

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: 826 Williamson Street Alder District: 6

2. PROJECT

Project Title/Description: Struck & Irwin Site Redevelopment

This is an application for: (check all that apply)

- Checked: New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (Third Lake Ridge)
Checked: Informational Presentation

DPCED USE ONLY
Legistar #:
DATE STAMP
RECEIVED
12/19/22
11:54 am

3. APPLICANT

Applicant's Name: Kevin Burow Company: Knothe & Bruce Architects
Address: 7601 University Ave, Ste 201 Middleton, WI 53562
Telephone: 608-836-3690 Email: kburow@knothebruce.com
Property Owner: Mark Herrling
Address: 421 Bryce Canyon Circle Madison, WI 53705
Property Owner's Signature: Mark Herrling Date: 12/19/2022

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 REQUIREMENT (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

December 19, 2022

Heather Bailey, Ph.D.  
Preservation Planner  
Department of Planning & Community & Economic Development  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Boulevard  
Madison, Wisconsin 53703



Re: Letter of Intent  
826 Williamson Street – Letter of Intent  
**KBA Project #2241**

Heather Bailey,

The following is submitted together with the plans and application for the Landmarks Commission's review and consideration:

This proposed development involves the redevelopment of 826 Williamson Street, which is located within the Third Lake Ridge historic district, by removing an existing one-story commercial building and surface parking lot and constructing a new three to four-story mixed use building. There will be a total of approximately 45 apartment units (subject to final unit size mix) and approximately 3,500 sq.ft. of commercial space. There will also be 50 underground parking stalls for residential use.

The structure to be removed was constructed outside of the period of significance for the Third Lake Ridge historic district (1850-1929) and has no historic significance to this area. It is also out of character and is not a landmark structure, nor is it of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria.

As part of this project the underlying land (3 lots facing Williamson Street) that the existing and the proposed building will sit on needs to be combined into one lot. This land combination has already been reviewed and approved by the Landmarks Commission and a certificate of appropriateness was approved on 6/6/2022.

The proposed building has been designed to be in context with the neighboring structures while not trying to look like a false historic structure.

The front façade is 135' long and will be all masonry, broken into 3 sections. The Western portion (slightly more than 1/3 of the frontage – 53') will have commercial space on the ground floor with storefront glass and either corner or recessed entrances to the commercial spaces consistent with other buildings along Williamson Street. There are 2 floors of apartments above before a stepback at the 4<sup>th</sup> floor where there are additional apartments.

The Eastern portion of the façade (less than 2/3 of the frontage – 71') will be fully residential, with 2 walk up stoops. This portion of the façade is set back 4' from the commercial section of the building, creating more space between the sidewalk and the ground floor apartments. The first floor of this portion is 2'-8" above the sidewalk. The second and third floor section of the façade has two protruding

bay windows similar to the ones found further down the street on 1201 Williamson Street (but 2 stories tall instead of 1). At the fourth floor the building steps back to the same distance as on the commercial part.

Between the two sections of the façade is a smaller, more recessed, section just under 12' wide. This portion is the primary residential entrance to the building (zoning requires that this entrance face Williamson St). The masonry on this portion is a medium gray brick to help create a clear separation between the commercial and residential sides.

The side façade facing the surface parking area off of Williamson street (on the west side of the proposed building) will be designed in the same manner as the commercial portion that faces directly onto Williamson Street – with the same details and materials.

The height of the building at the 3<sup>rd</sup> floor stepback is 39'-8", while the overall height of the building with a flat roof is 50'-6". Putting it into the same massing context as other buildings on Williamson Street while conforming to the Williamson Street Build II requirements.

We hope that you will find this an appropriate building that will fit in well in the Third Lake Ridge historic district. I look forward to discussing these with you at the upcoming Landmarks Commission meeting.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink that reads "Kevin Burow". The signature is written in a cursive, flowing style.

Kevin Burow, AIA, NCARB, LEED AP  
Managing Member



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued for Landmarks Info. - December 19, 2022

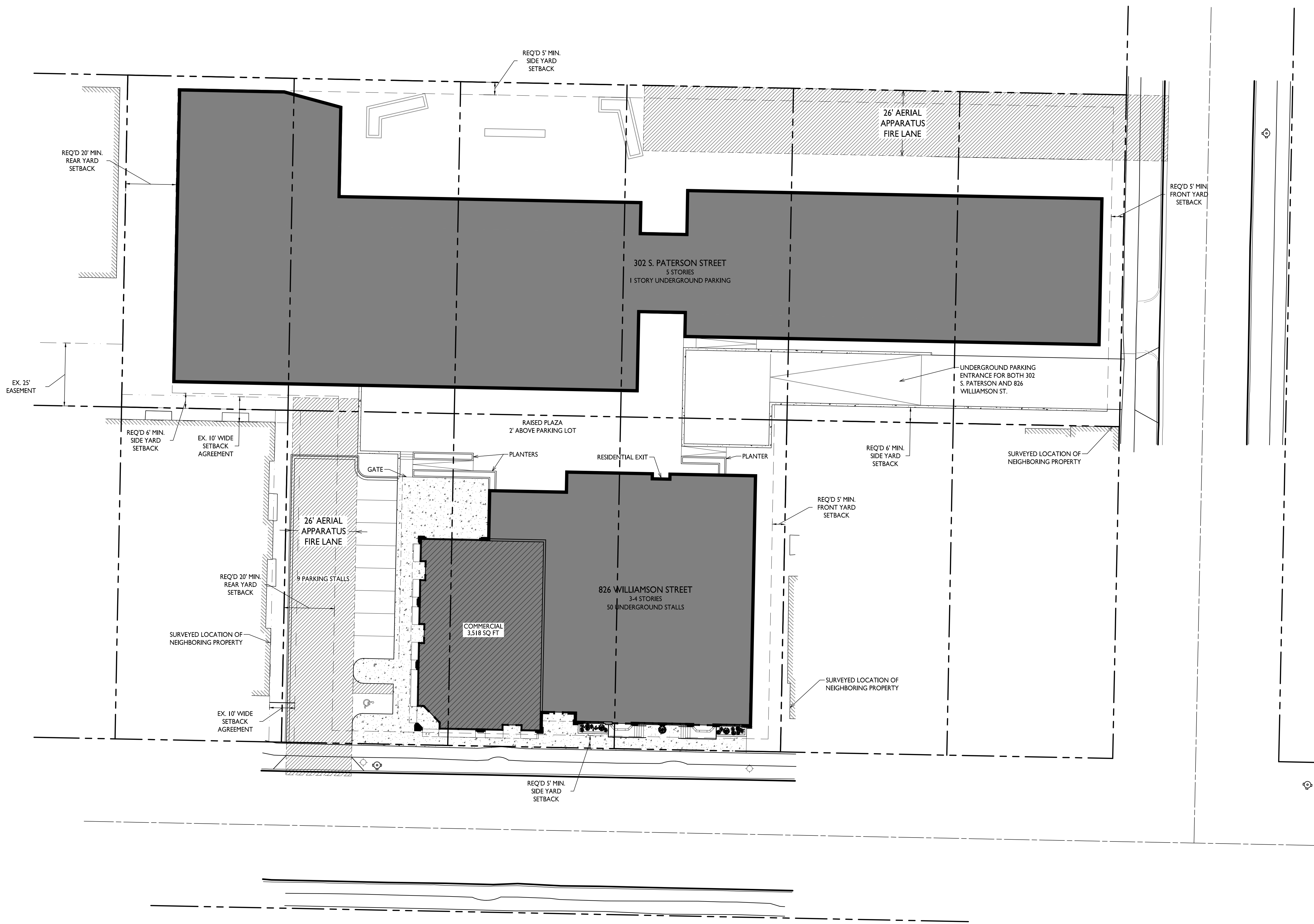
PROJECT TITLE  
**Threshold  
Development  
Struck and Irwin Site**

826 Williamson Street &  
302 S. Paterson Street  
SHEET TITLE  
**Site Plan**

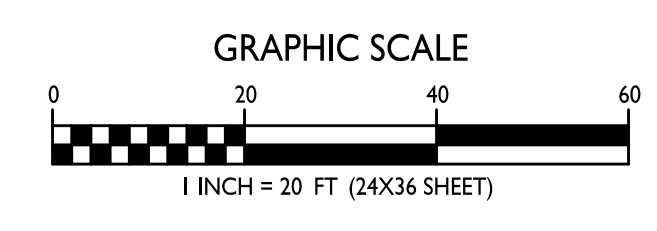
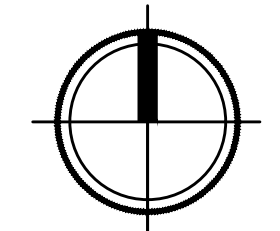
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**C-1.1**

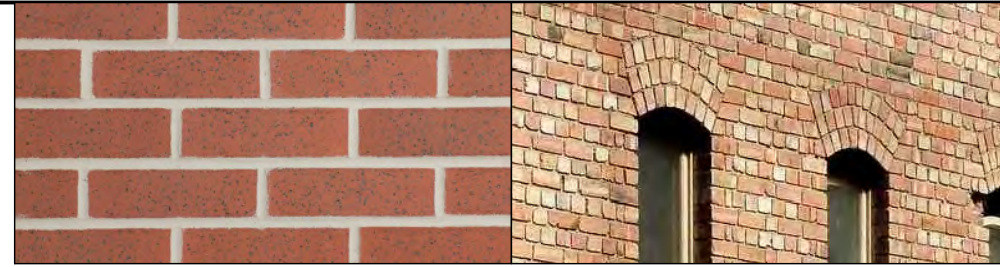
PROJECT NO. **0000**  
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**I** SITE PLAN  
C-1.1 1" = 20'-0"

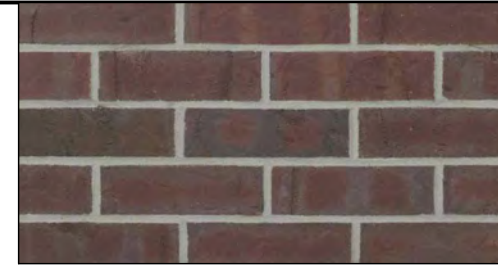






COMMERCIAL BRICK

ROWLOCK ARCHES



RESIDENTIAL BRICK



CAST STONE TRIMCAPS

METAL PANELS



BLACK WINDOWS





WILLIAMSON STREET VIEW LOOKING NE

826 WILLIAMSON ST  
RENDERING

12/19/2022



WILLIAMSON STREET VIEW LOOKING NW

826 WILLIAMSON ST  
RENDERING

12/19/2022





WILLIAMSON STREET VIEW LOOKING NE

826 WILLIAMSON ST  
RENDERING

12/19/2022



WILLIAMSON STREET VIEW CLOSE-UP

826 WILLIAMSON ST  
RENDERING

12/19/2022