

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	Registrar #:
	DATE STAMP

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: _____

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

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. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com**. Please note that an individual email cannot exceed 20 MB.

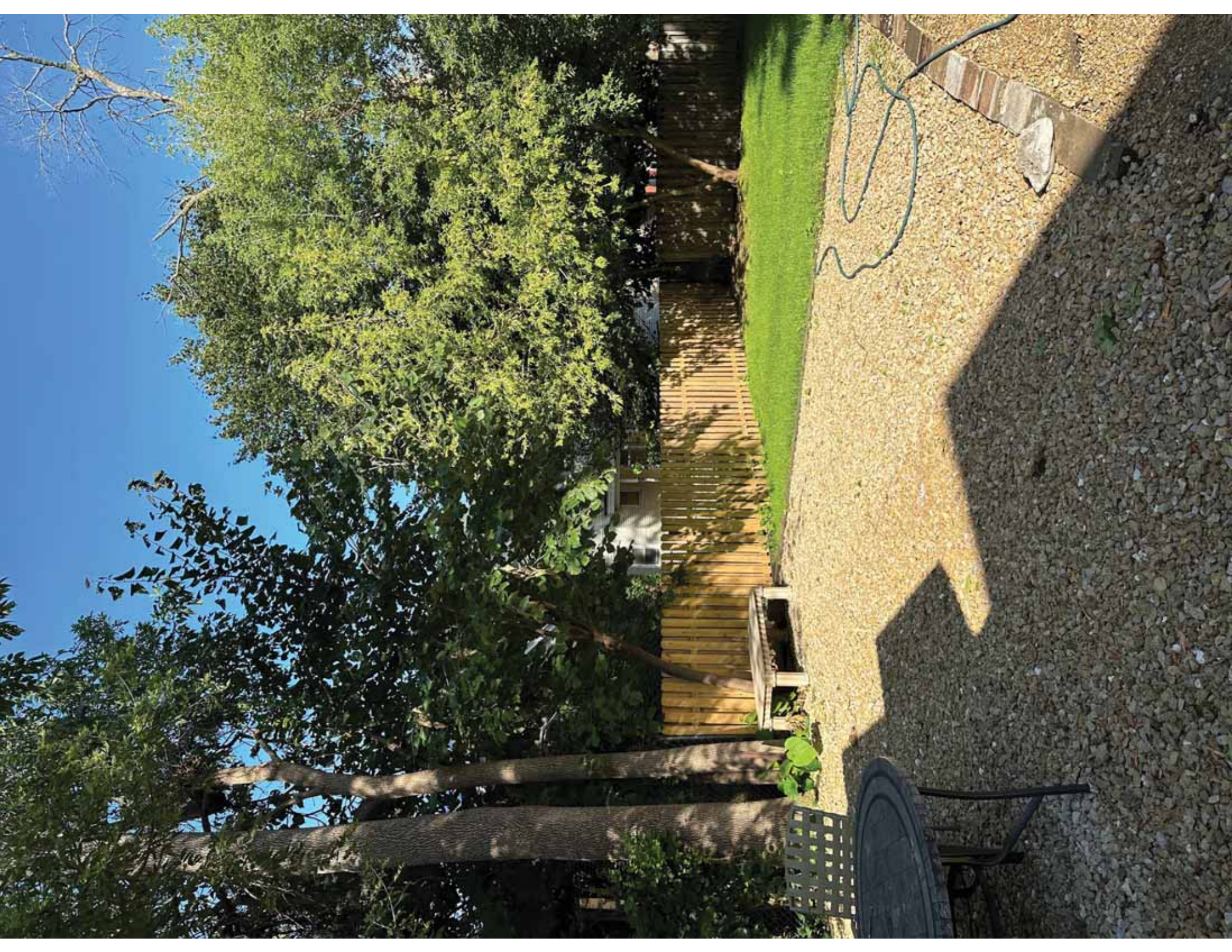
- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Photographs of comparable historic resources within 200 feet of subject property;
 - Manufacturer's product information showing dimensions and materials.
- 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, mechanicals, 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.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Other _____

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 to ensure the project considered by the Landmarks Commission meets Zoning requirements.

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



Bailey, Heather

From: Brandon Doll <brandondoll33@gmail.com>
Sent: Monday, August 28, 2023 8:46 PM
To: Bailey, Heather
Cc: Grajales-Patton, Karime; whitneylazo@icloud.com
Subject: Re: 1318 Williamson St. garage demo
Attachments: LandmarksCommissionApplication.pdf

Caution: This email was sent from an external source. Avoid unknown links and attachments.



Heather, attached is the filled out form for the certificate of appropriateness. I am unsure if I filled it out correctly so please advise. I have also included a picture of where the garage used to be based on the pictures you supplied in the last email. Please let me know if this will suffice.

On Thu, Aug 17, 2023 at 3:36 PM Bailey, Heather <HBailey@cityofmadison.com> wrote:

Happy to meet with you. Attached is the incomplete application and associated materials we received for the demo of the Trachte shed that was being used as a garage. We can use these materials for showing what it looked like before Willy demolished it. We need an updated [application form](#) from you and a narrative that discusses the presentation situation. I'd recommend keeping it simple and straightforward. That you recently acquired the property and one of the outstanding workorders against the property that you are working to resolve was the unapproved demolition of a garage on the property. You are requesting approval of the demolition of the garage after the fact to resolve the situation and are supplying current site photos and the materials on file with the City from the previous incomplete application by the previous property owner.

If you get me that application, current pictures, and a project narrative by noon on August 28, I can put this on the September 18 Landmarks Commission agenda. The meetings are virtual and happen at 5pm on meeting dates. It would be helpful to have someone representing the project, such as yourself, attend the meeting. This will be super straightforward.



Heather L. Bailey, Ph.D. *(she/her)*

Preservation Planner

Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Brandon Doll <brandondoll33@gmail.com>

Sent: Wednesday, August 16, 2023 10:40 PM

To: Bailey, Heather <HBailey@cityofmadison.com>

Cc: Grajales-Patton, Karime <KGrajales-Patton@cityofmadison.com>; whitneylazo@icloud.com

Subject: 1324 Williamson St.

Hello Heather,

Thank you for meeting with us today with Karime; I apologize for having to leave early. We appreciate the guidance and this is the email I said I would send you to start the certificate of appropriateness.

One question we also had on item number 3, could you send any recently approved garage doors for this district so we can have an idea of what we need to be looking for.

We will be at the property tomorrow to take pictures of all the windows and get a picture of where the old garage used to be. Karime said she would be by the property to check the progress in the morning. We are hoping she can help point out where the old garage used to be so we can get a picture of that as well.

My phone number is 608-669-7332. If there is something going on where Willy is not responding in time, please have me included in any texts or calls as I am the owner and the one getting fined. I would like to be in the know.

Thank you, Brandon.

Incomplete application from 2019

Bailey, Heather

From: Bailey, Heather
Sent: Friday, June 14, 2019 8:31 AM
To: 'John S. Pinto'; Bunnow, Kyle
Subject: RE: historic

I have given you instructions several times now. The property is designated as part of the Third Lake Ridge Historic District (hence the zoning identifier to let you know that it is a property with historic designation). I am not saying that the structure cannot be demolished, but that it must go through a process to secure a Certificate of Appropriateness to do so. That is exactly what the MGO states as well. You'll find several recent examples of similar projects going through the process successfully in the past couple of months.

Submit a complete application to get on an agenda.



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

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PO Box 2985
Madison WI 53701-2985
Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: John S. Pinto <pinto@chorus.net>
Sent: Thursday, June 13, 2019 11:36 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: FW: historic

Heather: This is the response from one of my CE instructors. He is also a real estate attorney. What do you think? – John S. Pinto

From: Joseph D. Shumow [<mailto:JShumow@reinhardt.com>]
Sent: Thursday, June 13, 2019 11:18 PM
To: 'John S. Pinto'
Subject: RE: historic

John,

The criteria to decide whether to permit the demo is found in Madison ordinance 41.18(2), which is copied and pasted here with my editorial comments:

Whether the structure is of such architectural or **historic** significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

(a)

DOESN'T APPEAR TO HAVE ANY HISTORICAL SIGNIFICANCE TO ME!

(b)

Whether a landmark's designation has been rescinded.

WASN'T EVER A DESIGNATED LANDMARK, SO SHOULD NOT APPLY.

(c)

Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or **historic** character of the **historic** district as a whole and therefore should be preserved for the benefit of the people of the City and the State.

REQUIRING THAT IT REMAIN THAT HUT FOREVER AND EVER WOULD BE A BORDERLINE TAKING WITHOUT JUST COMPENSATION, SO I'M NOT SURE THE CITY WANTS TO GO THERE.

(d)

Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the **historic** preservation plan for the applicable **historic** district as duly adopted by the Common Council.

I HAVEN'T REVIEWED THE THIRD LAKE DISTRICT PLAN, BUT THAT WOULD SHOCK ME.

(e)

Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.

IT'S OLD, BUT I DON'T THINK REPLICATING THAT DESIGN WOULD BE PARTICULARLY DIFFICULT OR COSTLY.

(f)

Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.

THIS, TOO, IS HARD TO IMAGINE BEING APPLICABLE.

(g)

The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.

IT'S MORE OBSOLETE THAN DETERIORATED, SO I SUSPECT YOU'D BE FINE HERE.

(h)

Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the **historic** resources of the **historic** district in which the subject property is located, or if outside a **historic** district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

I DON'T KNOW WHAT IS PLANNED, SO I CAN'T COMMENT.

Hope that helps, although I know it's not the answer you wanted to hear. I find the answer a bit surprising. Demolition is treated differently than alterations. That's the reason for this heightened review.

Joe

This e-mail and any attachments may contain privileged or confidential information. This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any copying, distribution, dissemination or action taken in relation to the contents of this e-mail and any of its attachments is strictly prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender immediately and permanently delete the original e-mail and destroy any copies or printouts of this e-mail as well as any attachments. To the extent representations are made herein concerning matters of a client of the firm, be advised that such representations are not those of the client and do not purport to bind them.

Bailey, Heather

From: Bailey, Heather
Sent: Tuesday, June 11, 2019 11:28 AM
To: 'John S. Pinto'
Cc: rmich@kayandandersen.com; Bunnow, Kyle; Van Berkel, Adrian
Subject: RE: 1318-24 Williamson Street
Attachments: Chapter 41 Historic Preservation.pdf; LandmarksCommissionApplication.pdf

Mr. Pinto,

Please see the zoning on your property, which is HIS-TL and TSS. The HIS-TL identifies this property as being within the Third Lake Ridge Historic District. I am attaching the historic preservation ordinance, which specifies that exterior alterations require a Certificate of Appropriateness, and further guidance for exterior alterations in the Third Lake Ridge Historic District. It also specifies the fines for noncompliance with the ordinance. The link to the application is below in the email chain. Adrian Van Berkel has also supplied you with the application. I am also attaching the application. Your instructions for completing the application are below.



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985
Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: John S. Pinto <pinto@chorus.net>
Sent: Tuesday, June 11, 2019 10:52 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Cc: rmich@kayandandersen.com
Subject: RE: 1318-24 Williamson Street

Heather: Please send me a copy of the application. My CE teachers have told me that you have no jurisdiction as this is not a historic building. – John Pinto

From: Bailey, Heather [<mailto:HBailey@cityofmadison.com>]
Sent: Thursday, June 06, 2019 8:28 AM
To: 'John S. Pinto'
Cc: Bunnow, Kyle
Subject: RE: 1318-24 Williamson Street

Mr. Pinto,

Yesterday we received an incomplete application. I'm copying my instructions here that you can also find below from previous correspondence:
We need a completed application, the photos of the existing building, a site plan showing the location of the building (a marked image from the City GIS or Google Earth will suffice), a letter of intent explaining the proposal and how it meets

the criteria (I believe that it does meet the criteria for demolition). Then you need to submit 12 copies for the commission's review (please read through the submittal instructions on the second page of the application).

Here is the applicable standard:

"41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

(2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:

(a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

(b) Whether a landmark's designation has been rescinded.

(c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.

(d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.

(e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.

(f) Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.

(g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.

(h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission."

We are lacking the letter of intent, which should have your narrative explaining how your proposal meets the standards in 41.18. Once you have that, we need 12 paper copies of the entire application submittal. We currently have 1, which is missing the letter of intent.



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

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215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985
Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Bailey, Heather
Sent: Monday, June 03, 2019 8:34 AM
To: 'John S. Pinto' <pinto@chorus.net>
Cc: Bunnow, Kyle <kbunnow@cityofmadison.com>
Subject: RE: 1318-24 Williamson Street

Landmarks Commission Application Information

[Submittal Dates](#)

[Application](#)

See the link above for both the application and the deadlines.



Heather L. Bailey, Ph.D.

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From: John S. Pinto <pinto@chorus.net>
Sent: Friday, May 31, 2019 4:21 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: RE: 1318-24 Williamson Street

Heather: Can you send (e-mail or regular mail) me a copy of the application. - John

From: Bailey, Heather [<mailto:HBailey@cityofmadison.com>]
Sent: Friday, May 31, 2019 1:14 PM
To: 'John S. Pinto'
Cc: Bunnow, Kyle
Subject: RE: 1318-24 Williamson Street

Mr. Pinto,

I spoke with Kyle Bunnow about your property at 1318 Williamson. My recommendation is for you to submit the required application materials to get on the June 24 Landmarks Commission agenda. As a demolition of a structure in a historic district, it requires a public hearing notice, so the deadline for that submission is Monday, June 3, at noon. In addition to the instructions I provided previously (please see below in the email chain), we need 12 paper copies of the complete application to get you on the agenda. Let me know if you have questions as you proceed.



Heather L. Bailey, Ph.D.

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From: Bailey, Heather
Sent: Wednesday, May 29, 2019 3:27 PM
To: 'John S. Pinto' <pinto@chorus.net>
Subject: RE: 1318-24 Williamson Street

I do not have the ability to waive this requirement.



Heather L. Bailey, Ph.D.

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Madison WI 53701-2985
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From: John S. Pinto <pinto@chorus.net>
Sent: Wednesday, May 29, 2019 1:58 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: RE: 1318-24 Williamson Street

Heather: I understand that. However, time is of the essence. The demolition must be completed by June 15. – John S. Pinto

From: Bailey, Heather [<mailto:HBailey@cityofmadison.com>]
Sent: Wednesday, May 29, 2019 12:52 PM
To: 'John S. Pinto'
Subject: RE: 1318-24 Williamson Street

John,

This property is in the Third Lake Ridge Historic District and therefore the Landmarks Commission must issue a Certificate of Appropriateness for any demolitions.

Landmarks Commission Application Information

[Submittal Dates](#)

Application

We need a completed application, the photos of the existing building, a site plan showing the location of the building (a marked image from the City GIS or Google Earth will suffice), a letter of intent explaining the proposal and how it meets the criteria (I believe that it does meet the criteria for demolition). Then you need to submit 12 copies for the commission's review (please read through the submittal instructions on the second page of the application).

Here is the applicable standard:

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(b) Whether a landmark's designation has been rescinded.

(c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.

(d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.

(e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.

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(h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission."

If I'm remembering correctly from when Ernesto came in to talk about this project, it's actually an old Trachte building rather than a Quonset. I have also provided information on how to submit for the COA to Ernesto. Let me know if you have questions as you proceed.



Heather L. Bailey, Ph.D.

Preservation Planner

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Madison WI 53701-2985

Email: hbailey@cityofmadison.com

Phone: 608.266.6552

From: John S. Pinto <pinto@chorus.net>
Sent: Wednesday, May 29, 2019 12:18 PM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Subject: 1318-24 Williamson Street

Please issue a demolition permit to demolish a Quonset hut on the property to my contractor, Ernesto Lazo, also known as Willie. He took pictures of the hut to be demolished. Please do so right away, as the hut has to be taken down by June 15. – John S. Pinto

Incomplete application from 2019

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
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PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1318 Williamson ST Aldermanic District: _____

2. PROJECT

Project Title/Description: Remove old Bad Garage

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):

DPCED USE ONLY	Registrar #:
	DATE STAMP CITY OF MADISON JUN 5 2019 Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: <u>06/04/19</u>

3. APPLICANT

Applicant's Name: Ernesto Lazo Vargas / Capuet Roofing Company: Capuet Roofing

Address: 1318 Williamson St. Madison WI 53

Telephone: 608-228-2331 Email: WillylazoVargas@hotmail.com

Property Owner (if not applicant): _____

Address: _____

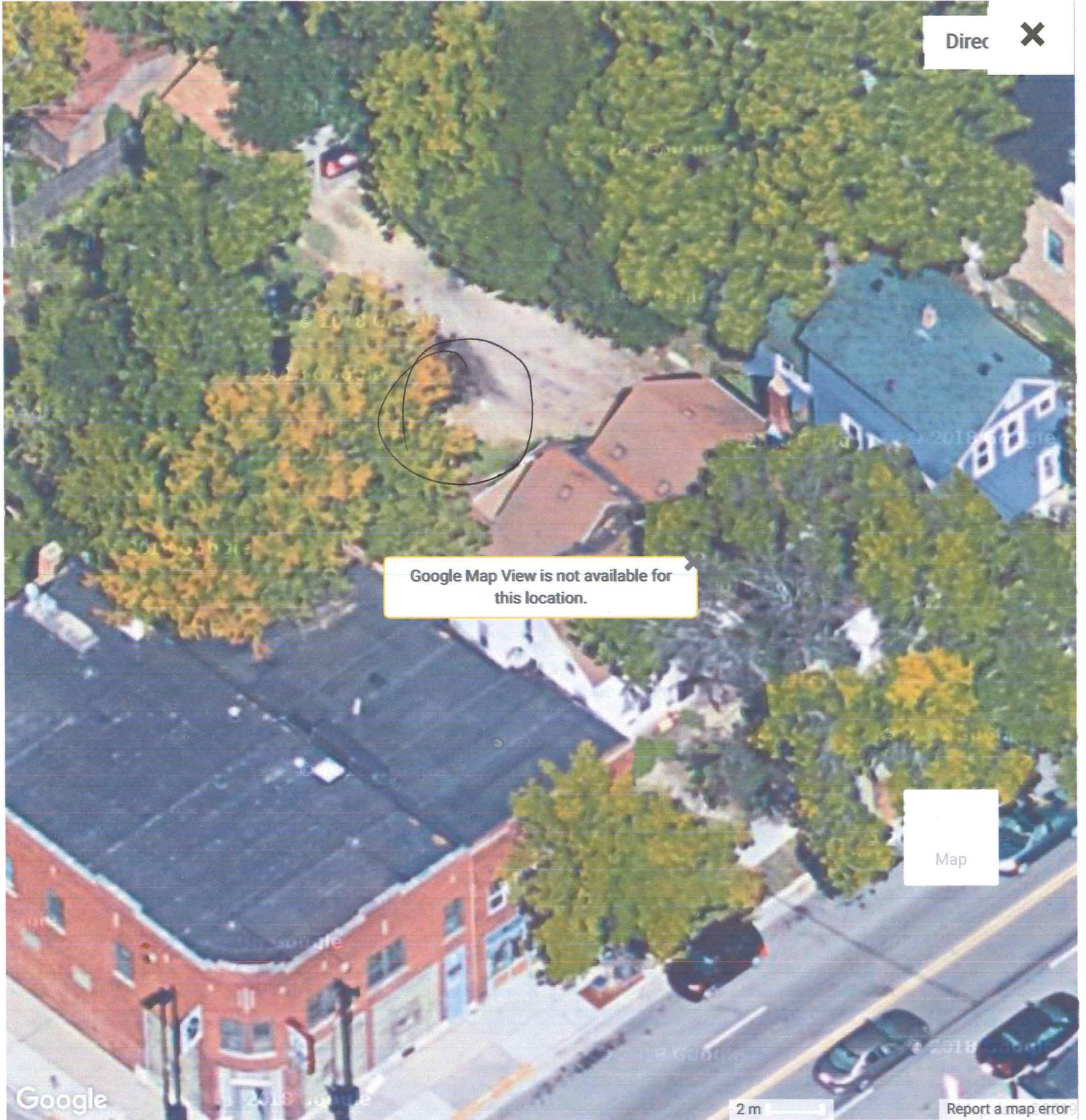
Property Owner's Signature: [Signature] Date: 06-04-19

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>

1318 Williamson ST



[↓ Descargar](#) [↗ Pantalla completa](#) [🖨 Imprimir](#)











