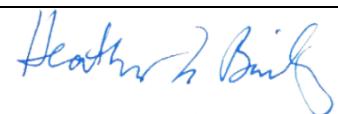


MADISON LANDMARKS COMMISSION

# CERTIFICATE OF APPROPRIATENESS

<b>NOTICE OF NON-COMPLIANCE</b>  Failure to comply with the conditions of this approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance (MGO 41) continues.	<b>SITE ADDRESS</b>	654 Williamson Street
	<b>PROJECT</b>	-Land combination as proposed
	<b>APPLICANT</b>	Brandon Cook, John Fontain Realty
	<b>APPROVED</b>	 5/1/23
<b>This permit card must be displayed in a conspicuous location unobstructed from public view.</b>	<b>ISSUED</b>	5/11/23
	<b>EXPIRATION</b>	5/11/25
	<b>1 YR EXTENSION</b>	<b>PRESERVATION PLANNER: (608) 266-6552</b>

# 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: \_\_\_\_\_ Alder 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**
- Development 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.)*
- Informational Presentation**
- Other (specify):** \_\_\_\_\_

DPCED USE ONLY	Legistar #: _____
DATE STAMP	RECEIVED
4/5/23 2:37 pm	

## 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: \_\_\_\_\_ Date: 4/5/23

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 12:00pm 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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

April 5, 2023

Heather Bailey  
 Preservation Planner  
 Neighborhood Planning, Preservation + Design Section  
 Department of Planning + Community + Economic Development  
 Planning Division  
 City of Madison  
 215 Martin Luther King Jr. Blvd.  
 Suite 017  
 Madison, WI 53701-2985

**RE: LETTER OF INTENT – 654 WILLIAMSON STREET, LAND COMBINATION –  
 CERTIFICATE OF APPROPRIATENESS**

Dear Ms. Bailey,

The intent of this project is to redevelop 654 Williamson Street property, which is located within the Third Lake Ridge Historic District, into a multi-family residential complex. A CSM has been included as Exhibit A, which shows the existing features. Parcel 070913419094, shown on Exhibit B, will require the underlying lot lines to be dissolved in order to accomplish the proposed redevelopment project. We are requesting a Certificate of Appropriateness for land combination to proceed with the redevelopment.

This property has functioned as a single parcel for at least 55 years based on the historic aerial photography from Dane County Interactive (DCI) map database, which can be seen from the 1968 aerial on Exhibit D. The property is a total of 16,299 SF and has been operating at that size since at least 1968. There are several other large size properties within this Historic District serving one primary function. A few are listed below:

Address	Parcel Area (Square Feet)	Since at Least (Year)	Exhibit
a. 113 (Now 631 Railroad Street) Railroad Street	132,513	1976	E
b. 600 Williamson Street	68,150	1968	F
c. 601 (Now 613) Williamson Street	64,821	1995	G
d. 633 (Now 406 Blount Street) Williamson Street	94,764	1976	H
e. 711 Jenifer Street	56,778	1968	I
f. 744 Williamson Street	17,623	1968	J

These properties are very close or directly next to the 654 Williamson Street Property.

We believe the proposed redevelopment fits contextually within the Third Lake Ridge Historic District, as this property has acted as a single property for a minimum of 55 years and similar parcels near the proposed project have also been utilized as one similar size, or in many cases much larger, for several years as well.

Your time and consideration and review on the above request to combine the property into one parcel is greatly appreciated.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brian Arcand, PE  
Project Engineer

BCA

Enclosure

cc:

# CERTIFIED SURVEY MAP No.

PART OF LOTS 10, 11 AND 12, BLOCK 125, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MEANDER CORNER FOR THE CENTER OF SECTION 13, T7N, R9E, FOUND 1-1/4" SOLID IRON REBAR, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS. N: 485,775.55 (485,775.48) E: 823,854.62 (823,854.39)

TRUE CORNER CENTER OF SECTION 13, T7N, R9E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) PUBLISHED COORDS. N: 485,568.62 E: 823,852.16

DETAIL  
SCALE: 1"=10'

MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, FOUND BRASS CAP MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS. N: 482,823.95 (482,823.95) E: 821,673.66 (821,673.46)

TRUE CORNER SOUTHWEST CORNER OF SECTION 13, T7N, R9E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) PUBLISHED COORDS. N: 482,833.37 E: 821,166.41

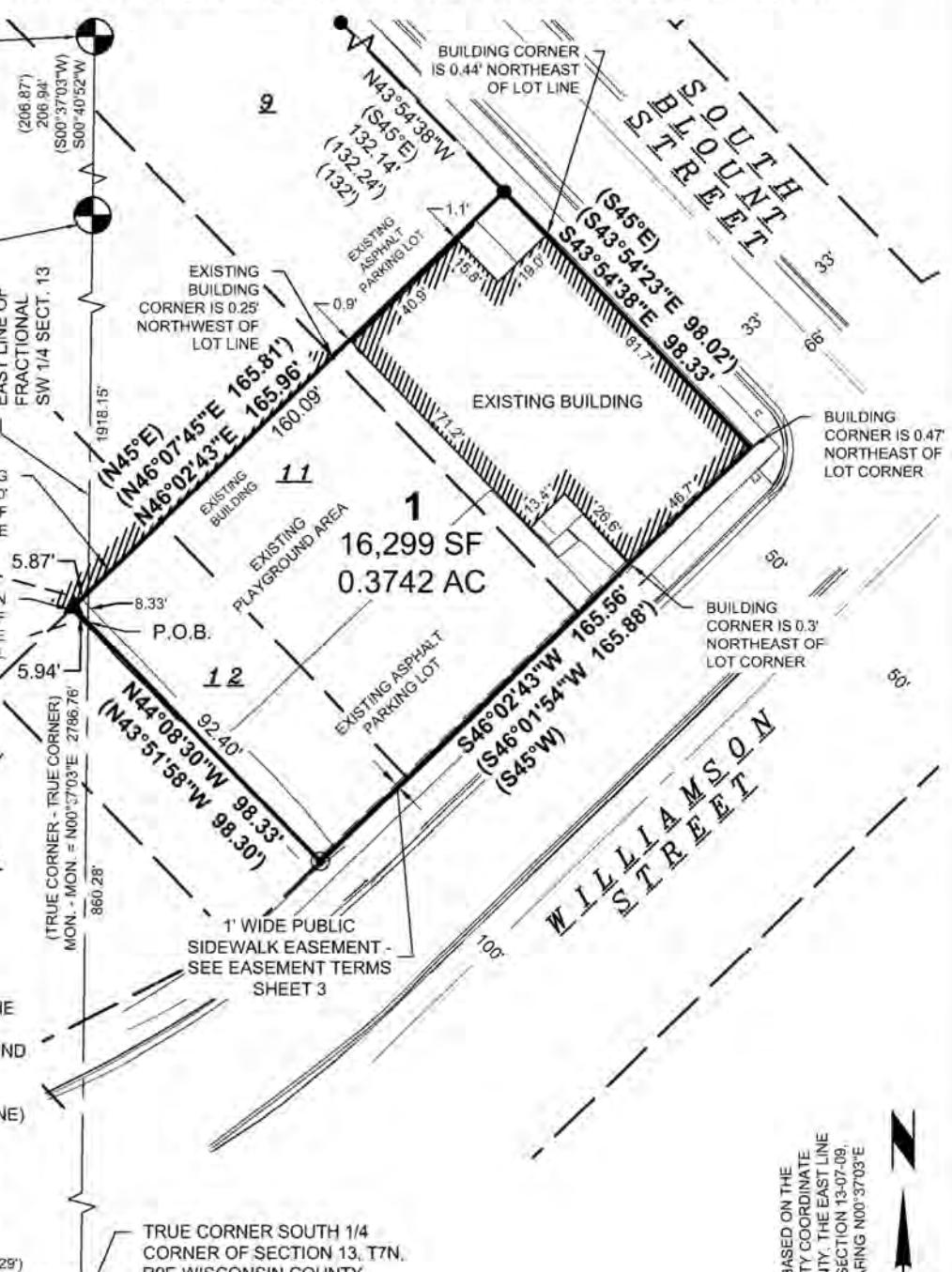
C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_ PAGE \_\_\_\_

TOTAL PLATTED AREA = 16,299 SQ. FT.  
(0.3742 ACRES)

**EXHIBIT A**



BEARINGS ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, THE EAST LINE  
OF THE SW 1/4 OF SECTION 13-07-09,  
MEASURED AS BEARING N00°37'03"E

0 50  
FEET

LEGEND

- 3/4" SOLID IRON REBAR FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ▲ PK/MAG NAIL FOUND
- ( ) DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



**SNYDER**  
& ASSOCIATES

SURVEYED FOR:  
John Fountain, Inc.  
P.O. Box 694  
Madison, WI 53718

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 123.0184.30  
DATE: 02-20-23  
REVISIONS:  
REV1  
REV2  
REV3

SHEET 1 OF 4

# CERTIFIED SURVEY MAP No.

PART OF LOTS 10, 11 AND 12, BLOCK 125, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MEANDER CORNER FOR THE CENTER OF SECTION 13, T7N, R9E, FOUND 1-1/4" SOLID IRON REBAR, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS. N: 485,775.55 (485,775.48) E: 823,854.62 (823,854.39)

TRUE CORNER CENTER OF SECTION 13, T7N, R9E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) PUBLISHED COORDS. N: 485,568.62 E: 823,852.16

## DETAIL

SCALE: 1"=10'

BLOCK 125

MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, FOUND BRASS CAP MONUMENT, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) MEASURED COORDS. N: 482,823.95 (482,823.95) E: 821,673.66 (821,673.46)

TRUE CORNER SOUTHWEST CORNER OF SECTION 13, T7N, R9E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE) PUBLISHED COORDS. N: 482,833.37 E: 821,166.41

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_ PAGE \_\_\_\_

TOTAL PLATTED AREA = 16,299 SQ. FT.  
(0.3742 ACRES)

SURVEYED FOR:  
John Fountain, Inc.  
P.O. Box 694  
Madison, WI 53718

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 123.0184.30

DATE: 02-20-23

REVISIONS:

REV1

REV2

REV3

SHEET 1 OF 4

PARCEL NUMBER:  
070913419094

BLUE AREA IS  
16,299 SQUARE FEET

BEARINGS ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, THE EAST LINE  
OF THE SW 1/4 OF SECTION 13-07-09,  
MEASURED AS BEARING N00°37'03"E

0 50  
FEET

LEGEND

- 3/4" SOLID IRON REBAR FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ▲ PK/MAG NAIL FOUND
- ( ) DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



**SNYDER**  
& ASSOCIATES

EXHIBIT B



EXHIBIT C  
654 WILLIAMSON STREET  
2000 AERIAL



EXHIBIT D  
654 WILLIAMSON STREET  
1968 AERIAL



EXHIBIT E  
133 RAILROAD STREET  
1976 AERIAL



EXHIBIT F  
600 WILLIAMSON STREET  
1968 AERIAL



EXHIBIT G  
601 WILLIAMSON STREET  
1995 AERIAL



EXHIBIT H  
633 WILLIAMSON STREET  
1976 AERIAL



EXHIBIT I  
711 JENIFER STREET  
1968 AERIAL



EXHIBIT J  
744 WILLIAMSON STREET  
1968 AERIAL

# Third Lake Ridge Local Historic District

City of Madison

County of Dane, Wisconsin

Department of Planning and Development  
Planning Unit - May 2004

0 100 200 400 600 800 Feet

SCALE: 1" = 400'  
LEGEND



## EXHIBIT K DISTRICT MAP

