



# City of Madison

## Conditional Use and Demolition

Location  
940 East Dayton Street

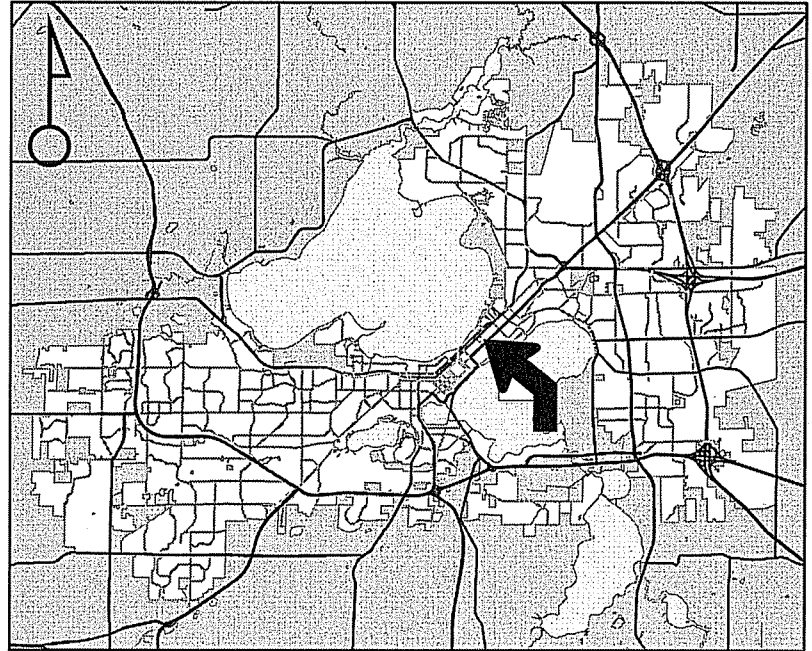
Project Name  
Gorman Demolish and Construct

Applicant  
Adam Gorman

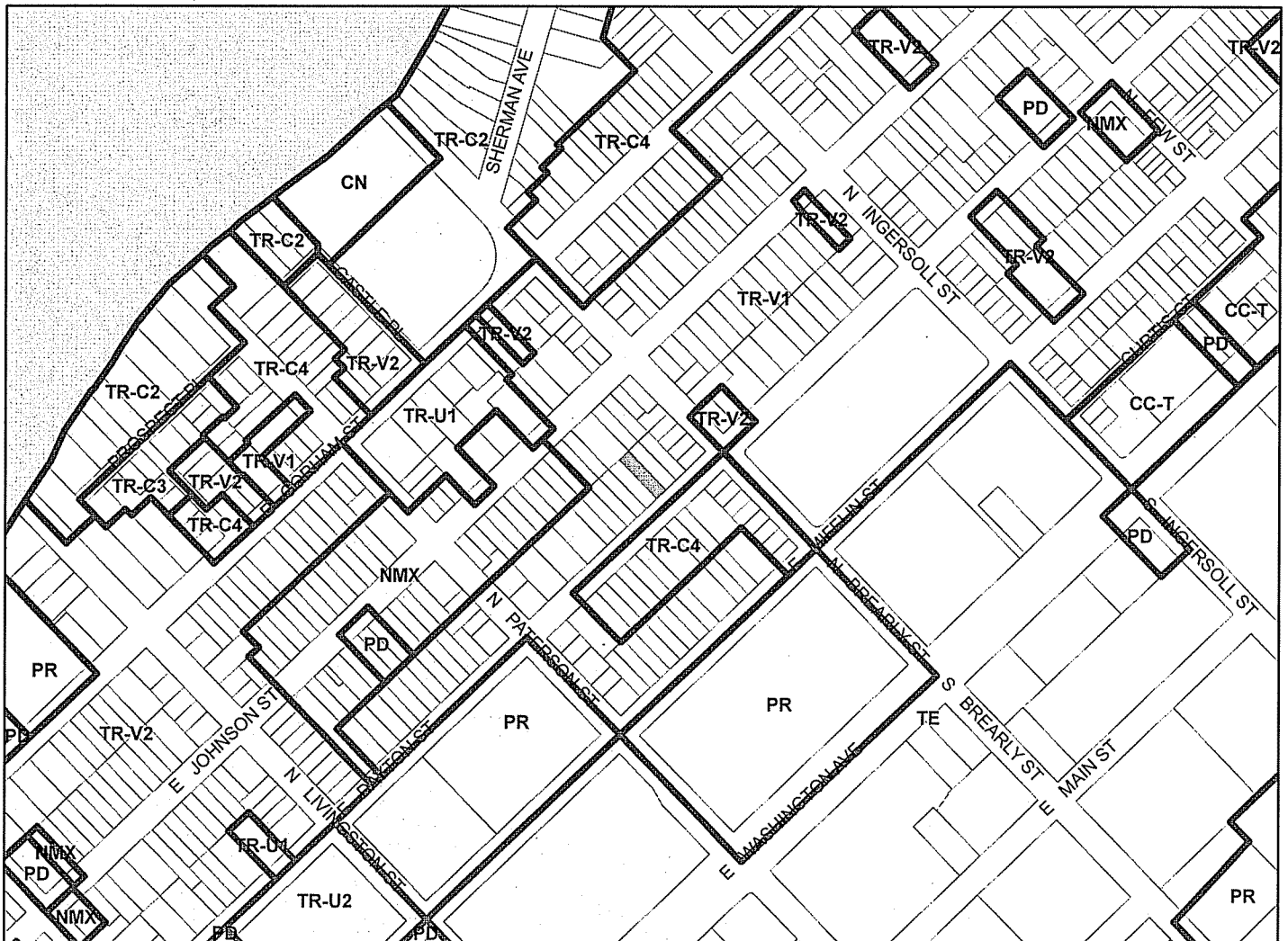
Existing Use  
Two-family residence

Proposed Use  
Demolish two-family residence to  
construct single-family residence  
and Accessory Dwelling Unit

Public Hearing Date  
Plan Commission  
19 September 2016

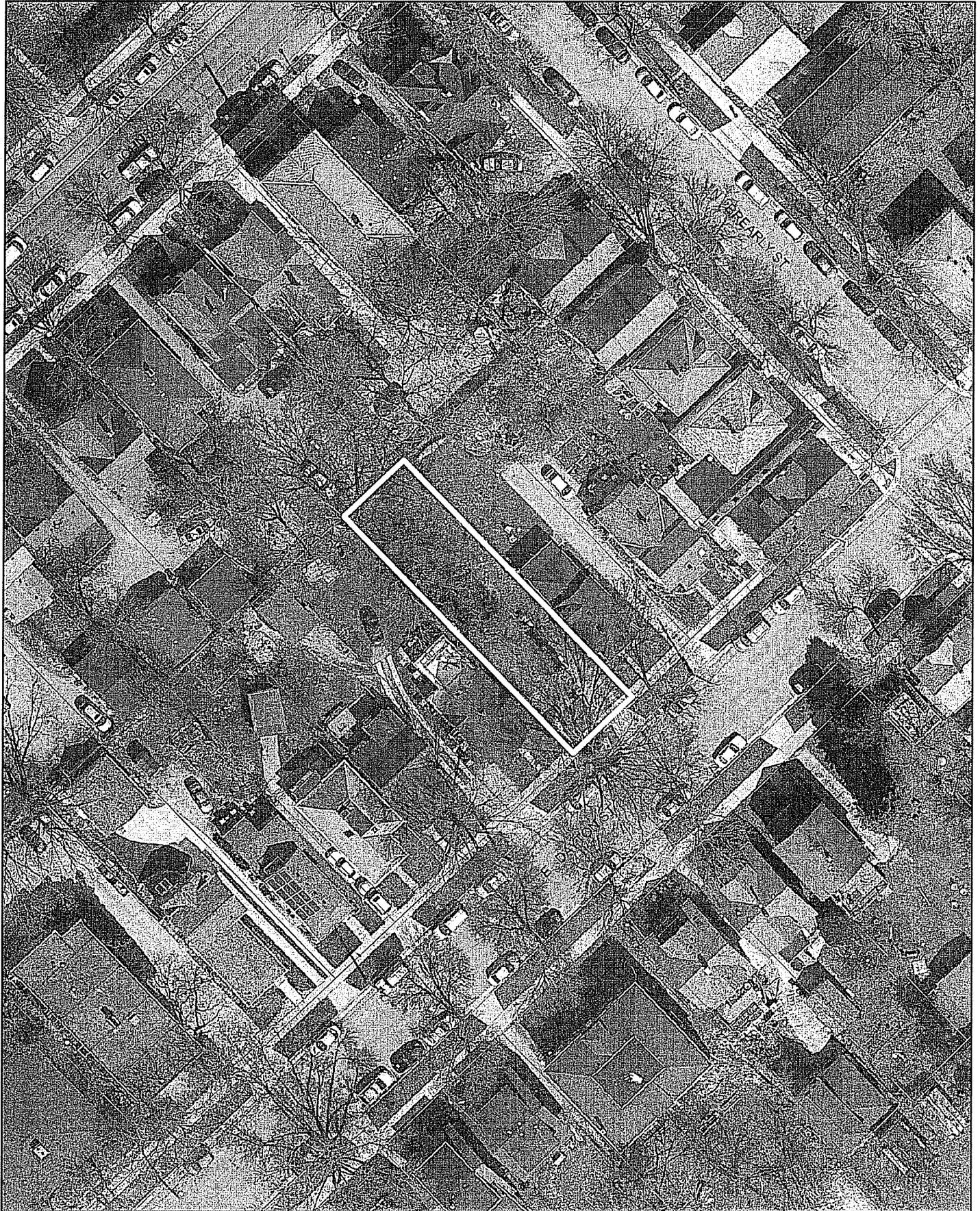


For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 14 September 2016





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

**FOR OFFICE USE ONLY:**

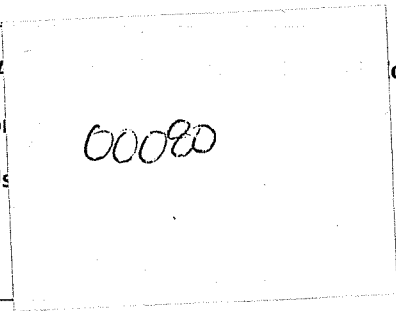
Amt. Paid \$600 Receipt No. 018390-0012  
 Date Received 7/13/16  
 Received By [Signature]  
 Parcel No. 0709-132-0513-8  
 Aldermanic District 2 - Zellers  
 Zoning District TR-VL  
 Special Requirements WP-24  
 Review Required By:  
 Urban Design Commission  Plan Commission  
 Common Council  Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 940 East Dayton  
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 \_\_\_\_\_ 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: Adam Gorman Company: \_\_\_\_\_  
 Street Address: 5951 Whalen Rd City/State: Oregon / WI Zip: 53575  
 Telephone: 608 712-6724 Email: gorman.adam@uwflox.edu  
 Project Contact Person: " Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of existing property. On same property, building new single family home

Development Schedule: Commencement \_\_\_\_\_ Completion Single family home

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/altere 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:

32 11x17

- ~~Seven (7) copies~~ of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ~~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
- Existing Conditions /
- Project Schedule
- Proposed Uses (and ft<sup>2</sup> of each)
- Hours of Operation
- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

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](mailto:pcapplications@cityofmadison.com).

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

photos - 1 copy

6. Applicant Declarations

print copy of email

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:

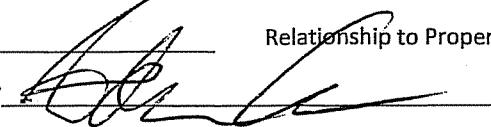
Alder Zellers, Patty Prime, Keith Wesset

→ 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: Chris Wells Date: 6/29/2016 Zoning Staff: Jenny Kirchgatter Date: 6/29/16

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

Name of Applicant \_\_\_\_\_ Relationship to Property: \_\_\_\_\_  
Authorizing Signature of Property Owner  Date 7/13/16 8

To Whom It May Concern:

My name is Adam Gorman and this past February I purchased the property at 940 East Dayton Street from Mr. Ray Peterson. The condition of the two-flat home was extremely poor and in violation of many building codes. My plan consists of demolishing the existing structure and constructing a new 5 bedroom 4 bath single-family home. In addition, I am going to create a detached two-car garage with an apartment above in which I will live in.

Thank you,

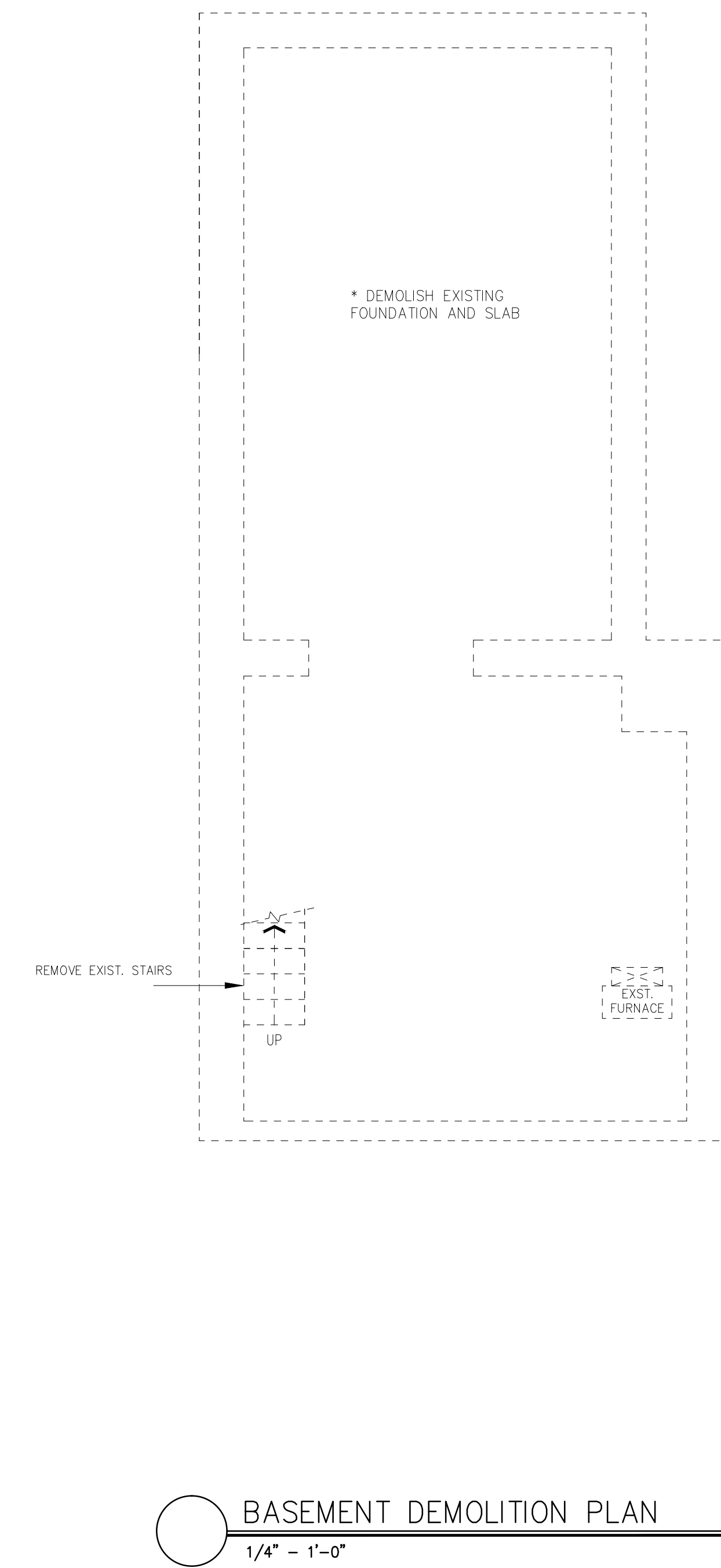
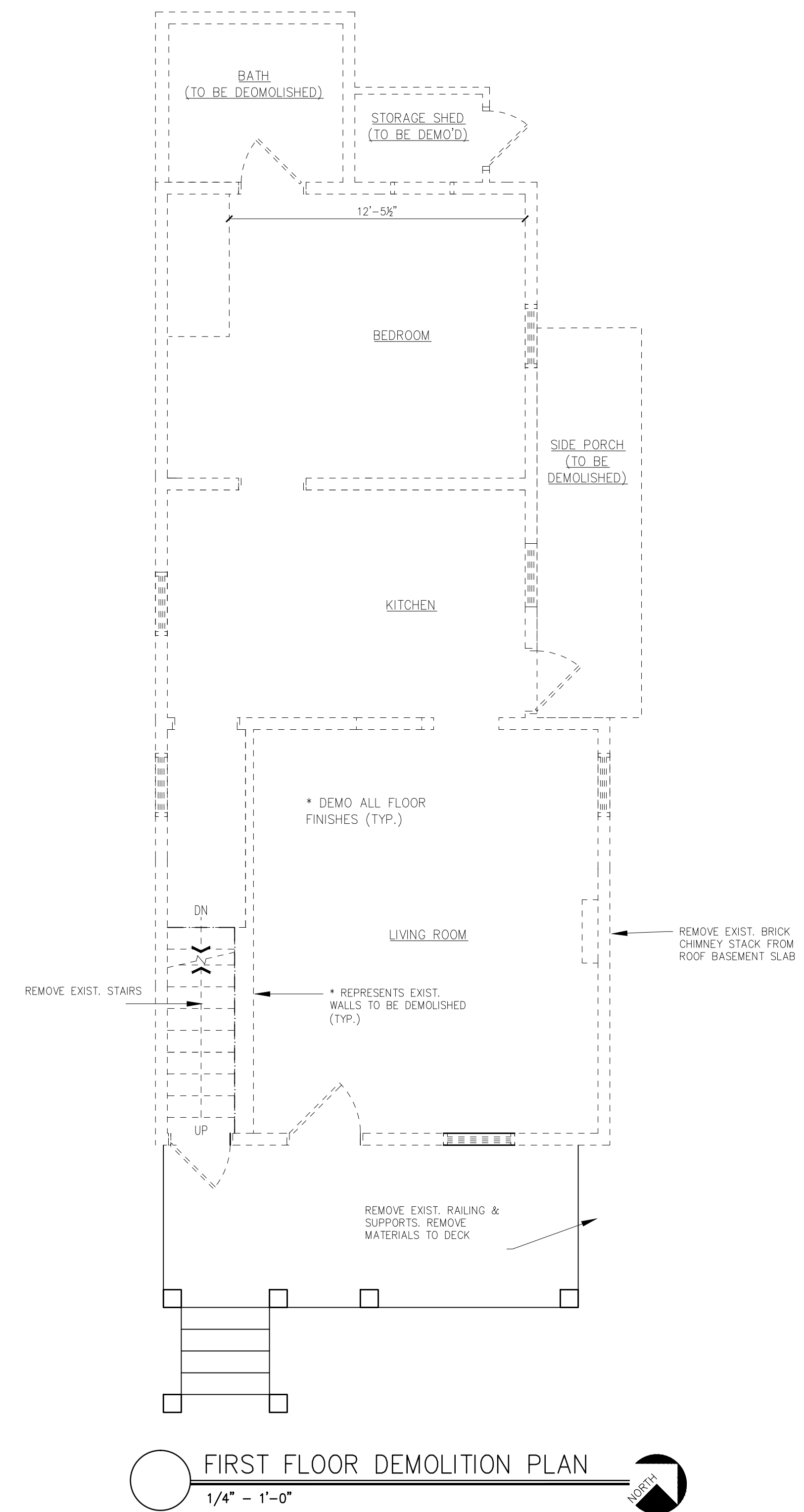
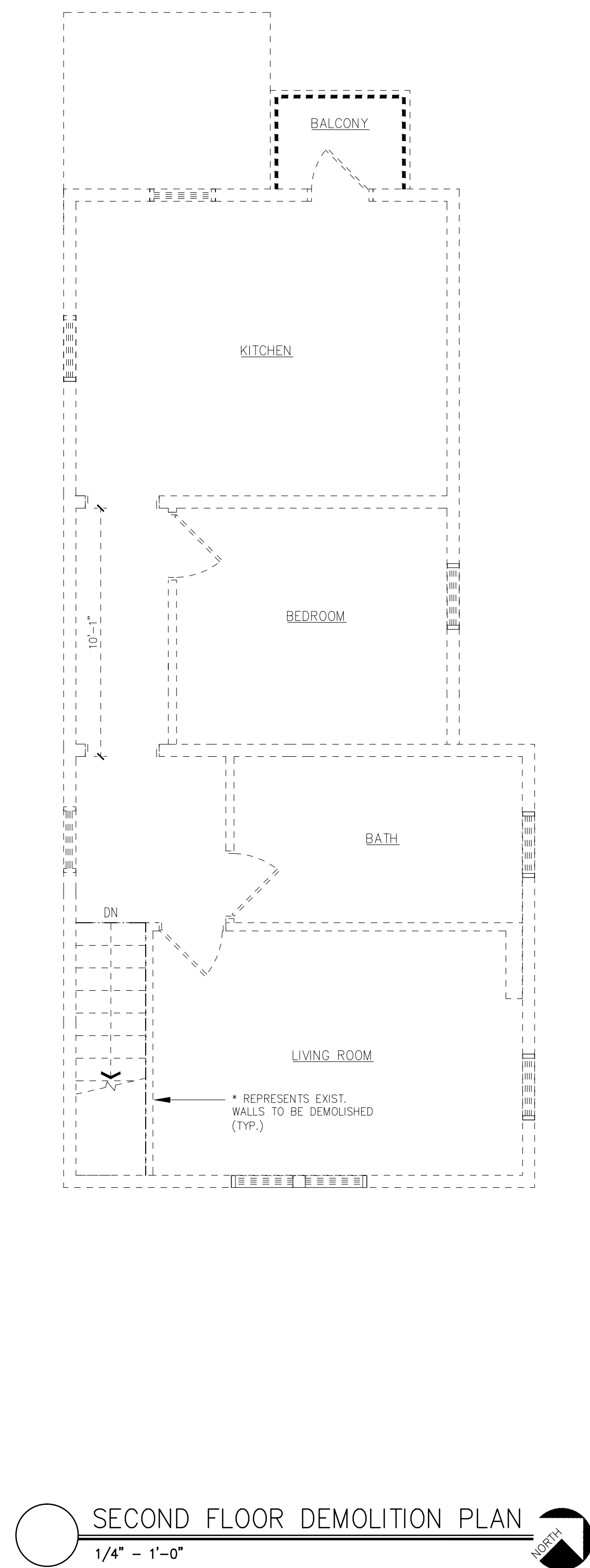
Adam Gorman





PRELIMINARY - NOT FOR CONSTRUCTION

**DAYTON STREET HOUSE**  
940 EAST DAYTON STREET  
MADISON, WI 53703



2016.08.10 ISSUED FOR BID	

Revisions

Issue Date: 2016.08.10  
Project No. x  
Drawn: DMK  
Checked: x  
Approved: x

**Sheet Title**  
940 E. Dayton St.  
DEMOLITION PLANS

**Sheet No.**  
**A101**

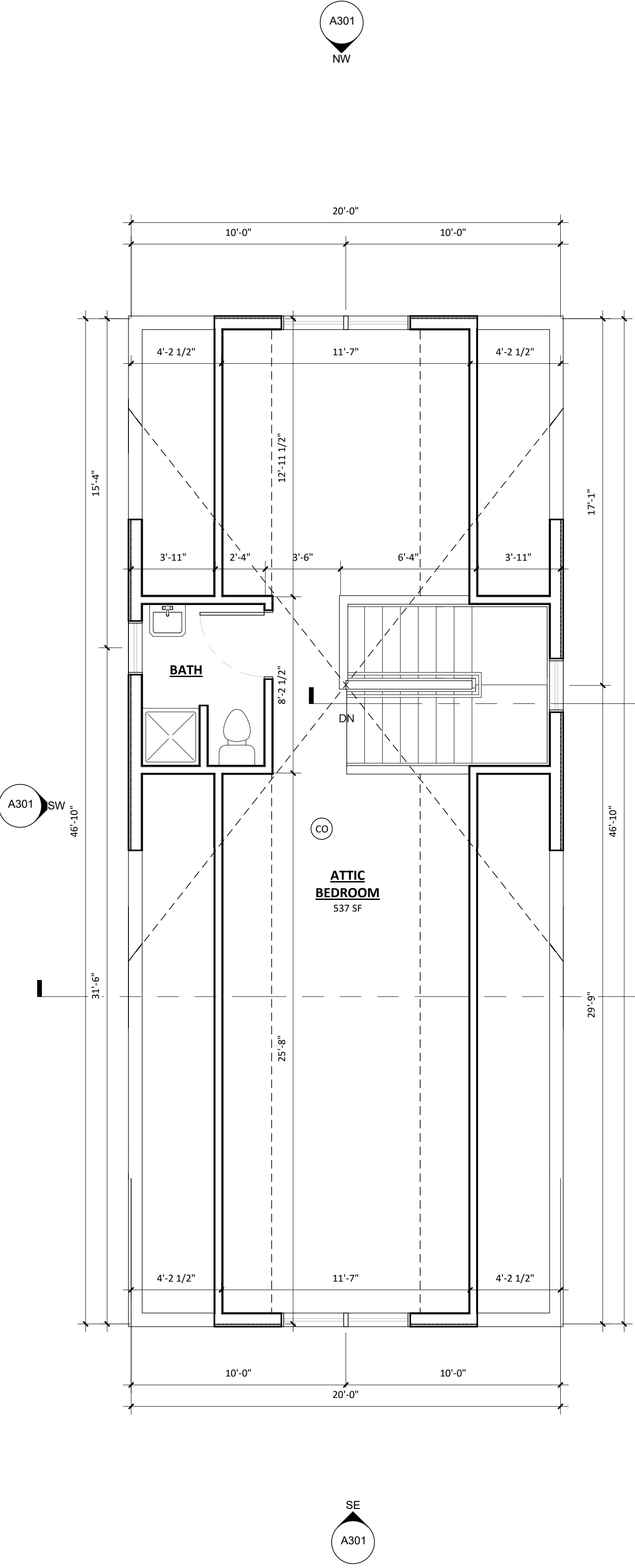
BUILDING & CODE INFORMATION (PRIMARY BUILDING)			
<b>BUILDING HEIGHT:</b>	2 STORIES, BASEMENT, & ATTIC = 34'-10" (35'-0" MAX)	<b>WIND LOAD:</b>	20 PSF
<b>ZONING DISTRICT:</b>	TR-V1	<b>SNOW LOAD:</b>	30 PSF
<b>BUILDING CODES:</b>	WI UBC	<b>LIVE LOADS:</b>	
<b>GROSS BUILDING AREA:</b>	3,437 GSF	<b>FLOOR:</b>	20 PSF
<b>BASEMENT:</b>	940 GSF	<b>BALCONY/DECK/PORCH:</b>	40 PSF
<b>1st FLOOR:</b>	977 GSF	<b>CEILING w/ STORAGE:</b>	20 PSF
<b>2ND FLOOR:</b>	940 GSF		
<b>ATTIC:</b>	580 GSF		
<b>SITE AREA:</b>	4,385 SF		
<b>PARKING:</b>	2 SPACES (ENCLOSED GARAGE)		
<b>SETBACKS:</b>			
<b>FRONT:</b>	AVG. OR 20'		
<b>SIDE:</b>	10% OF LOT, MIN.		
<b>BACK:</b>	25'-0"		

PRESCRIPTIVE WALL SIZING & SPACING (UDC TABLE 21.25-A)			
	LATERALLY UNSUPPORTED STUD HEIGHT	MAX. SPACING SUPPORTING ONE FLOOR, ROOF, & CEILING	MAX. SPACING
2x6 EXTERIOR BEARING WALLS	10'-0"	24" O.C.	N/A
2x4 INTERIOR NONBEARING WALLS	20'-0"	N/A	24" O.C.

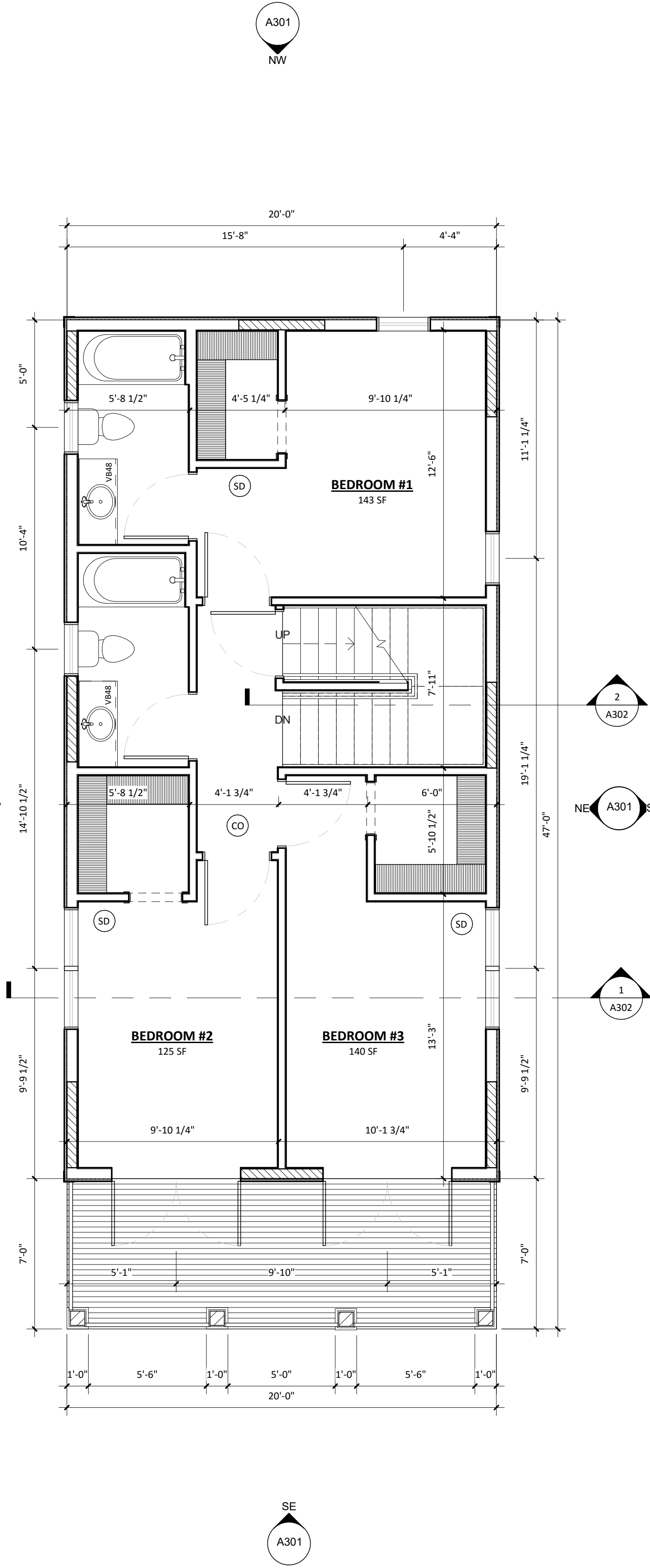
  

ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D) 22" WIDTH - ZONE 2	
HEADER MEMBERS	MAX. SPAN
(2) 2x6'S	3'-0"
(2) 2x8'S	4'-0"
(2) 2x10'S	5'-0"
(2) 2x12'S	6'-0"

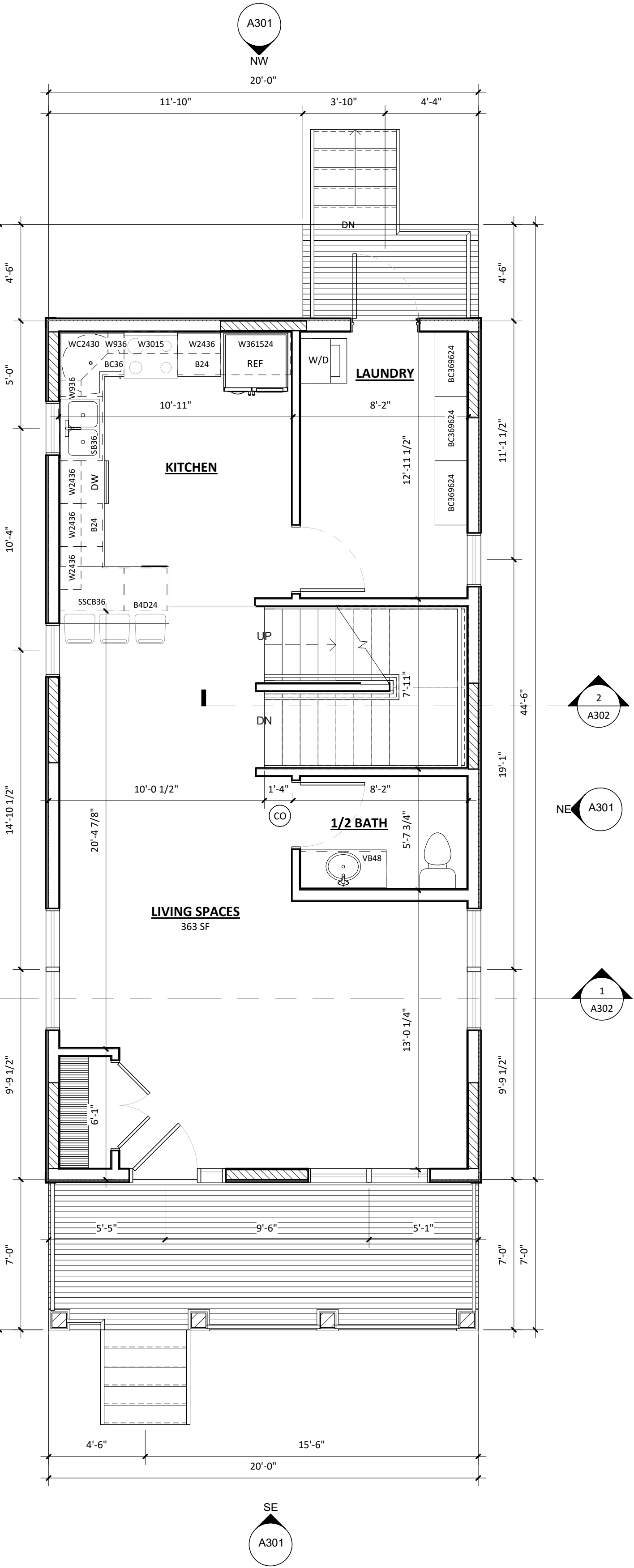
SMOKE & CARBON MONOXIDE ALARMS	
(SD)	IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED w/ BATTERY BACKUP
(CO)	COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED w/ BATTERY BACKUP



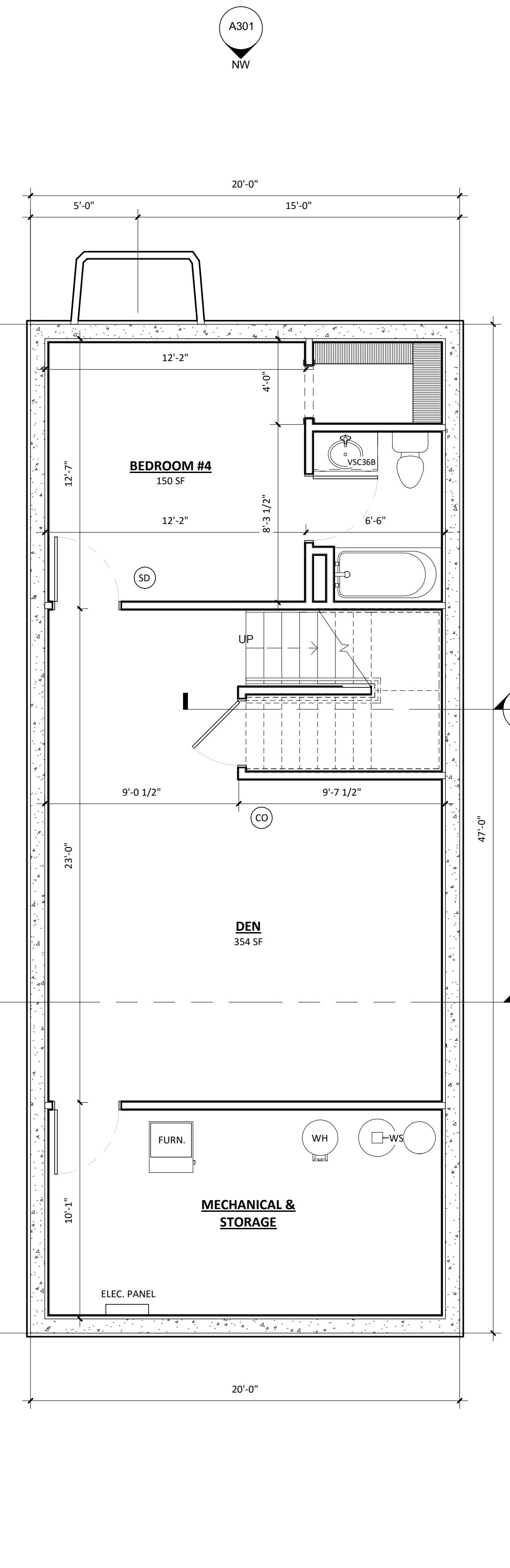
**A 940 EAST DAYTON ST - ATTIC PLAN**  
SCALE: 1/4" = 1'-0"



**2 940 EAST DAYTON ST - 2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**1 940 EAST DAYTON ST - 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**B 940 EAST DAYTON ST - BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

**DAYTON STREET HOUSE**  
940 EAST DAYTON STREET  
MADISON, WI 53703

Issue Date: 2016.08.10  
Project No. x  
Drawn by: DMK

Date: 2016.08.10  
Issue Description: ISSUED FOR BID

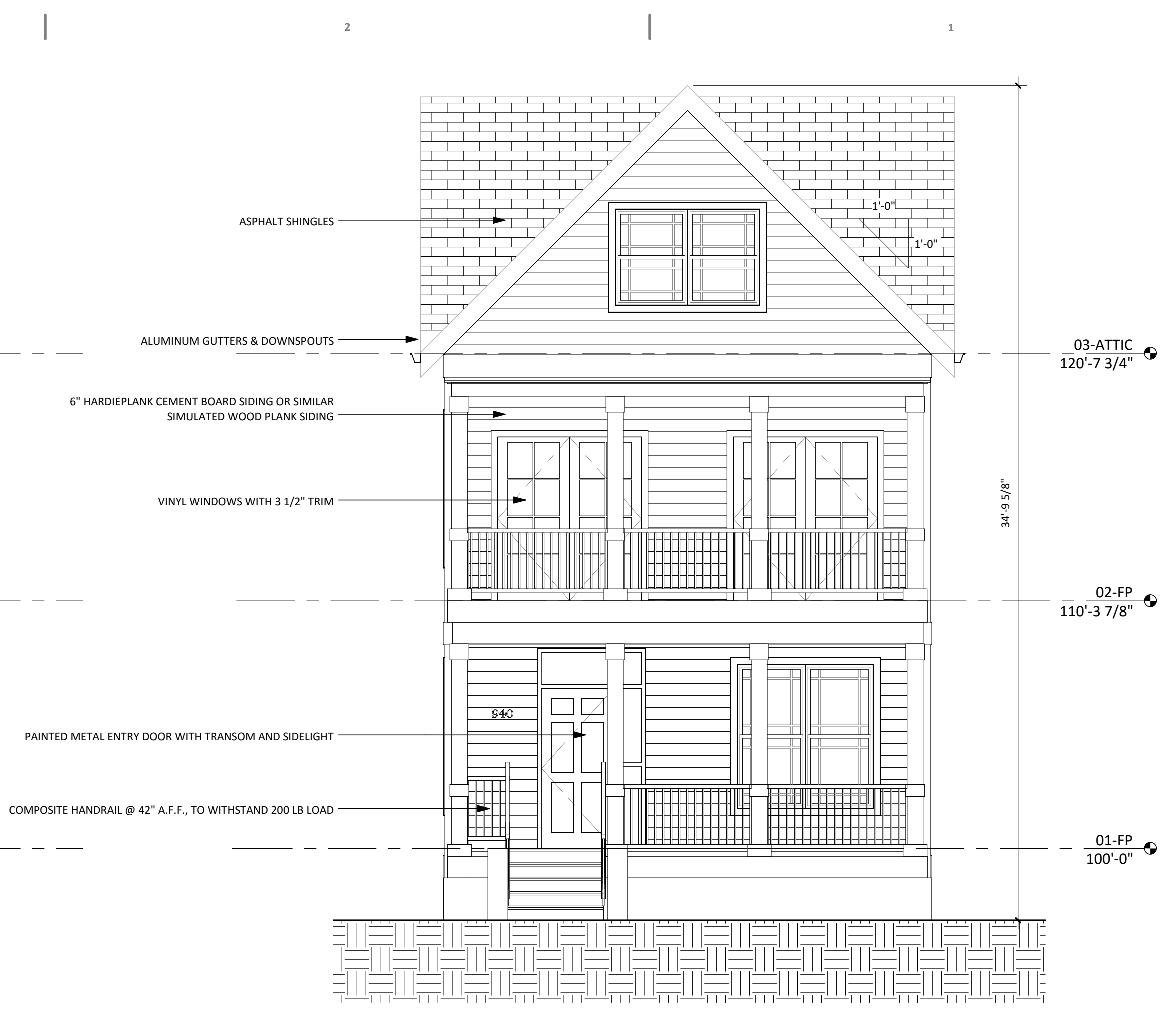
Sheet Title  
940 E. Dayton St.  
FLOOR PLANS - PRIMARY BUILDING

Sheet No. **A201**





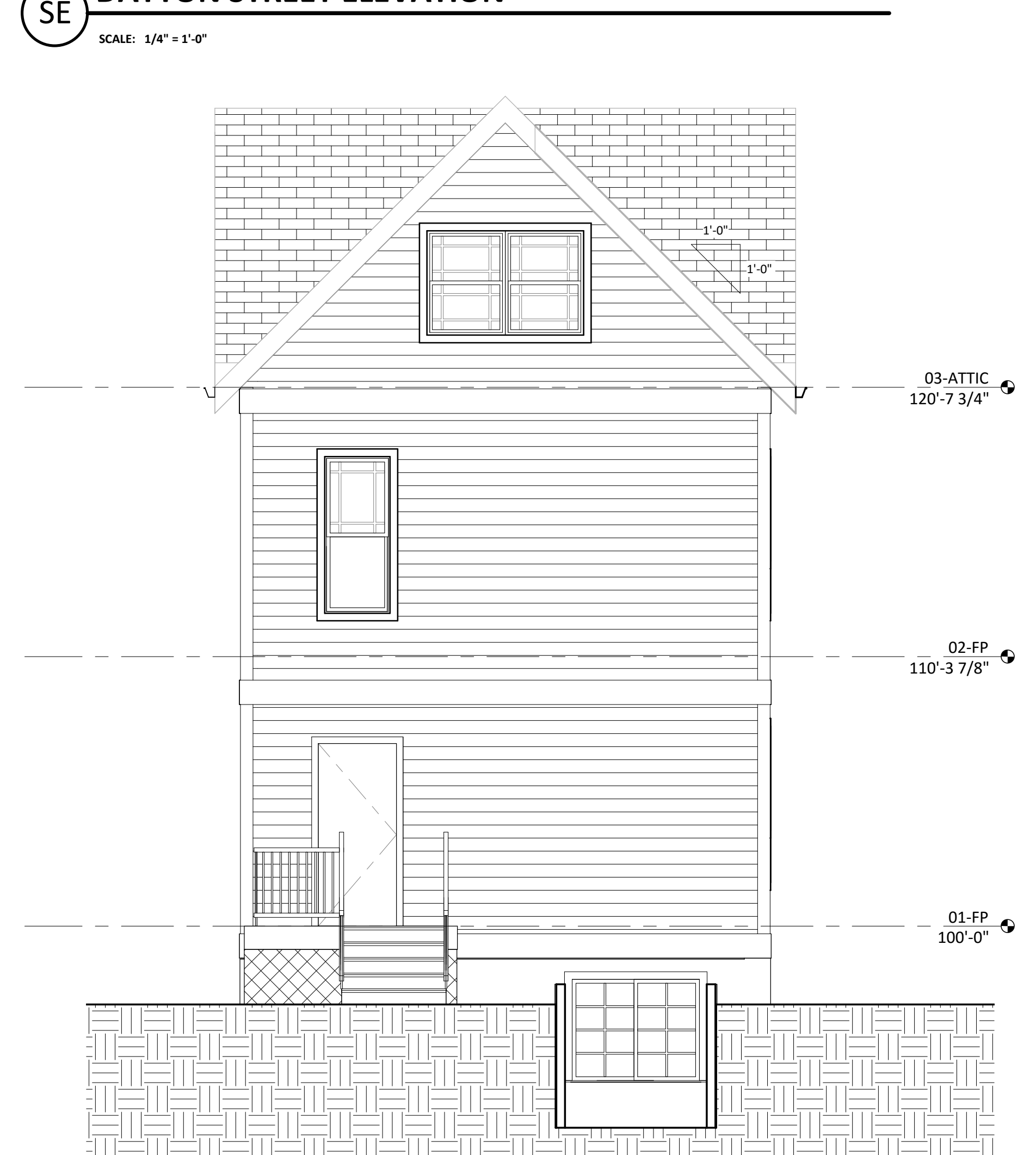
**NE** NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"



**SE** DAYTON STREET ELEVATION  
SCALE: 1/4" = 1'-0"



**SW** SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

PRELIMINARY - NOT FOR CONSTRUCTION

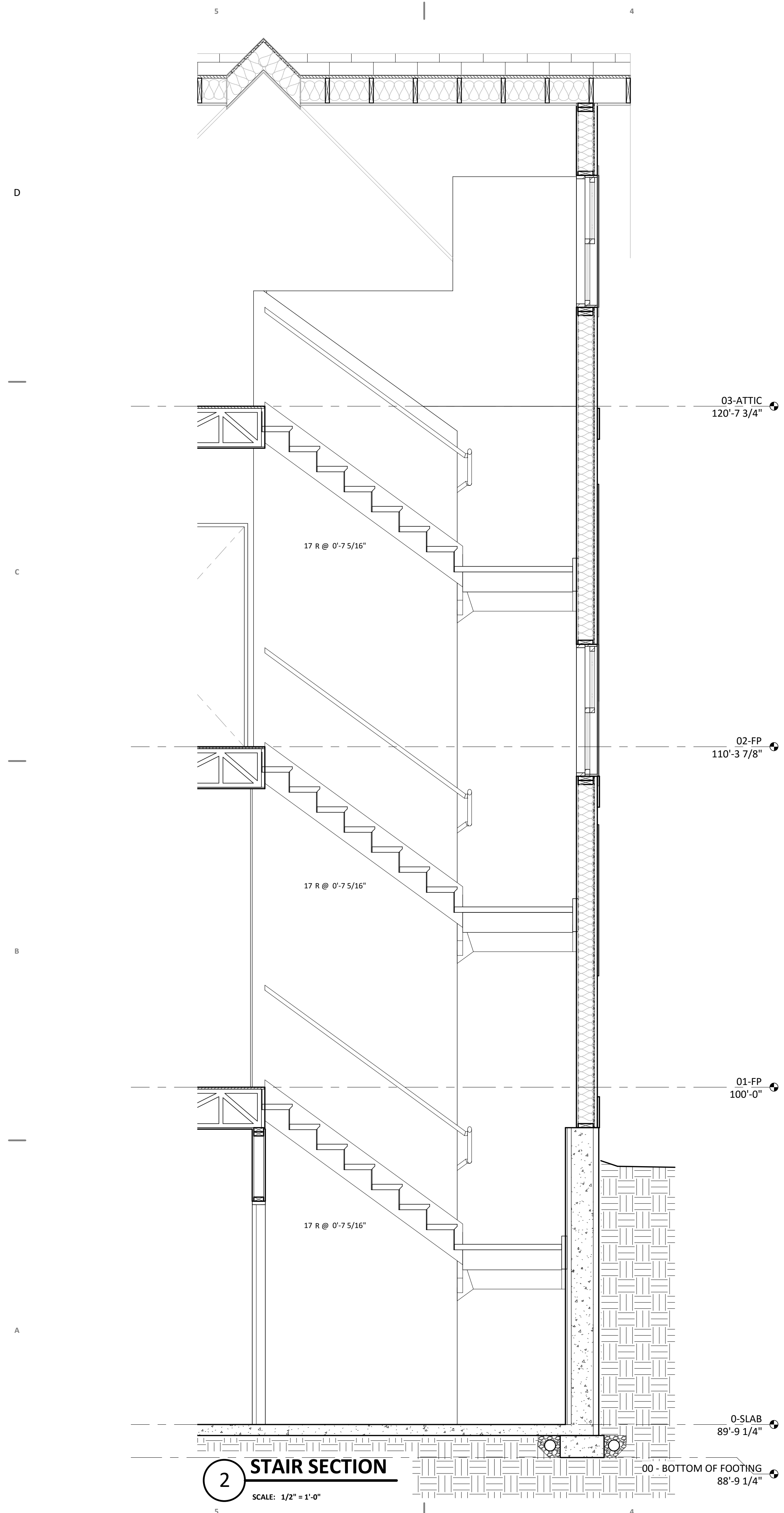
**DAYTON STREET HOUSE**  
940 EAST DAYTON STREET  
MADISON, WI 53703

Issue Date:	2016.08.10
Project No.:	x
Drawn by:	DMK

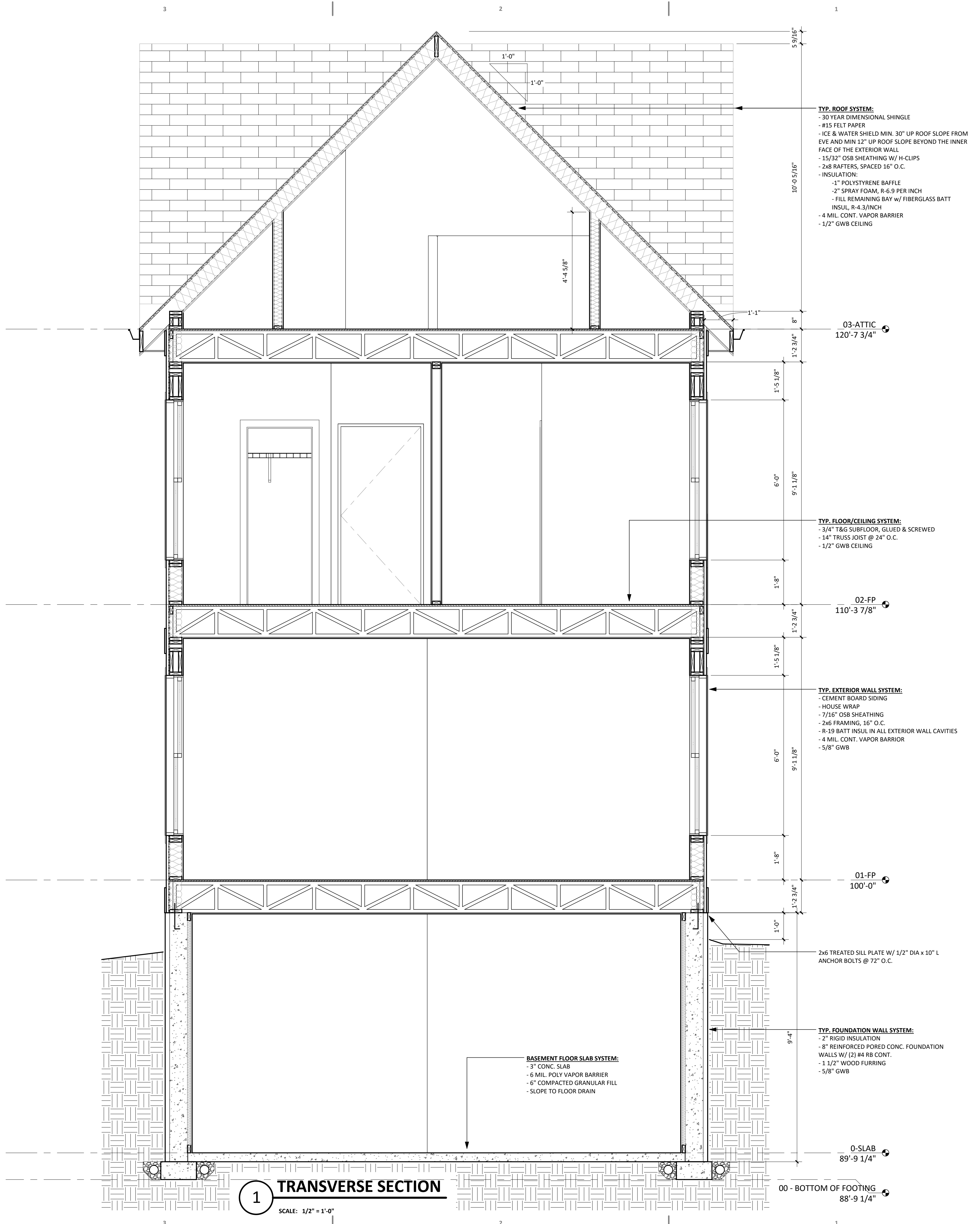
Date	Issue Description
2016.08.10	ISSUED FOR BID

Sheet Title  
940 E. Dayton St.  
ELEVATIONS -  
PRIMARY BUILDING

Sheet No.  
**A301**



**2 STAIR SECTION**  
SCALE: 1/2" = 1'-0"



**1 TRANSVERSE SECTION**  
SCALE: 1/2" = 1'-0"

**TYP. ROOF SYSTEM:**  
 - 30 YEAR DIMENSIONAL SHINGLE  
 - #15 FELT PAPER  
 - ICE & WATER SHIELD MIN. 30" UP ROOF SLOPE FROM EAVE AND MIN 12" UP ROOF SLOPE BEYOND THE INNER FACE OF THE EXTERIOR WALL  
 - 15/32" OSB SHEATHING W/ H-CLIPS  
 - 2x8 RAFTERS, SPACED 16" O.C.  
 - INSULATION:  
 - 1" POLYSTYRENE BAFFLE  
 - 2" SPRAY FOAM, R-6.9 PER INCH  
 - FILL REMAINING BAY W/ FIBERGLASS BATT INSUL, R-4.3/INCH  
 - 4 MIL CONT. VAPOR BARRIER  
 - 1/2" GWB CEILING

**TYP. FLOOR/CEILING SYSTEM:**  
 - 3/4" T&G SUBFLOOR, GLUED & SCREWED  
 - 14" TRUSS JOIST @ 24" O.C.  
 - 1/2" GWB CEILING

**TYP. EXTERIOR WALL SYSTEM:**  
 - CEMENT BOARD SIDING  
 - HOUSE WRAP  
 - 7/16" OSB SHEATHING  
 - 2x6 FRAMING, 16" O.C.  
 - R-19 BATT INSUL IN ALL EXTERIOR WALL CAVITIES  
 - 4 MIL CONT. VAPOR BARRIER  
 - 5/8" GWB

**BASEMENT FLOOR SLAB SYSTEM:**  
 - 3" CONC. SLAB  
 - 6 MIL. POLY VAPOR BARRIER  
 - 6" COMPACTED GRANULAR FILL  
 - SLOPE TO FLOOR DRAIN

**TYP. FOUNDATION WALL SYSTEM:**  
 - 2" RIGID INSULATION  
 - 8" REINFORCED PORED CONC. FOUNDATION WALLS W/ (2) #4 RB CONT.  
 - 1 1/2" WOOD FURRING  
 - 5/8" GWB

PRELIMINARY - NOT FOR CONSTRUCTION

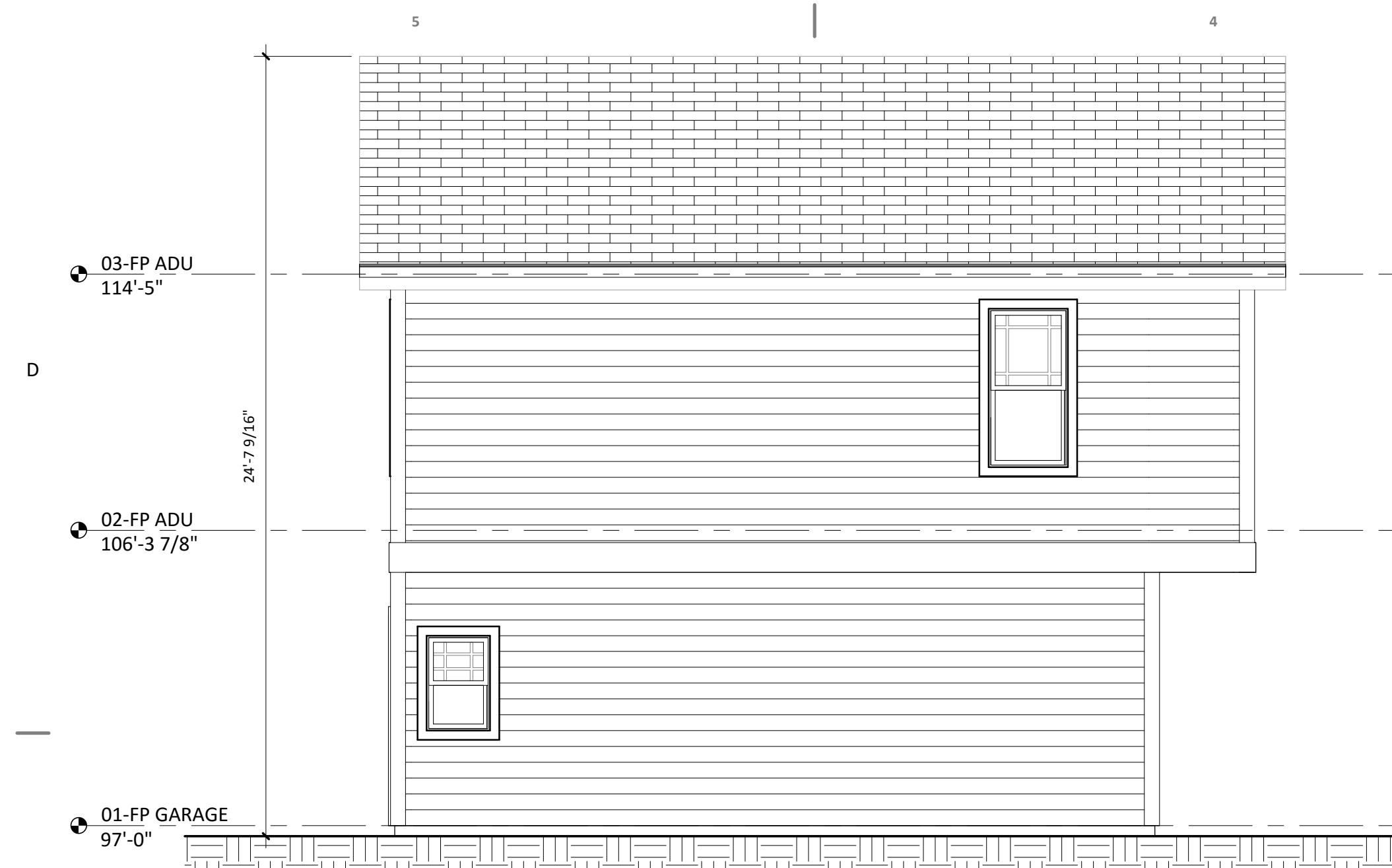
**DAYTON STREET HOUSE**  
**940 EAST DAYTON STREET**  
**MADISON, WI 53703**

Issue Date:	2016.08.10
Project No.:	x
Drawn by:	Author

Date	Issue Description
------	-------------------

Sheet Title  
**940 E. Dayton St.**  
**SECTIONS -**  
**PRIMARY BUILDING**

Sheet No.  
**A302**



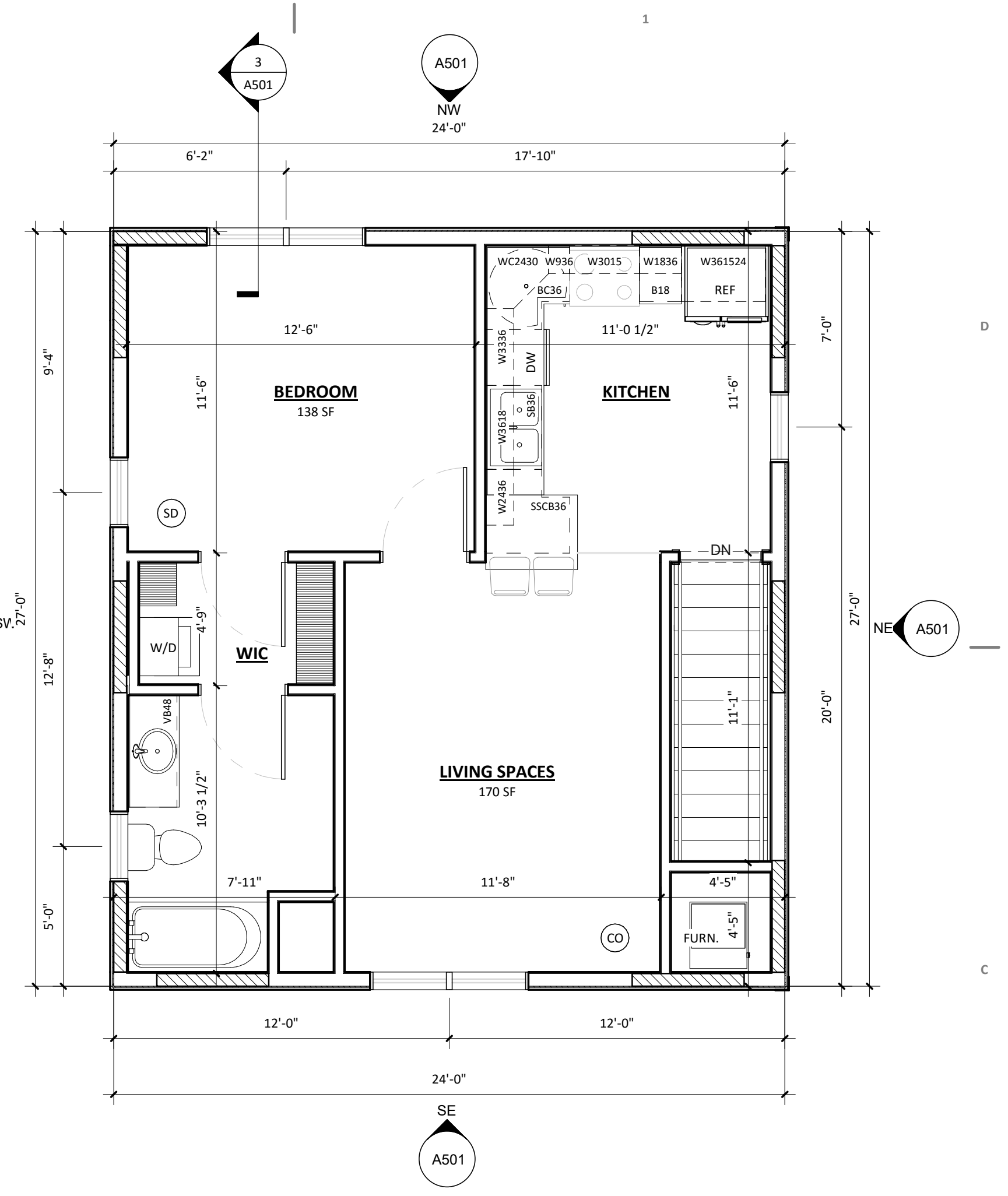
**NE NORTHEAST ELEVATION - ACCESSORY BUILDING**

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



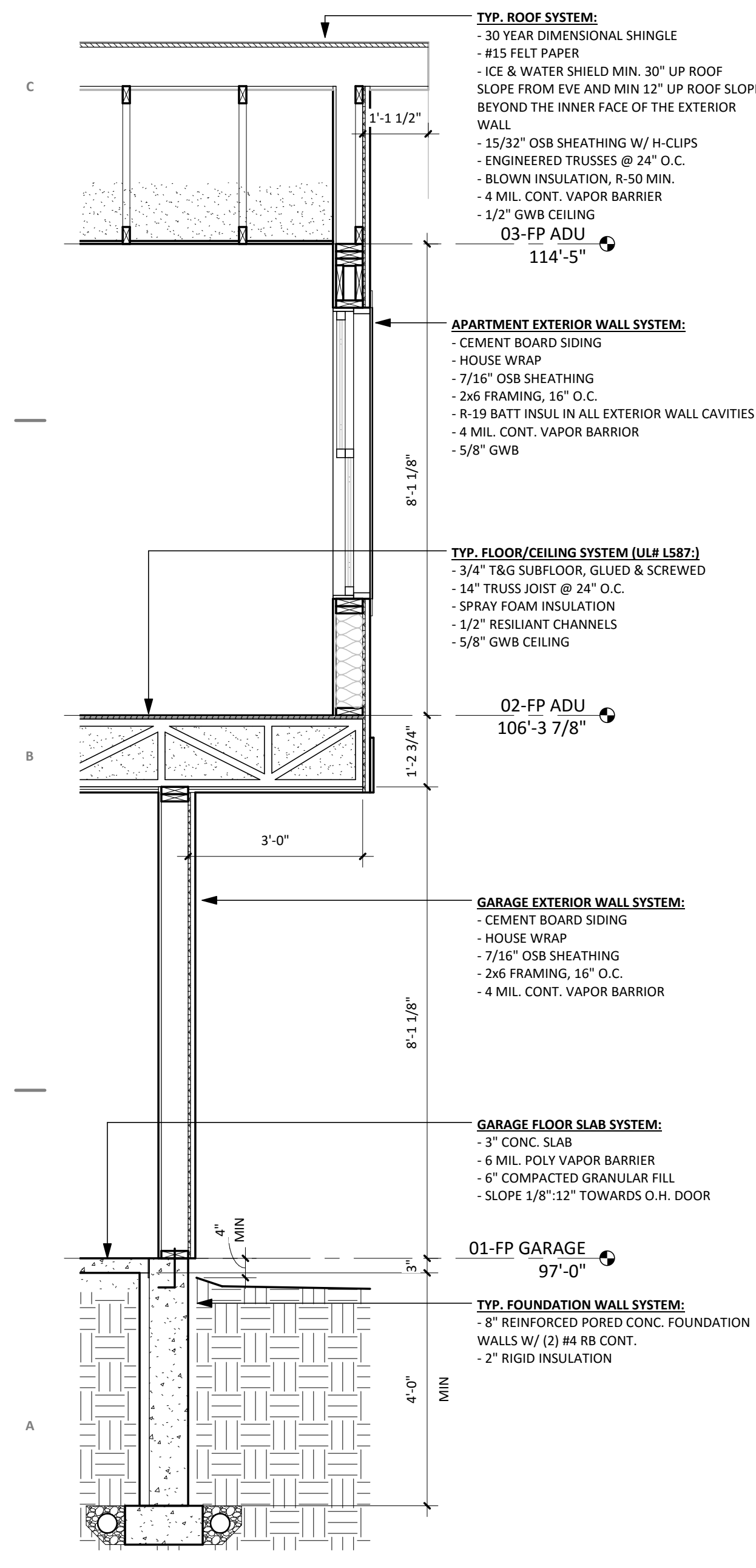
**SW SOUTHWEST ELEVATION - ACCESSORY BUILDING**

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



**2 940 EAST DAYTON ST #2 APARTMENT PLAN**

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



**3 WALL SECTION - ACCESSORY BLDG**

SCALE: 1/2" = 1'-0"

**BUILDING & CODE INFORMATION (ACCESSORY BUILDING)**

**BUILDING HEIGHT:** 2 STORIES = 24'-8" (25'-0" MAX)  
**ZONING DISTRICT:** TR-V1  
**BUILDING CODES:** WI UBC  
**GROSS BUILDING AREA:** 1,224 GSF  
 1st FLOOR: 576 GSF  
 2ND FLOOR: 648 GSF  
**SITE AREA:** 4,385 SF  
**PARKING:** 2 SPACES (ENCLOSED GARAGE)  
**SETBACKS:**  
 FRONT: AVG. OR 20'  
 SIDE: 3'-0"  
 BACK: 3'-0"

**WIND LOAD:** 20 PSF  
**SNOW LOAD:** 30 PSF  
**LIVE LOADS:**  
 FLOOR: 20 PSF  
 BALCONY/DECK/PORCH: 40 PSF  
 CEILING w/ STORAGE: 20 PSF

**PRESCRIPTIVE WALL SIZING & SPACING (UDC TABLE 21.25-A)**

	LATERALLY UNSUPPORTED STUD HEIGHT	MAX. SPACING SUPPORTING ONE FLOOR, ROOF, & CEILING	MAX. SPACING
2x6 EXTERIOR BEARING WALLS	10'-0"	24" O.C.	N/A
2x4 INTERIOR NONBEARING WALLS	20'-0"	N/A	24" O.C.

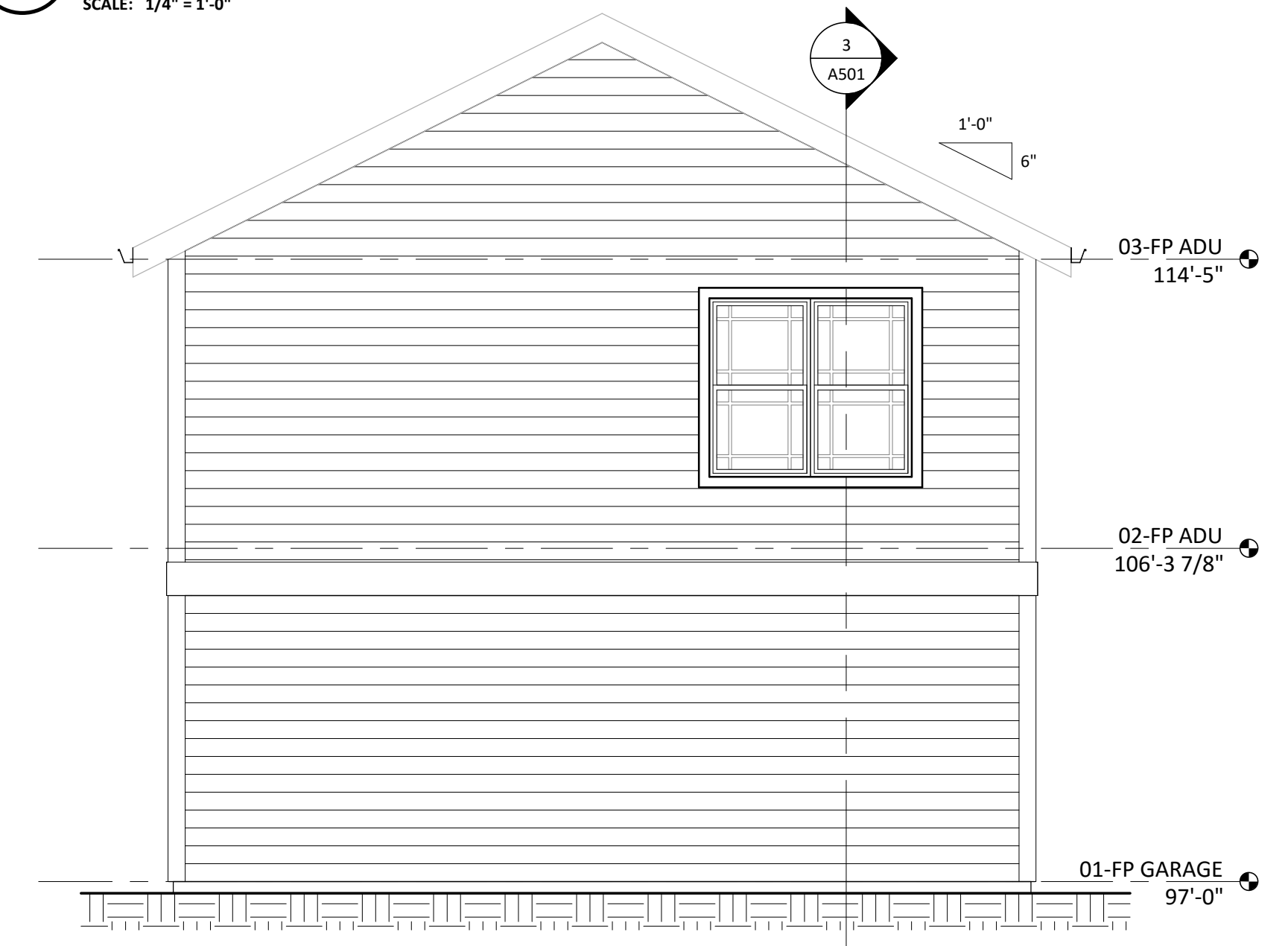
**ALLOWABLE HEADER SPANS (UDC TABLE 21.25-D)  
 22" WIDTH - ZONE 2**

HEADER MEMBERS	MAX. SPAN
(2) 2x6'S	3'-0"
(2) 2x8'S	4'-0"
(2) 2x10'S	5'-0"
(2) 2x12'S	6'-0"

**SMOKE & CARBON MONOXIDE ALARMS**

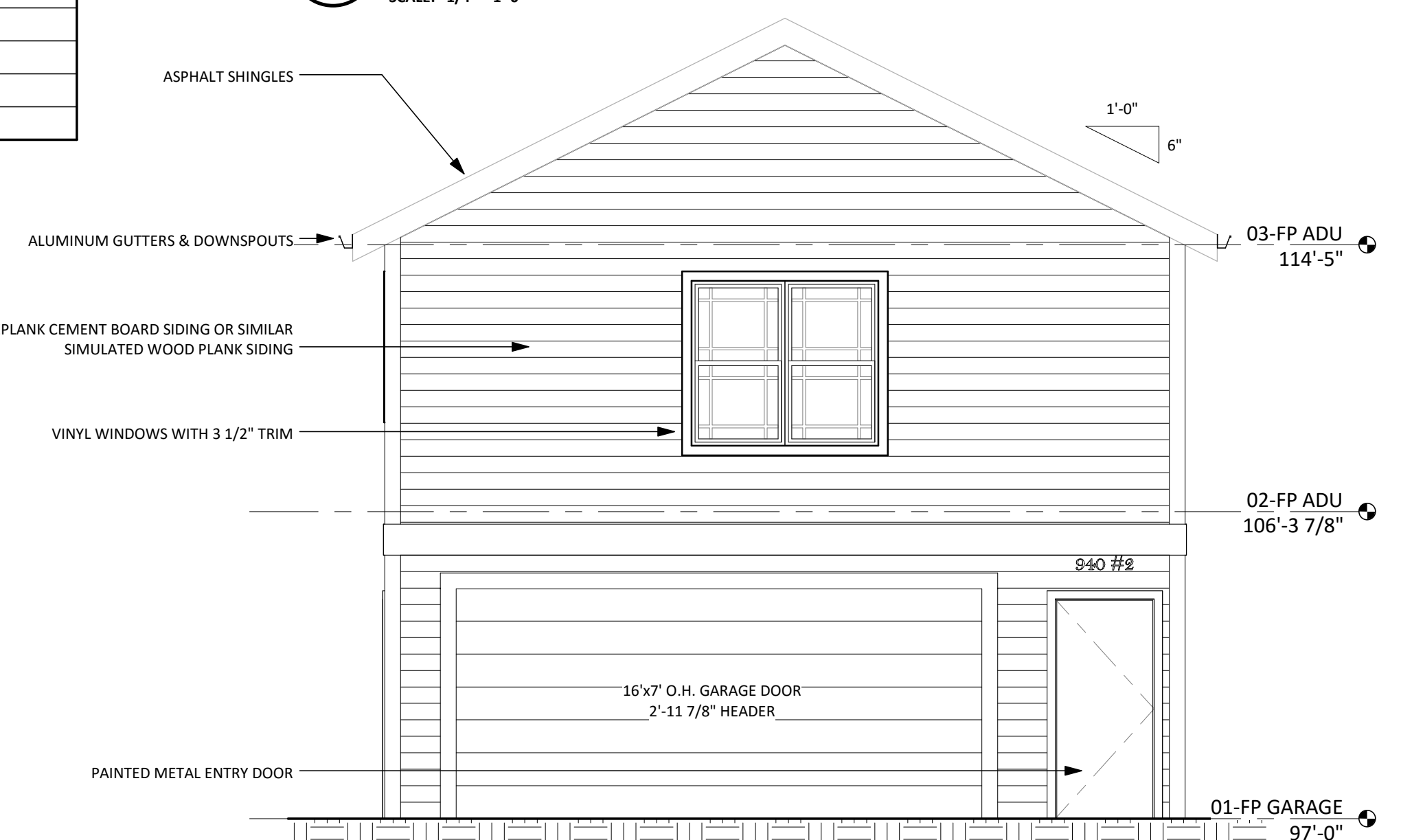
(SD) IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED w/ BATTERY BACKUP

(CO) COMBINATION CARBON MONOXIDE & IONIZATION SMOKE DETECTOR HARDWIRED & INTERCONNECTED w/ BATTERY BACKUP



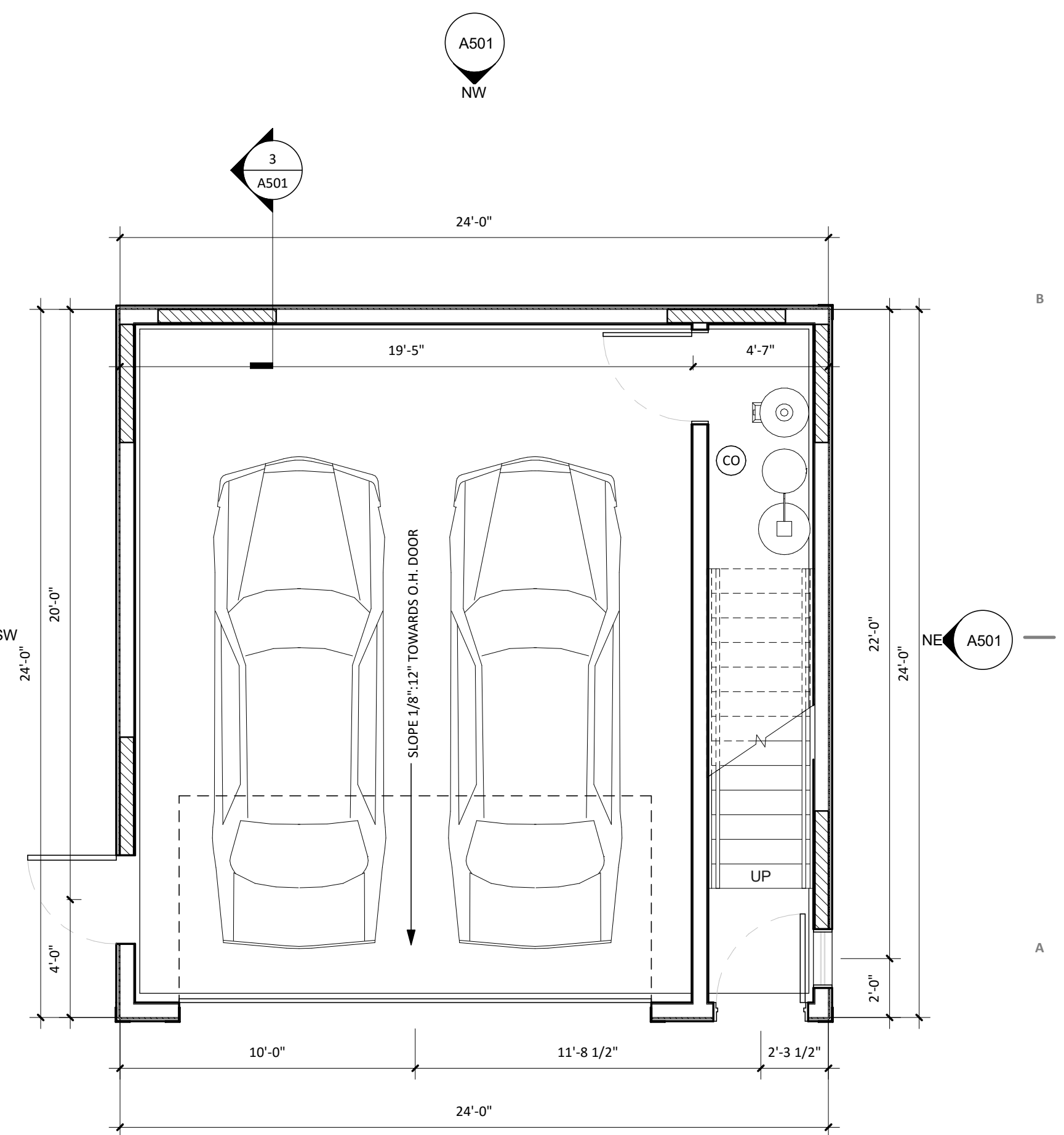
**NW REAR ELEVATION - ACCESSORY BUILDING**

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



**SE DRIVEWAY ELEVATION - ACCESSORY BUILDING**

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



**1 GARAGE PLAN**

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

PRELIMINARY - NOT FOR CONSTRUCTION

**DAYTON STREET HOUSE**  
 940 EAST DAYTON STREET  
 MADISON, WI 53703

Issue Date: 2016.08.10  
 Project No. x  
 Drawn by: DMK

Date: 2016.08.10  
 Issue Description: ISSUED FOR BID

Sheet Title  
 940 E. Dayton St.  
 ACCESSORY BLDG  
 PLANS, SECTIONS, &  
 DETAILS

Sheet No.  
**A501**