



LAND USE APPLICATION

LND-B

City of Madison
 Planning Division
 126 S. Hamilton St.
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635



FOR OFFICE USE ONLY:

Paid 600- Receipt # 032687-0008
 Date received 7/19/17
 Received by GSP
 Parcel # 0709-131-2527-9
 Aldermanic district 6-Rommel
 Zoning district TR-V2
 Special requirements HIS-TL
 Review required by _____
 UDC PC
 Common Council Other _____
 Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review, except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 1139 WILLIAMSON ST.
 Title: 1139 WILLIAMSON TWO-FLAT

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

6 204-550-0597

ebaineychance@gmail.com

3. Applicant, Agent and Property Owner Information

Applicant name MICHAEL/EVANS CHAN Company 1139 WILLIAMSON LLC
 Street address 130 DRIFTWOOD LANE City/State/Zip TRUMBULL, CT 06611
 Telephone M 914-772-7552 Email mchan1@gmail.com
 Project contact person TODD BARNETT Company BARNETT ARCHITECTURE LLC
 Street address 118N. BRIDGE TERRACE City/State/Zip MADISON WI 53726
 Telephone 608-233-4538 Email todde@barnettarchitecture.com
 Property owner (if not applicant) _____
 Street address _____ City/State/Zip _____
 Telephone _____ Email _____

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

DEMOLITION OF EXISTING STRUCTURE + PROPOSED TWO-STORY APARTMENT/FLAT WITH (2) ~~BEDROOM~~ / 2 BATH UNITS

Scheduled start date OCTOBER 2017 Planned completion date APRIL 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal*

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pccapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff KEVIN FROHMAN/TIM PARKS/AMY SCANLON Date 3/6/17
 Zoning staff MATT TUCKER Date 3/6/17

- Demolition Listserv
- Public subsidy is being requested (indicate in letter of intent)

- 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), business association(s), AND the dates you sent the notices:

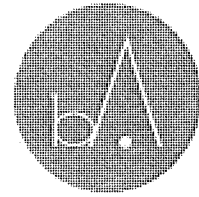
MARSHA RUMMEL, MARQUETTE-NEIGHBORHOOD PRESIDENT
GARY TIPPER 3/28/17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant MICHAEL EVANINE CHAN Relationship to property OWNER

Authorizing signature of property owner Mich Chan Evanine Chan Date 3/19/2017



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July 19, 2017

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Letter of Intent
Two-Flat
1139 Williamson Street
Landmarks District: HIS-TL
Zoning District: TR-V2
Parcel No.: 070913125279
Aldermanic District: 6

Members of the Plan Commission:

This Conditional Use Application is presented for your consideration for the demolition of the existing structure at 1139 Williamson Street and replacing with a two-story flat. Project details are as follows:

Project Team

Owner

1139 Williamson LLC
Mr. Michael Chan
Ms. Elaine Chan
130 Driftwood Lane
Trumbull, CT 06611

Architect

Barnett Architecture LLC
Todd Barnett
118 N. Breese Terrace Suite I
Madison, WI 53726

Structural Engineer

Fink Horejsh, LLC
PO Box 52
141 N. Main Street
Monticello, WI 53570

Surveyor

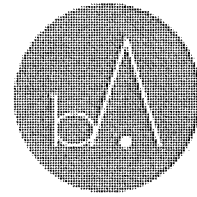
Williamson Surveying and Associates, LLC
104 A West Main Street
Waunakee, WI 53597

Historic Building Consultant

Gary Tipler and Associate
807 Jenifer Street
Madison, WI 53703

Contractor

To Be Determined



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Contact/Notification

Alder Marsha Rummel and the Neighborhood Association were notified via email on March 28, 2017.

Proposed Project

The proposed project is for a two-flat apartment measuring approximately 24' x 60' exclusive of the front and rear porch/stairs. A common entry hall accessed directly from the front sidewalk and porch provides protected access to the first and second floor units. Each unit measures approximately 1375 square feet and provides for three bedrooms, two bathrooms, typical living/dining/kitchen spaces, a home office and in-unit laundry. In addition, each unit has a front and rear porch and direct access to the back yard.

Planning/Zoning Pre-Planning Meeting

City of Madison Zoning and Planning Departments were contacted on March 6, 2017 via email for a Pre-Design meeting. A meeting was attended by Matt Tucker, Kevin Firchow, Tim Parks and Amy Scanlon of the City of Madison, Michael Chan (via Skype) and Todd Barnett.

Neighborhood Meeting Summary

5/9/2017 Marquette Neighborhood Association Preservation and Development I
5/25/2017 Neighborhood Meeting
6/5/2017 Landmarks Commission (Granted Certificate of Appropriateness)
7/11/2017 Marquette Neighborhood Association Preservation and Development II
(referred at MNA Request)

Existing Conditions

The property is marked by a single-story gabled roof structure with a partial basement measuring approximately 635 square feet. The only other improvements are limited to the hard-packed gravel parking lot and utility connections.

Project Schedule

Construction is tentatively slated to commence in October/November 2017 with a construction period of five to six months.

Proposed Use and Square Footage

Proposed use of the space is a two-flat apartment building with the option of become owner occupied in the future.

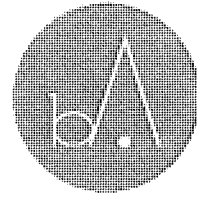
Property Details

38.00' North Property Line Dimension
37.91' South Property Line Dimension
132.20' East Property Line Dimension
132.21' West Property Line Dimension
3248 Square Footage
0.07 Acreage

Zoning Details

20' Front Setback (base code)
12.7' Front Setback (averaging allowing/approach)
18.0' Front Setback (proposed)
25' Rear Setback
3.8' Side Setbacks (based on 10% of lot width)

2273.6 Lot Coverage - Maximum (70% of Site Area)
1569.0 Lot Coverage - Actual (1569/3248)



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1000 SF Open Space - Required
1028 SF Open Space - Actual
40% Rear Yard Parking Coverage - Allowed
34% Rear Yard Parking Coverage - Actual (325/950)

Building Square Footage
Enclosed (sheathing to sheathing)
1375 Basement
1375 First Floor
1375 Second Floor
4125 Total

Non-Enclosed
265 First Floor Decks/Porches (168+97)
195 Second Floor Decks/Porches (98+97)
460 Total

Number of Dwelling Units/Bedrooms
Two Units/Six Bedrooms (total).

Auto and Bicycle Parking Stalls

There are two (2) proposed automobile stalls and no less than two (2) bicycle stalls. The current proposal is to locate in the basement (with the capacity to locate additional spaces outside as needed in the future).

Recycling/Refuse

There is a proposed enclosed recycling/refuse area for two bins each (four total) in the rear yard. The bins will be set in a gate and wood screened enclosure.

Hours of Operation

Hours of Operation are in keeping with residential uses.

Value of Land

Value of the land is estimated at \$128,300 per the City of Madison.

Estimated Project Cost

The estimate cost of the project is approximately \$550,000.

Number of Construction and Full-Time Equivalent Jobs Created

Approximately three full time jobs are expected during project construction.

Public Subsidy Requested

No public subsidy is being requested or provided.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Todd Barnett, ALA
Architect

cc Michael Chan; Elaine Chan



July 19, 2017

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2984

Re: Legal Description

Two-Flat
1139 Williamson Street
Landmarks District: HIS-TL
Zoning District: TR-V2
Parcel No.: 070913125279
Aldermanic District: 6

Legal Description

The Northeast 38 feet of Lot y, Blocks 182 and 183, Farwells Replat of a Part of The Village of Madison (Now the City of Madison), Dane County, Wisconsin.

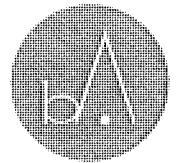
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118 NORTH BREESE TERRACE
SUITE 1
MADISON, WISCONSIN 53726
608.233.4538
barnettarchitecture.com

STUDY FOR:
1139 WILLIAMSON LLC
APARTMENTS

1139 Williamson Street
MADISON, WI 53711

Plan Commission Submittal

PRELIMINARY
NOT FOR CONSTRUCTION

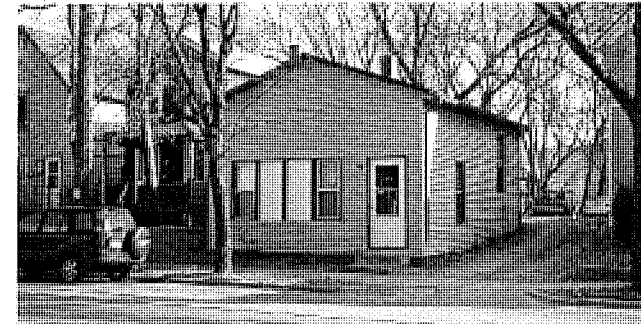
DRAWING ISSUE DATES
7-19-2017

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1 VISUALLY COMPATIBLE AREA

NOT TO SCALE



1139 WILLIAMSON STREET HISTORICAL SUMMARY

Notes prepared by Gary Tipler, 5/17/2017

Description: NE 38 feet of Lot 7, Block 183, City of Madison Original Plat.

According to Sanborn maps, a small one-and-two-story house that predated the existing one-story building had stood on the site in the early 1890s and likely earlier. It is believed that a fire may have destroyed the house around 1914 and the house, owned by R. H. Gallagher, was demolished. The existing one-story building was built in 1927 as a commercial building fronting on the Williamson Street property line.

Thomas W. Woods, a janitor, had owned the house next door at 1137 Williamson for a short time when he bought the lot in 1919. It wasn't until 1927 that he built the building.

Early uses are unknown except as a residence until a second-hand shop and residence occupied it in the 1940's. The building likely served as both a shop and a residence intermittently throughout its history. It served as an office for an environmental emissions business in the 1970s. Used thereafter exclusively as a residence, it was remodeled in 1982 giving it its present appearance by removing the commercial flat roof edge and adding a gable roof.

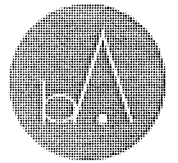
There is nothing of architectural significance nor anything of apparent historical significance of the building's history.



Photo: Winnie Lacy, view looking south at 1139 Williamson, center left, circa 1953.

2 HISTORIC BUILDING REPORT

NOT TO SCALE



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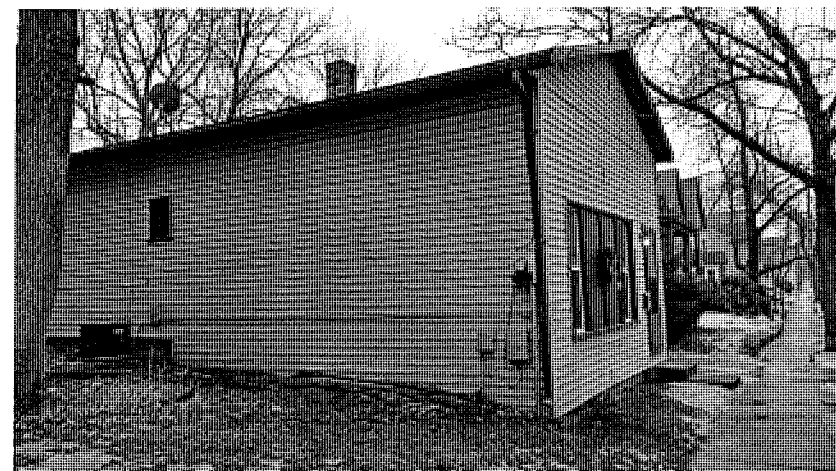
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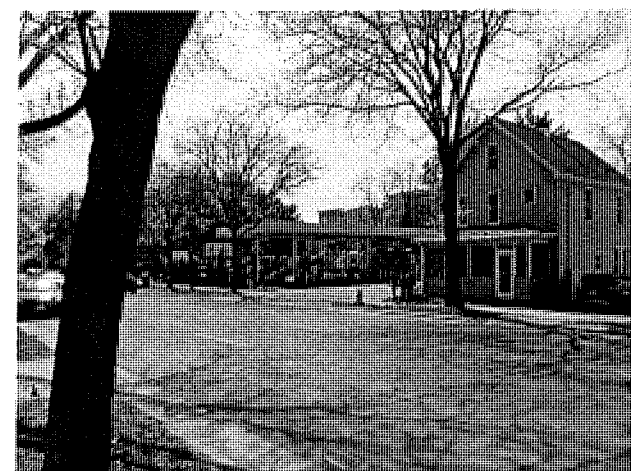
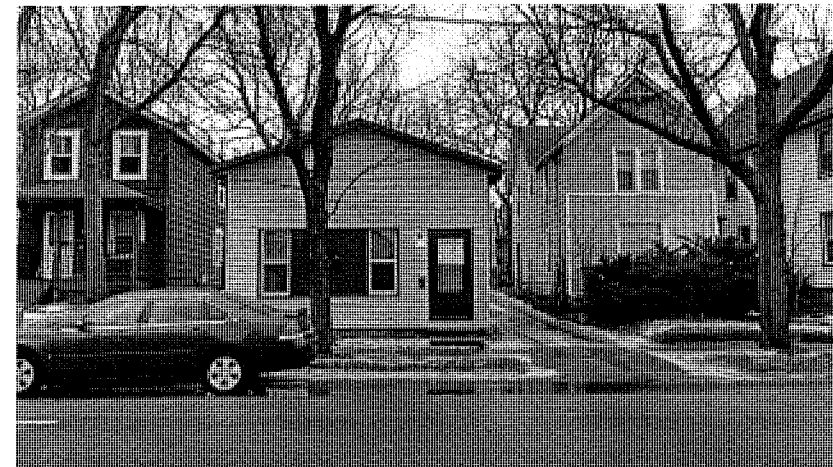


1 SITE SIDE PANORAMA
NOT TO SCALE

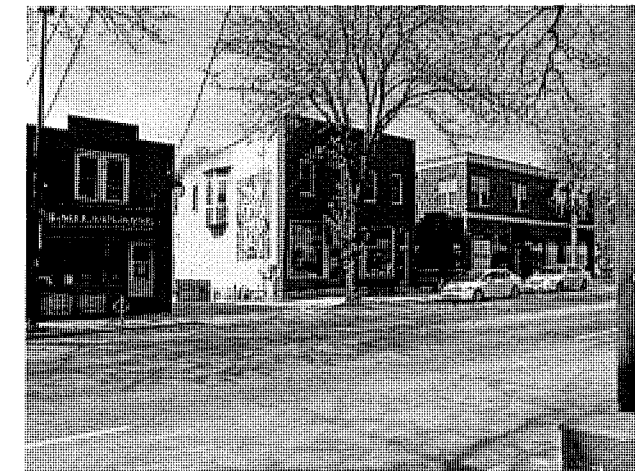
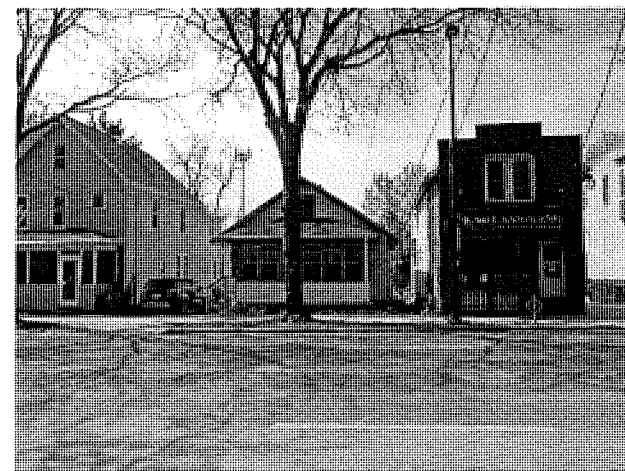
SITE

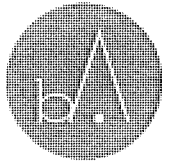


2 EXISTING BUILDING
NOT TO SCALE



3 OPPOSITE SIDE STREET
NOT TO SCALE



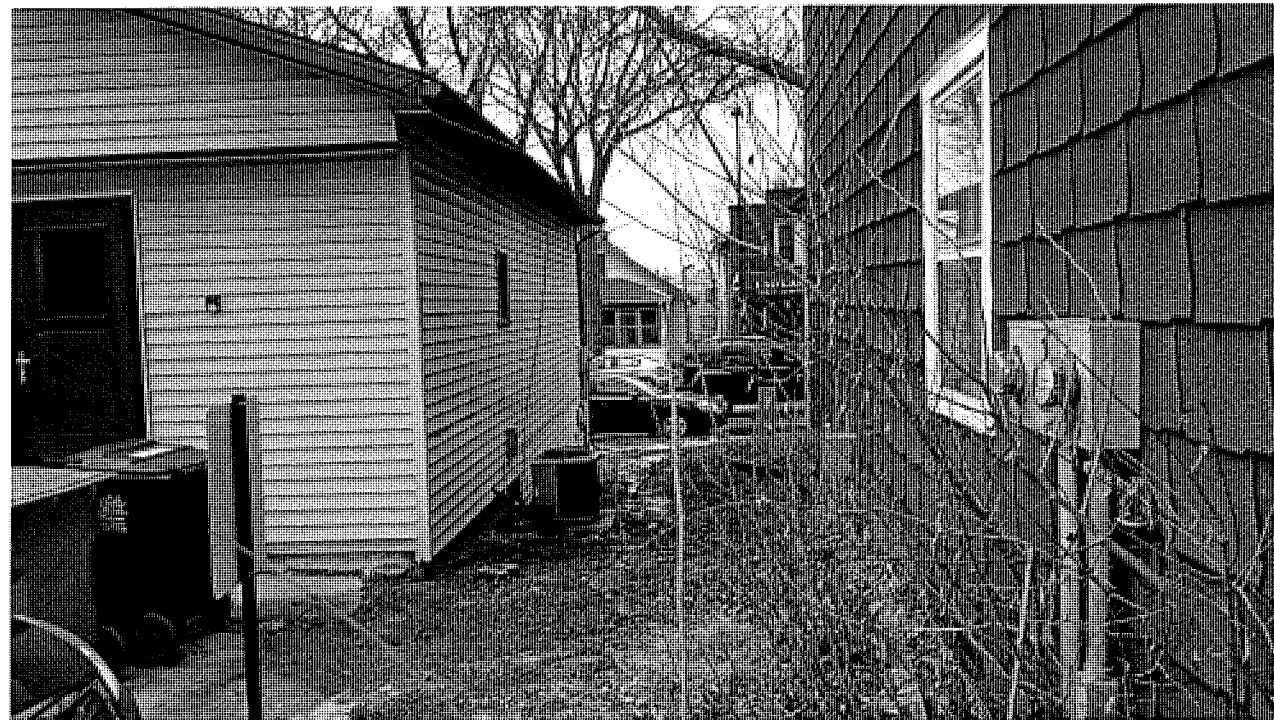
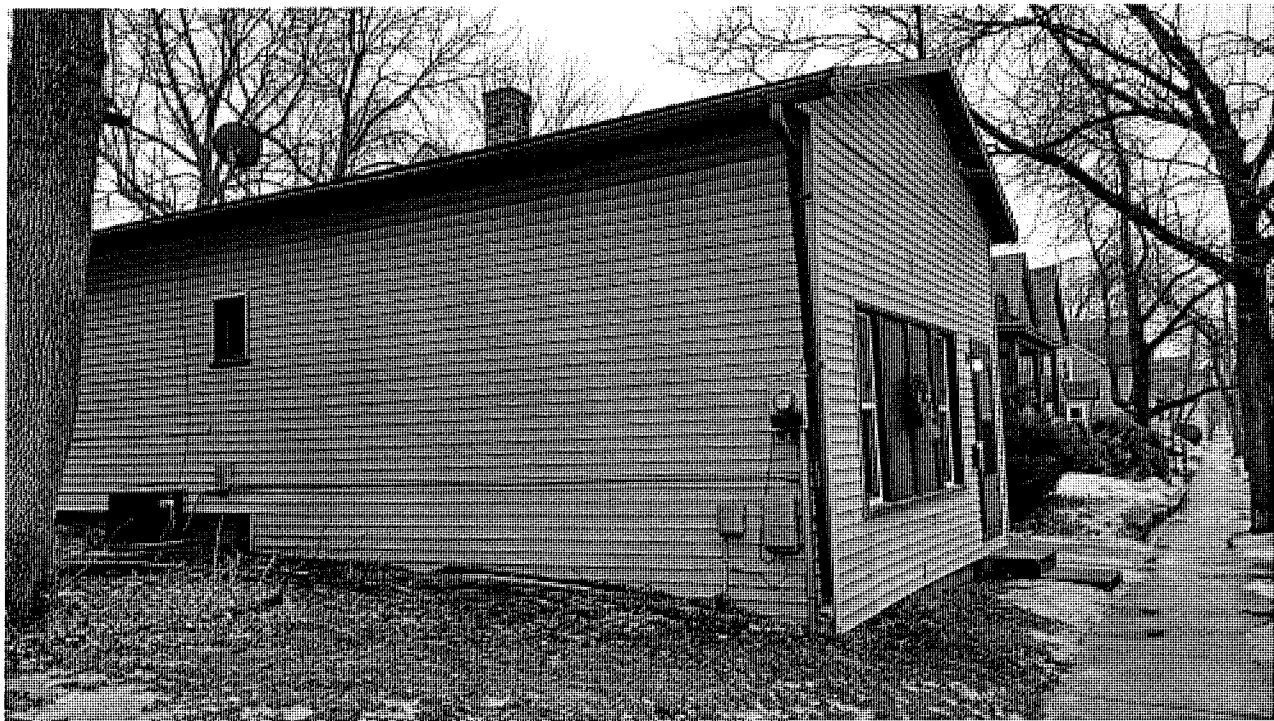
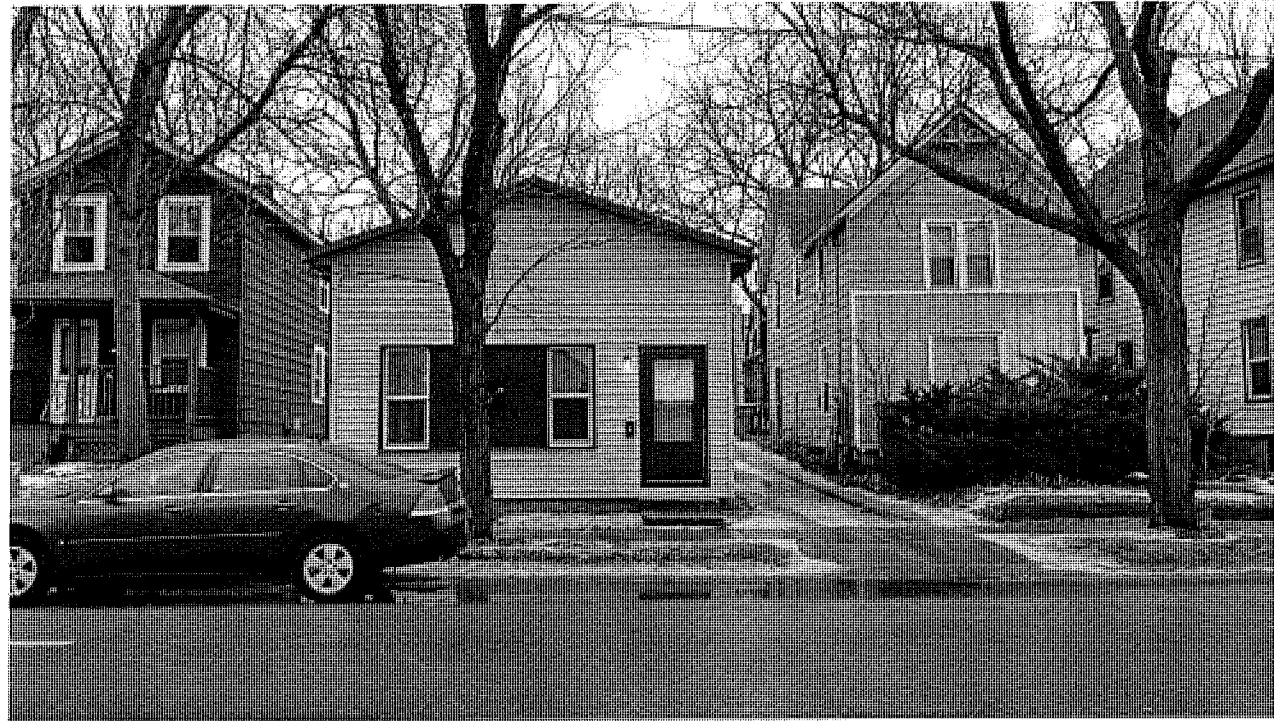


Barnett Architecture

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SUITE 1
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barnettarchitecture.com

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APARTMENTS

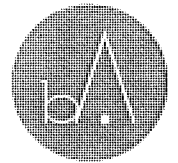
1139 Williamson Street
MADISON, WI 53711



Plan Commission Submittal

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SPACED WINDOWS
NARROW HORIZONTAL SIDING

WIDE HORIZONTAL SIDING

12/12 ROOF SLOPE

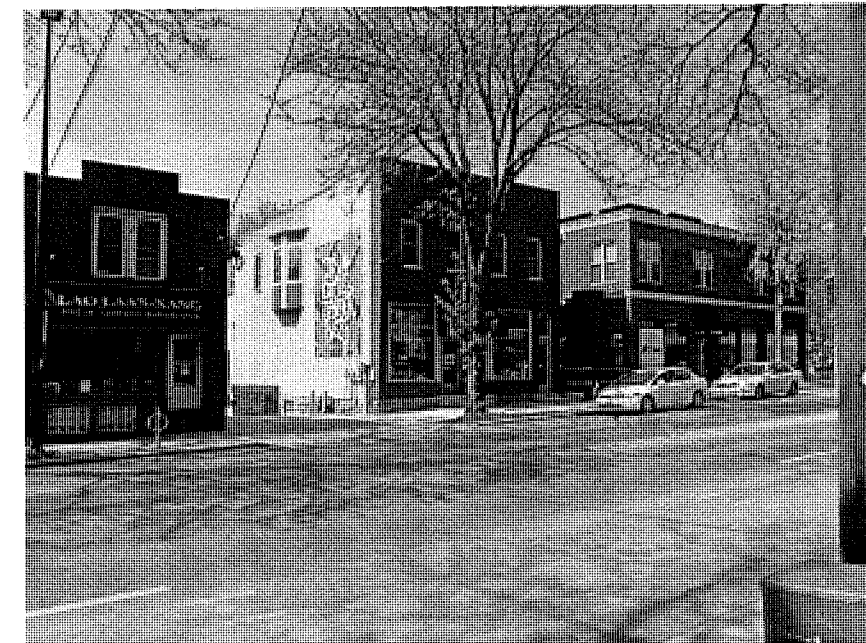
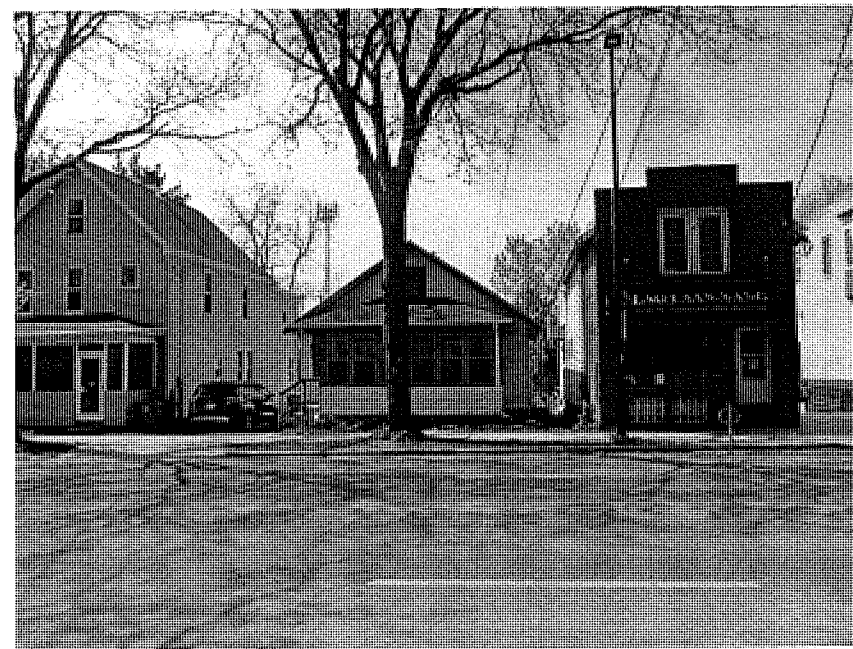
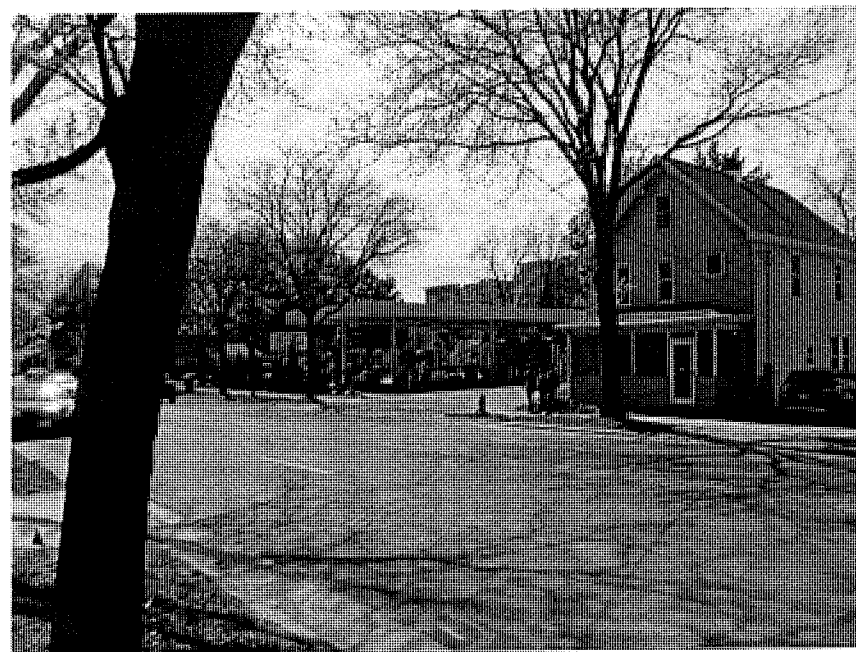
GANGED WINDOWS

SPACED WINDOWS
12/12 ROOF SLOPE

1 WINDOW PROPORTIONS, PATTERNS, MATERIALS AND ROOFS - ADJACENT BUILDINGS

NOT TO SCALE

Plan
Commission
Submittal



PUNCHED WINDOW OPENINGS FLAT ROOF

2 WINDOW PROPORTIONS, PATTERNS, MATERIALS AND ROOFS - OPPOSITE BUILDINGS

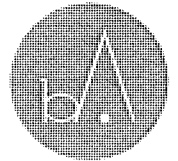
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5

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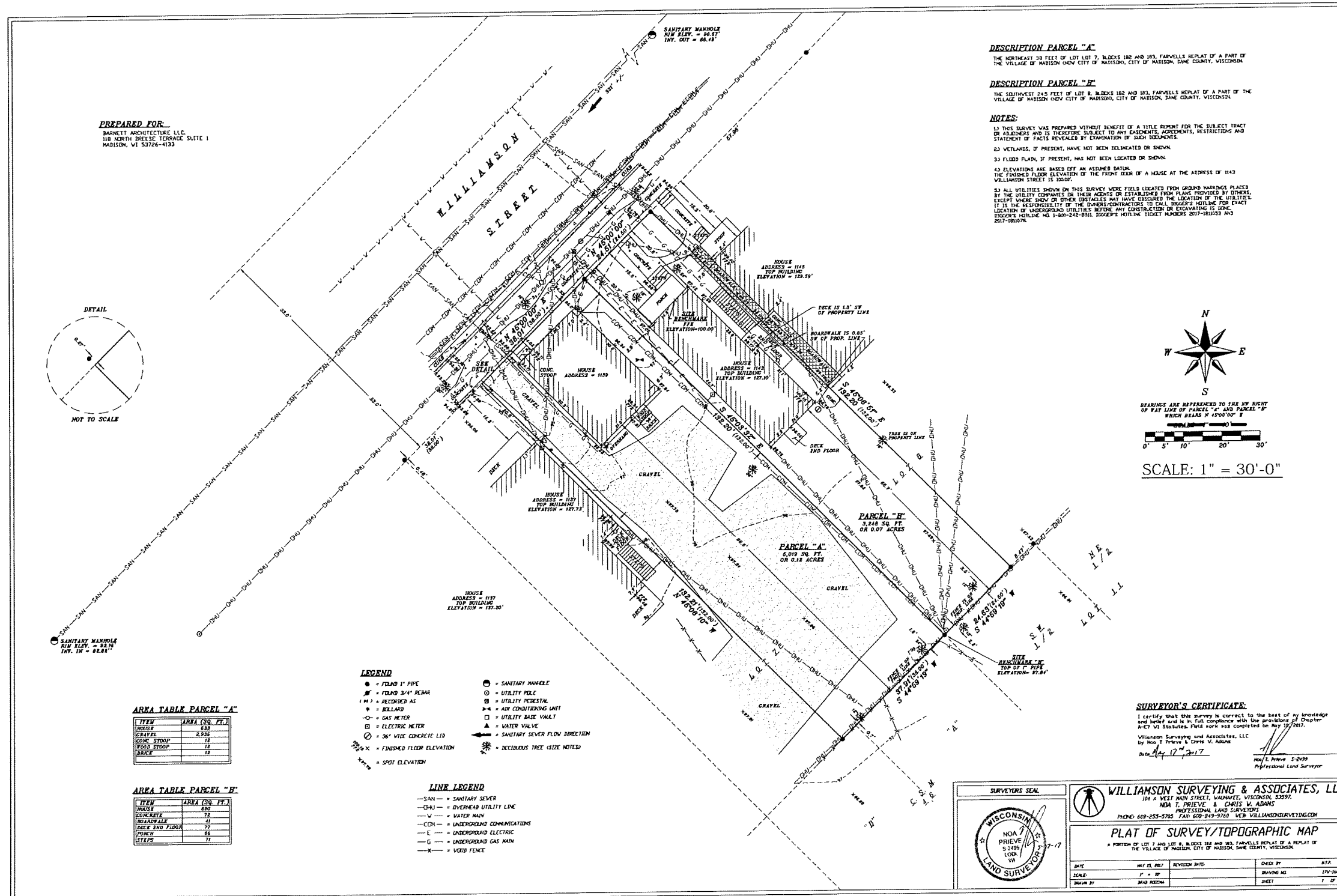
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PREPARED FOR:

BARNETT ARCHITECTURE LLC,
 118 NORTH BREESE TERRACE SUITE 1
 MADISON, WI 53726-4133

DESCRIPTION:

THE NORTHWEST RIGHT OF WAY LINE OF BLOCKS 182 AND 183 OF FARWELL'S REPLAT OF A PART OF THE VILLAGE OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- WETLANDS OR FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on May 10, 2017.

Williamson Surveying and Associates, LLC
 by Noa T. Prleve & Chris W. Adams

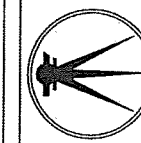
Date May 17, 2017

Noa T. Prleve
 Noa T. Prleve S-2499
 Professional Land Surveyor

PLAT OF SURVEY

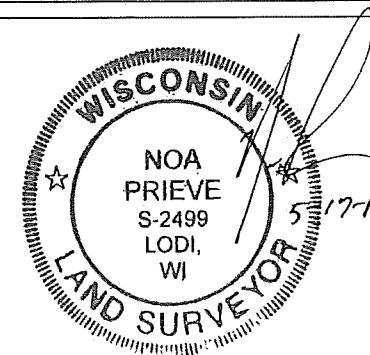
THE NORTHWEST RIGHT OF WAY LINE OF BLOCKS 182 AND 183 OF FARWELL'S REPLAT OF A PART OF THE VILLAGE OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	MAY 15, 2017	REVISION DATE:	
SCALE	1" = 50'	CHECK BY	N.T.P.
DRAWN BY	BRAD RUZSNA	DRAWING NO.	17W-166
		SHEET	1 OF 1



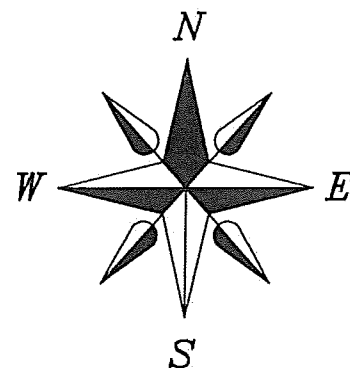
WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL

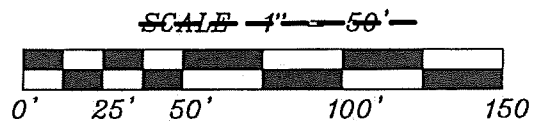


LEGEND

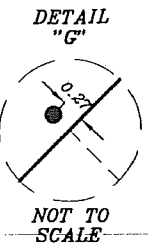
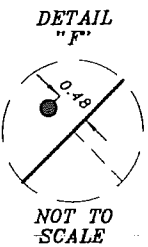
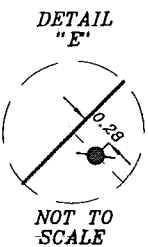
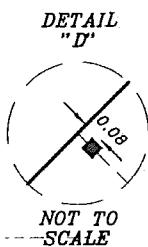
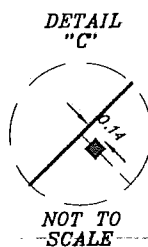
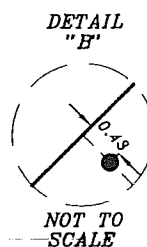
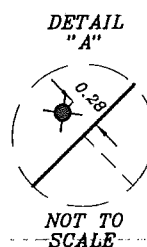
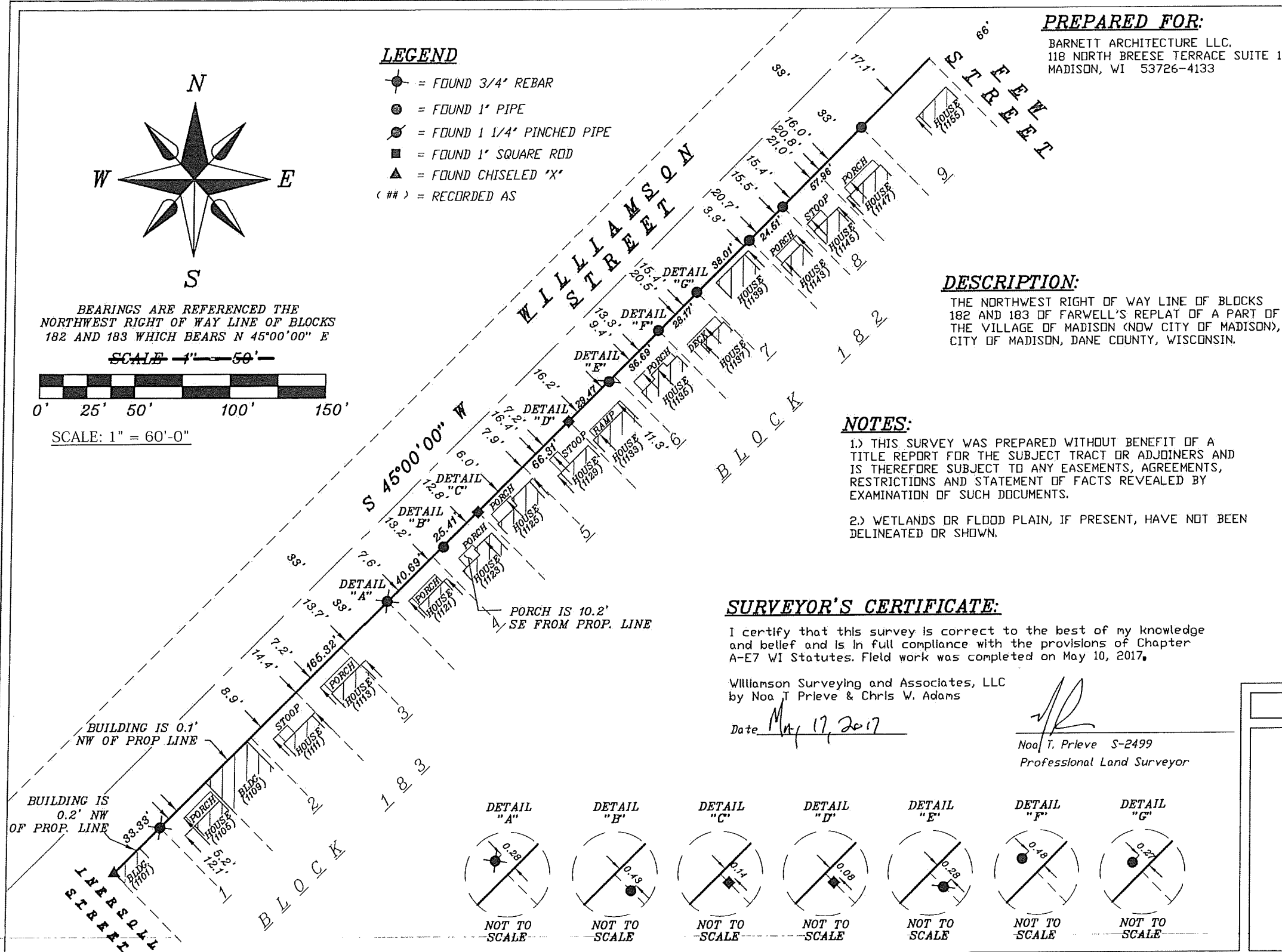
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- = FOUND 1 1/4" PINCHED PIPE
- = FOUND 1" SQUARE ROD
- = FOUND CHISELED "X"
- (##) = RECORDED AS



BEARINGS ARE REFERENCED THE NORTHWEST RIGHT OF WAY LINE OF BLOCKS 182 AND 183 WHICH BEARS N 45°00'00" E



SCALE: 1" = 60'-0"

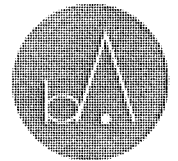


SETBACK AVERAGING

- 16 TOTAL BUILDINGS (excluding building to be removed at 1139)
- 205.7' TOTAL SETBACK (to primary structure enclosed space)
- 12.86' AVERAGE SETBACK

1 BUILDING SETBACK SURVEY

SCALE: 1" = 150'-0"



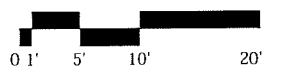
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barnettarchitecture.com

STUDY FOR:
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APARTMENTS

1139 Williamson Street
MADISON, WI 53711

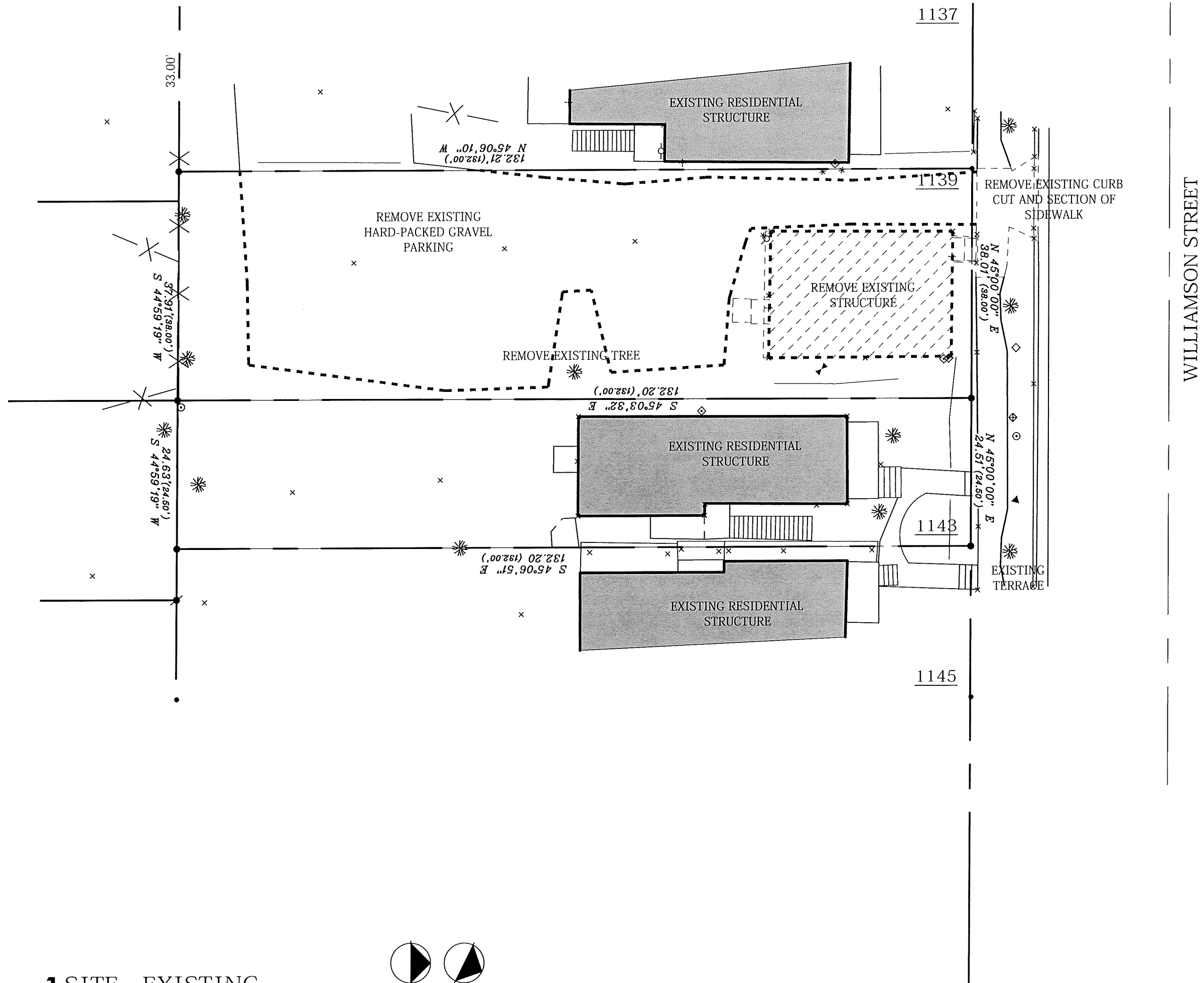
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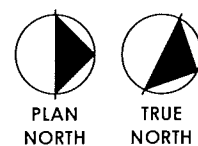
PRELIMINARY
NOT FOR CONSTRUCTION

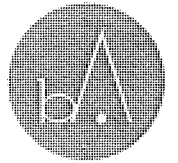
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7-19-2017

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1 SITE - EXISTING
SCALE: 1/16" = 1'-0"





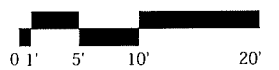
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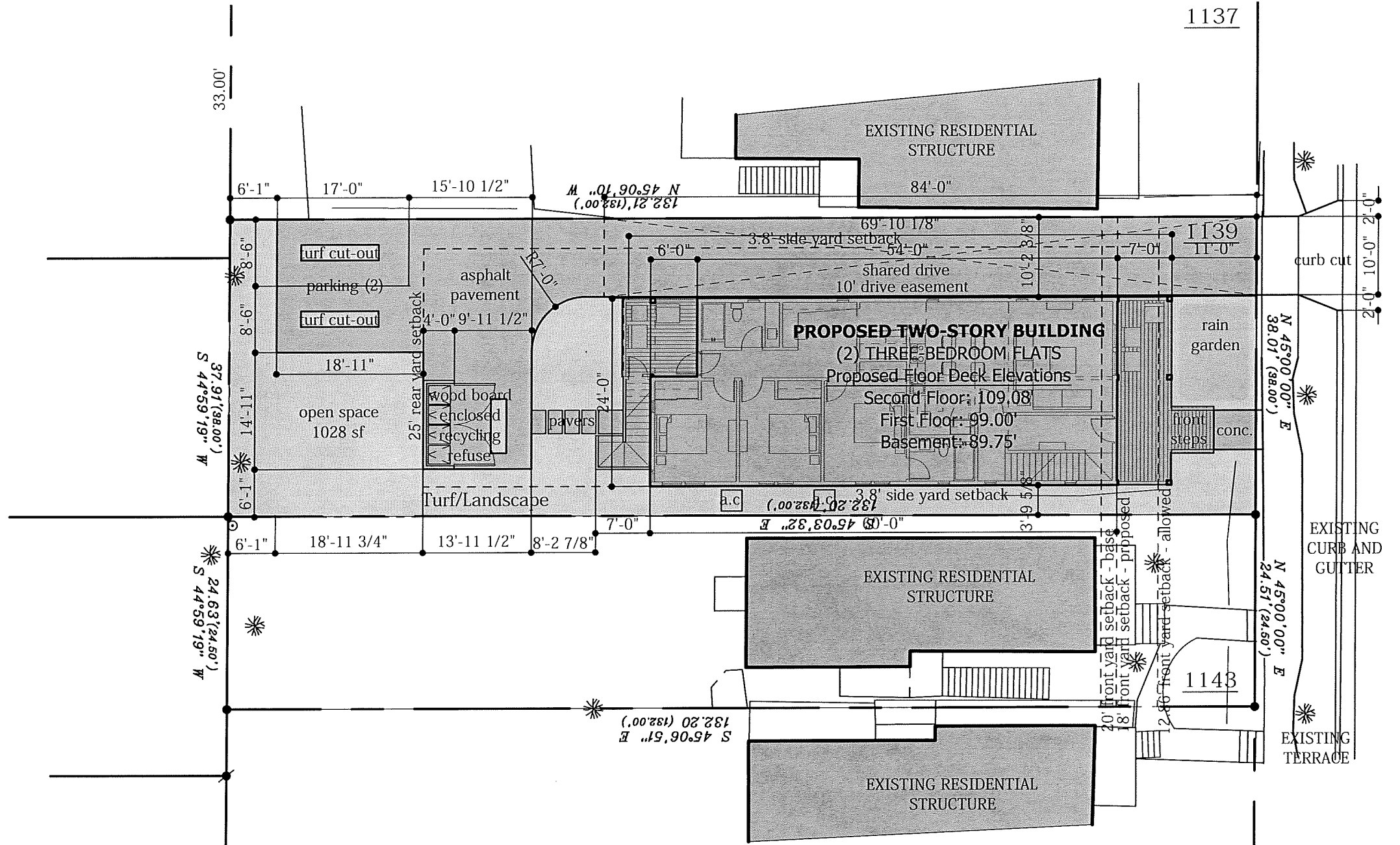
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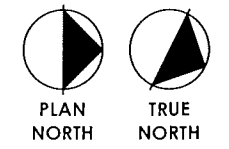
WILLIAMSON STREET

Land Use Summary Table

3248	Site Area - SF
0.07	Site Area - Acreage
	Building Area (Basement, First and Second Excluding Porches/Decks*)
1375	Basement
1375	First Floor
1375	Second Floor
4125	Total
2	Number of Apartments (Each Three-Bedroom, Two-Bath)
1375 SF	First Floor Apartment Size
1375 SF	Second Floor Apartment Size
2273.6	Lot Coverage - Maximum (70% of Site Area)
1569.0	Lot Coverage - Actual (1569/3248)
1000 SF	Open Space - Required
1028 SF	Open Space - Actual
40%	Rear Yard Parking Coverage - Allowed
34%	Rear Yard Parking Coverage - Actual (325/950)

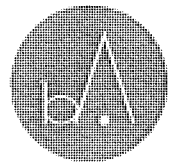
*Non-Enclosed (Areas Not Included Above)

265	First Floor Decks/Porches (168+97)
195	Second Floor Decks/Porches (98+97)
460	Total



1 SITE - PROPOSED

SCALE: 1/16" = 1'-0"



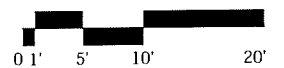
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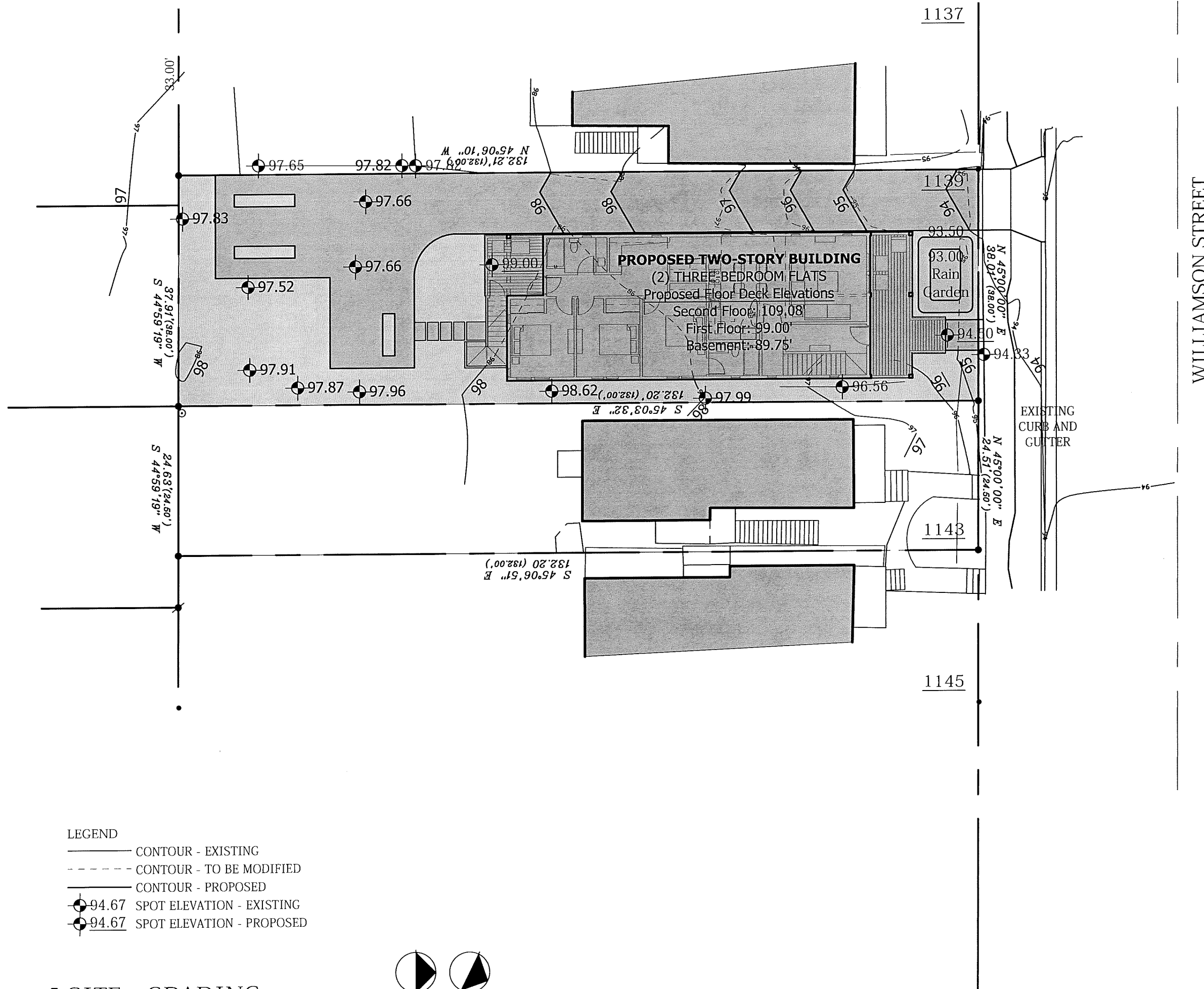
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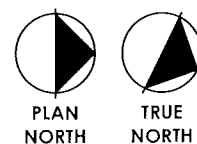
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LEGEND

- CONTOUR - EXISTING
- - - CONTOUR - TO BE MODIFIED
- CONTOUR - PROPOSED
- SPOT ELEVATION - EXISTING
- SPOT ELEVATION - PROPOSED



1 SITE - GRADING

SCALE: 1/16" = 1'-0"

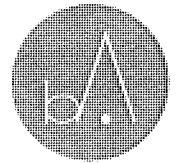
WILLIAMSON STREET

1137

1139

1143

1145



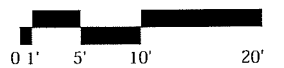
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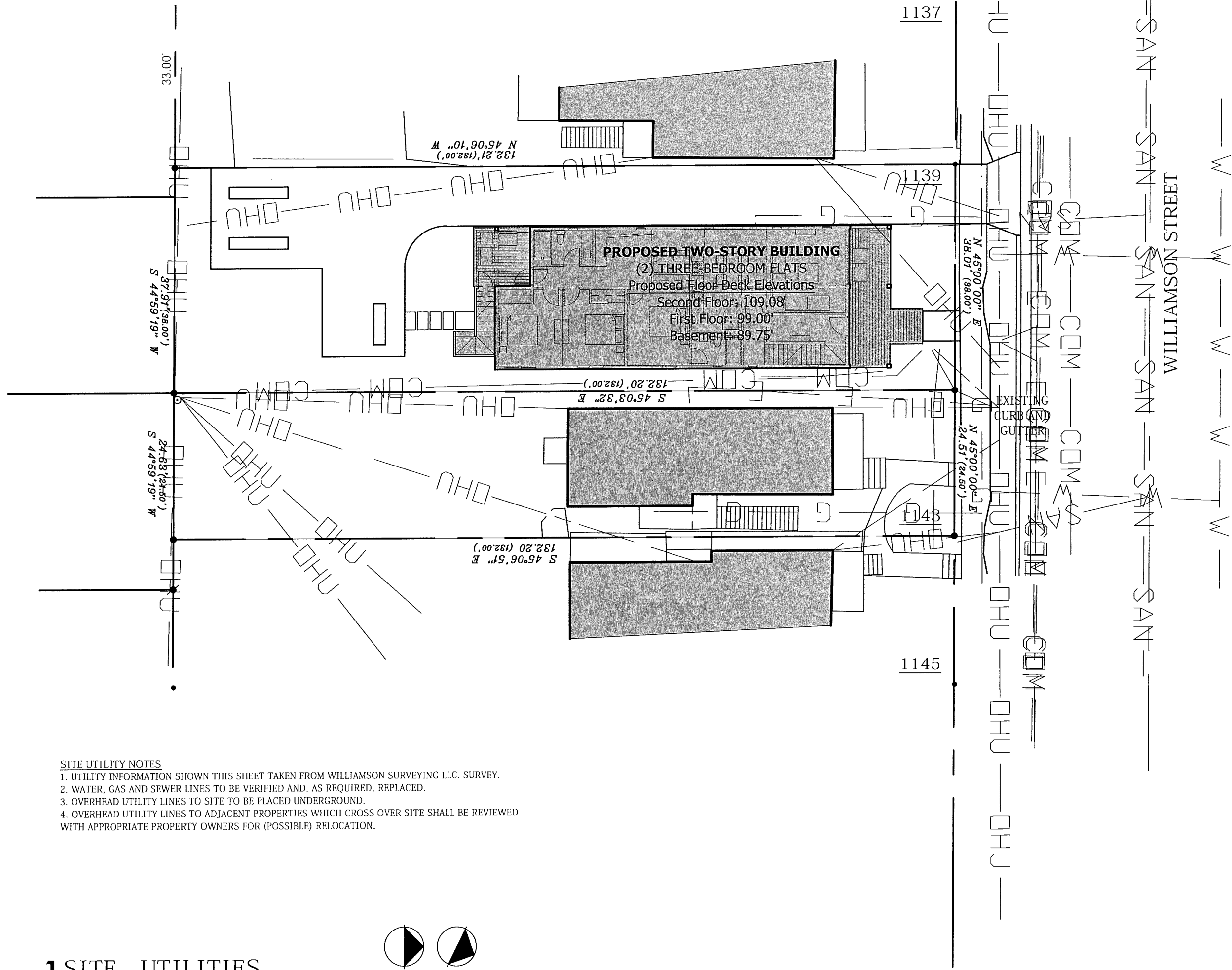
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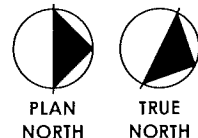


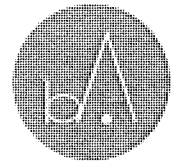
SITE UTILITY NOTES

1. UTILITY INFORMATION SHOWN THIS SHEET TAKEN FROM WILLIAMSON SURVEYING LLC. SURVEY.
2. WATER, GAS AND SEWER LINES TO BE VERIFIED AND, AS REQUIRED, REPLACED.
3. OVERHEAD UTILITY LINES TO SITE TO BE PLACED UNDERGROUND.
4. OVERHEAD UTILITY LINES TO ADJACENT PROPERTIES WHICH CROSS OVER SITE SHALL BE REVIEWED WITH APPROPRIATE PROPERTY OWNERS FOR (POSSIBLE) RELOCATION.

1 SITE - UTILITIES

SCALE: 1/16" = 1'-0"





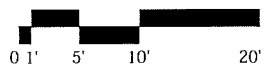
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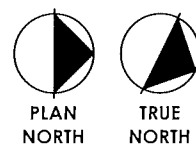
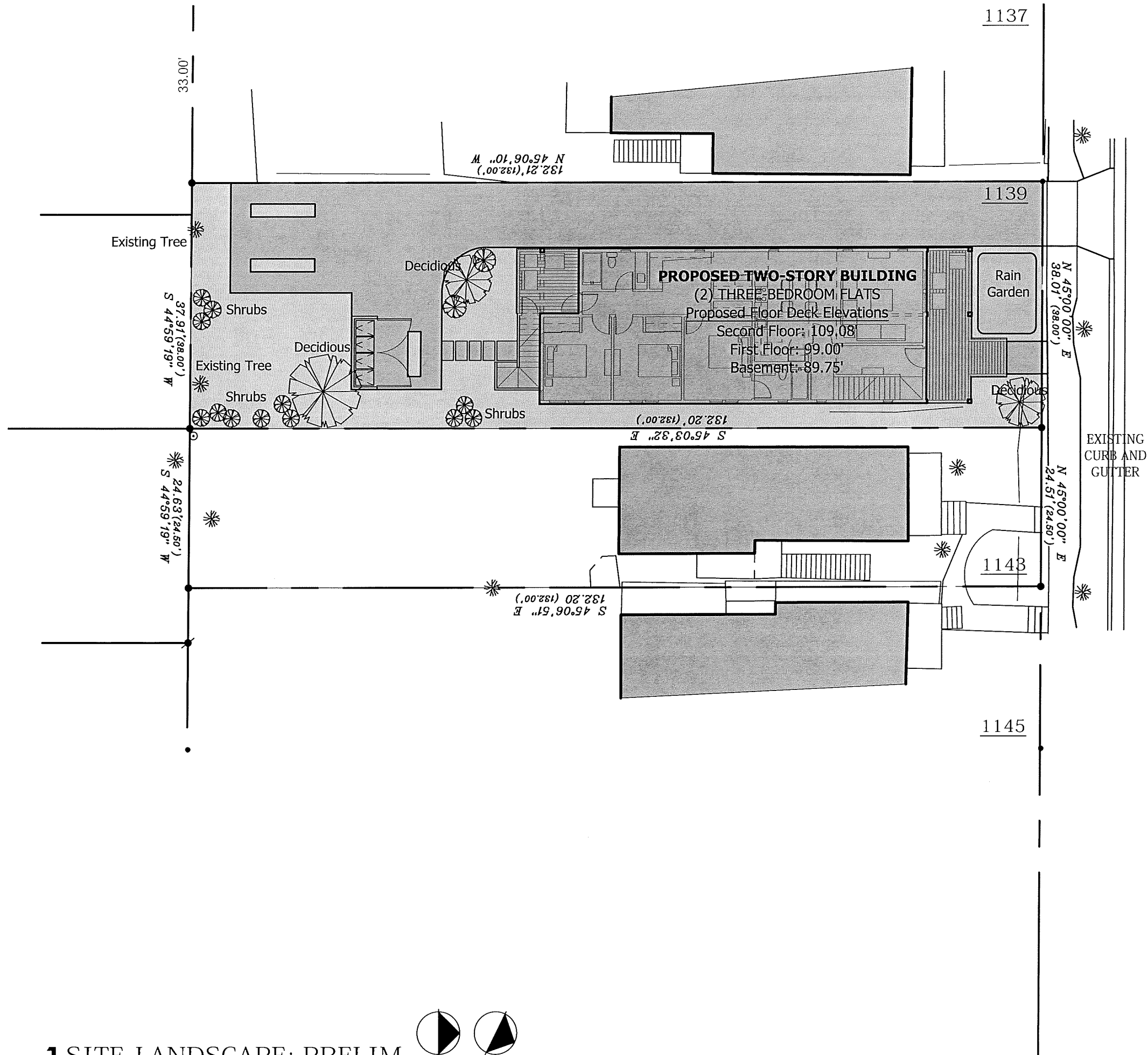


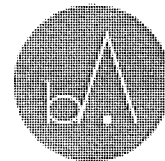
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WILLIAMSON STREET



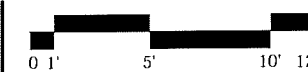


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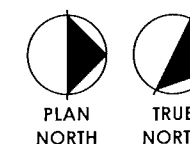
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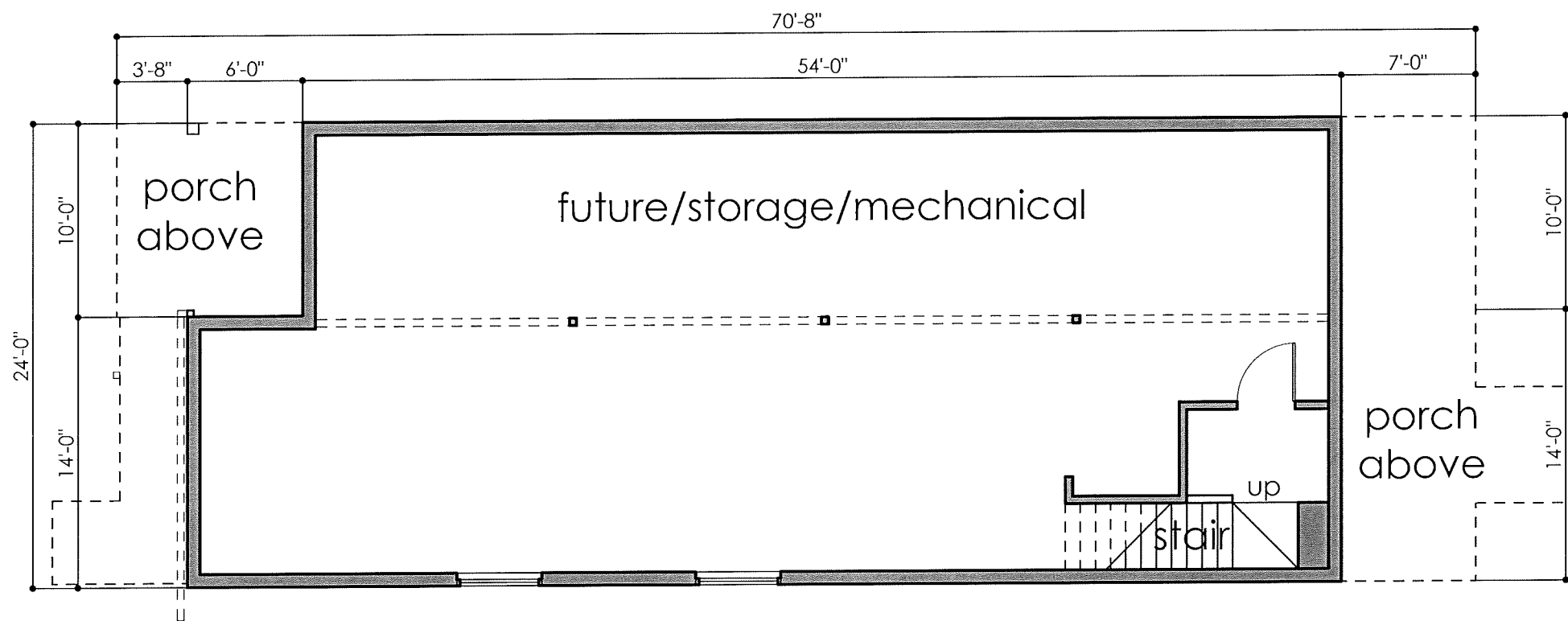


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1 BASEMENT

SCALE: 1/8" = 1'-0"

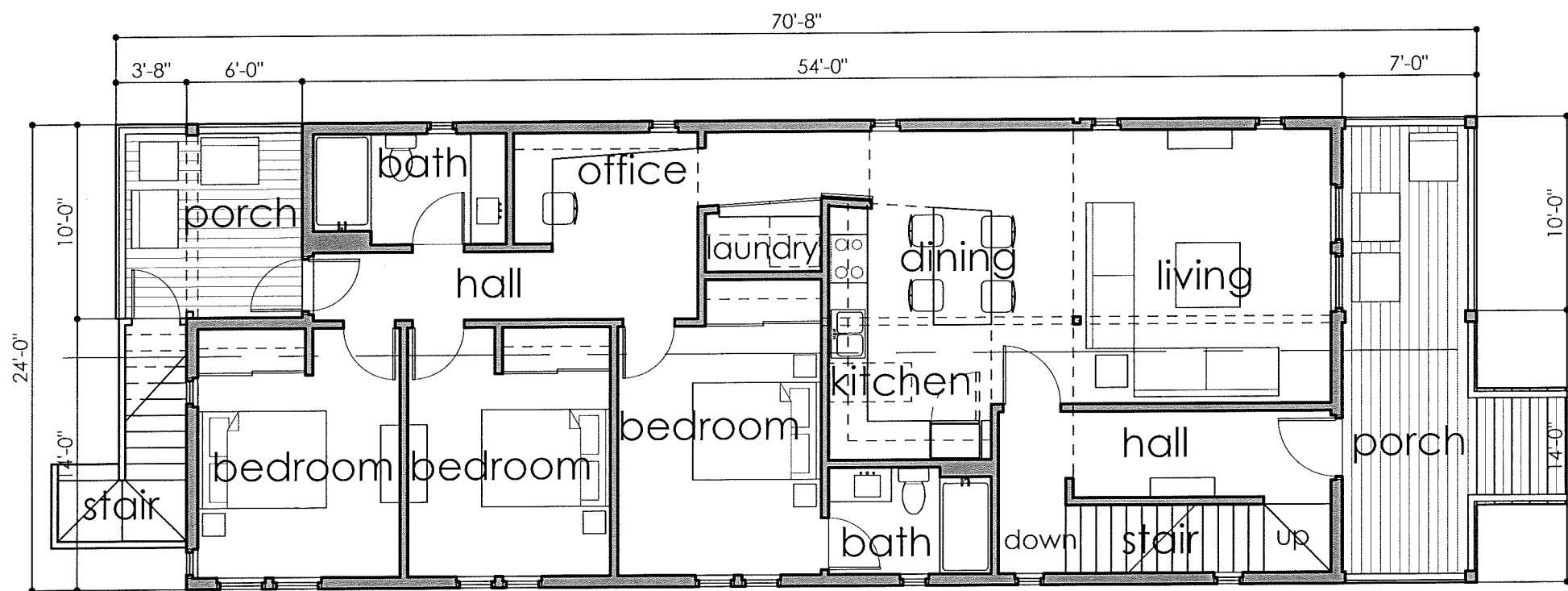


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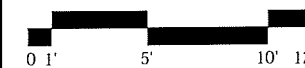
1139 Williamson Street
MADISON, WI 53711



1 FIRST FLOOR

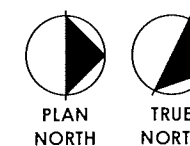
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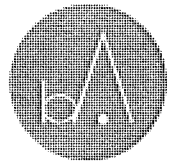
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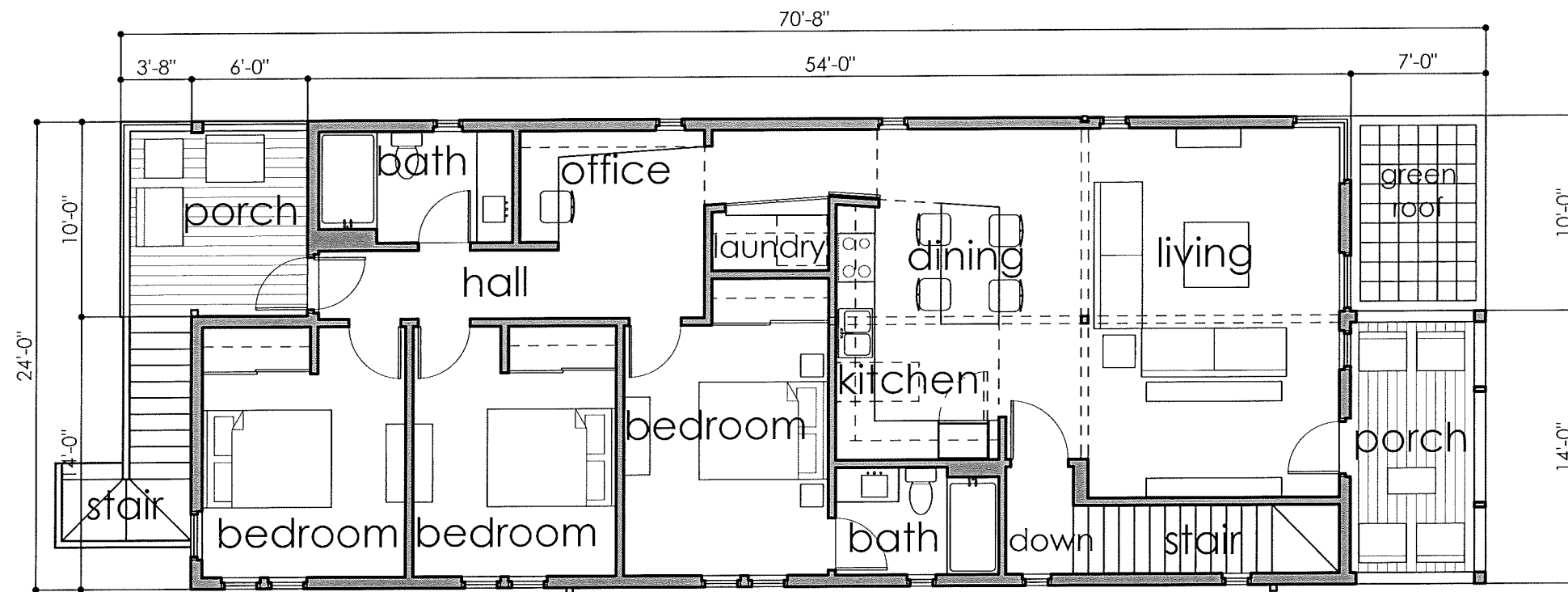


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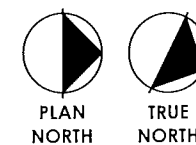
1 SECOND FLOOR
SCALE: 1/8" = 1'-0"

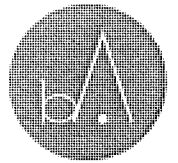
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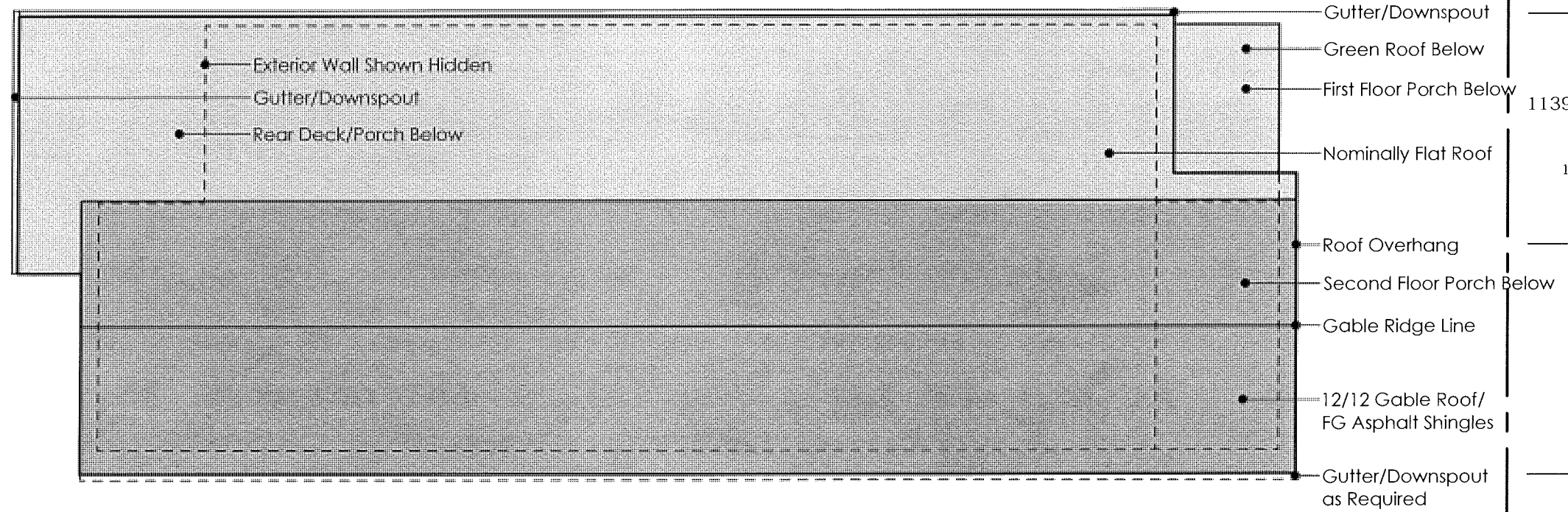


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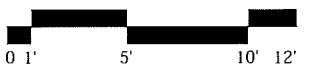
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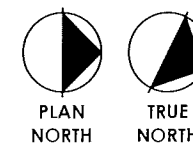
1 ROOF PLAN
SCALE: 1/8" = 1'-0"

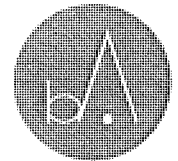
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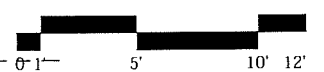
TYPICAL MATERIALS

- HI-SLOPE ROOFING: FIBERGLASS COMPOSITION SHINGLES
- LOW-SLOPE ROOFING: RUBBER MEMBRANE
- DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL
- SIDING: SMOOTH FIBER CEMENT 6" EXPOSURE LAP SIDING OR ENGINEERED WOOD
- SIDING ACCENT PANELS: SMOOTH FACE FIBER CEMENT OR ENGINEERED WOOD
- TRIM: ENGINEERED WOOD
- EXTERIOR STAIR "WRAP": 1X NATURAL WOOD WITH OPAQUE STAIN
- FIRST FLOOR RAILING/GUARD RAIL: STEEL FRAME WITH WOOD HORIZONTAL
- SECOND FLOOR RAILING/GUARD RAIL: CABLE RAILS, STEEL BAR AND 1X8 WOOD BOARDS
- WINDOWS: FIBERGLASS
- DOORS: FIBERGLASS
- COLUMNS: NATURAL WOOD
- PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC

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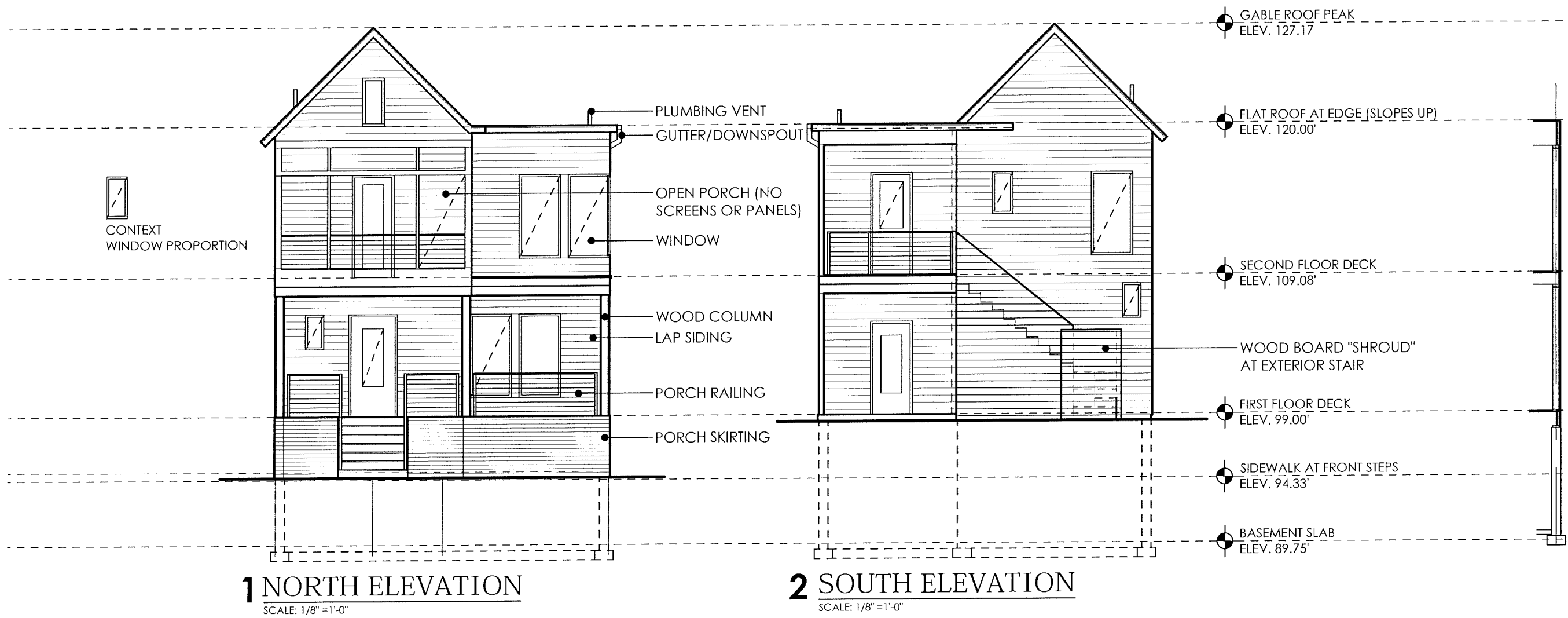
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1 NORTH ELEVATION

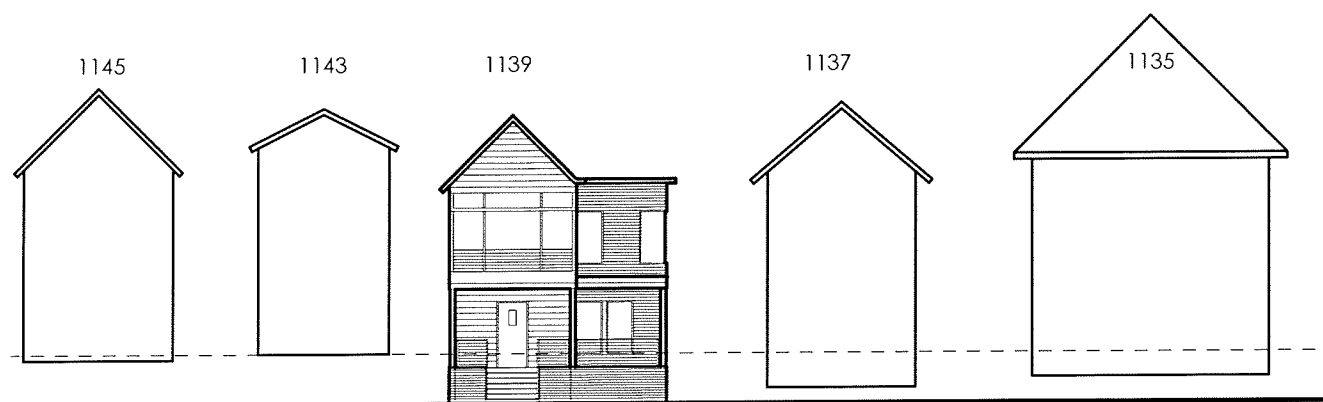
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

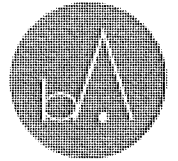
3 CONTEXT MASSING ELEVATION

SCALE: NTS



TYPICAL MATERIALS

HI-SLOPE ROOFING: FIBERGLASS COMPOSITION SHINGLES
LOW-SLOPE ROOFING: RUBBER MEMBRANE
DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL
SIDING: SMOOTH FIBER CEMENT 6" EXPOSURE LAP SIDING OR ENGINEERED WOOD
SIDING ACCENT PANELS: SMOOTH FACE FIBER CEMENT OR ENGINEERED WOOD
TRIM: ENGINEERED WOOD
EXTERIOR STAIR "WRAP": 1X NATURAL WOOD WITH OPAQUE STAIN
FIRST FLOOR RAILING/GUARD RAIL: STEEL FRAME WITH WOOD HORIZONTAL
SECOND FLOOR RAILING/GUARD RAIL: CABLE RAILS, STEEL BAR AND 1X8 WOOD BOARDS
WINDOWS: FIBERGLASS
DOORS: FIBERGLASS
COLUMNS: NATURAL WOOD
PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC

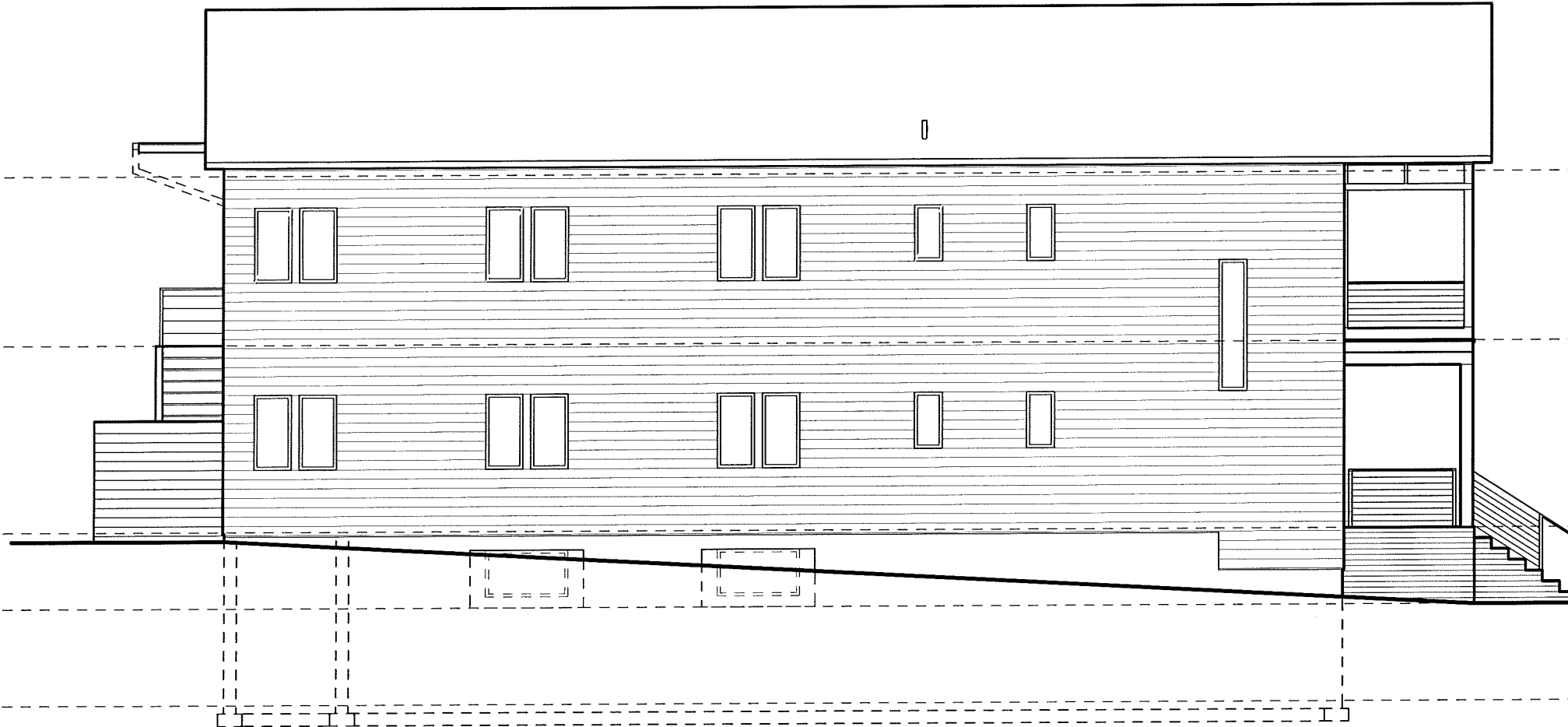


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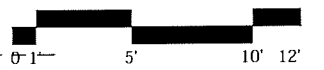
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1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

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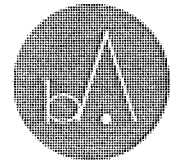


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TYPICAL MATERIALS

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DRIP EDGE: PRE-FINISHED BRAKE-FORMED METAL
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DOORS: FIBERGLASS
COLUMNS: NATURAL WOOD
PORCH SKIRTING: NATURAL WOOD OR CELLULAR PVC

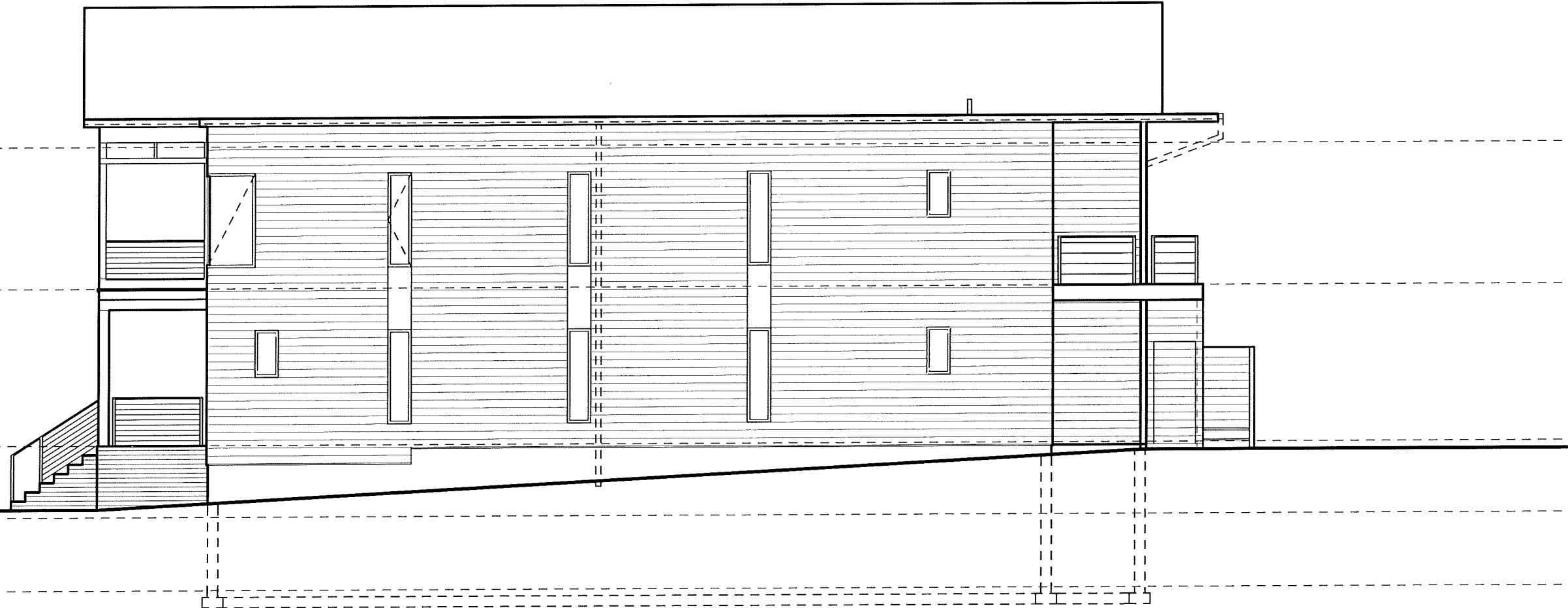


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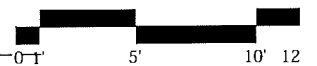
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1 WEST ELEVATION

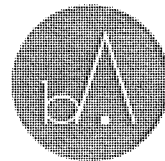
SCALE: 1/8" = 1'-0"

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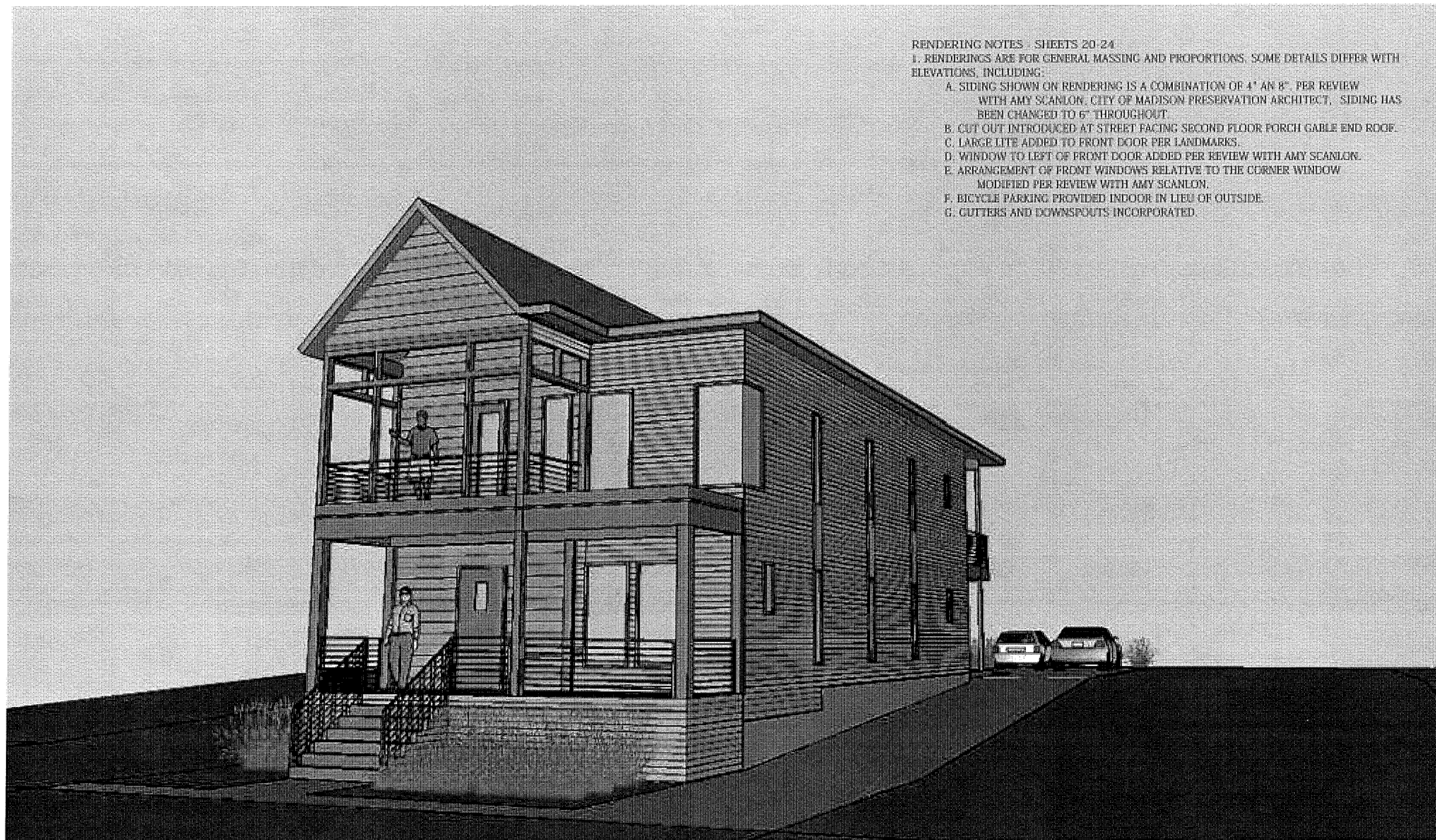
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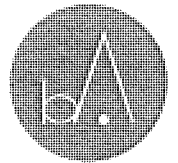
20

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RENDERING NOTES - SHEETS 20-24
1. RENDERINGS ARE FOR GENERAL MASSING AND PROPORTIONS. SOME DETAILS DIFFER WITH ELEVATIONS, INCLUDING:
A. SIDING SHOWN ON RENDERING IS A COMBINATION OF 4" AN 8". PER REVIEW WITH AMY SCANLON, CITY OF MADISON PRESERVATION ARCHITECT, SIDING HAS BEEN CHANGED TO 6" THROUGHOUT.
B. CUT OUT INTRODUCED AT STREET-FACING SECOND FLOOR PORCH GABLE END ROOF.
C. LARGE LITE ADDED TO FRONT DOOR PER LANDMARKS.
D. WINDOW TO LEFT OF FRONT DOOR ADDED PER REVIEW WITH AMY SCANLON.
E. ARRANGEMENT OF FRONT WINDOWS RELATIVE TO THE CORNER WINDOW MODIFIED PER REVIEW WITH AMY SCANLON.
F. BICYCLE PARKING PROVIDED INDOOR IN LIEU OF OUTSIDE.
G. GUTTERS AND DOWNSPOUTS INCORPORATED.



1 EXTERIOR VIEW
NOT TO SCALE



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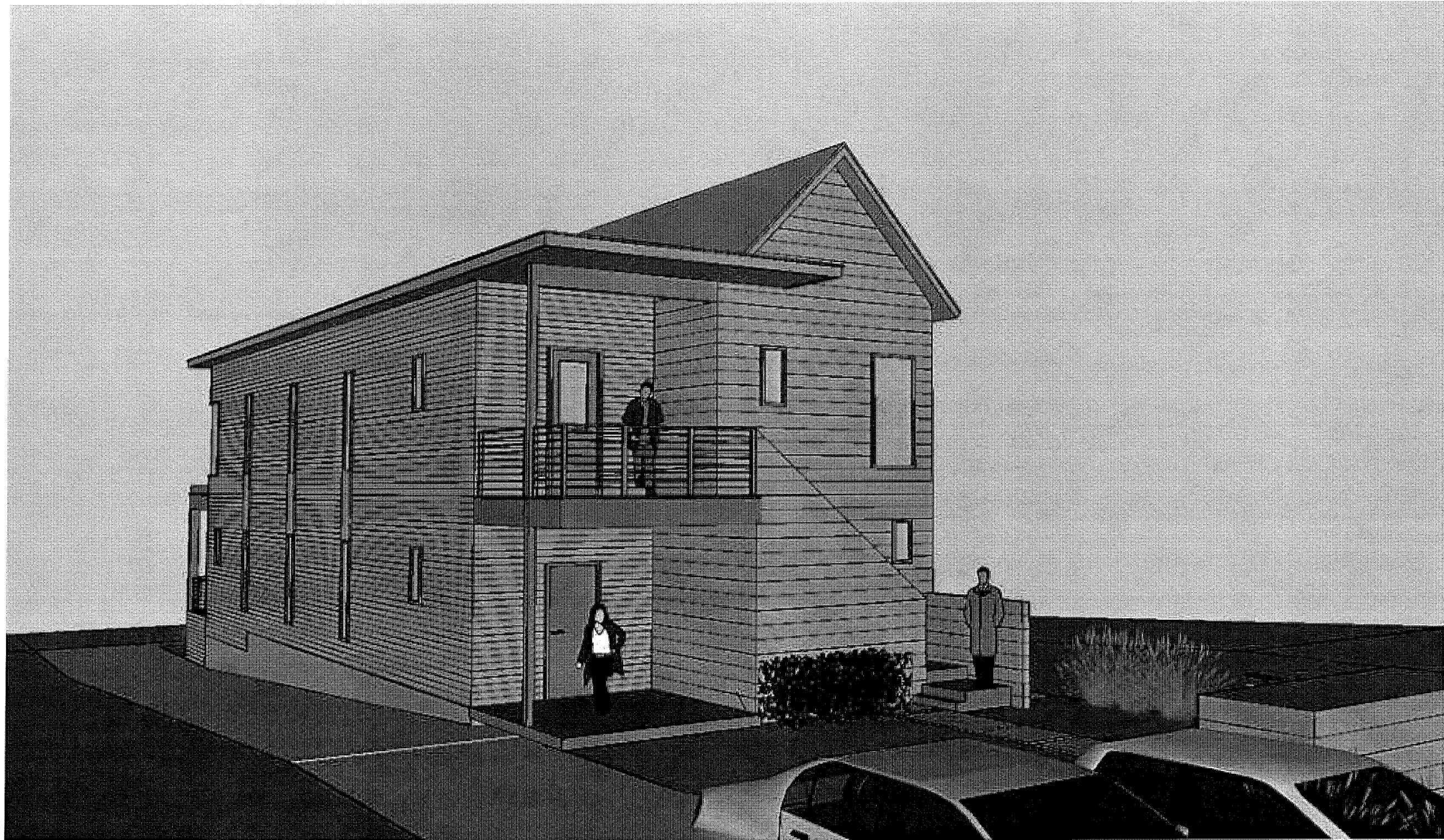
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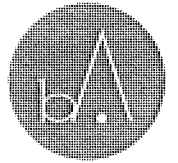
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1 EXTERIOR VIEW
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608.233.4538
barnettarchitecture.com

STUDY FOR:
1139 WILLIAMSON LLC
APARTMENTS

1139 Williamson Street
MADISON, WI 53711

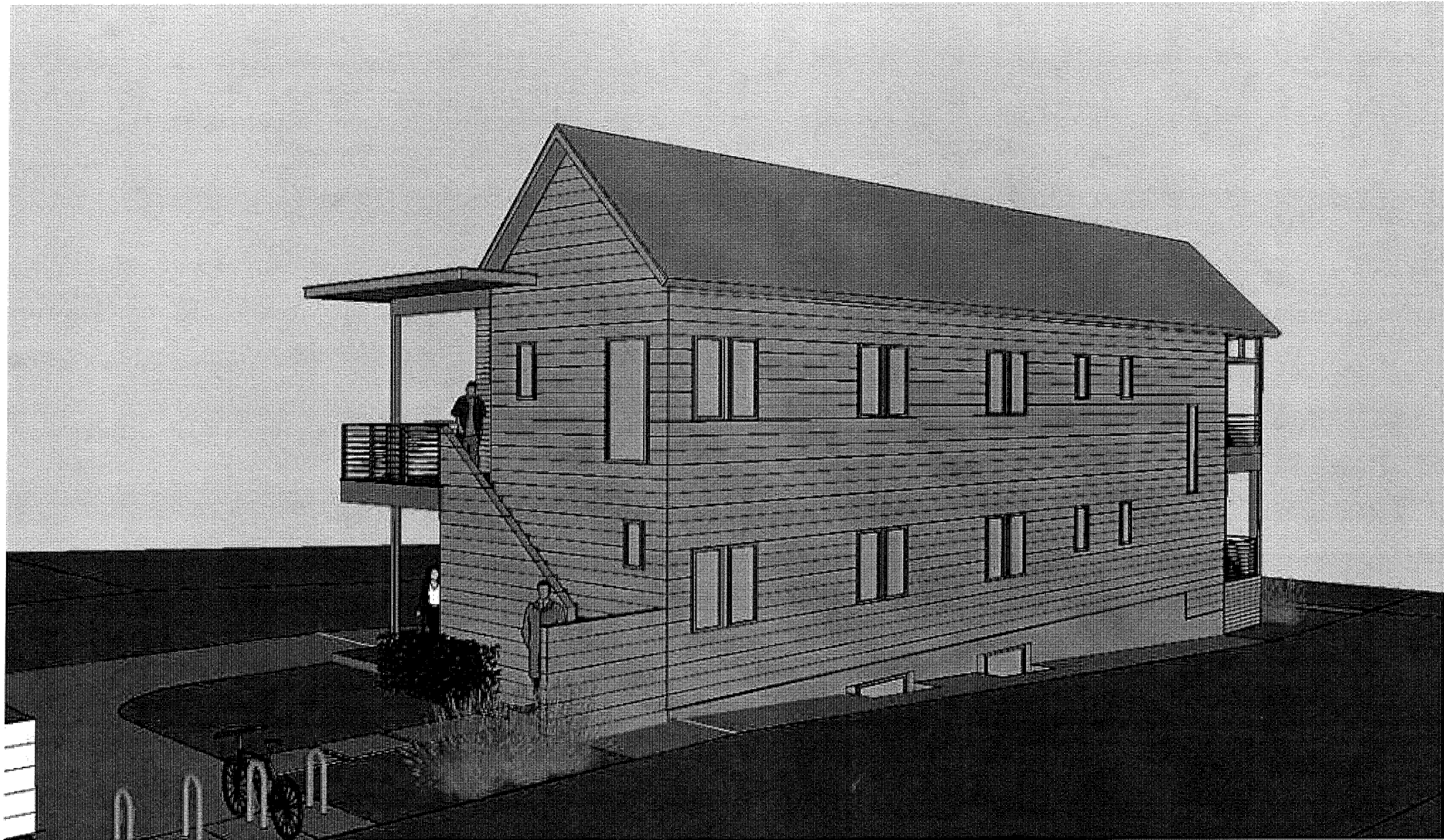
Plan Commission Submittal

PRELIMINARY
NOT FOR CONSTRUCTION

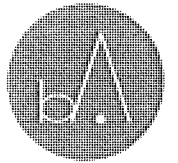
DRAWING ISSUE DATES
7-19-2017

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1 EXTERIOR VIEW
NOT TO SCALE



Barnett Architecture

118 NORTH BREEZE TERRACE
SUITE I
MADISON, WISCONSIN 53726
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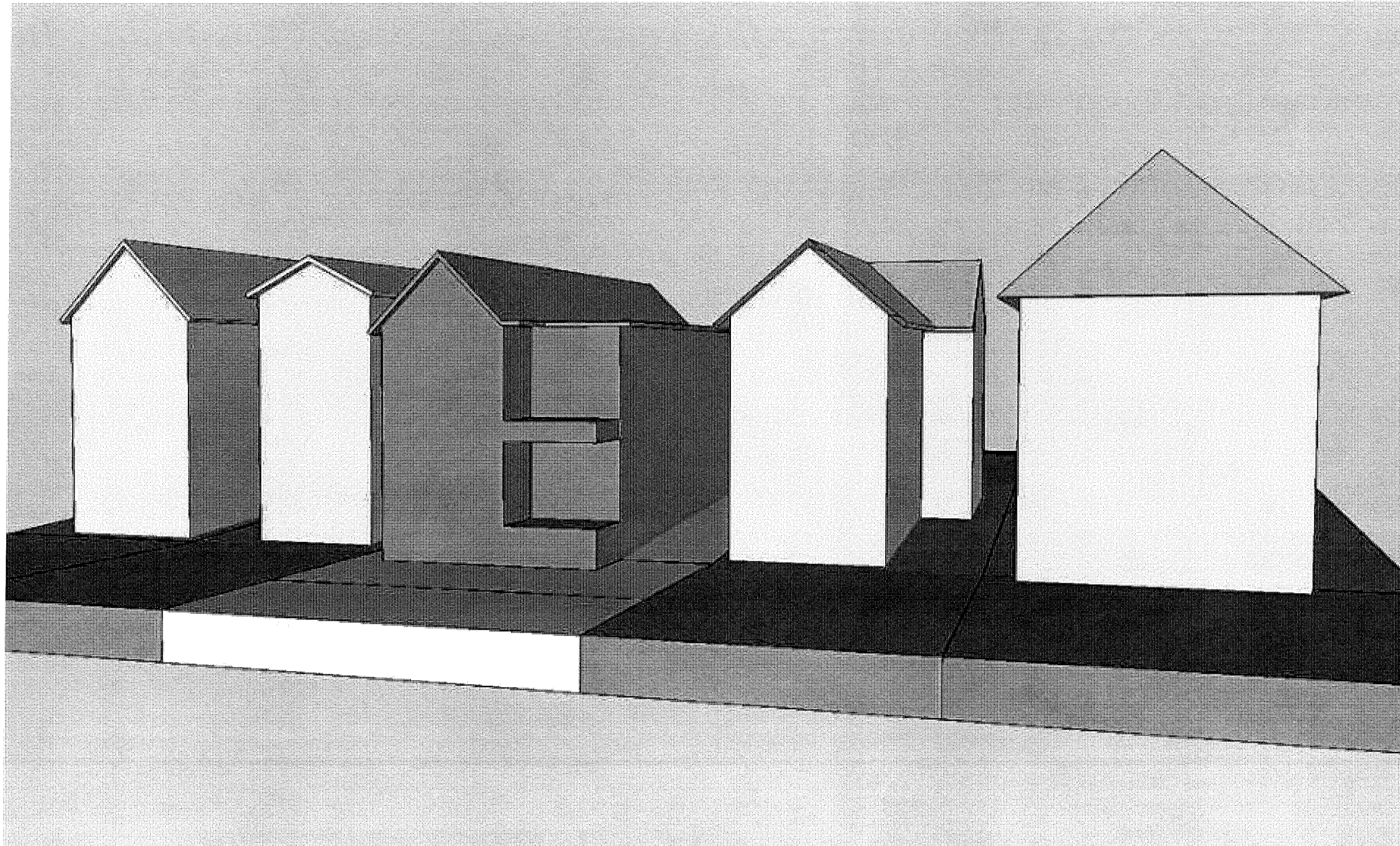
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1 MASSING DIAGRAM
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