

Letter of Intent
826 Williamson Street and 302 S. Paterson
Land combination - Certificate of Appropriateness
August 29th, 2022

Summary

The intent of this project is to redevelop the property located at 826 Williamson Street and 302 South Paterson Street into a single building for hi-density residential. A survey of the property is included as Exhibit A. To accomplish this redevelopment, we will need to dissolve the three (3) underlying lot lines on parcel #070913413070 (826 Williamson Street) and the six (6) underlying lot lines on parcel #070913413012 (302 S. Paterson Street), and combine both parcels into one parcel totaling 78,537 SF. Located within the Third Lake Ridge Historic district, we are requesting a Certificate of Appropriateness for a land combination to accomplish this.

Historic development pattern

Based on interviews with ownership and the exhibits contained within the exhibit, the Struck and Irwin company has owned and operated their business on the parcels being proposed for over 80 years. Struck and Irwin Inc. started in early 1900's as a fuel, paving, scaffolding, and fencing company. They utilized all 9 lots (1-9) spanning the entire block from Livingston to Paterson, along the 302 S. Paterson parcel, and 3 lots (12-14) along 826 Williamson for their operations. See Exhibit A1 and A2. Exhibit A2, dated from 1942, notes that Struck and Irwin were utilizing the parcels totaling 104,635 SF on Williamson and Paterson. The large tobacco building was used for fuel storage and HR and executive office spaces for Struck and Irwin Inc. operations. We understand the warehouse burned down in 1978 or 1979.

In 2001, the Struck and Irwin company sold lots 1-3 from the Paterson parcel to Scott Lewis, leaving 78,537 SF for Struck and Irwin operations. Struck and Irwin continued to operate their business from the above mentioned lots (4-9, and 12-14) thru February 2022, when they moved their operations to Middleton, Wisconsin. That said, one company operated as one business on one property for nearly 100 years. Additionally, the size of the land that they utilized for most of this time frame was larger than the size of the lots we are proposing combining in this application.

The parcels included in this land use history include: #070913413070, #070913413012, and #070913413137. The years per historic aerial photography sourced from the DCI maps database date from 1937 - 2005.

See attached historic aerial photographs noted as Exhibits B-F.

In summary, these parcels were operated as a single use for 80 years at a minimum (1942 - 2022), and the land size used was 104,635 SF (original) compared to the 78,537 SF (proposed in this application).

Adjacent comparable development pattern

The adjacent block along Williamson and Livingston has a comparable land use pattern. 722 Williamson (parcel # 070913417113) and 300 S. Livingston (parcel #070913417121), totaling 87,154 SF were operated as a single parcel for 73 years, from 1937 to 2010. Please note these 2 parcels combined are listed as 714 on the Third Lake Ridge Historic District map.

See attached historic aerial photographs noted as Exhibits G-H.

Other comparable and large size properties serving one primary function on a parcel also exist entirely within or partially within the historic district. The below list identifies these comparable parcels that we believe make this requested land combination appropriate within the district.

These can be seen in exhibit M and are listed below.

601 and 633 Williamson	159,585 SF	1848 - 1966	See Exhibit I
826 Williamson /302 S. Paterson - 301 S. Livingston	104,635 SF	Since at least 1942-2001	See Exhibit A2
722 Williamson /300 S. Livingston	87,154 SF	Since at least 1937.	See Exhibits G-H
303 S. Paterson /306 (310 S. Brearly)	78,167 SF	From 1899-1990.	Per family history
600 Williamson	68,150 SF	Since at least 1968.	See Exhibit I
711 Jenifer Street	56,778 SF	Since at least 1957.	See Exhibit J
303 Paterson Street	43,474 SF	Since at least 1990	See Exhibit K
1001 Jenifer Street	36,331 SF	Since at least 1974.	See Exhibit L

Moving West to East thru the Third Lake Ridge historic district we see the 3 largest of the above group within 1 and 2 blocks of 826 Williamson. On the east side of 826 Williamson, we see the remaining 2 lots from the above group, also within 2 blocks of 826 Williamson.

In looking at Exhibit M, we believe there is a clear development pattern. Starting on the West end of the district, these large parcels and others not listed above including, 133 Blair Street, 601 and 633 Williamson Street, exist in the first two blocks on the west side of the district, they then begin to appear on the edges of the district, as the district stretches, past 826 Williamson, to the East. The large size of the referenced properties and the singularity of use over long periods of time demonstrate to us that the size of the land combination we are proposing is appropriate in this area.

The history of a single operational use of the 826 Williamson and 302 S. Paterson parcels over the past 100 years, along with the comparable large singular use of the adjacent parcels containing 722 Williamson and 300 S. Livingston, as well as the locations of the other large parcels in the district, and the distribution pattern of these properties, leads us to believe that this proposal fits contextually within the Third Lake Ridge Historic District and is therefore appropriate as a single development.

We appreciate your review and consideration of the above factors and attached exhibits in determining the appropriateness of our request to combine and enlarge the parcel.

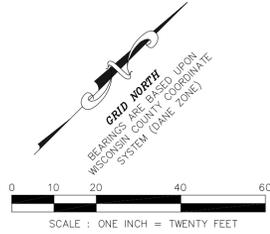
Sincerely,



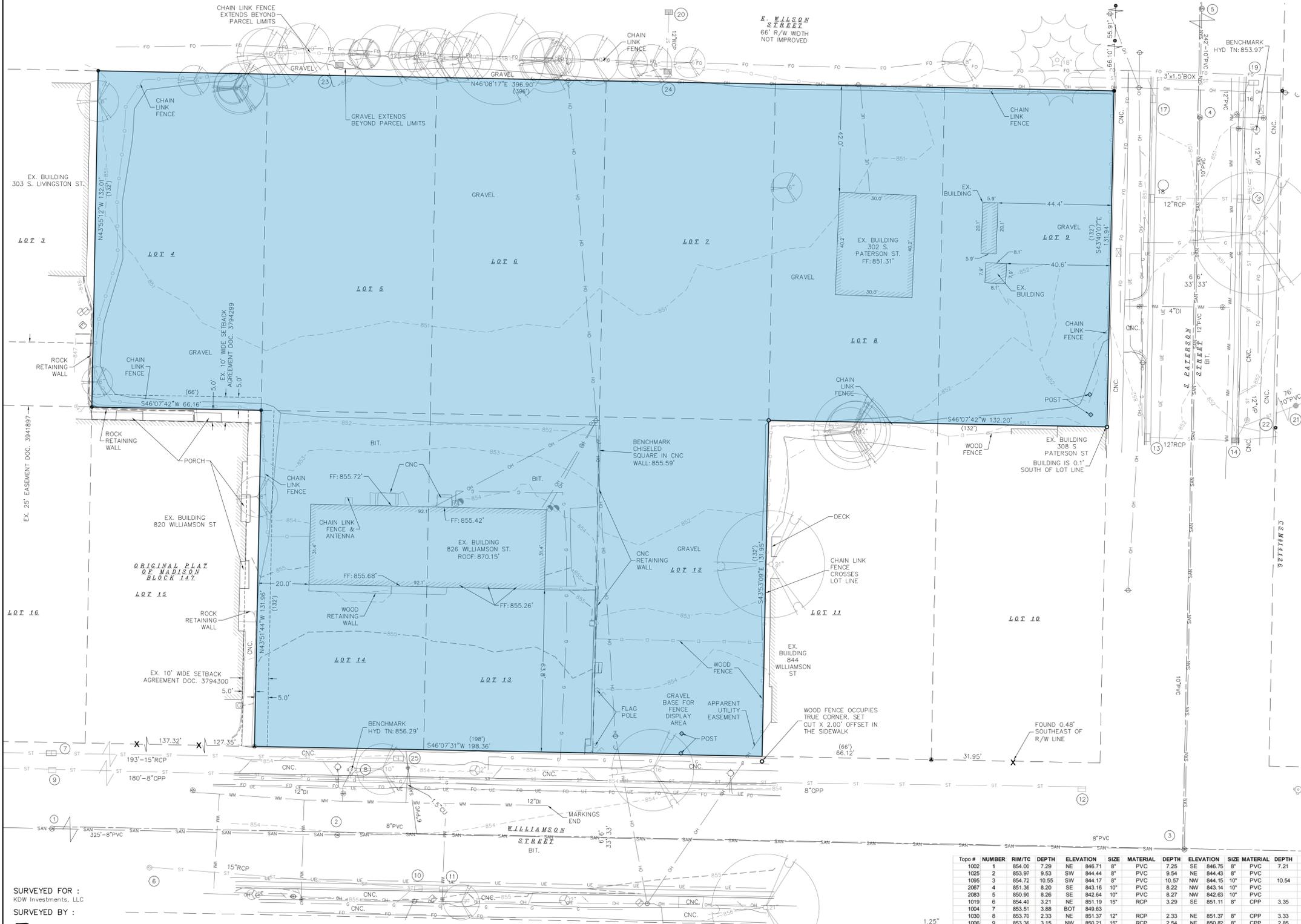
John Seamon
Principal, SEA Design

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 4, 5, 6, 7, 8, 9, 12, 13, & 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 122600, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com



LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- 1.5" IRON PIPE FOUND UNLESS NOTED
- FOUND CHISELED "X" IN CONCRETE
- FOUND DRILL HOLE
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- 851.2' SPOT ELEVATION
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- WATER VALVE
- GAS VALVE
- GAS METER
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

- NOTES:**
- Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
 - No attempt has been made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
 - Date of field work: 03/03/2022, 03/09/2022, & 03/15/2022
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence. Surveyor was provided Title Report Number NCS-1112182-MAD dated February 8, 2022 from First American Title Insurance Company.
 - All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
 - All trees, hedges and ground cover on the site may not necessarily be shown hereon.
 - Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20221006876, 20221006879 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
 - Total parcel area = 78,537 square feet
 - Elevations are based upon NAVD83 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCONSIN Network, WI GEOID 12B

DESCRIPTION FURNISHED:
 LOTS 4, 5, 6, 7, 8, 9, 12, 13, & 14, BLOCK 147, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 122600, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
 I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-7), and the map hereon is correct to the best of my knowledge and belief.

Dated this _____ day of _____ 202__

Signed: Michelle L. Burse, P.L.S. No. 2020



SURVEYED FOR :
 KDW Investments, LLC

SURVEYED BY :
Burse
 surveying & engineering, inc.
 2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: April 27, 2022
 Plot View: TOPO
 \BSE2549.dwg \Survey\BSE2549 Survey v2018.dwg

EXHIBIT A
 Survey showing parcel #070913413070
 (826 Williamson Street) and parcel
 #070913413012 (302 S. Paterson Street)

Topo #	NUMBER	RIM/TC	DEPTH	ELEVATION	SIZE	MATERIAL	DESCRIPTION												
1002	1	854.00	7.29	NE 846.71	8"	PVC	7.25	SE 846.75	8"	PVC	7.21	SW 846.79	8"	PVC	7.27	NW 846.73	8"	PVC	SANITARY MANHOLE @ INTERSECTION WILLY/LIVINGSTON
1025	2	853.97	9.53	SW 844.44	8"	PVC	9.54	NE 844.43	8"	PVC	9.54	NE 844.19	8"	PVC	10.54	NE 844.16	8"	PVC	SANITARY MANHOLE @ INTERSECTION WILLY/PATERSON
1095	3	854.72	10.55	SW 844.17	8"	PVC	10.57	NW 844.15	10"	PVC	10.54	NE 844.18	8"	PVC	10.56	SE 844.16	8"	PVC	SANITARY MANHOLE @ 302 PATERSON ST
2067	4	851.36	8.20	SE 843.16	10"	PVC	8.22	NW 843.14	10"	PVC	8.20	SW 843.12	10"	PVC	8.22	NW 842.63	10"	PVC	SANITARY MANHOLE N FROM RR ON PATERSON
2083	5	850.90	8.26	SE 842.64	10"	PVC	8.27	NW 842.63	10"	PVC	8.25	SW 842.61	10"	PVC	8.27	NW 842.63	10"	PVC	SANITARY MANHOLE N FROM RR ON PATERSON
1019	6	854.40	3.21	NE 851.19	15"	RCP	3.29	SE 851.11	8"	CPP	3.35	SW 851.05	12"	RCP	3.29	NW 851.11			STORM MANHOLE @ 821 WILLY
1004	7	853.51	3.68	NE 849.63	12"	RCP	3.68	NE 849.63	12"	RCP	3.68	NE 849.63	12"	RCP	3.68	NE 849.63	12"	RCP	SQUARE STORM MANHOLE @ 820 WILLY
1030	8	853.70	2.33	NE 851.37	12"	RCP	2.33	NE 851.37	12"	RCP	2.33	NE 851.37	12"	RCP	2.33	NE 851.37	12"	RCP	CURB INLET @ 826 WILLY
1006	9	853.36	3.15	NW 850.21	15"	RCP	2.54	NE 850.82	8"	CPP	2.85	SW 850.51	8"	CPP	2.85	SW 850.51	8"	CPP	CURB INLET @ 820 WILLY
1024	10	854.89	2.95	SW 851.94	15"	RCP	2.95	SW 851.94	12"	RCP	2.42	SE 852.47	8"	CPP	2.42	SE 852.47	8"	CPP	CURB INLET @ 831 WILLY - Sery
1023	11	854.95	2.92	SW 852.03	12"	RCP	2.92	SE 852.13	6"	CPP	2.92	SE 852.13	6"	CPP	2.92	SE 852.13	6"	CPP	CURB INLET @ 831 WILLY - Nery
1094	12	854.40	2.28	SW 852.12	8"	CPP	2.36	NE 852.04	8"	CPP	2.36	NE 852.04	8"	CPP	2.36	NE 852.04	8"	CPP	CURB INLET, SW QUAD @ WILLY/PATERSON
2001	13	852.01	2.86	NE 849.15	12"	RCP	2.86	NE 849.15	12"	RCP	2.86	NE 849.15	12"	RCP	2.86	NE 849.15	12"	RCP	CURB INLET @ 308 PATERSON
2084	14	852.01	3.80	SW 848.21	12"	RCP	3.88	N 848.13	12"	VP	3.81	NE 848.20	10"	PVC	3.77	SE 848.24	12"	VP	CATCH BASIN AT ENTRANCE TO 315 PATERSON
2051	15	850.80	3.16	SW 847.62	12"	RCP	3.18	NE 847.62	12"	RCP	3.18	NE 847.62	12"	RCP	3.18	NE 847.62	12"	RCP	CURB INLET, NE SIDE PATERSON, -100' S FROM RR
2064	16	851.35	3.17	N 848.18	12"	RCP	3.17	N 848.18	12"	RCP	3.17	N 848.18	12"	RCP	3.17	N 848.18	12"	RCP	CURB INLET, NE SIDE PATERSON, -100' S FROM RR
2070	17	851.43	3.55	NW 847.88	12"	RCP	3.55	NW 847.88	12"	RCP	3.55	NW 847.88	12"	RCP	3.55	NW 847.88	12"	RCP	CURB INLET, SW SIDE PATERSON, -50' S FROM RR
2059	18	850.85	2.62	NE 848.23	12"	RCP	2.62	NE 848.23	12"	RCP	2.62	NE 848.23	12"	RCP	2.62	NE 848.23	12"	RCP	CURB INLET, SW SIDE PATERSON, -100' S FROM RR
2063	19	851.57	6.50	BOT 845.07			SQUARE STORM MANHOLE @ PATERSON & BIKE PATH												
1479	20	849.96	2.30	SE 847.66	12"	RCP	2.30	NW 847.66	12"	RCP	2.30	NW 847.66	12"	RCP	2.30	NW 847.66	12"	RCP	CATCH BASIN, -5' S FROM BIKE PATH, -200' W FROM PATE
2253	21	851.23	2.48	SW 848.75	10"	PVC	2.48	SW 848.75	10"	PVC	2.48	SW 848.75	10"	PVC	2.48	SW 848.75	10"	PVC	CATCH BASIN, IN PARKING LOT @ 303 PATERSON
2007	22	852.32	4.20	NE 848.12	10"	PVC	4.35	SE 847.97	12"	RCP	4.25	NW 848.07	12"	PVC	4.25	NW 848.07	12"	PVC	STORM MANHOLE @ ENTRANCE TO 315 PATERSON
1621	23	849.86	3.51	BOT 846.35			CATCH BASIN, NEAR Nwely Lot CORNER, CANT SEE PIPE												
1635	24	849.86	3.08	NW 848.78	12"	RCP	3.08	NW 848.78	12"	RCP	3.08	NW 848.78	12"	RCP	3.08	NW 848.78	12"	RCP	CATCH BASIN, -MID LOT IN REAR
1029	25	853.93	2.90	BOT 851.03			SQUARE STORM MANHOLE @ 826 WILLY												

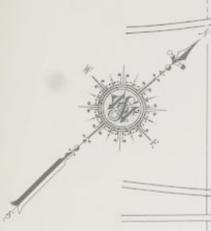


EXHIBIT A2 - 1942 Sanborn
Fire insurance map



EXHIBIT B - 1937 Aerial
826 Williamson, 301 S. Livingston, and
302 S. Paterson



**EXHIBIT C - 1968 Aerial
826 Williamson, 301 S. Livingston, and
302 S.Paterson**



EXHIBIT D - 1995 Aerial
826 Williamson, 301 S. Livingston, and
302 S. Paterson



EXHIBIT E - 2000 Aerial
826 Williamson, 301 S. Livingston, and
302 S. Paterson

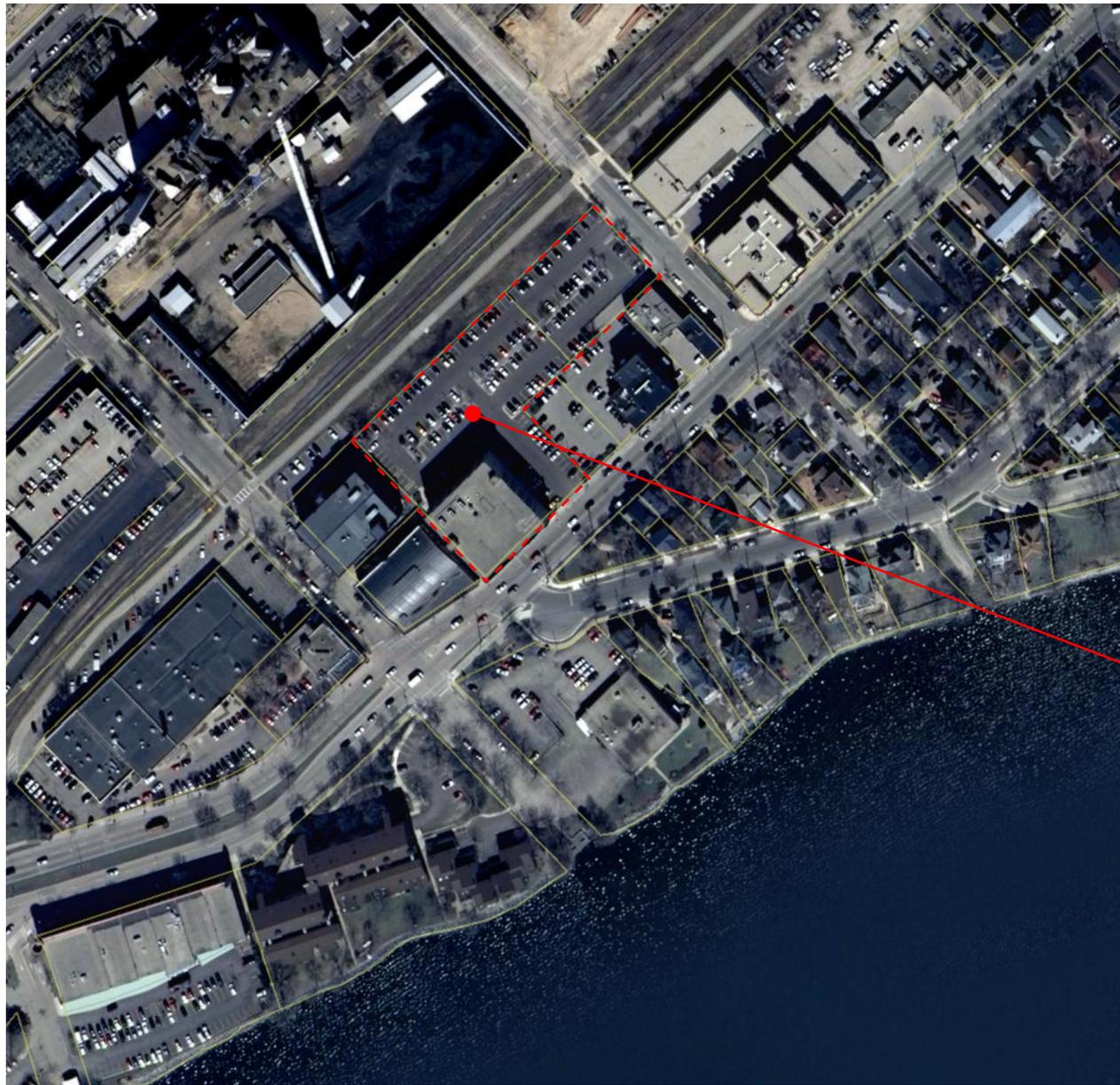


EXHIBIT F - 2005 Aerial
826 Williamson, 301 S. Livingston, and
302 S. Paterson



LL Olds Property

EXHIBIT G - 1937 Aerial
722 Williamson, and 300 S. Livingston



LL Olds Property

EXHIBIT H - 2010 Aerial
722 Williamson, and 300 S. Livingston



Gateway shopping center

Fauerbach Brewery
1848 -
1966

EXHIBIT I - 600, 601 and 633 Williamson
- 1937 Aerial

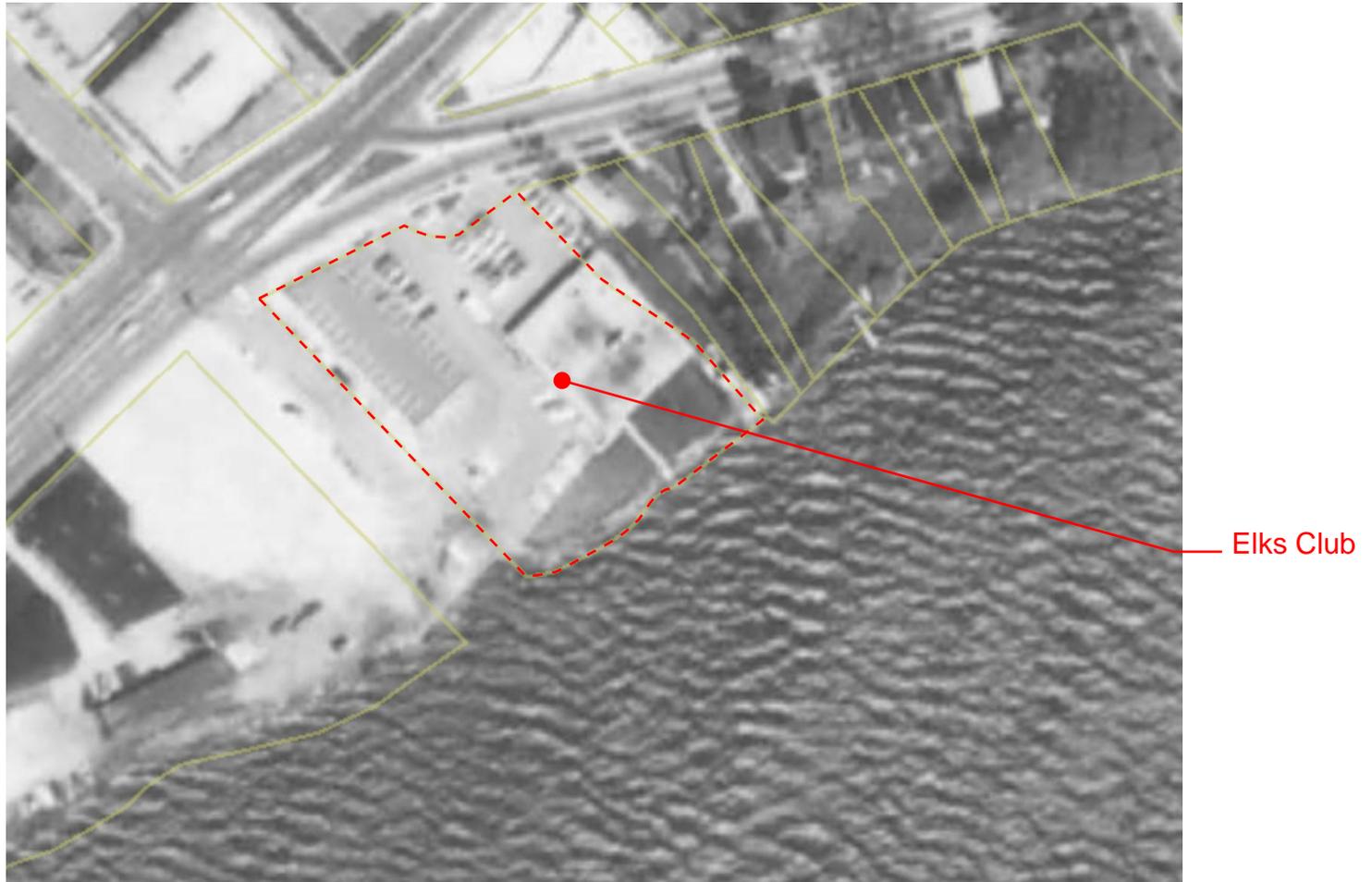


EXHIBIT J - 711 Jenifer street - 1957
aerial



EXHIBIT K - 303 S. Paterson - 1957
Aerial



EXHIBIT L - 1001 Jenifer Street - 1974
Aerial



Third Lake Ridge
 Local Historic District
 City of Madison
 County of Dane, Wisconsin
 Department of Planning and Development
 Planning Unit - May 2004



SCALE: 1" = 400'
 LEGEND



 District Boundary

EXHIBIT M - District Map showing large parcel distribution pattern

LAKE MONONA