

All applications must be filed by 12:00 pm 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

November 9, 2020

To: City of Madison Landmarks Commission

Re: 1319 Rutledge St Replacement Garage Application

I am writing this letter to describe my request for approval for a garage replacement in the Third Lake Ridge historic district.

I am one of the owners of Foundry Apartments and we have a building at 1319 Rutledge St – a very pretty, 3 story brick building on the south side of the street. Unfortunately, we also have a 2 car garage that has some structural issues as a result of having no footings and the use of clay tile for structural support, combined with a tree that heaved up the concrete floor. I have spent about 6 years trying to find a company to repair this, but alas I have been told that the garage needs to be either torn down or rebuilt.

So I have been working with an architect on rebuilding plans and we have confirmation from zoning that we can do this on the same footprint with some changes to bring it up to commercial fire code. I am hoping that these plans will look appropriate and satisfactory to you – we tried to keep the character of the neighborhood and the original garage in mind.

Thank you for your time and consideration,

Nina

A handwritten signature in black ink, appearing to read 'Nina R. Lebwohl', written in a cursive style.

Nina R. Lebwohl
Member, Foundry Apartments LLC

Site Address: 1319 Rutledge Street

Legal Description: Lot Four (4), Block 208, Madison According To The Recorded Plat Thereof, In The City Of Madison, Dane County, Wisconsin

Lot Area: 8,734 sf sf (0.20 Acres)

Zoning: TRV-2

Max Allowable Garage Size: 576 sf; and 10% Lot Area.

Parking: 1 Stall per Dwelling Unit (6)
Stalls Required: 6

Stalls Provided: 6

Building Occupancy: S-1 Storage Accessory Building To R-2

Building Construction Classification: Type 5B, Unprotected

Building Area: 400 sf



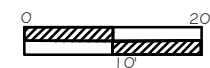
Vicinity Map



Site Map



- 2.1 Site Plan\\
- 2.2 Existing Photos
- 6.1 Floor Plan
- 8.1 Exterior Elevations

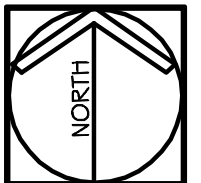
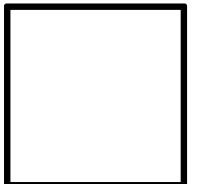


Site Plan

$$|'' = |O'$$

For City Landmarks Review

Foundry Apartments, LLC
Replacement Garage For:
1319 Rutledge St
Madison, WI



Site Plan

$$I'' = IO'$$

REVISIONS:

KWV	
30 April 2019	2019-12

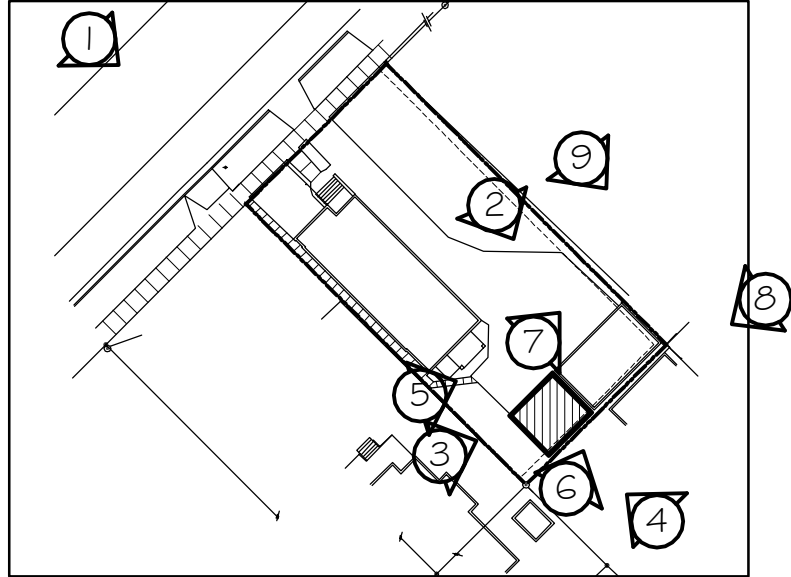
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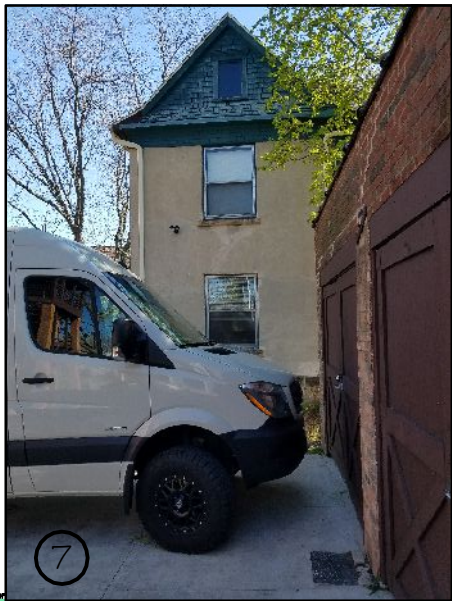
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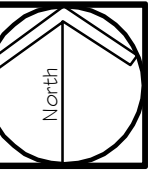
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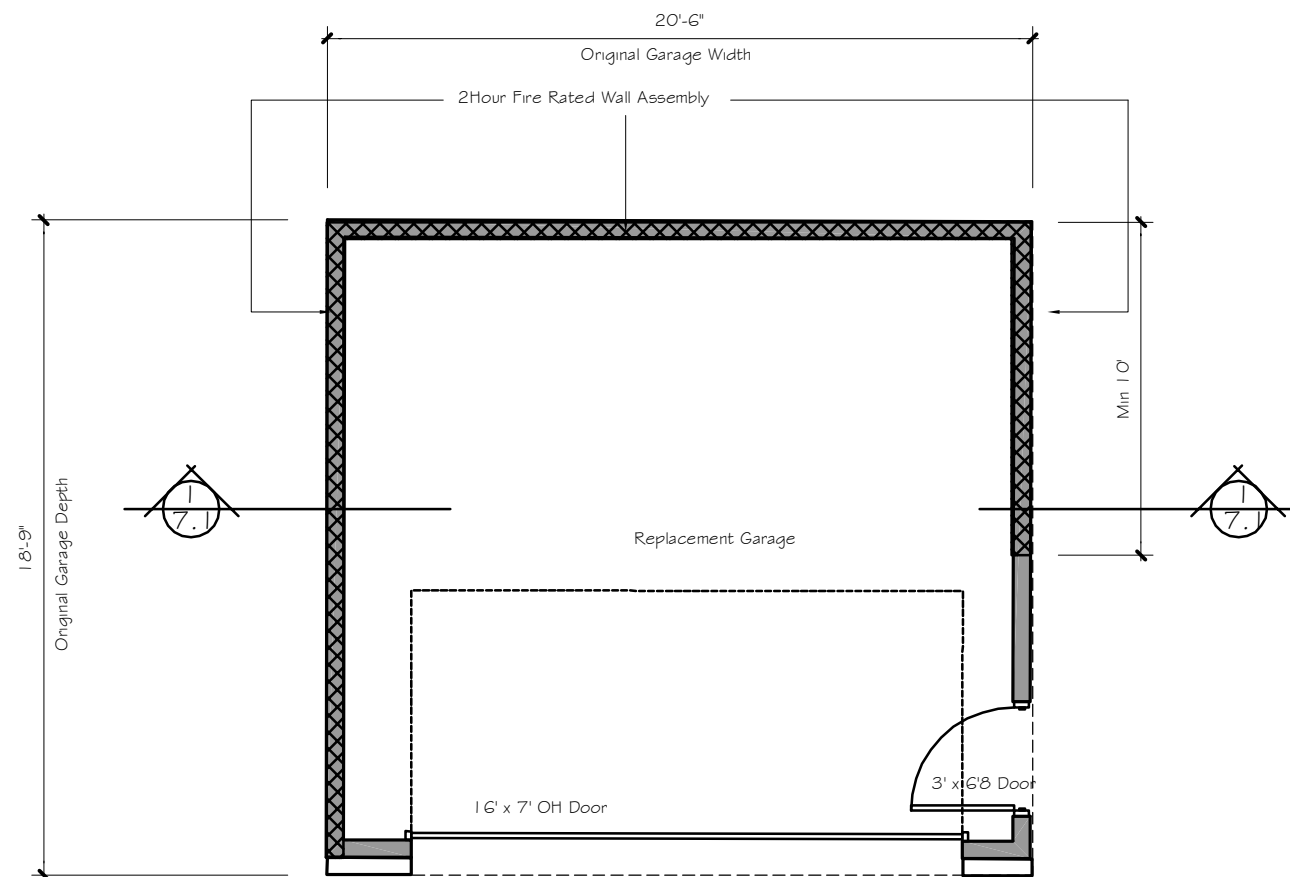
Foundry Apartments, LLC
Replacement Garage For:
1319 Rutledge St
Madison, WI



Existing Conditions
Scale as Noted

REVISIONS:
Landmarks Commission Submittal
11-8-2020
KWW
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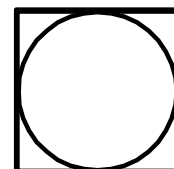
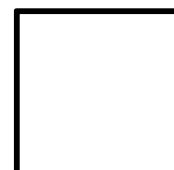
2.2



Floor Plan
1/8" = 1'-0"

For City Landmarks Review

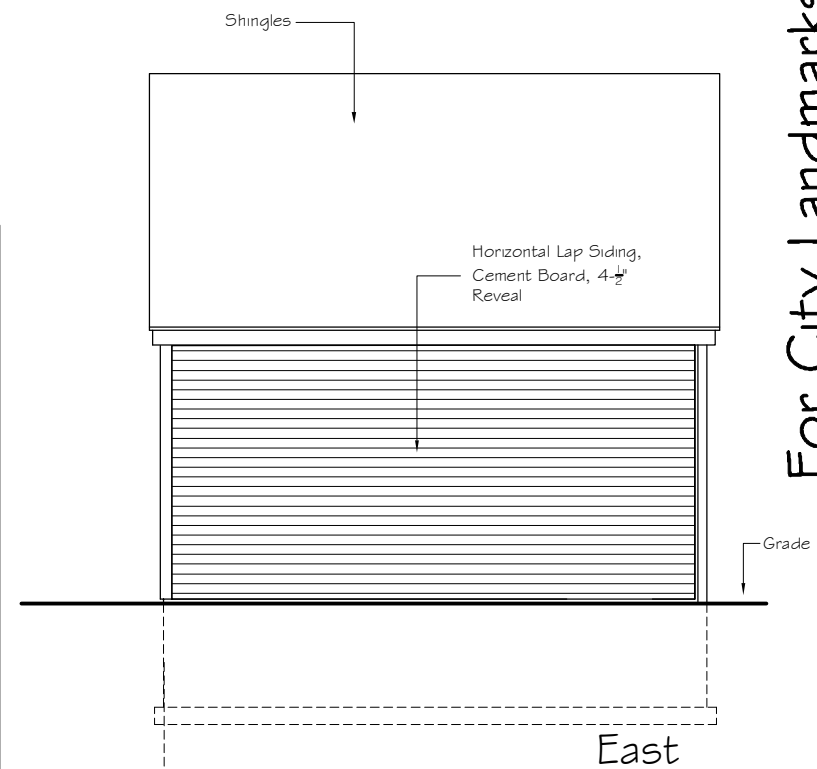
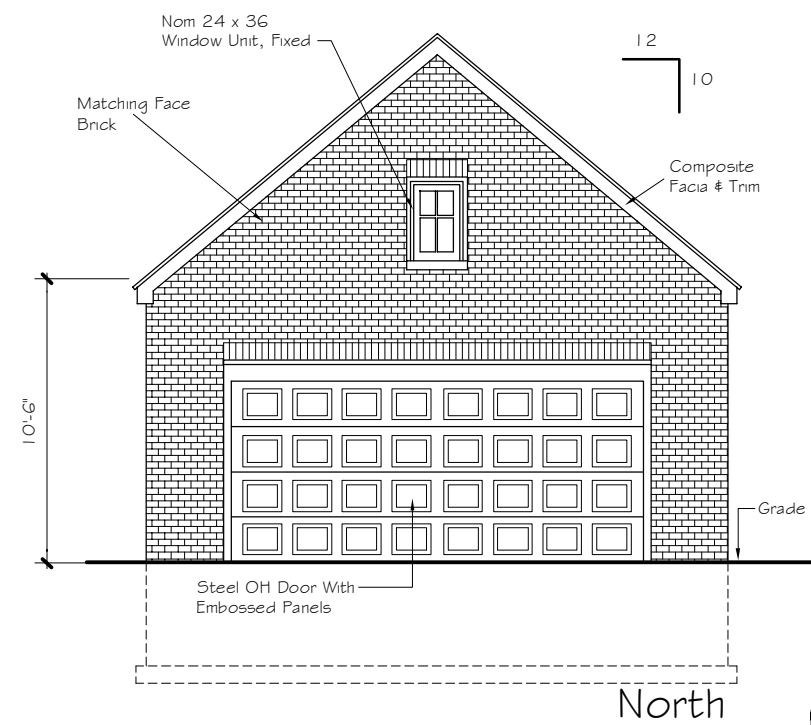
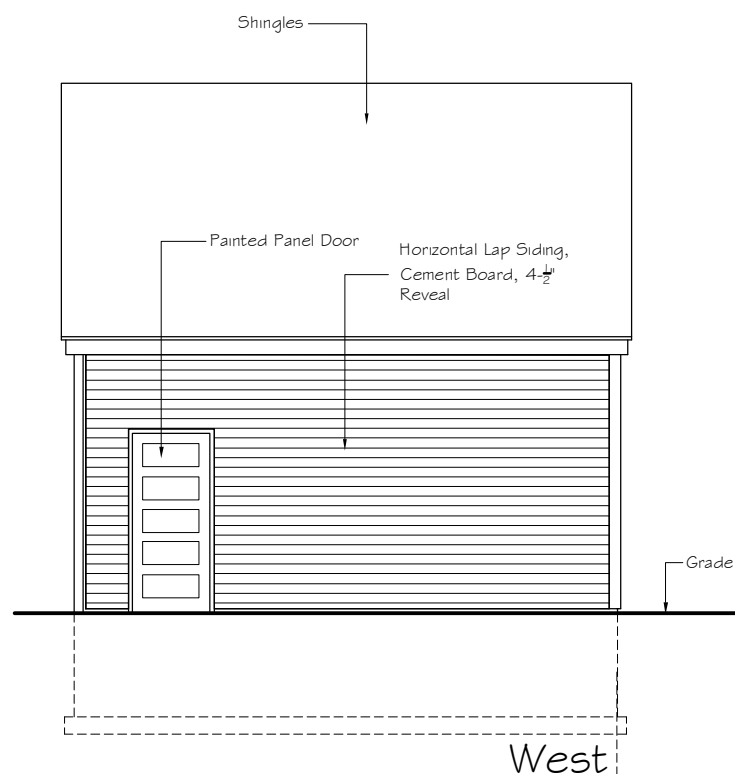
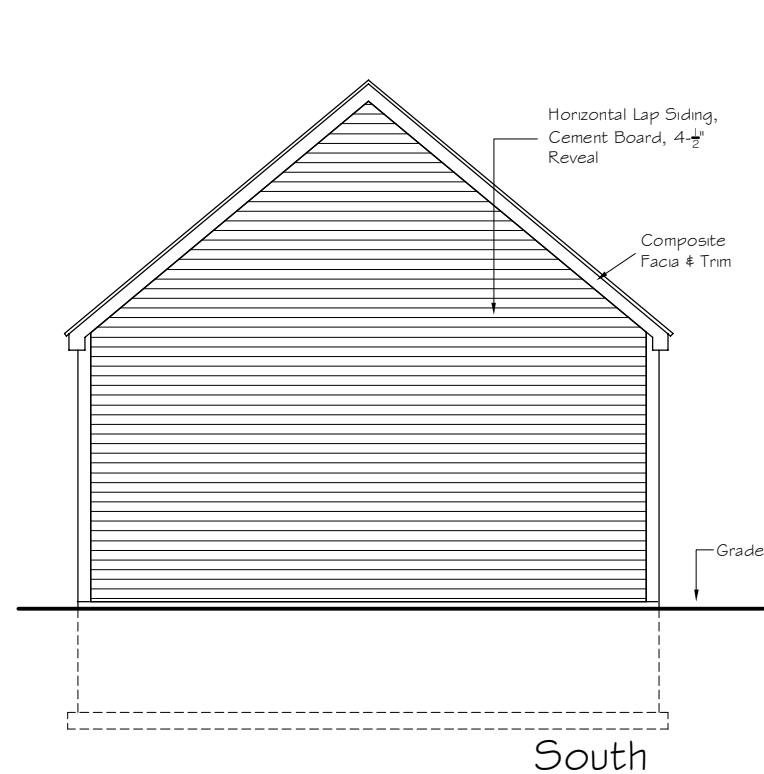
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Floor Plan
Scale as Noted

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6.1



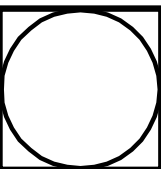
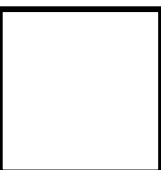
Existing Garage



Exterior Elevations 1/8" = 1'-0"

For City Landmarks Review

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Replacement Garage For:
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Exterior Elevations
Showing Alterations

Scale as Noted

REVISIONS:
Landscape Commission Submittal
11-8-2020

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8.1