

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 841 & 843 Williamson St Aldermanic District: 6

2. PROJECT

Project Title / Description: Rebuild & extend front porch and back porch deck.

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

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
Alteration / Addition to a building in a Local Historic District (specify):
Land Division/Combination in a Local Historic District (specify):
New Construction in a Local Historic District (specify):
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

44072 Registrar #
PLANNING DIVISION USE ONLY

3. APPLICANT

Applicant's Name: Karen Brown Company: Ridgeside Coop
Address: 841 Williamson St #5, Madison WI 53703
Telephone: 608-345-2864 E-mail: brown.kittyk60@gmail.com

Property Owner (if not applicant): Ridgeside Coop
Address: same

Property Owner's Signature: Karen J Brown Date: 8/8/16

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.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Manufacturer's product information showing dimensions and materials;
 - Other Photoshop version of new porch design

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552

CITY OF MADISON

4:28

AUG 8 2016

Planning & Community
& Economic Development



Ridgeside Co-op

839 Williamson St
Madison, WI 53703

August 8, 2016

City of Madison Landmarks Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd
Suite LL.100
Madison, WI 53701-2985

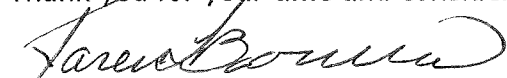
To Landmarks Commission,

I am submitting an Alteration of Existing Conditional Use application to update two of our porch areas at the Ridgeside Co-op on Williamson Street. This housing coop began operation in March 1981 to provide affordable apartment-style living for people with low and moderate incomes, while providing home-owner tax advantages to the co-op's members, in order to bring more residential stability to the Willy Street neighborhood. We have 9 units in four consecutive houses on Williamson Street; #839 (3 units and 5 bedrooms), #841 (2 units and 5 bedrooms), #843 (2 units and 4 bedrooms), & #847 (2 units and 4 bedrooms). Our petition is to rebuild a withering street facing front porch used by the 841 and 843 connected houses. At the same time we ask to add a deck to a small covered porch on the back side of 841. Neither of these projects will alter inside space use or unit configurations.

We ask to make a small addition to an existing porch at the back of our #841 second floor unit. To create a more useable porch space for this 3 bedroom unit we plan to build a deck to the side of the existing covered porch. This deck is positioned directly over ground floor hurricane doors to the basement. It will be attached to the existing porch and house and use one corner post positioned to the side of the hurricane doors. This extension will not be roofed but match existing wooden handrails and include spaced cedar flooring. Construction will use all wood materials to match the existing porch style and colors. (See attached drawing, photo of existing porch and photo shopped vision of new addition.) Macaulay Artisan Carpentry has been contracted for this work.

Also, a porch facing the street on our middle two connected houses (841 & 843) is water damaged and rotting in places. Since this porch desperately needs replacement we want to take advantage of the need and enlarge that porch for increased use and enjoyment of our tenants. This porch will serve the only two units that do not presently have porches. We are asking for permission to rebuild, widen and lengthen the existing porch area. We plan to include a straight roof line across this porch and match the existing porch in materials, style and color scheme. The rebuilt porch is planned to equal the 7ft depth of our other two front porches (839 & 847). The planned entrance from the public sidewalk will also match our porch entrance at 847 with concrete steps starting from the sidewalk to a middle landing then changing to wooden steps to reach the porch. (See attached list of materials, photo of existing porch and photo shopped vision of new porch.) I am presently getting estimates for this porch construction and therefore do not have designs drawn at present.

Thank you for your time and consideration of this application.


Karen Brown
Member and Project Coordinator Ridgeside Coop
608-345-2864
brownkittyk60@gmail.com



Karen Brown <brownkittyk60@gmail.com>

Permission for application of an Alteration of Existing Use for Ridgeside Coop

3 messages

Karen Brown <brownkittyk60@gmail.com>
To: district6@cityofmadison.com
Cc: Laurie Wermter <laurie.wermter@wisc.edu>

Sun, Aug 7, 2016 at 7:01 PM

Dear Alder Marsha,

I am a member of the Ridgeside Coop on 841 - 843 Williamson St in Madison. I just learned that I will need your permission and recommendations along with the application for some changes we are planning for two porches.

This is a four house, 9 unit housing coop on Willy street and I know your main communication with us has been with another member, Laurie Wermter. I am acting as Project Coordinator for the coop and working with the Landmarks and Zoning Center to make sure these changes are in sink with what is permitted.

As you might remember The Ridgeside Coop began operation in March 1981 to provide affordable apartment-style living for people with low and moderate incomes, while providing home-owner tax advantages to the co-op's members, in order to bring more residential stability to the Willy Street neighborhood. We have 9 units in four consecutive houses on Williamson Street; 839, 841, 843, & 847.

After 35 years we are asking for permission to update two of our porches. The first is a small addition to the back of 841 second floor unit. To make it more useful for this large apartment we plan to build a deck to the side of the existing covered porch. This extension will not be roofed, match wooden railings, and include cedar spaced flooring. (See attached photo of existing porch and photo shopped vision of new addition.)

Our front porch on the two middle houses has a lot of water damage, is rotting in places and just looks bad. We must rebuild this porch and want to the opportunity to enlarge the porch for increased use and enjoyment of our tenants. We are asking for a permit for the enlargement of this front porch to include much of the front of 841 and 843. The landmarks director asked that we use a straight roof line across this porch and match the existing porch in materials, style and color scheme. We plan to use same depth as our other two front porches. The entrance to the porch from the public sidewalk will also match our porch entrance at 847 with concrete steps starting from the sidewalk, a middle landing, and continuing with wooden steps to reach porch height. (See attached photo of existing porch and photo shopped vision of new porch.)

I was told that if you approve these changes and respond in an email, I can use that email in my application process. If I need to answer questions or come by our office for a signature, I am glad to do what is needed.

Thank you for your prompt reply. My contact info is below. Thanks for your time in reviewing this petition.

Karen Brown
608-345-286
brownkittyk60@gmail.com

4 attachments



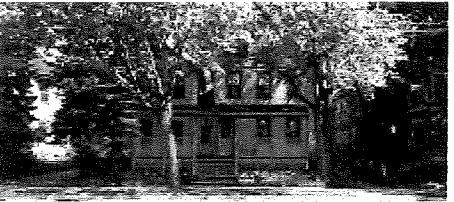
Exiting back porch#5.jpg
4483K



New Porch #5 design_.jpg
4533K



existing Front Porch.jpg
141K



New Front Porch rebuild.jpg
2624K

Rummel, Marsha <district6@cityofmadison.com>

Sun, Aug 7, 2016 at 7:32 PM

To: Karen Brown <brownkittyk60@gmail.com>, "Scanlon, Amy" <AScanlon@cityofmadison.com>, "Tucker, Matthew" <MTucker@cityofmadison.com>

Cc: Laurie Wermter <laurie.wermter@wisc.edu>

Hi Karen-

The changes seem reasonable to me. Thanks for the photoshopped renderings. The front and rear porch appear to me to be in scale and replicate existing design and materials. I would like to know if staff has concerns. If they believe your proposal meets all applicable standards, then I can support the alteration.

Marsha

From: Karen Brown <brownkittyk60@gmail.com>
Sent: Sunday, August 7, 2016 7:01 PM
To: Rummel, Marsha
Cc: Laurie Wermter
Subject: Permission for application of an Alteration of Existing Use for Ridgeside Coop

[Quoted text hidden]

Karen Brown <brownkittyk60@gmail.com>
To: "Rummel, Marsha" <district6@cityofmadison.com>

Sun, Aug 7, 2016 at 10:33 PM

Thanks for your quick reply. I have been working with Amy Scanlon (Preservation Planner) and Crissy Thiele (Zoning Inspector) and both stated that our proposal meets the standard requirements and believe there should be no issues or problems.

Karen

[Quoted text hidden]

PLAT OF SURVEY

REQUESTED BY RIDGE SIDE COOP.
~~842~~ WILLIAMSON STREET
 MADISON, WISCONSIN, 53703

PREPARED BY THOM R. GRENLIE SURVEYING
 114 SOUTH MAIN STREET
 VERONA, DANE COUNTY, WISCONSIN
 53593

DESCRIPTION

LOT 7, AND THE SOUTHWEST 64 FEET OF LOT 8, BLOCK 148, ORIGINAL PLAT OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 148 WHICH IS ALSO THE POINT OF BEGINNING; THENCE N45°00'00"E, 130.30 FEET (RECORDED AS 130 FEET); THENCE S44°56'10"E, 131.67 FEET (RECORDED AS 132 FEET); THENCE S44°39'26"W, 130.34 FEET (RECORDED AS 130 FEET); THENCE N44°55'13"W, 132.45 FEET (RECORDED AS 132 FEET) TO THE POINT OF BEGINNING. CONTAINS 17,200 SQ. FT. (0.395 ACRES) SURVEYOR'S CERTIFICATE

TO THE NATIONAL CONSUMER COOPERATIVE BANK, SECURED PARTY; AND TO RIDGE SIDE COOP, OWNER;

I HEREBY CERTIFY THAT ON THE 7 DAY OF FEBRUARY, 1986;

(A) THIS SURVEY (I) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE, CORRECT AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND AS TO THE OTHER MATTERS SHOWN HEREON; (II) SHOWS THE LOCATION OF ALL IMPROVEMENTS AND OTHER MATTERS ON THE SUBJECT PROPERTY, AND (III) SHOWS THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH RIGHTS OF WAY, EASEMENTS AND OTHER MATTERS.

(B) THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN ON THE SURVEY

(C) ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY WILLIAMSON STREET, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHT OF WAY MAINTAINED BY THE CITY OF MADISON, WISCONSIN;

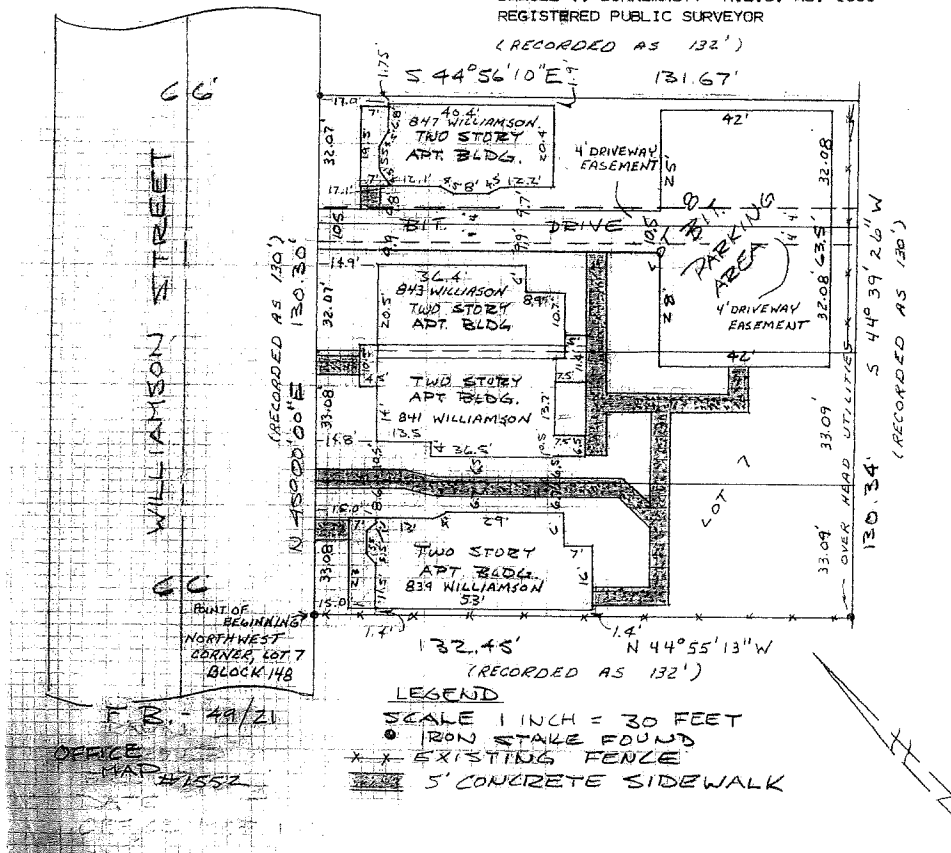
(D) NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN;

(E) THE SUBJECT PROPERTY DOES NOT SERVICE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE; AND

(F) ALL REQUIRED BUILDING SET BACKLINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

DANIEL V. BIRRENKOTT R.L.S. NO. 1531
 REGISTERED PUBLIC SURVEYOR

(RECORDED AS 132')



LEGEND
 SCALE 1 INCH = 30 FEET
 ● IRON STAKE FOUND
 X EXISTING FENCE
 5' CONCRETE SIDEWALK

F.B. 4/1/21
 OFFICE MAP #1552

(B) THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDRY LINES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN ON THE SURVEY

(C) ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY WILLIAMSON STREET, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHT OF WAY MAINTAINED BY THE CITY OF MADISON, WISCONSIN;

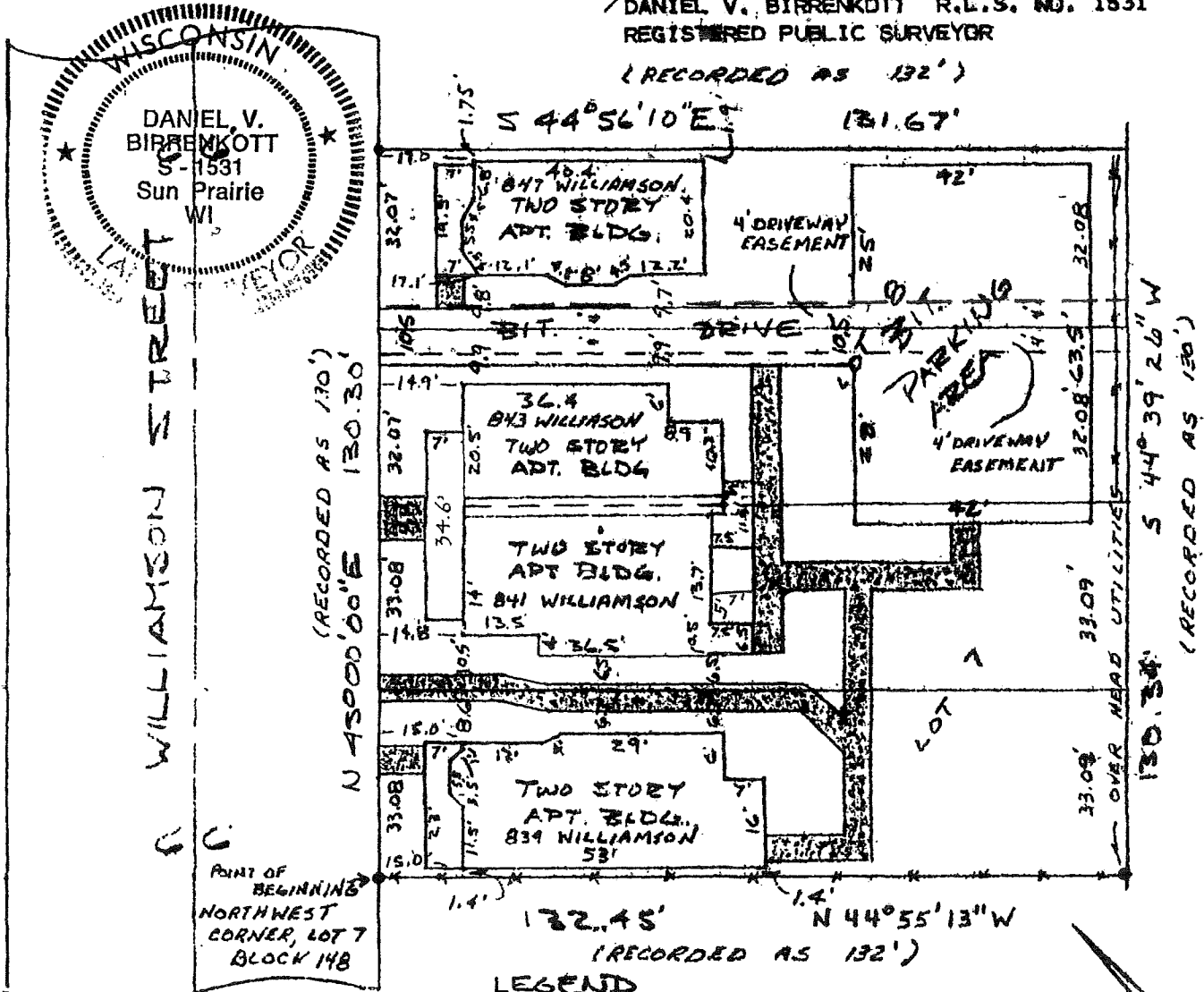
(D) NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD PLAIN;

(E) THE SUBJECT PROPERTY DOES NOT SERVICE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE, AND

(F) ALL REQUIRED BUILDING SET BACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

Daniel V. Birrenkott 2-7-1986
DANIEL V. BIRRENKOTT R.L.S. NO. 1531
REGISTERED PUBLIC SURVEYOR

(RECORDED AS 132')



LEGEND

SCALE 1 INCH = 30 FEET

● IRON STAKE FOUND

* * * EXISTING FENCE

▬▬▬ 5' CONCRETE SIDEWALK

F.B. - 49/21

OFFICE
MAP #1552

*Platt map with demensions of Front Porch
Extension and Back Porch Deck Addition.*

House # 841 Back Porch

Existing



Planned Deck



Houses 841 & 843 Park From

Existing



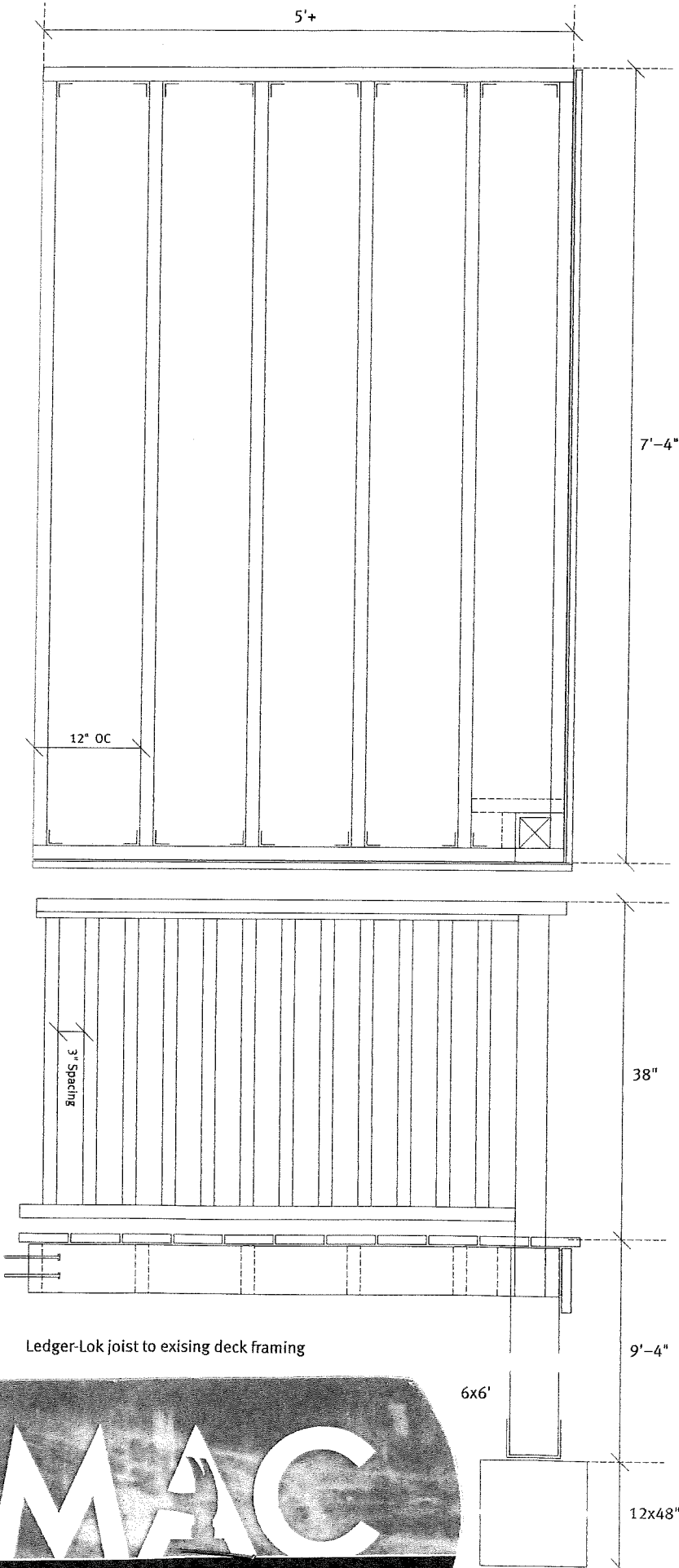
Planned Rebuild



House # 847 Porch Approach
from sidewalk



841 Back Porch Extension Addition of side deck



Ledger attachment to house: Ledger-Lok;
Flashing: vycor vs copper

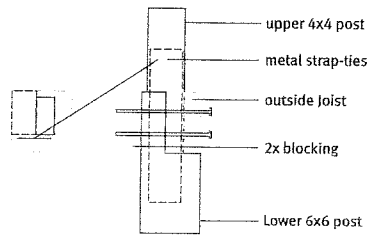
Galvanised hangers; 5 @ corners, 8 @ 2x8s

Corner Post 6x6x10 Cedar/Treated (vs 4x4x10 cased)

Framing: 2x6 Treated

Left Joist Ledger-Lok fastened to existing deck framing

Slope of 1/8"+ per foot from house to outside deck edge
(total 1" slope)



Corner Post Connection Detail:
Lap joint, thru-bolt connection,
w/ metal strap-connector if required,
with 2x blocking

1x6 Composite Decking
1/4 shim spacers btw framing and 1x8 cedar skirt brd

6x6x10 Cedar Post attached with post anchor to
12"x48" concrete pier

38" Handrail with 3" spacing btw ballusters



Material Lists

Back Porch Deck extension: #841

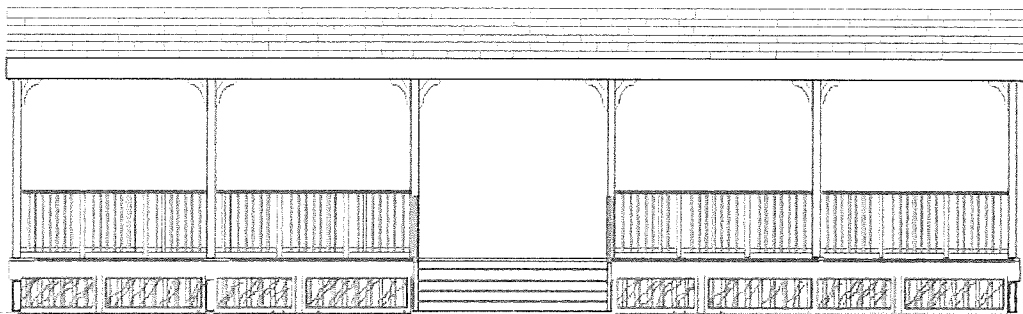
7x4' space, 9'4" elevation

Cedar Treated Support Post 6x6x10
Cede Treated Upper Post 4x4x3.5
Concrete Pier 12"x48"
Ledger-Lok attachment to House
Flashing: vycor
Galvanised hangers
Framing: Treated cedar 2"x6"
38" Handrail with 3" spacing btw balusters

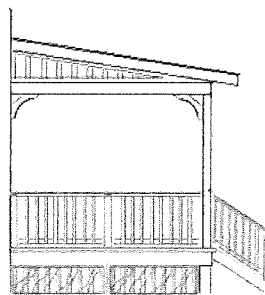
Front Porch Rebuild & Extension: #841-843

7x34.6' space, 3'6" elevation

Cedar Treated Support Post
Cedar Treated Upper Post
Concrete Piers with Footing
Ledger-Lok attachment to House
Flashing: vycor
Galvanised hangers
Floor & Roof Framing: Treated Cedar
Cedar Joist, Beam, & Bridging
1 x 4 AZEK Porch Flooring
Shed Style Roof:
Rafter Boards, Headers, Rafters
Sheathing, roofing paper, asphalt shingles
Ceiling: Bead Board
Handrails: 38" with 3" spacing btw balusters



Half moon braces, square posts and pickets, and skirting give this front porch an open, traditional look.



Material Lists

Back Porch Deck extension: #841

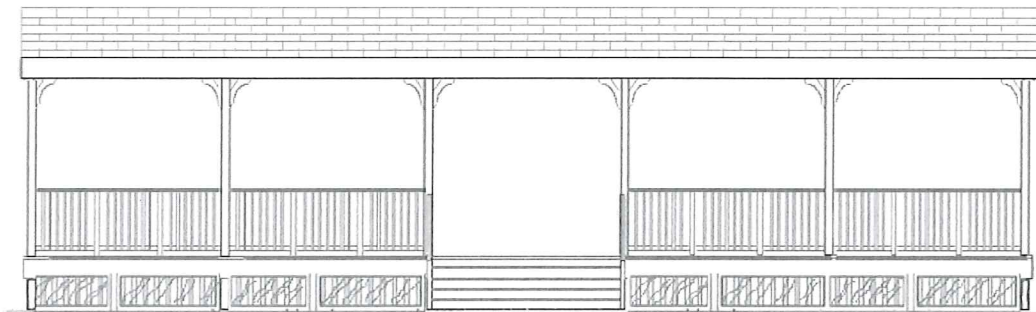
7x4' space, 9'4" elevation

Cedar Treated Support Post 6x6x10
Cede Treated Upper Post 4x4x3.5
Concrete Pier 12"x48"
Ledger-Lok attachment to House
Flashing: vycor
Galvanised hangers
Framing: Treated cedar 2"x6"
38" Handrail with 3" spacing btw balusters

Front Porch Rebuild & Extension: #841-843

7x34.6' space, 3'6" elevation

Cedar Treated Support Post
Cedar Treated Upper Post
Concrete Piers with Footing
Ledger-Lok attachment to House
Flashing: vycor
Galvanised hangers
Floor & Roof Framing: Treated Cedar
Cedar Joist, Beam, & Bridging
1 x 4 AZEK Porch Flooring
Shed Style Roof:
Rafter Boards, Headers, Rafters
Sheathing, roofing paper, asphalt shingles
Ceiling: Bead Board
Handrails: 38" with 3" spacing btw balusters



Half moon braces, square posts and pickets, and skirting give this front porch an open, traditional look.

