

Tuesday, March 15, 2016

**Amy Scanlon  
Madison Landmarks Commission**

Dear Amy:

Please find, included with this Letter of Intent, our application package for the City of Madison Landmarks Commission's approval. This application is for the property located at 412-414 South Baldwin Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6.

The project features a boutique hotel and neighborhood café, with outdoor seating. These sites are currently zoned TSS and TR-C4. We are looking to combine the two parcels into one, and then to rezone the entire property to TSS zoning, which will allow our intended use, which is a small hotel with a cafe. Note that the CSM for joining the parcels is being submitted concurrently.

There is one building currently on this property. It is a two-story wood-framed structure which will remain. We plan to construct a 3-story addition with a basement. The exterior of the existing structure will not be altered at this time.

**Development Team:**

James Montgomery, Developer and Construction Manager  
Glueck Architects, Architect

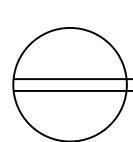
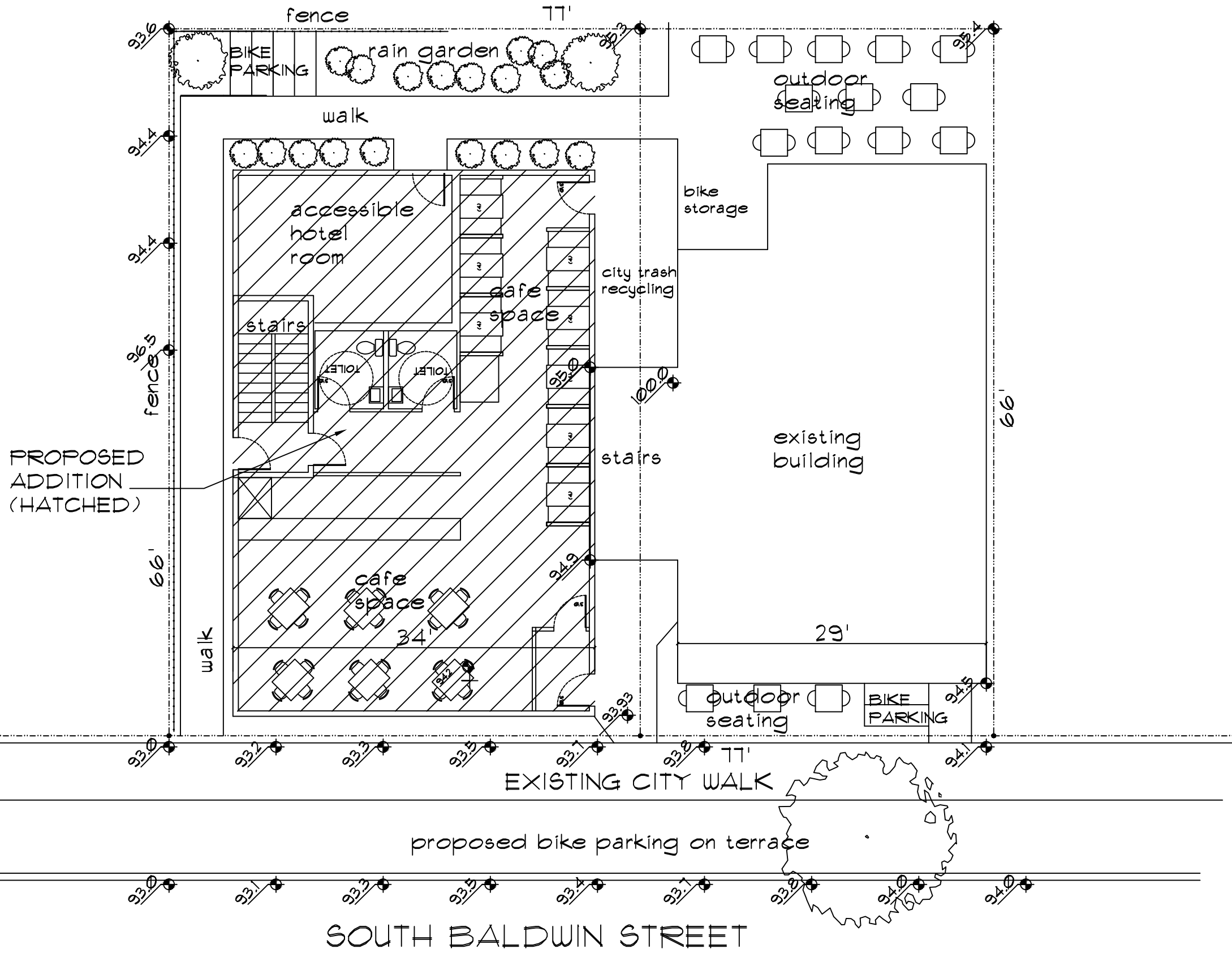
The primary contact persons for this project are:

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

James Montgomery  
412 S. Baldwin St  
Madison, WI 53703  
(608) 335-8017  
james.g.montgomery@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,  
James Montgomery

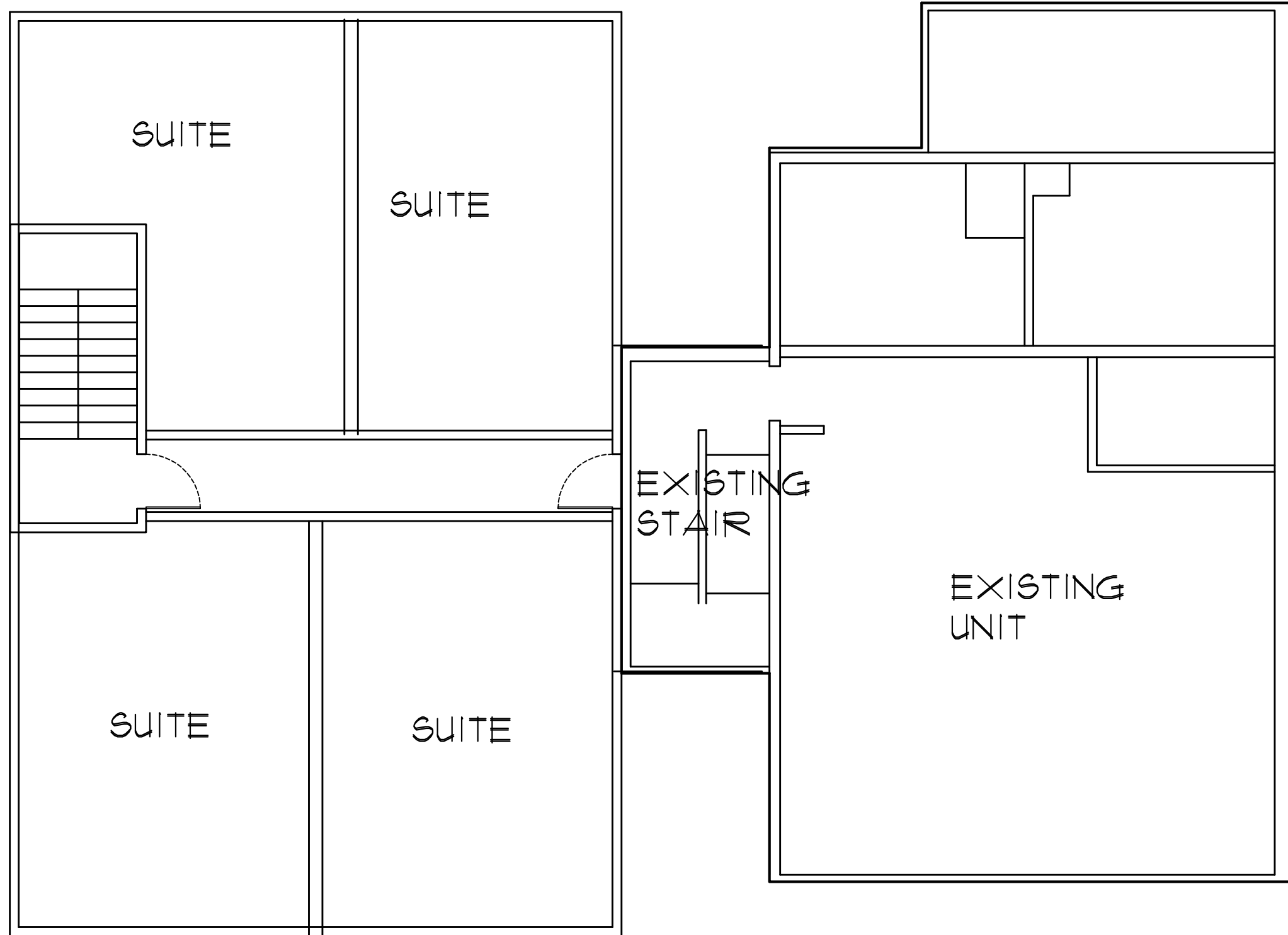


SITE PLAN

SCALE - 1" = 10' = 0"



3/11/16	MARQUETTE HOTEL AND CAFE PROPOSED ADDITION 412-414 WILLIAMSON STREET MADISON, WISCONSIN	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1614 #2 OF 0
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**SECOND AND THIRD FLOOR**  
 PROPOSED


**SECOND FLOOR**  
 EXISTING

METAL RAILING SET  
BACK 6' MIN. FROM  
FRONT

STAIR TOWER  
EXTENSION TO  
ALLOW ACCESS TO  
NEW THIRD FLOOR  
AND ROOF

STONE  
CORNICE  
WITH METAL  
PARAPET  
CAP

BRICK

STONE  
ACCENT  
BLOCK

NEW THIRD FLOOR  
115.2

METAL CLAD  
WINDOWS

NEW SECOND FLOOR  
106.2

SIGNAGE  
TO BE  
DESIGNED

STONE  
CORNICE

METAL  
STOREFRONT

NEW FIRST FLOOR  
94.2

MARQUETTE HOTEL

EX 2ND FLOOR  
112.6

EX LANDING  
106.3

EX 1ST FLOOR  
100.0

STREET ELEVATION (NORTHEAST)



3/11/16

MARQUETTE HOTEL AND CAFE  
412-414 S. BALDWIN STREET  
MADISON, WISCONSIN

glueck architects  
116 North Few Street, Madison, WI 53703 (608)251-2551

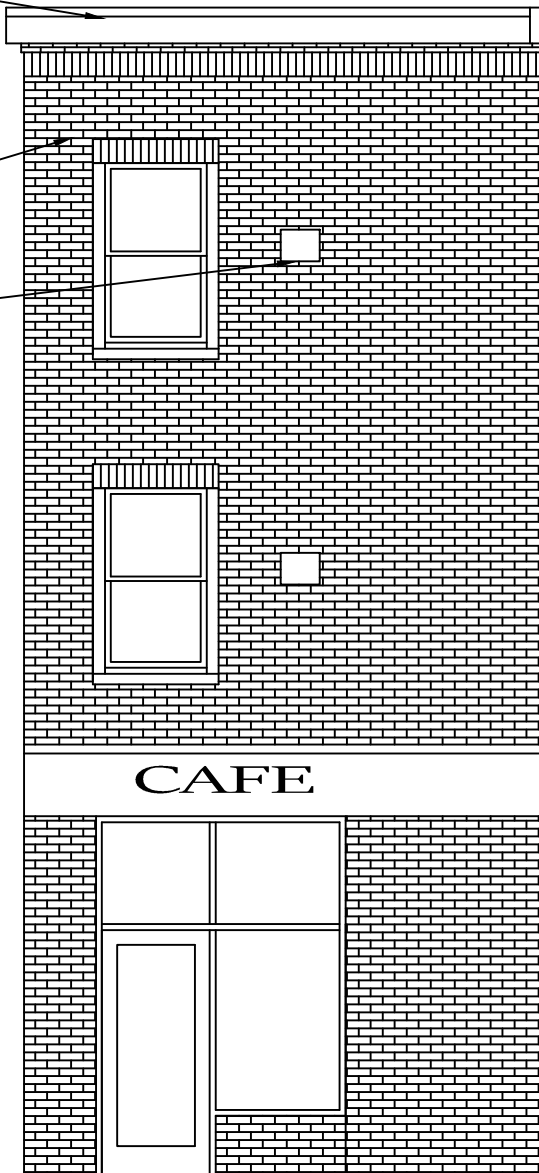
1614

#0  
OF 0

STONE  
CORNICE  
WITH METAL  
PARAPET  
CAP

BRICK

STONE  
ACCENT  
BLOCK

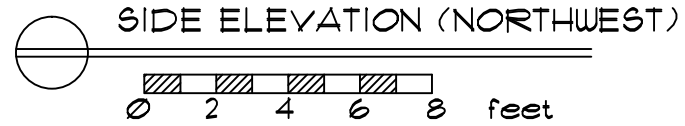
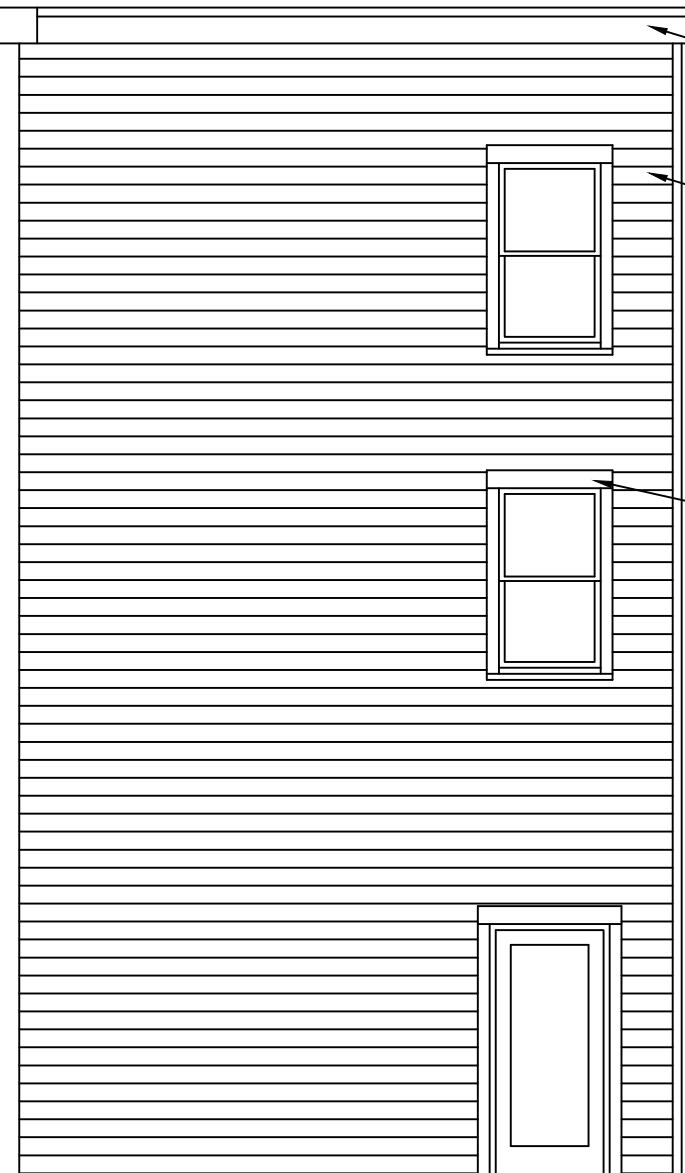


STAIR TOWER


COMPOSITE  
CORNICE

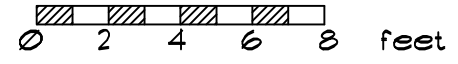
COMPOSITE  
SIDING 6"  
EXPOSURE

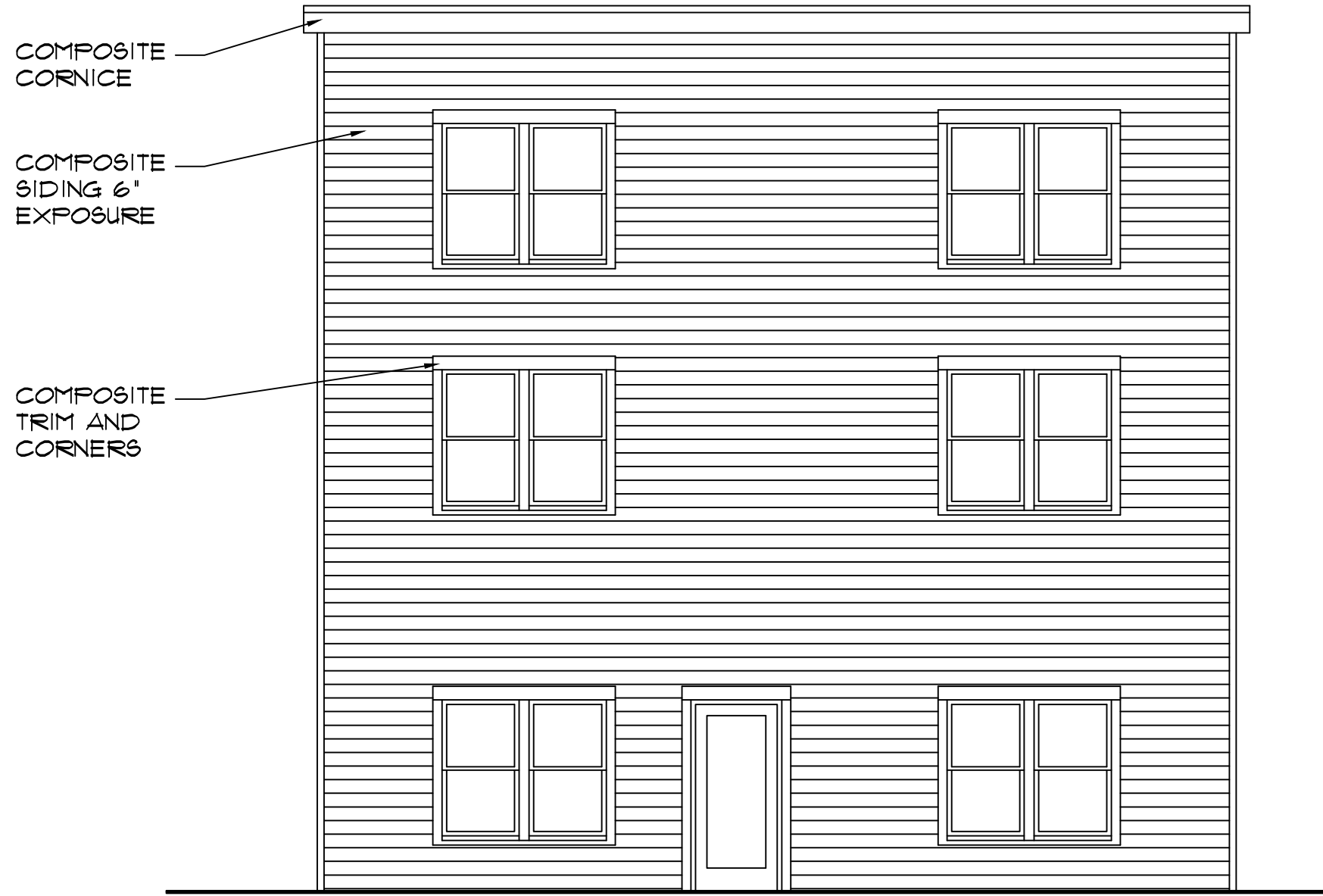
COMPOSITE  
TRIM AND  
CORNERS






 SIDE ELEVATION (SOUTHEAST)


 0 2 4 6 8 feet



REAR ELEVATION (SOUTHWEST)

0 2 4 6 8 feet