



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission

APPLICATION

28487

1. LOCATION

Project Address: 1221 Williamson Aldermanic District: 6

2. PROJECT

Date Submitted: 11/26/2012

Project Title / Description: Willy Street Co-op Addition + Remodeling

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - University Heights
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - University Heights
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Matt Aro Company: Aro Eberle Architects
 Address: 116 King Suite 202 City/State: Madison, WI Zip: 53703
 Telephone: 204-7464 E-mail: aro@aroeberle.com
 Property Owner (if not applicant): Willy Street Co-op
 Address: 1221 Williamson City/State: Madison, WI Zip: 53703

Property Owner's Signature: [Signature] Date: 11/23/12

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

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.

ARO EBERLE ARCHITECTS

116 King Street, Suite 202
608 204-7464

Madison, WI 53703
AroEberle.com

November 29, 2012

Amy Scanlon
City of Madison
Landmarks Commission
215 Martin Luther King Jr. Blvd
Madison, WI 53701

Dear Amy and Madison Landmarks Commissioners,

Enclosed please find a packet submitted on behalf of Willy Street Co-op for a proposed remodeling of their existing grocery store at 1221 Williamson Street, which resides within the Third Lake Ridge Historic District. The proposal expands the retail and community area of the store by adding a 2 story addition to the front (Williamson St) side of the building, and expands offices and support areas for receiving with a 2 story addition on the Jenifer street side on the eastern-most portion of the site.

The proposed additions are designed with brick to match the existing colors of the building, and it is intended to re-use existing windows and materials where possible in the construction. The adjacent buildings vary in height but generally are two stories in height and the proposed design we believe to be visually compatible. The Williamson Street façade is broken into 3 parts, with the entry standing out from flanking portions. The western-most portion of the front addition is stepped down to allow for a future outdoor seating area.

Sincerely,



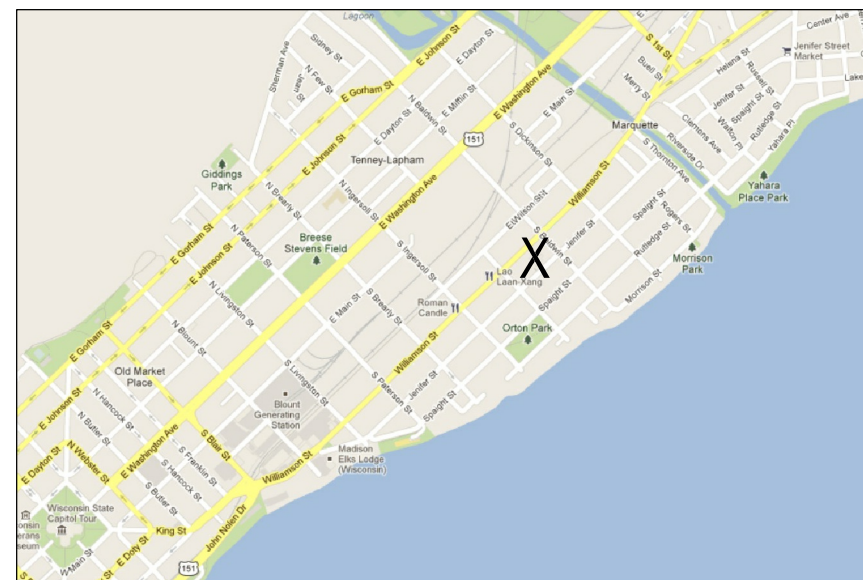
Aro Eberle Architects, Inc.
Matthew Aro, AIA

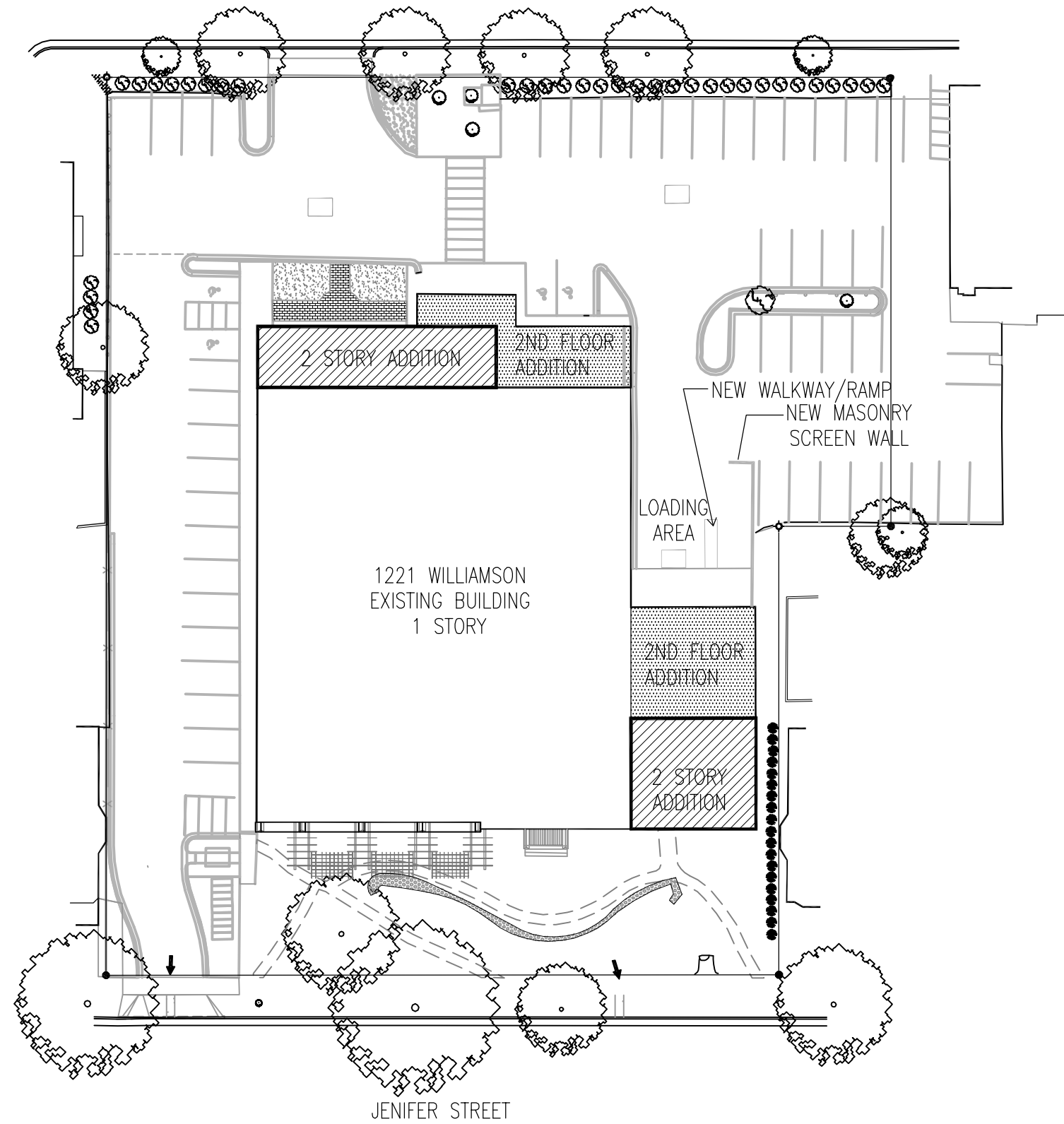
Willy Street Co-op Addition & Remodeling

1221 Williamson Street
Madison, WI

ARD EBERLE ARCHITECTS

Landmark's Commission Submittal
11-26-2012





1221 WILLIAMSON
EXISTING BUILDING
1 STORY

2 STORY ADDITION

2ND FLOOR
ADDITION

LOADING
AREA

NEW WALKWAY/RAMP
NEW MASONRY
SCREEN WALL

2ND FLOOR
ADDITION

2 STORY
ADDITION

JENIFER STREET

Site Plan 1:40



Willy Street Co-op

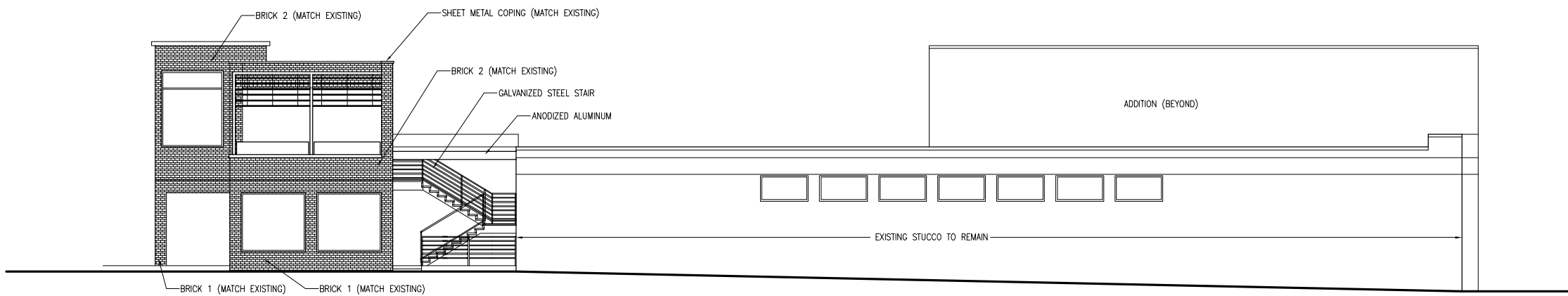
1221 Williamson St
Madison, WI

Site Plan

11/26/2012



Northwest elevation (Willy Street)



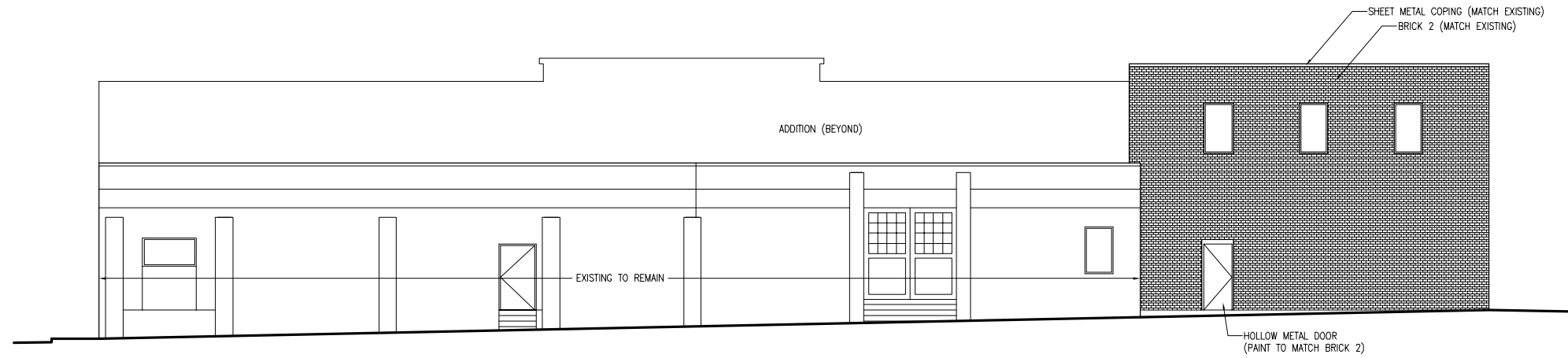
Southwest elevation

Willy Street Co-op

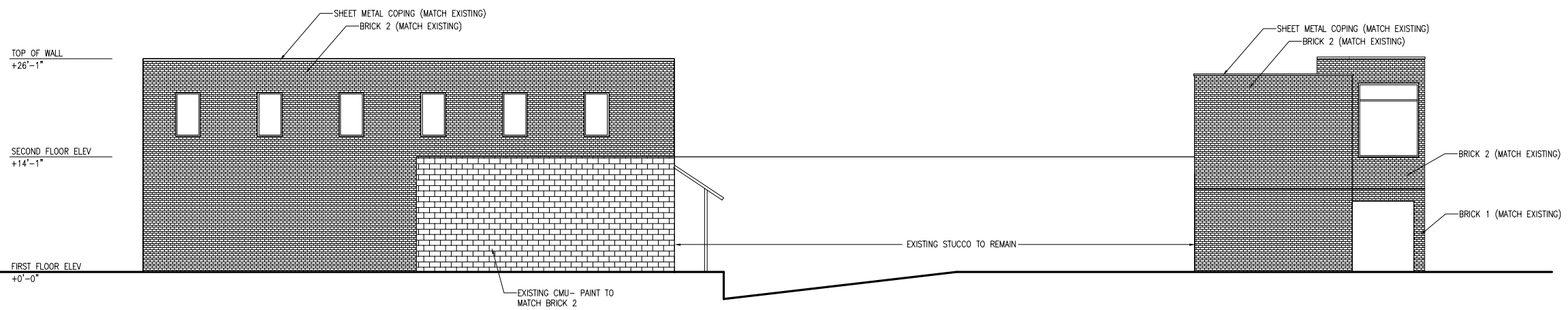
1221 Williamson St
Madison, WI

Building Elevations

11/26/2012



Southeast elevation (Jenifer Street)



Northeast elevation

Willy
Street
Co-op

1221 Williamson St
Madison, WI

11/26/2012



ARD EBERLE ARCHITECTS

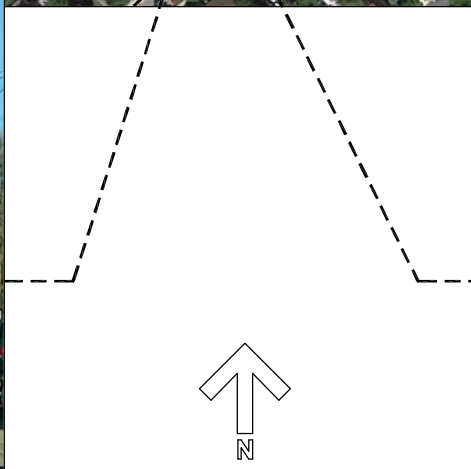
116 King Street
Madison, WI 53703
(608) 204-7464

Willy Street Co-op

1221 Williamson St
Madison, WI

Context Photos

11/26/2012



ARD EBERLE ARCHITECTS

116 King Street
Madison, WI 53703
(608) 204-7464

Willy Street Co-op

1221 Williamson St
Madison, WI

Context Photos

11/26/2012



ARD EBERLE ARCHITECTS

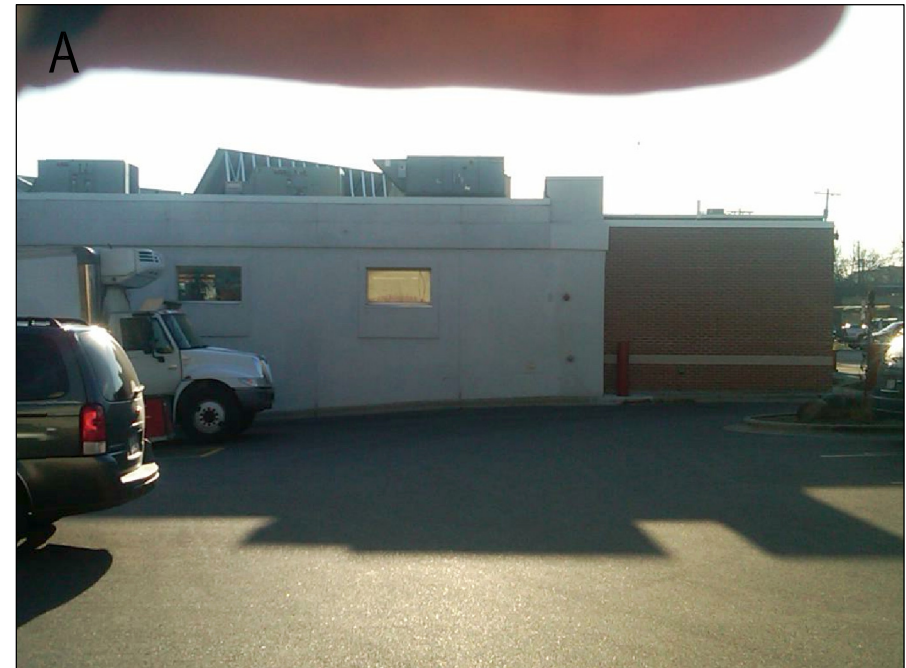
116 King Street
Madison, WI 53703
(608) 204-7464

Willy Street Co-op

1221 Williamson St
Madison, WI

Existing Building Photos

11/26/2012



ARD EBERLE ARCHITECTS

116 King Street
Madison, WI 53703
(608) 204-7464

Willy Street Co-op

1221 Williamson St
Madison, WI

Existing Building Photos

11/26/2012

ARD EBERLE ARCHITECTS

116 King Street
Madison, WI 53703
(608) 204-7464



Northwest elevation

Willy
Street
Co-op

1221 Williamson St
Madison, WI

Building
Elevations

11/26/2012