



Location
1110-1112 East Gorham Street

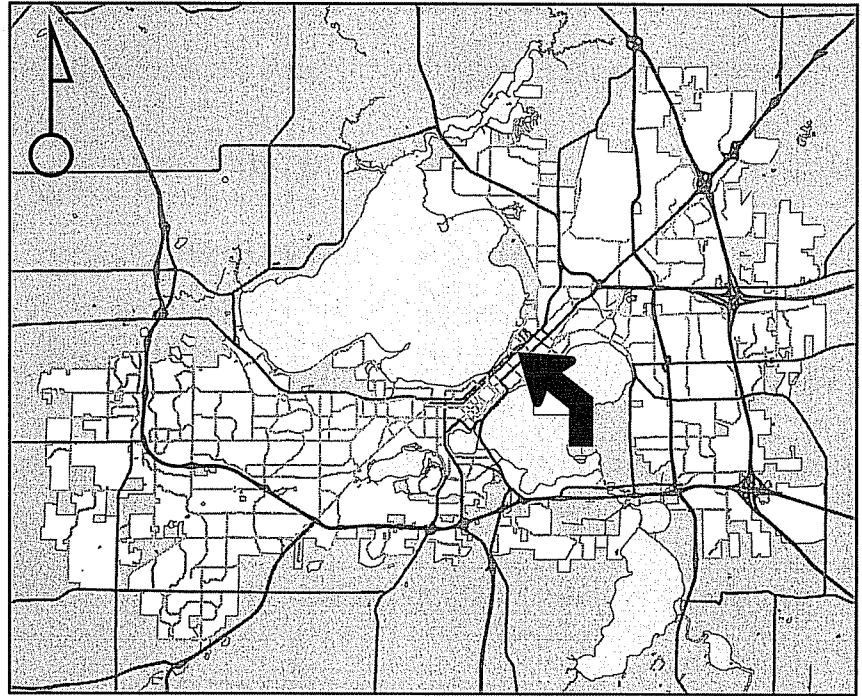
Project Name
Pratt and Wee Rebuild

Applicant
Scott Pratt & Michele Wee

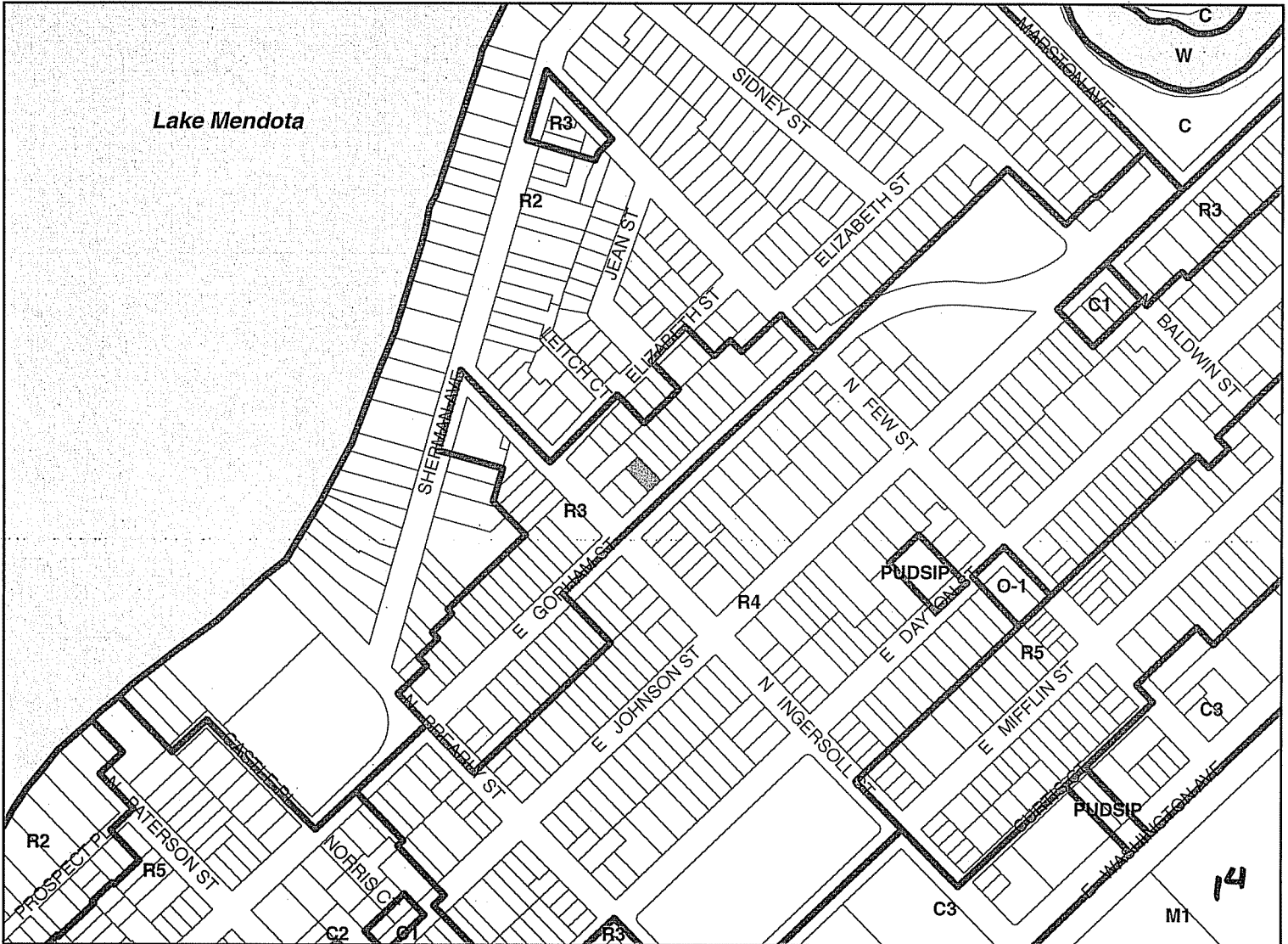
Existing Use
Fire-Damaged, Two-Family Home

Proposed Use
Demolish Two-Family Home to Allow for Two-Family Home

Public Hearing Date
Plan Commission
23 July 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635





4



LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 550 Receipt No. 82016
Date Received	6-4-07
Received By	KAW
Parcel No.	0709-131-1219-3
Aldermanic District	02-Brenda Kunkel
GQ	ok
Zoning District	R-3
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input type="checkbox"/> Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	6-4-07

1. Project Address: 1110 + 1112 East Gorham Street Project Area in Acres: city lot
Project Title (if any): None

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Scott Pratt + Michele Wee Company: n/a
Street Address: 4044 Oak Park Road City/State: Deerfield, WI Zip: 53531
Telephone: (608) 764-5588 Fax: (608) 764-1410 Email: pratt@phase2mktg.com

Project Contact Person: Scott Pratt Company: n/a
Street Address: same as above City/State: _____ Zip: _____
Telephone: (608) 577-7758 Fax: () Email: _____

Property Owner (if not applicant): same as above
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Our duplex located at 1110 + 1112 East Gorham burned to a total loss on April 28, 2007. We would like to build back a duplex with the same functionality that existed before this tragedy.
Development Schedule: Commencement as soon as possible Completion as soon as possible

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - 14 • ~~Seven (7) copies~~ of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$ 500 -** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of the: Comprehensive Plan, which recommends:
Low Density Residential for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Brenda Konkel 5/10/07, 5/14/07, 5/22/07; Pat McDonald 5/22/07, 5/24/07
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.
Planner _____ Date _____ | Zoning Staff MPH Tucker Date 5-15-07

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

Printed Name Scott Pratt Date 6/4/07
Signature [Signature] Relation to Property Owner owner
Authorizing Signature of Property Owner [Signature] Date 6/4/07

Scott Pratt & Michele Wee
4044 Oak Park Road
Deerfield, Wisconsin 53531
Home Telephone: 608-764-5588
Cellular: 608-577-7758
Facsimile: 608-764-1410

June 4, 2007

VIA: HAND DELIVERED

Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room EL-100
PO Box 2985
Madison, Wisconsin 53701-2985

**RE: Land Use Application Pursuant to Fire at
1110 & 1112 East Gorham on
Saturday April 28, 2007**

To Whom It May Concern:

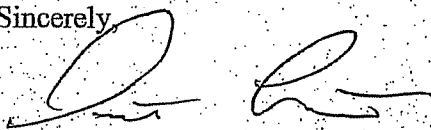
Please find attached the information required to obtain a Demolition Permit according to the first step we have in replacing our duplex that was burned to a total loss. Our duplex located at 1110 & 1112 East Gorham Street, Madison, burned to a total loss on Saturday April 28th 2007, around 12:30PM.

We met with Matt Tucker, Zoning Administrator Neighborhood Preservation & Inspection Division on May 15, 2007. We discussed our proposal to rebuild this duplex, we reviewed the concept plans in detail and Matt explained the approval process to us. Our project is not in the Urban Design District.

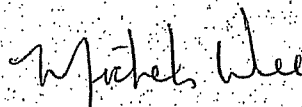
Brenda Konkel the Alderperson has provided the official 30 day waiver (please see Attachments A1-A5), and Patrick McDonnell the neighborhood association contact (see Attachments B1-B3). They both agree with our plans to rebuild this duplex.

If you have any questions regarding any of the information we are submitting, please do not hesitate to contact us at any of the above listed numbers or address.

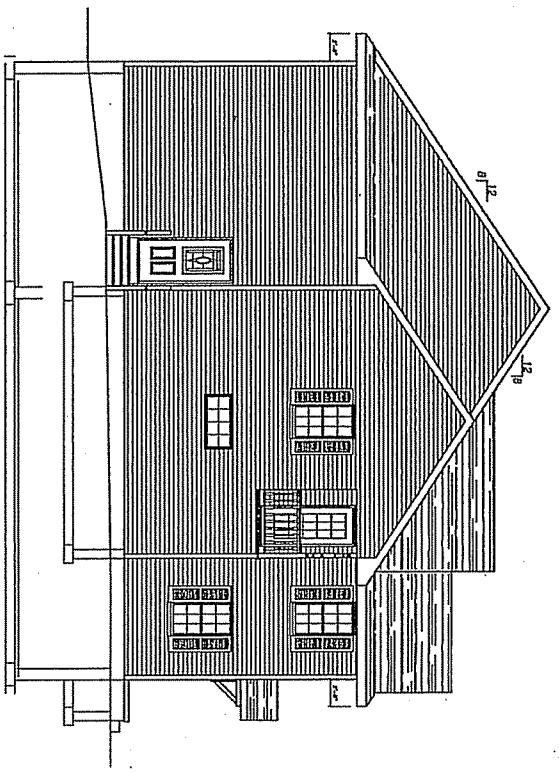
Sincerely,



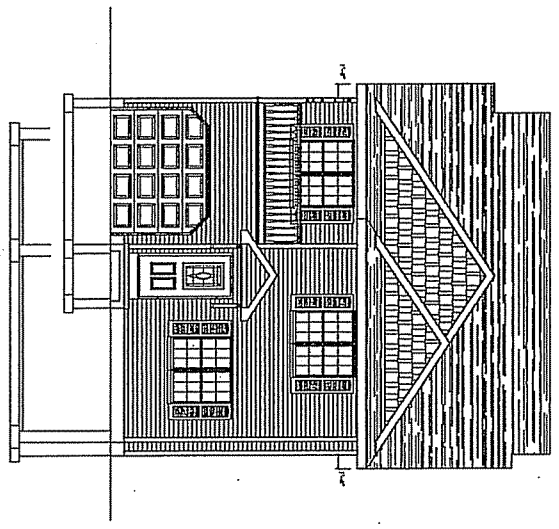
Scott Pratt
Attachments



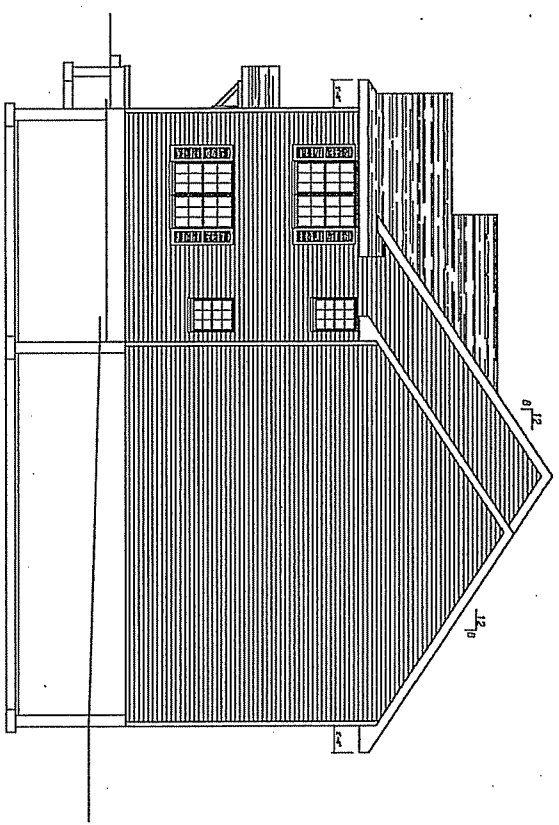
Michele Wee



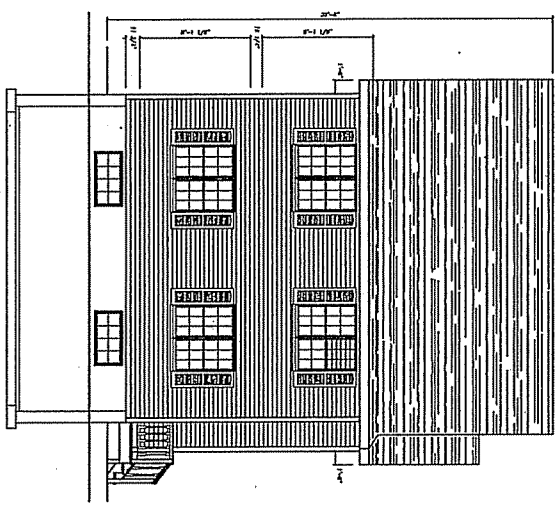
LEFT ELEVATION
1/4"=1'-0"



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



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



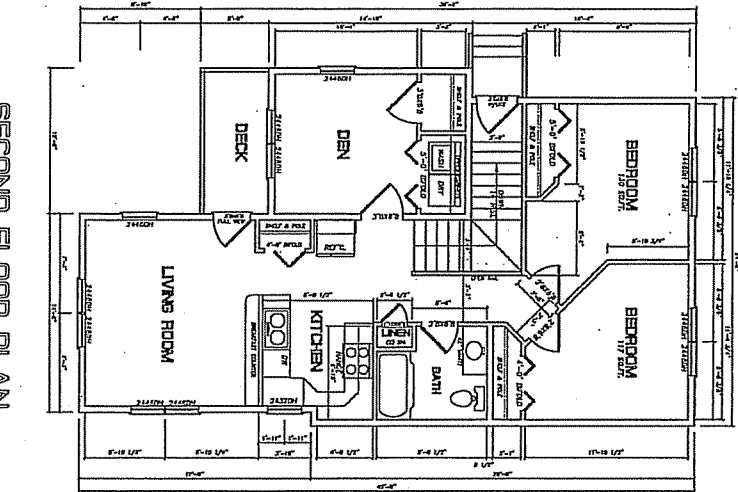
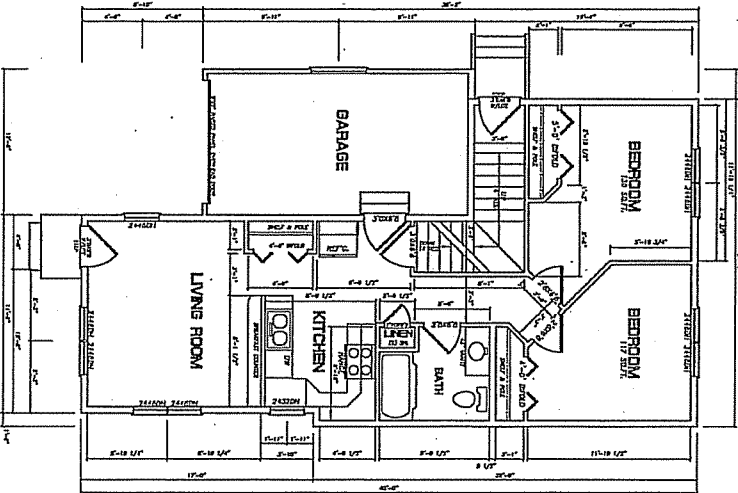
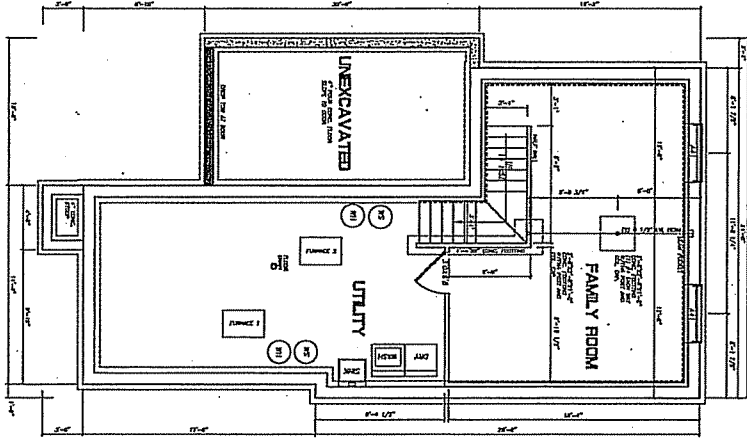
REAR ELEVATION
1/4"=1'-0"

DR DESIGN
STUDIO

1110 EAST GARDNER
MICHIGAN, MI

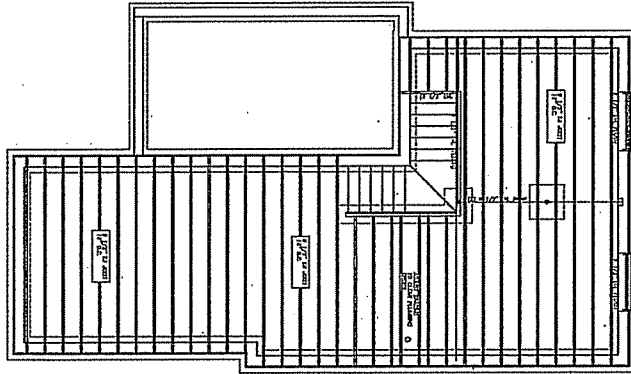
DATE: 11/15/11
SCALE: 1/4"=1'-0"
SHEET: 2 OF 4

DCH Design Studio is a drafting and design service only. All structural components are shown for general reference only and are not to be used as a structural engineer. All site conditions, grades, and dimensions shown are to be determined by others.

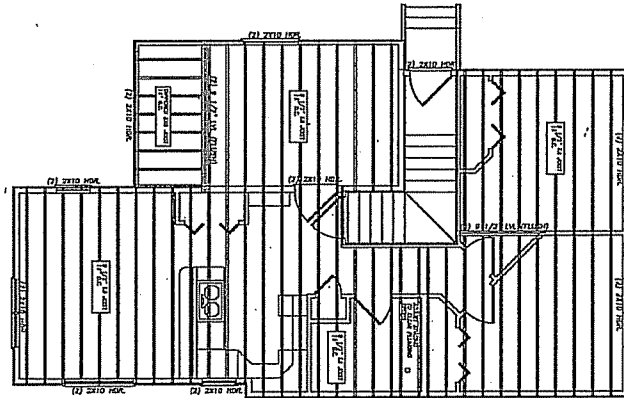


DDI Design Studio is a drafting and design studio that provides architectural and engineering services for residential and commercial projects. All drawings are prepared in accordance with the applicable building codes and standards. All site conditions, grades, and foundation depths to be determined by others.

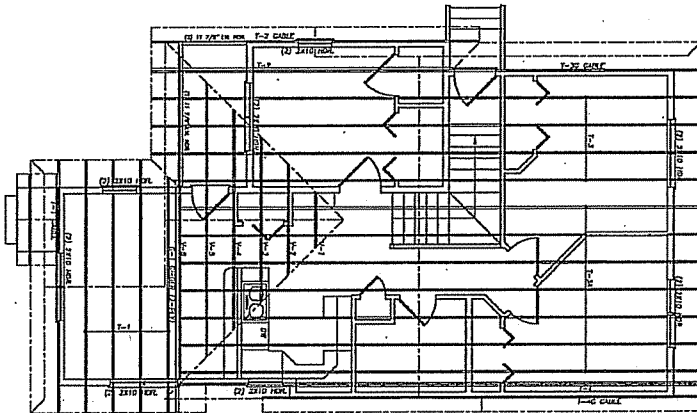
	100 RUSH PROJECT DUPLEX Location: 1110 EAST CORNWALL HANDBURN, WI	DATE: 11/20/24 SCALE: 1/4"=1'-0" SHEET: 3 OF 4
	PROJECT NO: 24-001	



FIRST FLOOR FRAMING PLAN
1/4"=1'-0"



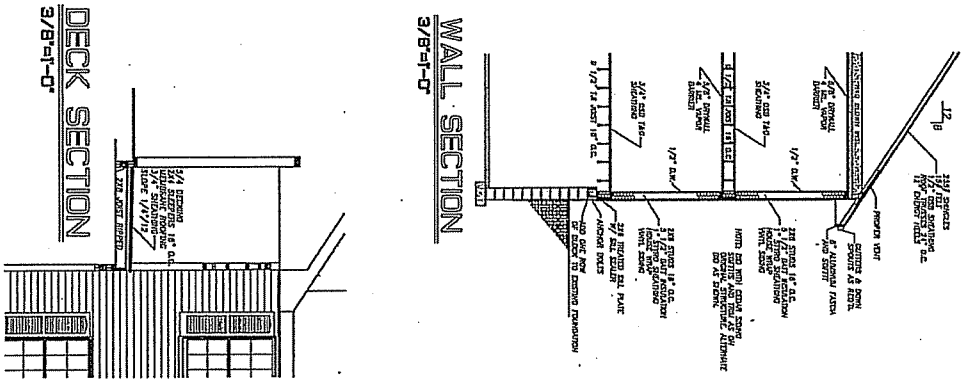
SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



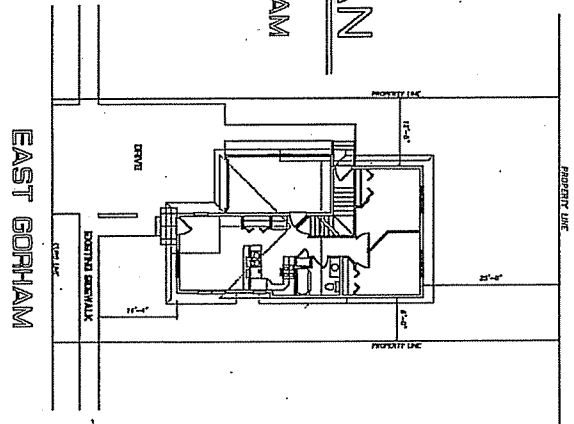
ROOF FRAMING PLAN
1/4"=1'-0"

D&D Design Studio is a drafting and design service only. All structural components are shown for general information only. No structural analysis of a structural engineer. All site conditions, grades, and slopes to be determined by others.

	1110 EAST COVINGTON HANDBURN, IN	DATE: 01/10/17 DRAWN: LUCAS CHECK: LUCAS	SHEET: 4 OF: 4
	1110 EAST COVINGTON HANDBURN, IN	DATE: 01/10/17 DRAWN: LUCAS CHECK: LUCAS	SHEET: 4 OF: 4

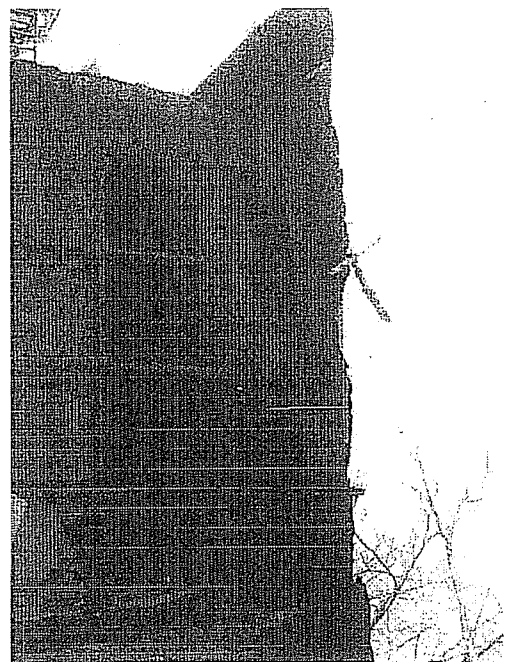
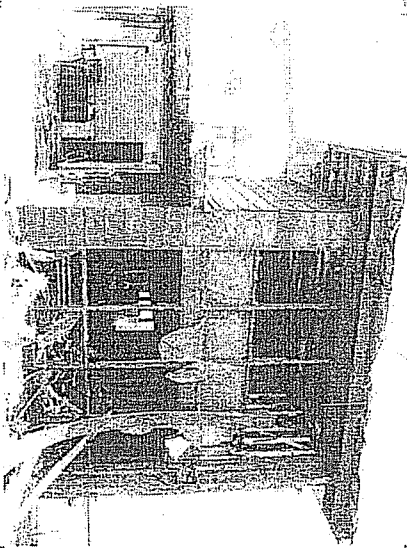
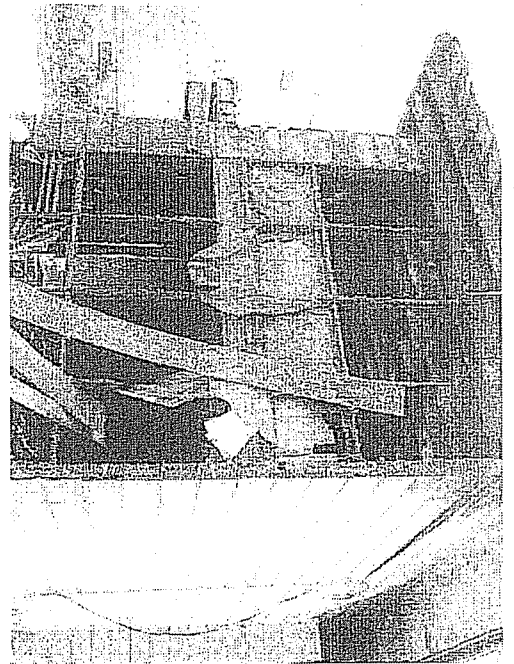
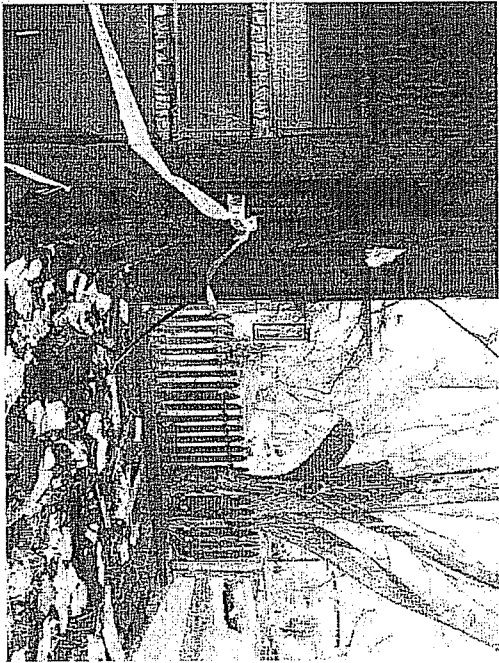


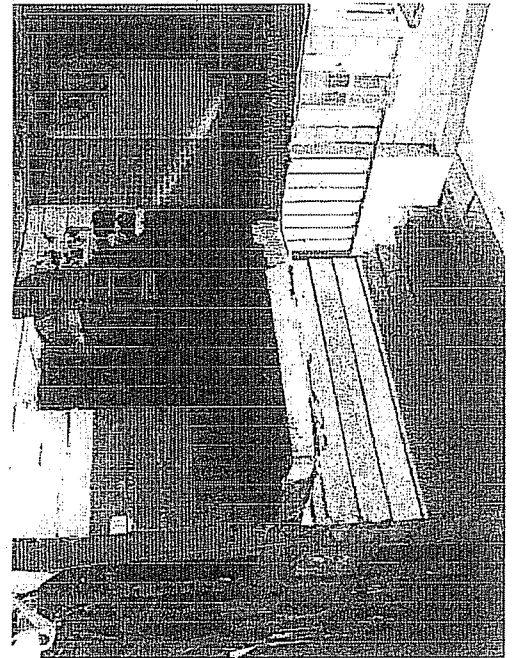
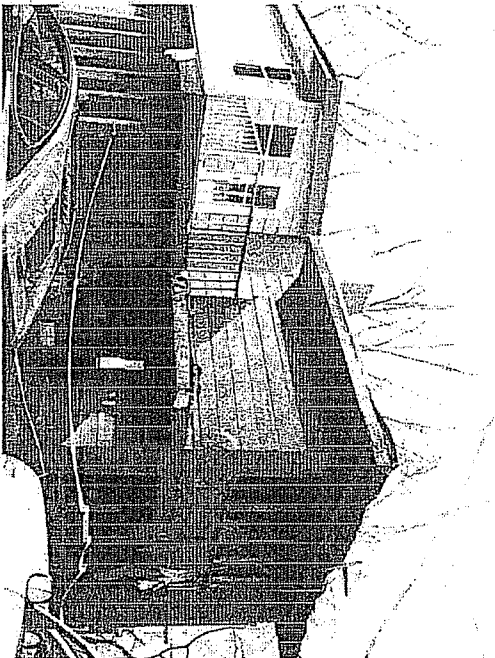
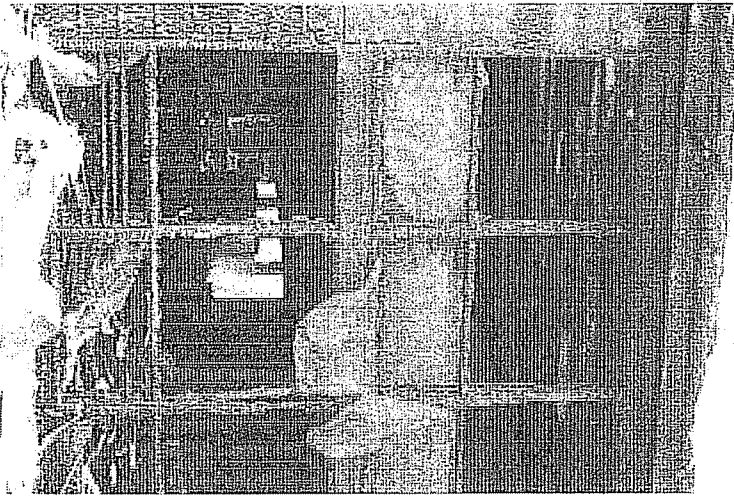
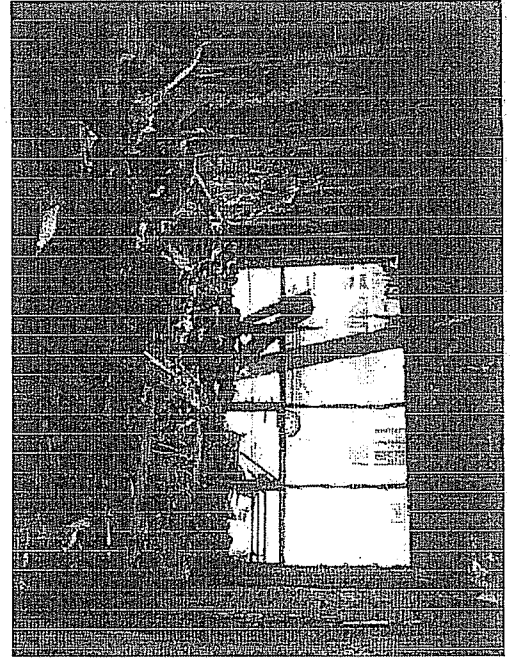
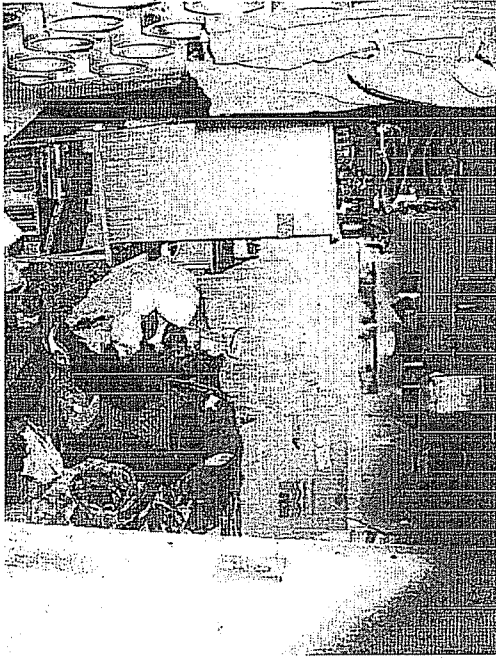
SITE PLAN
1'-10"-0"
1110 EAST GOPHAM
MADISON, WI

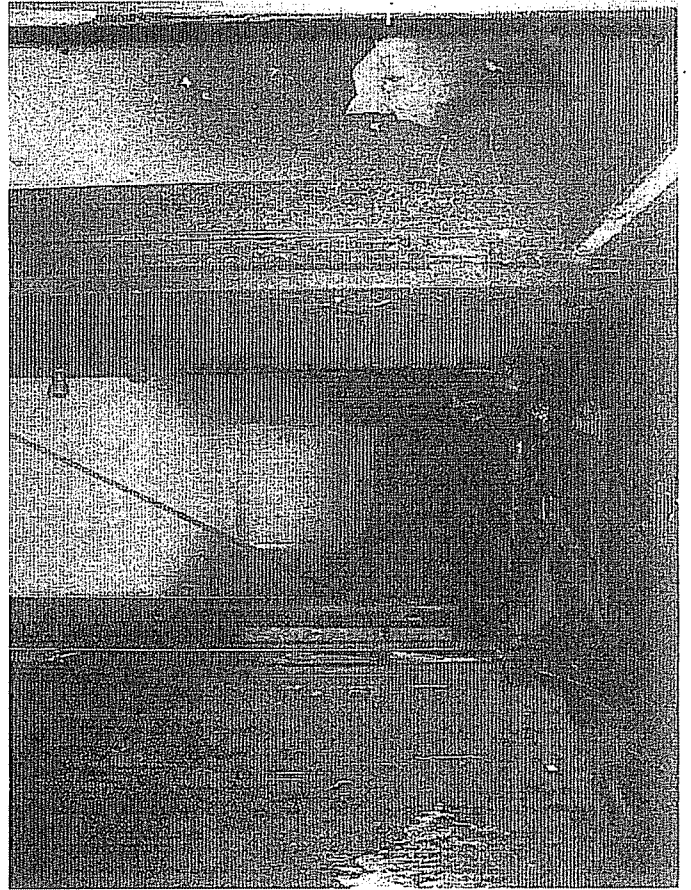
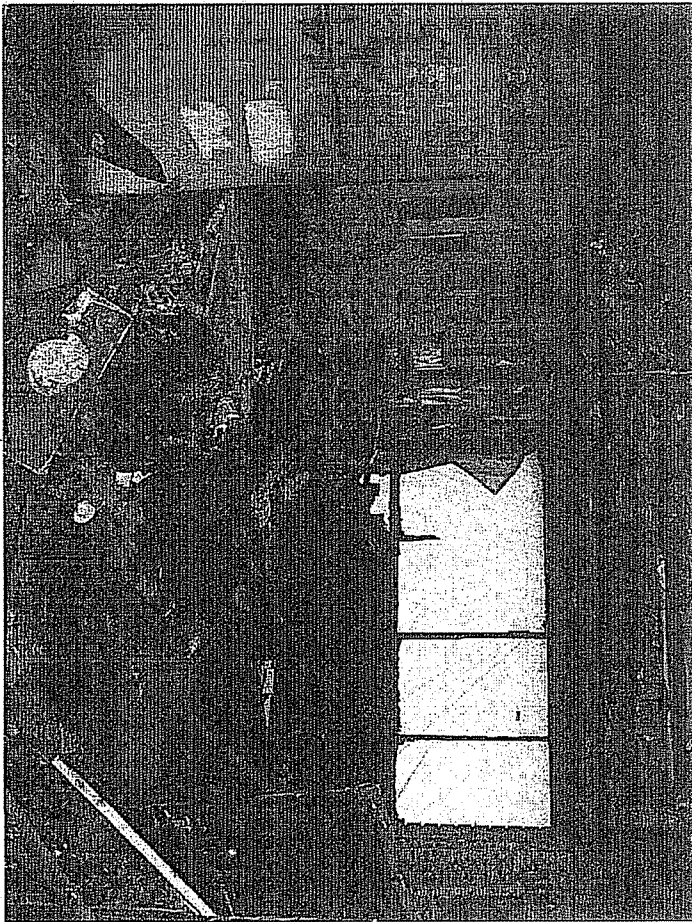
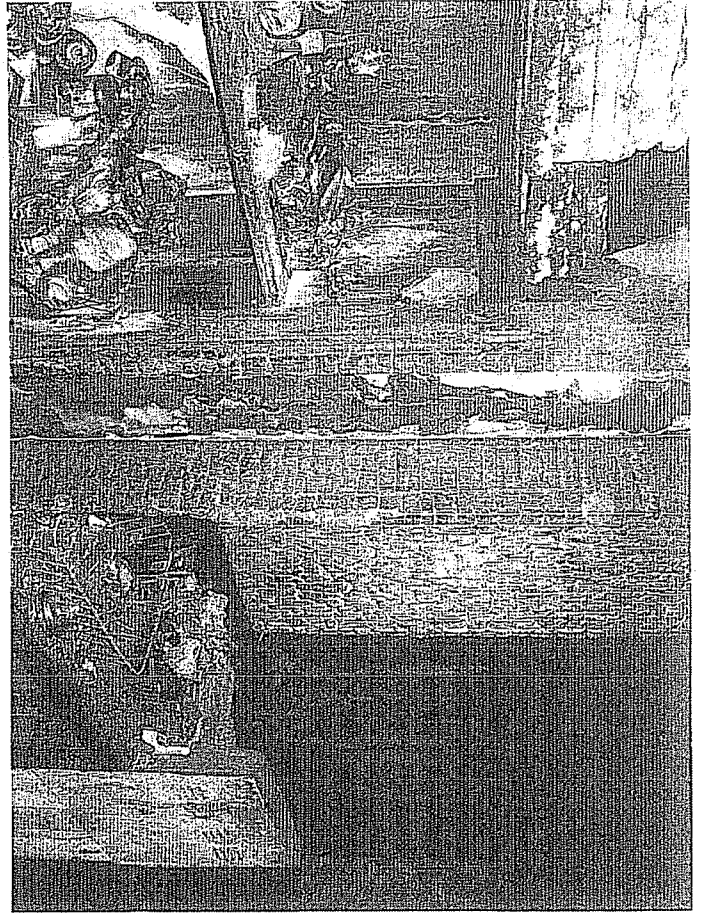
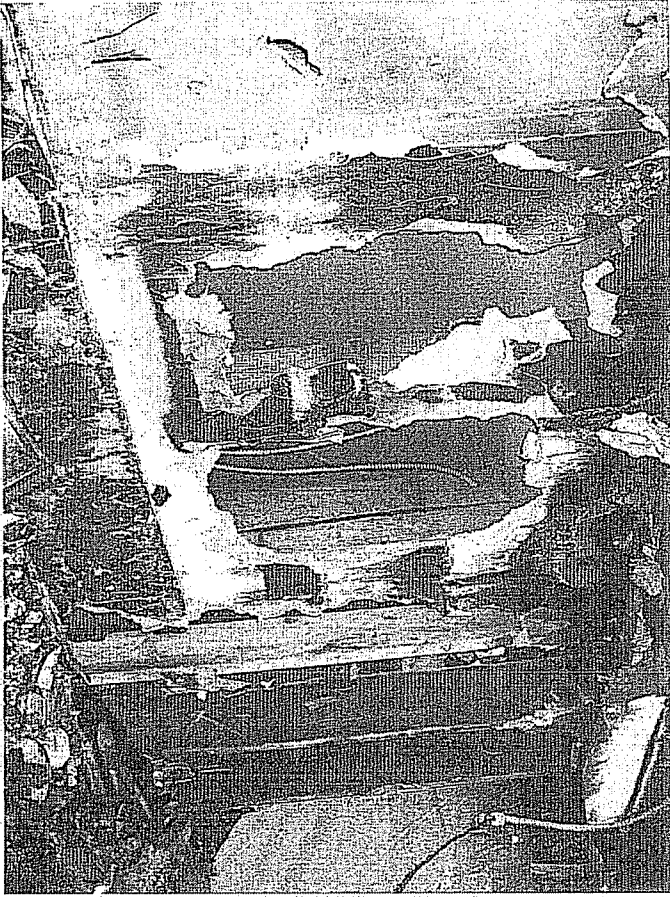


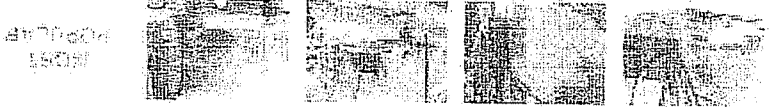
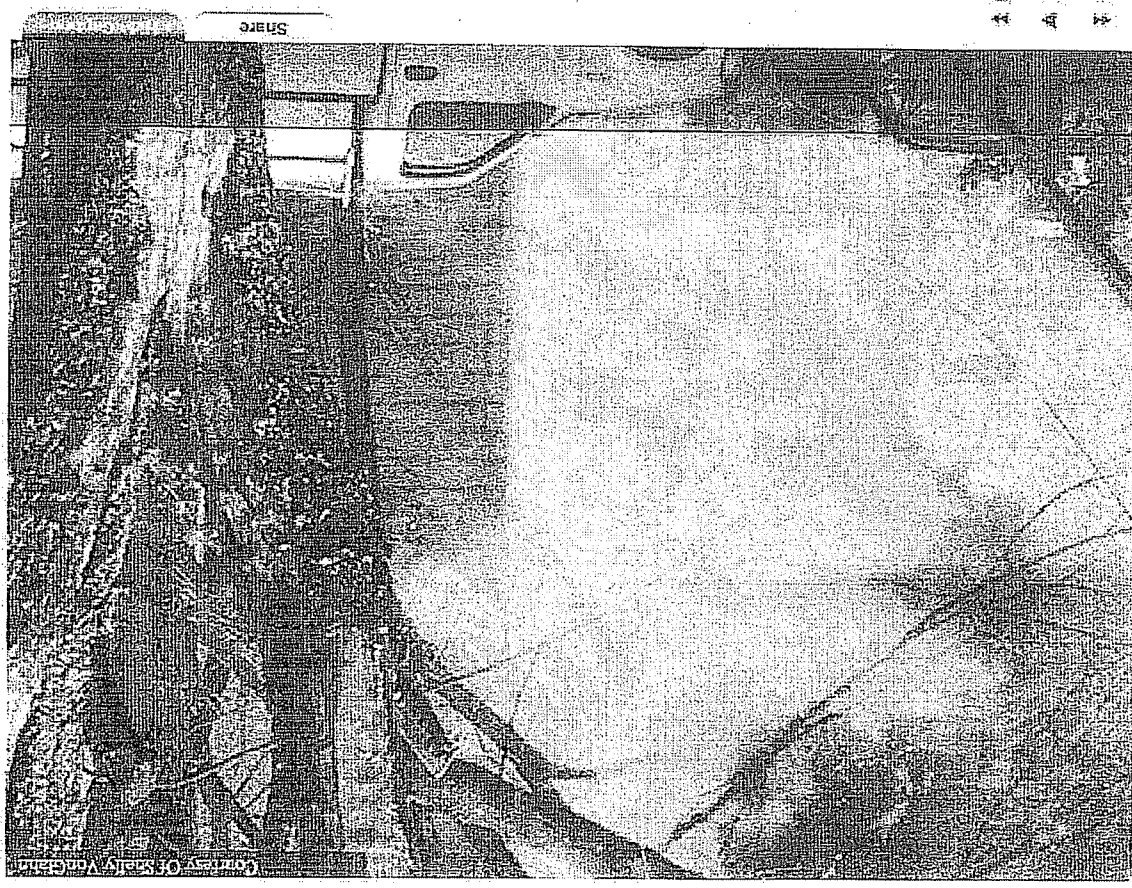
	1110 EAST GOPHAM MADISON, WI	DATE: 11-1-17 1	10' x 14'
	1110 EAST GOPHAM MADISON, WI	1	10' x 14'

DCH Design Studio is a consulting and design services only. All structural components are shown for general information only. This drawing is not to be used as a basis for construction. All site conditions, grades, and other data are to be determined by others.





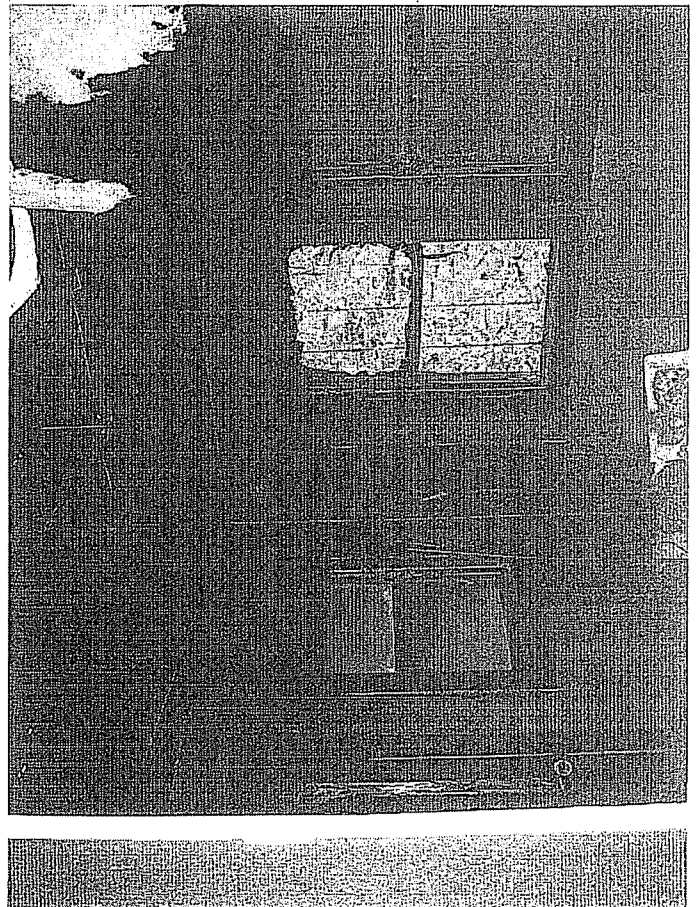
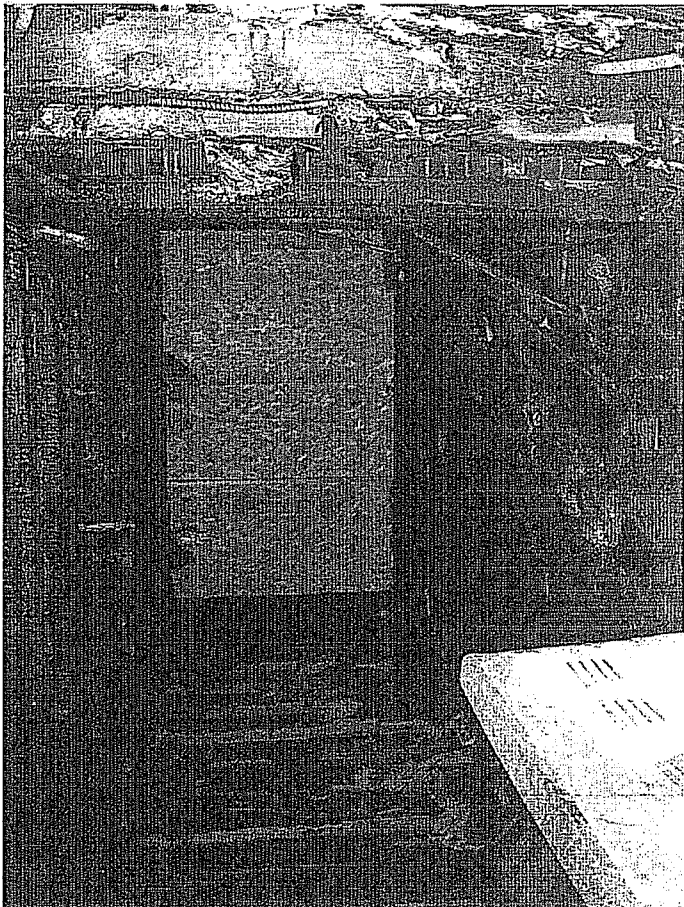
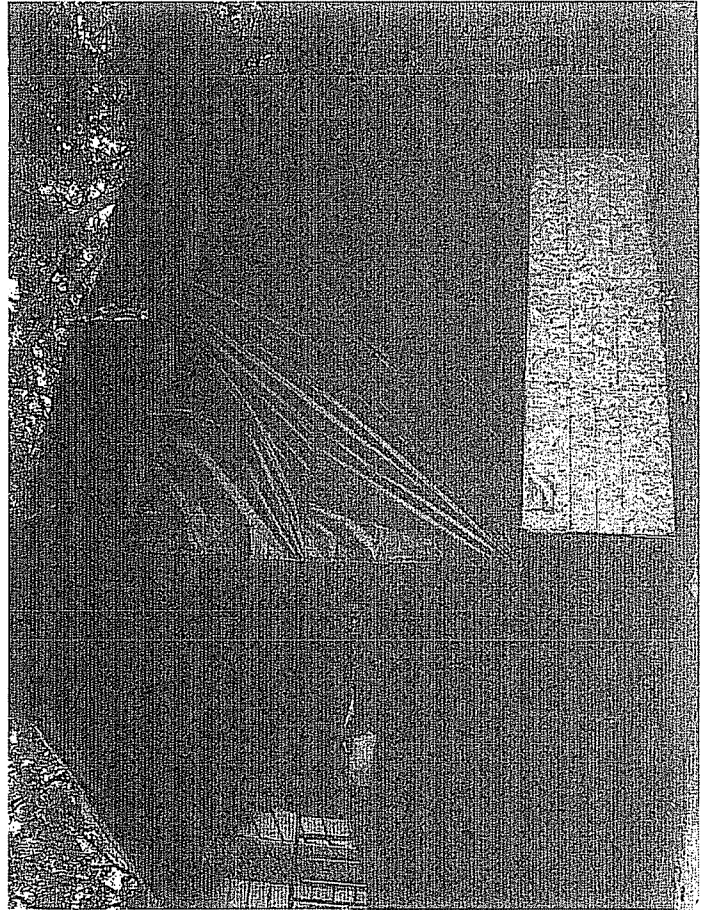
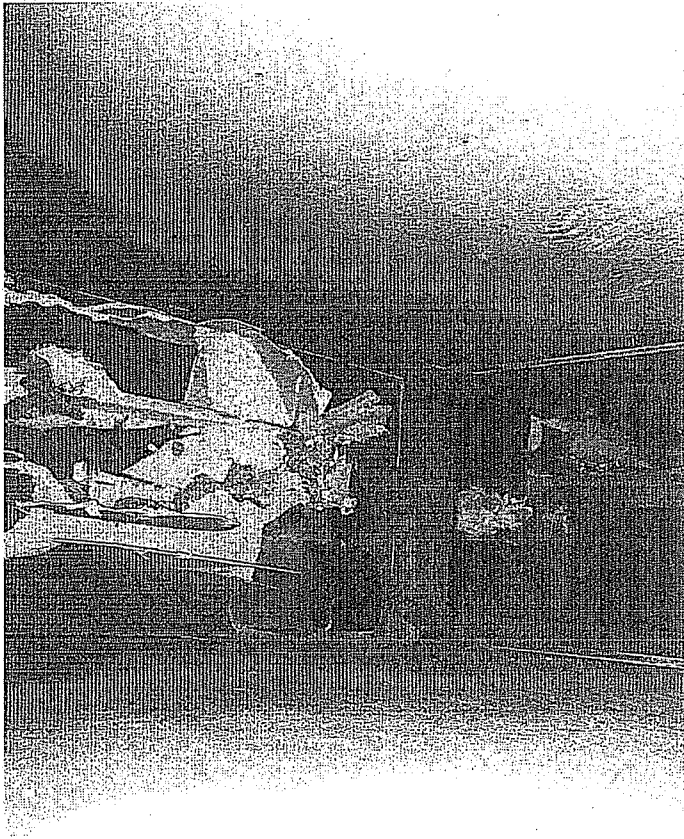




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http://www.channel300.com/slideshow/news/13216914/detail.html

5/2/2007



C



"Victor Helt"
<universalvic@hotmail.com>
05/22/2007 07:53 AM

To Pratt@phase2mktg.com
cc
bcc

Subject 1110 & 1112 East Gorham St.

For Follow Up: Urgent Priority

Mr Pratt,

I have inspected your property located at 1110 and 1112 East Gorham St. in Madison, WI that was destroyed by fire and have determined that it is a total loss and that nothing can be salvaged.

Victor Helt
Universal Construction, Inc.
P.O. Box 35
Cross Plains, WI 53528
(608) 279-6783

More photos, more messages, more storage—get 2GB with Windows Live Hotmail.
http://imagine-windowslive.com/hotmail/?locale=en-us&ocid=TXT_TAGHM_migration_HM_mini_2G_0507

A1



"Konkel, Brenda"
<district2@cityofmadison.com>
05/24/2007 10:26 AM

To "Patrick McDonnell" <pmcdonnell@tds.net>,
<Pratt@phase2mktg.com>
cc "Tucker, Matthew" <MTucker@cityofmadison.com>
bcc

Subject RE: 1110-12approval

Matt -

Can these emails function at the official 30 day waiver, or do you need something more. If so, I waive the 30 day notice requirement for the alder.

b

From: Patrick McDonnell [mailto:pmcdonnell@tds.net]
Sent: Thursday, May 24, 2007 9:42 AM
To: Pratt@phase2mktg.com
Cc: Konkel, Brenda; Tucker, Matthew
Subject: Re: 1110-12approval

Hello Scott,

The Neighborhood Association sees no problem with your plans to demolish and rebuild. Good luck on the project.

Pat

----- Original Message -----

From: Pratt@phase2mktg.com
To: [Patrick McDonnell](mailto:Patrick.McDonnell@tds.net)
Cc: district2@cityofmadison.com ; mtucker@cityofmadison.com
Sent: Tuesday, May 22, 2007 6:22 PM
Subject: Re: 1110-12approval

Hi Pat,

Thanks for your attention to this matter. I need to know as soon as possible.

Thanks again,

Scott Pratt
Sales Engineer
Phase II Marketing
608.577.7758

"Patrick McDonnell" <pmcdonnell@tds.net>

05/22/2007 02:35 PM

To <Pratt@phase2mktg.com>
cc <district2@cityofmadison.com>, <mtucker@cityofmadison.com>

(D)



"Dreckmann, George"
<GDreckmann@cityofmadison.com>
05/22/2007 10:05 AM

To <Pratt@phase2mktg.com>
cc
bcc
Subject RE: 1110/1112 East Gorham tear down

For Follow Up: Urgent Priority

Scott,

This is fine.

I'll let Matt Tucker know I have approved your recycling plan.

Good Luck.

George

George P. Dreckmann
Recycling Coordinator
City of Madison
1501 W. Badger Rd.
Madison, WI 53713
608-267-2626
FAX 608-267-1120

"The best public measures are seldom adopted from previous wisdom but forced by the occasion."

Benjamin Franklin

From: Pratt@phase2mktg.com [mailto:Pratt@phase2mktg.com]
Sent: Tuesday, May 22, 2007 7:33 AM
To: Dreckmann, George
Subject: 1110/1112 East Gorham tear down

Hi George,

Here is the demolition plan you talked about.

I'll be contracting K&M Tie and Lumber to do the demolition of 1110/ 1112 East Gorham. They have lots of Demolition experience. The recycling of concrete, all metal will be taken to Diehl Newmierer in Deforest. There will be very little concrete recycling because I will be using the existing foundation. Royal Container will be hauling the waste.

Let me know if this meets your approval,

DOMOLITION RECYCLING AND REUSE PLAN

We have spoken with George Dreckmann, the Recycling Coordinator located on 1501 W. Bader Road, Madison, to ensure that we will be recycling and reusing anything possible from the rubble pursuant to the fire that destroyed our duplex located at 1110 & 1112 East Gorham Street, Madison, on Saturday April 28th 2007, around 12:30PM.

Please see Attachment D for further detail and George's approval of our recycling plan.

Reuse Plan. There is no wood flooring, cabinets or other materials that the ReStore can remove for resale.

Appliance Recycling. All of the appliances that have not been burnt to ash will be recycled. The water heaters, washer and dryer in the basement will be recycled. The one A/C unit was burnt to ash.

Mercury Recovery / Recycling. The thermostats were programmable, and did not contain any mercury. There were no fluorescent bulbs or tubes in the property.

Concrete / Asphalt Recycling. The driveway and concrete foundation will be reused in the construction of the new building. This will not be removed from the site. We will use the same foundation of the structure.

Metal Recycling. The ductwork, rain gutters, downspouts, storm windows and doors, will be taken to a scrap dealer's dumpster for collection of scrap metal.

AZ



"Konkel, Brenda"
<district2@cityofmadison.com>
05/24/2007 12:03 AM

To <Pratt@phase2mktg.com>
cc
bcc
Subject RE: approval

I looked at the materials and based on the materials, I don't have any concerns at the moment.
b

From: Pratt@phase2mktg.com [mailto:Pratt@phase2mktg.com]
Sent: Tuesday, May 22, 2007 7:24 AM
To: Konkel, Brenda
Subject: RE: approval

Hi Brenda,
This is the replacement of 1110 and 1112 East Gorham. The Building recently burned down.

Thanks,

Scott Pratt
Sales Engineer
Phase II Marketing
608.577.7758

"Konkel, Brenda"
<district2@cityofmadison.com>
05/21/2007 04:45 PM

To <Pratt@phase2mktg.com>
cc
Subject RE: approval

Sorry, which project is this?
b

From: Pratt@phase2mktg.com [mailto:Pratt@phase2mktg.com]
Sent: Monday, May 21, 2007 2:42 PM
To: Pratt@phase2mktg.com
Cc: Konkel, Brenda; pmcdonnell@tds.net