

# 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: 654 Williamson Street Alder District: 6

## 2. PROJECT

Project Title/Description: 5-story apartment building with a 2 level parking garage

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: Kevin Burow Company: Knothe & Bruce Architects LLC

Address: 8401 Greenway Blvd., Ste 900 Middleton, WI 53562  
Street City State Zip

Telephone: (608) 836-3690 Email: kburow@knothebruce.com

Property Owner (if not applicant): Brandon Cook - John Fontain Realty

Address: P.O. Box 694 Madison, WI 53701  
Street City State Zip

Property Owner's Signature: [Signature] Date: 6/4/2025

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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

June 4, 2025

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 – Landmarks Submittal  
654 Williamson Street  
**KBA Project #2215**

Ms. Heather Bailey,

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

This proposed development is a revised version of the building design that was previously approved by Landmarks Commission on March 27, 2023. No construction of the original design has been started. The revised building design retains the same building footprint, circulation/access points, and materials. Changes from the original design include:

- Removal of step-backs along Williamson Street, the NW corner and the SW corner. The revised design is a simplified massing that is 5 stories in height with the exception of a step-back on the NE corner at the primary entrance.
- Increased unit count to a total of 53 units
- Garage parking will contain 45 stalls

The redevelopment of 654 Williamson Street is located within the Third Lake Ridge Historic District. In designing the building, we have incorporated a number of details to make it compatible with the historic nature of the Third Lake Ridge Historic District. The design addresses the general massing, rhythm, materials and ornamentation found within the immediate vicinity of the project as well as the historic district as a whole. Within the southwest edge of the district, the contributing building forms and materials skew heavily toward an industrial style. The proposed building is designed to continue the adjacent historic buildings' forms and materials, while introducing itself as a modern structure with complementary detailing and material accents.

Primary design influence for the proposed new mixed-use project at 654 Williamson is the masonry industrial aesthetic of 301 S. Blount St., 720 Williamson St (the Olds Building) and 744 Williamson St. (Madison Candy Company). The principal aesthetic relies on a heavy, masonry module creating a rhythm of orthogonal openings and punched windows. The three buildings listed feature a prominent (3) story façade along Williamson and S. Blount streets. The proposed structure adopts this same principal massing along the primary street frontage.

### **Building Form:**

The overall frontage of the building along Williamson St is approximately 154' long, and 85' along S. Blount St. The primary façade is further broken down into regular 25' wide bays with a narrow corner

element. The Williamson St. façade is designed with an inset bay asymmetrically placed within the main façade

**Height:**

The overall height of the building is 5 stories at Williamson Street. The building form is simple, in character with the industrial massing of adjacent historic structures.

**Parts (Windows, doors, entrances):**

Window proportions and placement are reflective of the adjacent buildings at 301 S. Blount St and 720 Williamson St. The primary window system above the first floor is planned to be high-performance UPVC European windows from the manufacturer Oknoplast. The frame proportions and detailing mimic the historic window precedent at 301 S. Blount St. Window panel sizing and layout will look similar to the typical double-hung function but will be an awning style operation.

The ground floor window system will be a standard dark-anodized aluminum storefront system with a consistent 20" high cast stone base at all glazed openings other than doors. The garage doors for access into the structured parking will be an anodized aluminum and glass system by Cloplay that reflects the same aesthetic as the aluminum storefront system along the rest of the building

**Materials:**

The primary building material for the majority of the building is standard sized brick masonry using two tones of brick: light red similar to the 720 Williamson St. (Olds building) and a darker burgundy/brown shade to accent recessed areas and the two building "volumes". Warm, sandstone color salt-resistant manufactured cast stone will be used as a base material. Cast stone will be used as sill, header and parapet top cap at the brick masonry. Vertical seamed steel or aluminum metal siding is proposed at the corner entry façade inset. This material will be a weathered zinc /charcoal finish. This metal panel will be used sparingly in other accent areas on the façade. Composite clapboard siding will be used for the interior portions of the rear facade.

Railings for the rear-facing deck areas will be black or dark grey. Balconies are not permitted on primary street fronts per the historic ordinance. There will be a small outdoor deck space above the primary corner entry. Parapet walls 42" in height will serve as the guard rails. No railing will be visible along the street façade.

**Building Systems:**

No rooftop systems will be visible from the street at any point. There are no solar panels currently planned for the rooftop and if added, they will be setback far enough from the edge to not be visible either. All garage ventilation in the masonry will be painted to match the masonry.

Exterior lighting on the building will be minimal, with recessed downlights located in the entry canopy to the main entrance and period-appropriate fixtures.

**Demolition Standards:**

The structure to be removed has served the community well but is no longer needed because The Red Caboose Daycare Center moved to a new location at 2350 Winnebago Street. The structure itself is not a landmark structure, nor does it have any historical significance for this area. Also, it is not of an uncommon or unusual design or method of construction, and as such should meet the demolition criteria. We believe the demolition standards can be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing commercial structure.

We appreciate the feedback we received from you and the Landmarks Commission throughout the course of this project's development over the past several years. 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

Photos of existing building to be removed – 654 Williamson











## 301 S. Blount St

301 S. Blount Street is the nearest contributing building to the project. The proposed design draws heavily from the industrial warehouse aesthetic and repetitive window rhythm. Brick corbeling and banding is a strong influence on the proposed exterior façade. The proposed building's window proportions and mulling pattern are similar to this building, although the proposed building's window operation is not going to be single-hung. Stone sills are consistent with the proposed building. While the overall height of this building is taller than the 3-story front façade of the proposed building (approx. 55' vs 41' proposed), the general proportions remain similar, particularly when the ½-story basement exposure is excluded.



## 720 Williamson St

The principle red brick color for the proposed project is inspired by the brick at 720 Williamson St. The height and articulation of the first three floors of 720 Williamson St is very similar to the proposed project- approximately 41' for both buildings. The proposed project's vertical brick pilasters and corner brick reveal details are a clear reference to the details at 720 Williamson.



## 613 Williamson St

The exterior styling and materials at 613 Williamson St are not directly referenced in the proposed project with the exception of the strong stone base motif along the sidewalk.



## 744 Williamson St

744 Williamson St. is outside of the 200' radius of the proposed project, but is within the historic district. The red brick tone, similar to 720 Williamson Street, reflects the color choice for the proposed project. The painted steel beam integrated into the façade of 744 Williamson is referenced in in the proposed project via a similar steel beam for a “canopy” at the garage entries and the center retail entry along Williamson.





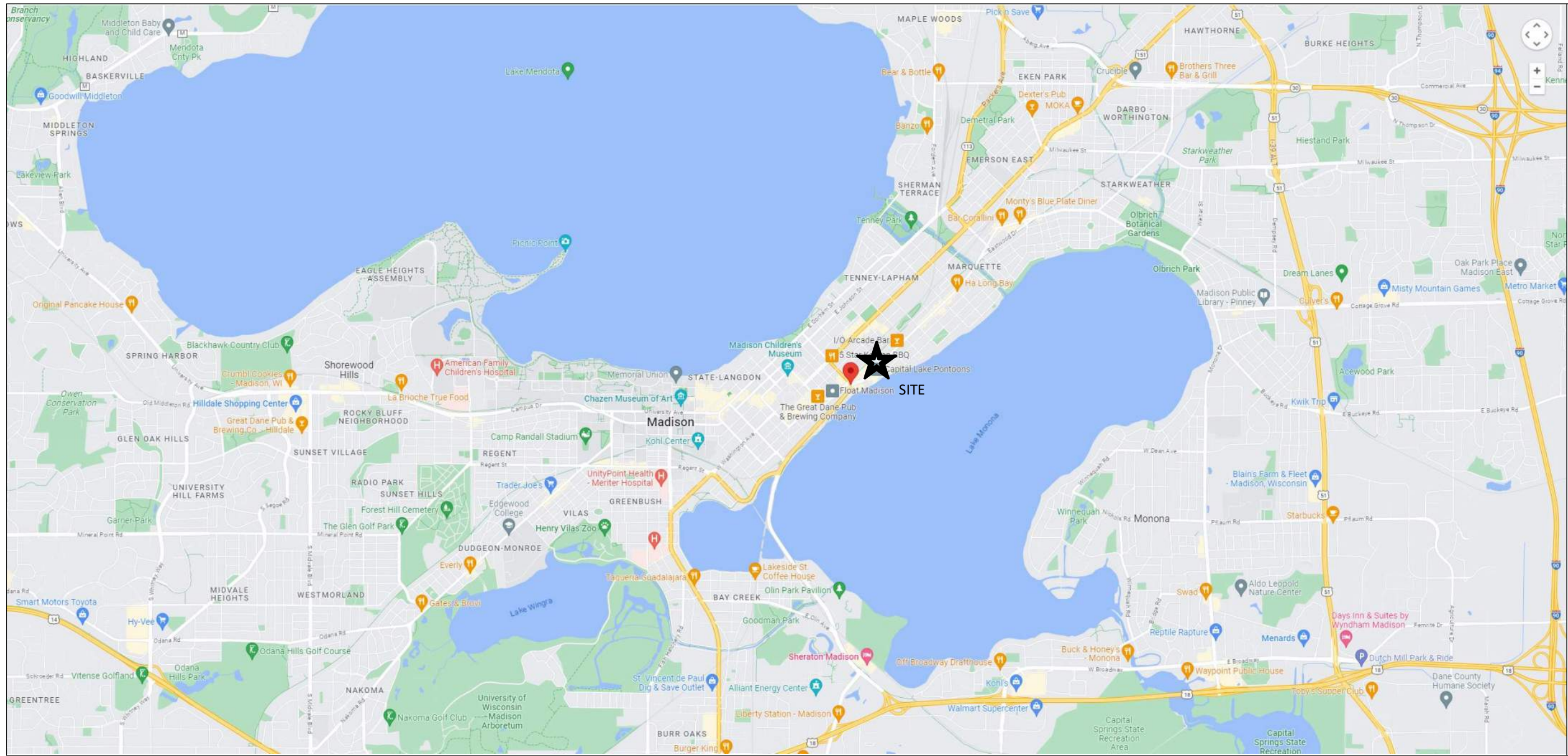
# 654 WILLIAMSON ST MIXED USE BUILDING

654 WILLIAMSON ST MADISON,  
WI 53703

5 STORY, 53 UNIT MIXED-USE BUILDING; 2 LEVELS  
OF PARKING

PROJECT NUMBER 2215

## VICINITY MAP



## SHEET INDEX

COVER SHEET

### SITE

- CA101 SITE PLAN
- CA102 SITE LIGHTING PLAN
- C200 EXISTING SITE AND DEMO PLAN
- L101 LANDSCAPE PLAN

### ARCHITECTURAL

- AC100 BASEMENT/ LOWER PARKING PLAN
- AC101 FIRST FLOOR/ UPPER PARKING PLAN
- AC102 SECOND FLOOR PLAN
- AC103 THIRD FLOOR PLAN
- AC104 FOURTH FLOOR PLAN
- AC105 FIFTH FLOOR PLAN
- AC106 ROOF PLAN
- AC201 EXTERIOR ELEVATIONS
- AC202 EXTERIOR ELEVATIONS
- AC203 EXTERIOR ELEVATIONS- COLOR
- AC204 EXTERIOR ELEVATIONS- COLOR

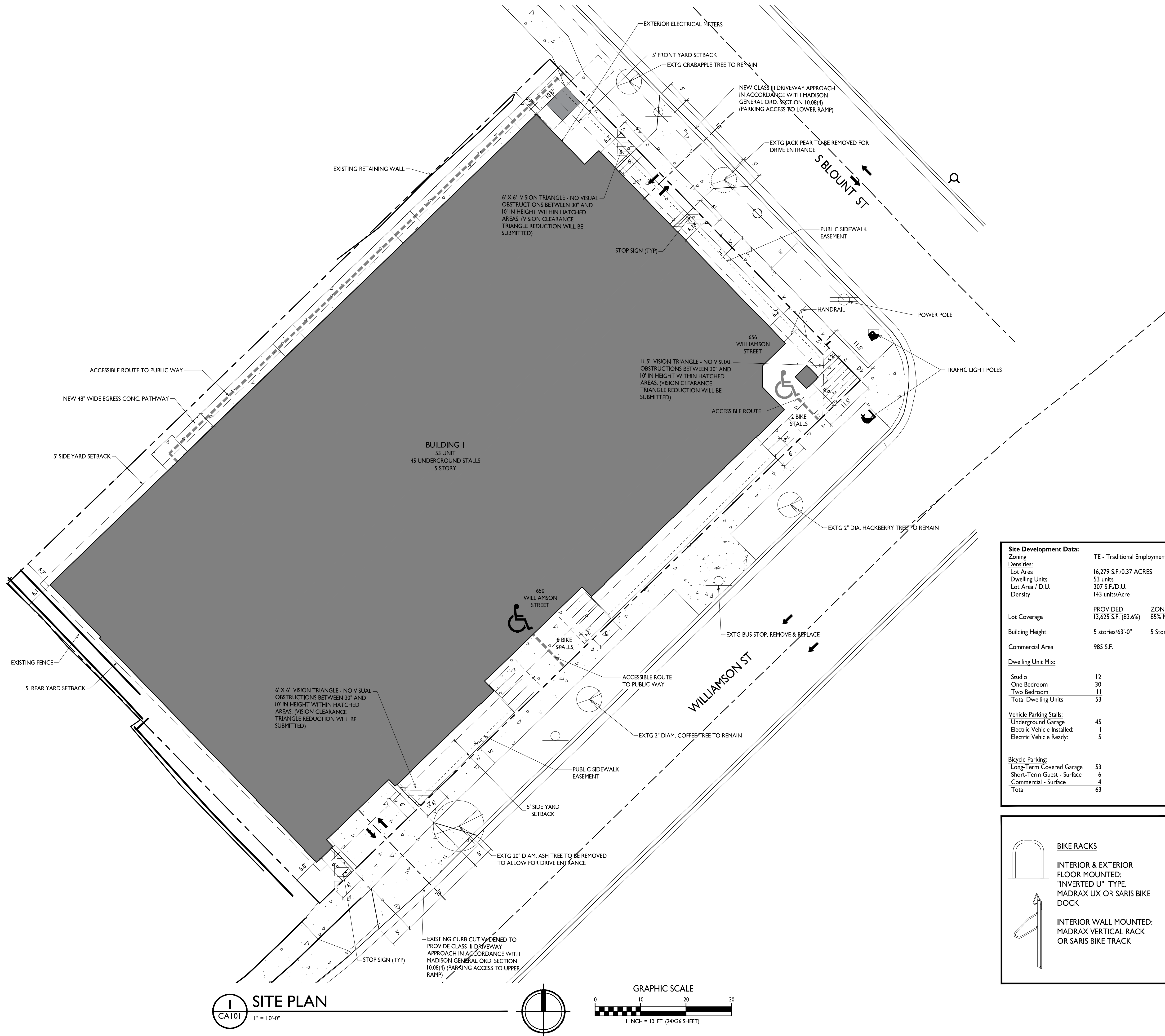
- AC900 CONCEPT RENDERINGS
- EXTERIOR MATERIALS SHEET

Issued for Landmarks  
Review 06-04-2025

ISSUED



- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
  3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
  4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
  5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:  
[CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
  6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
  7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
  8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
  9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
  10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
  11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
  12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



| Site Development Data:      |                             |                    |
|-----------------------------|-----------------------------|--------------------|
| Zoning                      | TE - Traditional Employment |                    |
| Densities:                  |                             |                    |
| Lot Area                    | 16,279 S.F./0.37 ACRES      |                    |
| Dwelling Units              | 53 units                    |                    |
| Lot Area / D.U.             | 307 S.F./D.U.               |                    |
| Density                     | 143 units/Acre              |                    |
| Lot Coverage                | PROVIDED                    | ZONING REQ'D       |
|                             | 13,625 S.F. (83.6%)         | 85% Max.           |
| Building Height             | 5 stories/63'-0"            | 5 Stories/68' Max. |
| Commercial Area             | 985 S.F.                    |                    |
| Dwelling Unit Mix:          |                             |                    |
| Studio                      | 12                          |                    |
| One Bedroom                 | 30                          |                    |
| Two Bedroom                 | 11                          |                    |
| Total Dwelling Units        | 53                          |                    |
| Vehicle Parking Stalls:     |                             |                    |
| Underground Garage          | 45                          |                    |
| Electric Vehicle Installed: | 1                           |                    |
| Electric Vehicle Ready:     | 5                           |                    |
| Bicycle Parking:            |                             |                    |
| Long-Term Covered Garage    | 53                          |                    |
| Short-Term Guest - Surface  | 6                           |                    |
| Commercial - Surface        | 4                           |                    |
| Total                       | 63                          |                    |

**BIKE RACKS**

**BIKE RACKS**

INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

ISSUED  
Issued for Landmarks Review- 06-04-2025

PROJECT TITLE  
**654 Williamson St  
Mixed Use Building**

654 Williamson St,  
Madison, WI  
SHEET TITLE  
**Site Plan**

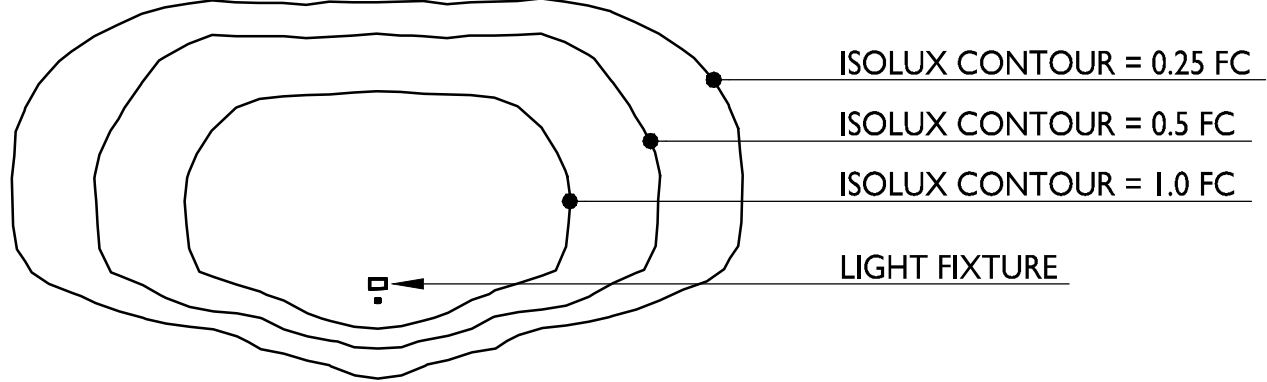
SHEET NUMBER

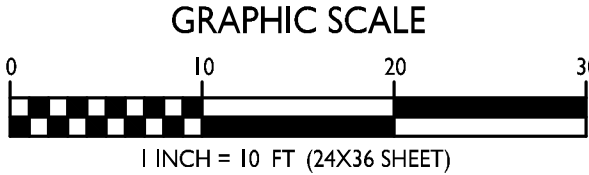
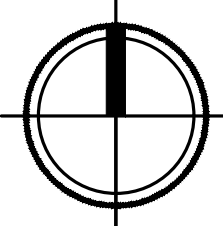
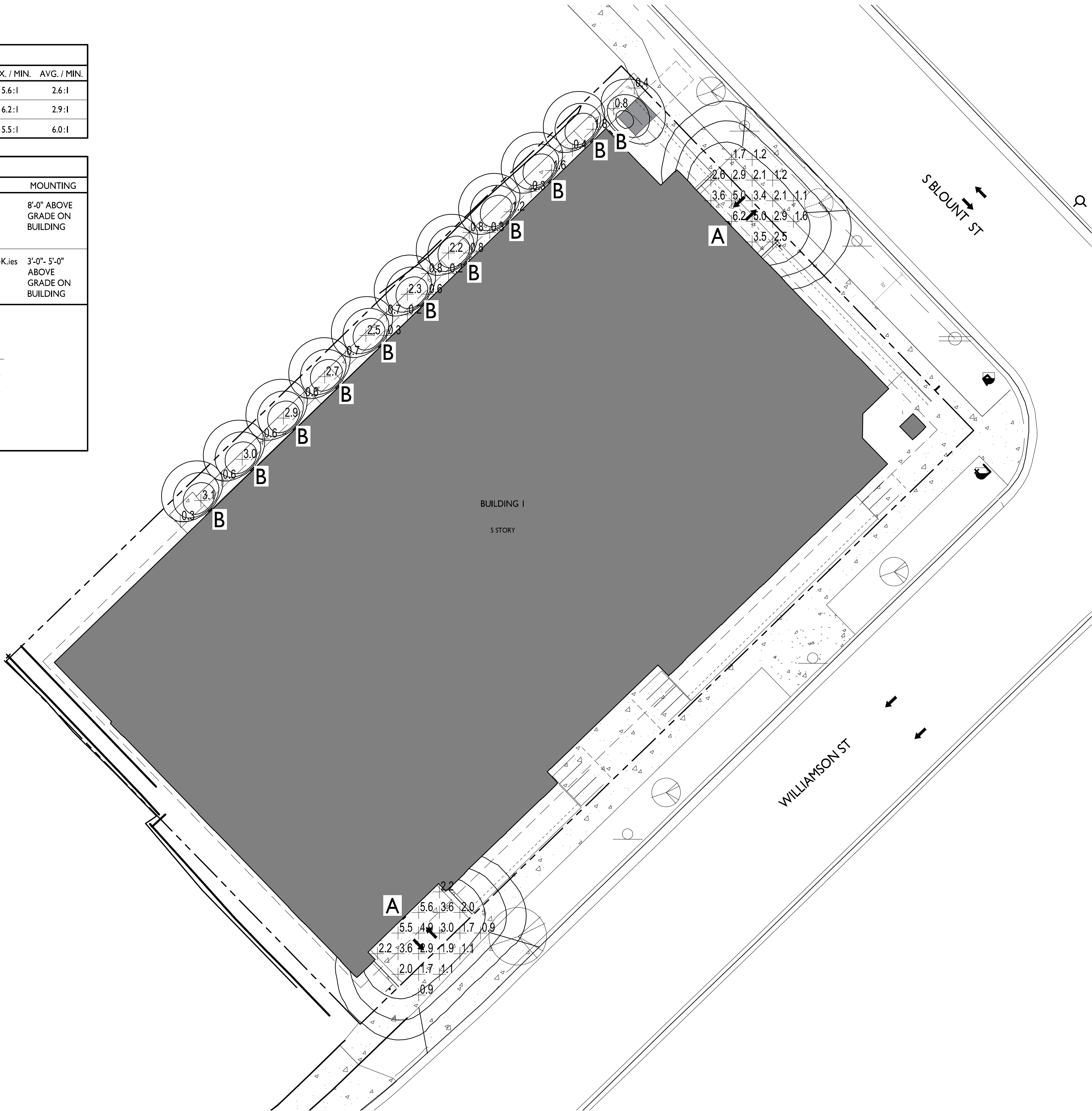
**CA101**

PROJECT NO. **2215**

© Knothe & Bruce Architects, LLC

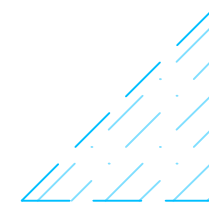
| LIGHT LEVEL STATISTICS                       |        |        |        |        |             |             |
|----------------------------------------------|--------|--------|--------|--------|-------------|-------------|
| DESCRIPTION                                  | SYMBOL | AVG.   | MAX.   | MIN.   | MAX. / MIN. | AVG. / MIN. |
| North Parking Garage Entry Security Lighting | +      | 2.9 fc | 6.2 fc | 1.1 fc | 5.6:1       | 2.6:1       |
| South Parking Garage Entry Security Lighting | +      | 2.6 fc | 5.6 fc | 0.9 fc | 6.2:1       | 2.9:1       |
| Walkway Egress Lighting                      | +      | 1.2 fc | 3.1 fc | 0.2 fc | 15.5:1      | 6.0:1       |

| LUMINAIRE SCHEDULE                                                                |       |      |                   |                       |                                                                   |                                                               |
|-----------------------------------------------------------------------------------|-------|------|-------------------|-----------------------|-------------------------------------------------------------------|---------------------------------------------------------------|
| SYMBOL                                                                            | LABEL | QTY. | MANUF.            | CATALOG               | DESCRIPTION                                                       | MOUNTING                                                      |
|  | A     | 2    | LITHONIA LIGHTING | WPXI LED P1 30K MVOLT | WPXI LED WALLPACK, 1500lm, 3000K COLOR TEMPERATURE, 120-277 VOLTS | WPXI_LED_P1_30K_MVOLT.ies<br>8'-0" ABOVE GRADE ON BUILDING    |
|  | B     | 11   | FC / SSL LIGHTING | FCSL102-120V-4K-SS    | EXTERIOR DIE-CAST ALUMINUM STEP LIGHT FOR MASONRY APPLICATIONS    | F002035FCSL1024K.ies<br>3'-0" - 5'-0" ABOVE GRADE ON BUILDING |
| EXAMPLE LIGHT FIXTURE DISTRIBUTION                                                |       |      |                   |                       |                                                                   |                                                               |
|  |       |      |                   |                       |                                                                   |                                                               |





12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



VISION TRIANGLE: NO OBSTRUCTIONS  
BETWEEN THE HEIGHT OF 30" AND 10'  
WITHIN HATCHED AREAS.

| <b><u>Landscape Worksheet</u></b><br><b>654 Williamson Street</b>                                                                                                                                                                        |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b><u>Landscape Points Required</u></b>                                                                                                                                                                                                  |                          |
| Developed Area =                                                                                                                                                                                                                         | 1,506 SF                 |
| Landscape Points: 1,506/300 x 5 =                                                                                                                                                                                                        | <b><u>25 points</u></b>  |
| <b><u>Total Landscape Points Required</u></b>                                                                                                                                                                                            | <b><u>25 points</u></b>  |
| <b><u>Landscape Points Supplied</u></b>                                                                                                                                                                                                  |                          |
| Existing canopy trees - 0 @ 35 =                                                                                                                                                                                                         | 0 points                 |
| Proposed canopy trees - 11 @ 35 =                                                                                                                                                                                                        | 385 points               |
| Existing evergreen trees - 0 @ 35 =                                                                                                                                                                                                      | 0 points                 |
| Proposed evergreen trees - 0 @ 35 =                                                                                                                                                                                                      | 0 points                 |
| Existing ornamental trees - 0 @ 15 =                                                                                                                                                                                                     | 0 points                 |
| Proposed ornamental trees - 4 @ 15 =                                                                                                                                                                                                     | 60 points                |
| Existing upright evergreen shrubs - 0 @ 10 =                                                                                                                                                                                             | 0 points                 |
| Proposed upright evergreen shrubs - 0 @ 10 =                                                                                                                                                                                             | 0 points                 |
| Existing deciduous shrubs - 0 @ 3 =                                                                                                                                                                                                      | 0 points                 |
| Proposed deciduous shrubs - 0 @ 3 =                                                                                                                                                                                                      | 0 points                 |
| Existing evergreen shrubs - 0 @ 4 =                                                                                                                                                                                                      | 0 points                 |
| Proposed evergreen shrubs - 55 @ 4 =                                                                                                                                                                                                     | 220 points               |
| Existing perennials & grasses 0 @ 2 =                                                                                                                                                                                                    | 0 points                 |
| Proposed perennials & grasses 60 @ 2 =                                                                                                                                                                                                   | 120 points               |
| <b><u>Total landscape points supplied =</u></b>                                                                                                                                                                                          | <b><u>785 points</u></b> |
| <b><u>Lot Frontage Landscape Required</u></b>                                                                                                                                                                                            |                          |
| (Section 28.142(5) Development Frontage Landscaping)                                                                                                                                                                                     |                          |
| One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree." |                          |
| <b><u>Williamson Street &amp; South Blount Street =</u></b>                                                                                                                                                                              | 263.9 LF                 |
| Over story trees required 263.9/30" = 8.79                                                                                                                                                                                               | <b><u>9 trees</u></b>    |
| Shrubs required (263.9/30") x 5 = 43.98                                                                                                                                                                                                  | <b><u>44 shrubs</u></b>  |
| Over story trees supplied                                                                                                                                                                                                                | <b><u>7 trees</u></b>    |
| Ornamental/Evergreen trees supplied                                                                                                                                                                                                      | <b><u>4 trees</u></b>    |
| Shrubs supplied                                                                                                                                                                                                                          | <b><u>55 shrubs</u></b>  |

ISSUED  
Issued for Landmarks Review- 06-04-2025

PROJECT TITLE  
**654 Williamson St**  
**Mixed Use Building**

654 Williamson St,  
Madison, WI

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SHEET TITLE

**Landscape Plan**

SHEET NUMBER

L101

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PROJECT NO. 2215

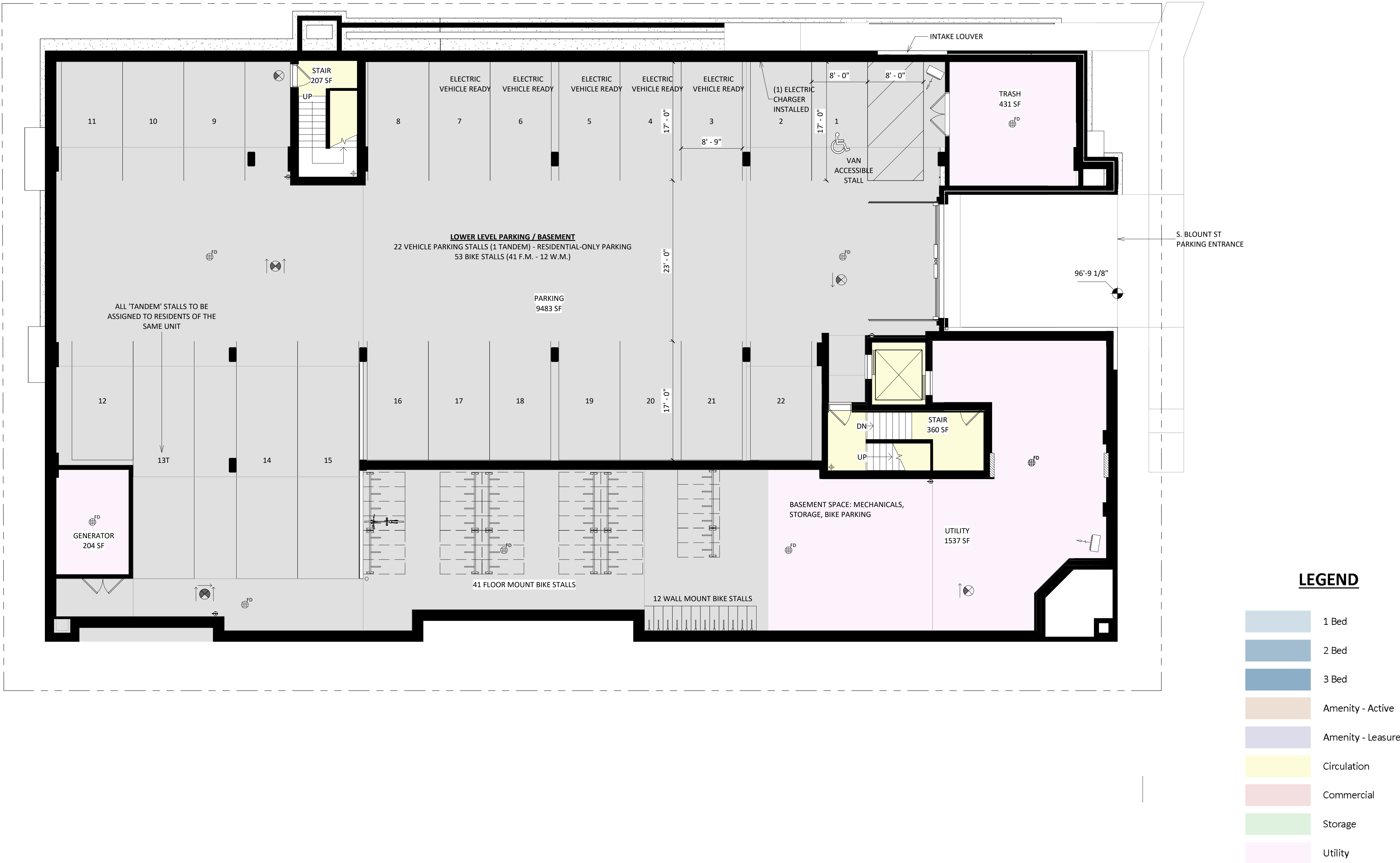
ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

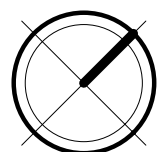
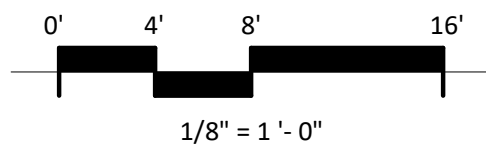
654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
BASEMENT/LOWER  
PARKING PLAN

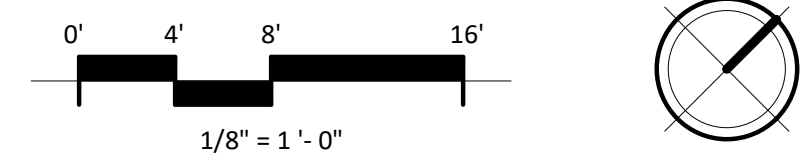
SHEET NUMBER

AC100  
PROJECT NUMBER  
2215



1 CITY - 00 - BASEMENT/LOWER PARKING PLAN  
AC100 1/8" = 1'-0"







- LEGEND
- 1 Bed

2 Bed

3 Bed

Amenity - Active

Amenity - Leasure

Circulation

Commercial

Storage

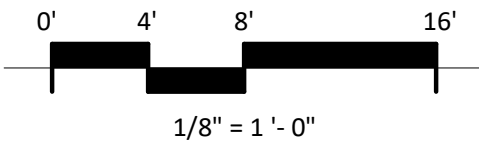
Utility

1

CITY - 02 - SECOND FLOOR PLAN

AC102

1/8" = 1'-0"



ISSUED

Issued for Landmarks Review 06-04-2025

PROJECT TITLE

654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703

SHEET TITLE

SECOND FLOOR  
PLAN

SHEET NUMBER

AC102

PROJECT NUMBER

2215

ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
THIRD FLOOR  
PLAN

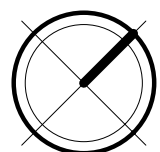
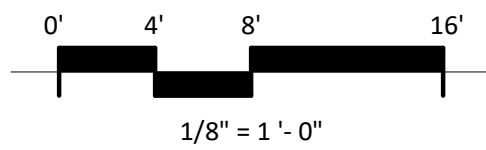
SHEET NUMBER

AC103

PROJECT NUMBER  
2215



1 CITY - 03 - THIRD FLOOR PLAN  
AC103 1/8" = 1'-0"



ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
FOURTH FLOOR  
PLAN

SHEET NUMBER

AC104

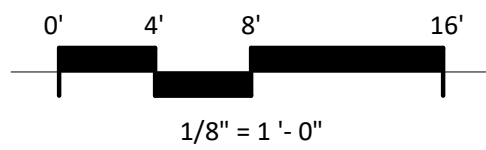
PROJECT NUMBER  
2215



LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Active
- Amenity - Leisure
- Circulation
- Commercial
- Storage
- Utility

1 CITY - 04 - FOURTH FLOOR PLAN  
AC104 1/8" = 1'-0"



1/8" = 1'-0"



ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
FIFTH FLOOR  
PLAN

SHEET NUMBER

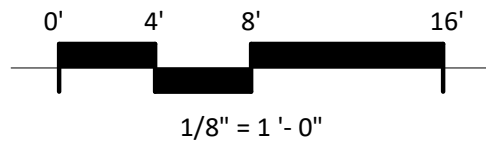
AC105  
PROJECT NUMBER  
2215

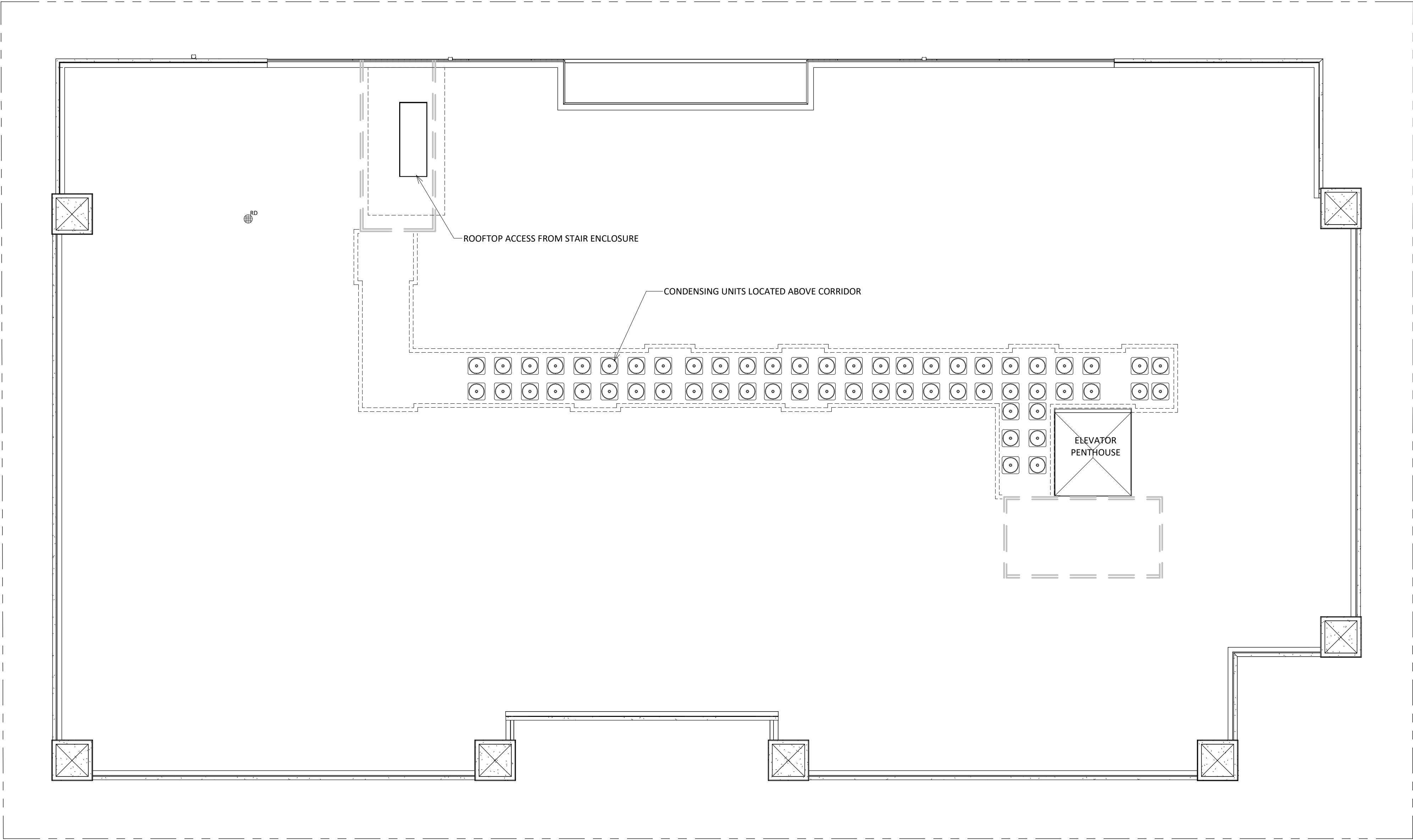


LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Active
- Amenity - Leisure
- Circulation
- Commercial
- Storage
- Utility

1 CITY - 05 - FIFTH FLOOR PLAN  
AC105/ 1/8" = 1'-0"



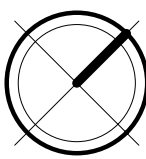
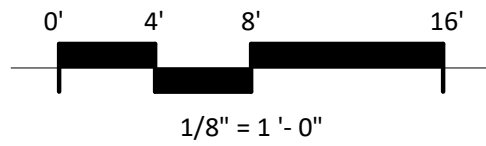


ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
ROOF PLAN

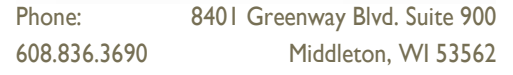
1 CITY - 06 - ROOF PLAN  
AC106 1/8" = 1'-0"



SHEET NUMBER

AC106

PROJECT NUMBER  
2215



| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                  |
|----------------------------|----------------------------------------|-----------------------|----------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                            |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                       |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                 |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR             |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR             |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE       |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE       |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOUT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOUT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOUT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                 |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                        |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNODIZED                |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                            |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                        |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING                |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                        |



2 NE ELEVATION - S BLOUNT ST - B&W  
AC201 1/8" = 1'-0"



1 SE ELEVATION - WILLIAMSON ST - B&W  
AC201 1/8" = 1'-0"

ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703

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SHEET TITLE

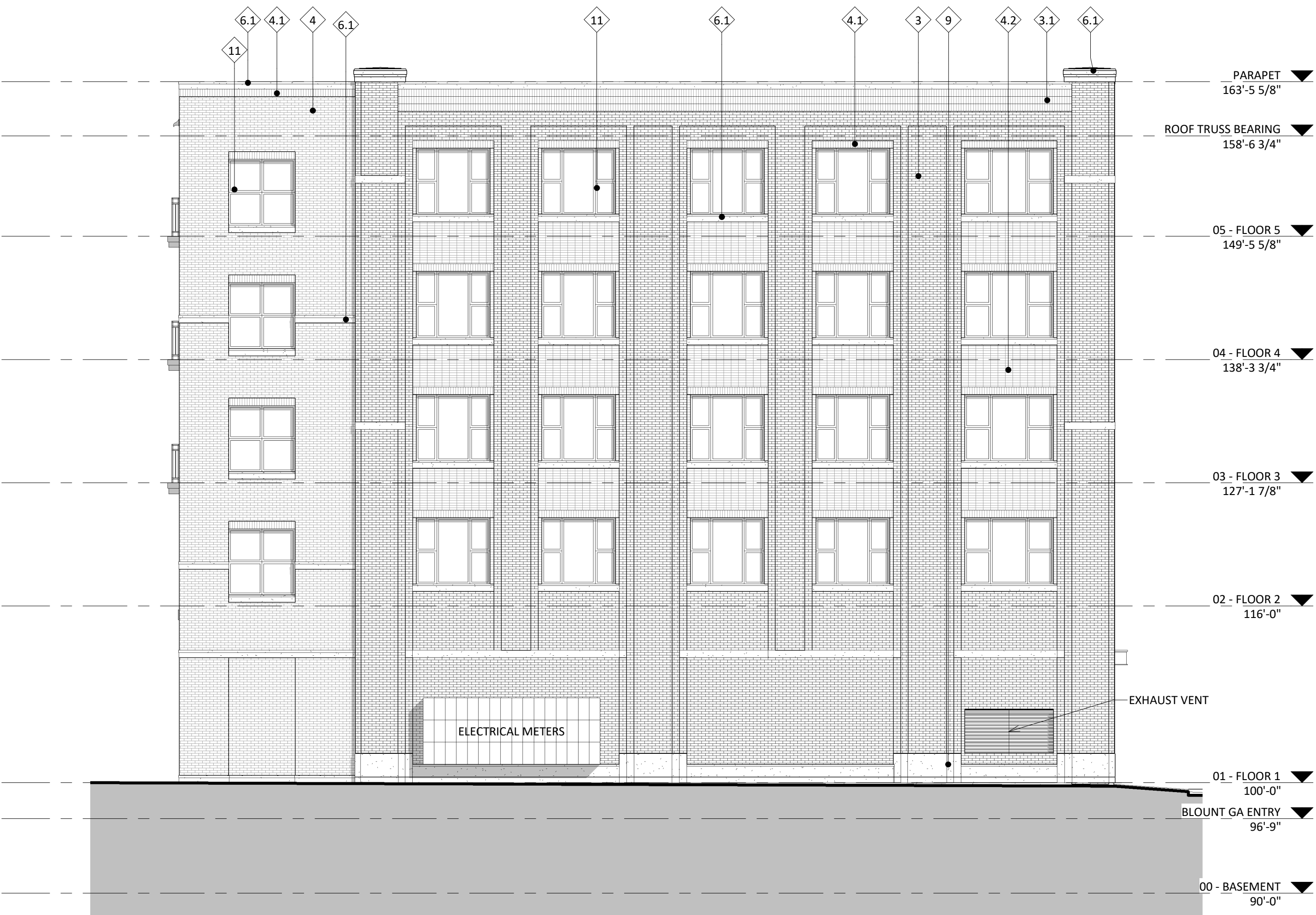
EXTERIOR  
ELEVATIONS

SHEET NUMBER

AC201

PROJECT NUMBER

2215



2 SW ELEVATION - B&W  
1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNOXIDIZED             |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |



1 NW ELEVATION - B&W  
1/8" = 1'-0"



ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

AC202

PROJECT NUMBER

2215



2 NE ELEVATION - S BLOUNT ST - COLOR  
AC203 1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNODIZED               |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |



1 SE ELEVATION - WILLIAMSON ST - COLOR  
AC203 1/8" = 1'-0"

ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
654 WILLIAMSON  
ST MIXED USE  
BUILDING

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
EXTERIOR  
ELEVATIONS-  
COLOR

SHEET NUMBER

AC203

PROJECT NUMBER  
2215



2 SW ELEVATION - COLOR  
AC204 1/8" = 1'-0"

| EXTERIOR MATERIAL SCHEDULE |                                        |                       |                                 |
|----------------------------|----------------------------------------|-----------------------|---------------------------------|
| MARK                       | BUILDING ELEMENT                       | MANUFACTURER          | COLOR                           |
| 1                          | COMPOSITE LAP SIDING - 6-4-6           | JAMES HARDIE          | NIGHT GRAY                      |
| 1.1                        | COMPOSITE TRIM                         | JAMES HARDIE          | MATCH ADJ. COLOR                |
| 2                          | 16" VERTICAL STANDING SEAM METAL       | CMG                   | WEATHERED ZINC COLOR            |
| 2.1                        | METAL FASCIA AND TRIM                  | CMG                   | WEATHERED ZINC COLOR            |
| 3                          | BRICK VENEER COLOR #1                  | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 3.1                        | BRICK VENEER COLOR #1 - SOLDIER COURSE | KANSAS BRICK AND TILE | 500 CORDOVA - MODULAR SIZE      |
| 4                          | BRICK VENEER COLOR #2                  | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.1                        | BRICK VENEER COLOR #2 - SOLDIER COURSE | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 4.2                        | BRICK VENEER COLOR #2 - STACK BOND     | CLOUD CERAMICS        | IRONSPOT CRIMSON - MODULAR SIZE |
| 6                          | MASONRY VENEER                         | TBD                   | MATCH CAST STONE                |
| 6.1                        | CAST STONE BANDS & HEADERS             | OLDCASTLE             | LIMESTONE                       |
| 7                          | ALUM. STOREFRONT                       | N/A                   | BLACK - ANNOXIDIZED             |
| 8                          | RAILINGS & HANDRAILS                   | SUPERIOR              | BLACK                           |
| 9                          | MANUFACTURED STONE UNIT                | CORDOVA               | LIMESTONE                       |
| 10                         | CANOPY & BAY SOFFITS                   | JAMES HARDIE          | MATCH ADJ. SIDING               |
| 11                         | FIBERGLASS WINDOWS/ PATIO DOORS        | OKNOPLAST             | DARK GRAY                       |



1 NW ELEVATION - COLOR  
AC204 1/8" = 1'-0"

ISSUED  
Issued for Landmarks Review 06-04-2025

PROJECT TITLE  
**654 WILLIAMSON  
ST MIXED USE  
BUILDING**

654 WILLIAMSON ST  
MADISON, WI 53703  
SHEET TITLE  
**EXTERIOR  
ELEVATIONS-  
COLOR**

SHEET NUMBER

**AC204**

PROJECT NUMBER

**2215**



WILLIAMSON STREET VIEW - LOOKING WEST



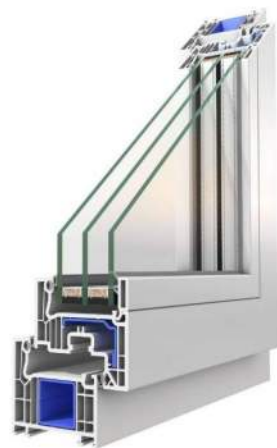
WILLIAMSON STREET VIEW - LOOKING NORTHWEST



WILLIAMSON STREET VIEW - LOOKING NORTHEAST

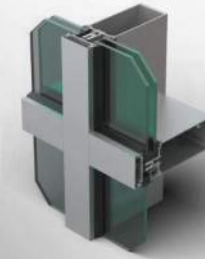


BLOUNT STREET VIEW - LOOKING SOUTH



Window System

**Oknoplast Composite | Dark Gray**  
Windows & Patio Sliding Doors



Window System



**Kawneer Aluminum | Black Anodized**

Storefront Windows  
Storefront Entrance  
Roof Terrace Entrance



**James Hardie | Night Gray**  
Composite Lap Siding

**Kansas Brick & Tile | 500 Cordova**  
Brick #1

**Cloud Ceramics | Ironspot Crimson**  
Brick #2



**Sconce**



**Clopay Steel Overhead Garage Door | Black**

MATERIAL BOARD

654 WILLIAMSON ST.  
MADISON

LANDMARKS SUBMITTAL | 06.04.2025 | # 2215



SPECIFICATIONS

| Certifications/Qualifications                   |                                                                        |
|-------------------------------------------------|------------------------------------------------------------------------|
|                                                 | <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a> |
| Dimensions                                      |                                                                        |
| Base Backplate                                  | 5.5" X 5.75"                                                           |
| Extension                                       | 6.75"                                                                  |
| Weight                                          | 4.50 LBS                                                               |
| Height from center of Wall opening (Spec Sheet) | 5.00"                                                                  |
| Height                                          | 11.75"                                                                 |
| Width                                           | 5.75"                                                                  |
| Light Source                                    |                                                                        |
| Dimmable                                        | Yes                                                                    |
| Lamp Included                                   | Not Included                                                           |
| Lamp Type                                       | A19                                                                    |
| Light Source                                    | LED 2700K                                                              |
| Max or Nominal Watt                             | 100.00                                                                 |
| # of Bulbs/LED Modules                          | 1                                                                      |
| Socket Type                                     | Medium                                                                 |
| Socket Wire                                     | 150"                                                                   |
| Mounting/Installation                           |                                                                        |
| Interior/Exterior                               | Exterior                                                               |
| Location Rating                                 | Wet                                                                    |
| Mounting Style                                  | Wall Mount                                                             |
| Mounting Weight                                 | 1.50 LBS                                                               |

FIXTURE ATTRIBUTES

| Housing                      |                         |
|------------------------------|-------------------------|
| Diffuser Description         | Satin Etched Cased Opal |
| Primary Material             | Cast Aluminum           |
| Shade Dimensions             | 11.75" X 5.75" X 5.50"  |
| Product/Ordering Information |                         |
| SKU                          | 49200BK                 |
| Patent                       | US Patent Pending       |
| Finish                       | Black                   |
| Style                        | Contemporary            |
| UPC                          | 783927307178            |

| Finish Options                                                                     |       |
|------------------------------------------------------------------------------------|-------|
|  | Black |



ALSO IN THIS FAMILY



WALL SCONCE AT UNIT BALCONIES (OR EQUAL)

Fixture to receive maximum 5W (40W equivalent) / 450 Lumen LED lamp