

# 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: 401 Baldwin St., 409 S Baldwin, 1303 Williamson St, 1309 Williamson St, 1313 Williamson St, 1317 Williamson St, 1321 Williamson St, 1323 Williamson St Aldermanic District: 6

## 2. PROJECT

Project Title/Description: St Vincent de Paul Baldwin-Williamson Project

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

☐ Alteration/Addition to a building 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.)

☐ Other (specify):

## 3. APPLICANT

Applicant's Name: Ernest Stetenfeld Company: District Council of Madison, Inc., Society of St. Vincent de Paul

Address: 2033 Fish Hatchery Road Madison WI 53713  
Street City State Zip

Telephone: (608)442-7200, Ext 31 Email: estetenfeld@svdpmadison.com

Property Owner (if not applicant):

Address:

Property Owner's Signature: Ernest Stetenfeld Date: 6/6/2022  
Street City State Zip

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 12:00 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/dpcd/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpcd/planning/documents/LC_Meeting_Schedule_Dates.pdf)

June 6, 2022

Heather Bailey  
Preservation Planner  
Department of Planning & Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King Jr. Boulevard  
Madison, WI 53703

RE: Letter of Intent  
St Vincent de Paul Baldwin-Williamson Project  
Multiple Addresses

Dear Landmarks Commission Members,

The text below, along with the application and plans, are submitted for your review and consideration.

The District Council of Madison – Society of St. Vincent de Paul has been helping Dane County neighbors in need at the Baldwin-Williamson location since 1941 when a thrift store opened at 409 S. Baldwin. **From that location, St. Vincent de Paul's retail and service complex grew organically around the Baldwin corner to Williamson Street to become the Society's local flagship thrift store.** Those combined buildings have operated as the thrift store since 1954 and expanded northeastward in 1984. The parcel at the corner of Williamson and Baldwin Streets, purchased in 1990, **has since served as the Society's busy food pantry and then as the office location of the Seton House women's transitional housing program** – as well the site of the adjoining Willy Street store's **book room.**

Redevelopment includes 1303 Williamson, 401 S Baldwin and 409 S. Baldwin in the Third Lake Ridge Historic District. The existing buildings are to be removed and a one and two-story building constructed. The new construction, a 7,190 square foot first floor and 3,876 square foot second floor office community services space, combined with remaining buildings will result in a 26,300 square foot area. The existing facility totals 23,541 square feet. The new addition will include a full basement for storage. As part of the project the several existing parcels need to be combined into a single lot. Historically, approximately the southeast 2/3 of the site was a single parcel occupied by a greenhouse until construction of the JA Brady building at 1309 Williamson in 1921. As noted above, with the exception of the corner buildings (401 S. Baldwin and 1303 Williamson) purchased in 1990, this site has been used as though a single lot since 1954.

The 1303 Williamson Street building to be demolished is a modern building constructed after the historic district period of significance (1850-1929.) The building at 401 Baldwin has undergone façade changes over the years and is not sound enough to salvage and rehabilitate. This building is a balloon frame structure with significant structural deficiencies. The Williamson Street wall has moved, bowing outward.

Removal of existing vertical siding reveals older lap siding and framing in very deteriorated condition. The rubble wall basement walls are in fair to poor condition and framing above is in poor condition, rotting in places at the wall bearing.

6515 Grand Teton Plaza, Suite 120  
Madison, WI 53719

p 608.829.4444

f 608.829.4445

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. A small, sloped shingle roof at the front façade was likely originally clay tile shingles. 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.

After careful consideration, in the interest of safety, code compliance, unintended consequences, and long-term usefulness serving their mission, St. Vincent de Paul seeks to rebuild to continue serving the community at this location.

Nearly the entire first floor of the proposed building will be devoted to retail. The partial second-floor space will be focused on serving neighbors in need through SVdP Madison charitable programming. The proposed building is designed to be compatible with the neighboring structures in the spirit of the historic district standards. The 2-story corner building scale fits the context of other commercial building, including the historic structures opposite on Williamson and S. Baldwin. A corner entrance recalls the existing building as well as other structures at the Williamson/S. Baldwin intersection and as seen elsewhere on Williamson St. The building has large clear glass storefront windows proportioned to fit the character of commercial buildings in the period of significance. Second floor double-hung windows exhibit appropriate style and scale. Walls are masonry with a fiber reinforced cornice.

The S. Baldwin one-story portion differentiates the façade design in keeping with the historic scale of the street. While not attempting to totally mimic the existing building, the design incorporates Mediterranean Revival elements common to both the existing building and other commercial buildings in the Madison area.

The new buildings are designed for rooftop solar panels. Parapet walls will visually screen them and any other roof mounted equipment from street level view.

**The buildings will be set back 15' from the curbs meeting the City of Madison zoning ordinance. An 8' terrace and 5' sidewalk are required on the Williamson and S. Baldwin Streets. The terrace** will be planted on S. Baldwin. Space between sidewalks and building will feature low-growth plantings. A loading area for city trucks incorporated in the south side of the addition is set back from the street façade.

No façade work is planned for the remaining Williamson Street buildings. The 1309 Williamson building will be repaired and reroofed. The interior modern suspended ceiling will be removed exposing the steel bow-string trusses as they appeared when the building was occupied by the

June 6, 2022  
Letter of Intent  
St Vincent de Paul Baldwin-Williamson Project  
Page 3 of 3

JA Brady garage. Other minor interior remodeling will be performed. Bicycle racks will be added to the parking lot area. Additional parking could be provided by demolition of the two St. Vincent de Paul houses to the northeast. However, a conditional use parking reduction will be requested which would allow continued use of these buildings for affordable housing.

Thank you for reviewing and considering our proposal.

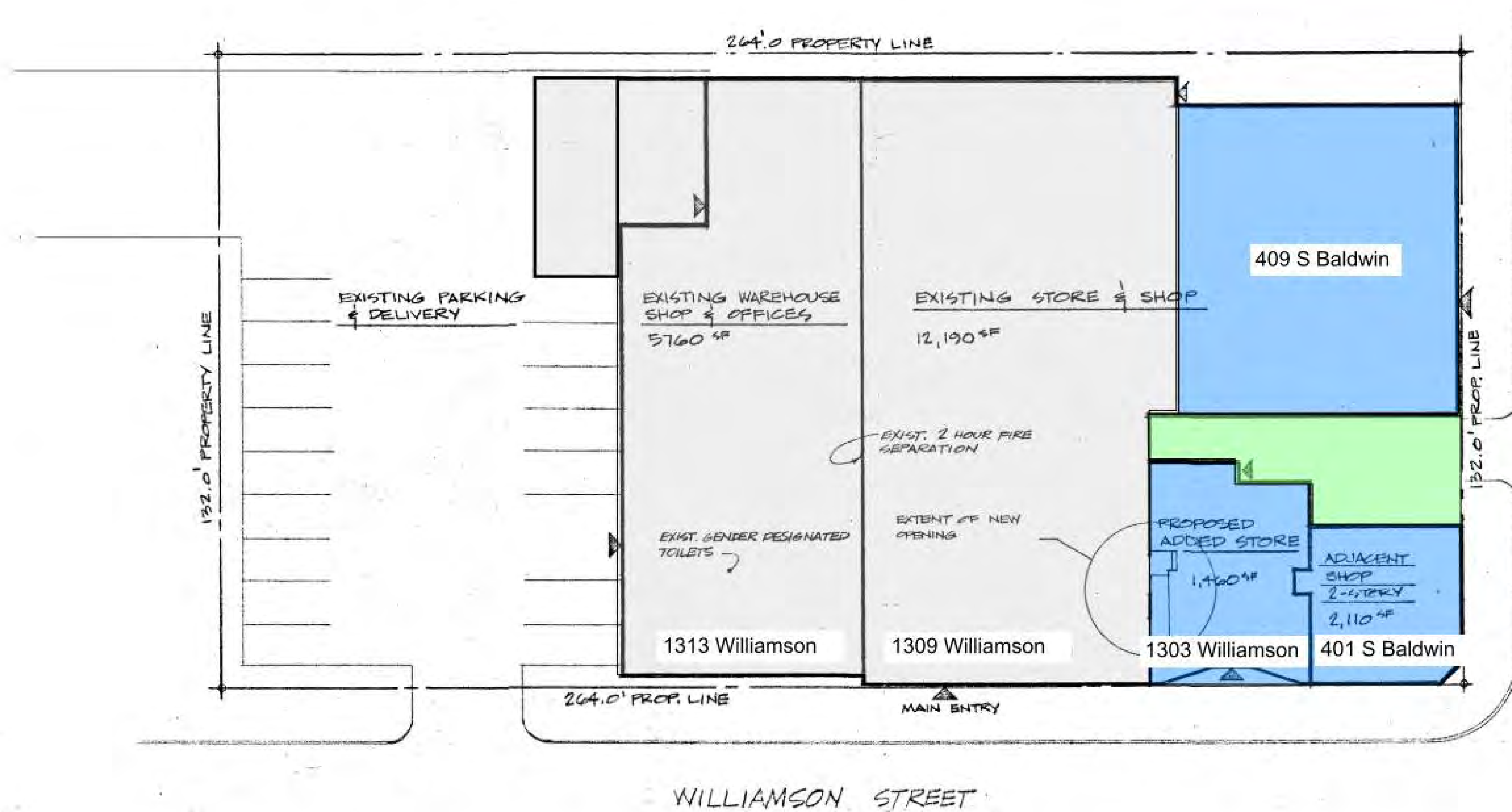
Sincerely,

A handwritten signature in black ink, appearing to read "R. Siggelkow", with a stylized flourish at the end.

Ron Siggelkow, AIA  
Principal  
(608)829-4455  
[rsiggelkow@dimensionivmadison.com](mailto:rsiggelkow@dimensionivmadison.com)







- EXISTING - NO WORK
- DEMOLISH & REPLACE w/2 STORY ADDITION
- ALLEY - NEW 2-STORY INFILL CONSTRUCTION



#### PROJECT/BUILDING INFO

**EXISTING BUILDING AREAS**  
 TOTAL EXISTING BUILDING AREA = 23,541 SQFT  
 EXISTING FIRST FLOOR AREA = 22,407 SQFT  
 EXISTING SECOND FLOOR AREA = 1,034 SQFT

**EXISTING RETAIL AREA = 15,078 SQFT**

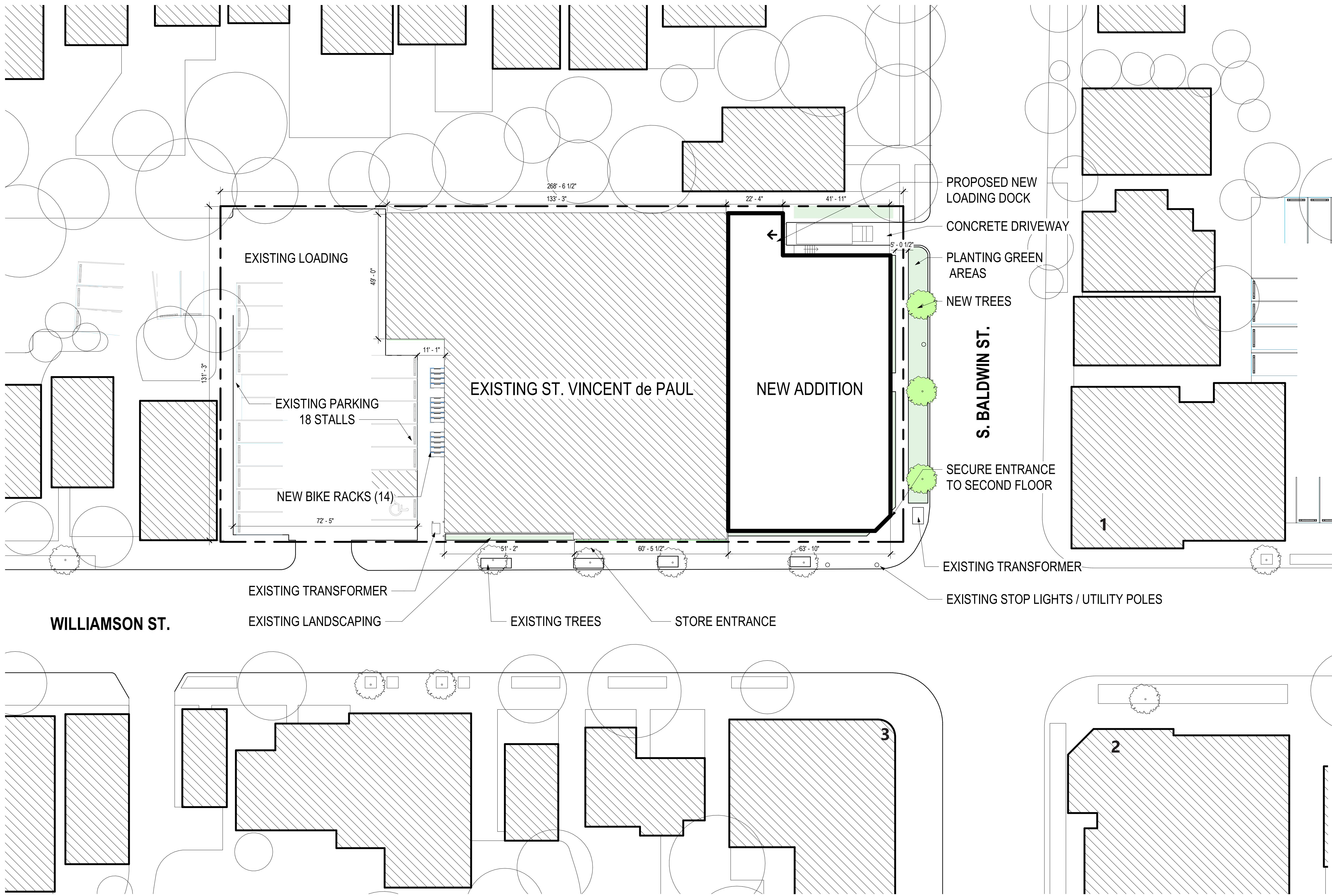
**NEW CONSTRUCTION BUILDING AREAS**  
 TOTAL NEW BUILDING AREA = 26,287 SQFT  
 NEW FIRST FLOOR AREA = 22,411 SQFT  
 NEW SECOND FLOOR AREA = 3,876 SQFT

**NEW CONSTRUCTION RETAIL AREA = 15,161 SQFT**

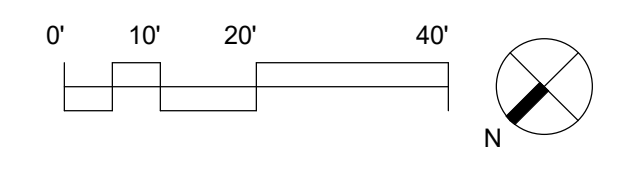
#### LIST OF DRAWINGS

- 01 - PROJECT LOCATION MAP
- 02 - GENERAL CONCEPT
- 03 - SITE PLAN
- 04 - AERIAL RENDERING
- 05 - FIRST FLOOR PLAN
- 06 - SECOND FLOOR PLAN
- 07 - BASEMENT FLOOR PLAN
- 08 - ROOF PLAN
- 09 - ELEVATIONS
- 10 - RENDERING WILLIAMSON
- 11 - RENDERING BALDWIN
- 12 - CONTEXT PHOTOS
- 13 - CONTEXT PHOTOS
- 14 - CONTEXT PHOTOS
- 15 - EXISTING PHOTOS
- 16 - EXISTING PHOTOS
- 17 - EXISTING PHOTOS
- 18 - EXISTING PHOTOS
- 19 - EXISTING PHOTOS





1 ARCH SITE PLAN (SEE ADDITIONAL DETAIL ON THE FIRST FLOOR PLAN)  
1" = 20'-0"



03  
ST. VINCENT DE PAUL BALDWIN - WILLIAMSON













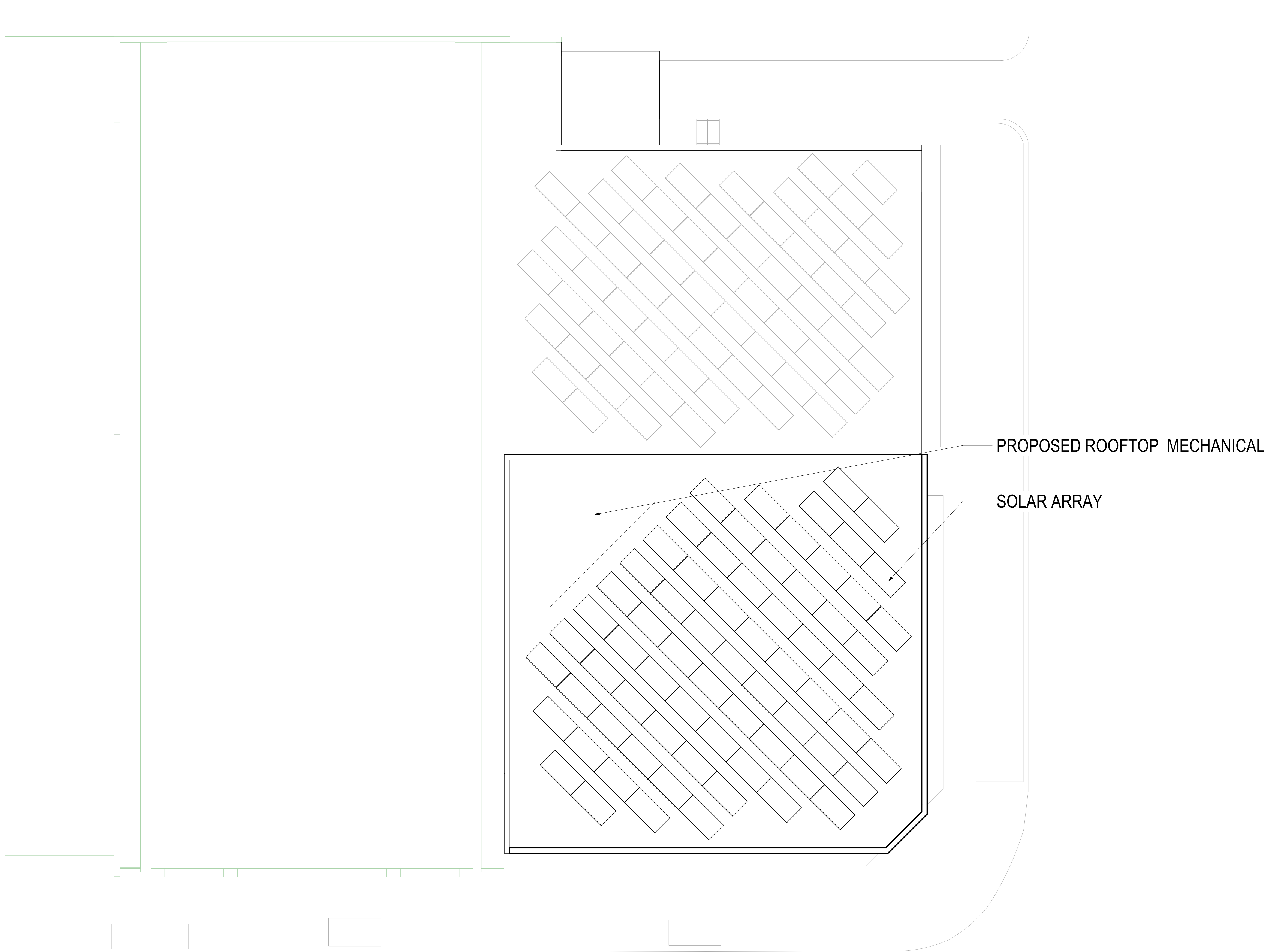
1 SECOND FLOOR PLAN  
1/4" = 1'-0"



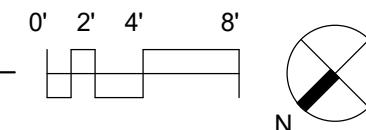


① 00-BASEMENT  
1/8" = 1'-0"





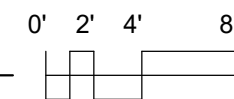
1 ROOF PLAN  
1/8" = 1'-0"



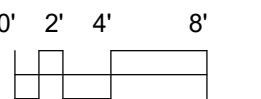




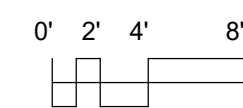
**2 BALDWIN ST ELEVATION**  
1/8" = 1'-0"



**3 LOADING DOCK ELEVATION**  
1/8" = 1'-0"



**1 WILLIAMSON ST ELEVATION**  
1/8" = 1'-0"















414 SOUTH BALDWIN ST.

1



408 SOUTH BALDWIN ST.

2



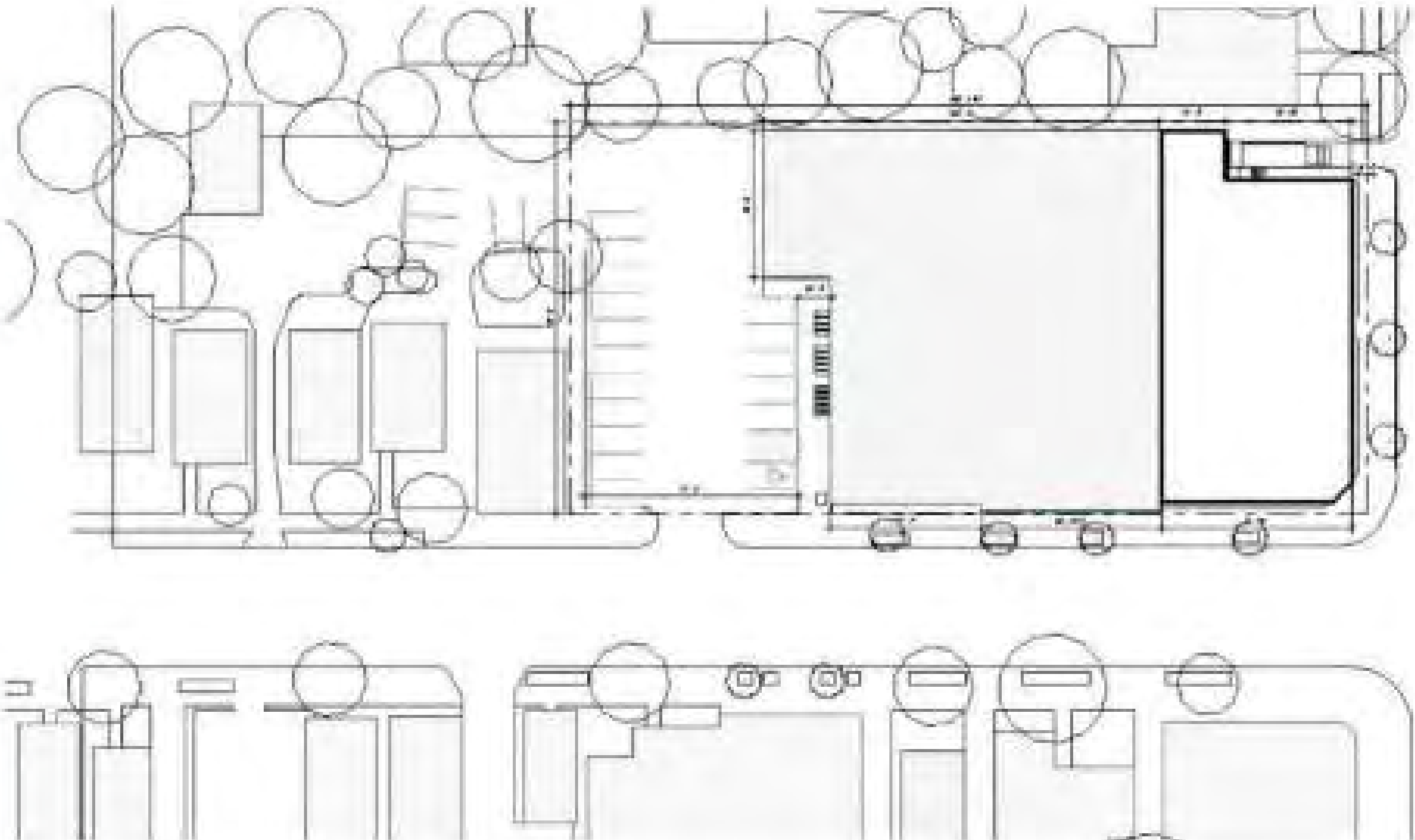
320 SOUTH BALDWIN ST.

3

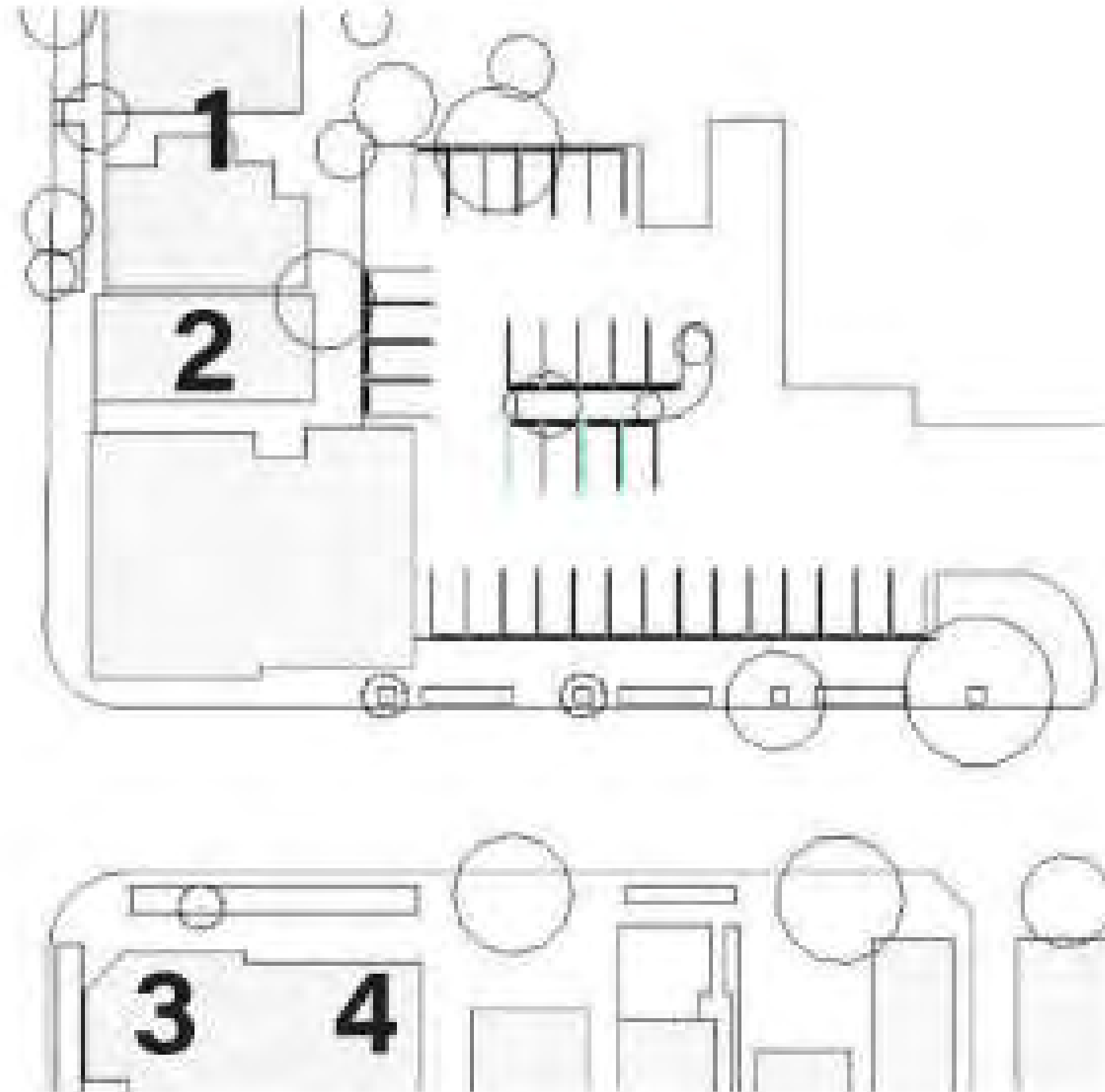


1248 WILLIAMSON ST.

4



SITE PLAN







1251 WILLIAMSON ST.

5



1310 WILLIAMSON ST.

6



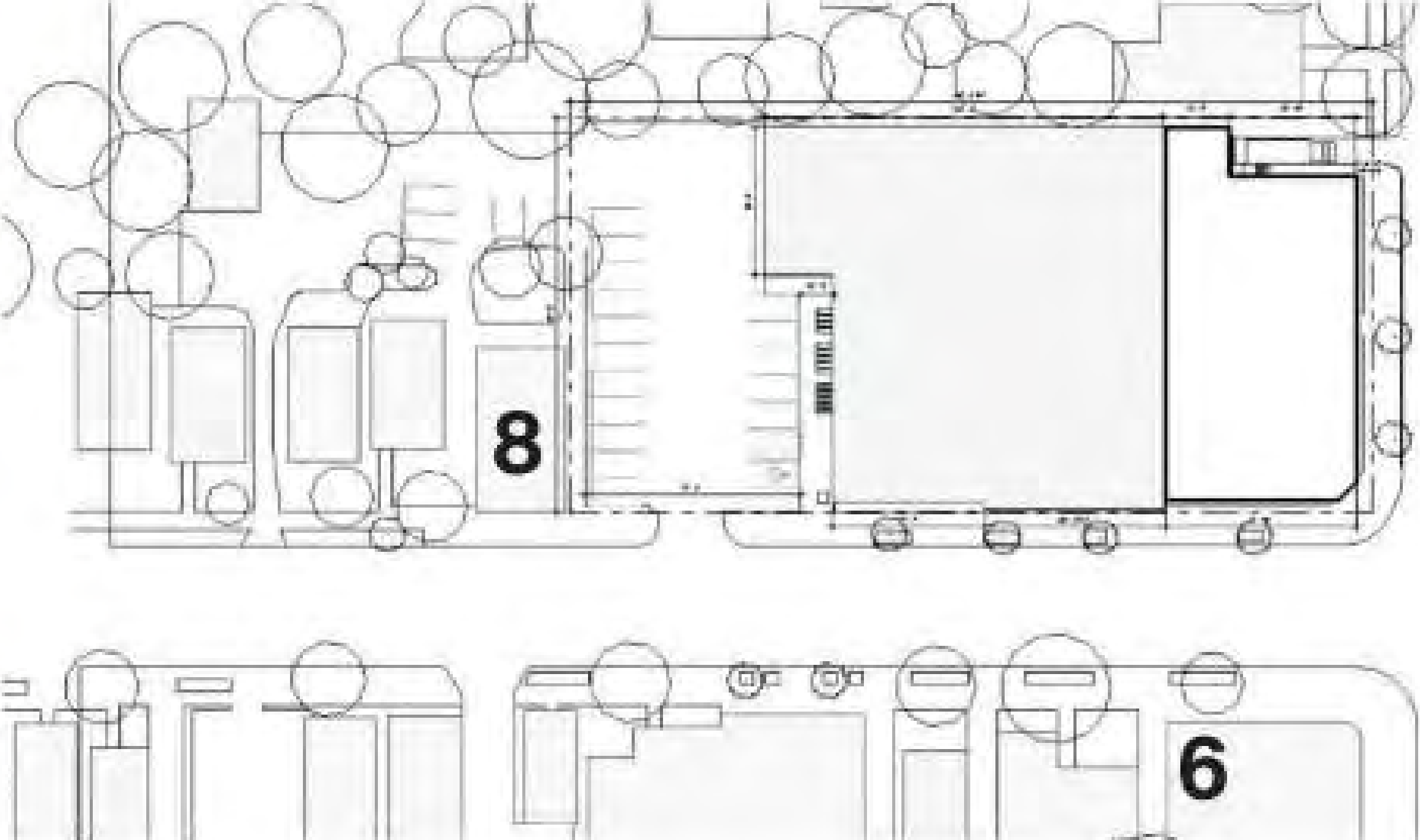
1249 WILLIAMSON ST.

7

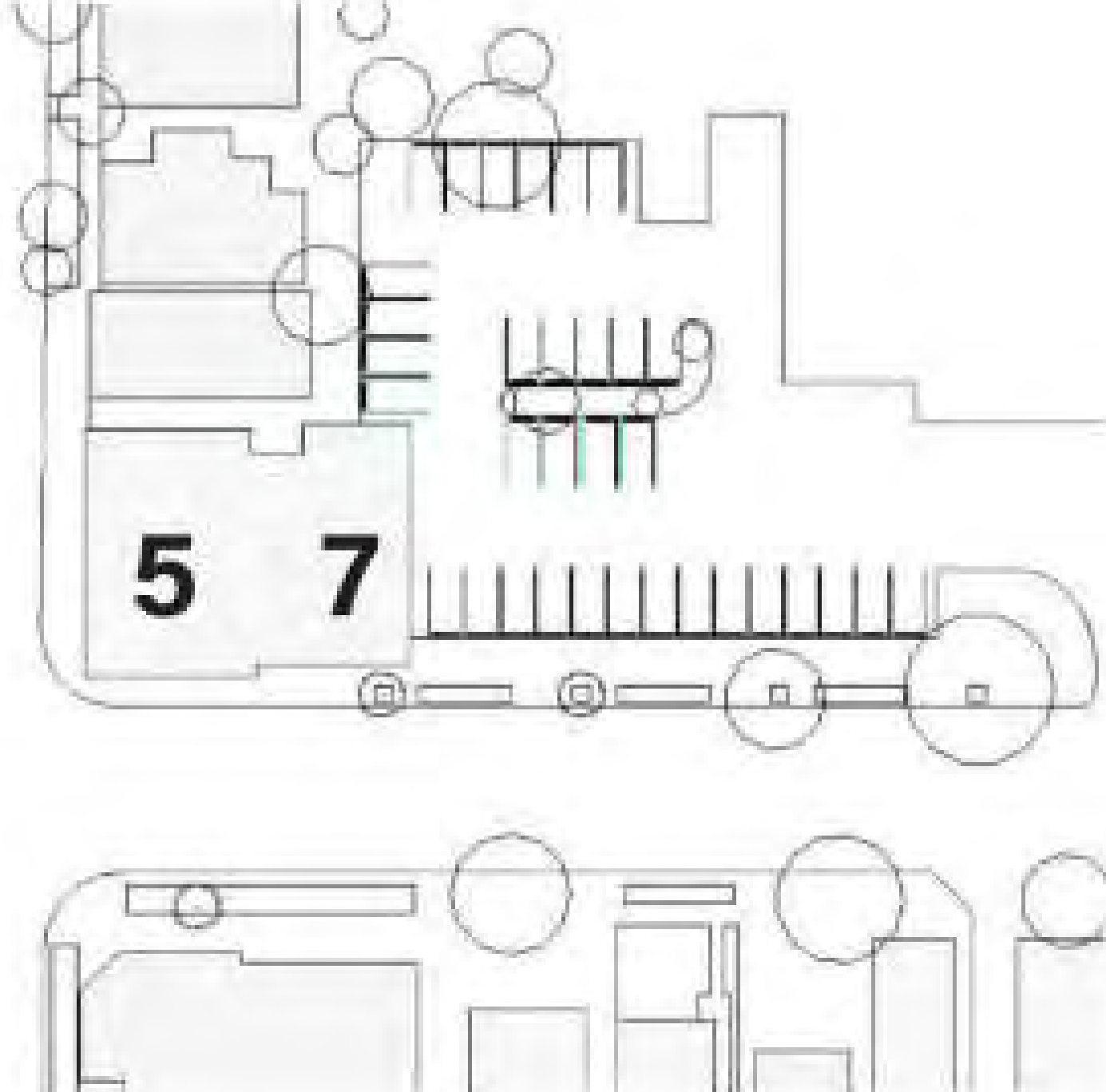


1325 WILLIAMSON ST.

8



SITE PLAN







1318 WILLIAMSON ST.

9



1338 WILLIAMSON ST.

10



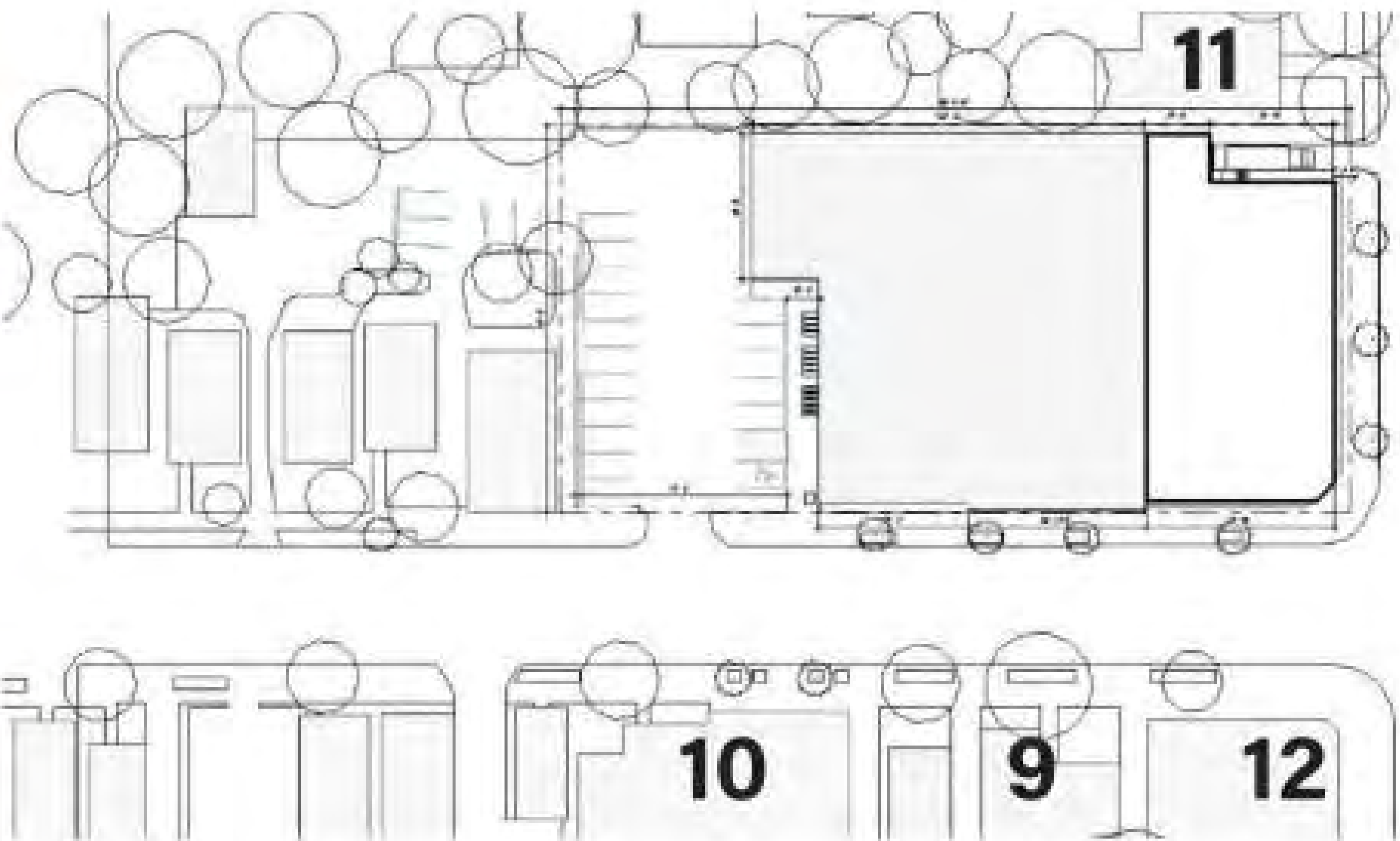
413 SOUTH BALDWIN ST.

11

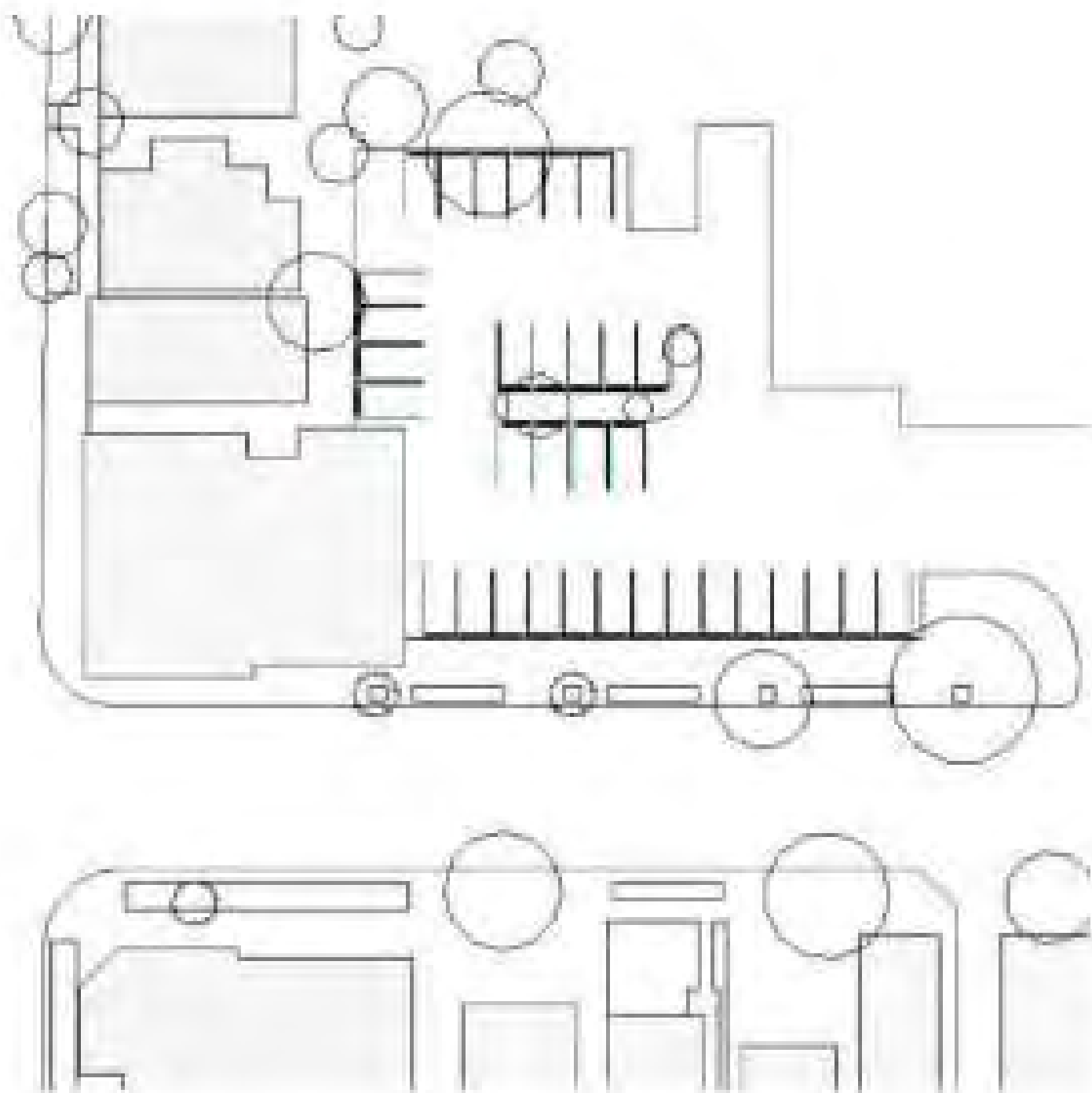


1302 WILLIAMSON ST.

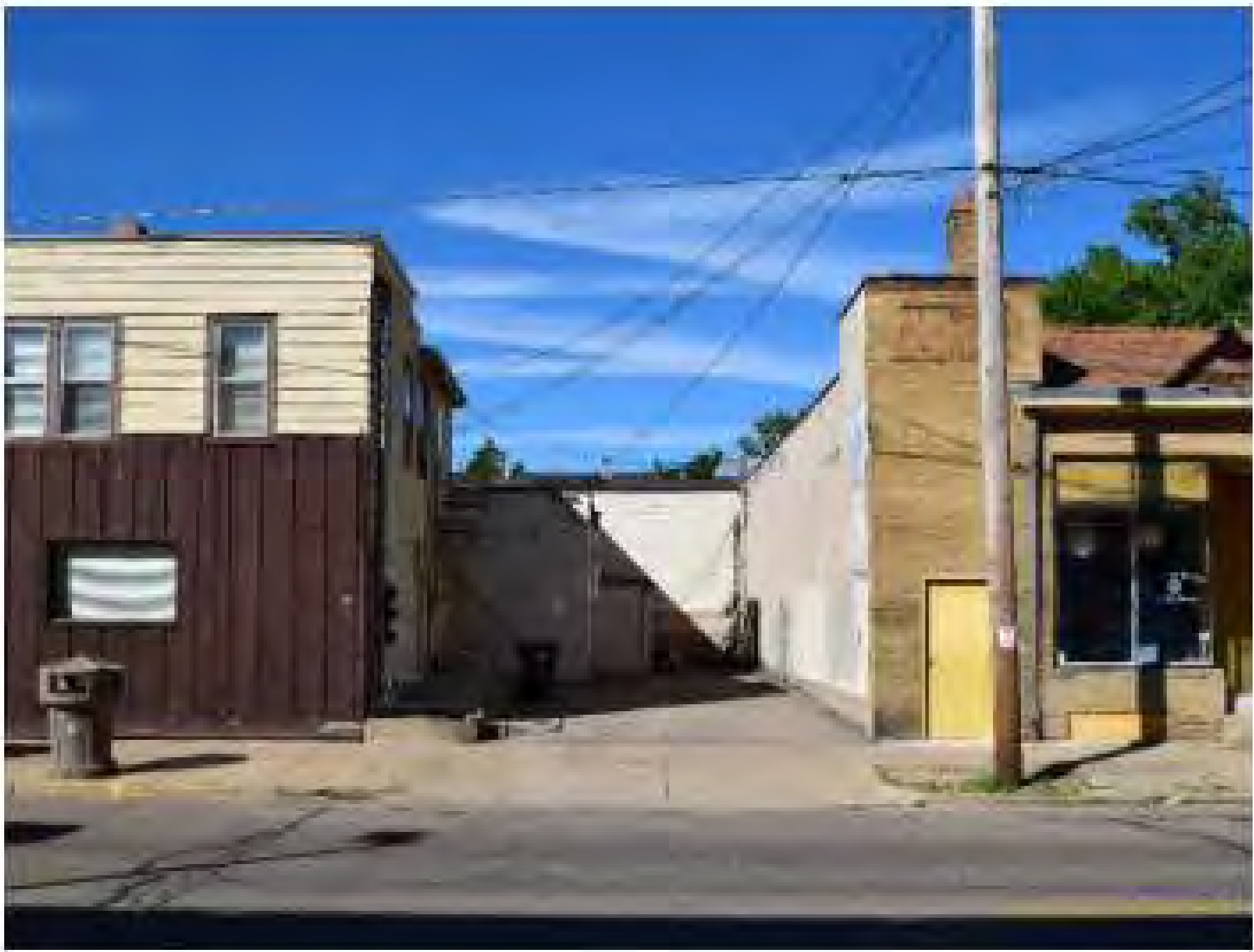
12



SITE PLAN











EXTERIOR WALL INVESTIGATION



EXTERIOR WALL INVESTIGATION





INTERIOR OFFICE



BASEMENT



COLLAPSED FIRST FLOOR SLAB



BASEMENT FOUNDATION WALLS DETERIORATED



413 SOUTH BALDWIN ST.





ROOF AND CEILING FRAMING SHORING



ROOF AND CEILING FRAMING SHORING



BALDWIN FACADE WALL BRICK W/ STRUCT. CLAY





ROOF TRUSS FAILURE



ROOF TRUSS & PURLIN FAILURE





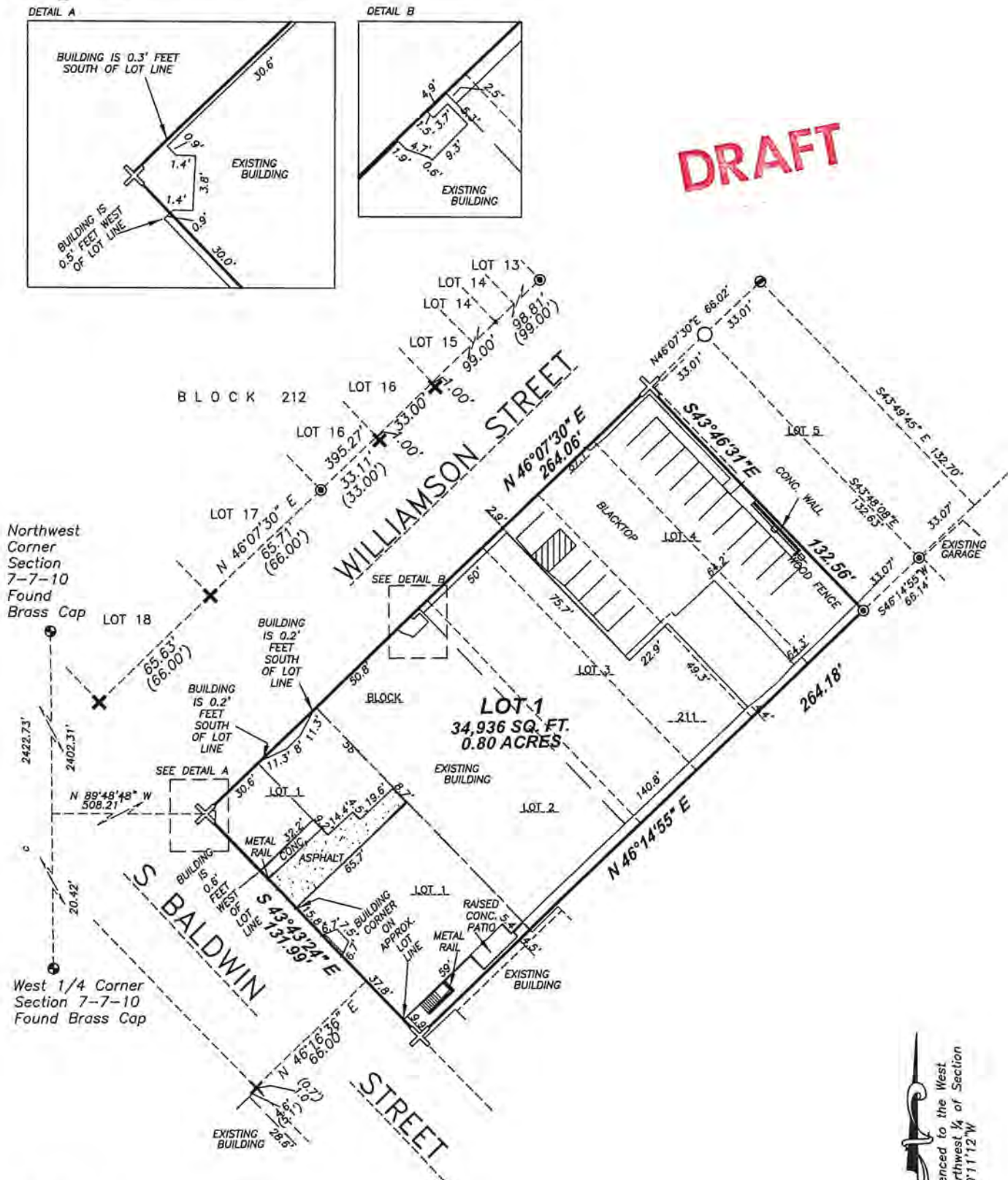
# BIRRENKOTT SURVEYING

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## CERTIFIED SURVEY MAP

Lots 1, 2, 3, & 4, Original plat of Madison a.k.a Farwell's  
Replat, Block 211, Located in the Southwest 1/4 of the  
Northwest 1/4, Section 7, T7N, R10E, City of Madison, Dane  
County, Wisconsin.

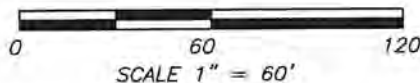
DRAFT



### Legend:

- = Section Corner
- ⊙ = Found 3/8" Iron Bar
- ✕ = Found Chiseled "X"
- ⊙ = Found 1" Iron Pipe
- ✕ = Chiseled "X" set

Bearings referenced to the West  
line of the Northwest 1/4 of Section  
7, bearing S00°11'12" W



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_

Sheet 1 of 2  
Office Map No. 220152CSM





# CERTIFIED SURVEY MAP

DATED: June 6, 2022

## Birrenkott Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes and the City of Madison Subdivision Ordinances. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

### Description:

Lots 1, 2, 3, & 4, Original plat of Madison a.k.a Farwell's Replat, Block 211, Located in the Southwest 1/4 of the Northwest 1/4, Section 7, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 34,936 square feet or 0.80 acres.

### Owner Certificate:

As owner, District Council of Madison Inc. Society of St. Vincent De Paul, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Madison for approval.

District Council of Madison Inc. Society of St. Vincent De Paul

Erine Stetenfeld, Member

### State of Wisconsin )

Dane County ) ss Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above-named Erine Stetenfeld, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires

Printed name

### City of Madison Plan Commission Certificate

Approved for recording per the Secretary of the City of Madison Plan Commission.

Matt Wachter, Secretary of Plan Commission

Dated

### Madison Common Council Certificate:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

### Notes:

- Refer to the building site information contained in the Dane County Soil Survey.
- Wetlands, if present, have not been delineated
- This survey is subject to any and all easements and agreements both recorded and unrecorded.

### Surveyed for Owner/Divider:

St. Vincent De Paul  
Ernie Stetenfeld  
PO Box. 259686  
Madison, WI 53725

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022

at \_\_\_\_\_ o'clock \_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of Dane County on Pages \_\_\_\_\_.

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: DVB  
Field book: 385/18-20  
Tape/File: J:\220152  
Sheet 2 of 2  
Office Map No.: 220152CSM

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_

Kristi Chlebowski, Register of Deeds