

# 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 #:
	<b>DATE STAMP</b>
	<b>Preliminary Zoning Review</b>  Zoning Staff Initial:  Date:        /        /

## 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

DocuSigned by:

7AD8B4FC8C084E3...

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  
Updated May 8, 2020

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  
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 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 800 sq.ft. of commercial space. There will also be 18 underground parking stalls for residential use.

The structure to be removed was constructed well outside of the period of significance for the Third Lake Ridge historic district (1850-1929) and has no historic significance to this area. It is also out of character and is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria.

As part of this project the underlying land that the existing and the proposed building will sit on needs to be combined into one lot. The size of this lot will not be out of place with the irregularly sized lots in this block and also within the nearby blocks in Third Lake Ridge. Given that the existing building was built across the lot lines and has existed as such for many years, this has been functioning as a single lot already.

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 all masonry with storefront glass at the first floor level and the apartments above have taller windows. The garage entry is set back 59'-8" from the front façade and is lowered down in grade so it is not a primary feature for this building. By recessing the garage entry back almost 60' from the street, the overall massing at the street is reduced. We have also taken steps to further reduce this massing by stepping the façade back on each side such that the actual width of the building that is adjacent to the sidewalk has been reduced to 41'-9" wide. This has been done in order to be compatible with the surrounding structures. It also maintains the existing rhythm on this block with buildings with driveways located along many of them.

The overall height of this building with a flat roof is in context with the tall 2-3 story gabled roof structures that are on this block which are set higher above the sidewalk given the increasing grades of

this 800 block of Williamson St. The properties located behind this building on Jenifer St. are also set approximately a full story above the sidewalk grade on Williamson St. so this height will be compatible with them as well. We are also stepping the building down from three stories to two stories along the rear property line, so that we are further tying into the heights of the structures behind this building. The use of a flat roof is also compatible with several other commercial and multi-family buildings located on Williamson Street and especially with those located directly across the street. 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

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





839



831



825



817-821 (project site)  
Williamson St.



813

811



across the street from proposed project  
Williamson St.



808

Intersection of Williamson St. & S. Livingston St. looking East



409 S. Livingston



804 Jenifer

S. Livingston St.

415 S. Livingston



804-812



814-824



828-834



836-842

Jenifer St.



811



807

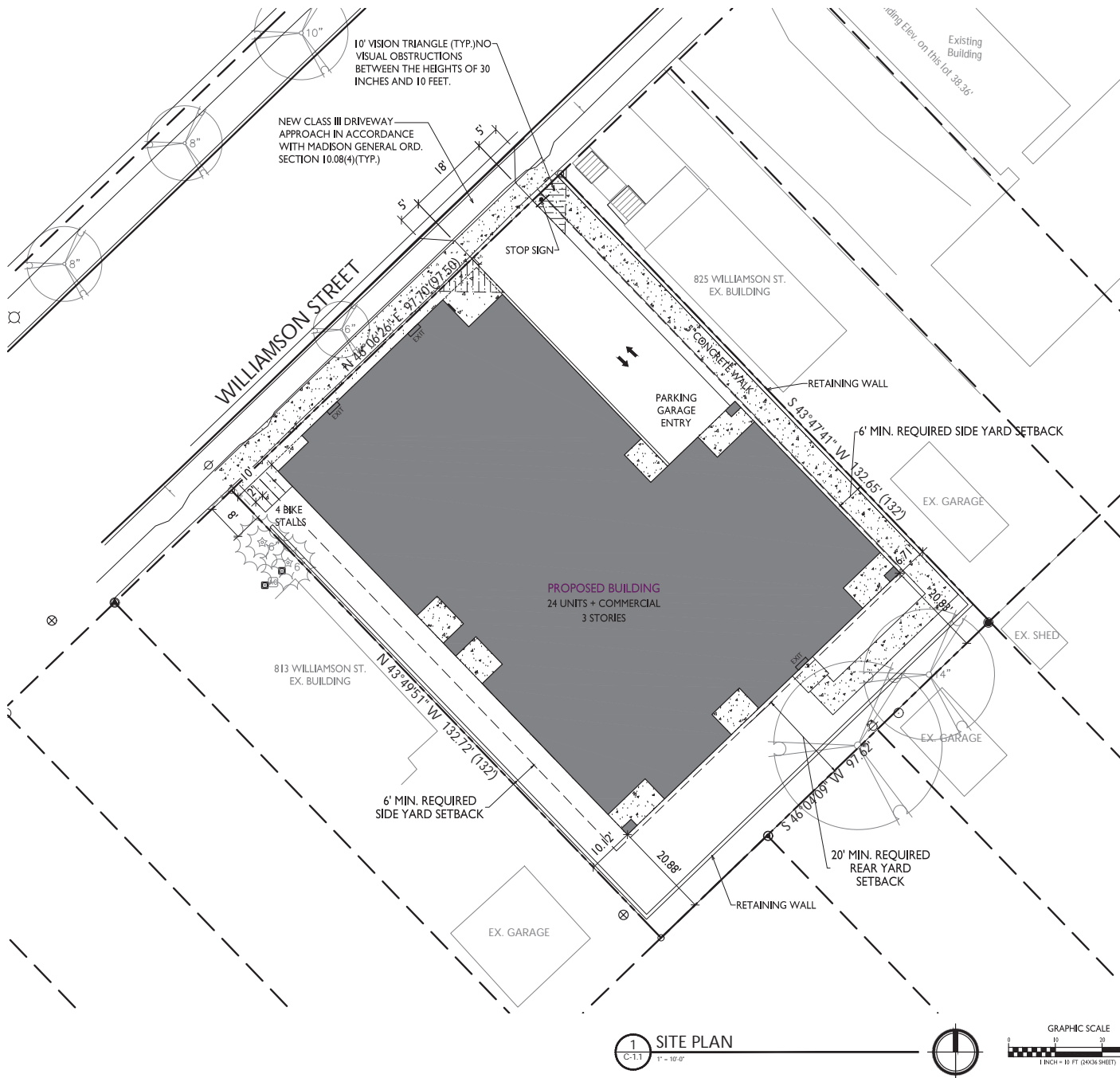
Jenifer St.



822

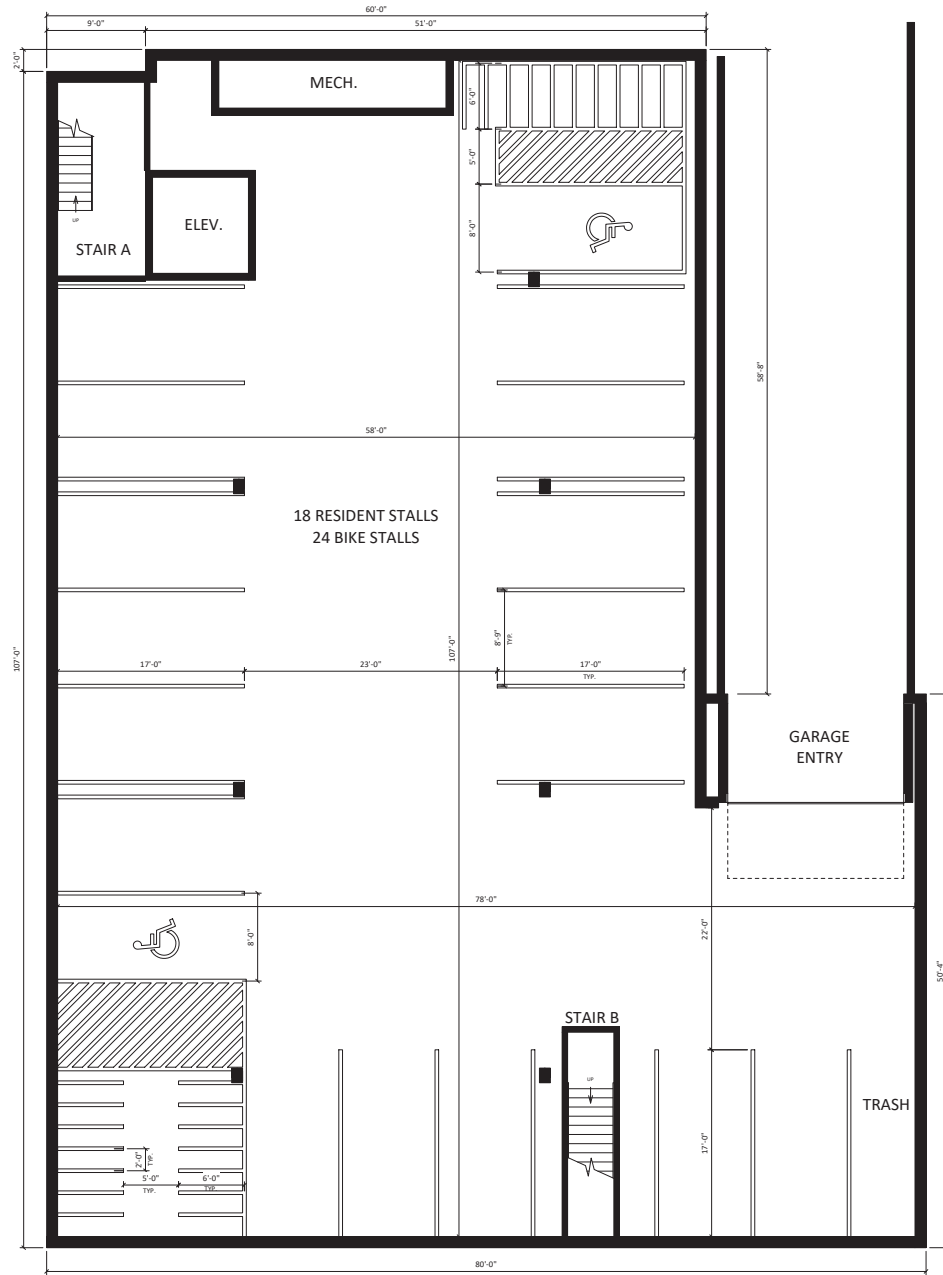


Spaight St.



**1**  
**SITE PLAN**  
 C-1.1  
 1" = 10' FT





1 00 - BASEMENT GARAGE ENTRY  
VA-1.0 3/16" = 1'-0"

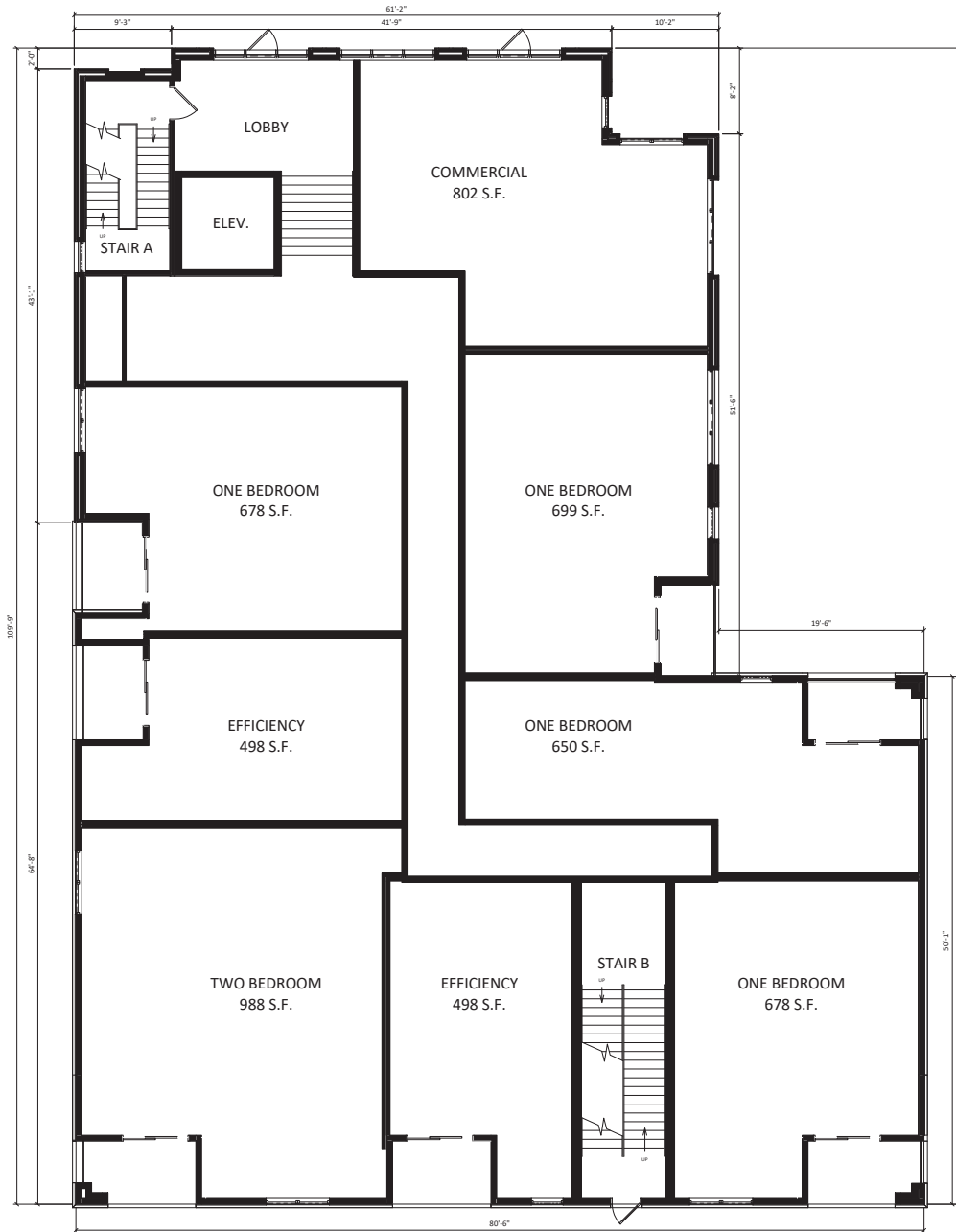
ISSUED  
 May 01, 2020

PROJECT TITLE  
**John Fontain  
 Development**

817-821 Williamson  
 Street, Madison  
 Wisconsin  
 SHEET TITLE  
**BASEMENT  
 FLOOR PLAN**

SHEET NUMBER

**A-1.0**  
 PROJECT NUMBER **2003**  
© Knothe & Bruce Architects, LLC



1 01 - FIRST FLOOR  
A-1.1 3/16" = 1'-0"

ISSUED  
 May 01, 2020

PROJECT TITLE  
**John Fontain  
 Development**

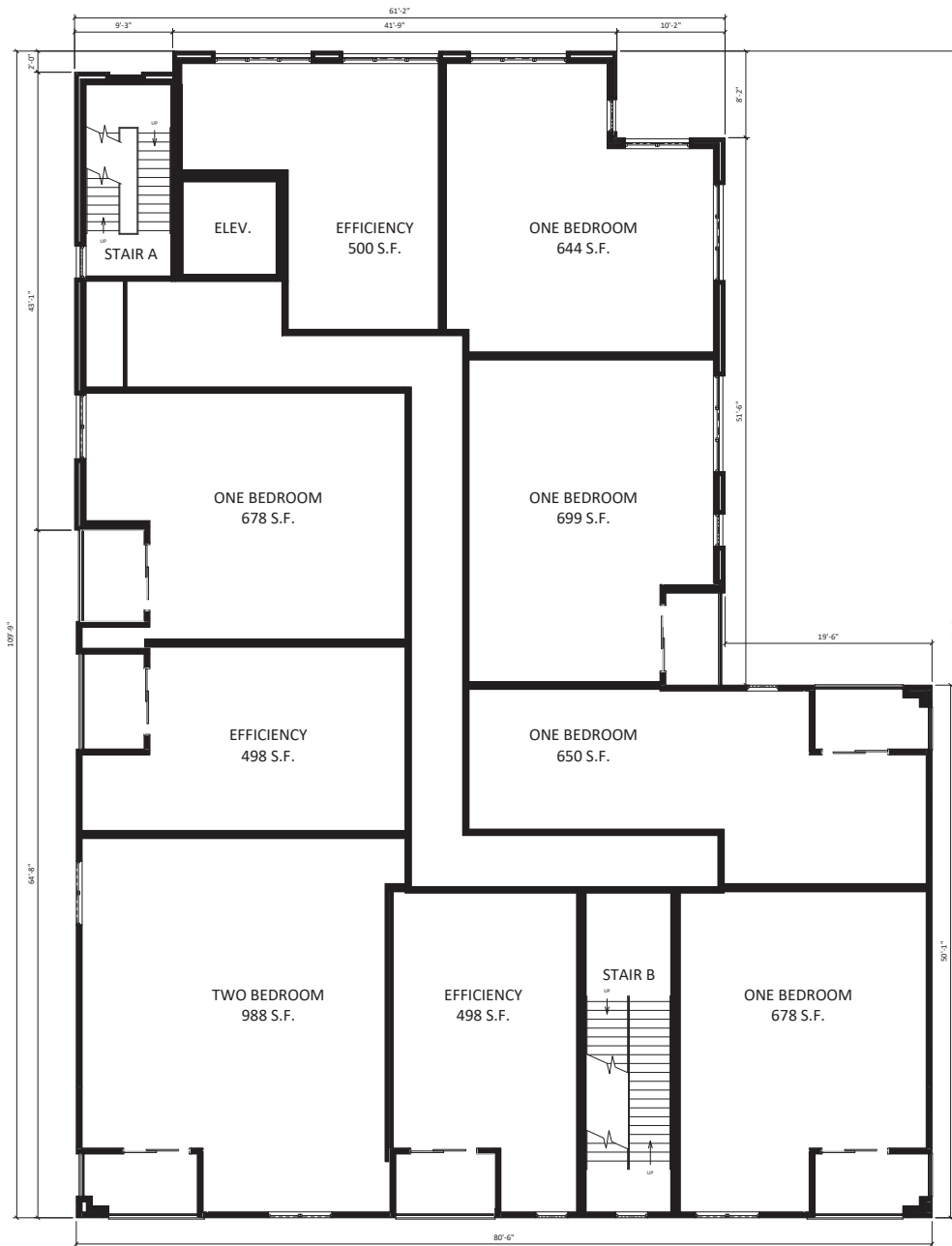
817-821 Williamson  
 Street, Madison  
 Wisconsin

SHEET TITLE  
**FIRST FLOOR  
 PLAN**

SHEET NUMBER

**A-1.1**

PROJECT NUMBER **2003**  
 © Knothe & Bruce Architects, LLC



02 - SECOND FLOOR  
1/316" = 1'-0"

ISSUED  
 May 01, 2020

PROJECT TITLE  
**John Fontain  
 Development**

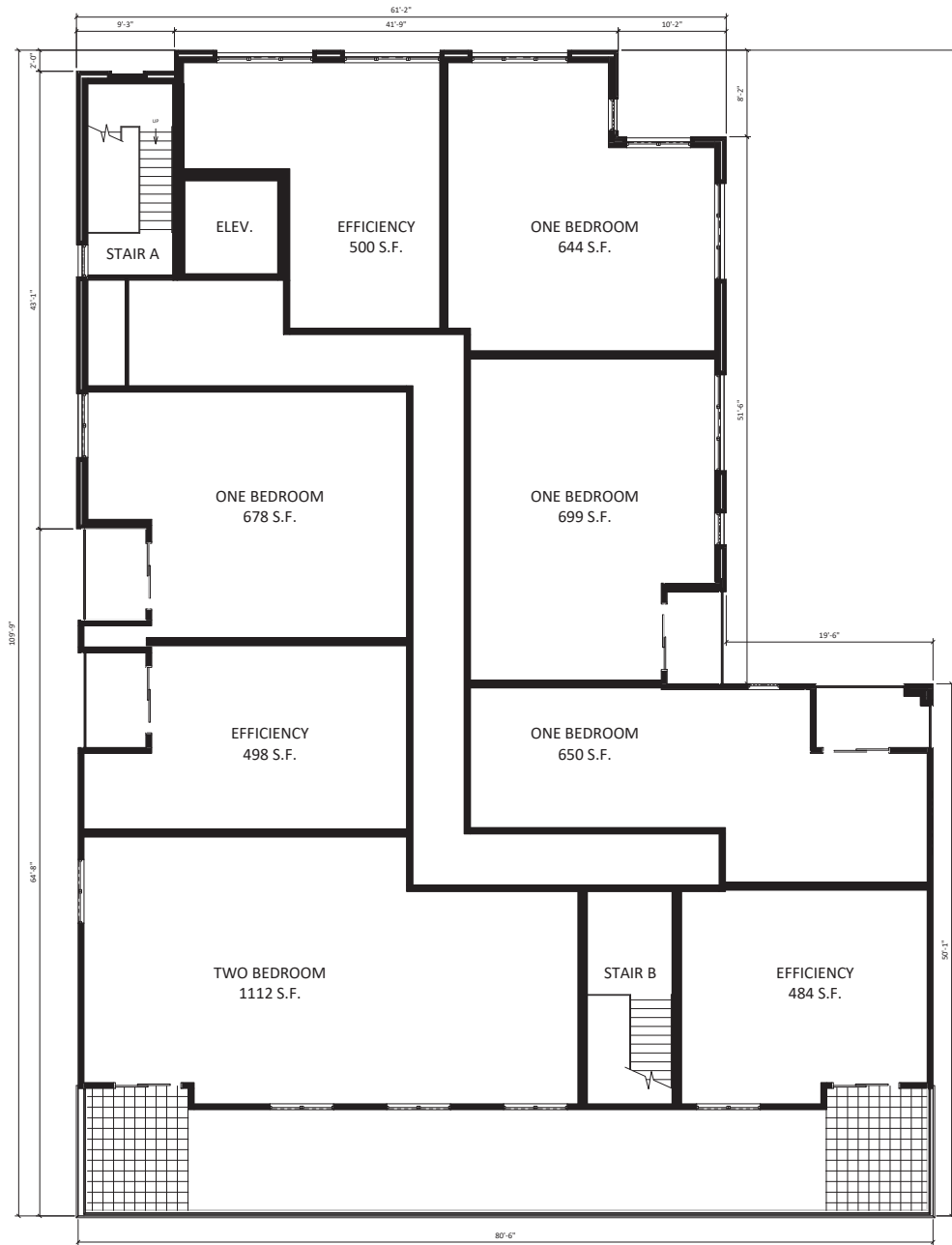
817-821 Williamson  
 Street, Madison  
 Wisconsin

SHEET TITLE  
**SECOND FLOOR  
 PLAN**

SHEET NUMBER

**A-1.2**

PROJECT NUMBER **2003**  
© Knothe & Bruce Architects, LLC



03 - THIRD FLOOR  
1  
A-13  
 3/16" = 1'-0"

ISSUED  
 May 01, 2020

PROJECT TITLE  
**John Fontain  
 Development**

817-821 Williamson  
 Street, Madison  
 Wisconsin

SHEET TITLE  
**THIRD FLOOR  
 PLAN**

SHEET NUMBER

**A-1.3**

PROJECT NUMBER **2003**  
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1 NorthEast  
 A-2.1 1/8" = 1'-0"



2 NorthWest  
 A-2.1 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"

ISSUED  
 02/24/20

PROJECT TITLE  
**John Fontain  
 Development**

817-821 Williamson  
 Street, Madison  
 Wisconsin

SHEET TITLE  
**EXTERIOR  
 ELEVATIONS -  
 COLORED**

SHEET NUMBER

**A-2.4**

PROJECT NUMBER 2003  
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## John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDER

A-2.5





## John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDER

A-2.6





## John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDER

A-2.7





## John Fontain Development

817-821 Williamson Street, Madison Wisconsin

RENDERS

A-2.8

