

July 18, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Re: Letter of Intent
409 S. Baldwin St & 1305-1323 Williamson St

Ms. Stouder,

The following is submitted along with application, plans, and miscellaneous documentation for staff and Plan Commission review and consideration of approval.

Introduction

The proposed project involves redevelopment of 409 S. Baldwin St and 1305-1323 Williamson St. Existing structures at 409 S. Baldwin St and 1305 Williamson St. will be removed and replaced by a new mixed use retail and office building. Minor changes to the existing parking lot are planned.

Project Description

The land that the project occupies, currently multiple lots, will need to be combined into one lot. The structures on these lots have been connected and functioning as though one lot for many years. Historically most of the project site was a single parcel occupied by a greenhouse and only later subdivided into multiple lots.

The proposed building has been designed to be compatible with neighboring structures. The bulk, height, mass and style is in keeping with the nearby historic resources and Third Lake Ridge Historic District and City standards for the district. Masonry materials are in keeping with the surrounding context. The corner entrance recalls the configuration of the existing building and other corner structures in the vicinity. Large street level windows and smaller second story windows follow the historic pattern of nearby resources. The building height is compatible with neighboring structures.

After consultation with the Preservation Planner the one story portion in the approximate location of the existing 409 S. Baldwin Mediterranean Revival style building has been designed in a contemporary interpretation of that style and other historic resources in the vicinity.

City and Neighborhood Input

A neighborhood meeting with city planner Chris Wells and Alder Brian Benford present was held as well as meetings with the Marquette Neighborhood Association Development and Preservation Committee.

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Several virtual or in-person meetings with city staff including a DAT meeting provided input into the project development. After meetings with Preservation Planner Heather Bailey the project was submitted to Landmarks Commission. Certificates of Appropriateness were approved for the demolition, CSM and new construction.

Demolition

One of the structures to be removed was constructed outside of the Third Lake Ridge Historic District period of significance (1850-1929) and has no historic significance and meets the criteria for demolition.

The structure at the corner of S. Baldwin and Williamson Streets underwent exterior modifications in the 1980s removing and obscuring the historic fabric. Confirming suspect issues with the building, investigation of the exterior walls revealed deteriorated balloon framed walls and are no longer structurally sound. Ruble foundation walls have deteriorated.

The original St. Vincent de Paul thrift store at 409 S Baldwin construction is cast-in-place concrete basement and first floor structure, masonry walls and columns, and a wood bow-string truss roof with rubber membrane roofing. The building has significant structural and other condition issues. Due to safety concerns of a compromised roof structure, the building has been vacated for retail use. Inspection of the wood truss and joist roof structure revealed trusses warped out of plane and the roof assembly sagging and settled. This led to the structural engineer's recommendation to replace the roof structure. Although temporary repairs have stabilized the structure, the building is not considered safe for retail occupancy. Piers supporting the trusses exhibit signs of cracking. Moisture infiltration has led to deterioration of the concrete basement walls, floor and columns supporting the floor above. Various attempts to remedy the moisture migration have had minimal impact and continued basement storage is not feasible. No drawings or other records of the original construction materials and their properties are available. Therefore, capacities of construction compared to current codes are unknown.

Parking Reduction

A parking reduction is requested. Zoning ordinance requires on-site parking for mixed-use buildings greater than 25,000 square feet. The combined new and existing structure's 26,387 square feet exceeds the that threshold by only 5.5%. The ordinance required parking would be 55 stalls. The existing 18 stalls will be maintained. No significant change from existing visitor or employ traffic is anticipated. A significant proportion of visitors arrive on foot or bicycles or by mass transit.

Project Schedule

Construction start is anticipated for fall of 2022 with completion December 2023.

Thank you for reviewing and considering our proposal.

Sincerely,



Ron Siggelkow, AIA
Principal, Architect