

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: 654 Williamson Street Alder District: 6

2. PROJECT

Project Title/Description: 5-story apartment building with a 2 level parking garage

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

- New Construction/Alteration/Addition 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**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP

3. APPLICANT

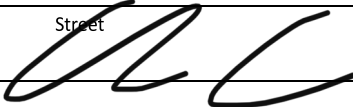
Applicant's Name: Kevin Burow Company: Knothe & Bruce Architects LLC

Address: 7601 University Ave., Ste 201 Middleton, WI 53562
Street City State Zip

Telephone: (608) 836-3690 Email: kburow@knothebruce.com

Property Owner (if not applicant): Brandon Cook - John Fontain Realty

Address: P.O. Box 694 Madison, WI 53701
Street City State Zip

Property Owner's Signature:  2/10/23 Date:

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 12:00pm on the submission date with the Preservation Planner. 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/LC_Meeting_Schedule_Dates.pdf

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. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com**. Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Photographs of comparable historic resources within 200 feet of subject property;
 - Manufacturer's product information showing dimensions and materials.
- 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, mechanicals, 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:
 - Perspective drawing
 - Other _____

Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552

February 13, 2023
UPDATED February 27, 2023



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

Re: Letter of Intent – Landmarks Submittal
654 Williamson Street
KBA Project #2215

Ms. 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 654 Williamson Street, which is located within the Third Lake Ridge Historic District, by removing an existing two-story commercial building and surface parking lot and constructing a new 3 to 5 story mixed-use building. There will be a total of approximately 46 apartment units (subject to final unit size mix) and approximately 2,650 sq.ft. of commercial space. There will also be 48 covered parking stalls for residential use.

In designing the building at 654 Williamson Street we have incorporated a number of details to make it compatible with the historic nature of the Third Lake Ridge Historic District. The design addresses the general massing, rhythm, materials and ornamentation found within the immediate vicinity of the project as well as the historic district as a whole. Within the southwest edge of the district, the contributing building forms and materials skew heavily toward an industrial style. The proposed building is designed to continue the adjacent historic buildings' forms and materials, while introducing itself as a modern structure with complementary detailing and material accents.

Primary design influence for the proposed new mixed-use project at 654 Williamson is the masonry industrial aesthetic of 301 S. Blount St., 720 Williamson St (the Olds Building) and 744 Williamson St. (Madison Candy Company). The principal aesthetic relies on a heavy, masonry module creating a rhythm of orthogonal openings and punched windows. The three buildings listed feature a prominent (3) story façade along Williamson and S. Blount streets. The proposed structure adopts this same principal massing along the primary street frontage.

Building Form:

The overall frontage of the building along Williamson St is approximately 154' long, and 85' along S. Blount St. The three-story primary façade is further broken down into regular 25' wide bays with a narrow corner element. The Williamson St. façade is designed with an inset bay asymmetrically placed within the main façade. This is intended to suggest a (3) building façade along Williamson St. A fourth and fifth story rises up along the NW side opposite of the Williamson St. frontage. The 4-5 floor façade is setback approximately 24' from the Williamson St. façade. The setback is more subtle along S. Blount St. The massing of the three story and five story volumes is broken down along S. Blount to feel like

two nested structures. The conceptual idea is a structure that was “added onto” in an organic manner.

Height:

The overall height of the building is 3 stories at Williamson Street, stepping up to 5 stories 30’ back from the property line (approx. 24’ from the Williamson St. façade). This is a characteristic setback for numerous buildings within the Third Lake Ridge Historic District and allows for the public perception of the building height along Williamson St. to feel three stories while allowing for additional housing density with the additional upper levels.

Parts (Windows, doors, entrances):

Window proportions and placement are reflective of the adjacent buildings at 301 S. Blount St and 720 Williamson St. The primary window system above the first floor is planned to be high-performance UPVC European windows from the manufacturer Oknoplast. The frame proportions and detailing mimic the historic window precedent at 301 S. Blount St. Window panel sizing and layout will look similar to the typical double-hung function, but will be an awning style operation.

The ground floor window system will be a standard dark-anodized aluminum storefront system with a consistent 20” high cast stone base at all glazed openings other than doors. The garage doors for access into the structured parking will be an anodized aluminum and glass system by Cloplay that reflects the same aesthetic as the aluminum storefront system along the rest of the building

Materials:

The primary building material for the first three stories is standard sized brick masonry using two tones of brick: light red similar to the 720 Williamson St. (Olds building) and a darker burgundy/brown shade to accent recessed areas and the two building “volumes”. Warm grey salt-resistant manufactured cast stone will be used as a base material. Cast stone will be used as sill, header and parapet top cap at the brick masonry. Vertical seamed steel or aluminum metal siding is proposed at the corner entry façade inset. This material will be a weathered-zinc /charcoal finish. This metal panel will be used sparingly in other accent areas on the façade. Composite clapboard siding will be used for portions of the fourth and fifth floors with accent banding.

Railings for rooftop deck areas will be black or dark grey. Balconies are not permitted on primary street fronts per the historic ordinance. There is some occupied rooftop area on the third floor above the setback. Railings in this area are mostly concealed behind the raised third floor roof parapets. Inset balconies are located on the NW side opposite Williamson St.

Building Systems:

No rooftop systems will be visible from the street at any point. There are no solar panels currently planned for the rooftop and if added, will be setback far enough from the edge to not be visible either. All vents in the masonry will be painted to match and be flush with the masonry.

Exterior lighting on the building will be minimal, with recessed downlights located in the entry canopy to the main entrance and period appropriate fixtures. No fixtures have been selected at this point but we are of course happy to review final selections with Landmarks staff to receive approval of any fixtures.

We appreciate the feedback we received from you during the February 2 pre-application meeting and have taken those comments into consideration when preparing this submittal.

We hope that you will find this an appropriate building that will fit in well in the Third Lake Ridge Historic District. I look forward to discussing these with you at the upcoming Landmarks Commission meeting.

Demolition Standards:

The structure to be removed has served the community well but is no longer needed because The Red Caboose Daycare Center is moving to a new location at 2350 Winnebago Street. The structure itself is not a landmark structure, nor does it have any historical significance for this area. Also, it is not of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

The updates to the original submittal (Sheets A2.1, A2.2, A2.3, A2.4, A2.5) include exterior changes based on your feedback on 02/23. These changes include: simplification of materials; elimination of clapboard siding on all sides other than the rear elevation; reduction of brick on upper floors of rear elevation.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

301 S. Blount St

301 S. Blount Street is the nearest contributing building to the project. The proposed design draws heavily from the industrial warehouse aesthetic and repetitive window rhythm. Brick corbeling and banding is a strong influence on the proposed exterior façade. The proposed building's window proportions and mulling pattern are similar to this building, although the proposed building's window operation is not going to be single-hung. Stone sills are consistent with the proposed building. While the overall height of this building is taller than the 3-story front façade of the proposed building (approx. 55' vs 41' proposed), the general proportions remain similar, particularly when the ½-story basement exposure is excluded.



720 Williamson St

The principle red brick color for the proposed project is inspired by the brick at 720 Williamson St. The height and articulation of the first three floors of 720 Williamson St is very similar to the proposed project- approximately 41' for both buildings. The proposed project's vertical brick pilasters and corner brick reveal details are a clear reference to the details at 720 Williamson.



613 Williamson St

The exterior styling and materials at 613 Williamson St are not directly referenced in the proposed project with the exception of the strong stone base motif along the sidewalk.



744 Williamson St

744 Williamson St. is outside of the 200' radius of the proposed project, but is within the historic district. The red brick tone, similar to 720 Williamson Street, reflects the color choice for the proposed project. The painted steel beam integrated into the façade of 744 Williamson is referenced in in the proposed project via a similar steel beam for a “canopy” at the garage entries and the center retail entry along Williamson.



Photos of existing building to be removed – 654 Williamson





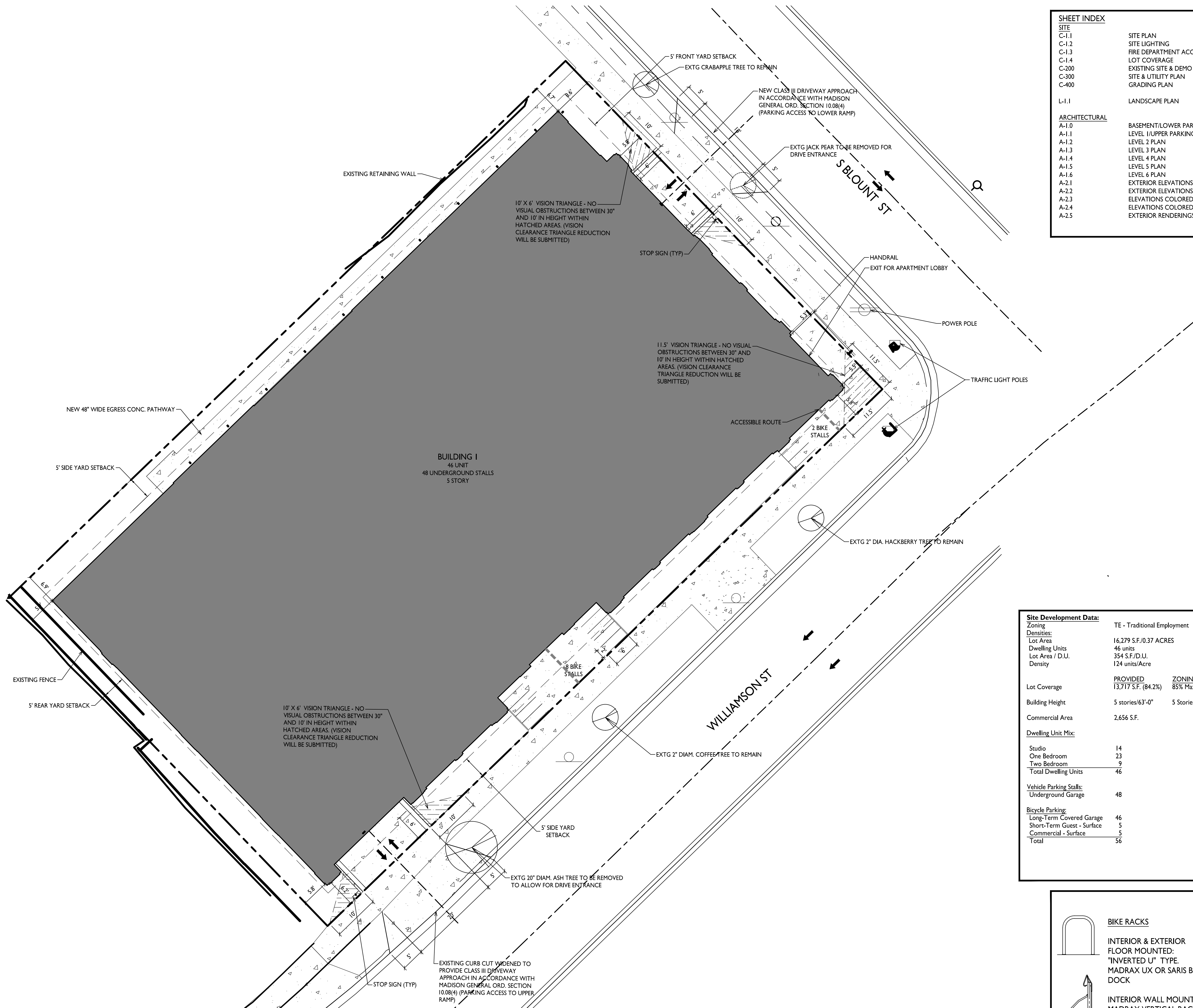






GENERAL NOTES:

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- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

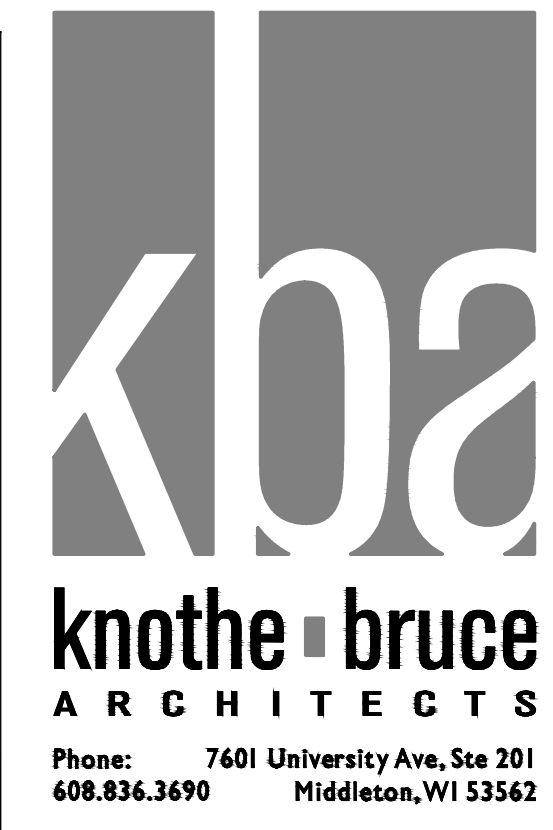
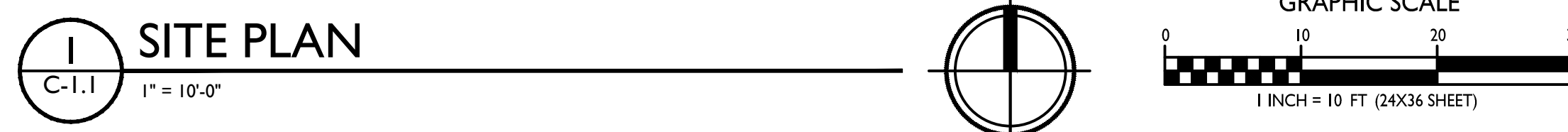
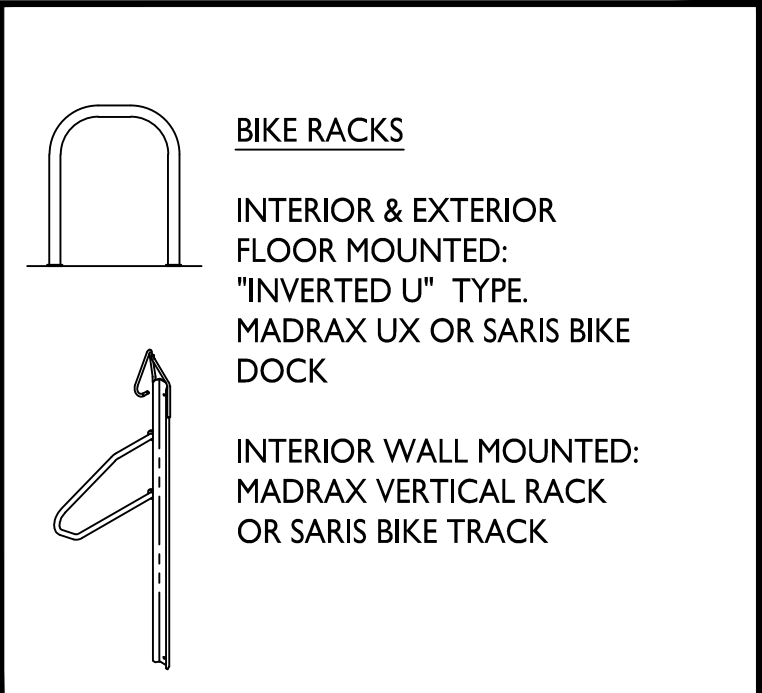


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C-1.4	EXISTING SITE & DEMO PLAN
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C-300	GRADING PLAN
C-400	LANDSCAPE PLAN
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A-1.5	LEVEL 6 PLAN
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A-2.5	EXTERIOR RENDERINGS

Site Development Data:

Zoning	TE - Traditional Employment
Densities:	
Lot Area	16,279 S.F./0.37 ACRES
Dwelling Units	46 units
Lot Area / D.U.	354 S.F./D.U.
Density	124 units/Acre
Lot Coverage	13,717 S.F. (84.2%) 85% Max.
Building Height	5 stories/63'-0" 5 Stories/68' Max.
Commercial Area	2,656 S.F.
Dwelling Unit Mix:	
Studio	14
One Bedroom	23
Two Bedroom	9
Total Dwelling Units	46
Vehicle Parking Stalls:	
Underground Garage	48
Bicycle Parking:	
Long-Term Covered Garage	46
Short-Term Guest - Surface	5
Commercial - Surface	5
Total	56



ISSUED
For LUA & Landmarks Submittal - Feb. 13, 2023

PROJECT TITLE
John Fontain Realty

654 Williamson St,
Madison, WI
SHEET TITLE
Site Plan

SHEET NUMBER

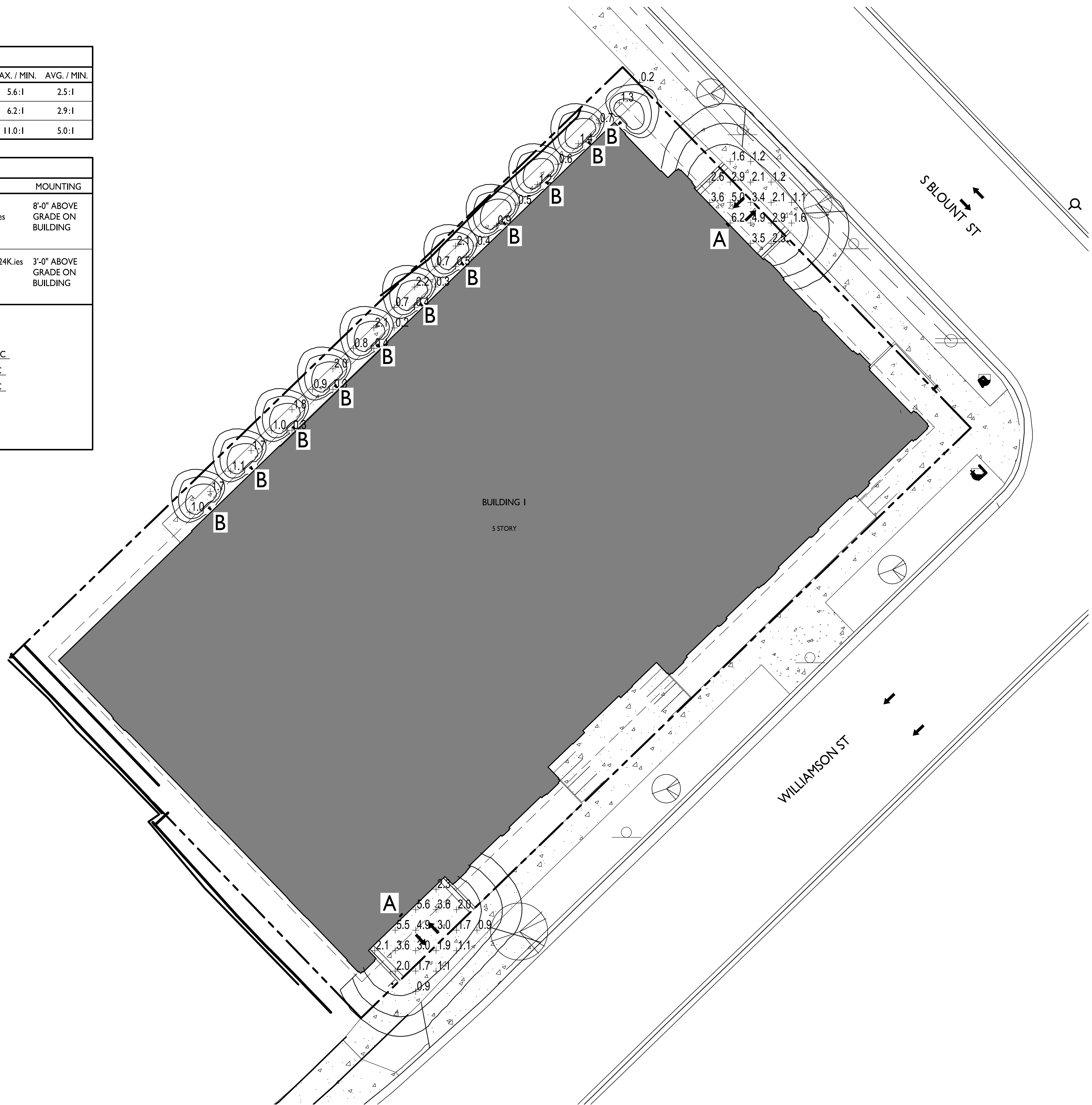
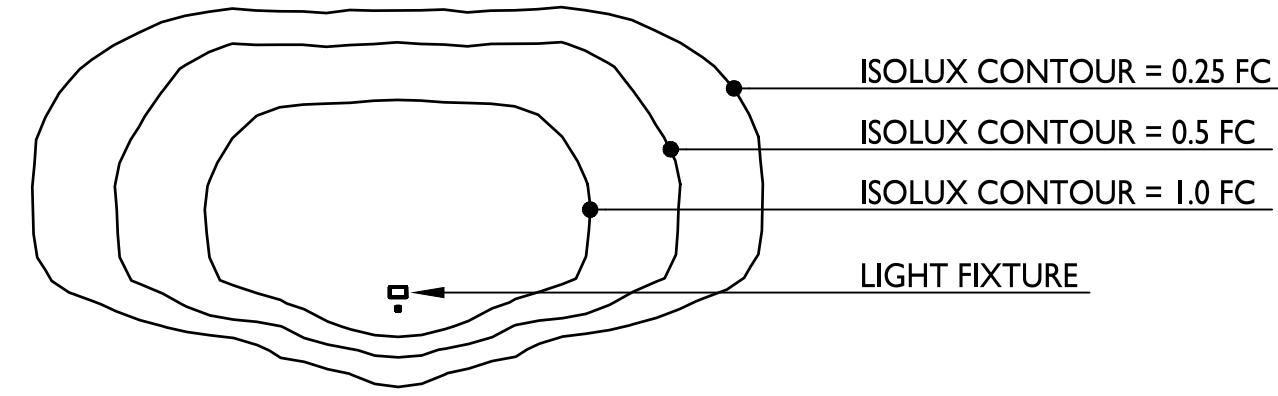
C-1.1

PROJECT NO. **2215**
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LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
North Parking Garage Entry Security Lighting	+	2.8 fc	6.2 fc	1.1 fc	5.6:1	2.5:1
South Parking Garage Entry Security Lighting	+	2.6 fc	5.6 fc	0.9 fc	6.2:1	2.9:1
Walkway Egress Lighting	+	1.0 fc	2.2 fc	0.2 fc	11.0:1	5.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	2	LITHONIA LIGHTING	WVXI LED P1 30K MVOLT	WVXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS	WVXI_LED_P1_30K_MVOLT.ies	8'-0" ABOVE GRADE ON BUILDING
	B	11	FC / SSL LIGHTING	FCSL102-120V-4K-SS	EXTERIOR DIE-CAST ALUMINUM STEP LIGHT FOR MASONRY APPLICATIONS	F002035FCSL1024K.ies	3'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION



knothe + bruce
ARCHITECTS

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

ISSUED
For LUA & Landmarks Submittal - Feb. 13, 2023

PROJECT TITLE
John Fontain Realty

654 Williamson St,
Madison, WI
SHEET TITLE
Site Lighting Plan

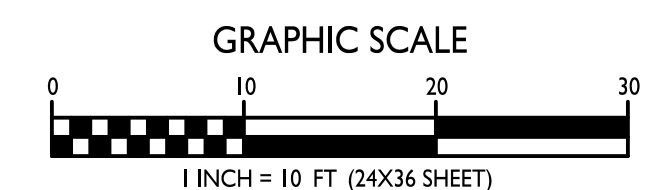
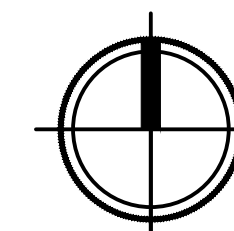
SHEET NUMBER

C-1.2

PROJECT NO. **2215**

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SITE LIGHTING PLAN
1" = 10'-0"



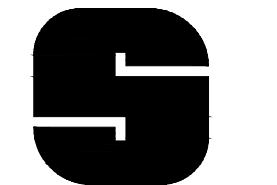


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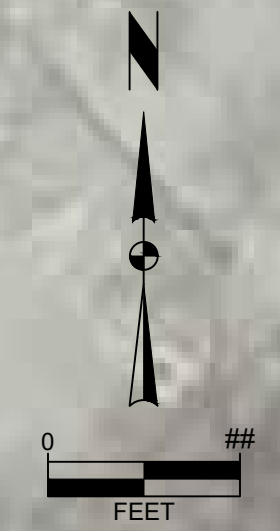
MARK	REVISION	DATE	BY
	Checked By: MLC		
	Engineer: BCA		
	Technician: GCB		
	Date: 02-13-23		
	Scale: 1" = 40'		
	T-R-S: TTN-RRW-SS		
	Project No: 123.0184.30		
			Sheet C200

654 WILLIAMSON STREET
 EXISTING SITE & DEMOLITION PLAN
 CITY OF MADISON, DANE, WISCONSIN

SNYDER & ASSOCIATES, INC.
 6010 YOGES ROAD
 MADISON, WISCONSIN 53718
 515-964-2020 | www.snyder-associates.com

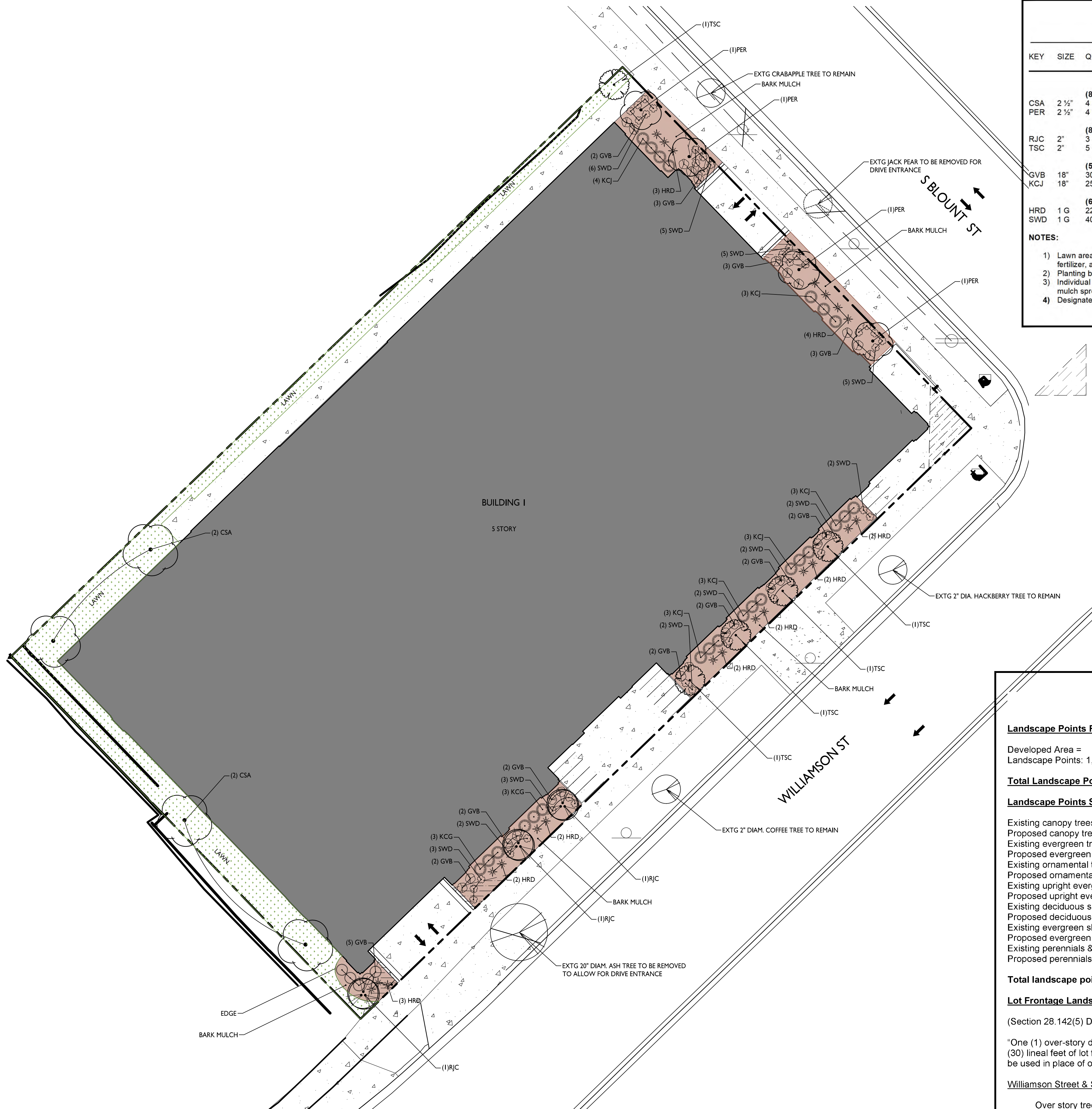


SNYDER & ASSOCIATES
 Project No: 123.0184.30
 Sheet C200



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6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



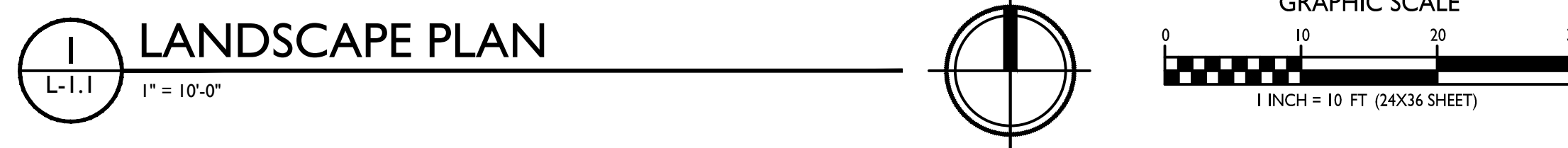
PLANT LIST					
654 Williamson Street, Madison					
KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
CSA	2 1/2"	(8)	Canopy Trees		
	PER	2 1/2"	Columnar Swedish Aspen Pyramidal English Oak	Populus Tremula 'Erecta' Quercus Robar 'Fastigiata'	BB BB
RJC	2"	(8)	Ornamental Trees		
TSC	2"	3	Red Jade Crab	Malus 'Red Jade'	BB
		5	Tina Sargent Crab	Tina Malus Sargentii 'Tina'	BB
GVB	18"	(55)	Evergreen Shrubs		
KCJ	18"	30	Green Velvet Boxwood	Buxus 'Green Velvet'	Con
		25	Kallay Compact Juniper	Juniperus C 'Kallay's Compact'	Con
HRD	1 G	(62)	Perennials		
SWD	1 G	22	Happy Returns Day Lily	Hemerocallis 'Happy Returns'	Con
		40	Summer Wine Day Lily	Hemerocallis 'Summer Wine'	Con

NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
- 2) Planting beds to be mulched with shredded hardwood bark spread to a depth of 3".
- 3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 3".
- 4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.

VISION TRIANGLE: NO OBSTRUCTIONS BETWEEN THE HEIGHT OF 30" AND 10' WITHIN HATCHED AREAS.

LANDSCAPE WORKSHEET		
645 Williamson Street		
Landscape Points Required		
Developed Area =	1,506 SF	
Landscape Points: 1,506/300 x 5 =	25 points	
Total Landscape Points Required	25 points	
Landscape Points Supplied		
Existing canopy trees - 0 @ 35 =	0 points	
Proposed canopy trees - 8 @ 35 =	280 points	
Existing evergreen trees - 0 @ 35 =	0 points	
Proposed evergreen trees - 0 @ 35 =	0 points	
Existing ornamental trees - 0 @ 15 =	0 points	
Proposed ornamental trees - 8 @ 15 =	120 points	
Existing upright evergreen shrubs - 0 @ 10 =	0 points	
Proposed upright evergreen shrubs - 0 @ 10 =	0 points	
Existing deciduous shrubs - 0 @ 3 =	0 points	
Proposed deciduous shrubs - 0 @ 3 =	0 points	
Existing evergreen shrubs - 0 @ 4 =	0 points	
Proposed evergreen shrubs - 55 @ 4 =	220 points	
Existing perennials & grasses 0 @ 2 =	0 points	
Proposed perennials & grasses 62 @ 2 =	124 points	
Total landscape points supplied =	744 points	
Lot Frontage Landscape Required		
(Section 28.142(5) Development Frontage Landscaping)		
"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."		
Williamson Street & South Blount Street =	263.9 LF	
Over story trees required 263.9/30' = 8.79	9 trees	
Shrubs required (263.9/30') x 5 = 43.98	44 shrubs	
Over story trees supplied	5 trees	
Ornamental/Evergreen trees supplied	8 trees	
Shrubs supplied	55 shrubs	



LANDSCAPE PLAN
L-1.1
1" = 10'-0"

knothe & bruce
ARCHITECTS

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

ISSUED
For LUA & Landmarks Submittal - Feb. 13, 2023

PROJECT TITLE
John Fontain Realty

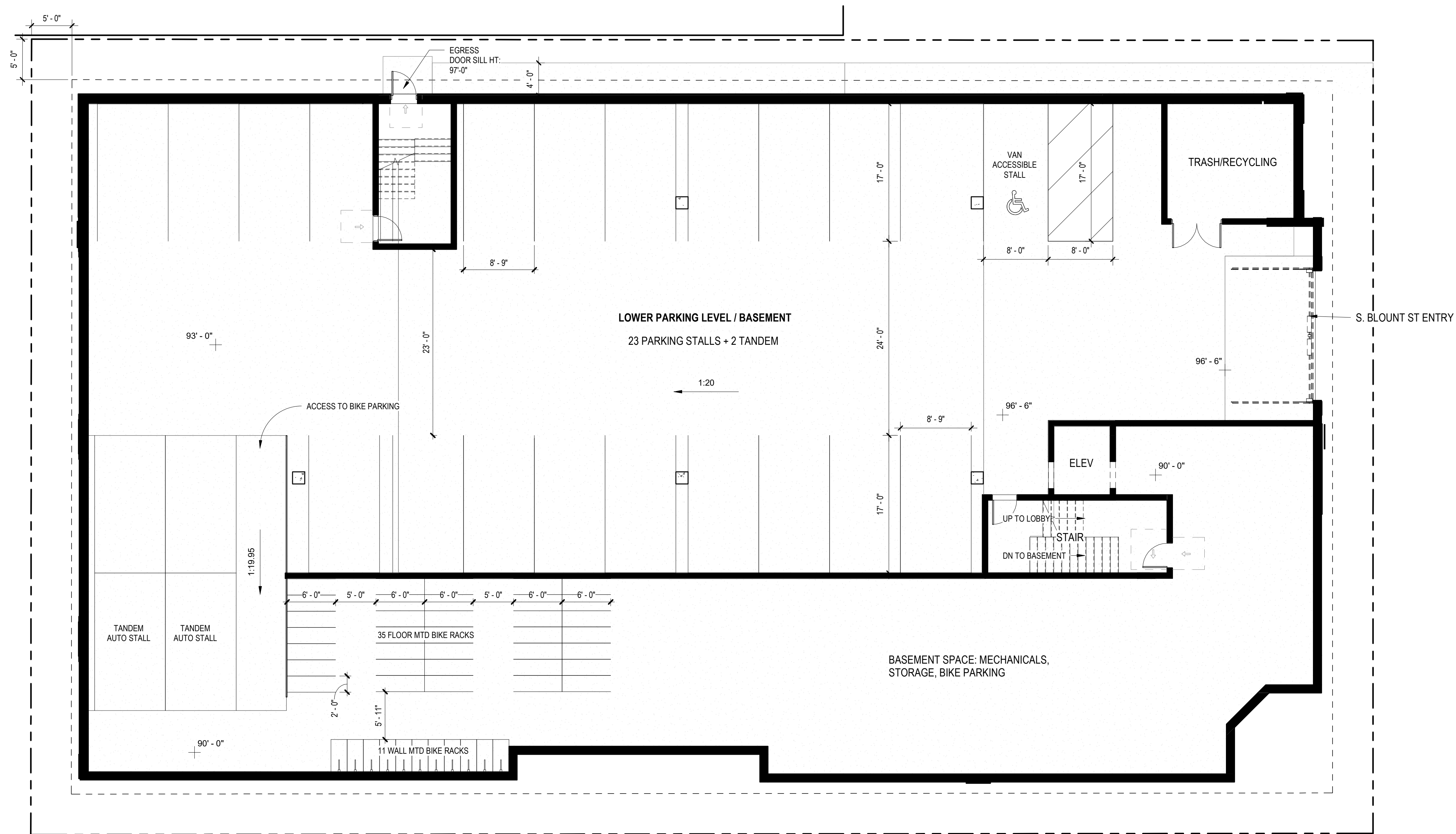
654 Williamson St,
Madison, WI

SHEET TITLE
Landscape Plan

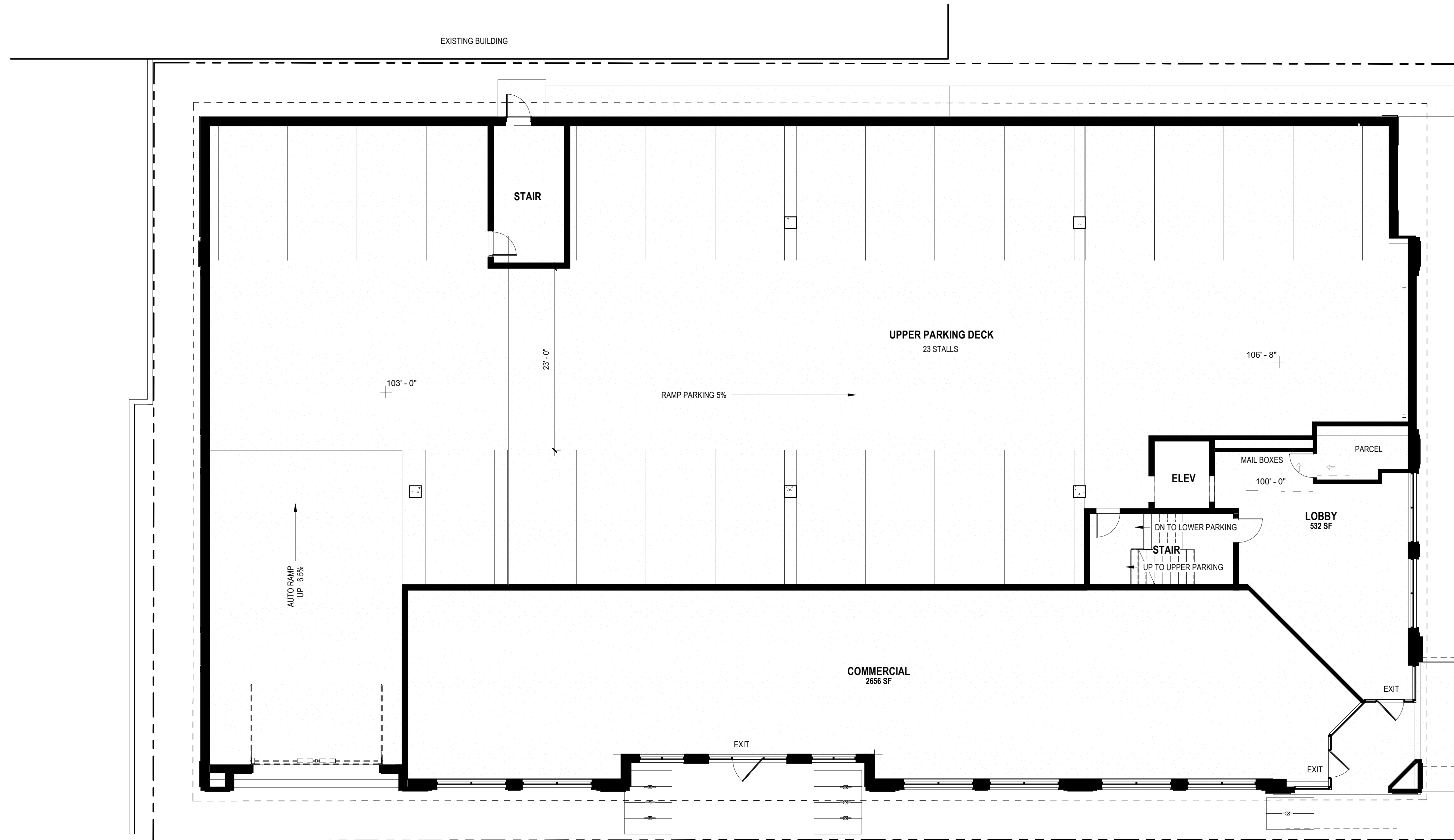
SHEET NUMBER
L-1.1

PROJECT NO. **2215**

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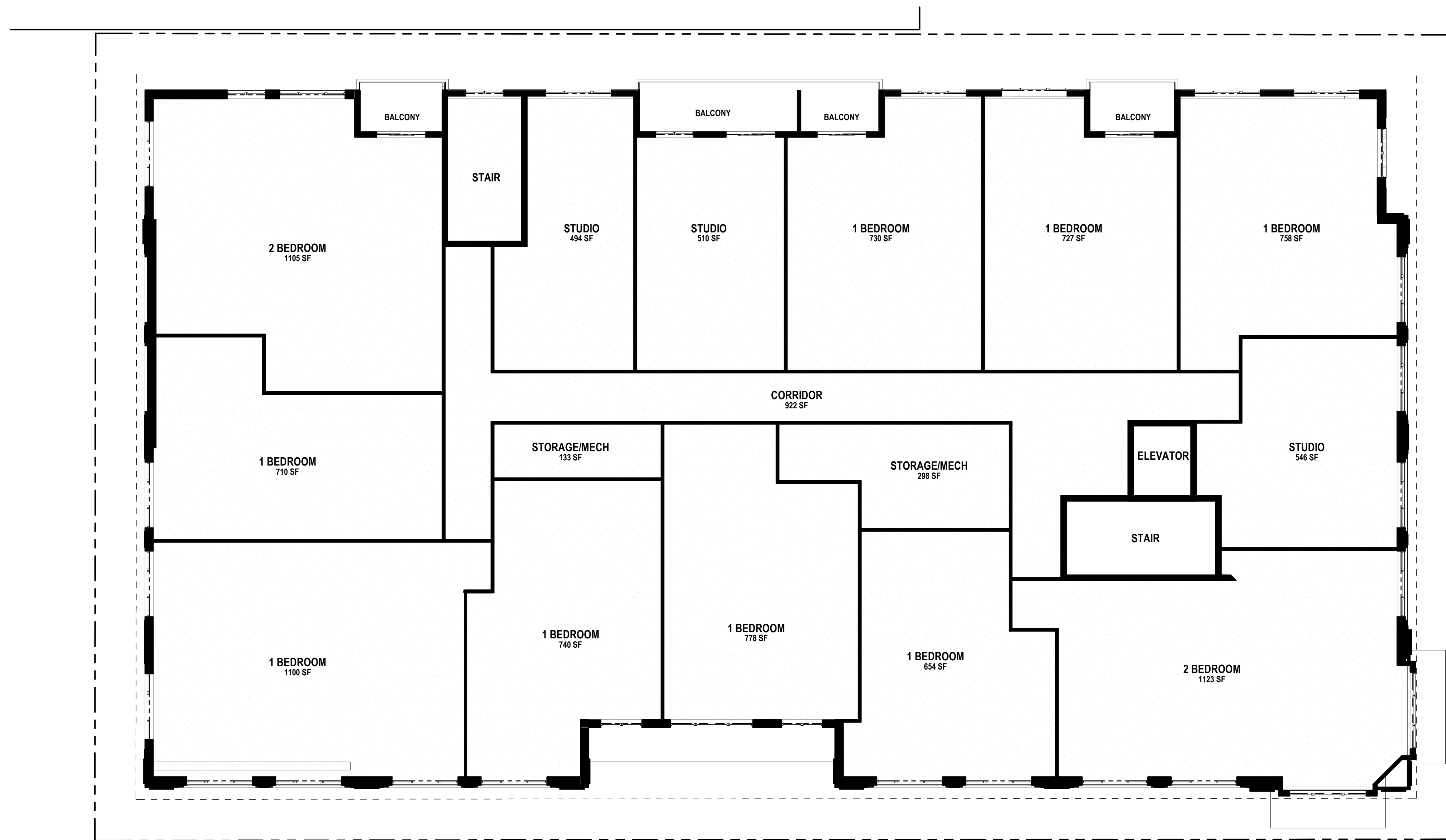
ISSUED
 For LUA & Landmarks Submittal - Feb. 13, 2023

PROJECT TITLE
654 WILLIAMSON ST

654 Williamson St
 Madison, WI 53703
 SHEET TITLE
**LEVEL 1 /UPPER
 PARKING FLOOR
 PLAN**

SHEET NUMBER

A1.1
 PROJECT NUMBER **2215**



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KEY PLAN

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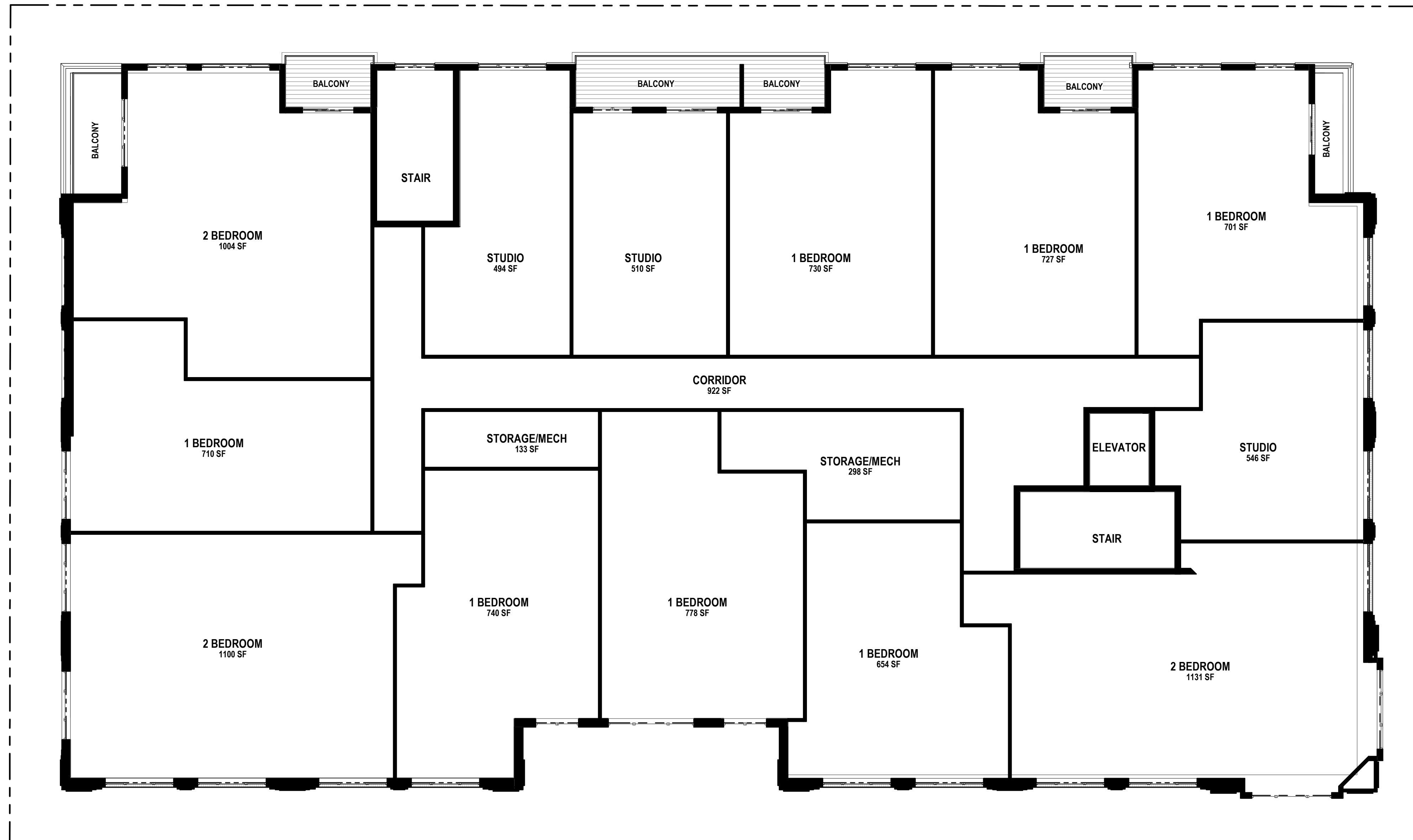
PROJECT TITLE
**654 WILLIAMSON
 ST**

654 Williamson St
 Madison, WI 53703
 SHEET TITLE
LEVEL 3 PLAN

SHEET NUMBER

A1.3
 PROJECT NUMBER **2215**

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KEY PLAN

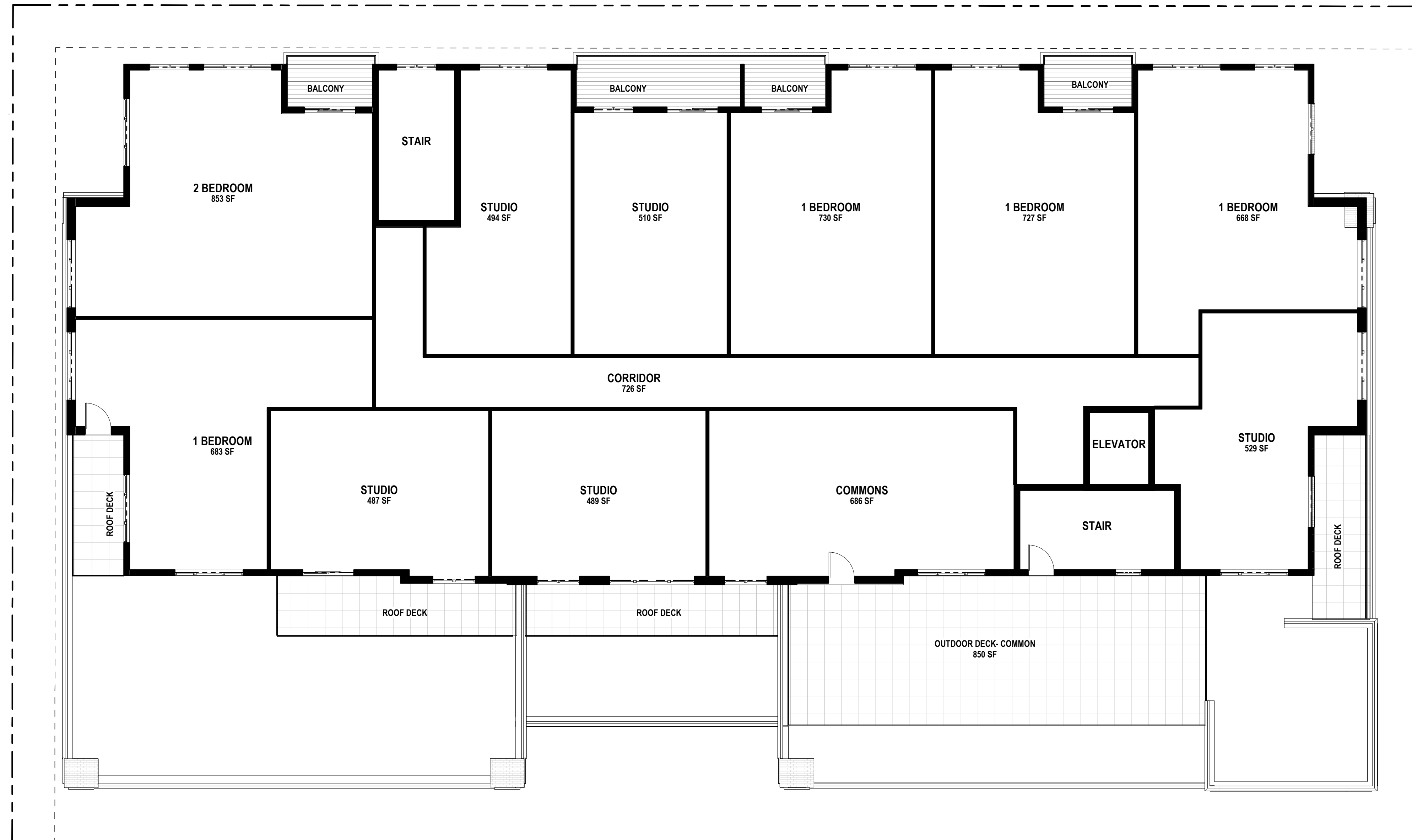
ISSUED
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PROJECT TITLE
**654 WILLIAMSON
 ST**

654 Williamson St
 Madison, WI 53703
 SHEET TITLE
LEVEL 4 PLAN

SHEET NUMBER

A1.4
 PROJECT NUMBER **2215**



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KEY PLAN

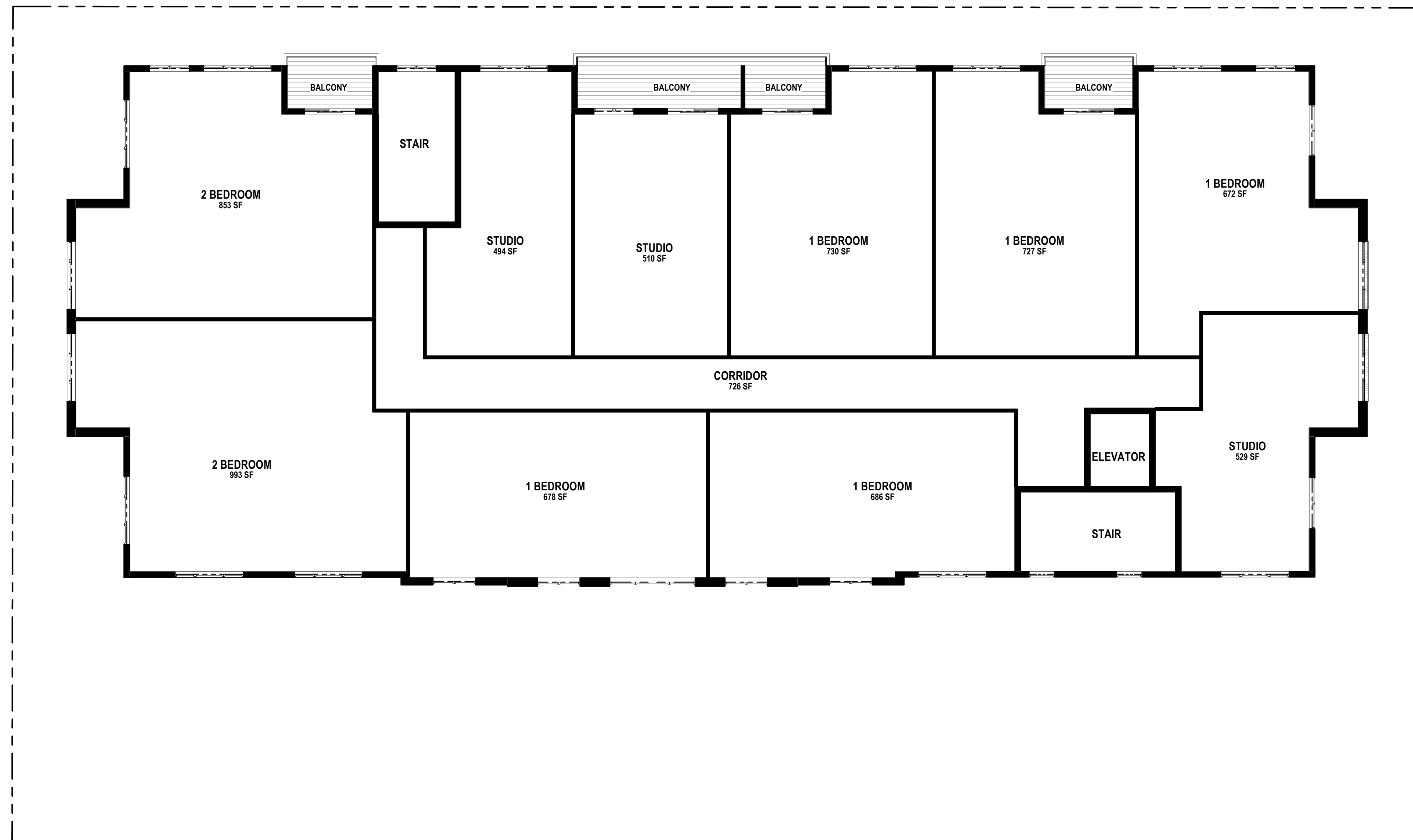
ISSUED
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PROJECT TITLE
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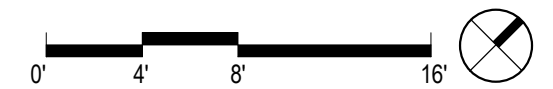
654 Williamson St
 Madison, WI 53703
 SHEET TITLE
LEVEL 5 PLAN

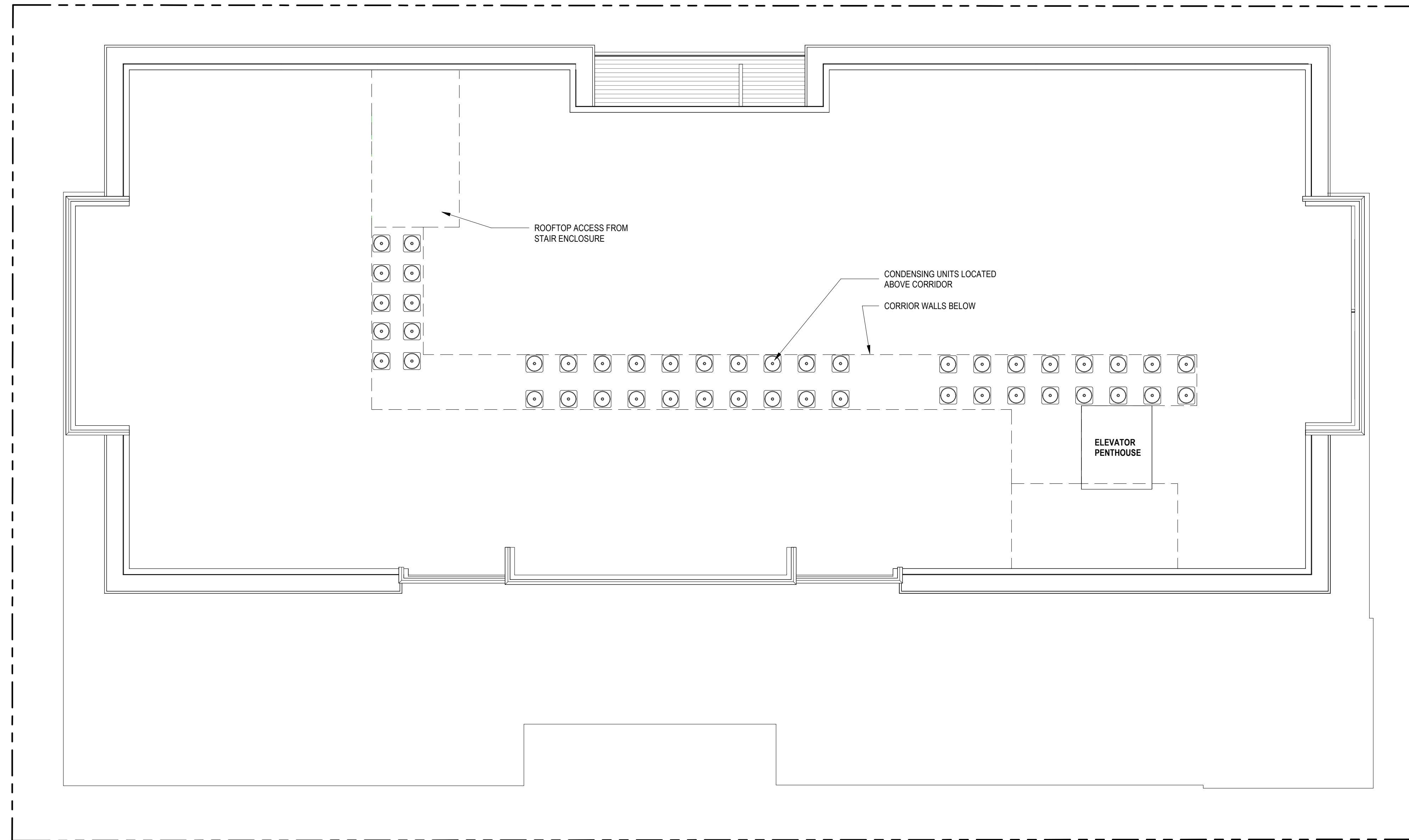
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A1.5
 PROJECT NUMBER **2215**



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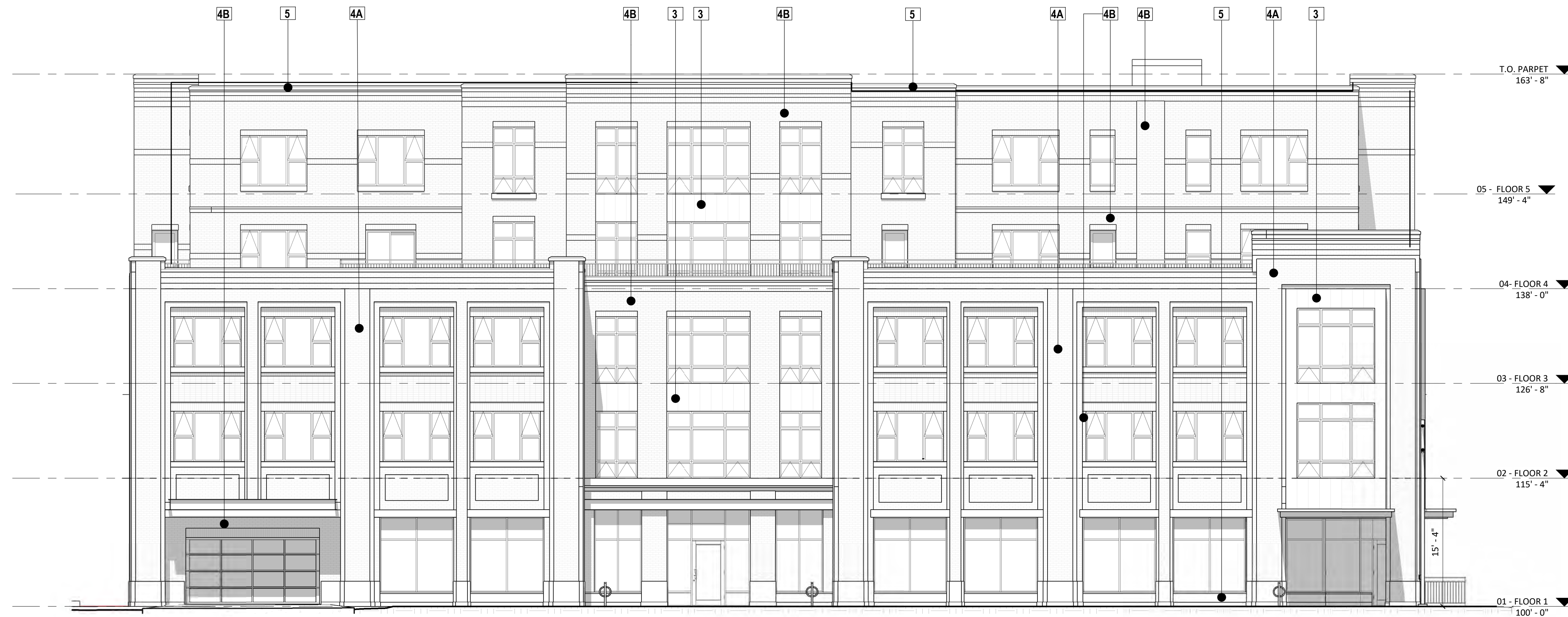


NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE



2 NE ELEVATION- S BLOUNT ST B&W
 A2.1 1/8" = 1'-0"



1 SE ELEVATION- WILLIAMSON ST- B&W
 A2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION

KEY PLAN

ISSUED

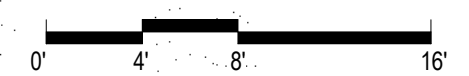
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- 3 LUA & LANDMARKS SUBMITTAL 02/13/23

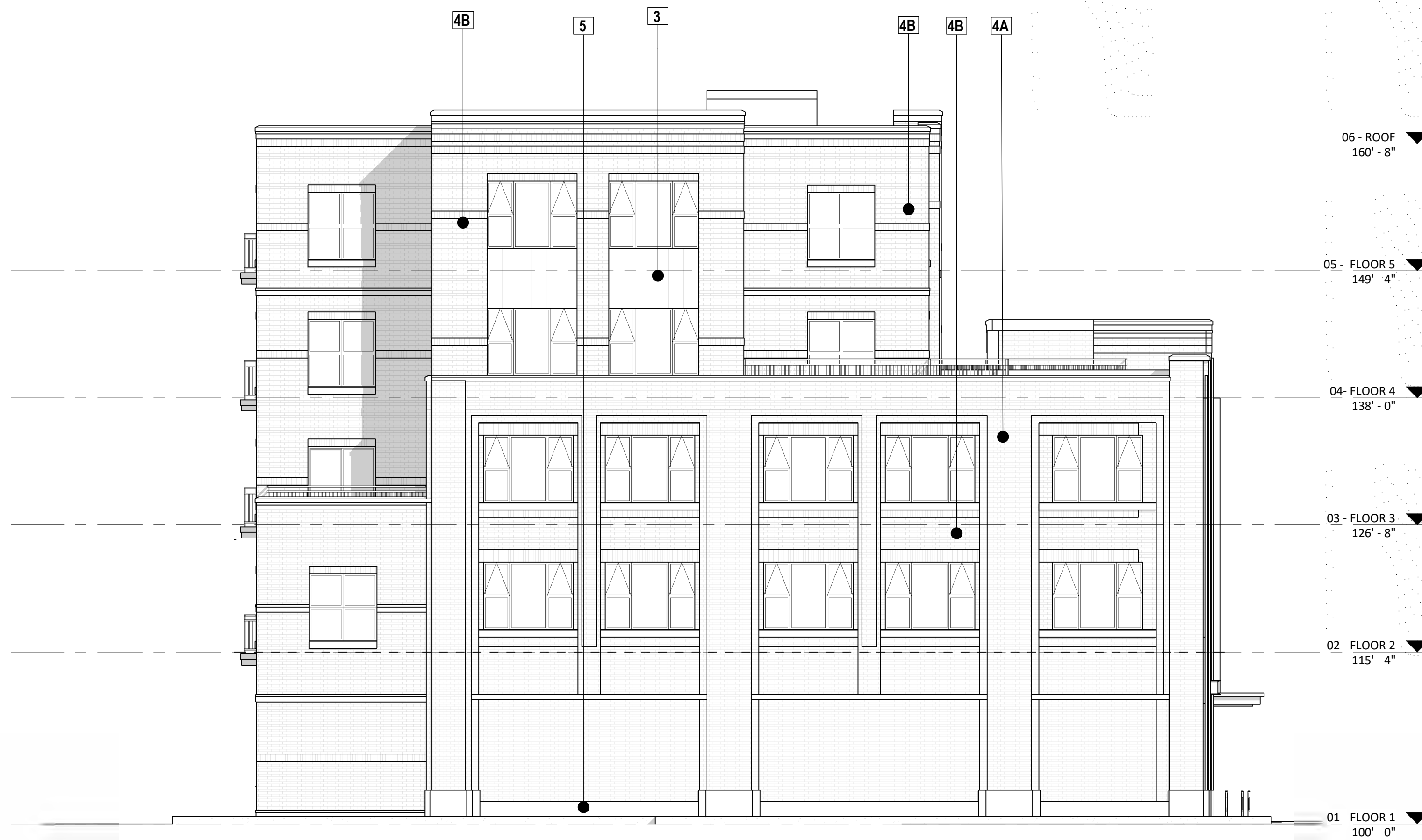
PROJECT TITLE
654 WILLIAMSON ST

654 Williamson St
 Madison, WI 53703
 SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1
 PROJECT NUMBER 2215

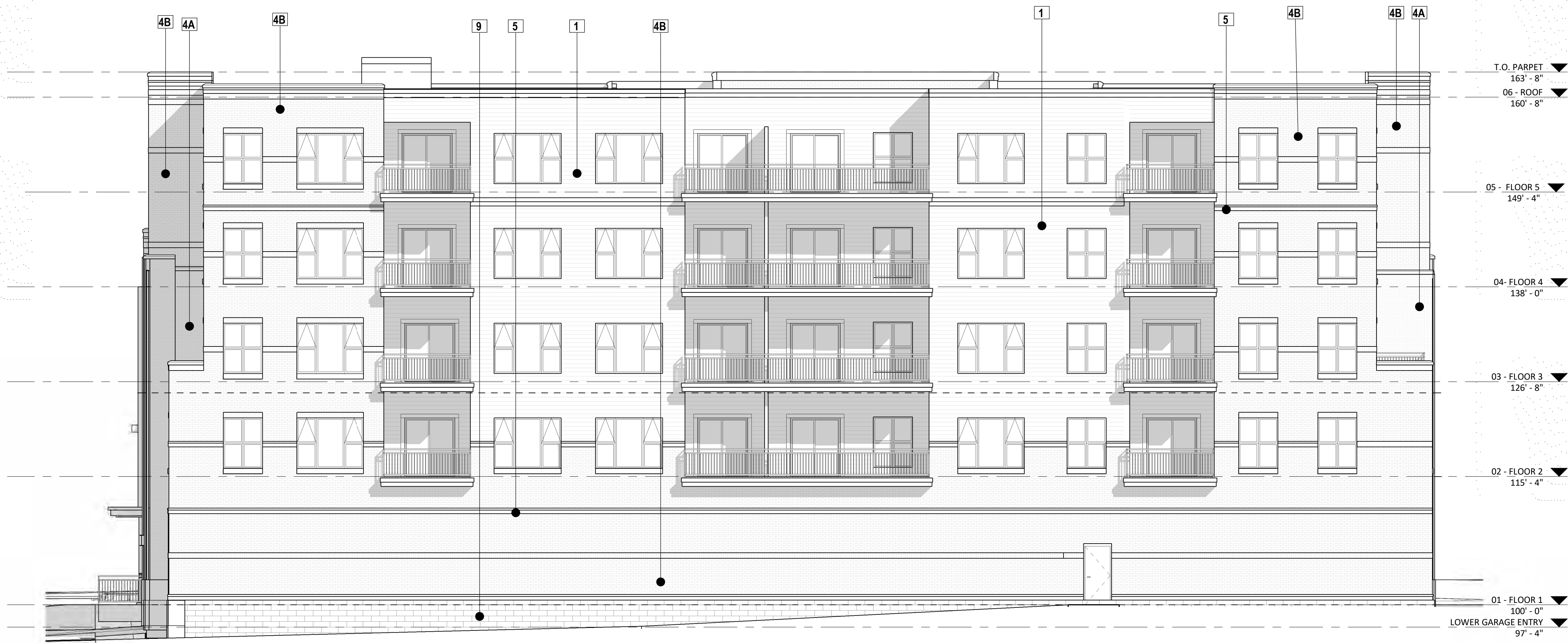




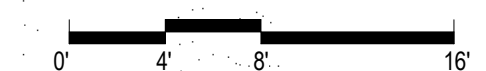
2 SW ELEVATION - B&W
 A2.2 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE

KEY PLAN



1 NW ELEVATION - B&W
 A2.2 1/8" = 1'-0"



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PROJECT TITLE
654 WILLIAMSON ST

654 Williamson St
 Madison, WI 53703
 SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.2
 PROJECT NUMBER 2215

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE



2 NE ELEVATION- S BLOUNT ST- COLOR
A2.3 1/8" = 1'-0"



1 SE ELEVATION- WILLIAMSON ST- COLOR
A2.3 1/8" = 1'-0"

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KEY PLAN

ISSUED

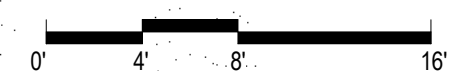
- 4 LANDMARKS EXT. UPDATES 02/27/23
- 3 LUA & LANDMARKS SUBMITTAL 02/13/23

PROJECT TITLE
654 WILLIAMSON ST

654 Williamson St
Madison, WI 53703
SHEET TITLE
ELEVATIONS COLORED

SHEET NUMBER

A2.3
PROJECT NUMBER 2215





EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6" - 4" - 6"	JAMES HARDIE	CHARCOAL
(#2) - METAL FASCIA AND TRIM	CMG	WEATHERED ZINC COLOR
(#3) - VERTICAL STANDING SEAM METAL	CMG	WEATHERED ZINC COLOR
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING
(#4A) - BRICK VENEER	TBD	LIGHT RED- VARIETY
(#4B) - BRICK VENEER	TBD	BURGUNDY- VARIETY
(#5) - CAST STONE BANDS & HEADERS	OLDCASTLE	LIMESTONE
(#6) - COMPOSITE WINDOWS	OKNOPLAST	DARK GRAY
(#7) - ALUM. STOREFRONT	N/A	BLACK- ANNODIZED
CANOPY & BAY SOFFITS	JAMES HARDIE	MATCH ADJ. SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#8) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#9) - MANUFACTURED STONE UNIT	CORDOVA	LIMESTONE

2 SW ELEVATION - COLOR
A2.4 1/8" = 1'-0"



1 NW ELEVATION - COLOR
A2.4 1/8" = 1'-0"

NOT FOR CONSTRUCTION

KEY PLAN

ISSUED

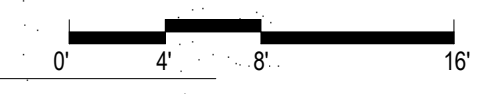
- 4 LANDMARKS EXT. UPDATES 02/27/23
- 3 LUA & LANDMARKS SUBMITTAL 02/13/23

PROJECT TITLE
**654
WILLIAMSON
ST**

654 Williamson St
Madison, WI 53703
SHEET TITLE
**ELEVATIONS
COLORED**

SHEET NUMBER

A2.4
PROJECT NUMBER 2215





BLOUNT STREET VIEW - LOOKING SOUTH



WILLIAMSON STREET VIEW - LOOKING NORTHWEST



WILLIAMSON STREET VIEW - LOOKING NORTHEAST



WILLIAMSON STREET VIEW - LOOKING WEST

KEY PLAN

ISSUED

NOT FOR CONSTRUCTION

4 LANDMARKS EXT. UPDATES 02/27/23
3 LUA & LANDMARKS SUBMITTAL 02/13/23

PROJECT TITLE
**654
WILLIAMSON
ST**

654 Williamson St
Madison, WI 53703
SHEET TITLE
**RENDERED
VIEWS**

SHEET NUMBER

A2.5
PROJECT NUMBER 2215