

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: _____ Aldermanic District: _____

2. PROJECT

Project Title/Description: _____

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**
- Alteration/Addition to a building 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.)
- Other** *(specify):*

DPCED USE ONLY	Registrar #:
	DATE STAMP <p style="text-align: center; margin-top: 10px;">5/16/22 10:11 am</p>
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: _____ Company: _____

Address: _____
Street
City
State
Zip

Telephone: _____ Email: _____

Property Owner *(if not applicant)*: _____

Address: _____
Street
City
State
Zip

Property Owner's Signature: Mark Herrling 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 12:00 pm 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

Letter of Intent
826 Williamson Street
Land combination - Certificate of Appropriateness

Summary

The intent of this project is to redevelop the property located at 826 Williamson Street into a multi-unit residential building. A survey of the property is included as Exhibit A. In order to accomplish this redevelopment, we will need to dissolve the underlying lot lines on parcel #070913413070 and add 2,776 SF of area from 302 S. Paterson (parcel #070913413012). See attached property survey noted as Exhibit B. Located within the Third lake ridge Historic district, we are requesting a Certificate of Appropriateness for a land combination to accomplish this.

Enlarging the parcel.

The parcel enlargement would only be required to develop the residential buildings UG parking level. The additional area of parcel number 070913413012 being added to the 826 Williamson parcel is 2,776 SF. The total parcel if expanded would be 29,014 SF. These areas are shown and noted on Exhibit B.

Historic development pattern

The Struck and Irwin property has operated as a single parcel for at least 54 years per historic aerial photography sourced from the DCI maps database. See attached 1968 historic arial photograph noted as Exhibit C. It is possible that this has operated as single parcel for 67 years when considering the attached 1955 historic arial photograph noted as Exhibit D. It is safe to say that the three underlying lots together totaling 26,238 SF have established a development pattern of this size for at, the very least, 54 years.

Other comparable and large size properties serving one primary function on a parcel also exist in the historic district. The below list identifies these comparable parcels that we believe make this requested land combination appropriate within the district.

- 600 Williamson = 68,150 SF since at least 1968. See Exhibit E
- 722 Williamson = 64,700SF since at least 1968. See Exhibit F
- 711 Jenifer Street = 56,778 SF since at least 1957. See Exhibit G
- 303 Paterson Street = 43,474 SF since at least 1957. See Exhibit H
- 1001 Jenifer Street = 36,331 SF since at least 1974. See Exhibit I

Moving West to East thru the Third Lake Ridge historic district we see the 3 largest of the above group within 1 and 2 blocks of 826 Williamson. On the east side of 826 Williamson, we see the remaining 2 lots from the above group, also within 2 blocks of 826 Williamson.

Aside from the above listed parcels being larger (range from 259% to 138%) than our proposed final size of 826 Williamson, we see a pattern developed in the district with these larger parcels. Starting on the West end of the district, these large parcels and others not listed above including, 133 Blair Street, 601 and 633 Williamson Street, exist in the first two blocks on the west side of the district, they then begin to reduce in size and frequency as the district stretches, past 826 Williamson, to the East. See Historic District Map, Exhibit J, with these areas highlighted.

The history of use over a minimum of 54 years of 826 Williamson, and the locations to the other large parcels in the district, along with the size and distribution trend of these properties, leads us to believe that this proposal fits contextually within the Third lake ridge historic district.

We appreciate your review and consideration of the above factors and attached exhibits in determining the appropriateness of our request to combine and enlarge the parcel.

Sincerely,

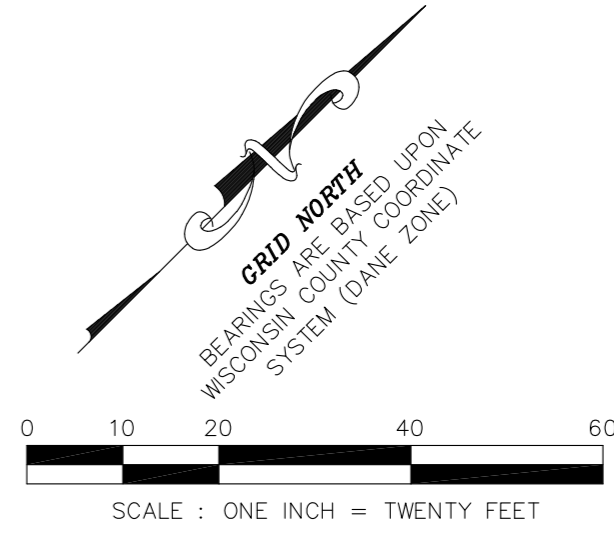
A handwritten signature in black ink, appearing to read "John Seamon". The signature is fluid and cursive, with the first name "John" and last name "Seamon" clearly distinguishable.

John Seamon

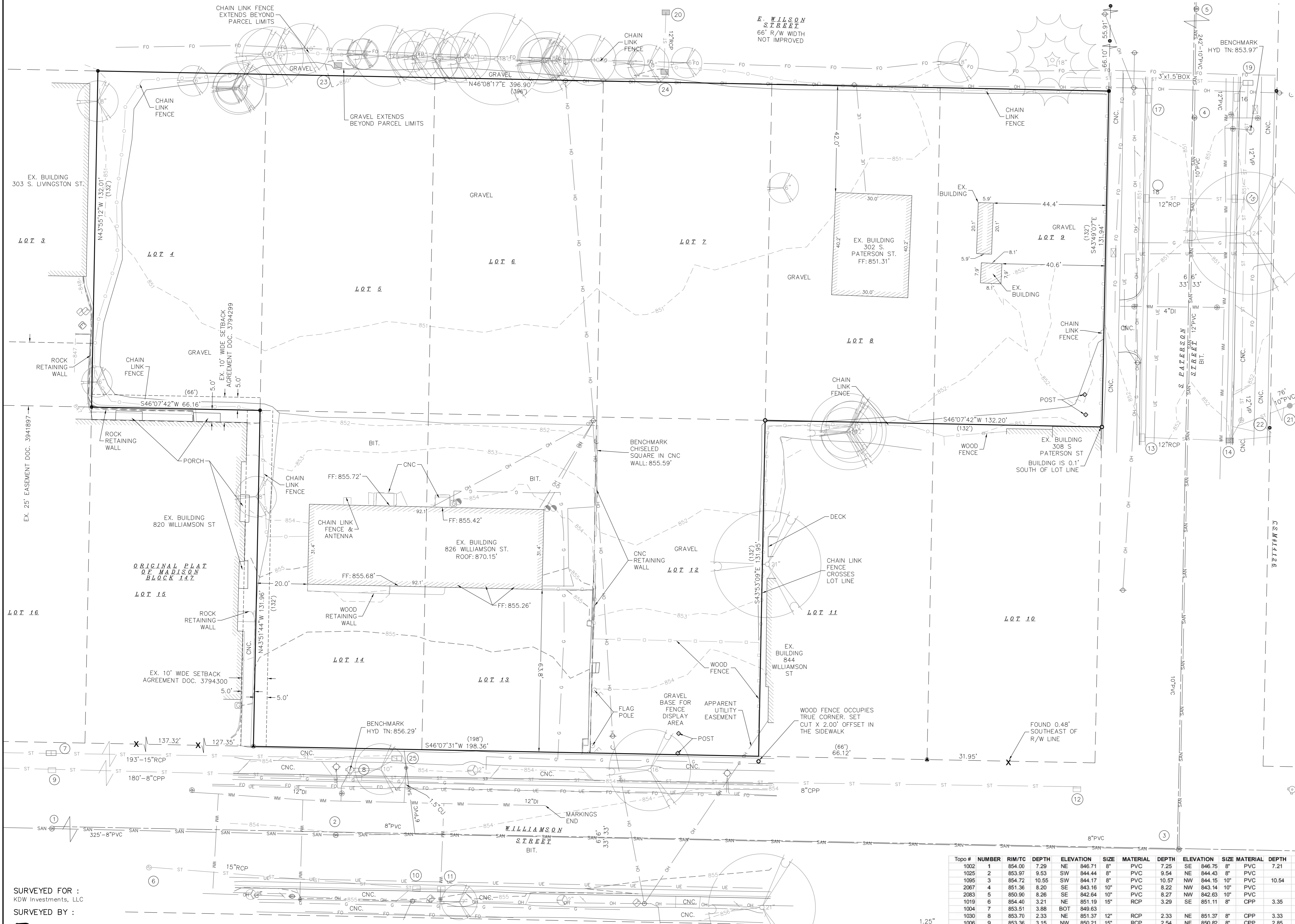
Principal, SEA Design

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 4, 5, 6, 7, 8, 9, 12, 13, & 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 122600, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com



LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1.5" IRON PIPE FOUND UNLESS NOTED
- ✕ FOUND CHISELED "X" IN CONCRETE
- FOUND DRILL HOLE
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊗ 851.2' SPOT ELEVATION
- OH OVERHEAD UTILITY WIRE
- G BURIED GAS LINE
- WM WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- UT BURIED TELEPHONE
- UE BURIED ELECTRIC
- UV BURIED CABLE ACCESS TELEVISION LINE
- WATER VALVE
- GAS VALVE
- GAS METER
- ⊙ DECIDUOUS TREE (DBH IN INCHES)
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- ⊞ TELEPHONE PEDESTAL
- ⊞ FIRE HYDRANT
- ⊞ SIGN
- ⊞ GUY WIRE
- ⊞ MAILBOX
- ⊞ BOLLARD
- ⊞ STORM SEWER INLET
- ⊞ ELECTRIC MANHOLE
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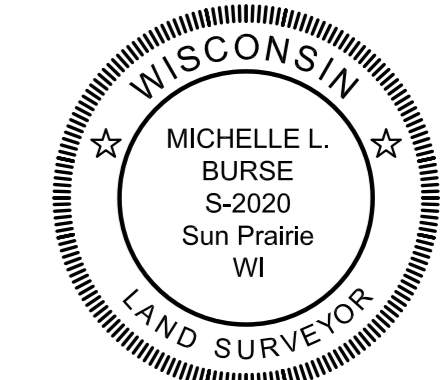
- NOTES:**
- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
 - No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - Date of field work: 03/03/2022, 03/09/2022, & 03/15/2022
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence. Surveyor was provided Title Report Number NCS-1112182-MAD dated February 8, 2022 from First American Title Insurance Company.
 - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20221006876, 20221006879 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
 - Total parcel area = 78,537 square feet
 - Elevations are based upon NAVD83 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network. WI GEOID 12B

DESCRIPTOR FURNISHED:

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SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-7), and the map hereon is correct to the best of my knowledge and belief.



Dated this _____ day of _____ 2022.

Signed: Michelle L. Burse, P.L.S. No. 2020

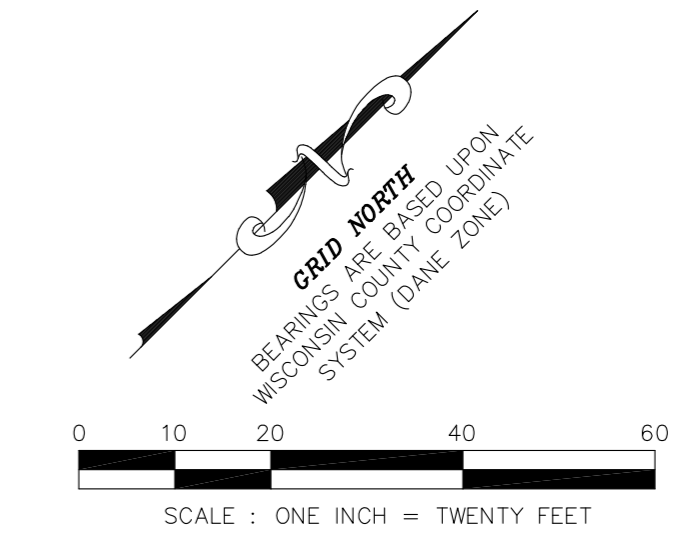
Topo #	NUMBER	RIM/TC	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DESCRIPTION
1002	1	854.00	7.29	NE 846.71	8"	PVC	7.25	SE 846.75	8"	PVC	7.21	SW 846.79	8"	PVC	7.27	NW 846.73	8"	PVC	SANITARY MANHOLE @ INTERSECTION WILLY/LIVINGSTON
1025	2	853.97	9.53	SW 844.44	8"	PVC	9.54	NE 844.43	8"	PVC		853.97							SANITARY MANHOLE @ 826 WILLY ST
1095	3	854.72	10.55	SW 844.17	8"	PVC	10.57	NW 844.15	10"	PVC	10.54	NE 844.19	8"	PVC	10.56	SE 844.16	8"	PVC	SANITARY MANHOLE @ INTERSECTION WILLY/PATERSON
2067	4	851.36	8.20	SE 843.16	10"	PVC	8.22	NW 843.14	10"	PVC		851.36							SANITARY MANHOLE @ 302 PATERSON ST
2083	5	850.90	8.26	SE 842.64	10"	PVC	8.27	NW 842.63	10"	PVC		850.90							SANITARY MANHOLE N FROM RR ON PATERSON
1019	6	854.40	3.21	NE 851.19	15"	RCP	3.29	SE 851.11	8"	CPP	3.35	SW 851.05	12"	RCP	3.29	NW 851.11		STORM MANHOLE @ 821 WILLY	
1004	7	853.51	3.68	NE 849.63		BOT													SQUARE STORM MANHOLE @ 820 WILLY
1030	8	853.70	2.33	NE 851.37	12"	RCP	2.33	NE 851.37	8"	CPP	3.33	SW 850.37	8"	CPP					CURB INLET @ 826 WILLY
1006	9	853.36	3.15	NW 850.21	15"	RCP	2.54	NE 850.82	8"	CPP	2.85	SW 850.51	8"	CPP					CURB INLET @ 820 WILLY
1024	10	854.89	2.95	SW 851.94	15"	RCP	2.95	NE 851.94	12"	RCP	2.42	SE 852.47	8"	CPP					CURB INLET @ 831 WILLY - Sery
1023	11	854.95	2.92	SW 852.03	12"	RCP	2.82	SE 852.13	6"	CPP		854.95							CURB INLET @ 831 WILLY - Nery
1094	12	854.40	2.28	SW 852.12	8"	CPP	2.36	NE 852.04	8"	CPP		854.40							CURB INLET, SW QUAD @ WILLY/PATERSON
2001	13	852.01	2.86	NE 849.15	12"	RCP						852.01							CURB INLET @ 308 PATERSON
2084	14	852.01	3.80	SW 848.21	12"	RCP	3.88	N 848.13	12"	VP		848.20							CATCH BASIN AT ENTRANCE TO 315 PATERSON
2051	15	850.80	3.16	SW 847.62	12"	RCP	3.18	NE 847.62	12"	RCP	3.81	NE 848.24	12"	VP					CURB INLET, NE SIDE PATERSON, -100' S FROM RR
2064	16	851.35	3.17	N 848.18	12"	RCP						851.35							CURB INLET, NE SIDE PATERSON, -100' S FROM RR
2070	17	851.43	3.55	NW 847.88	12"	RCP						851.43							CURB INLET, SW SIDE PATERSON, -50' S FROM RR
2059	18	850.85	2.62	NE 848.23	12"	RCP						850.85							CURB INLET, SW SIDE PATERSON, -100' S FROM RR
2063	19	851.57	6.50	BOT 845.07								851.57							SQUARE STORM MANHOLE @ PATERSON & BIKE PATH
1479	20	849.96	2.30	SE 847.66	12"	RCP	2.30	NW 847.66	12"	RCP		849.96							CATCH BASIN, -5' S FROM BIKE PATH, -200' W FROM PATE
2253	21	851.23	2.48	SW 848.75	10"	PVC						851.23							CATCH BASIN, IN PARKING LOT @ 303 PATERSON
2007	22	852.32	4.20	NE 848.12	10"	PVC	4.35	SE 847.97	12"	RCP	4.25	NW 848.07	12"	PVC					STORM MANHOLE @ ENTRANCE TO 315 PATERSON
1621	23	849.86	3.51	BOT 846.35								849.86							CATCH BASIN, NEAR Nwery Lot CORNER, CANT SEE PIPE
1635	24	849.86	3.08	NW 848.78	12"	RCP						849.86							CATCH BASIN, -MID LOT IN REAR
1029	25	853.93	2.90	BOT 851.03								853.93							SQUARE STORM MANHOLE @ 826 WILLY

EXHIBIT A

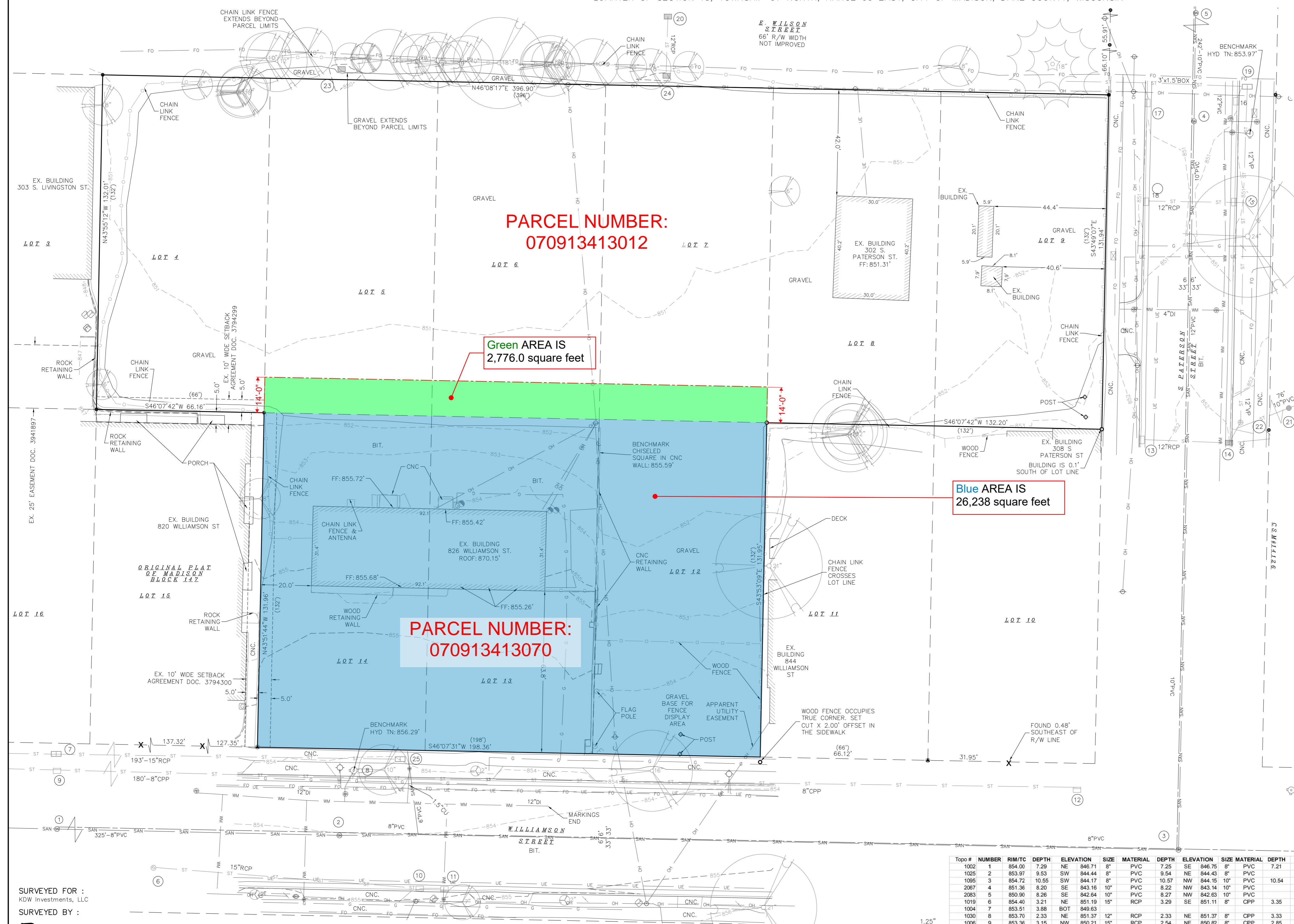
SURVEYED FOR :
 KDW Investments, LLC
 SURVEYED BY :
Burse
 surveying & engineering llc
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com
 Date: April 27, 2022
 Plot View: TOPO
 \BSE2549.dwg\Survey\BSE2549 Survey v2018.dwg

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LEGEND

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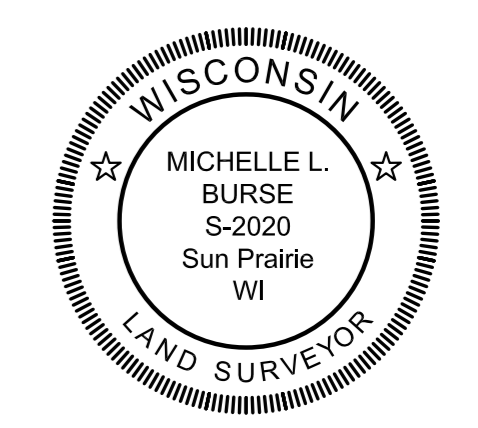
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Dated this _____ day of _____ 2022...

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SURVEYED FOR:
 KDW Investments, LLC

SURVEYED BY:
Burse
 surveying & engineering llc
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Date: April 27, 2022
 Plot View: TOPO
 \BSE2549.dwg\Survey\BSE2549 Survey v2018.dwg

EXHIBIT B



EXHIBIT C - 826 Williamson - 1968
Aerial



EXHIBIT D - 826 Williamson - 1955
Aerial



EXHIBIT E - 600 Williamson - 1957
Aerial



EXHIBIT F - 711 Jenifer street - 1957
aerial



EXHIBIT G - 722 Williamson - 1974
Aerial



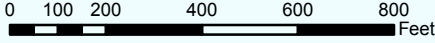
EXHIBIT H - 303 S. Paterson - 1957
Aerial



EXHIBIT I - 1001 Jenifer Street - 1974
Aerial



Third Lake Ridge
 Local Historic District
 City of Madison
 County of Dane, Wisconsin
 Department of Planning and Development
 Planning Unit - May 2004



SCALE: 1" = 400'
 LEGEND



 District Boundary

EXHIBIT J - District Map showing large parcel distribution pattern

LAKE MONONA

YAHARA RIVER