

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>

February 24, 2020
Updated August 4, 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 830 sq.ft. of commercial space. There will also be 17 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 façade has been designed with a recessed area in the middle to break this into two elements as would be similar to two buildings located next to each other with just a walkway inbetween. This condition exists on this same block on this same side of the street between 803 and 805 Williamson Street. The corner of the second façade is also stepped back so that each façade is less than 24' wide, which would maintain the rhythm and massing of this block. The garage entry is set also back 57' 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 from the street, the overall massing at the street is further reduced. This has been done in order to be compatible with the surrounding structures as it further 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 Jennifer 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. Along the front façade we are stepping the building down from 3 stories to two stories on the western side, which is closest to the neighboring property. 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.

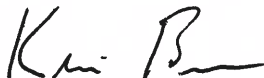
At an earlier Landmarks Commission meeting there were concerns raised as to the location of the building on the site and we were requested to look at its relation to the sidewalk and to set the building further back if at all possible. The building is currently set back from the sidewalk 2', even though there is not a required front yard setback, and the back of the building is set back just over 20' because there is a required 20' rear yard setback. Given this we are not able to move the building further back on the site, so the space would need to come from the interior of the building. We have taken a look at this and determined that given the configuration of the apartment units and the required density in order to make this project feasible we are not able to remove any interior space out of the building. We have also reviewed the location of the other existing buildings on this side of the 800 Block of Williamson Street and found that 803, 805, 811, 831, and 851 are all located within 2' to 3' of the sidewalk. Every other property with the exception of 813 also have front porches with the steps coming down and hitting the back of the sidewalk. Based on this, our building location will not feel out of place on this block.

Prior to the previous Landmarks Commission meeting we had lowered the upper parapet for the front façade of the building and we had also reduced the height of the floor structure such that we were able to further reduce the overall height of the building. These changes are still a part of this updated design and with the splitting of the façade and the stepback from three stories to two stories we believe that the overall mass of the building is in context with the surrounding historically significant structures.

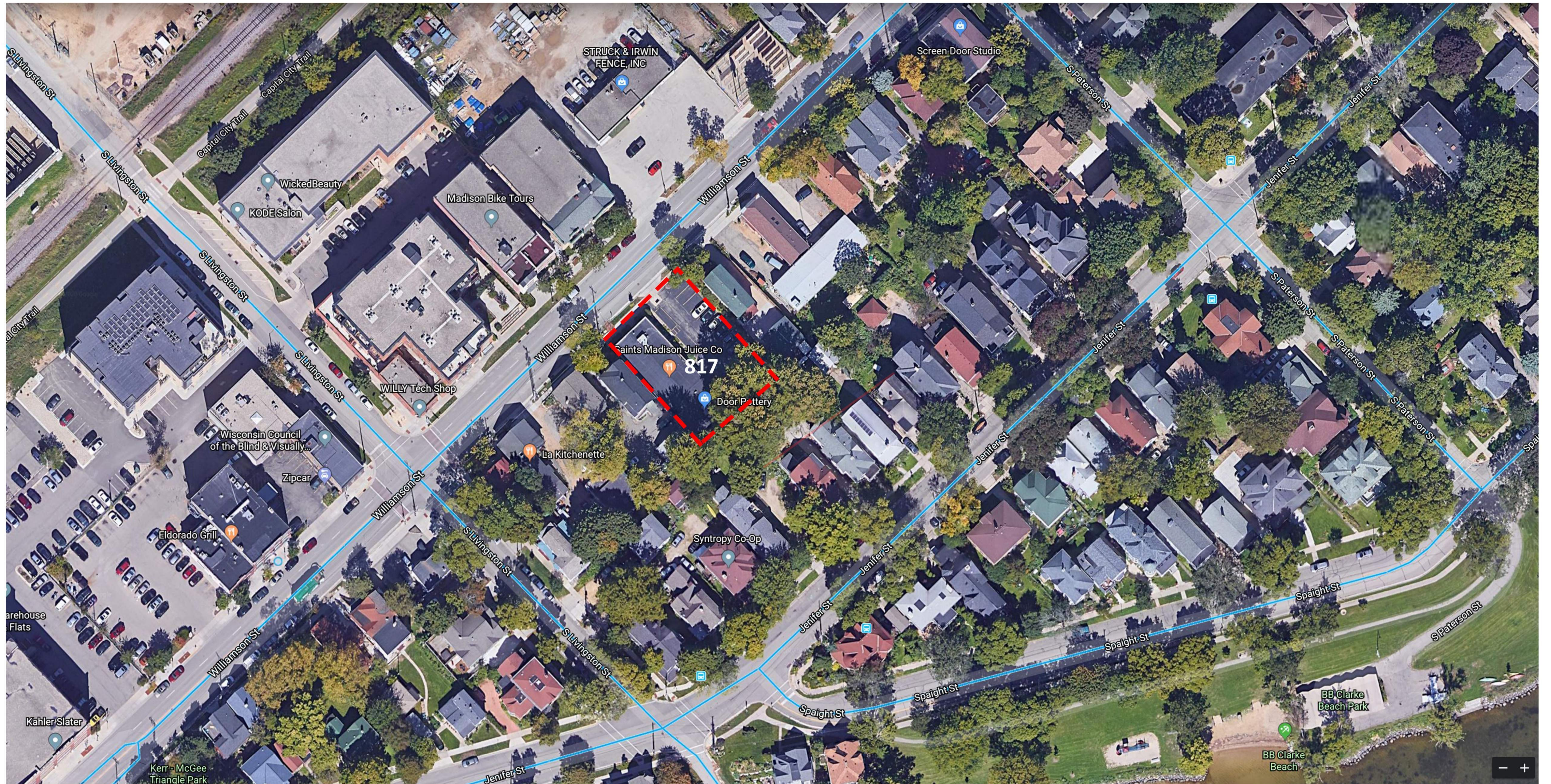
Included in this updated submittal are comparison renderings so that you can see the difference between the previous design and the new design. We feel that these revisions have had a very positive affect on this design and hope that you will find these successful in creating a building that will fit in well in the Third Lake Ridge historic district. I look forward to discussing these with you at the upcoming Landmarks Commission meeting.

Thank you for your time reviewing our proposal.

Sincerely,



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



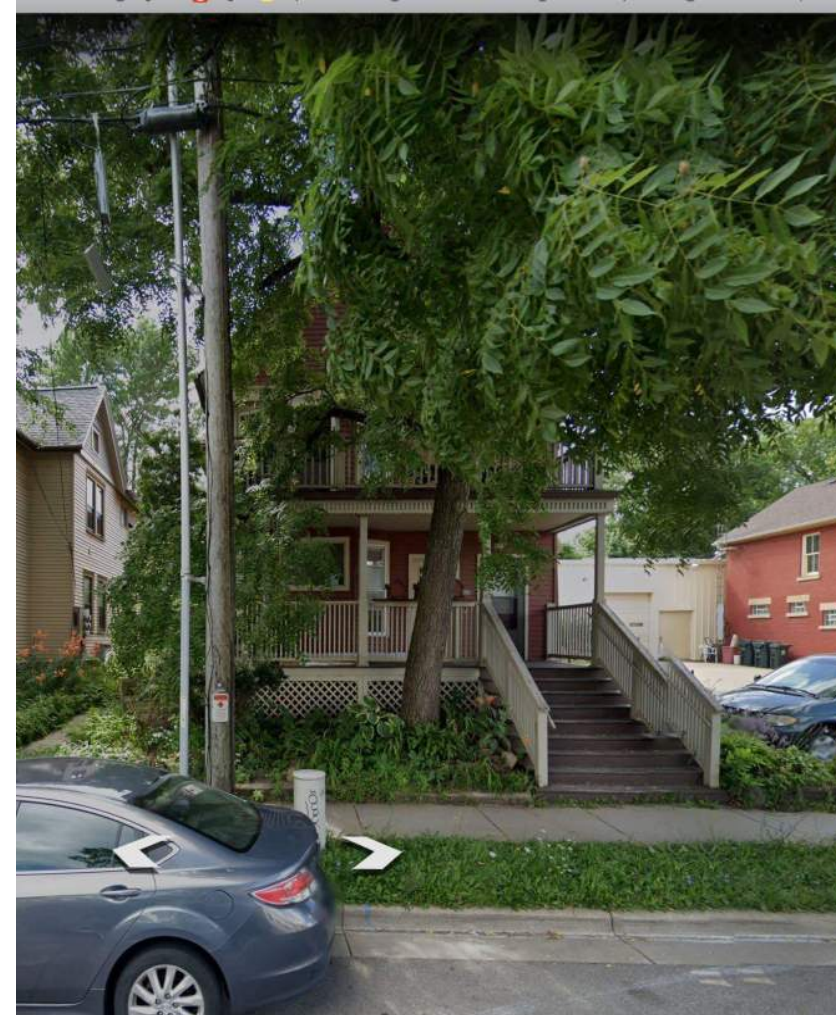
831

825

817 Williamson

Photos
817-821 Williamson Street
February 24, 2020

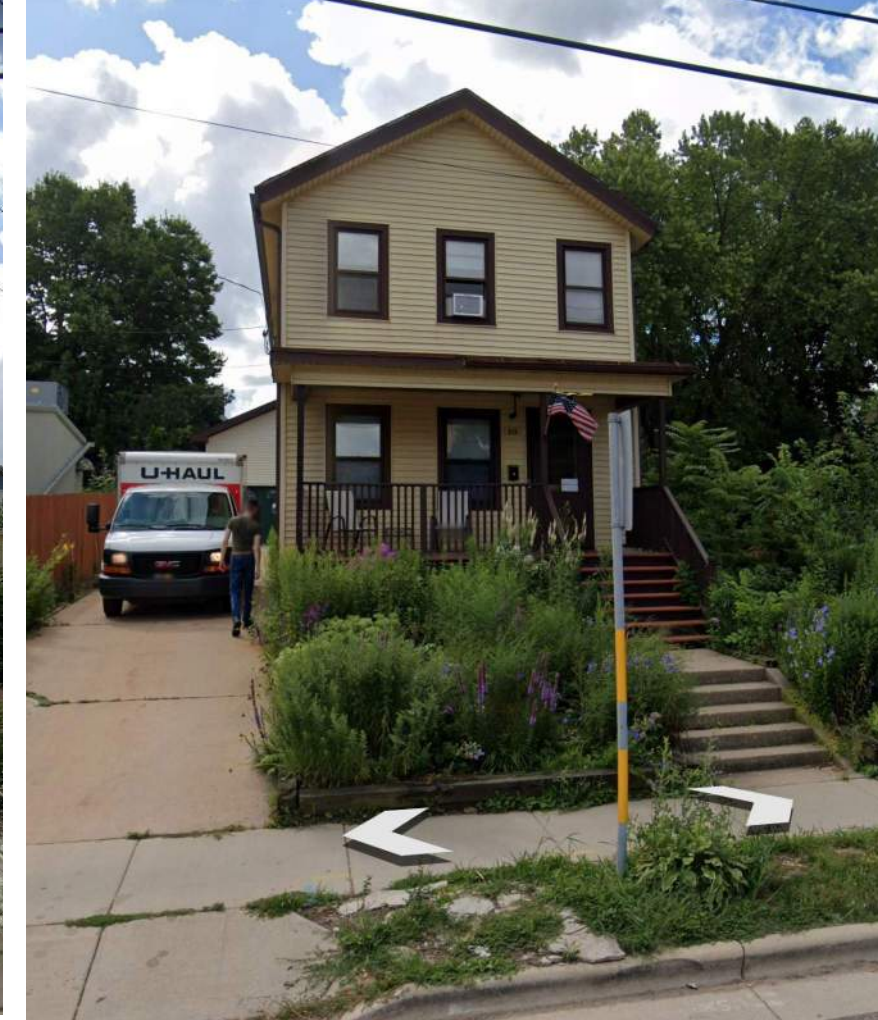




839



831



825

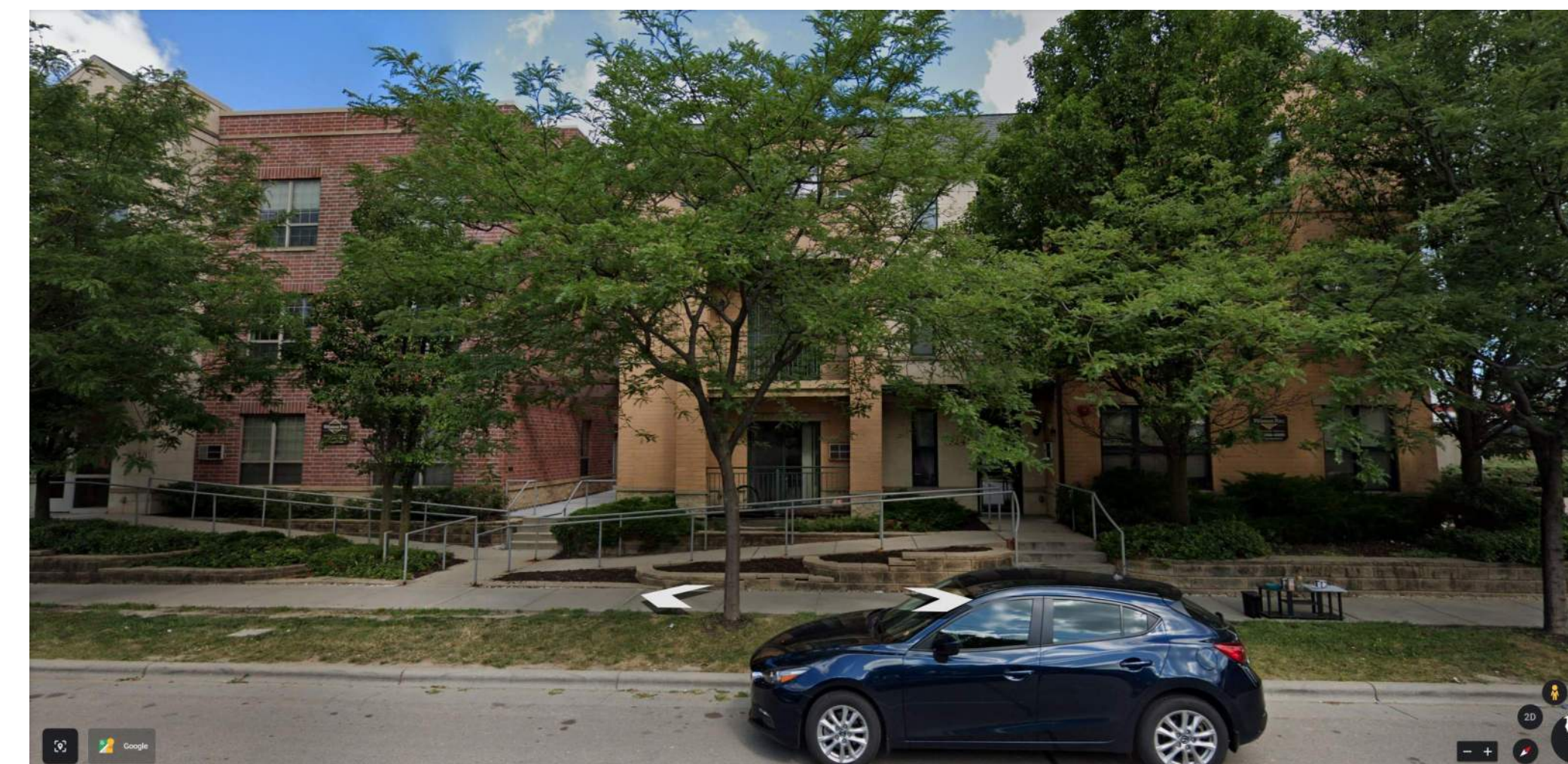


817-821 (project site)
Williamson St.



813

811



across the street from proposed project
Williamson St.



808

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

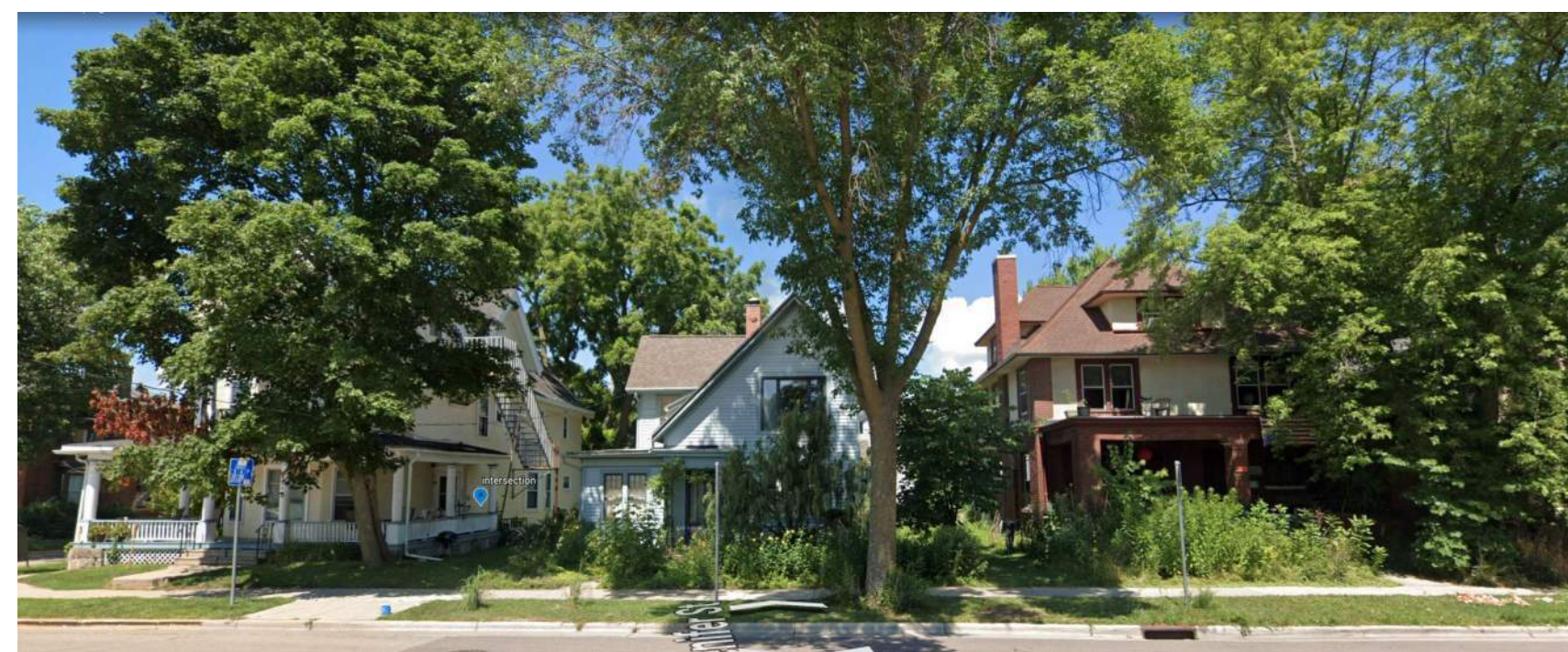


409 S. Livingston

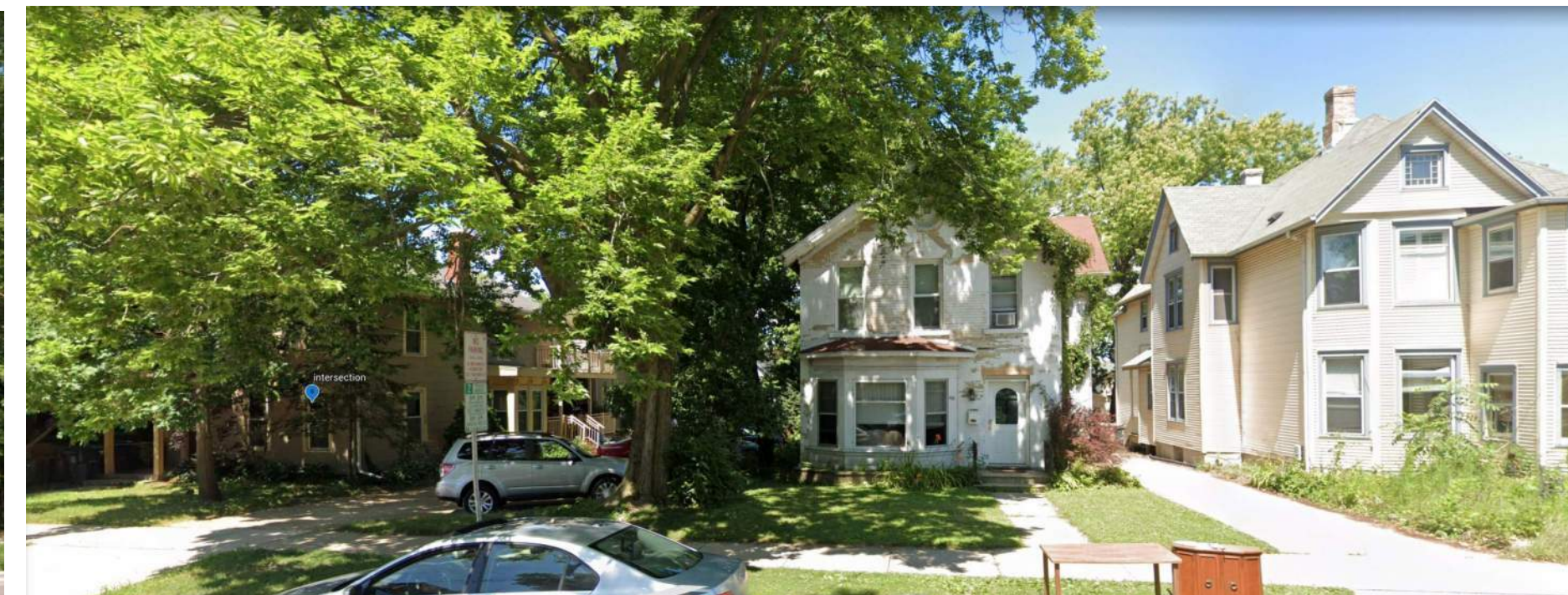


804 Jenifer

S. Livingston St.



804-812



814-824

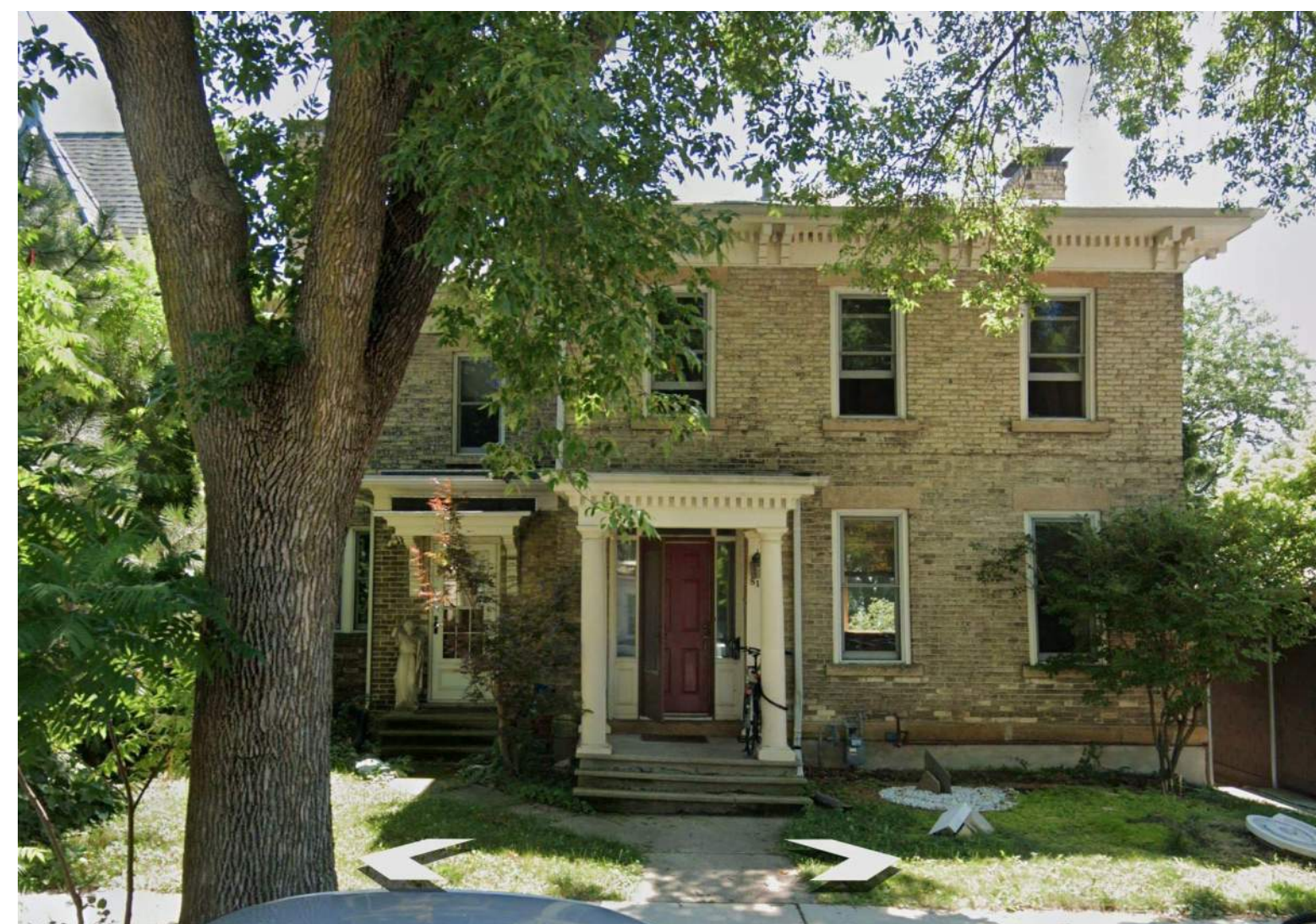


828-834



836-842

Jenifer St.

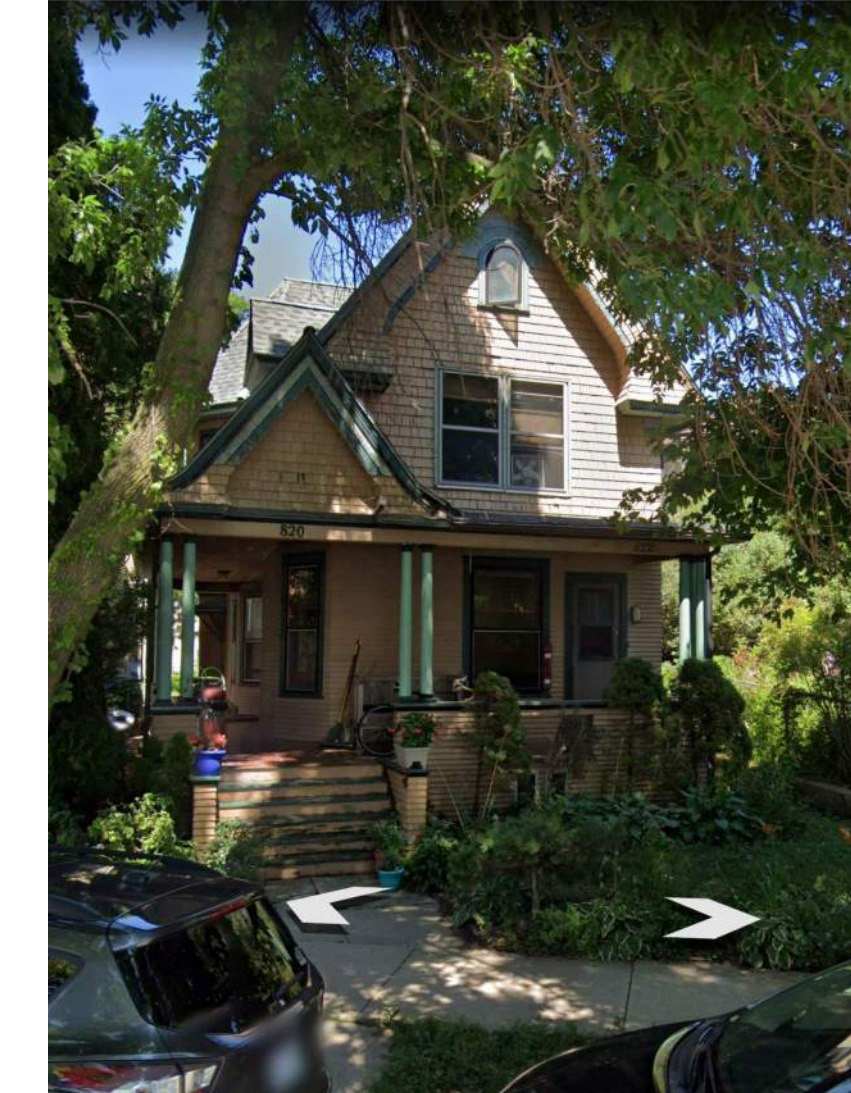


811



807

Jenifer St.



822



Spaight St.



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ARCHITECTS

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

ISSUED
Issued for Land Use Submittal - May 6, 2020
Issued for Landmarks - August 04, 2020

PROJECT TITLE
**John Fontain
Development**

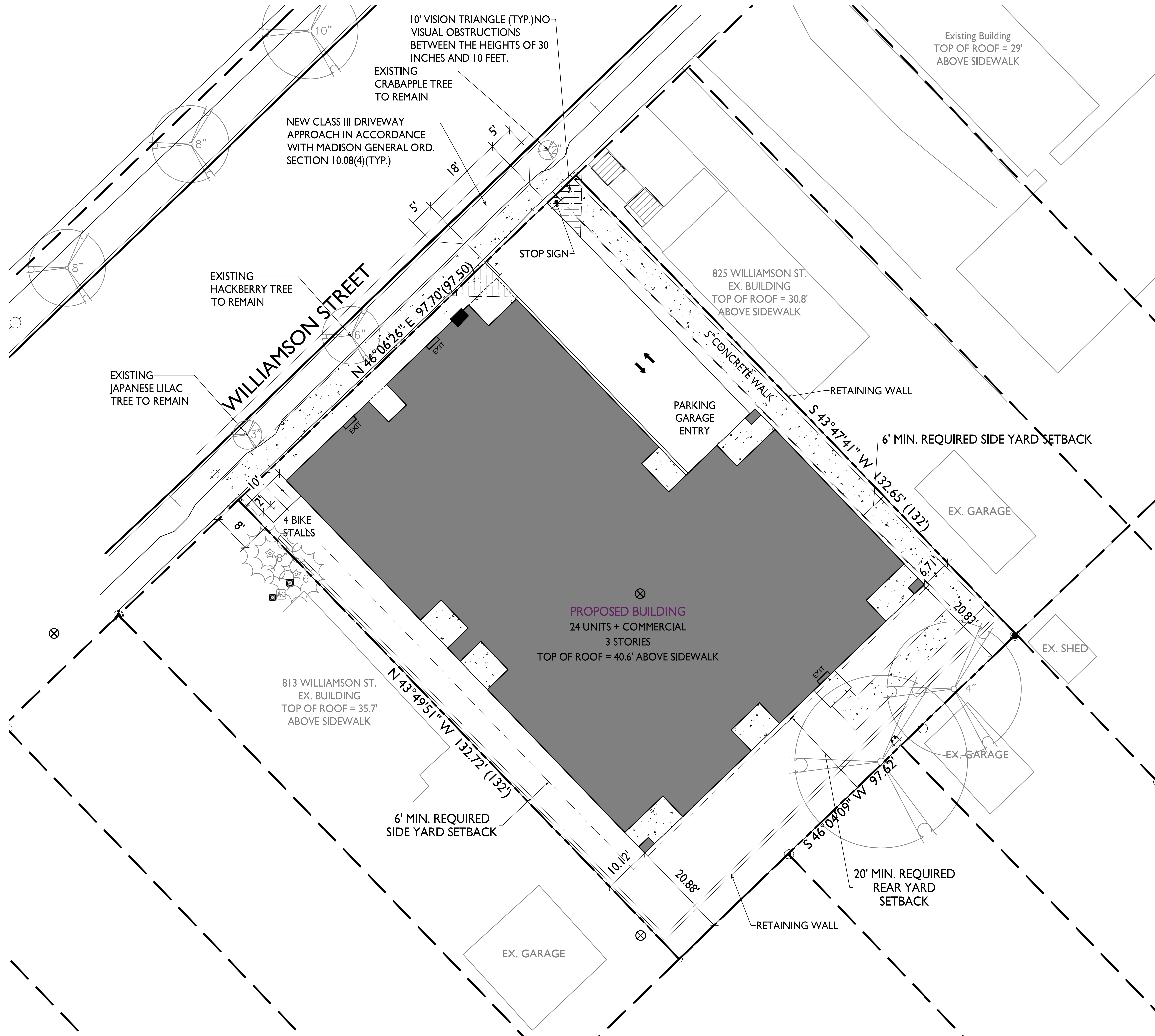
817-821 Williamson St
Madison, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER

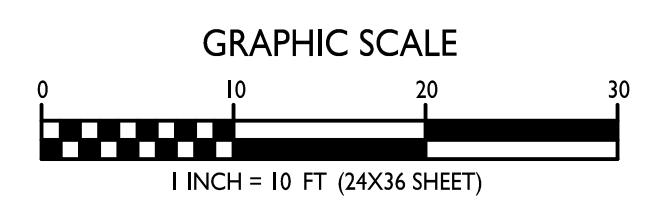
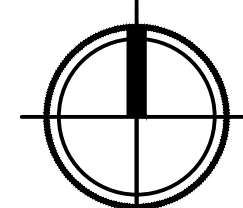
C-1.1

PROJECT NO. **2003**

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





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knothebruce.com 608.836.3690
7601 University Ave. • Suite 201 • Middleton, WI 53562

KEY PLAN

ISSUED
Issued for Landmarks - August 04, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

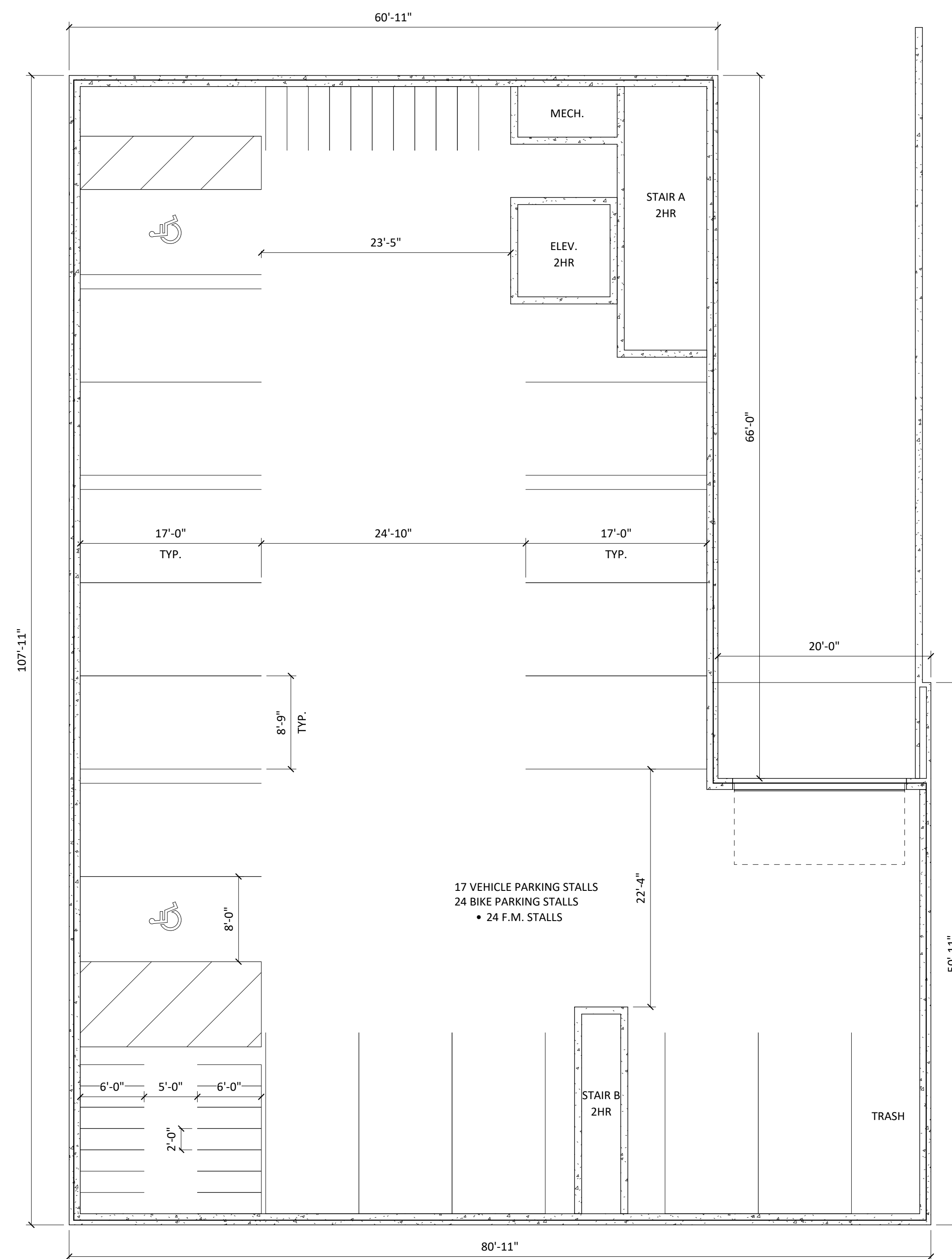
SHEET TITLE
**BASEMENT
FLOOR PLAN**

SHEET NUMBER

A-1.0

PROJECT NUMBER **2003**

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1 BASEMENT FLOOR PLAN
A-1.0 1/8" = 1'-0"



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KEY PLAN

ISSUED
Issued for Landmarks - August 04, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

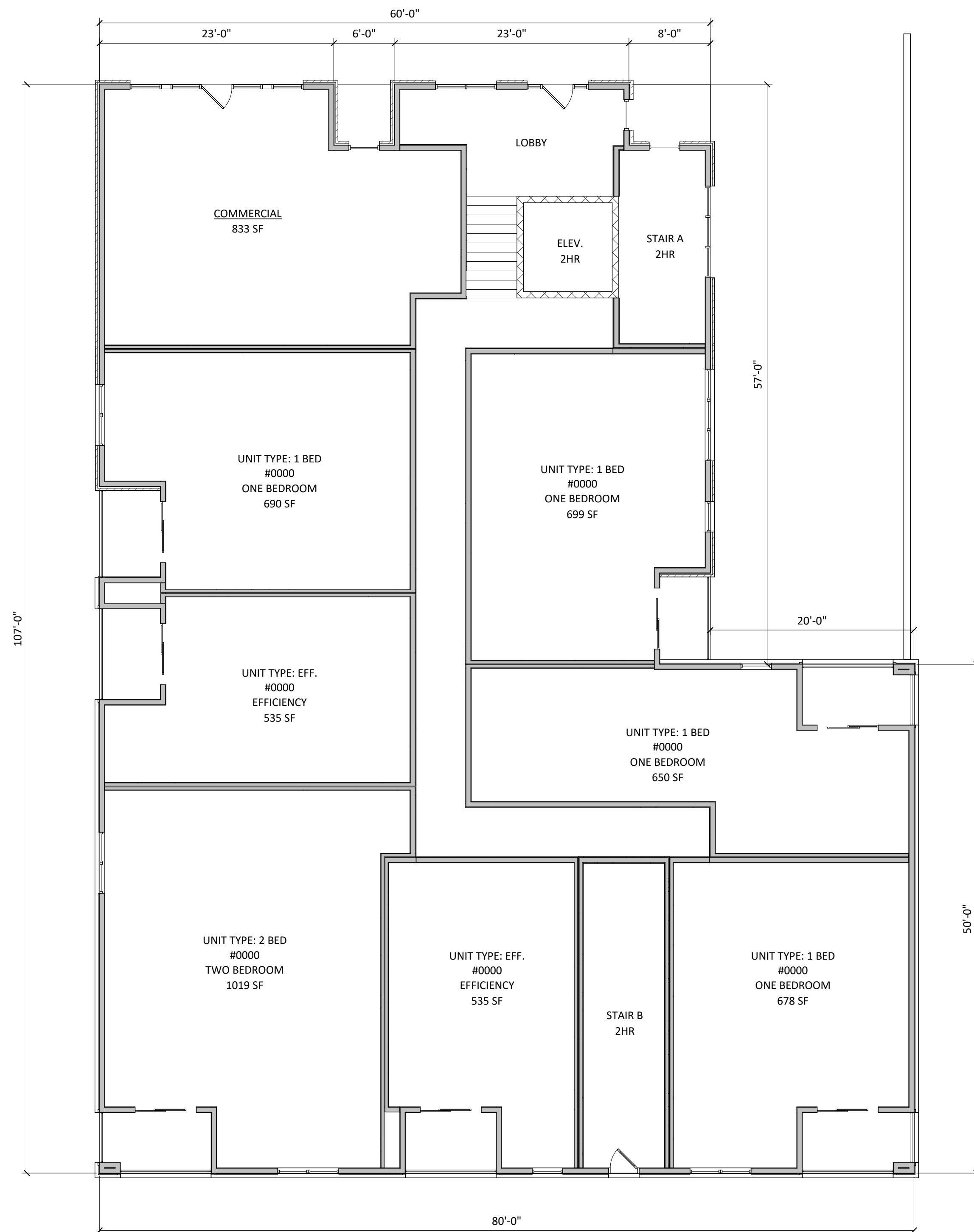
SHEET TITLE
**FIRST FLOOR
PLAN**

SHEET NUMBER

A-1.1

PROJECT NUMBER **2003**

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



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KEY PLAN

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Issued for Landmarks - August 04, 2020

PROJECT TITLE
**John Fontain
Development**

817-821 Williamson
Street, Madison
Wisconsin

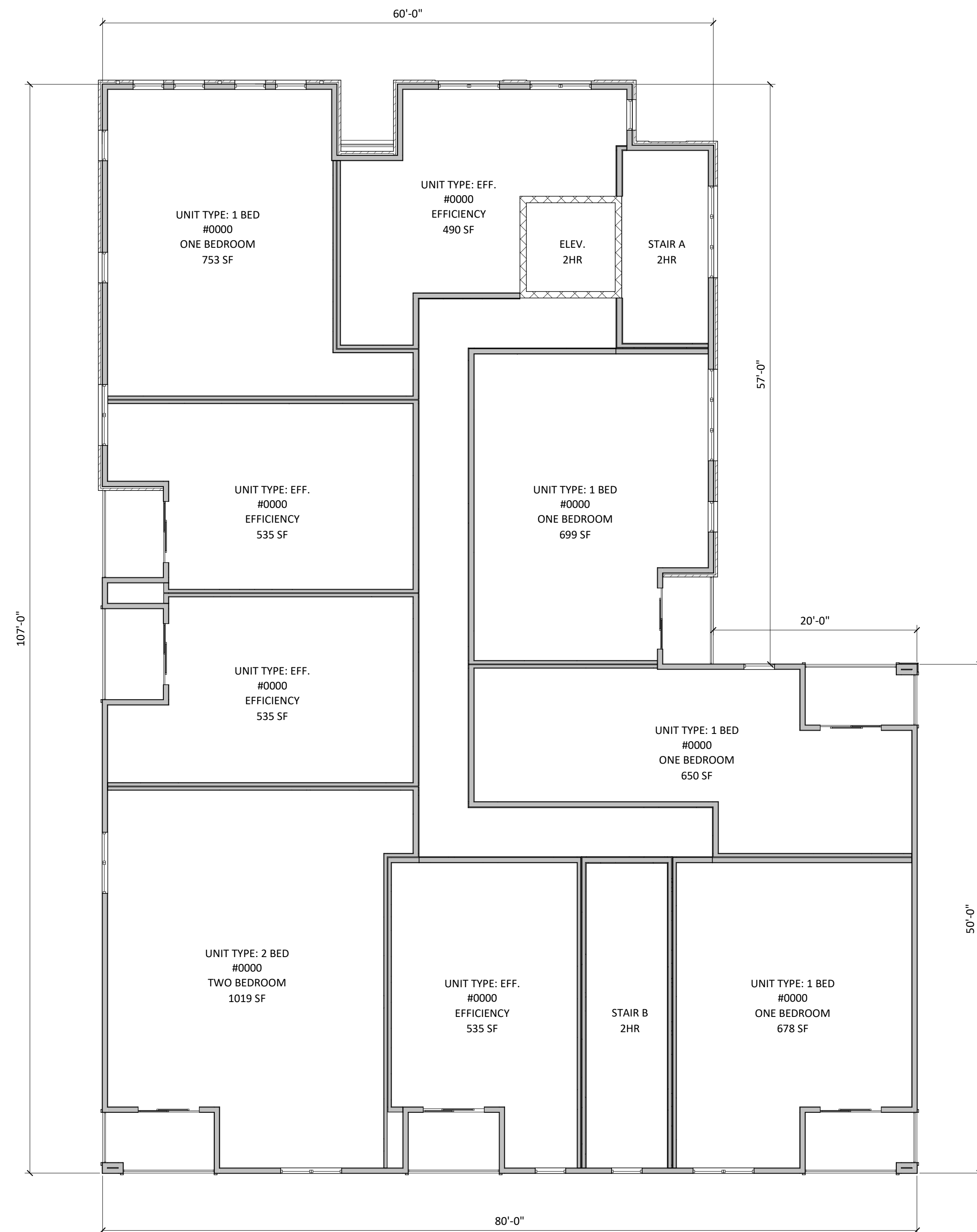
SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET NUMBER

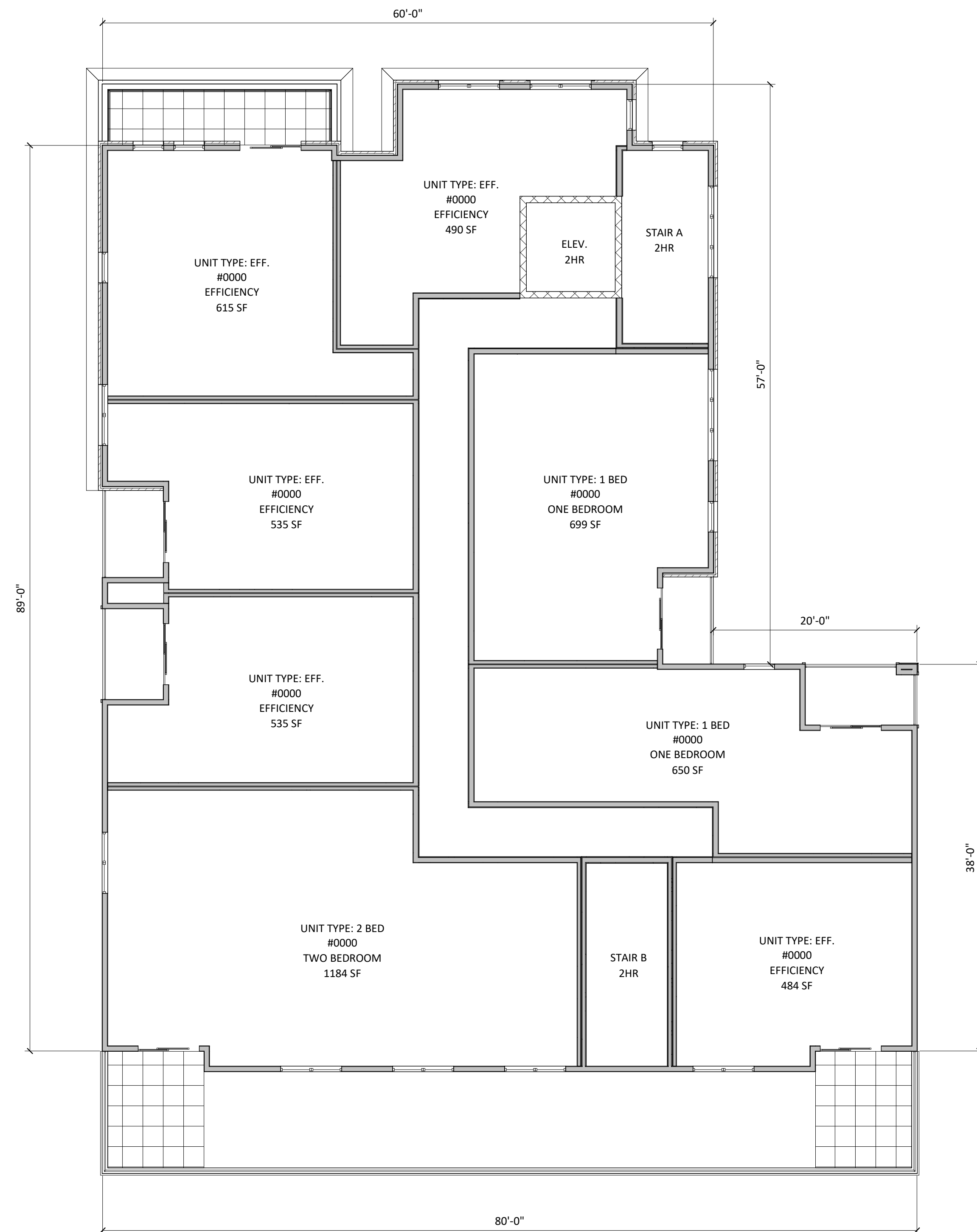
A-1.2

PROJECT NUMBER **2003**

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



1
A-1.3
THIRD FLOOR PLAN
1/8" = 1'-0"

ISSUED
Issued for Landmarks - August 04, 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 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
Issued for Landmarks - August 04, 2020

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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COMMERCIAL

John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





APARTMENTS

COMMERCIAL

John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin





John Fontain Development
817-821 Williamson Street, Madison Wisconsin
Comparison Renders





John Fontain Development
817-821 Williamson Street, Madison Wisconsin
Comparison Renders





John Fontain Development
817-821 Williamson Street, Madison Wisconsin
Comparison Renders

