

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 817-821 Williamson Street Aldermanic District: #6 Rummel

2. PROJECT

Project Title/Description: mixed-use building (commercial and residential)

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify): new mixed-use building

| | |
|----------------|--|
| DPCED USE ONLY | Registrar #: |
| | <p align="center">DATE STAMP</p> <p align="center">CITY OF MADISON</p> <p align="center">FEB 24 2020 11:45 am Planning & Community & Economic Development</p> |
| | <p align="center">Preliminary Zoning Review</p> <p>Zoning Staff Initial:</p> <p>Date: / /</p> |

3. APPLICANT

Applicant's Name: Brandon Cook John Fontain
Company: Inc.

Address: PO BOX 694 Madison WI 53701

Telephone: 608-279-7962 Street City State Zip
Email: JohnFontainRealty@gmail.com

Property Owner (if not applicant): John Fontain Exchange

Address: PO Box 694 Madison WI 53701

Property Owner's Signature: Brandon Cook City State Zip
Date: 2/22/2020

Digitally signed by:

Brandon Cook

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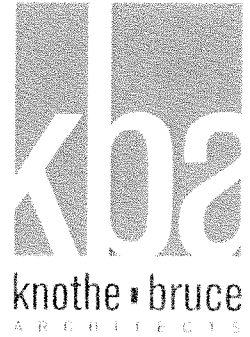
NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or 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 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

February 24, 2020

Heather Bailey, Ph.D.
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703



Re: Letter of Intent
817 Williamson Street – Letter of Intent
KBA Project #2003

Heather Bailey,

The following is submitted together with the plans and application for the Landmarks Commission's review and consideration:

This proposed development involves the redevelopment of 817-821 Williamson Street, which is located within the the Third Lake Ridge historic district, by removing an existing one-story commercial building and surface parking lot and constructing a new three-story mixed use building. There will be a total of 24 apartment units and approximately 1,040 sq.ft. of commercial space. There will also be 18 underground parking stalls for residential use.

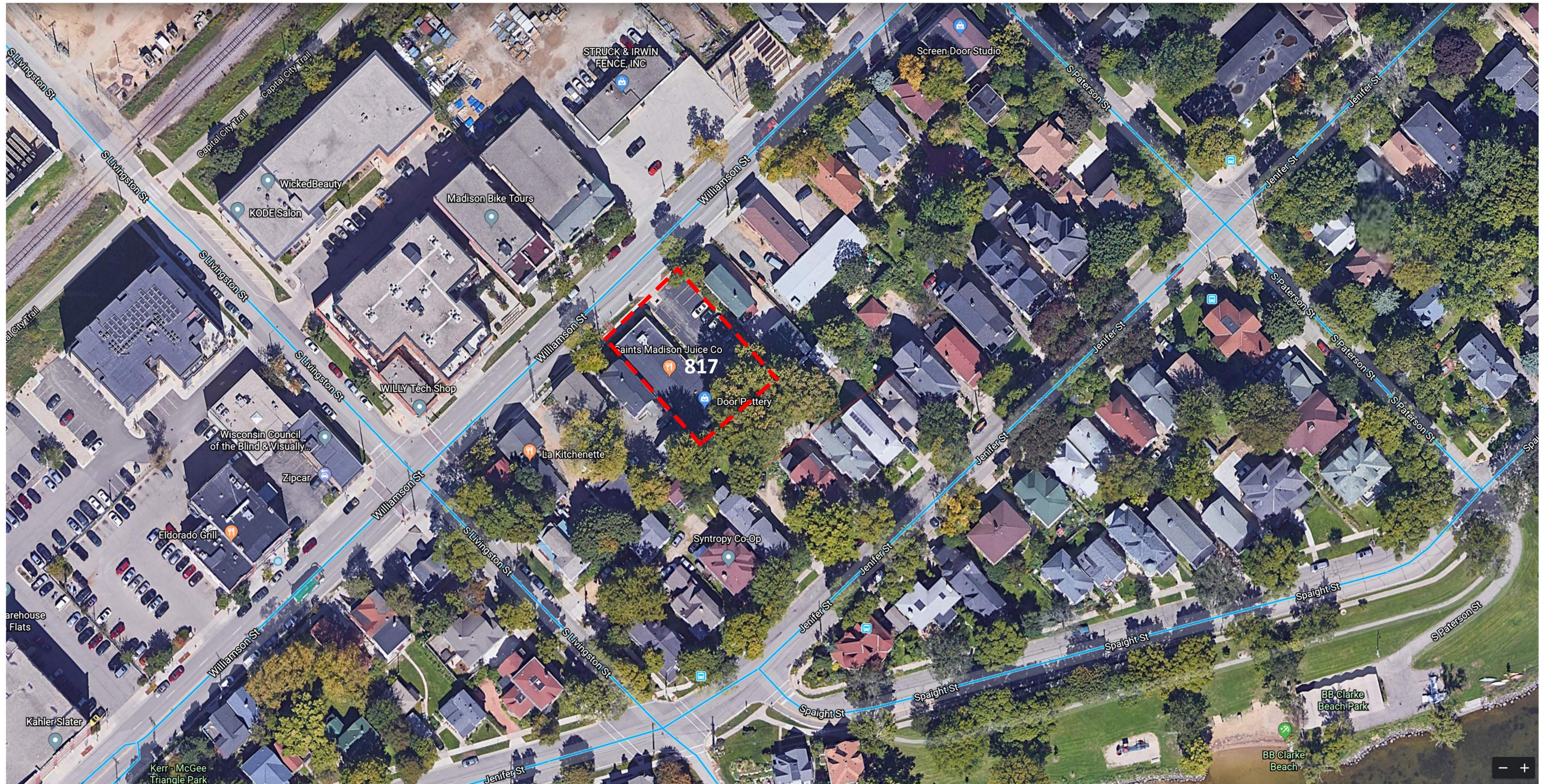
The proposed building has been designed to be in context with the neighboring structures while not trying to look like a false historic structure. The front façade will be masonry with storefront glass at the first floor level and the apartments above have large windows along with patio. The garage entry is recessed back from the front façade and is lowered down in grade so it is not a primary feature for this building. These concept designs will be discussed in more detail and your feedback on this is welcomed.

Thank you for your time reviewing our proposal.

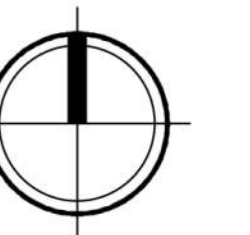
Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Burow', written in a cursive style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



Site Locator Aerial Map
81 -821 Williamson Street
February 24, 2020





Photos
817-821 Williamson Street
February 24, 2020



knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for Landmarks- February 24, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

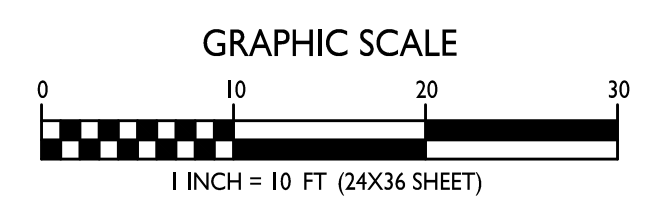
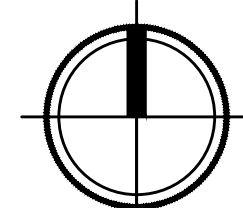
C-1.1

PROJECT NO. **2003**

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SITE PLAN
C-1.1 1" = 10'-0"



UPR 1/4"

33'

S 45°00'00" W 99.28'
(99')

WILLIAMSON STREET

PROPOSED BUILDING
24 UNITS + COMMERCIAL
18 UNDERGROUND PARKING STALLS
3 STORIES

PARKING GARAGE ENTRY

Garage

Shed

Deck

Shed

N 45°00'00" E 230.66'

(+) 85.97'

(+) 85.5'

(+) 84.9'

(+) 86.1'

N 45°00'25" W 132.64'

S 44°54'46" W 197.91'

132.29'

Top of Building Elev. on this lot 44.77'

Top of Building on this lot 40.17'

of Building Elev. on this lot 38.36'

Top of Building Elev. on this lot 51.45'

33.00'

11.7'

21.6'

6' BUILDING SETBACK

6' BUILDING SETBACK

20' BUILDING SETBACK

4 BIKE STALLS

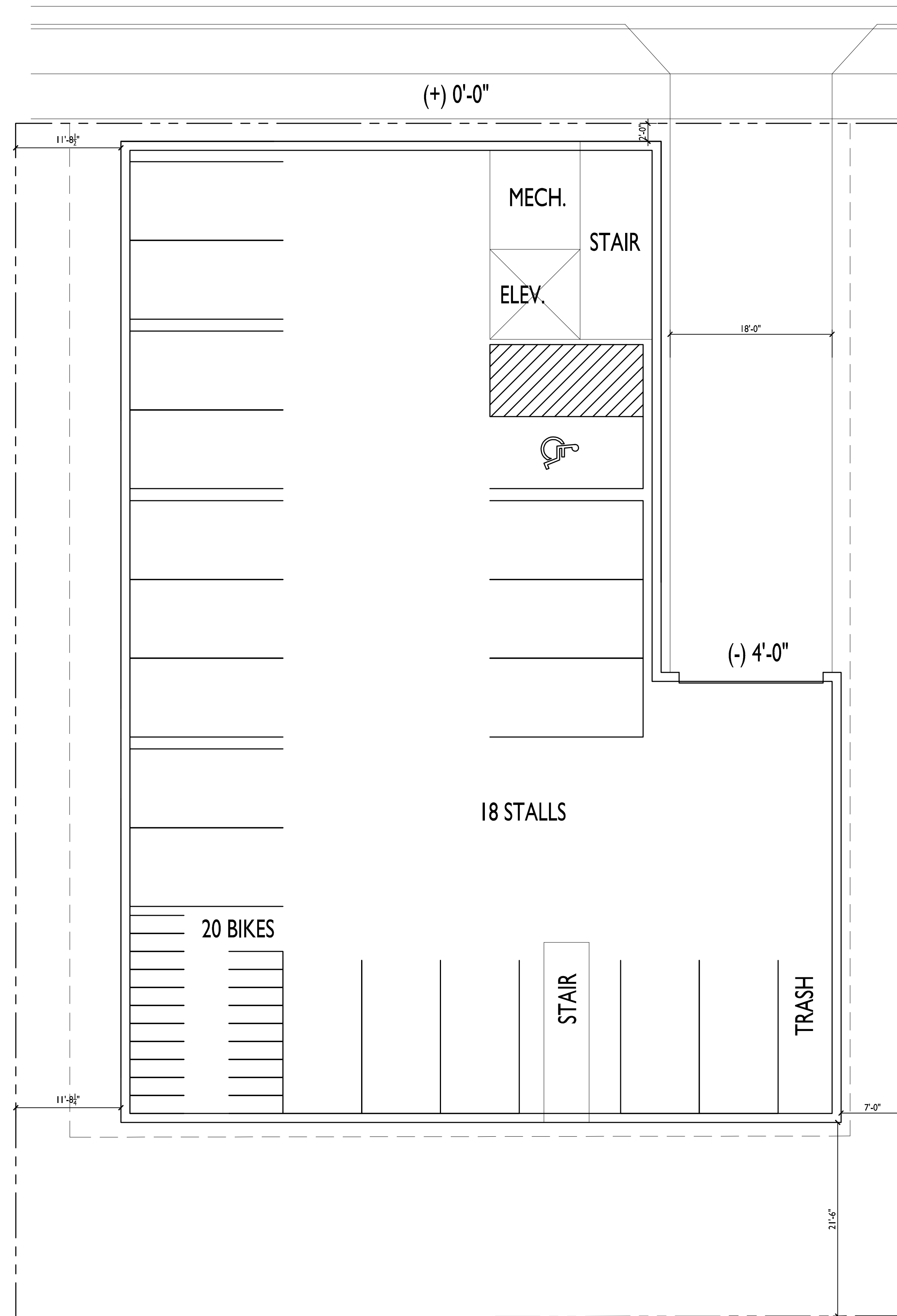
Asphalt Drive

Conc Drive

Existing Building

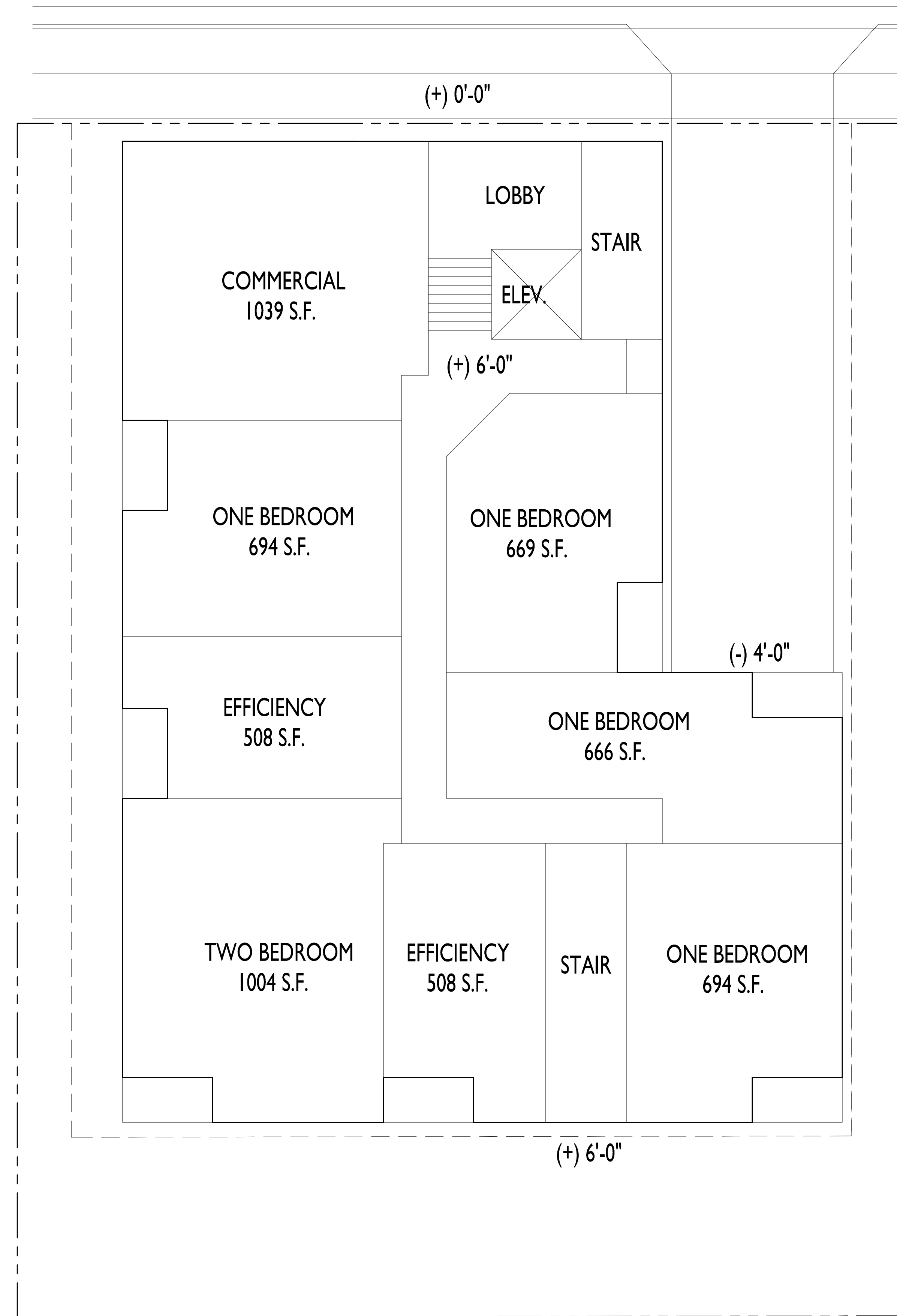
Existing Building

WILLIAMSON STREET



2 BASEMENT FLOOR PLAN
A-1.1 1/8"=1'-0"

WILLIAMSON STREET



UNIT MIX:

| | |
|--------------|-----------|
| EFFICIENCY | 8 |
| ONE BEDROOM | 13 |
| TWO BEDROOM | 3 |
| TOTAL | 24 |

1 FIRST FLOOR PLAN
A-1.1 1/8"=1'-0"



knothe • bruce
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PROJECT TITLE
**John Fontain
Development**

817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Floor Plans

SHEET NUMBER

A-1.1

PROJECT NO. **2003**
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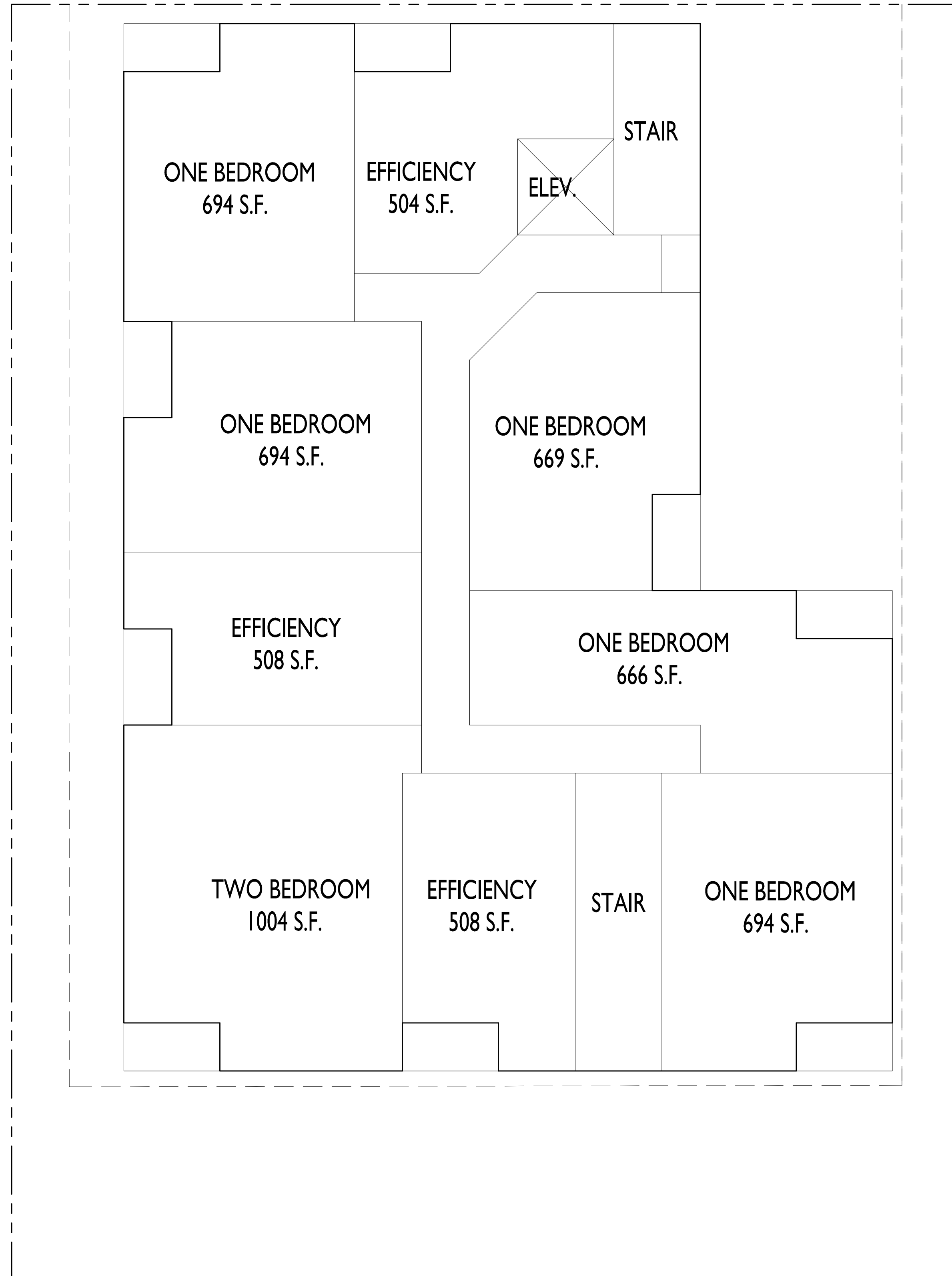
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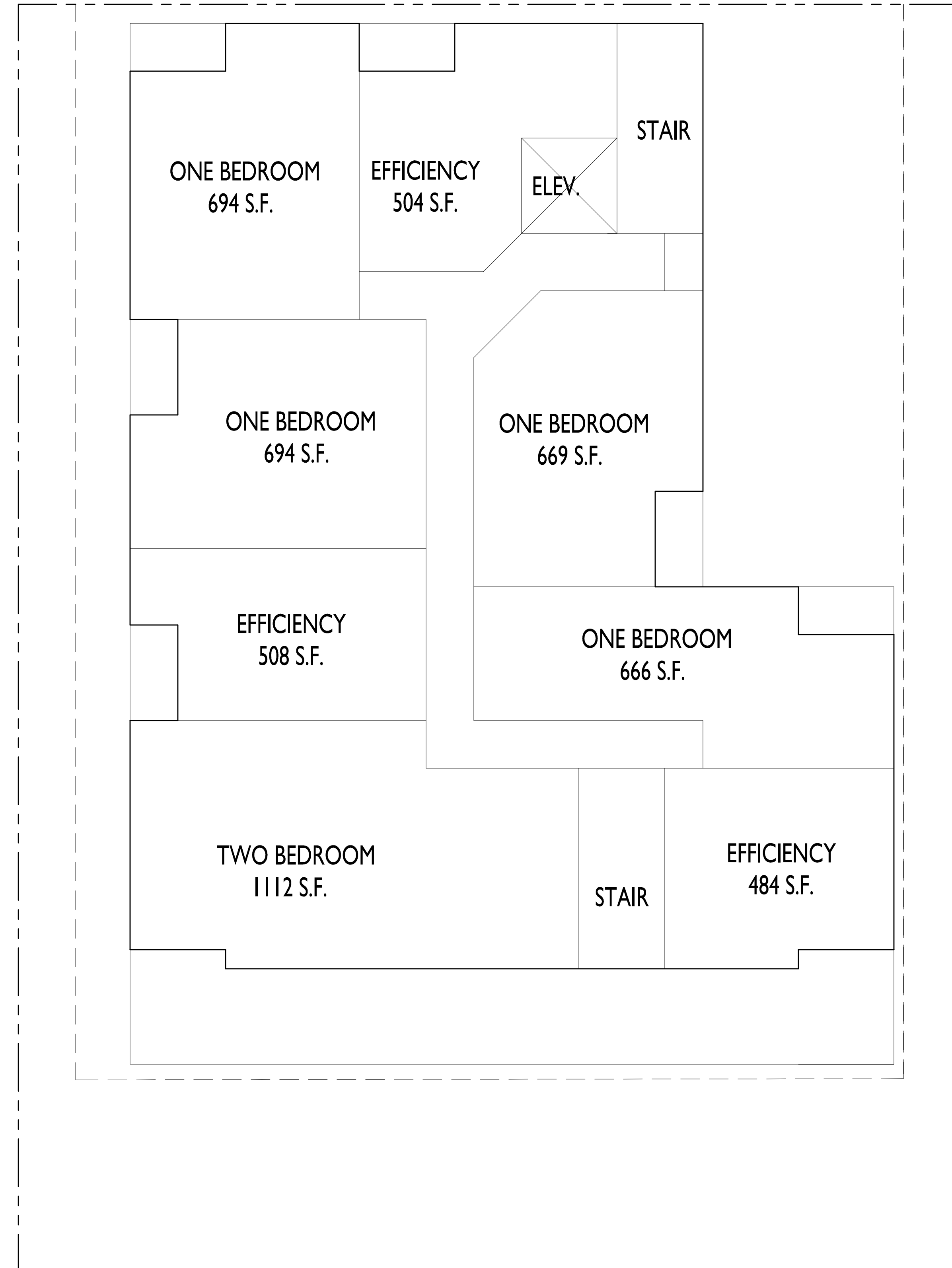
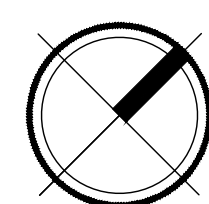
SHEET NUMBER

A-1.2

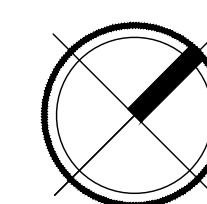
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2 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"



1 THIRD FLOOR PLAN
A-1.2 1/8"=1'-0"





1 NorthEast
A-2.1 1/8" = 1'-0"



2 NorthWest
A-2.1 1/8" = 1'-0"



1
A-2.2
SouthEast
1/8" = 1'-0"



2
A-2.2
SouthWest
1/8" = 1'-0"



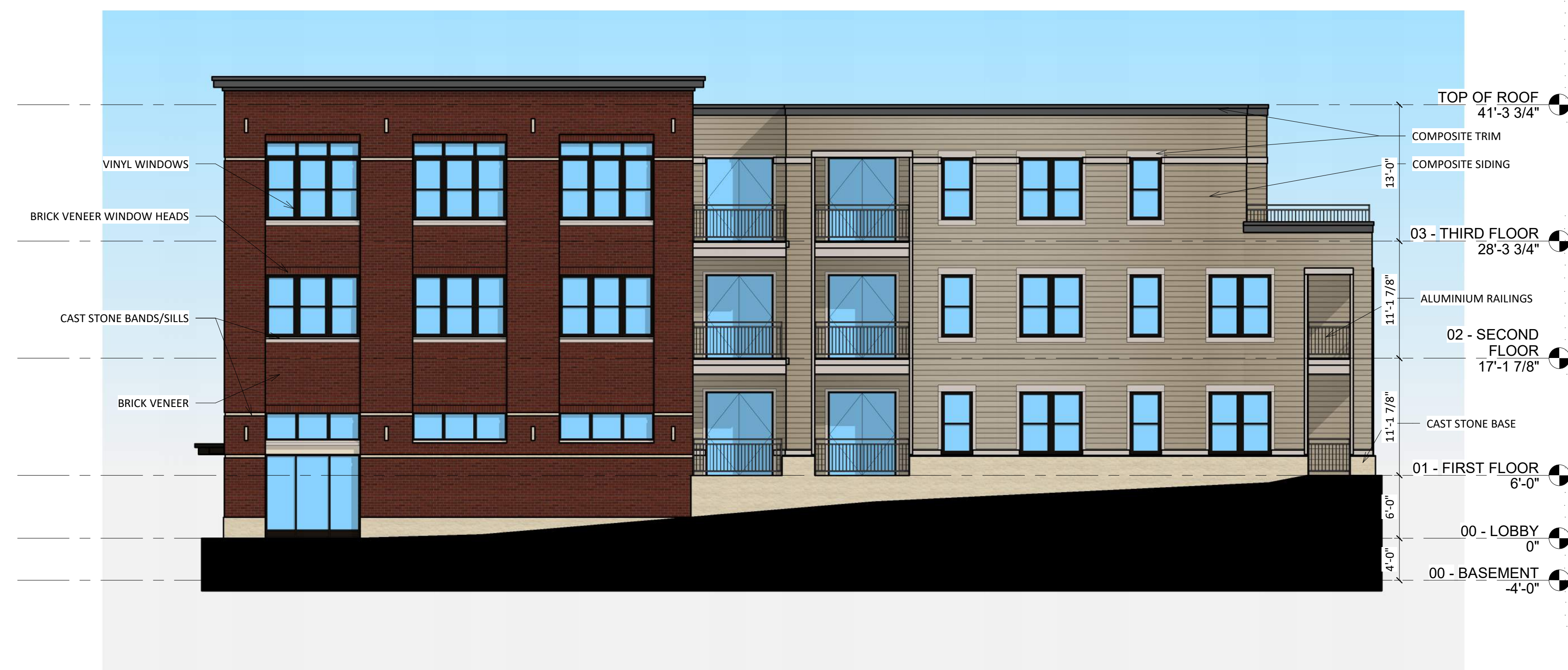
1 NorthEast COLORED
A-2.3 1/8" = 1'-0"



2 NorthWest COLORED
A-2.3 1/8" = 1'-0"



1 SouthEast COLORED
A-2.4 1/8" = 1'-0"



2 SouthWest COLORED
A-2.4 1/8" = 1'-0"



FONTAIN REALTY

821 Williamson Street, Madison Wisconsin

RENDER

X-1.1

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FONTAIN REALTY
821 Williamson Street, Madison Wisconsin
RENDER

X-1.2
Issued for Landmarks- February 24, 2020

