



# City of Madison

## Proposed Demolition

Location  
801 Williamson Street

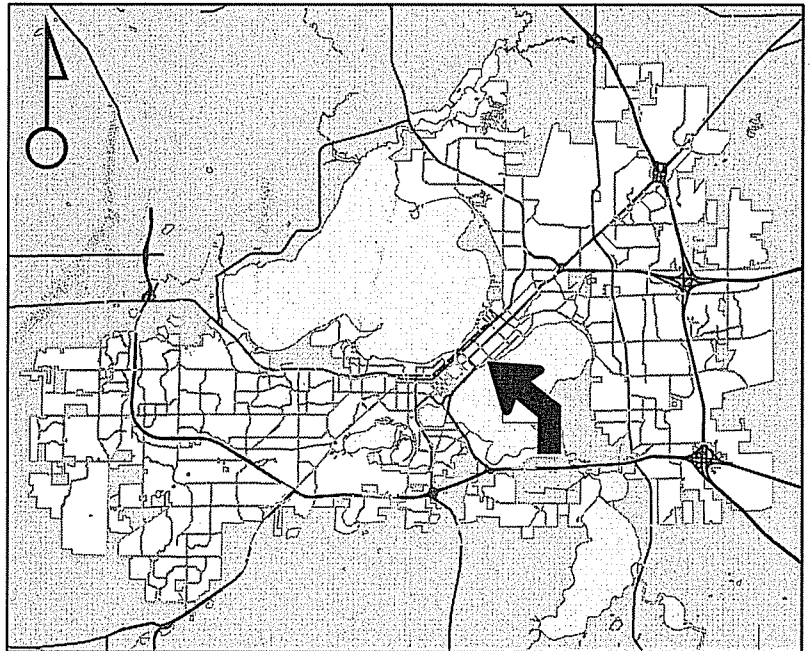
Project Name  
Cook Demolition

Applicant  
Brandon Cook / Jim Glueck

Existing Use  
Single Family Home

Proposed Use  
Demolish converted residence to construct three-story mixed-use building with 1,000 square feet of commercial space and four apartments in Third Lake Ridge Historic District

Public Hearing Date  
Plan Commission  
28 August 2017



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Lake Monona

Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 21 Aug 2017



**LAND USE APPLICATION**

**LND-B**

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



**FOR OFFICE USE ONLY:**

Paid \$600 Receipt # 32687-0010  
Date received 7/19/17  
Received by JLK  
Parcel # 0709-134-1415-1  
Aldermanic district 6 - Margie Rummel  
Zoning district TSS  
Special requirements Hist-TL  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

**1. Project Information**

Address: 801 WILLIAMSON STREET  
Title: DEMOLITION / NEW MIXED-USE BUILDING

**2. This is an application for (check all that apply)**

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

**3. Applicant, Agent and Property Owner Information**

Applicant name BRANDON COOK Company N/A  
Street address 465 N. BALDWIN ST. City/State/Zip MADISON, WI 53703  
Telephone (608) 279-7962 Email johnfontainreality@gmail.com  
Project contact person JIM GUECK Company GUECK ARCHITECTS  
Street address 116 N. FEW ST. City/State/Zip MADISON, WI 53703  
Telephone 608 251-2551 Email glueckarch@sbcglobal.net  
Property owner (if not applicant) (same as applicant)  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

THIS APPLICATION CONCERNS DEMOLITION. WE ARE PLANNING TO CONSTRUCT A 3-STORY MIXED USE BUILDING AS A PERMITTED USE.

Scheduled start date SEPT. 2017 Planned completion date SEPT 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff JESSICA VAUGHN Date 4/27/16

Zoning staff JENNY KIRCHGATTER Date 4/27/16

- Demolition Listserv**
- Public subsidy is being requested (indicate in letter of intent) (NO)
- Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request.** List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

MARSHA RUMMEL 2016; MARQUETTE NEIGHBORHOOD ASSOCIATION 2016

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant JIM GUECK Relationship to property ARCHITECT

Authorizing signature of property owner [Signature] Date 7/18/17

Tuesday, July 18, 2017

**Planning & Development  
126 South Hamilton Street.  
Madison, WI. 53703**

RE: Letter of Intent  
801 Williamson Street  
Demolition

Please find, included with this Letter of Intent, our application package for the City of Madison Plan Commission's next meeting. This application is for the property located at 801 Williamson Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6, Marsha Rummel, Alder.

The project consists of demolition of the existing wood-framed residential structure and replacement with a new building. We are proposing a mixed-use building, with commercial use on the first floor and two floors of residential use above, containing 4 total residential units. The project will be a permitted use in the current TSS zoning, so we are asking only for approval of demolition. Please note that City staff are quite aware of the deteriorated condition of this building. Feel free to contact George Hank regarding details.

Attached are the drawings sent to Landmarks Commission on July 10, to be reviewed at their July 24 meeting. Landmarks Commission has already approved demolition, and is set to review the proposed building at that meeting. Alternate facades are shown for Williamson Street and Livingston Street. One has all-brick facades, and one has brick with panels.

Please see the attached photos of the existing building.  
We will be submitting a Recycling/Reuse plan after Plan Commission review.  
Site survey is attached.

**Development Team:**  
Brandon Cook, Owner  
Glueck Architects, Architect

The primary contact persons for this project are:

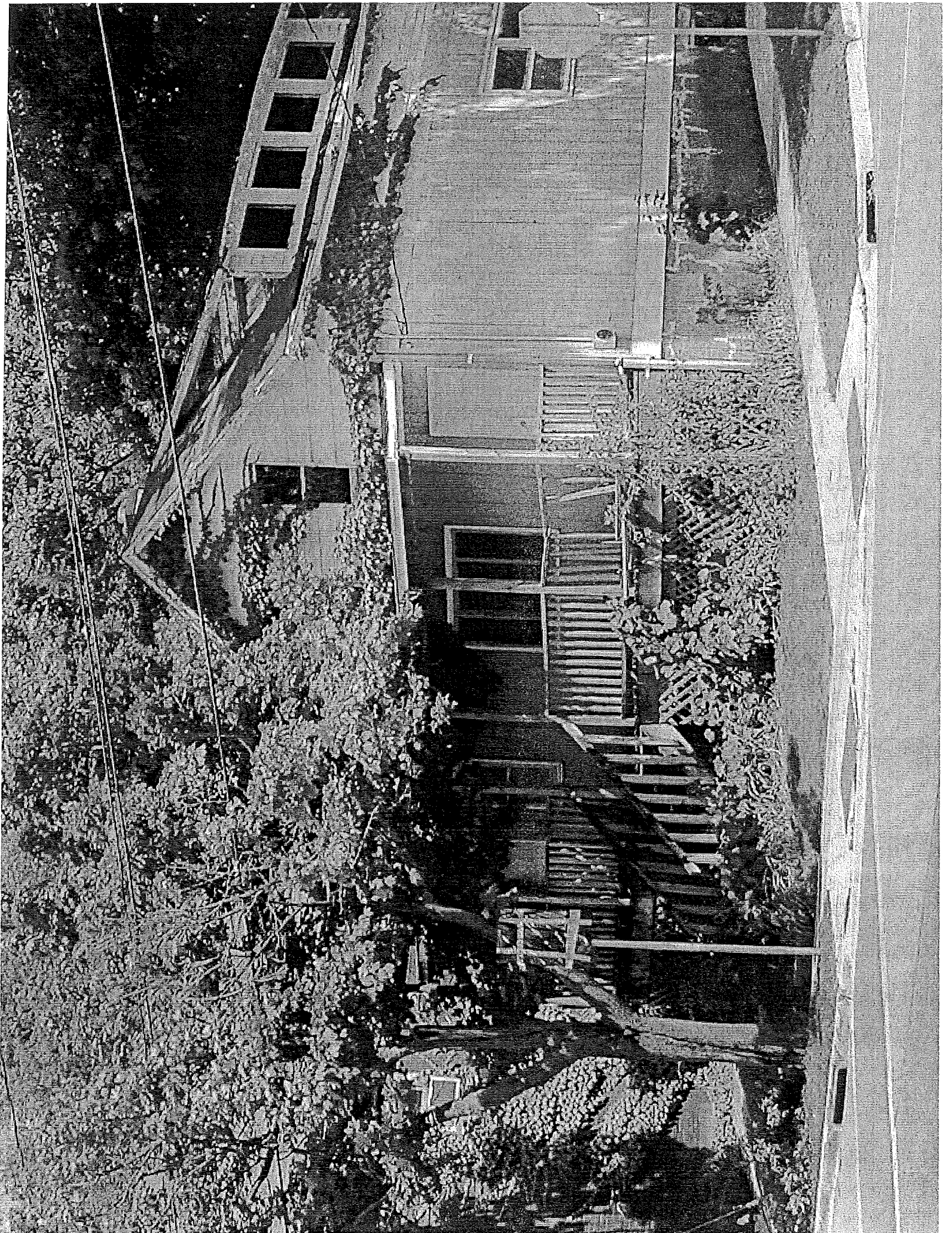
Jim Glueck  
Glueck Architects  
116 North Few Street  
Madison 53703  
(608) 251-2551  
[glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net)

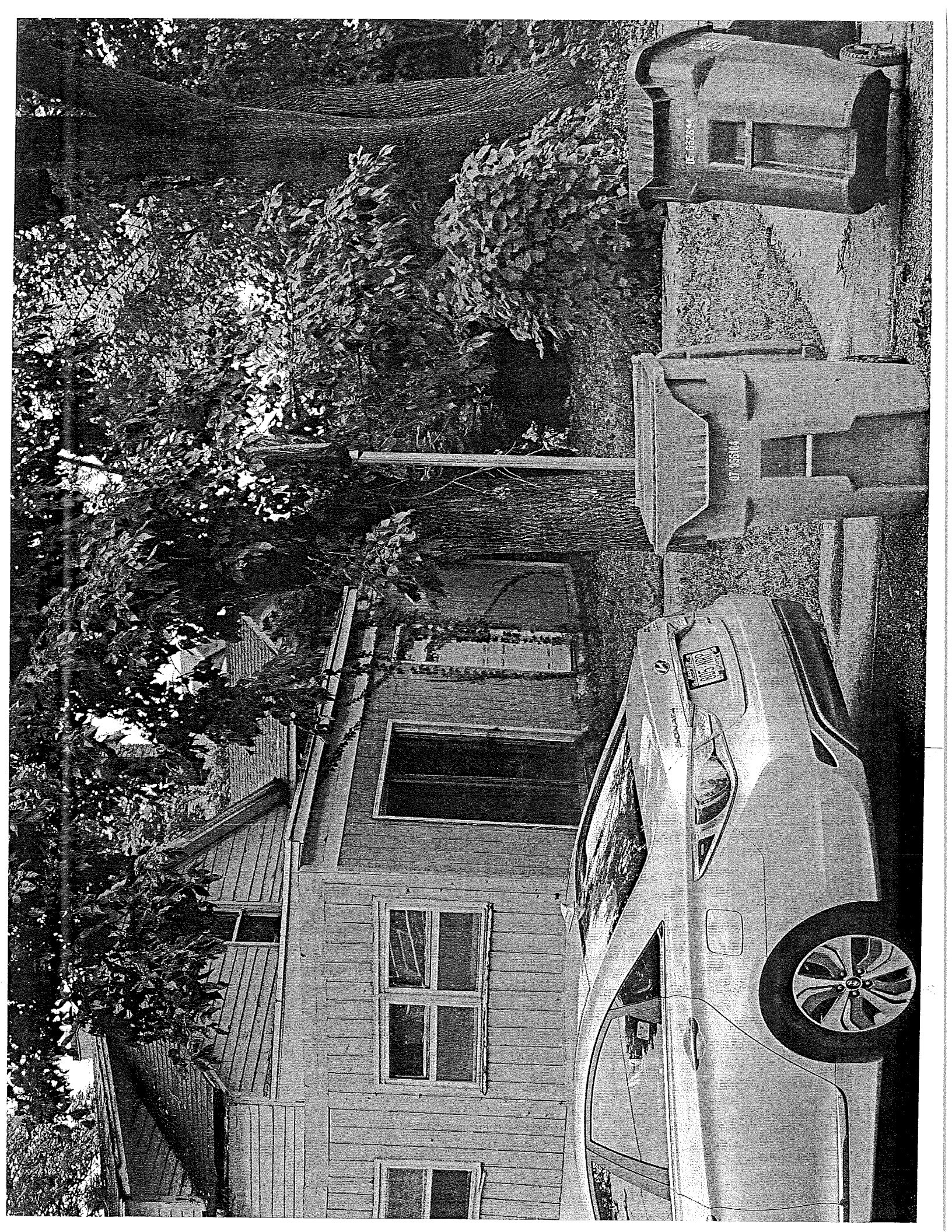
Brandon Cook  
Madison, WI 53703  
(608) 279-7962  
[johnfontainrealty@gmail.com](mailto:johnfontainrealty@gmail.com)

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or myself.

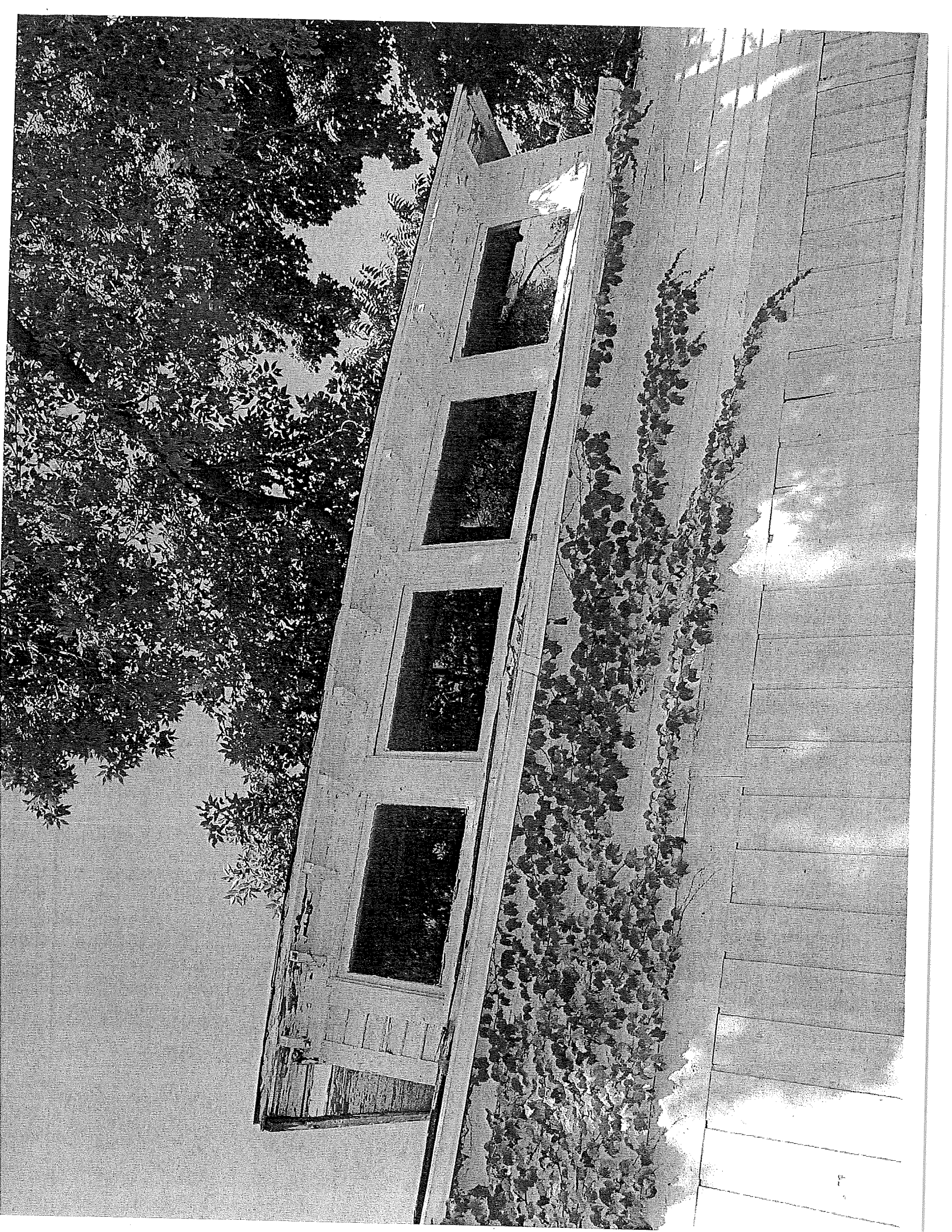
Sincerely,  
Brandon Cook

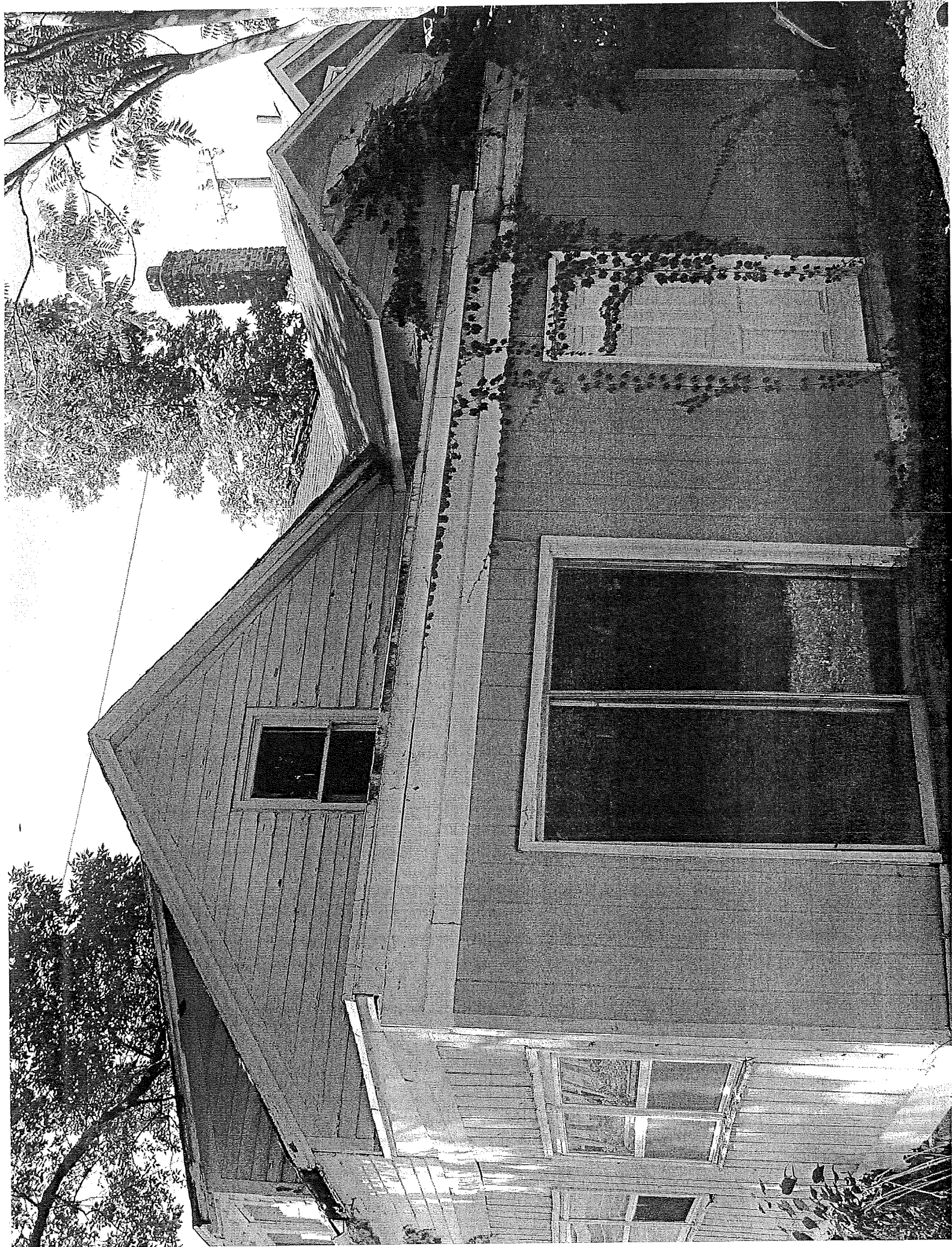














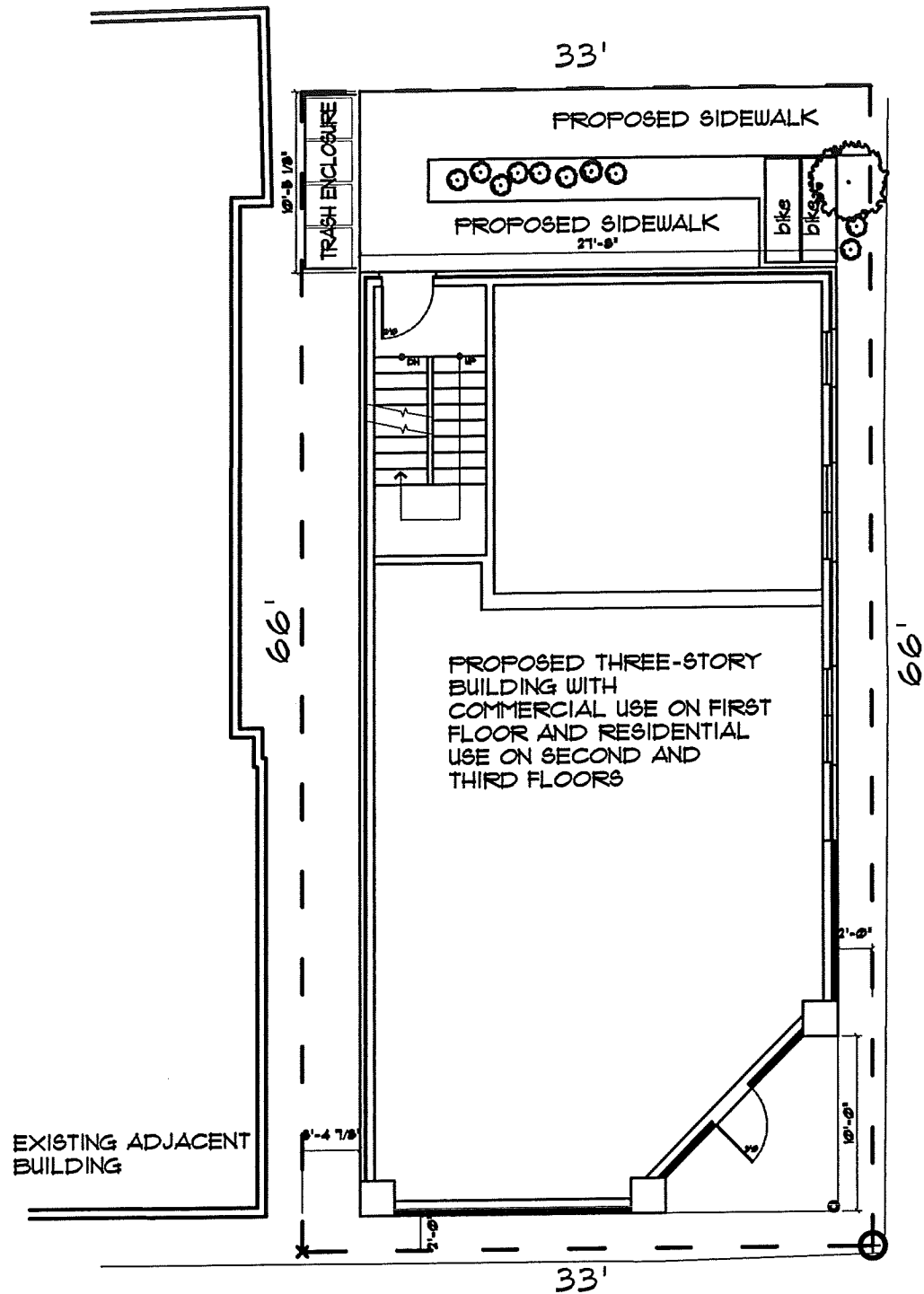
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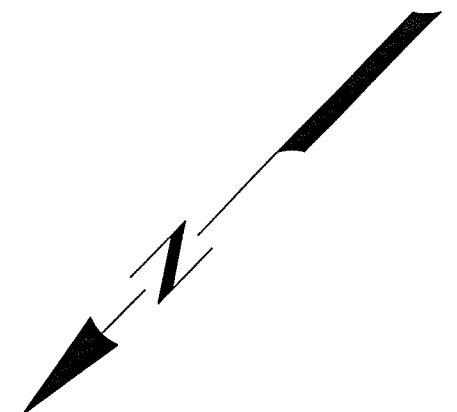
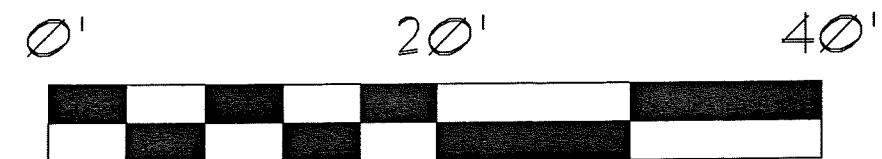
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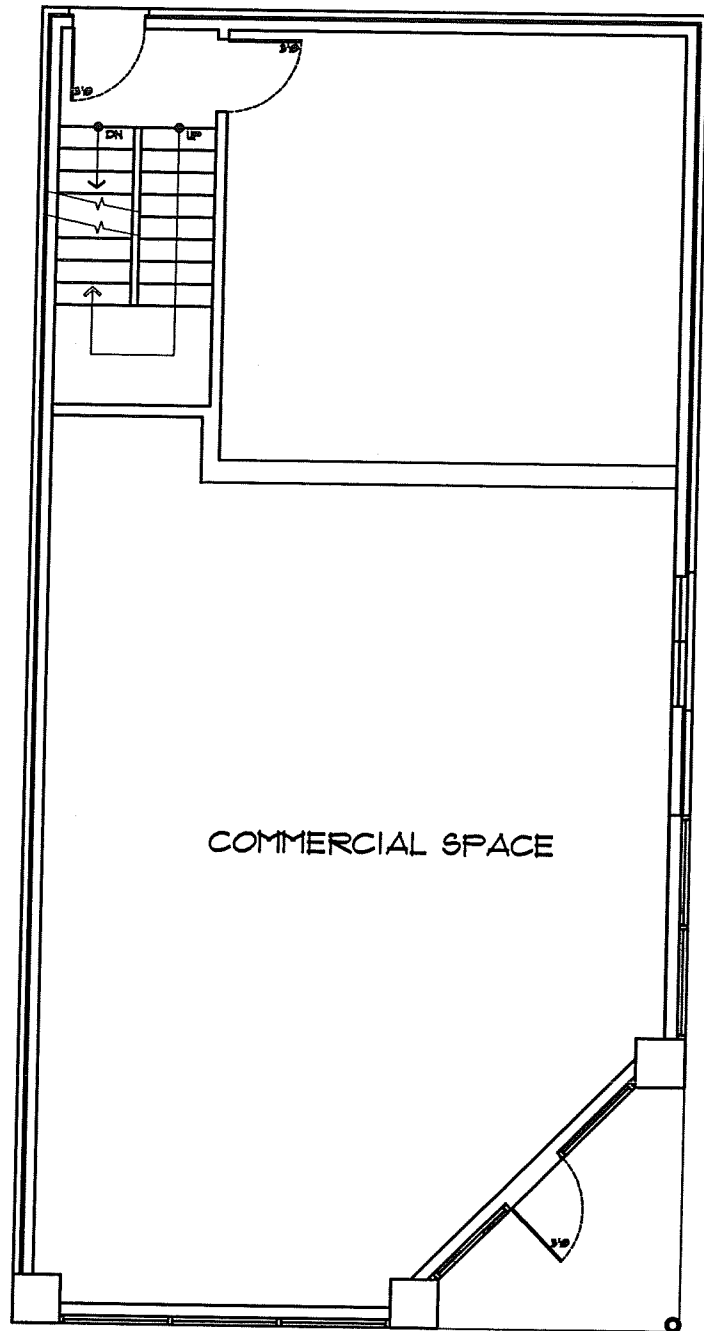


WILLIAMSON STREET

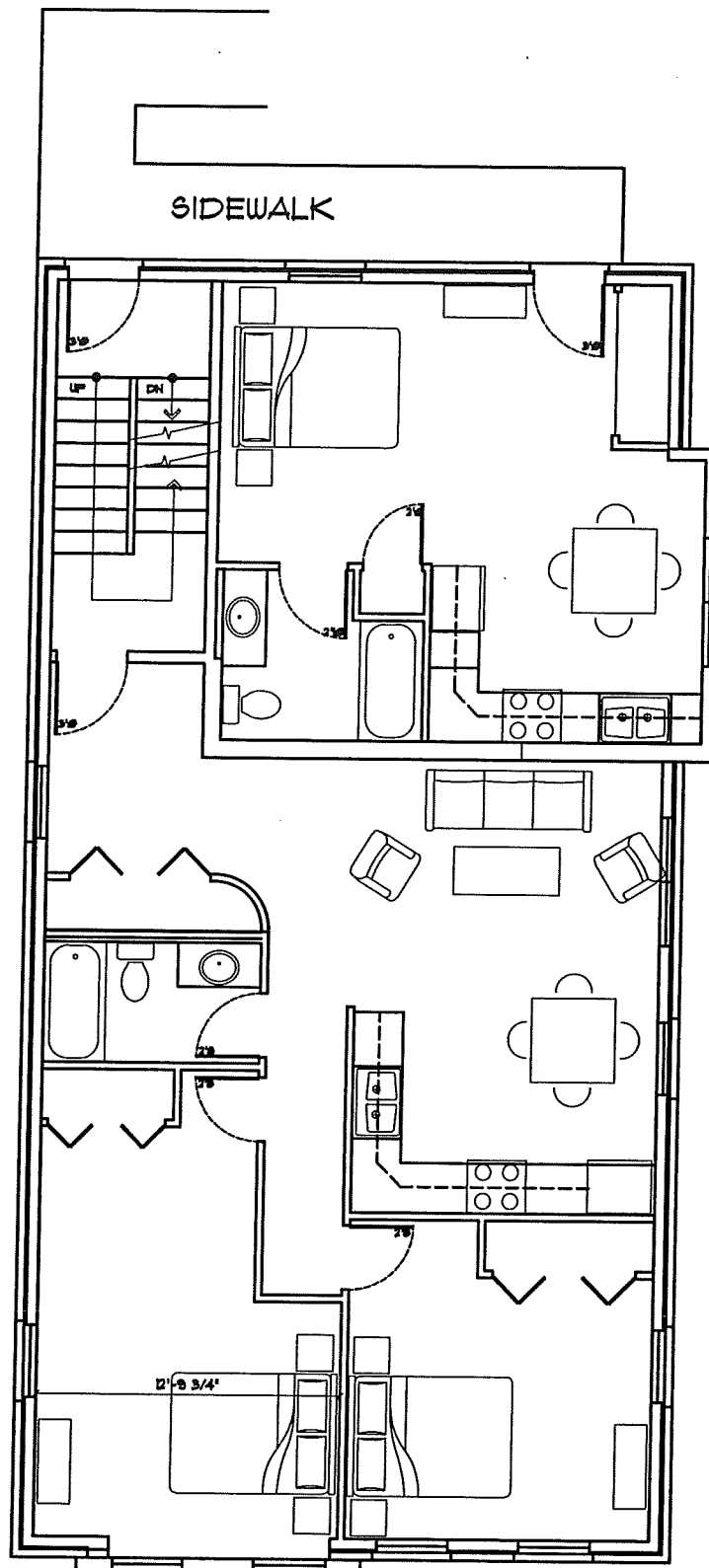
SOUTH LIVINGSTON STREET



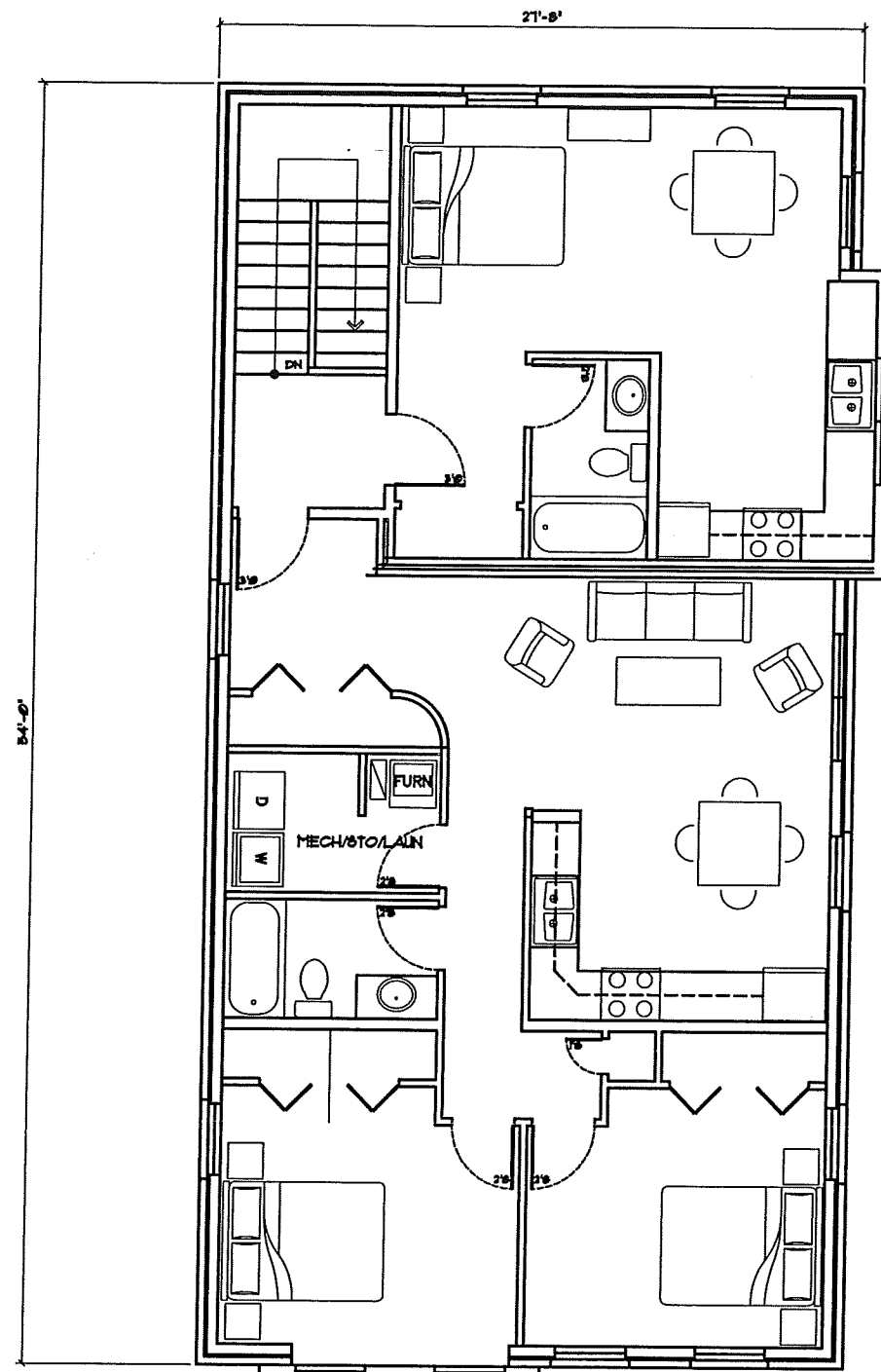
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|---------|--|---|
| 7/10/11 | 801 WILLIAMSON STREET<br>PROPOSED BUILDING<br>MADISON, WISCONSIN | <b>glueck architects</b><br>116 North Few Street, Madison, WI 53703 (608)251-2551 |
|---------|--|---|



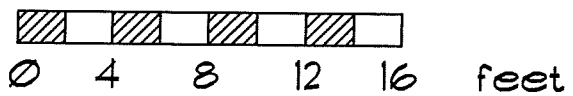
PROPOSED FIRST FLOOR PLAN



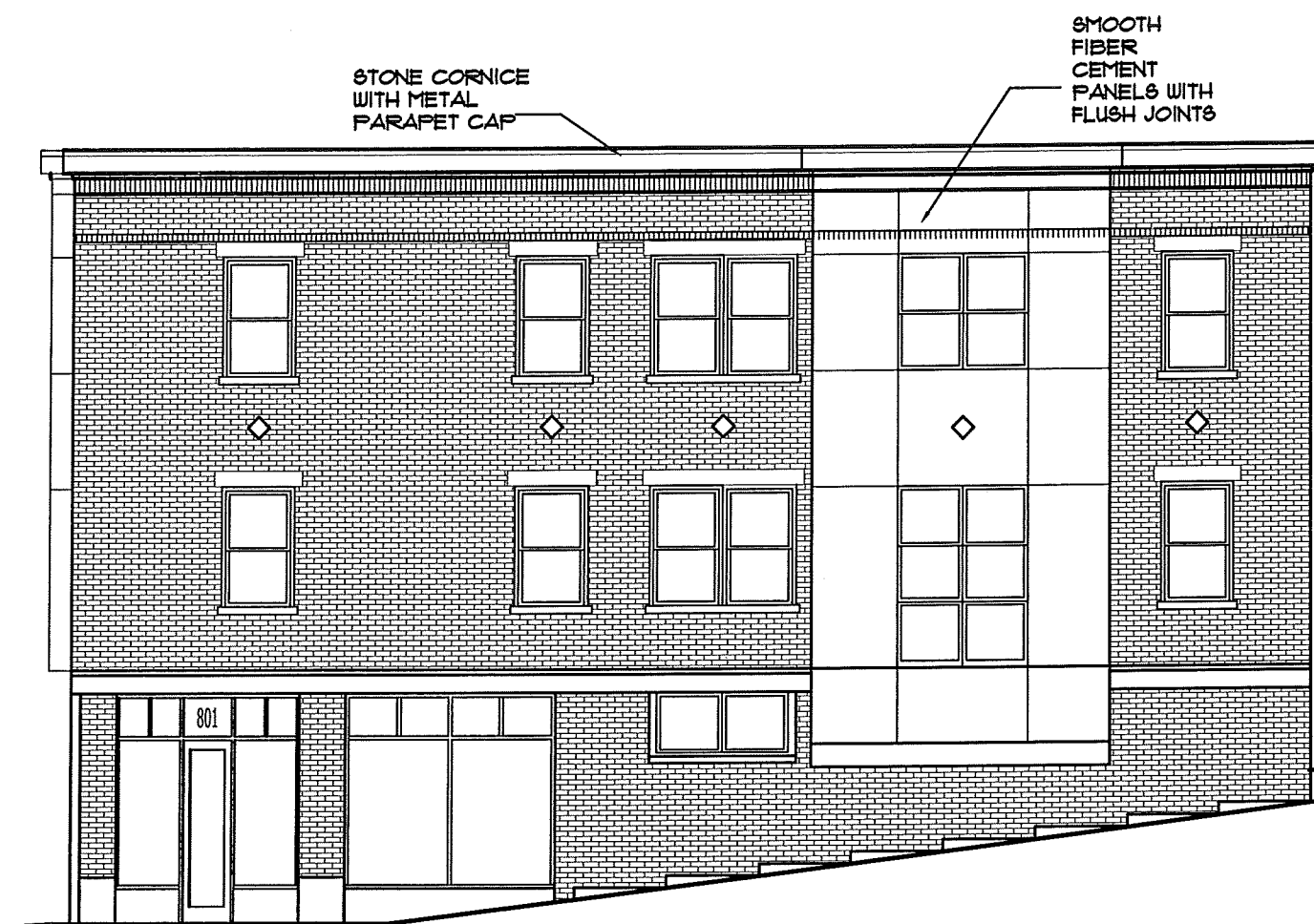
PROPOSED 2nd FLOOR PLAN



PROPOSED 3rd FLOOR PLAN



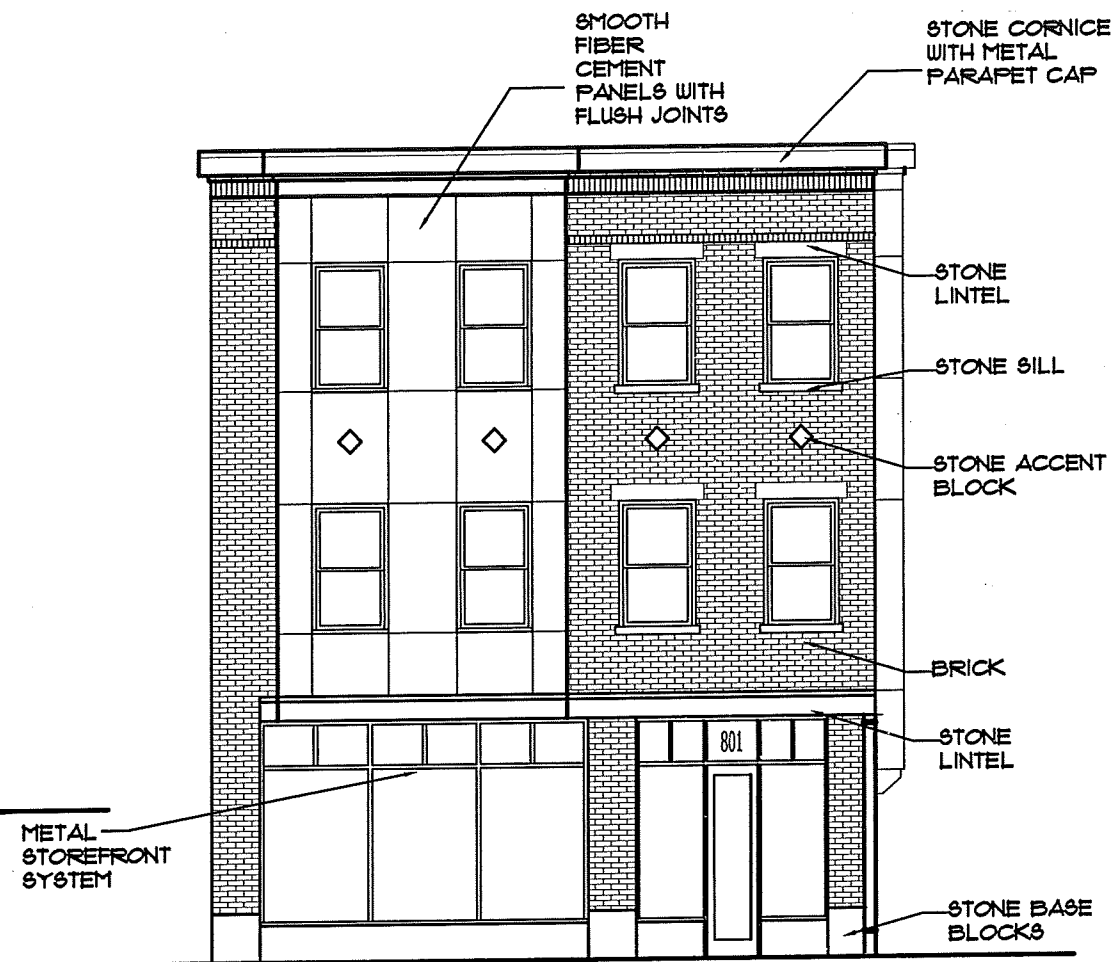
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|---------|--|--|
| 7/10/17 | 801 WILLIAMSON STREET<br>PROPOSED BUILDING<br>MADISON, WISCONSIN | <br>116 North Few Street, Madison, WI 53703 (608)251-2551 |
|---------|--|--|



STONE CORNICE  
WITH METAL  
PARAPET CAP

SMOOTH  
FIBER  
CEMENT  
PANELS WITH  
FLUSH JOINTS

○ LIVINGSTON STREET ELEVATION



SMOOTH  
FIBER  
CEMENT  
PANELS WITH  
FLUSH JOINTS

STONE CORNICE  
WITH METAL  
PARAPET CAP

STONE  
LINTEL

STONE SILL

STONE ACCENT  
BLOCK

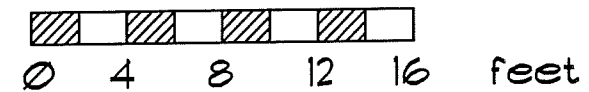
BRICK

STONE  
LINTEL

STONE BASE  
BLOCKS

METAL  
STOREFRONT  
SYSTEM

○ WILLIAMSON STREET ELEVATION



BRICK WITH PANELS

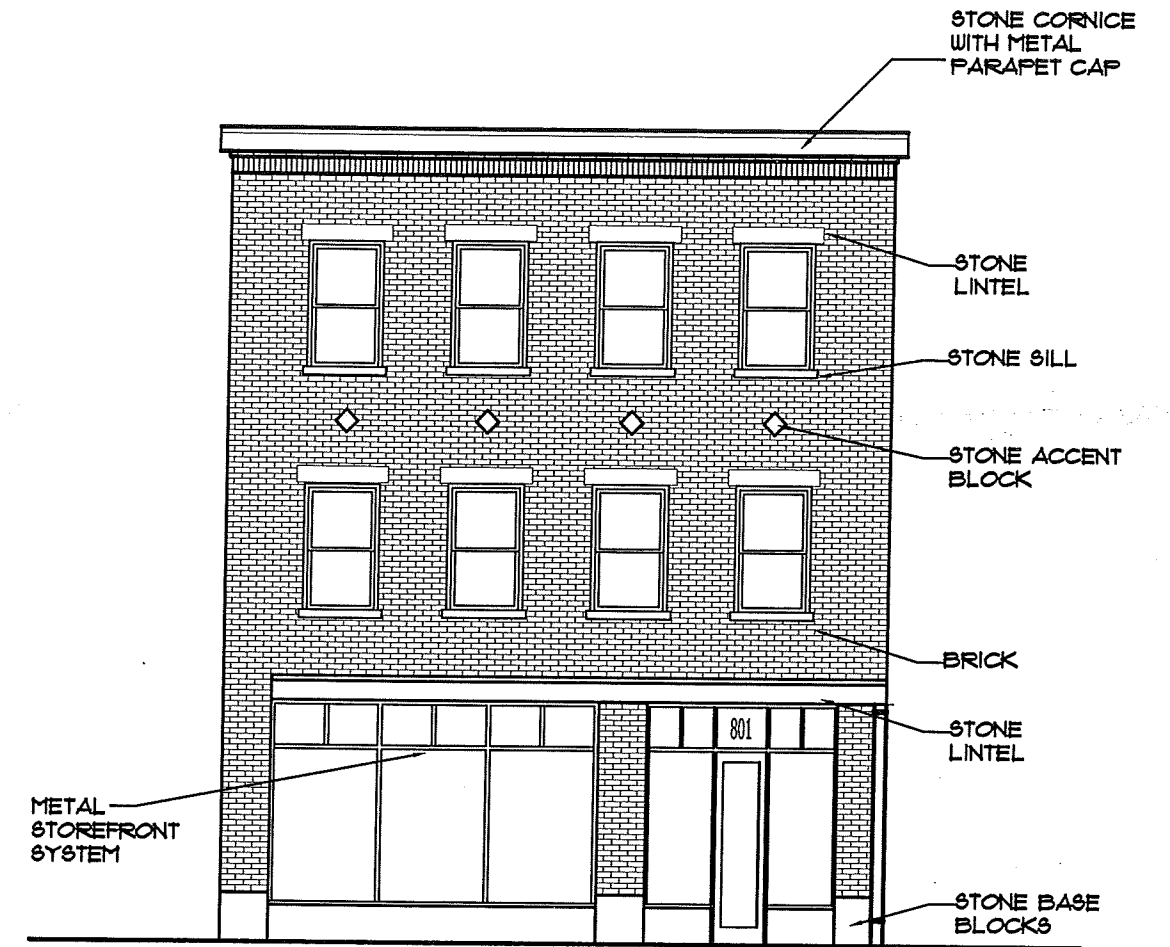
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| 7/10/17 | 801 WILLIAMSON STREET<br>PROPOSED BUILDING<br>MADISON, WISCONSIN | <b>glueck architects</b><br>116 North Few Street, Madison, WI 53703 (608)251-2551 |
|---------|--|---|





STONE CORNICE  
WITH METAL  
PARAPET CAP

⊙ LIVINGSTON STREET ELEVATION



STONE CORNICE  
WITH METAL  
PARAPET CAP

STONE  
LINTEL

STONE SILL

STONE ACCENT  
BLOCK

BRICK

STONE  
LINTEL

STONE BASE  
BLOCKS

METAL  
STOREFRONT  
SYSTEM

⊙ WILLIAMSON STREET ELEVATION

ALL BRICK

