



Strand Associates, Inc.[®]

910 West Wingra Drive

Madison, WI 53715

(P) 608-251-4843

August 28, 2020

City of Madison Planning & Development
c/o Members of the Plan Commission
215 Martin Luther King, Jr. Boulevard, Suite 017
Madison, WI 53701-2984

Re: Letter of Intent
Strand Associates, Inc.[®]–Demolition Permit

Dear Members of the Plan Commission:

Strand Associates, Inc.[®] (Strand) is a multidiscipline consulting engineering and architectural design firm. Strand's corporate headquarters is located at 910 West Wingra Drive. Strand is proposing the demolition of two houses on properties at 1355 and 1359 Fish Hatchery Road and consequently an amendment to the General Development Plan.

The two houses are vacant and are the only residential structures that remain on the block bounded by Fish Hatchery Road, Wingra Drive, South Street, and Appleton Road.

Both houses have suffered settlement-related damage as well as water damage over the years. This is because of the poor soil conditions in this area. Recent review of the structures revealed floor and foundation wall settlement locations in excess of 3 inches. Past settlement remediation efforts included installing additional support columns, within the basement, to provide stability and support to the sloping first floor. Door frame racking is evident in both houses because of the differential settlement issues that have occurred. Strand is providing photographs and an assessment for each house for your information.

Strand is proposing to demolish the two structures, associated driveways and landscape the properties with grass, shrubs and trees similar to our adjacent corporate facility.

Strand is planning to begin demolition in November 2020 and anticipates final landscaping and restoration in spring 2021.

Thank you for considering our request. Please call 608-251-4843 with questions.

Sincerely,

STRAND ASSOCIATES, INC.[®]


Matthew S. Richards


James D. Ternus

Enclosure

HOUSE ASSESSMENTS

1359 Fish Hatchery Road

The ranch-style wood frame house was constructed during the 1950s. The house consists of 1,465 square feet of space on the first floor and approximately 830 square feet of finished basement space. The exterior of the house has vinyl siding. There is a brick fireplace chimney on the west elevation of the roof.

The gable-style roof has multidirection pitch and has fiberglass-reinforced asphalt shingles. There is a 2-foot overhang on all sides of the house. There are aluminum gutters and downspouts.

The aluminum-clad wood windows are a combination of casement and double hung. The main entry to the house has a concrete stoop with two steps and is adjacent to the asphalt driveway and turnaround. There is an indented single-car garage adjoining the south side of the house. The garage has a concrete floor and an automatic garage door opener.

There is a basement access stair along the east side of the house that adjoins an asphalt drive that connects to the main driveway along the south side of the house. There is a separate small porch that leads to the backyard from the kitchen.

The garage floor contains large concrete floor cracks with settlement measuring approximately 3-inches along the northwest corner. This settlement transmits to the garage door frame which is noticeably out of plumb as evident when viewed from the exterior. Visually it appears that a garage roof truss is bowing due to some stress.

The interior structure has noticeable floor sloping and foundation settlement issues throughout. Floor settlement is evident both on the main floor and basement. The main floor kitchen slopes severely from the west to the east. The basement floor shows evidence of structural settlement and water intrusion. Tile in the basement has been removed due to water intrusion.