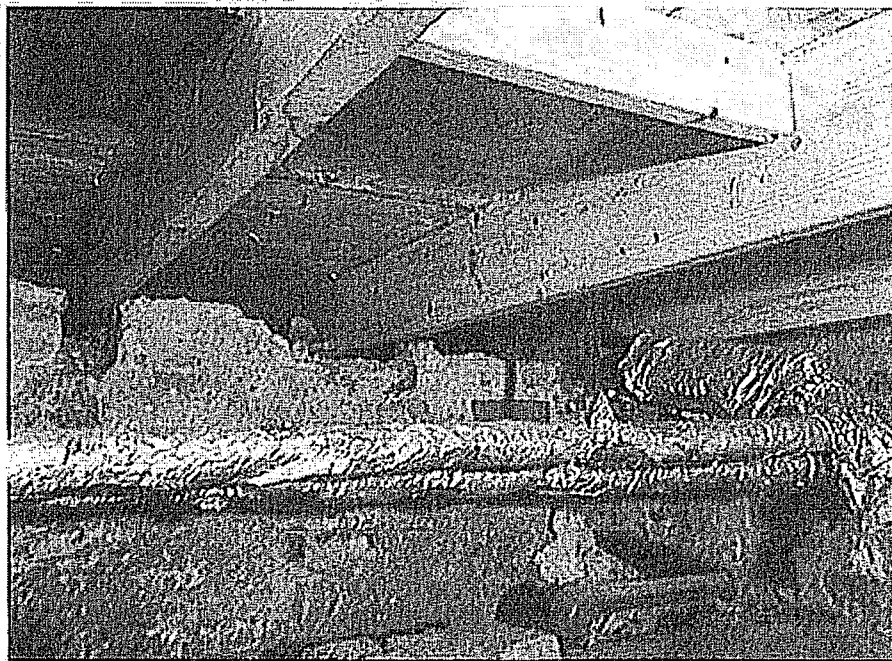


Image 14: New floor joists not bearing on foundation wall, supported by rim joist.

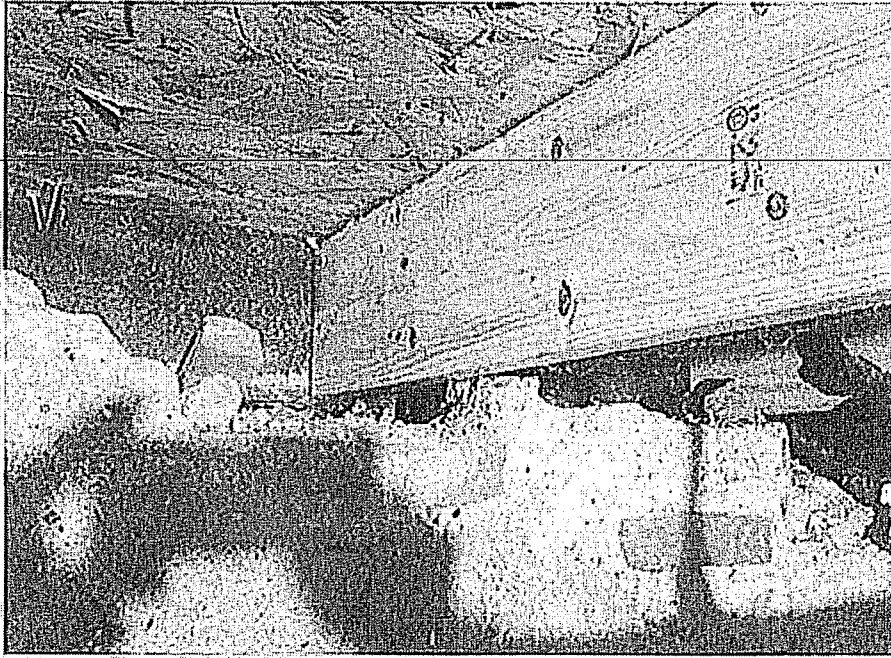


Image 15: New floor joists not bearing on foundation wall, supported by rim joist.

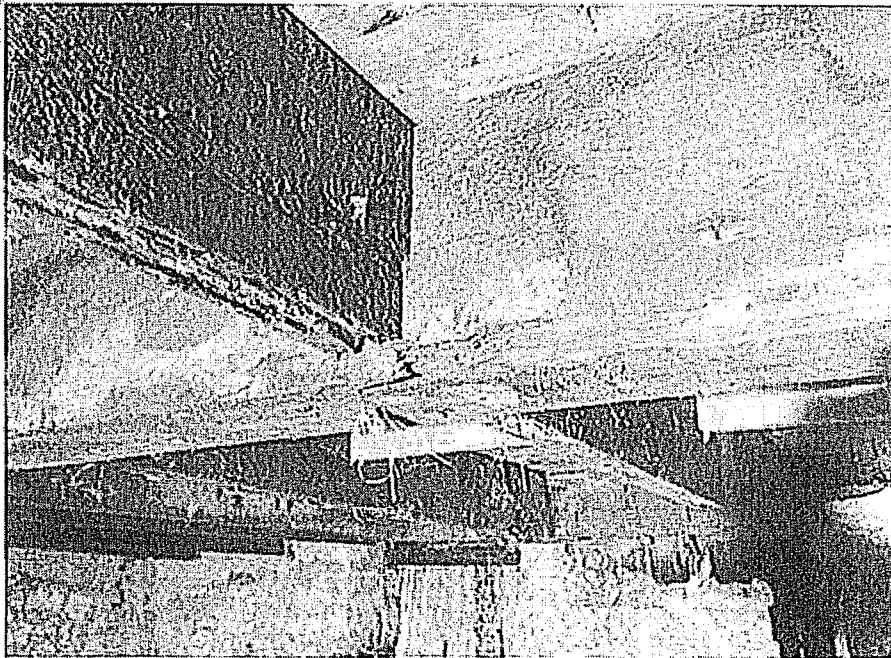


Image 16: Floor joist with apparent insect deterioration.

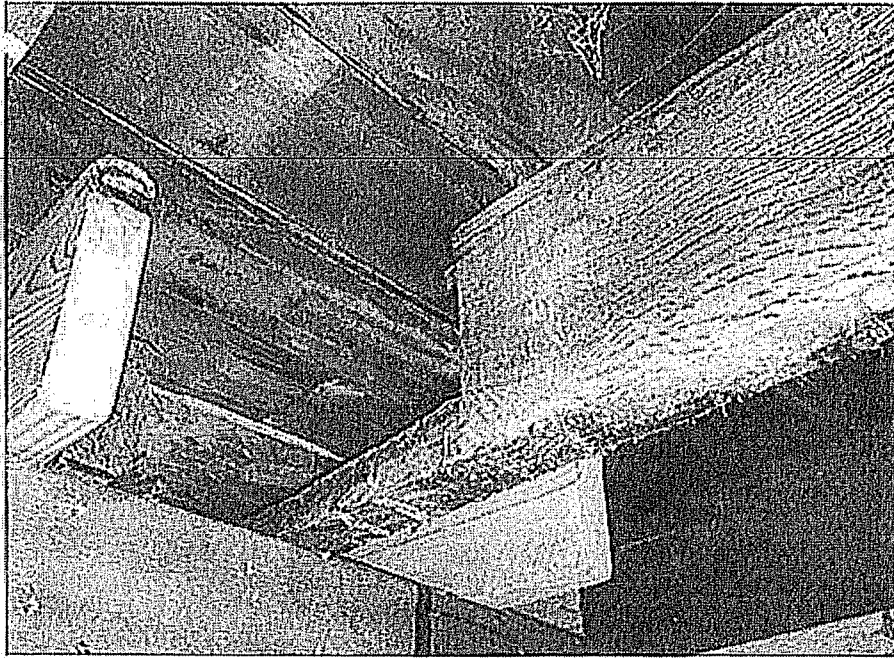


Image 17: Floor joist with notch bearing on support beam.

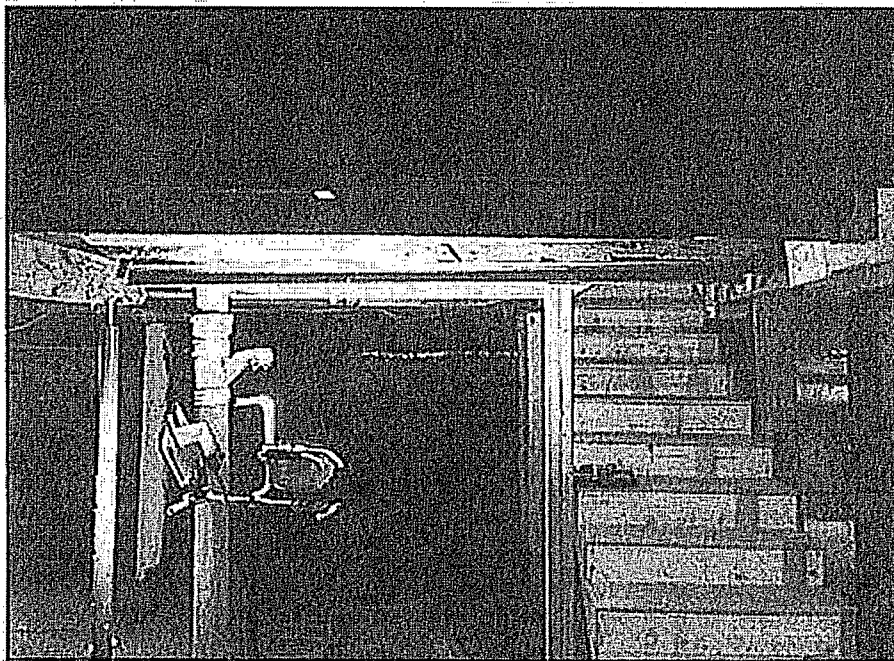


Image 18: Steel W-beam possibly shoring existing support beam; shoring unstable as installed.

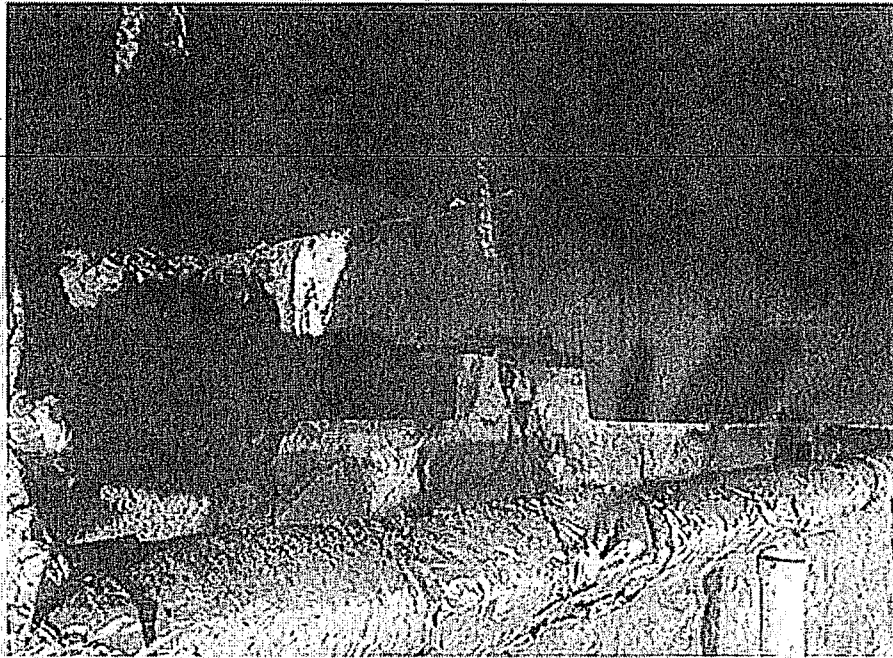


Image 19: Deteriorated support beam with notch.

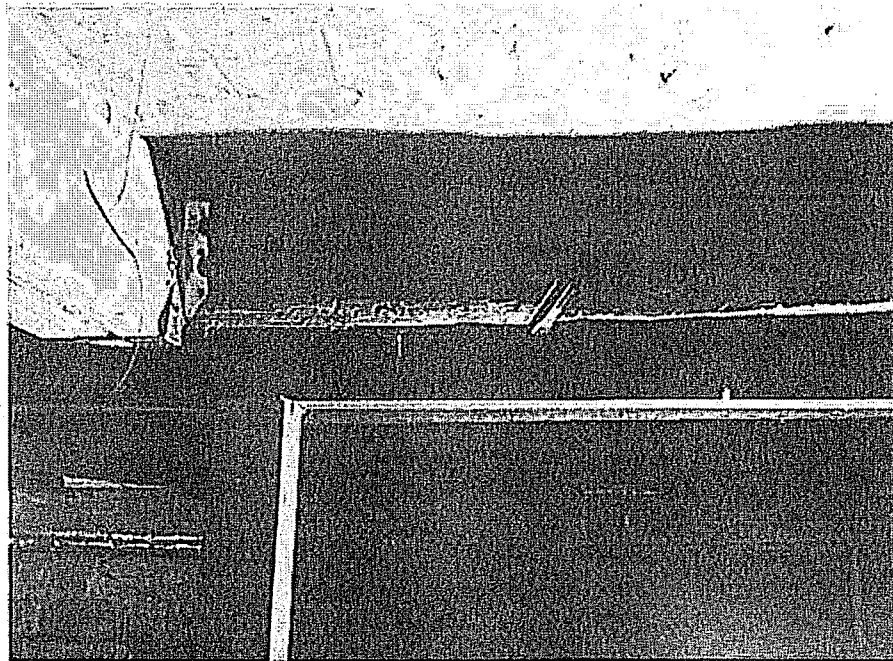


Image 20: Support beam with apparent shear failure.

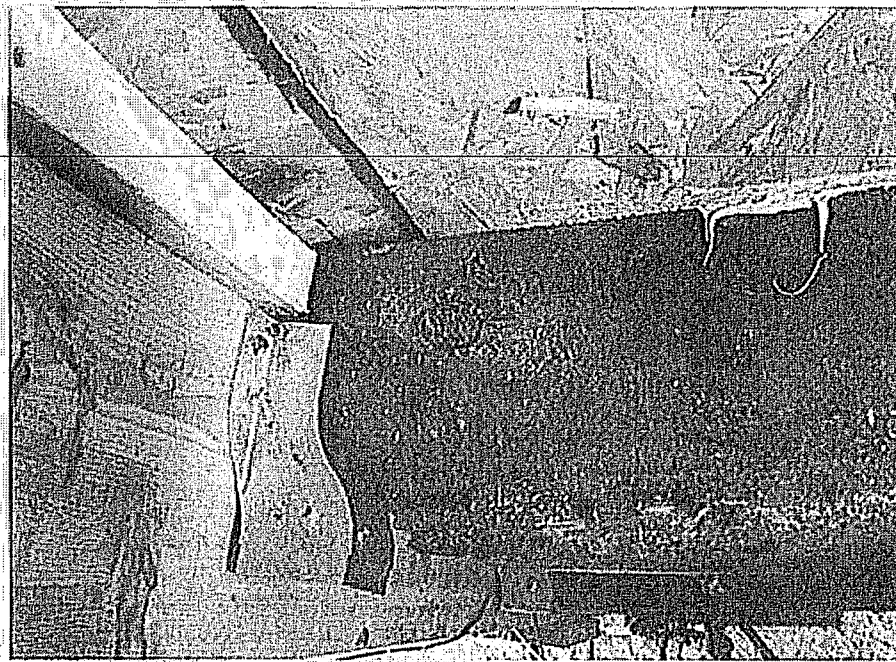


Image 21: Joist with apparent insect deterioration.

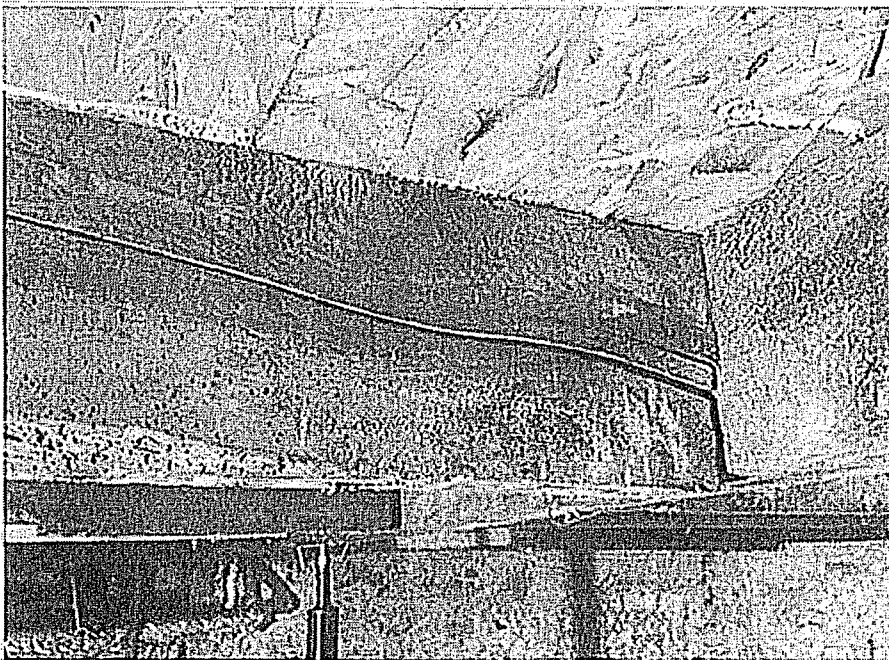


Image 22: Joist with apparent insect deterioration and shear failure.

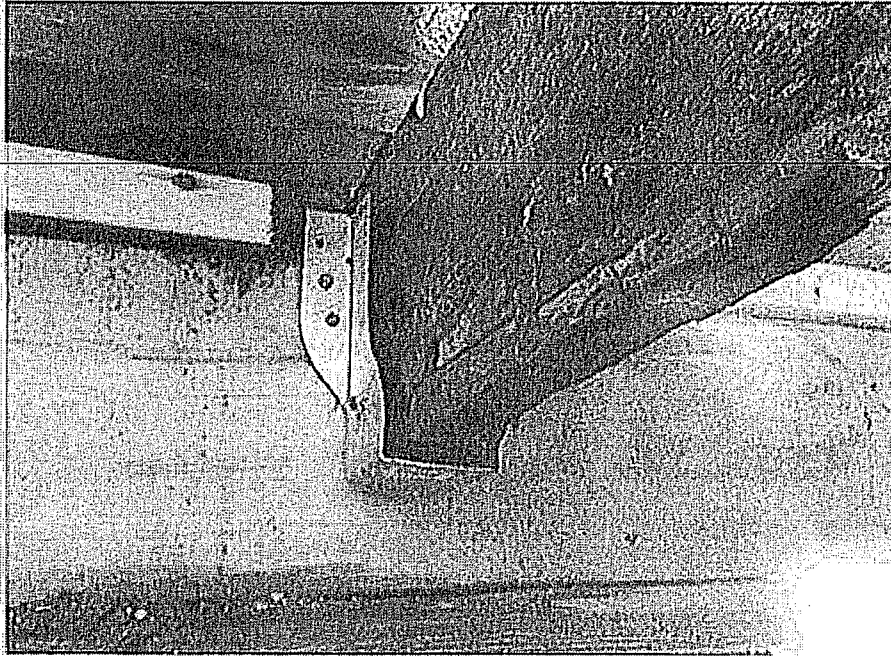


Image 23: Joist with deterioration and new hanger.

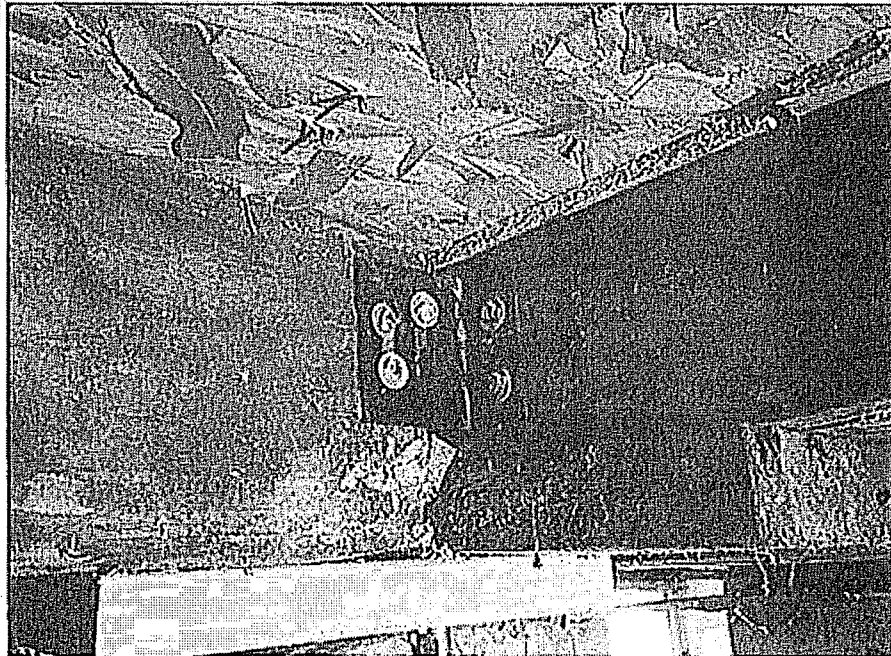


Image 24: Beam to beam connection. Note deterioration.

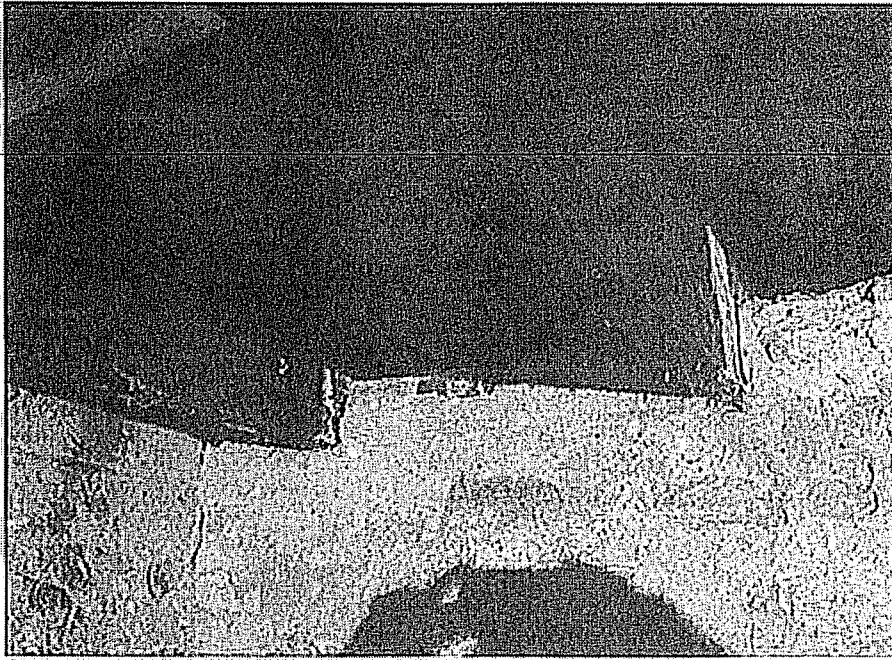


Image 25: Joists bearing directly on concrete foundation wall.



Image 26: Floor joist with apparent insect deterioration.

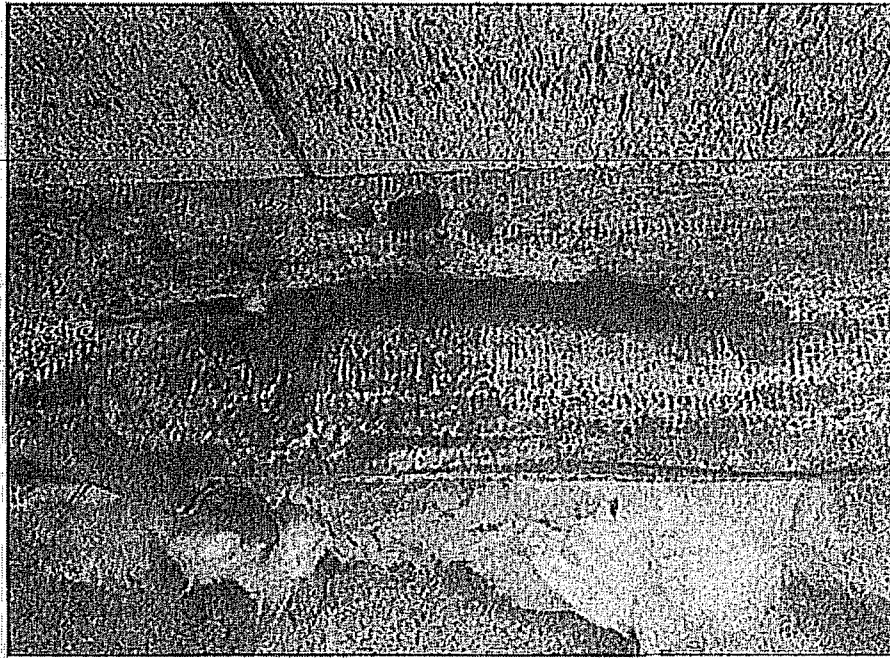


Image 27: Floor joist with damage/deterioration.

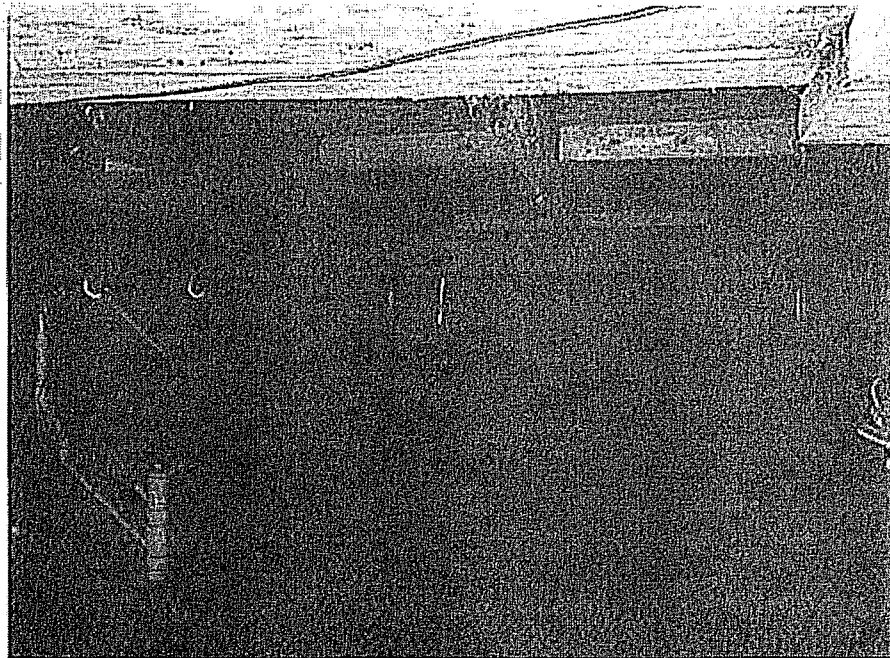


Image 28: View of undersized support beam.

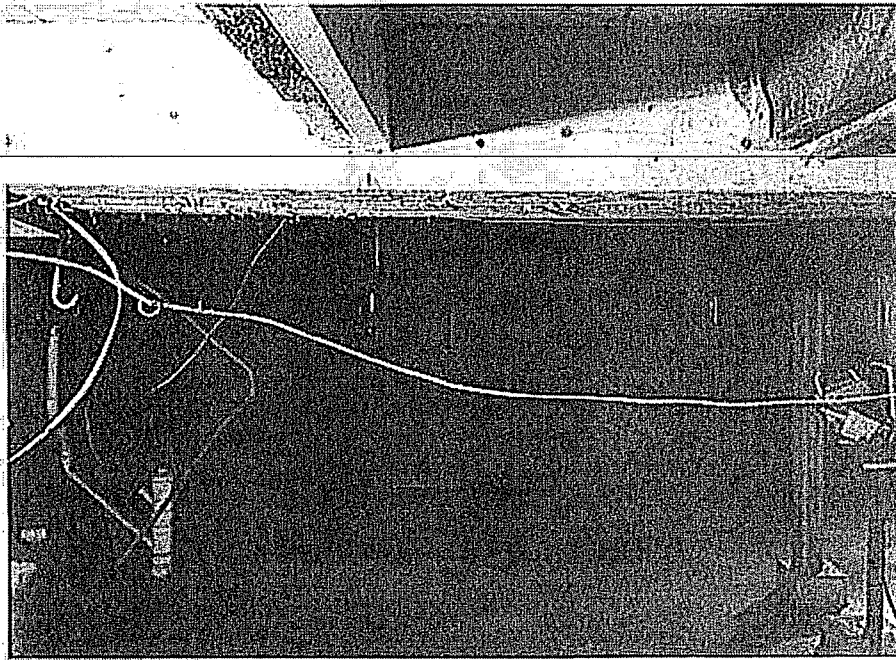


Image 29: View of undersized support beam.



Image 30: View of damaged joist.

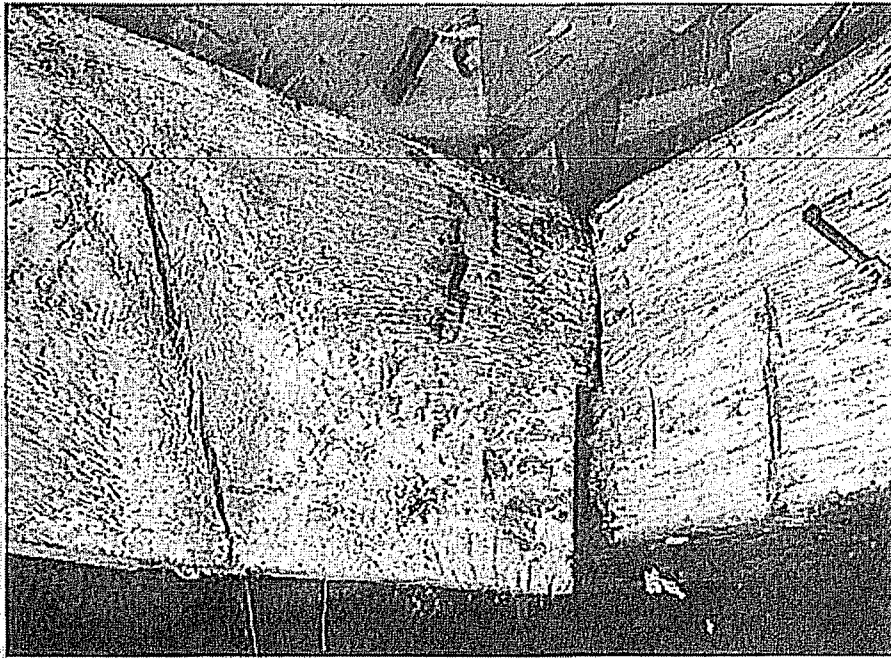


Image 31: Floor joist with notch exceeding NDS limitations.

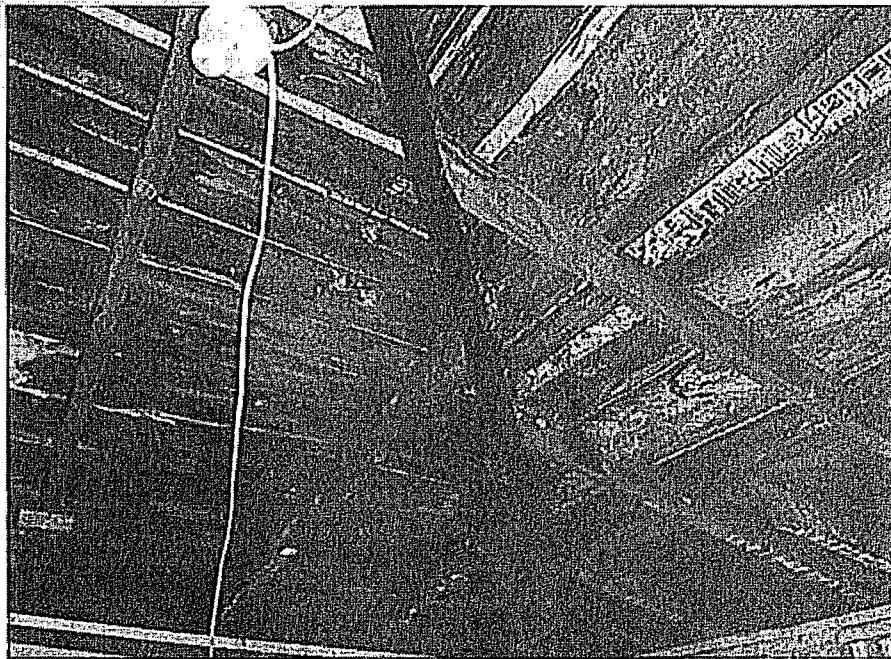


Image 32: Undersized hip beam.

(mp)

STRUCTURAL
ENGINEERS, LLC

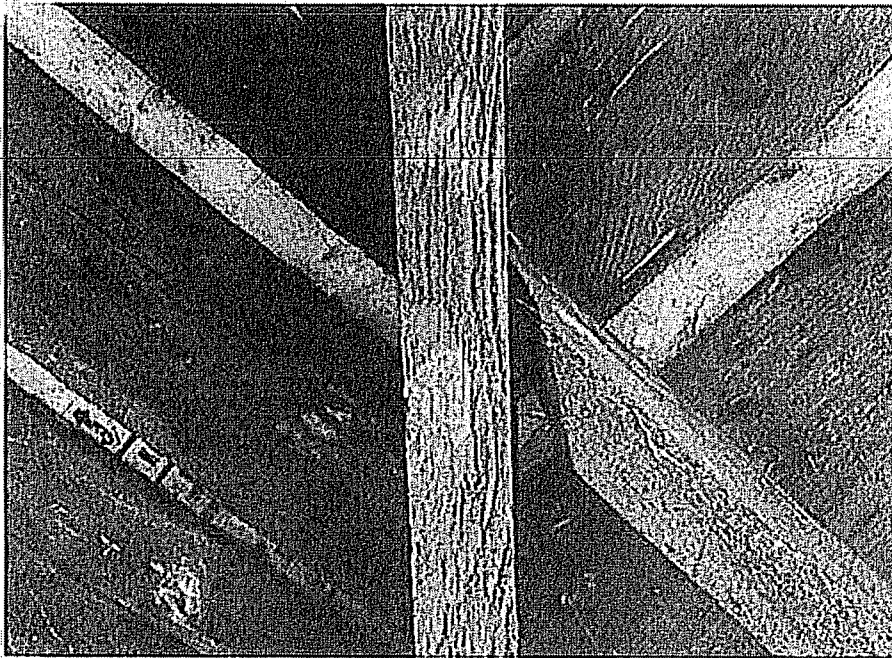


Image 33: Hip joist to hip beam connection.

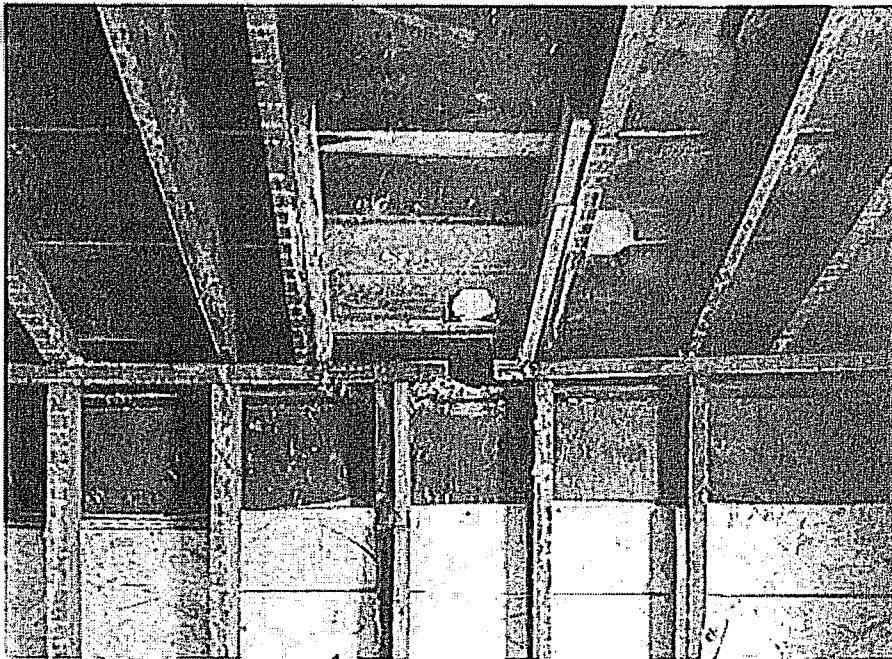


Image 34: Single sill plate supporting roof joists.

827 E. Gorham Street
Madison, WI 53703

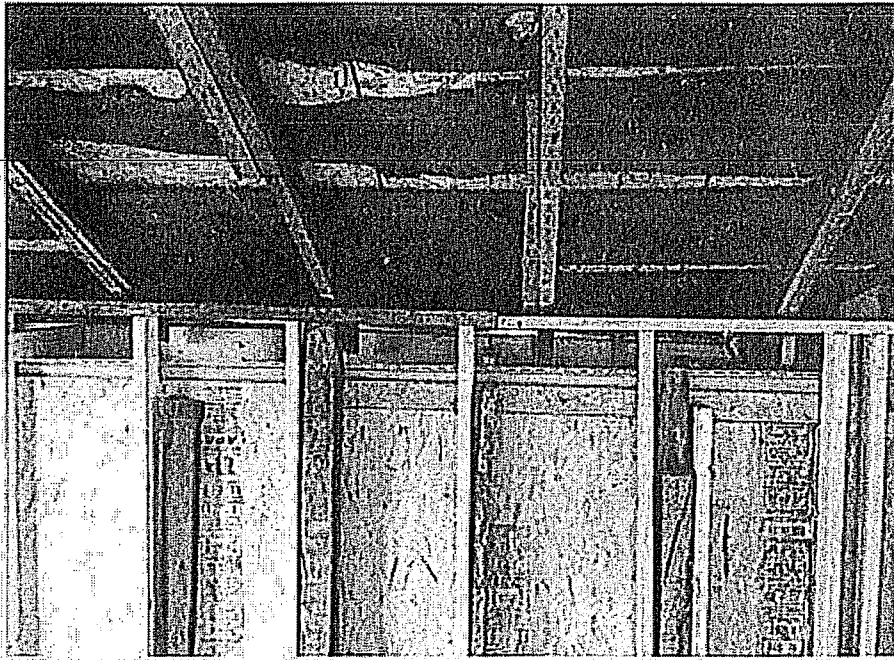


Image 35: Single sill plate supporting roof joists.

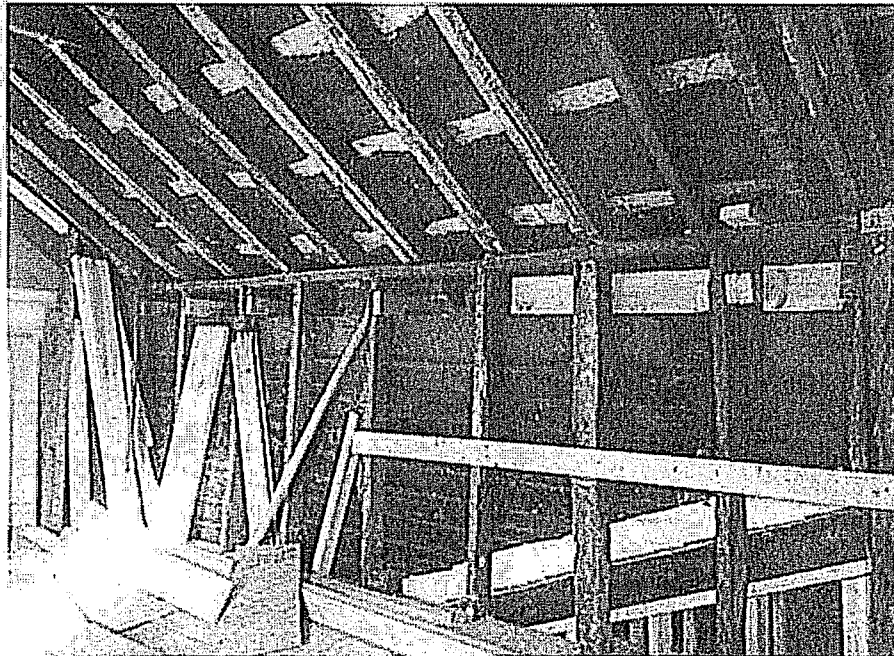


Image 36: Single sill plate supporting roof joists.

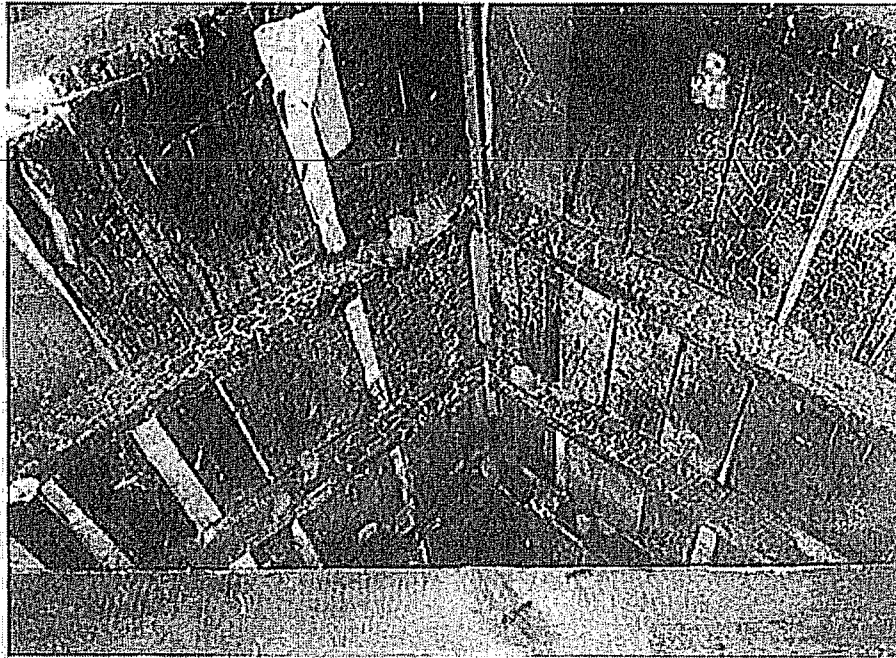


Image 37: Fire damage.

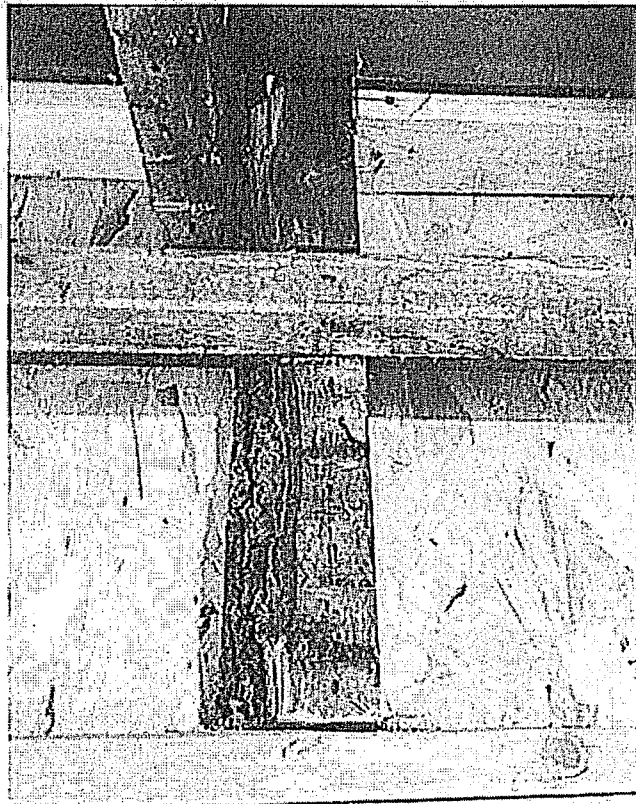


Image 38: Deteriorated wall stud.

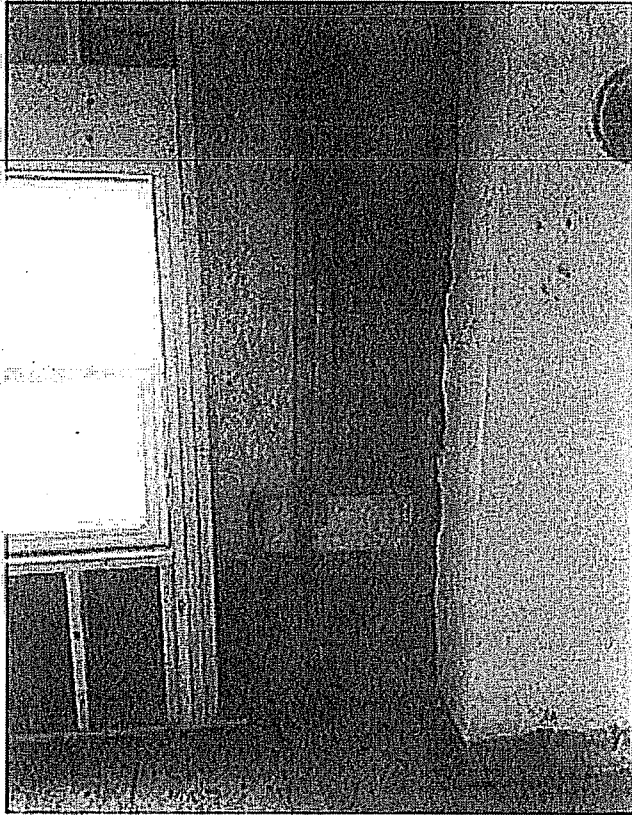


Image 39: Discontinuous wall stud.



Image 40: Wall framing at perimeter.

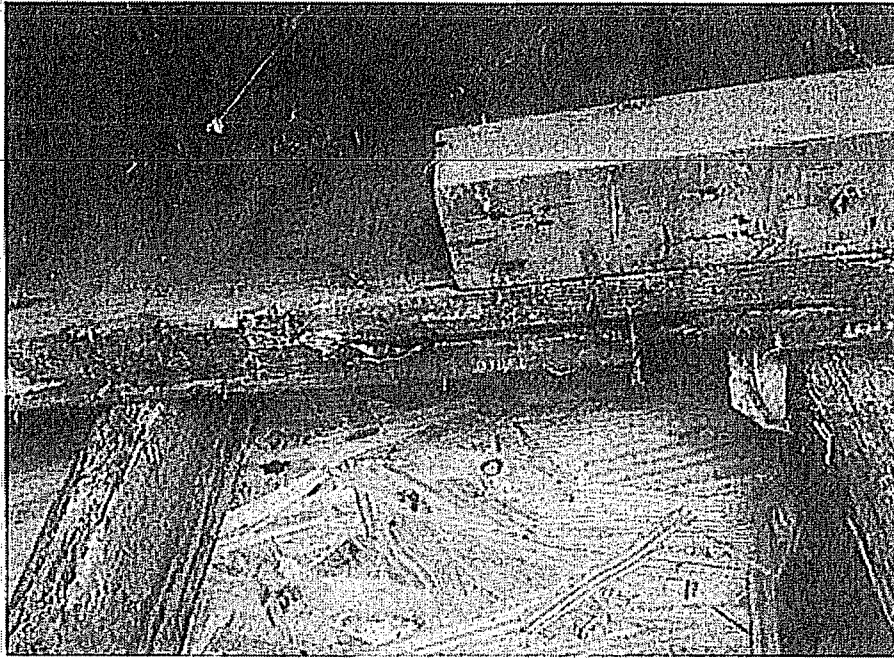


Image 41: Deteriorated framing at exterior wall.

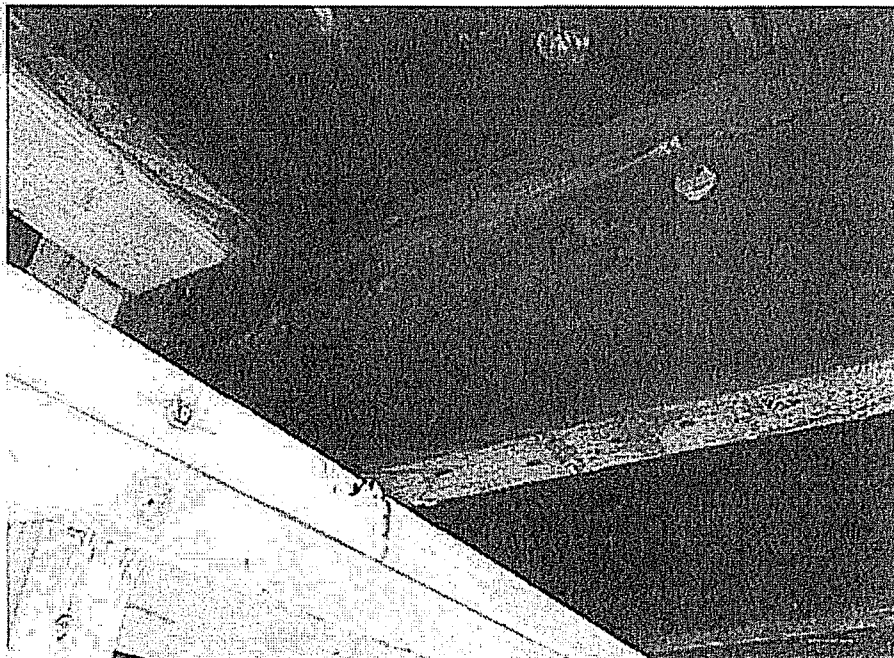


Image 42: Deteriorated second floor joist.

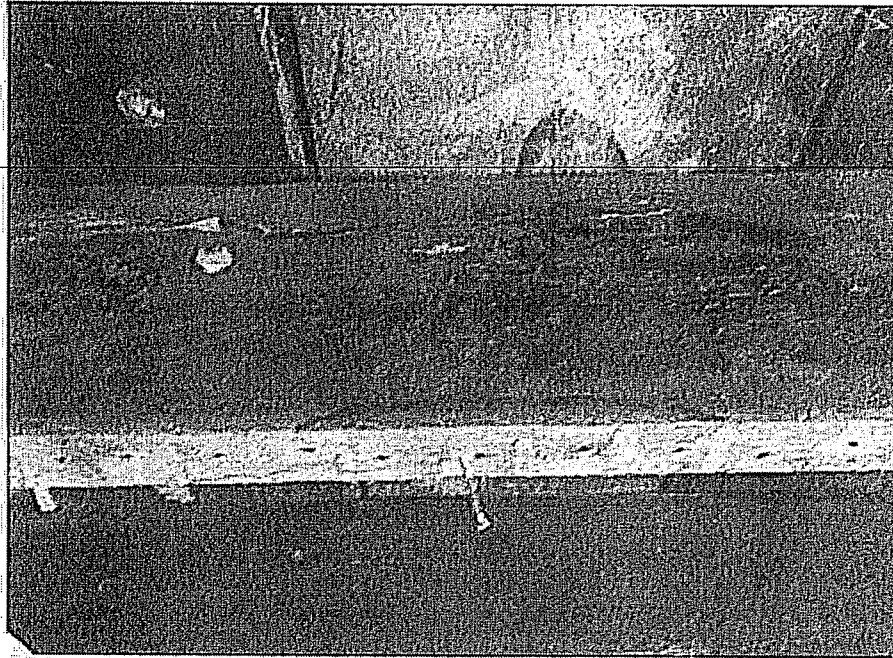


Image 43: Deteriorated second floor joist.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM

2X10 FASCIA
TYPICAL AUL. SOFFIT

24" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
1/16" OSB SHEATHING
2x6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL

8' 1-1/8" TALL WALLS

11-7/8" I-JOISTS 16" O.C.
3/4" OSB SUB FLOOR

9' 1-1/8" TALL WALLS

11-7/8" I-JOISTS 16" O.C.
3/4" OSB SUB FLOOR

2'-6" KNEE WALL

6'-3" TALL WALLS

2X6 FT PLATE
8" Poured CONCRETE
FOUNDATION WALL
1" RIDGED FOAM

4" DRAIN TILE
W/ CRUSHED STONE

TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
12" ENERGY HEEL
2x4 TRUSS BRACING
R40 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL BASEMENT FLOOR:
3" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

SECTION THROUGH
TYPICAL



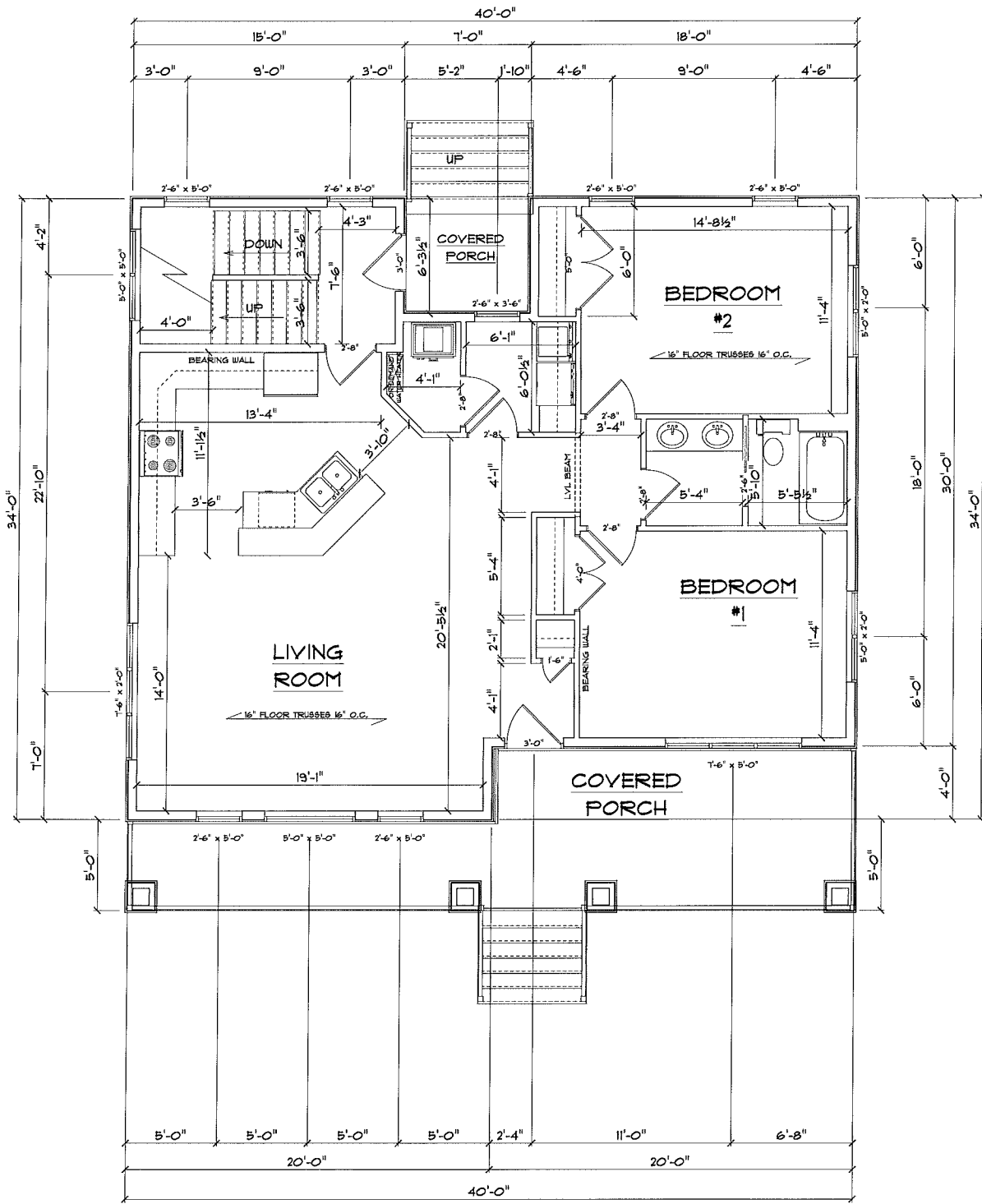
SIDE ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 02/08/14	REVISED 07/01/14
REVISED 09/21/14	REVISED 08/07/14
REVISED 09/21/14	REVISED 09/21/14
	REVISED 06/16/14

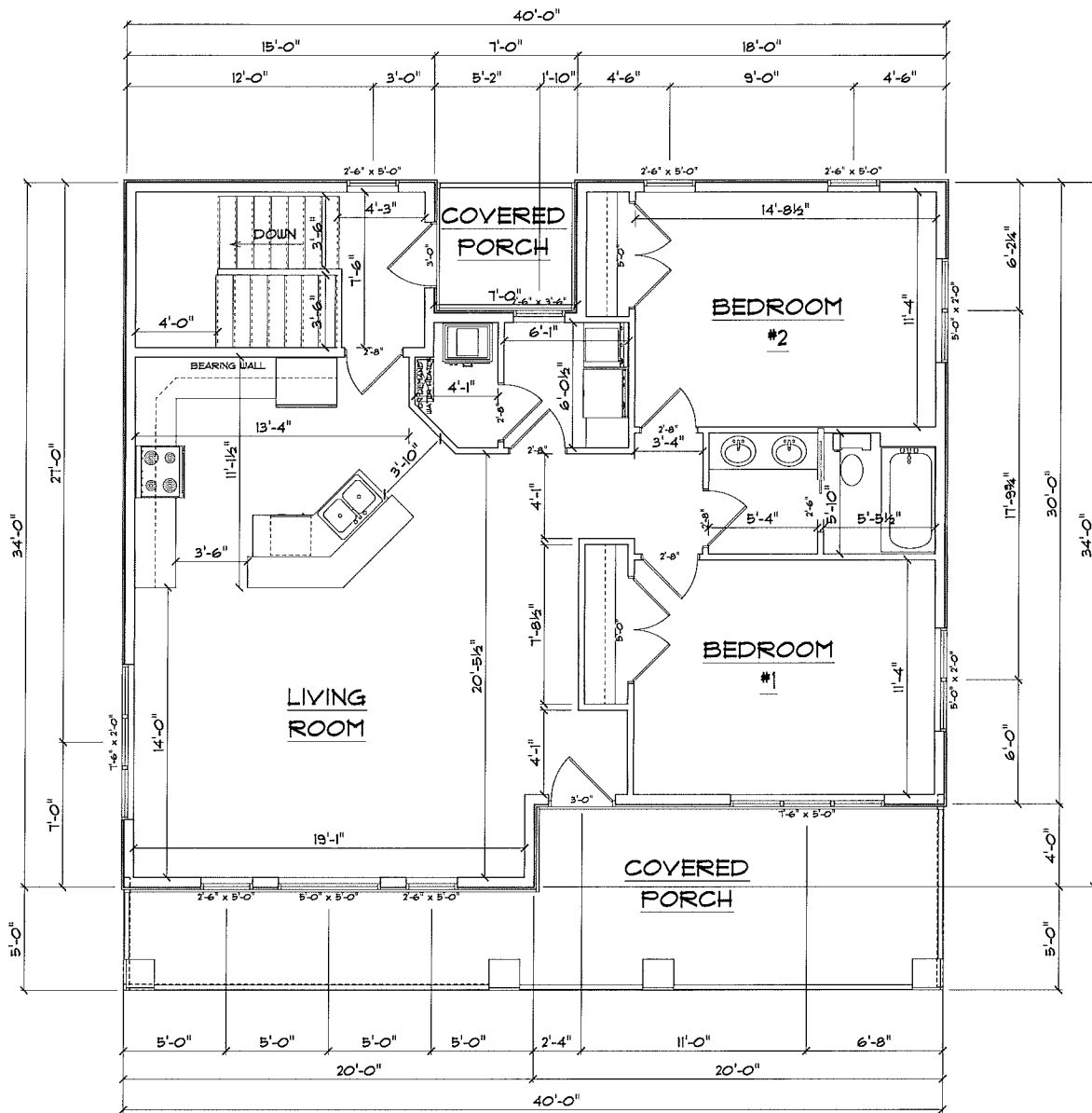
AMERICAN DESIGN CONCEPTS
CONSTRUCTION DESIGN SERVICES
GORHAM 3-FLAT

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 3005 STEVENS STREET
MADISON
(608) 218-0635
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM



1ST FLOOR LAYOUT
 SCALE: 1/4" = 1'-0"
 1236 SQFT FINISHED AREA



2ND FLOOR LAYOUT
 SCALE: 1/4" = 1'-0"
 1236 SQFT FINISHED AREA

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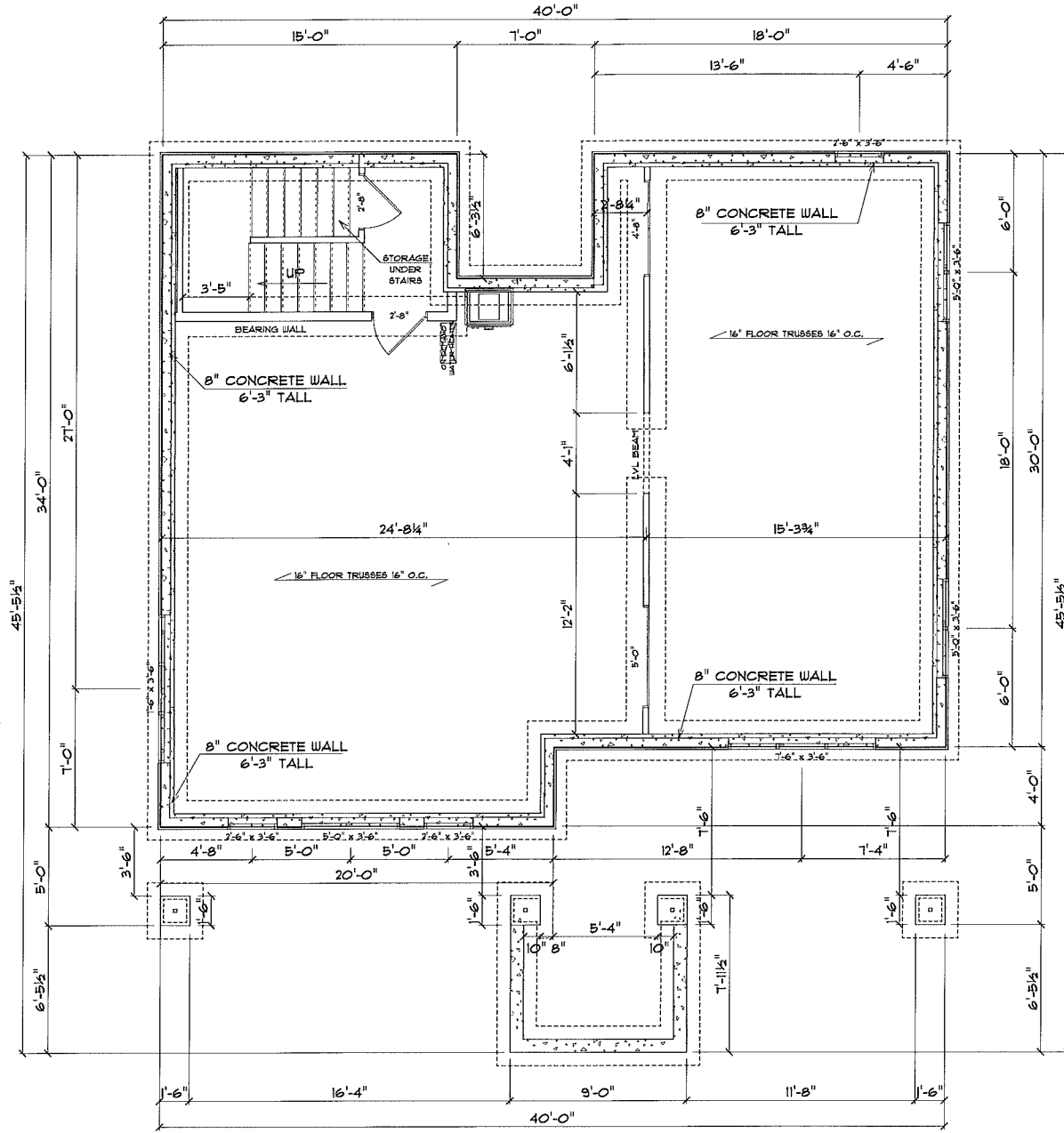
FLOOR PLANS
 2472 SQFT FINISHED AREA
 SCALE: 1/4" = 1'

PLAN START DATE 09/08/14	REVISED 07/01/14
REVISED 09/21/14	REVISED 09/07/14
REVISED 09/21/14	REVISED 09/21/14
REVISED 06/16/14	REVISED 06/16/14

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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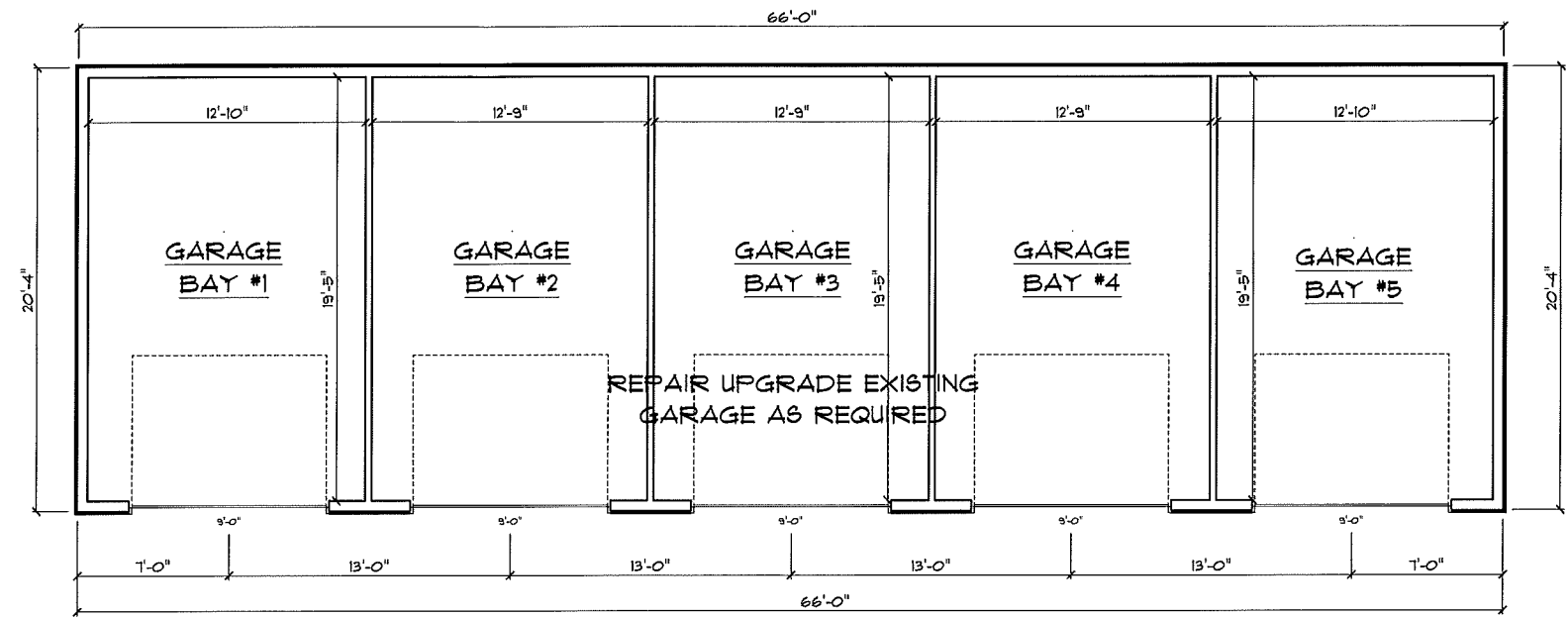
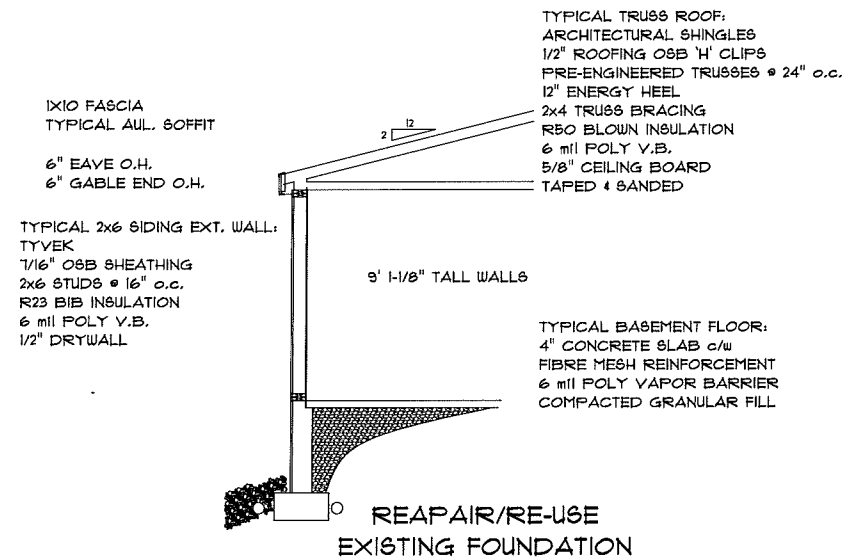
FOUNDATION PLAN
 SCALE: 1/4" = 1'

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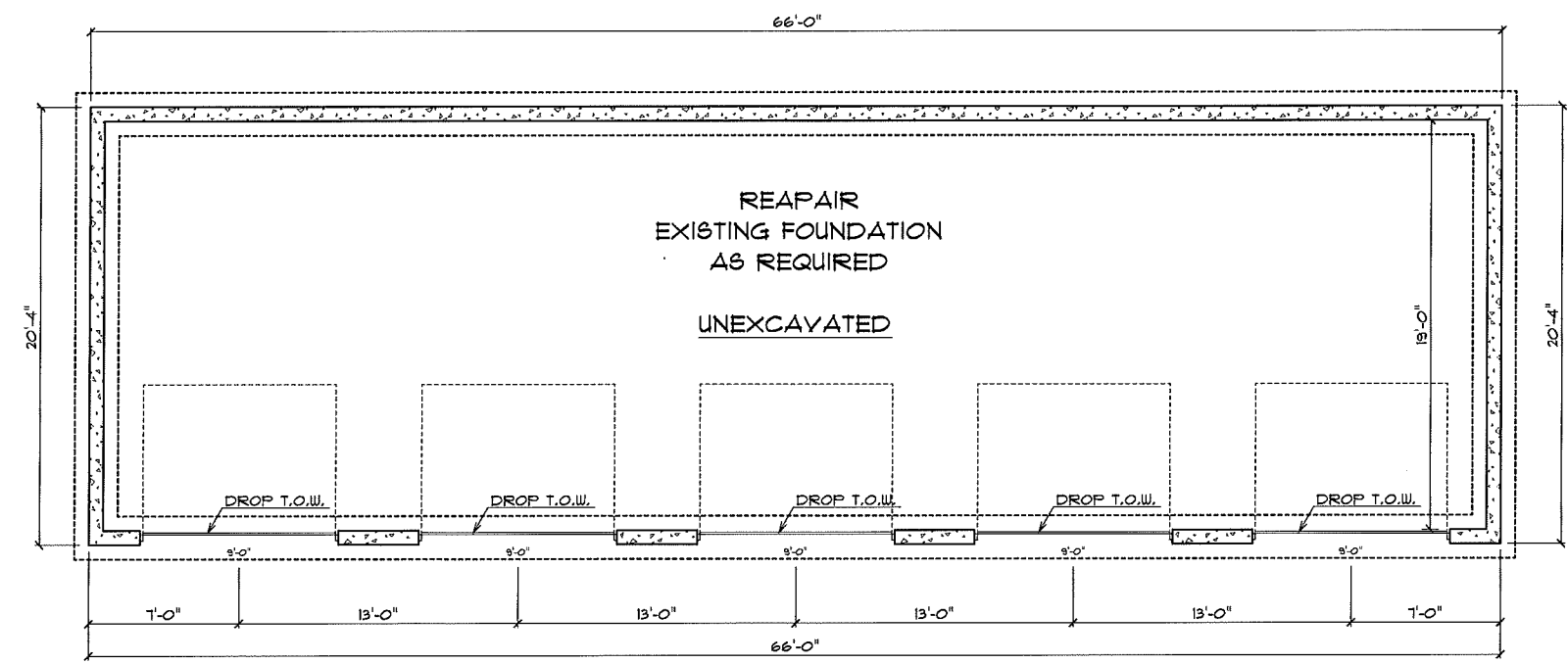
PLAN START DATE 03/03/14	REVISED 07/01/14
REVISED 05/21/14	REVISED 08/07/14
REVISED 09/01/14	REVISED 08/07/14
REVISED 06/16/14	

PROJECT SCOPE:

REPAIR EXISTING GARAGE
AS REQUIRED, NEW SIDING,
REPLACE GARAGE DOORS



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"
1342 SQFT GARAGE AREA



GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

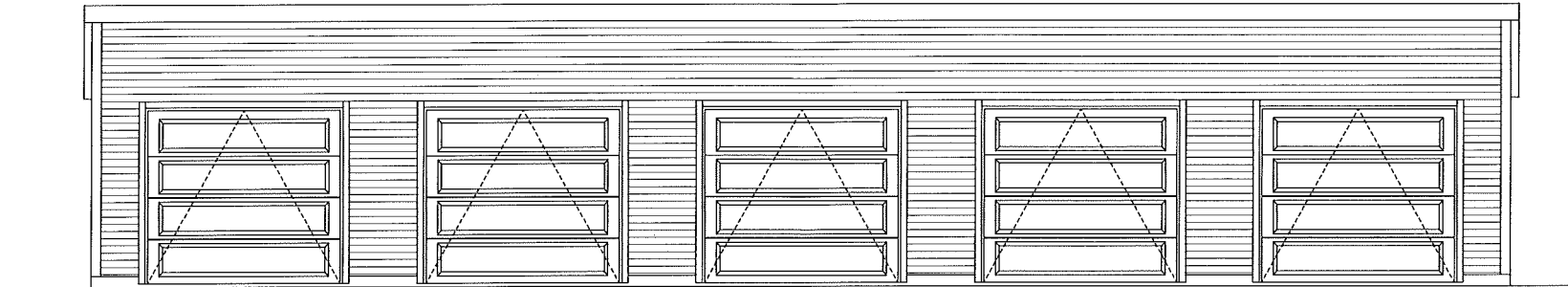
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GARAGE REMODEL 1342 TOTAL SQFT SCALE: 1/4" = 1'	
PLAN START DATE 09/08/14	REVISED 07/01/14
REVISED 05/27/14	
REVISED 09/30/14	
REVISED 06/16/14	

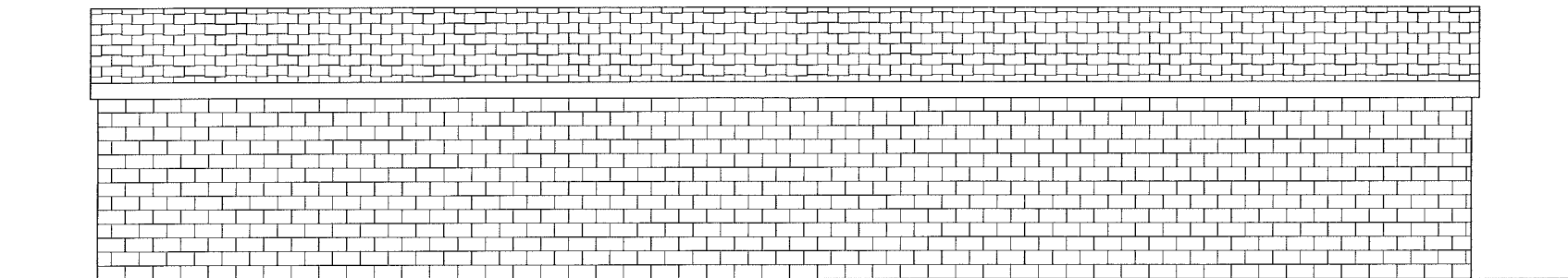
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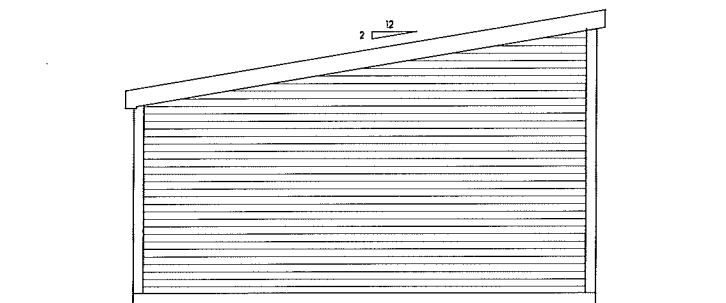
PROJECT SCOPE:
 REPAIR EXISTING GARAGE
 AS REQUIRED, NEW SIDING,
 REPLACE GARAGE DOORS



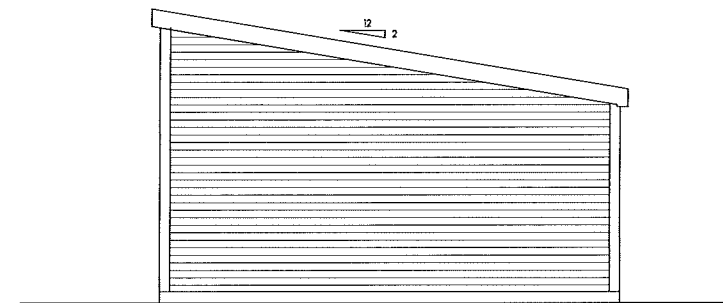
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

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GARAGE ELEVATIONS
 SCALE: 1/4" = 1'

PLAN START DATE 05/08/14

REVISED 05/22/14

REVISED 05/31/14

REVISED 06/16/14

REVISED 07/01/14

AMERICAN DESIGN CONCEPTS

CONSTRUCTION DESIGN SERVICES

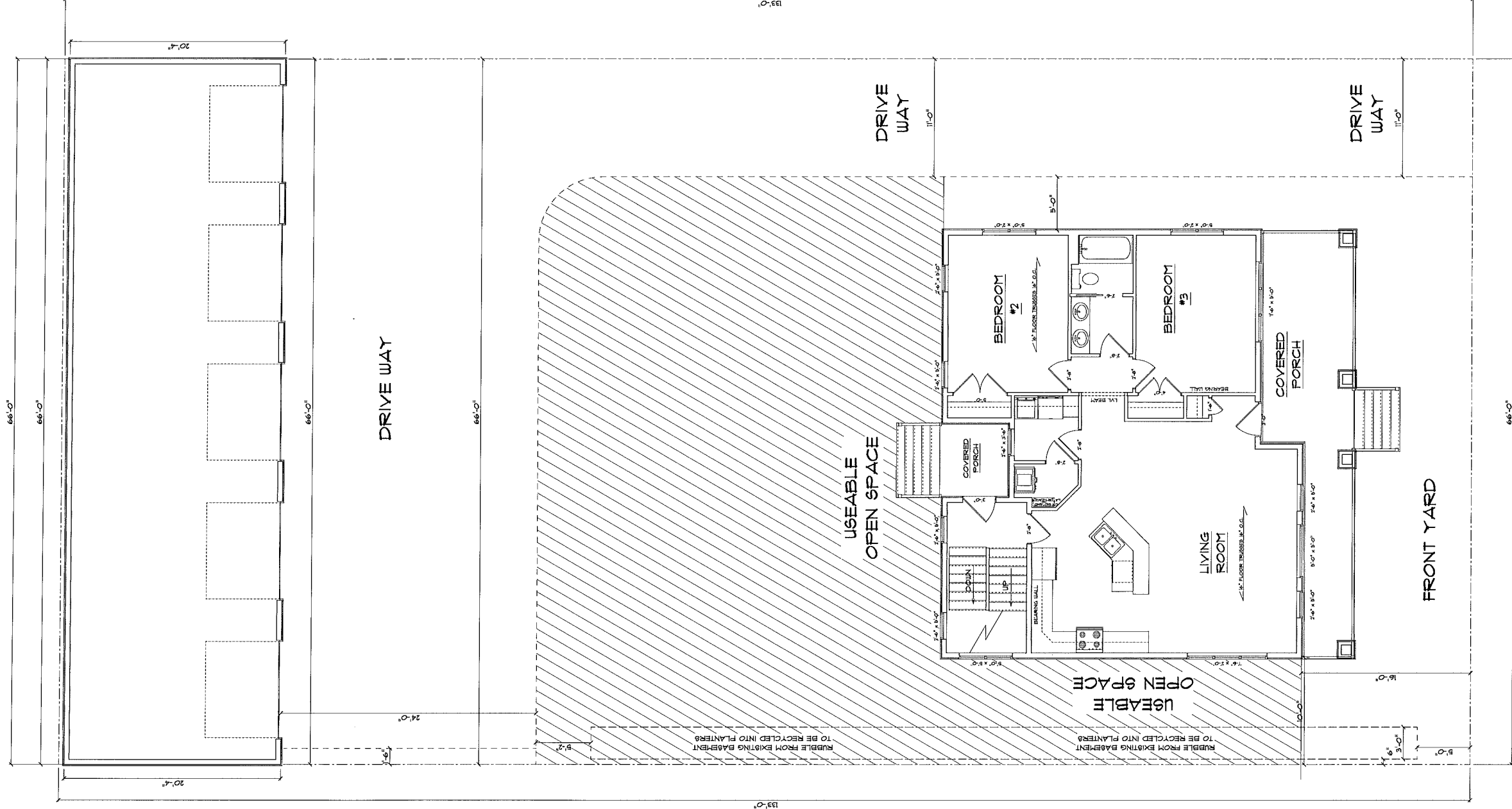
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PRELIMINARY SITE PLAN
827 EAST GORHAM
 SCALE: 1" = 3/16"

LOT SIZE: 8,712 SQFT
 11.9 % OF HOUSE COVERAGE 1580 sqft
 15.4 % OF GARAGE COVERAGE 1342 sqft
 29.1 % OF OPEN SPACE 2440 sqft
 29.4 % OF PAVED SURFACE 2562 sqft
 9.2 % REMAINING AREA 808 sqft

G.C. TO VERIFY AND MODIFY
 SITE PLAN AS PER
 THIS IS NOT A CERTIFIED SURVEY