

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 #:
	DATE STAMP
	Preliminary Zoning Review 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 Date: 2/22/2020
City: _____ State: _____ Zip: _____

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>

LANDMARKS COMMISSION APPLICATION**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.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- 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;
- 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, 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.
- ****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;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Photographs of examples on another historic resource
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

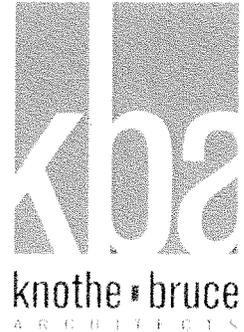
CONTACT THE PRESERVATION PLANNER:

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 24, 2020
Updated March 11, 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 1,040 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 masonry with storefront glass at the first floor level and the apartments above have large windows along with patios that are recessed within the façade, which is similar to the porch elements located on the neighboring buildings. The garage entry is set back 59'-0" 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 and thus 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

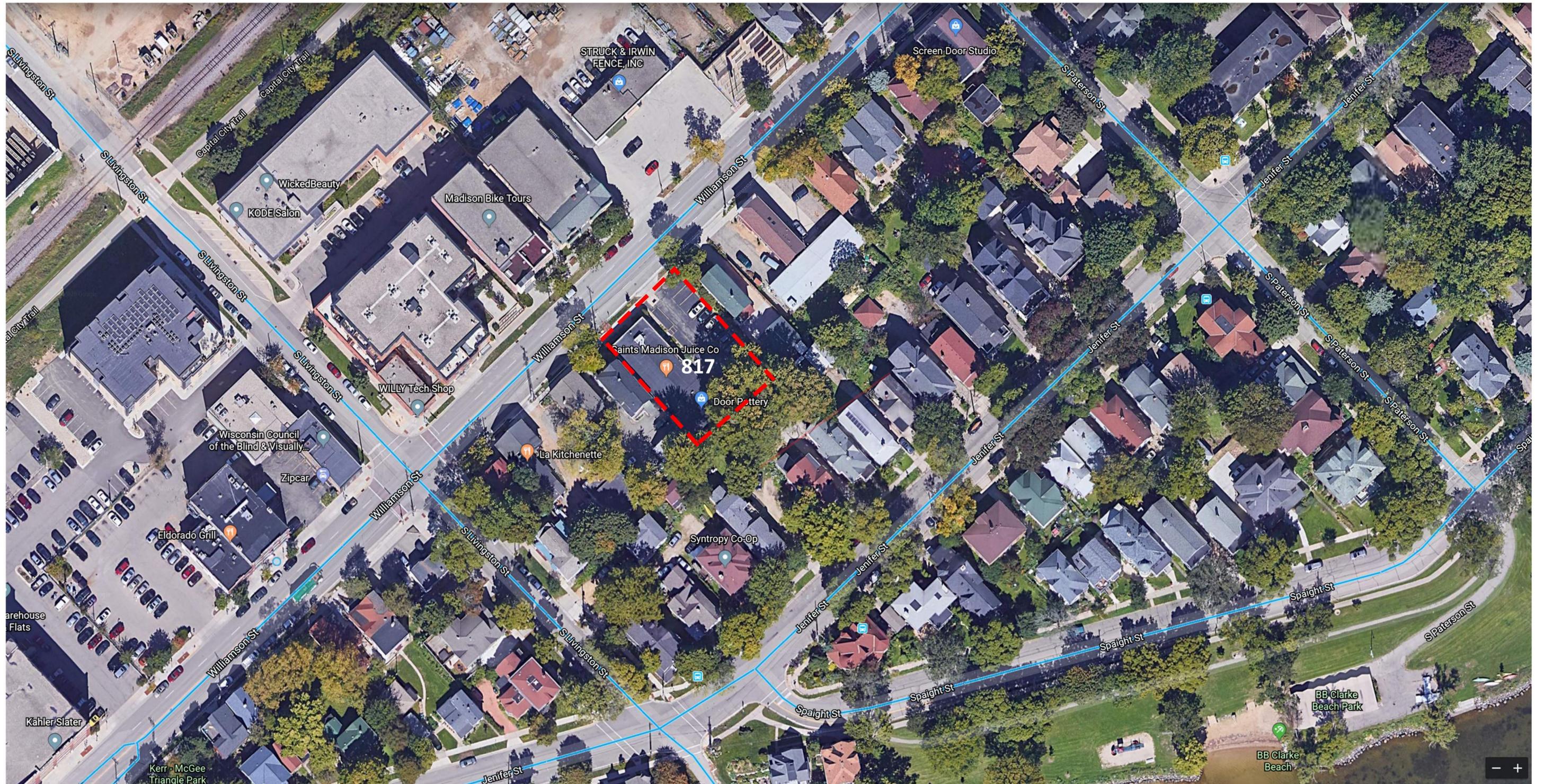
approximately a full story above the sidewalk grade on Williamson St. so this height will be compatible with them as well. The use of a flat roof is also compatible with several other commercial and multi-family buildings located on Williamson Street and especially with those located directly across 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 the first name "Kevin" and last name "Burow" clearly distinguishable.

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



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





817 Williamson
Building to be demolished

813

811



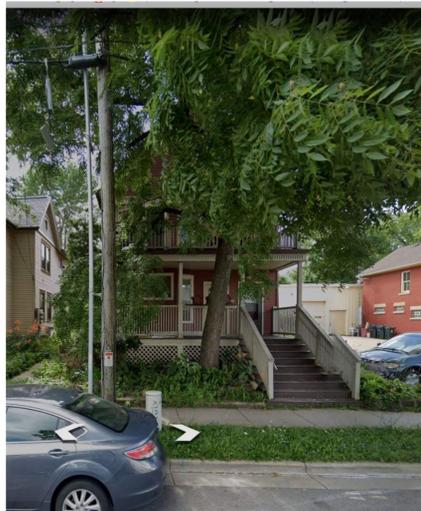
831

825

817 Williamson

Photos
817-821 Williamson Street
February 24, 2020





839



825

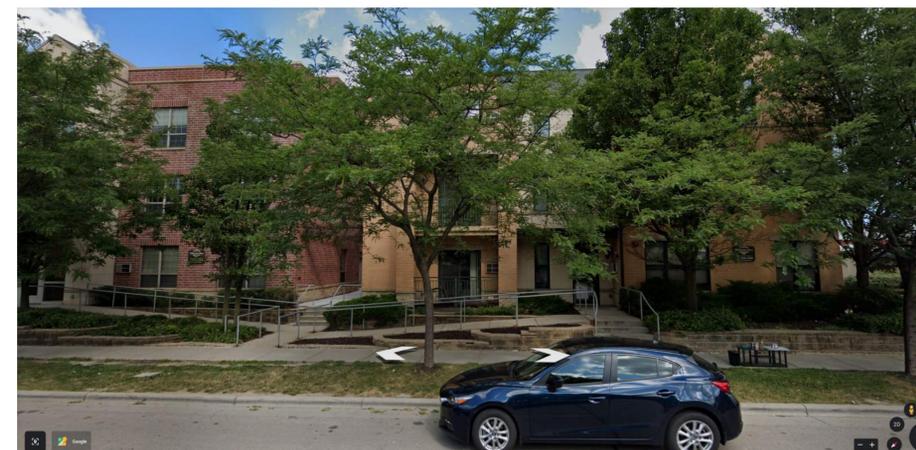


817-821 (project site)
Williamson St.



813

811



across the street from proposed project
Williamson St.



808

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



409 S. Livingston

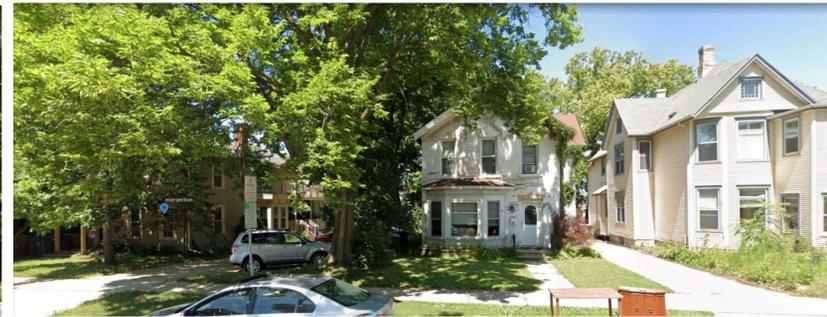


804 Jenifer

S. Livingston St.



804-812



814-824

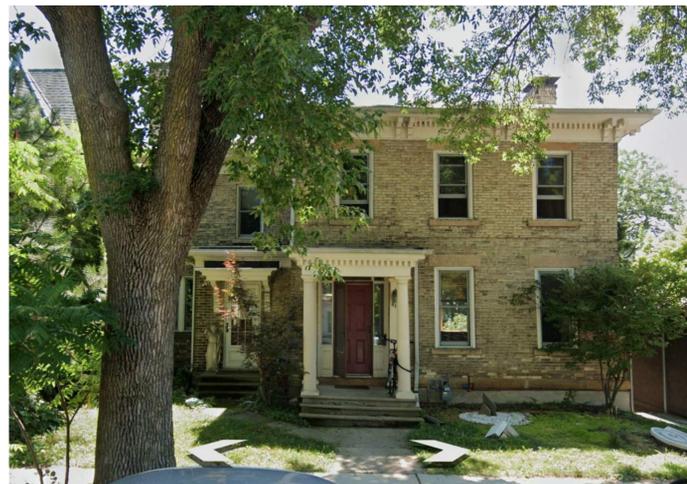


828-834



836-842

Jenifer St.



811



807

Jenifer St.



822



Spaight St.



knothe + bruce
ARCHITECTS

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

ISSUED
Issued for Landmarks- February 24, 2020

PROJECT TITLE
**John Fontain
Development**

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

SHEET NUMBER

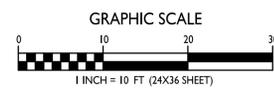
C-1.1

PROJECT NO. **2003**

© Knothe & Bruce Architects, LLC



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



UPR 1/4"

33'

S 45° 00' 00" W 99.28'
(99')

WILLIAMSON STREET

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

PARKING GARAGE ENTRY

4 BIKE STALLS

Asphalt Drive

Conc Drive

Garage

Shed

Deck

Shed

Top of Building Elev. on this lot 51.45'

6' BUILDING SETBACK

6' BUILDING SETBACK

20' BUILDING SETBACK

N 45° 00' 00" E 230.66'

(+) 85.97'

(+) 85.5'

(+) 84.9'

(+) 86.1'

N 45° 00' 25" W 132.64'

Top of Building on this lot 44.77'

Top of Building on this lot 40.17'

of Building Elev. on this lot 38.36'

132.29'

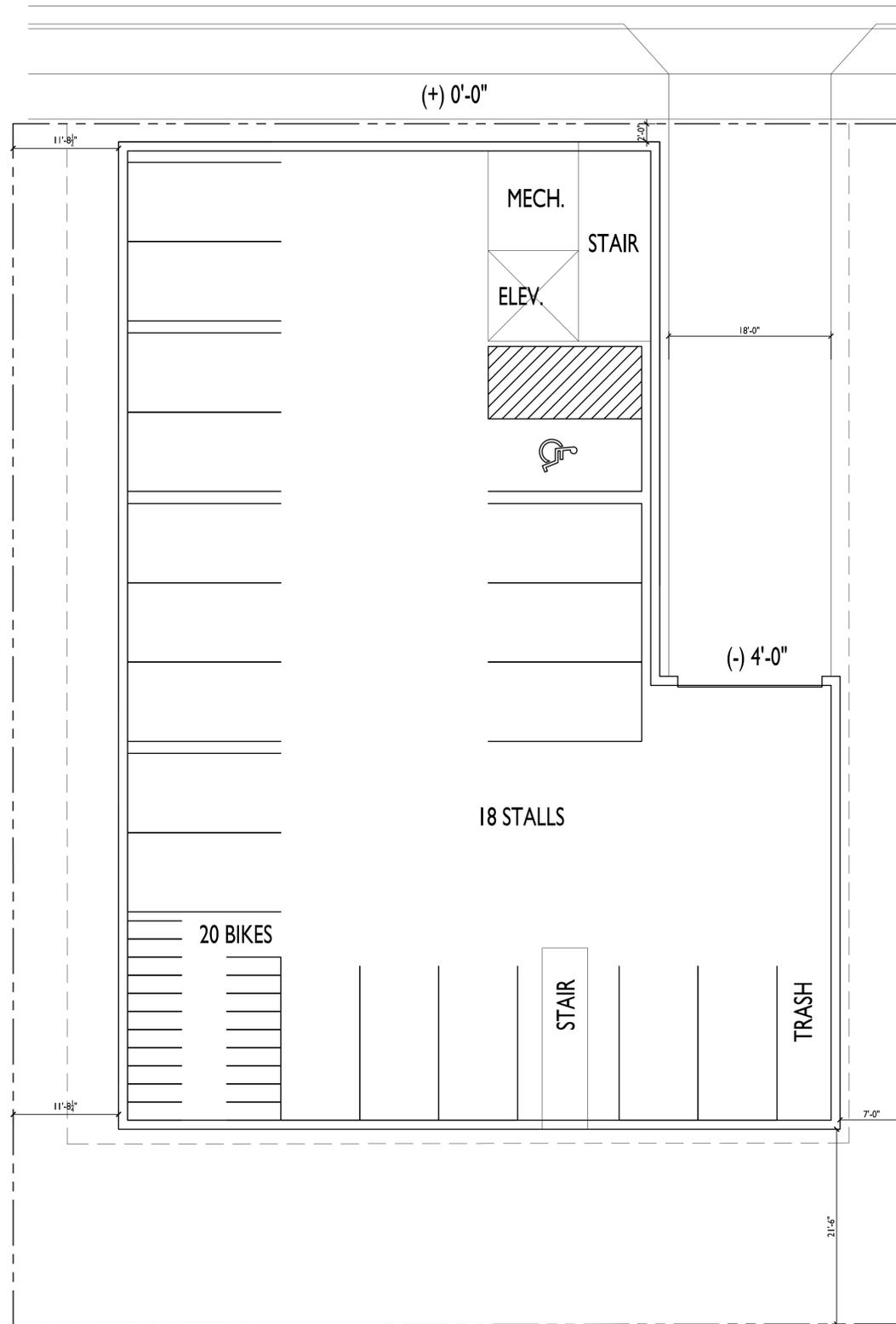
33.00'

11.7'

21.6'

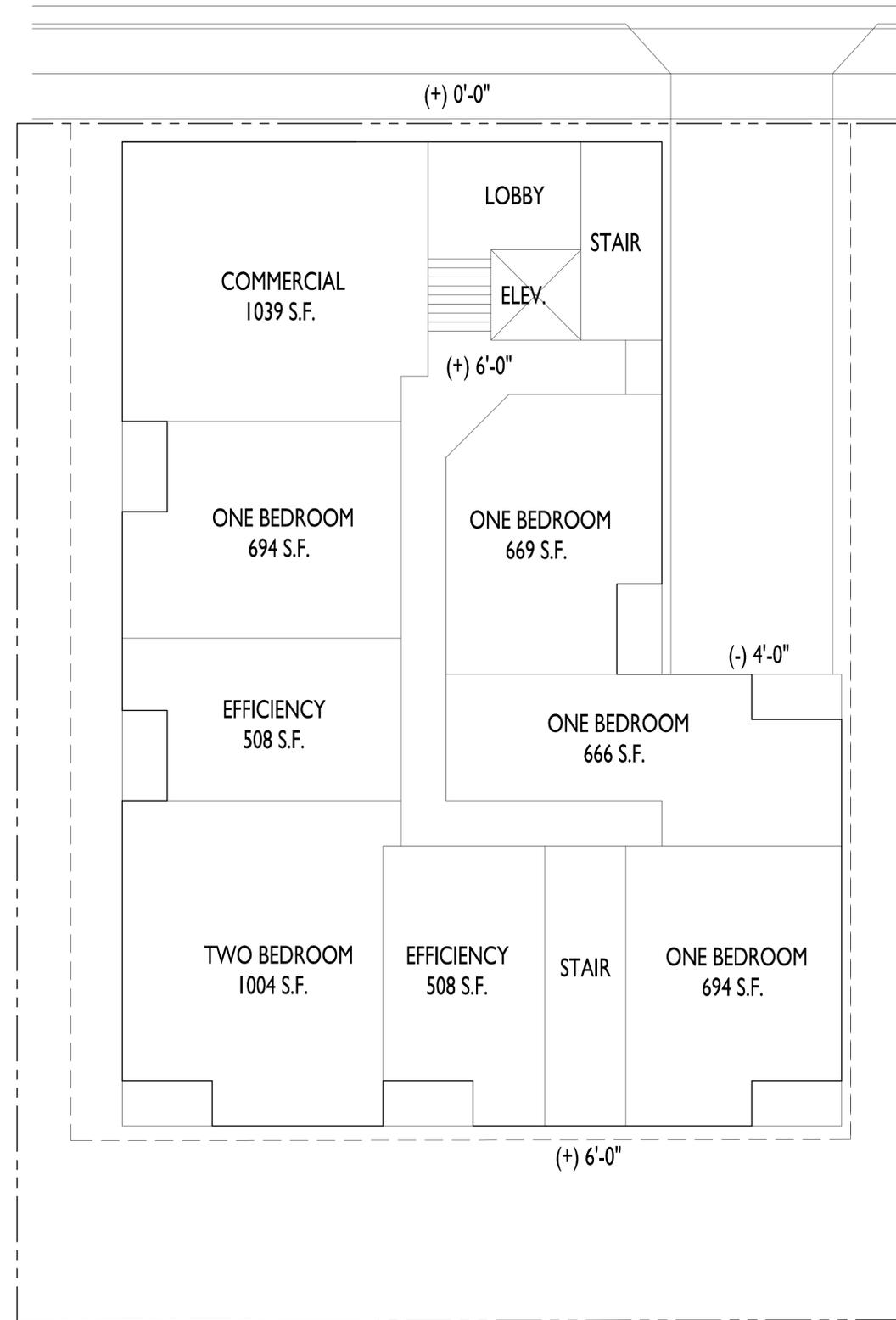
7.0'

WILLIAMSON STREET



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

WILLIAMSON STREET



UNIT MIX:

EFFICIENCY	8
ONE BEDROOM	13
TWO BEDROOM	3
TOTAL	24

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



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ARCHITECTS
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ISSUED
Issued for Landmarks - February 24, 2020

PROJECT TITLE
**John Fontain
Development**

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

SHEET NUMBER

A-1.1

PROJECT NO. **2003**
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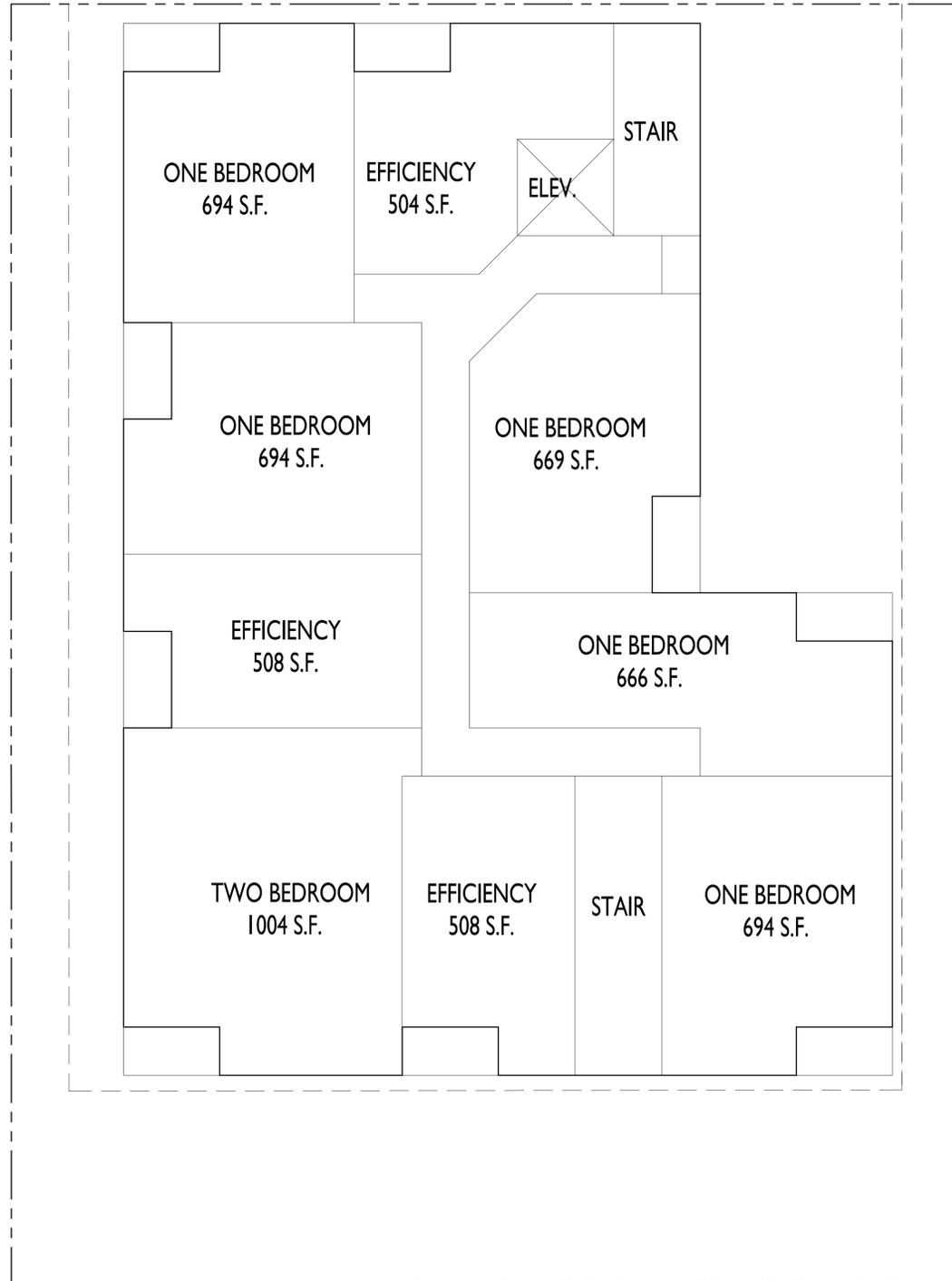
PROJECT TITLE
**John Fontain
Development**

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

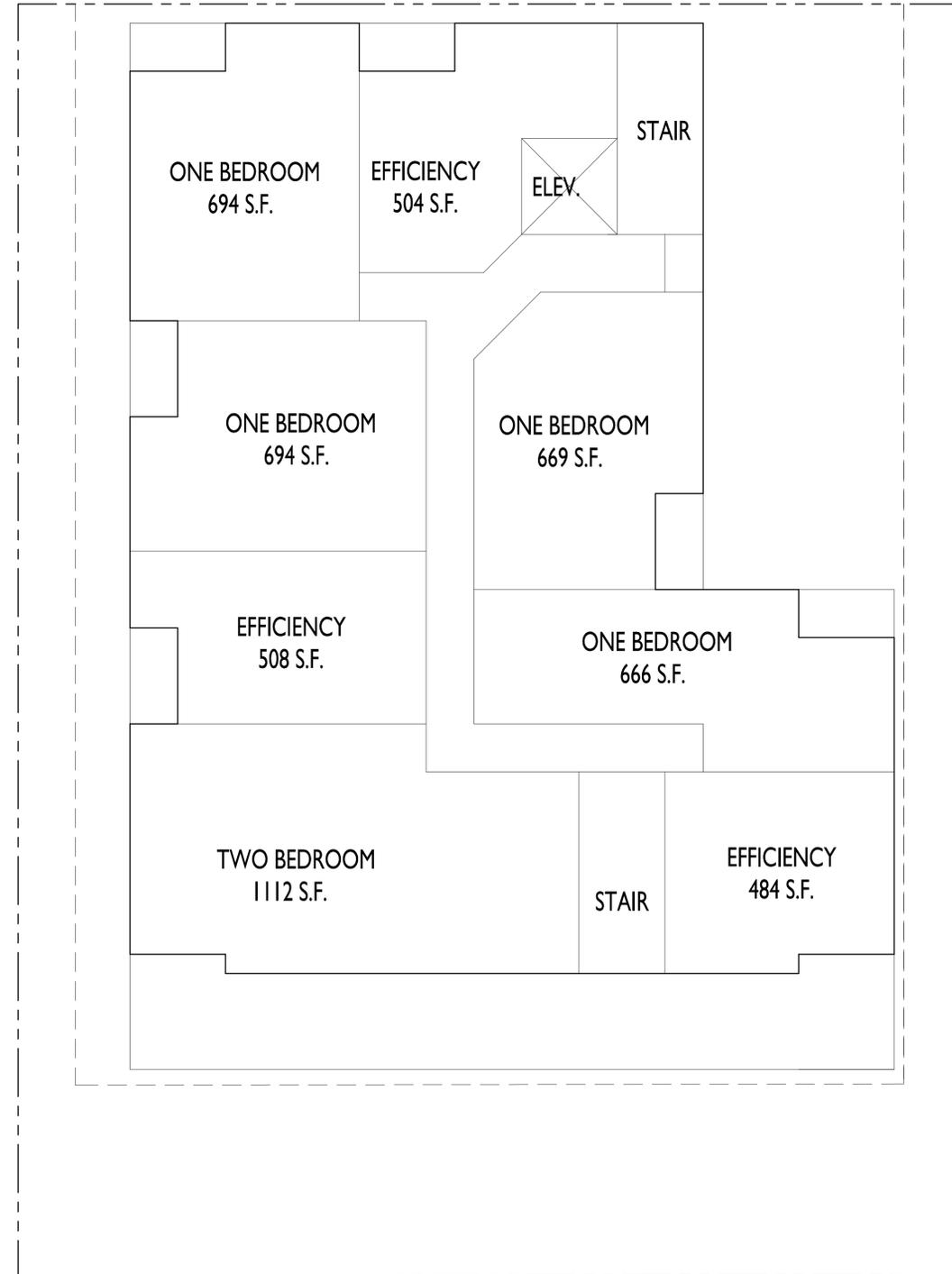
SHEET NUMBER

A-1.2

PROJECT NO. **2003**
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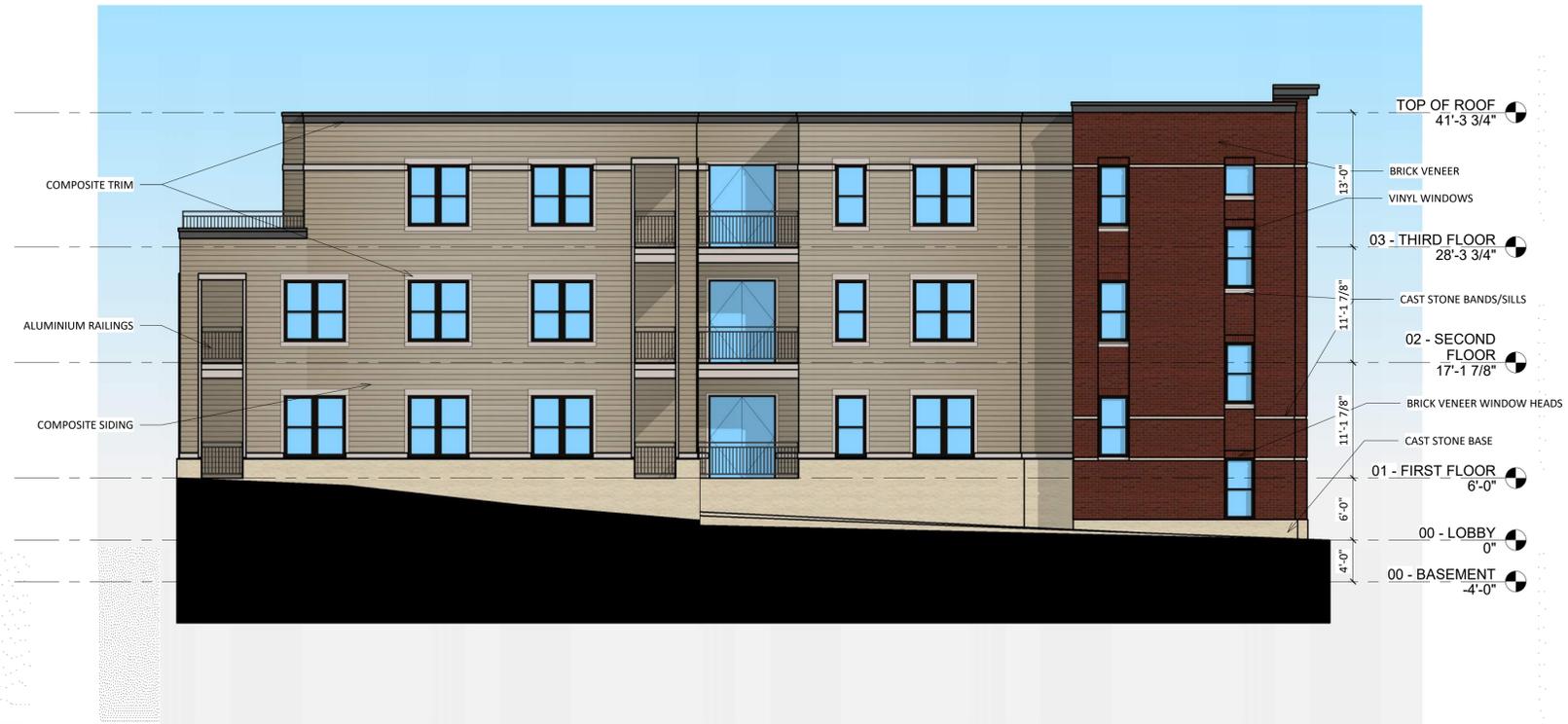


2 SECOND FLOOR PLAN
A-1.2 1/8"=1'-0"



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

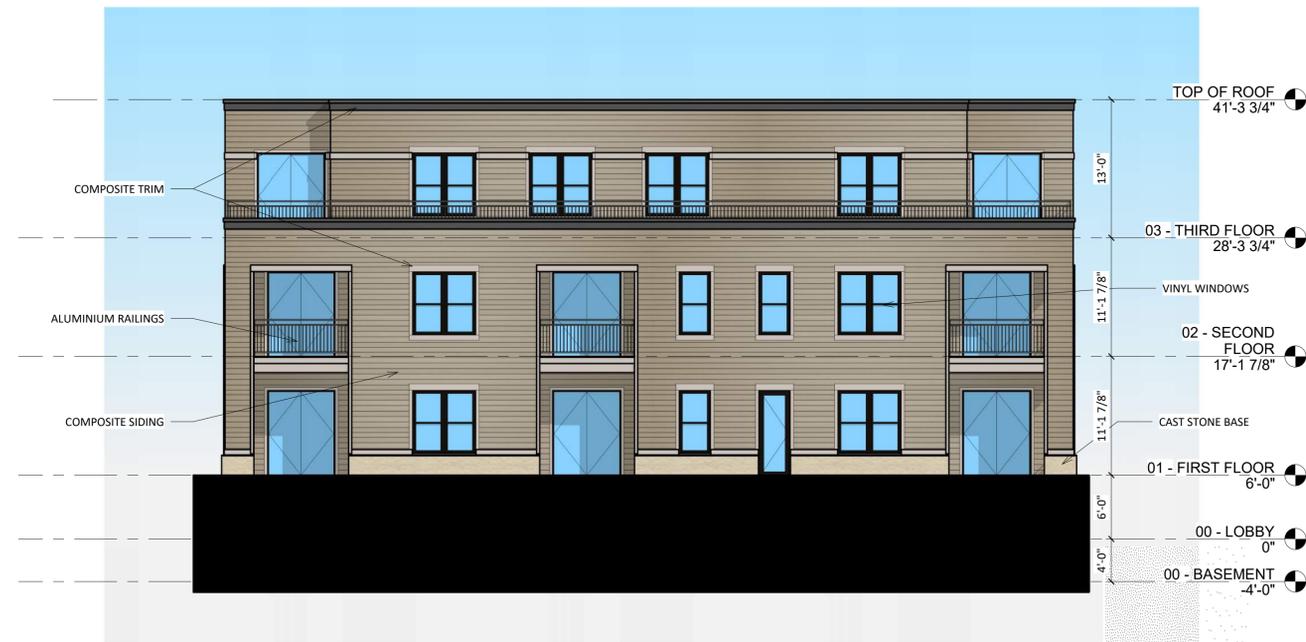




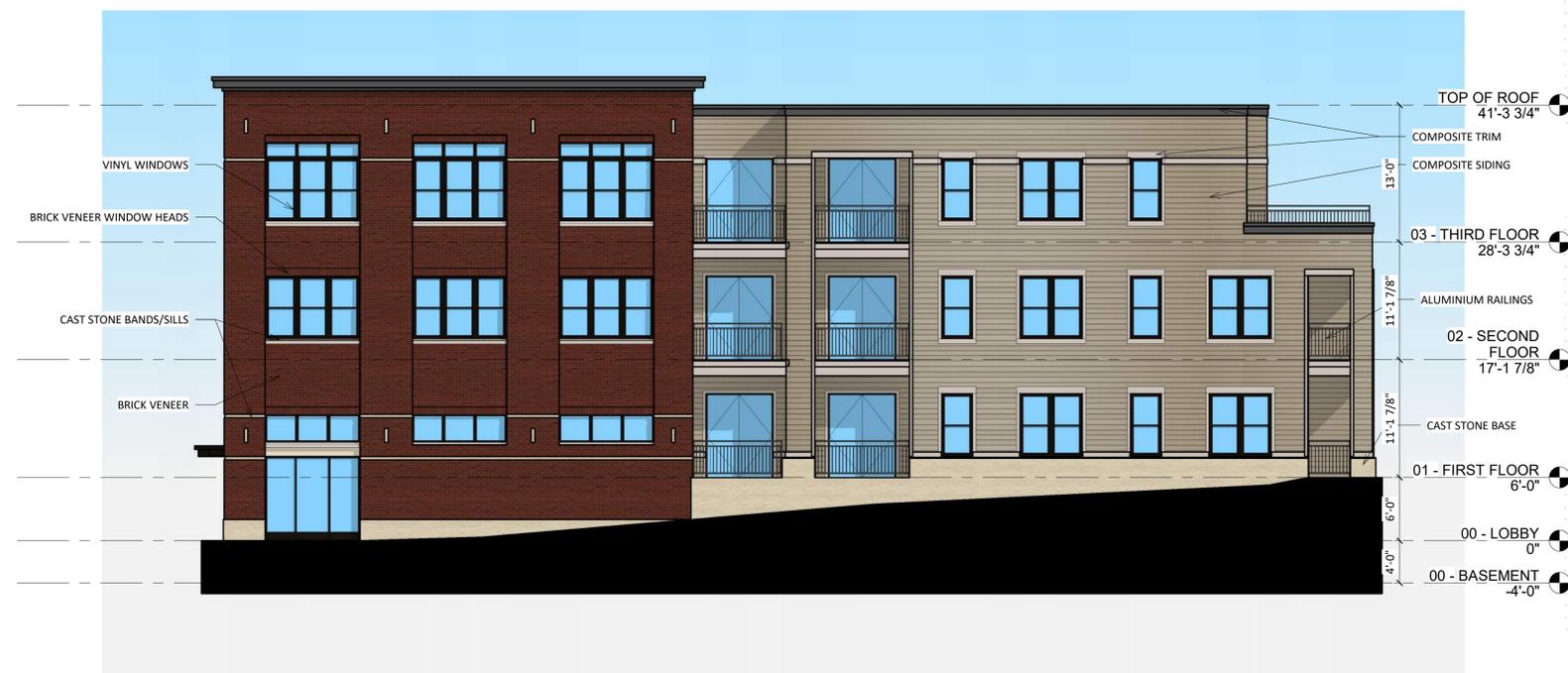
1 NorthEast COLORED
A-2.3 1/8" = 1'-0"



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



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



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



FONTAIN REALTY

821 Williamson Street, Madison Wisconsin

RENDER
March 11, 2020
X-1.1





FONTAIN REALTY
821 Williamson Street, Madison Wisconsin

RENDER
March 11, 2020
X-1.2





FONTAIN REALTY
821 Williamson Street, Madison Wisconsin

RENDER
March 11, 2020
X-1.3

