

June 9, 2015

Lynn Lee, President
Marquette Neighborhood Association
Madison, WI 53704



Re: 906-910 Williamson Street, Madison, WI
KBA Project # 1423

Dear Lynn:

Thank you for your continued efforts in maintaining open communications regarding the proposed 906-910 Williamson Street project. The Marquette Neighborhood Association and the Preservation & Development Committee have been helpful in the design process, and we believe that we have an exciting project for the corner of Williamson and Paterson Streets.

We understand that there has been a lot of discussion and want to respond to recent questions. Due to the preliminary nature of current design phase, some information is unavailable; however, the design team is committed to further investigation. Please review the responses below to your previously provided questions.

- Q: Solar panels on roof of the back most section of the building (statements made at the meeting of May 28 but level of commitment unclear):
- A. Committing to a feasibility analysis review with local solar installer.
- Q: Limit to the square footage of any single retail business on the 1st floor (statements made at May 28th meeting but detail was unclear):
- A. Several options, including a pharmacy or grocery store, may require the entire retail space.
- Q: Two affordable housing units, level of affordability unstated (this commitment was the subject of an email earlier today and presumably answered in response to that):
- A. Affordable housing size of units (sq. feet and #bedrooms): 2-(1) bedroom units at approximately 725 s.f. Affordability level (% of MCI): (1) at 60% and (1) at 80%.
- Q: Diversification of the rooftop garden to include more than just sedums. Current plan for the rooftop garden somewhat unclear:
- A. Yes, more than sedums will be incorporated in the rooftop garden.
- Q: Vines on the Willy St. side to ameliorate heat and noise. Unclear if this was a commitment or just an idea that might be considered:
- A. Yes, will incorporate a green screen with vines along Williamson Street.
- Q: Any consideration of a restaurant will involve coming back to the neighborhood for discussion (statements made at May 28th meeting but detail was unclear):
- A. Yes, restaurant use will require a conditional use application and neighborhood review.

Q: LEED certified building or some other "green" certification (statements made at May 28th meeting but detail was unclear):


A. Yes, committing to building according to Green Built Home requirements.

Q: An effort with the City to have additional trees planted in the Willy St. terrace (statements made at several meetings but detail is unclear):

A. Yes, committing to work with City forestry on placement and species selection.

Please feel free to contact us at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "Janine M. Glaeser", with a long horizontal flourish extending to the right.

Janine M. Glaeser, AIA

Cc: John Coleman
Louis Fortis
J. Randy Bruce



MARQUETTE NEIGHBORHOOD ASSOCIATION
A Place for All People - Established 1968

953 Jenifer Street
PO Box 3223
Madison, WI 53704

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June 10, 2015

Stu Levitan
Landmarks Commission
CC: Plan Commission

Dear Mr. Levitan:

After a thorough neighborhood discussion which weighed the potential benefits to our community versus the sacrifice of a 114 year old historic house at 906 Williamson St., The Marquette Neighborhood Association Board has voted 7-3 (with one abstention) to support the Knothe Bruce designed project at this location.

The positive aspects which the development team has outlined in the attached letter are understood by the neighborhood to be providing the merit required to warrant demolition of a structure in a City Historic District, particularly regarding subsidized housing underwritten by the development team in absence of available public funds.

This level of subsidized housing should not be taken as a future benchmark as we expect all new developments to aggressively seek newly available funds at all levels of government.

We wish the development team the best of luck and welcome them to the neighborhood.

Sincerely,

Lynn Lee
President, MNA

Landmarks Commission
Monday, June 15, 2015
Agenda Item #1, Legistar #37499

I provided comments with respect to this proposal for the April 27th Landmarks Commission meeting. I am supplementing those comments.

Gross Volume

The proposed building's gross volume is not visually compatible with its neighbors – even if one accepts the argument that the changes in material and step backs break up the façade, thus reducing the appearance of gross volume.

The front portion of the building facing Williamson is labeled as brick veneer. This portion of the building, which appears (based on step backs and materials) to be a single building, has a gross volume of approximately 75,000 cubic feet (66' along Williamson * 30' along Paterson * 38' high).

As comparisons (using City property data that reflects square footage and height of each story):

912 Williamson is approximately 24,000 cubic feet (906's front portion would be 3 times as large).

854 Williamson is approximately 40,000 cubic feet (906's front portion would be 88% larger).

853 Williamson is approximately 58,600 cubic feet (906's front portion would be 28% larger).

916 Williamson is larger than 906's front portion – it is approximately 94,000 cubic feet. However, this is a one story building of 14' in height that is set between two other buildings such that all that is visible is the building's front façade.

Renovation Costs

The relevance of applicant's recently submitted inspection report and preliminary budget is questionable. At the April Landmarks meeting, it was clear that applicant was not claiming demolition was needed due to renovation costs. Yet, now the applicant appears to be claiming such. Demolition is not permitted when the owner's hardship is due to failure to maintain the property. MGO 33.19(5)(c)3.f.:

Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;

906's owner is Michael Kohn, and he has owned this property for 26 years, since June 1989. Many of the inspector's issues dealt with maintenance items, or items that could have been prevented through proper maintenance.

Applicant has submitted projected renovation costs. I see that the proposed electrical work (a complete new system) is priced at \$16,800. Interesting, I obtained an estimate to completely

rewire my house about 9 months ago. The cost for my house (906 is about 27% larger than my house) was just over \$9,000. Plus, it appears that 906 would be gutted, thus making rewiring easier (and cheaper). This leads me to question whether some of these potential costs may be inflated.

MGO 33.19(5)(c)3.g.

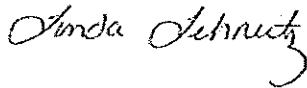
In determining whether to issue a Certificate of Appropriateness for demolition, the Commission has seven factors to consider and may give decisive weight to any factor. One of those factors is:

g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

At the April Landmarks meeting, I understood the Commission members to believe that they could issue a demolition certificate if the new construction is compatible with the surrounding buildings and environment -- that they could focus on this factor as the single determining issue.

It is certainly possible that I misinterpreted what was being said. However, in case my understanding was accurate, I would like to make a few comments. First, the Commission is addressing two separate Certificates of Appropriateness: one for demolition and one for new construction. If the demolition permit is automatically supported should a new construction certificate be approved, then that makes a separate demolition certificate unnecessary. Second, this interpretation would allow for demolition of any historic building as long as the new building was deemed compatible.

Respectfully Submitted,



Linda Lehnertz

Fruhling, William

From: Gary Tipler [REDACTED]
Sent: Monday, June 15, 2015 3:42 PM
To: Cnare, Rebecca; Fruhling, William
Subject: Fwd: June 15 Landmarks agenda

----- Forwarded message -----

From: Gary Tipler [REDACTED]
Date: Mon, Jun 15, 2015 at 3:24 PM
Subject: Re: June 15 Landmarks agenda
To: "Scanlon, Amy" <AScanlon@cityofmadison.com>, Marsha Rummel <district6@cityofmadison.com>, Erica Gehrig [REDACTED]

While I didn't previously advocate for retention of the house on the property, I think Linda Lehnertz' evaluation proves that the proposal doesn't meet the criteria.

I don't wish for the Third Lake Ridge Historic District to be riddled with buildings that continually redefine the heights and masses in the Visually Related Areas. That effectively undermines the many purposes of the district in the first place.

Gary Tipler
[REDACTED] Jenifer Street

On Thu, Jun 11, 2015 at 4:39 PM, Scanlon, Amy <AScanlon@cityofmadison.com> wrote:

I apologize for the delay. I thought I sent this yesterday.

<https://madison.legistar.com/View.ashx?M=A&ID=358374&GUID=766565CD-AD8F-4BDE-B9A9-231CE65DC9DA>

Amy Loewenstein Scanlon, Registered Architect

Preservation Planner

Department of Planning & Community & Economic Development

Planning Division

Madison Municipal Building Ste LL.100



Fruhling, William

From: Kris Warren [REDACTED]
Sent: Monday, June 15, 2015 11:02 AM
To: Fruhling, William; Ethington, Ruth; Martin, Alan
Subject: FW: 906-910 Williamson St. proposal

Follow Up Flag: Follow up
Flag Status: Flagged

With Rebecca and Amy out of the office...see below.

From: Kris Warren [REDACTED]
Sent: Monday, June 15, 2015 10:57 AM
To: 'rcnare@cityofmadison.com'
Subject: FW: 906-910 Williamson St. proposal

Rebecca,

With Amy out of the office, could you please share this email or the thoughts below with the committee?

Kris Warren
Donde LLC

From: Kris Warren [REDACTED]
Sent: Monday, June 15, 2015 10:51 AM
To: 'ascanlon@cityofmadison.com'
Subject: 906-910 Williamson St. proposal

Amy,

I know the neighborhood approved the latest proposal which I have not seen. Can you please share the following concerns of the owner of the surrounding properties (912 Williamson and 303-307 S. Paterson) with your committee?

1. 912 Williamson, a historic building 3 feet from the proposed construction, is over 125 years old. Will it's foundation survive the boring and foundation work needed for the proposed development 5 feet away from its foundation? What happens when their construction damages the integrity of our building?
2. 912 Williamson has parking which enters from Williamson St. The proposed building blocks our driveway access from Williamson St. which would adversely affect the current business or any future business in the building. We have not agreed to or been approached by the developer regarding any modifications of that arrangement.
3. If the new building blocks access from Williamson, and only has entrance from Paterson St. along a small corridor in the back of the building, where does snow removal happen. The proposed building has no place to plow their snow without blocking parking completely for our building. If our access is pushed to the back, we will not only lose 2-3 current parking spaces due to the new configuration, we will lose the area (on our own property) where we pile our snow due to it now being the driveway for our access.

Thank you for your help.

Kris Warren
Donde LLC