

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1609 Regent Street Aldermanic District: 5

2. PROJECT

Project Title/Description: Egress Window Addition

This is an application for: (check all that apply)

- ☒ Alteration/Addition to a building 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 of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ Other (specify):

DPCED USE ONLY	Legistar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Pete Lemberger Company: Tollard Apartments LLC

Address: 1445 Regent Street Madison WI 53711
Street City State Zip

Telephone: 608-250-0202 Email: PeterLemberger@gmail.com

Property Owner (if not applicant): Front Porch Properties LLC

Address: Same City State Zip
Street

Property Owner's Signature: [Signature] Date: 11/3/17

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 4:30pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. 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/planning/documents/LandmarksDates.pdf>

1609 Regent Street
Egress Window Installation

1609 Regent Street is a single family home with four bedrooms. The maximum occupancy is five unrelated people. The basement is currently unfinished, although we have taken out a permit to add a full bathroom to the basement on November 1, 2017. We recently purchased the house. It is currently vacant.

We would like to add a legal & safe sleeping/bedroom to the basement for a few reasons. Being zoned for five unrelated means two people would be required to share, if five chose to live there. An additional bedroom would allow all five to have their privacy. Also, it has been our experience when we have added bedrooms and bathrooms to unfinished basements in the UW Campus area, it takes the possibility for neighbor disruption way down. No one wants to throw noisy parties right outside of their bedroom.

Tallard Apartments LLC would like to install one basement egress window to the rear southeast corner of the building. There is currently an open air rear porch off the center of the back of the house, and an old cistern filled with concrete outside the southwest corner of the house. That along with the fact all the plumbing for the house runs inside the southwest quarter of the basement make the southeast corner the most logical place for a bedroom, if we'd like to install the window in the rear as opposed to the side of the building (would make it more visible).

Specifically, we want to install a 28" x 48" wood casement window (specs in this packet) to the southeast rear corner of the house.

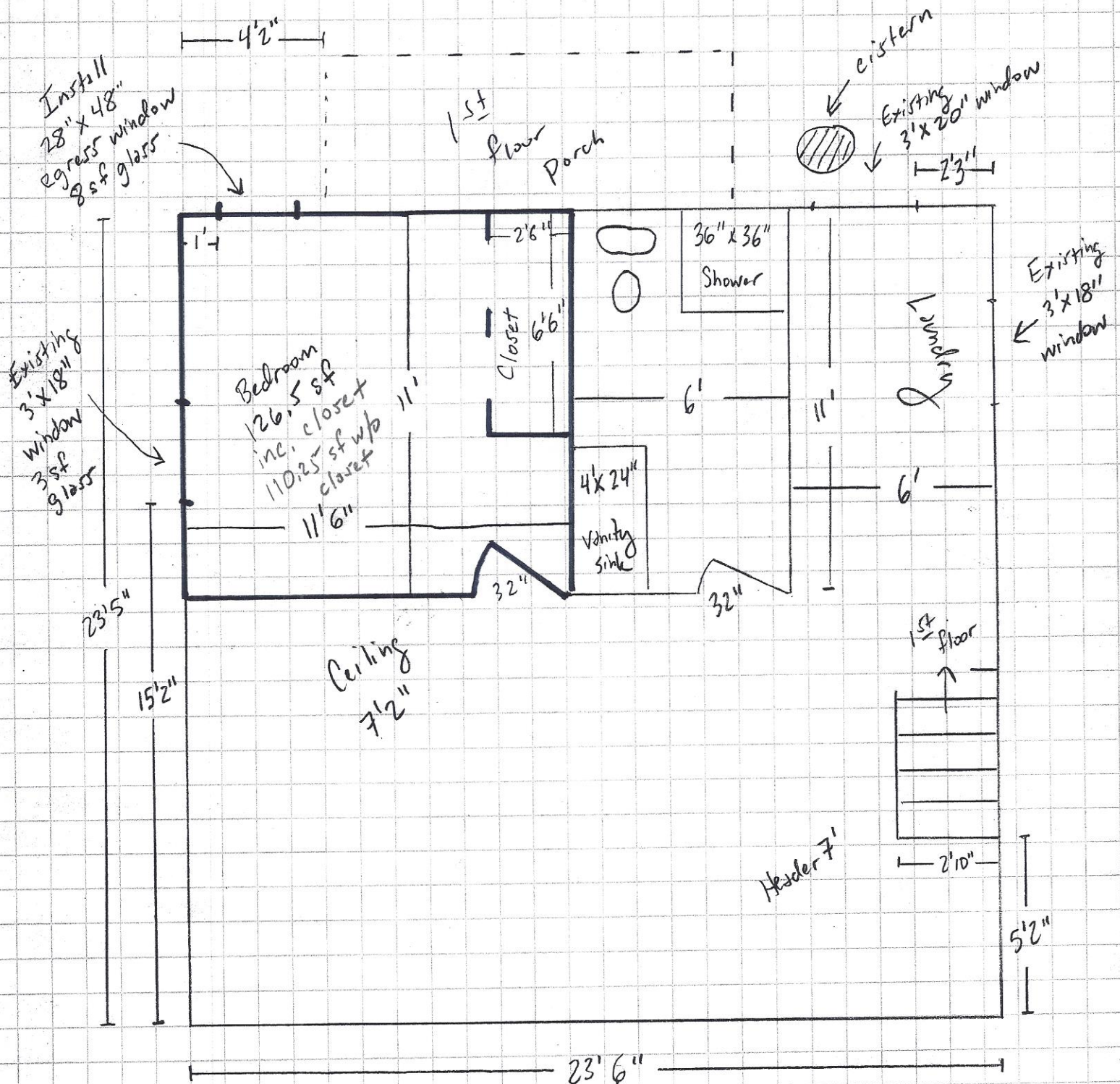
The required window well would be 34" wide, with approximately 3" of foundation exposed to the left and right of the window. There is 34" of exposed foundation right now. The window well would be approximately 18"- 20" deep, made of decorative stone blocks textured and colored to match the existing foundation surface. There will be 2' of pea gravel in the bottom, with the surface of the gravel to be approximately 4-6" from the bottom of the window for water absorption. The window would be set back approximately 8". The trim will be wood which will be designed to match the trim of the other existing basement windows. The exterior grade will be approximately 1-2" from the top of the well to promote proper drainage and expose the least amount of window well. Overall, we will do everything possible to best match existing textures, colors, etc. so it appears the new windows have always been a part of the building.

We would also be happy to plant a row of arbor vitae or install a few picket fence sections to help obstruct the view of this window from the bike path behind the property.

As we have just purchased the vacant property, we will also be painting the exterior, and making necessary repairs to the rotted/missing exterior wood and lattice (with wood materials that match the existing as closely as possible).

Attached are pictures of the building, the basement floor plan, windows specs, and a map, for your reference.

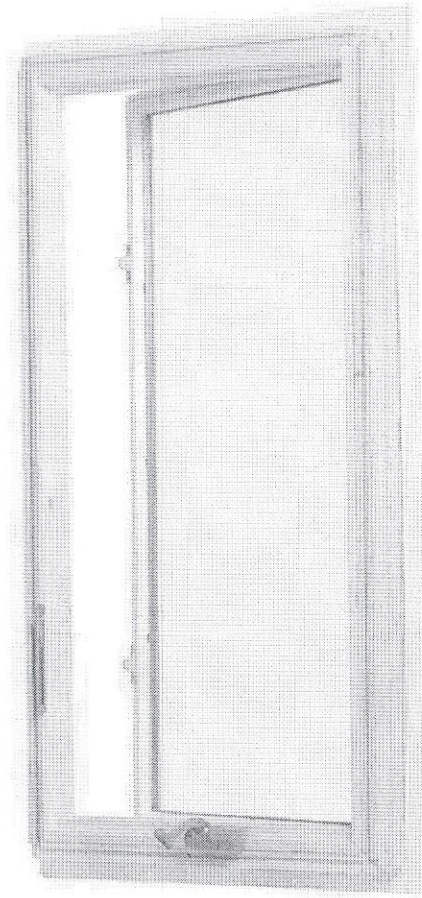
1609 Regent St.



- 11 sf glass there (with new window)
- need 8.8 sf
- window header would be (3) 2" x 8"

[Home](#) / [Doors & Windows](#) / [Windows](#) / [Casement Windows](#)

Model # CW14 R Internet #100051438 Store SKU #414648



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Andersen 28.375 in. x 48 in. 400 Series Casement Wood Window with White Exterior, Right Hand

★★★★★ (4) [Write a Review](#) [Questions & Answers \(13\)](#)

- Perma-Shield exterior cladding for long-lasting performance
- Stain-grade quality wood interiors are ready to finish
- Multi-point lock engages from a single lever for convenience

\$299⁰⁰ /each

Choose Your Options

White

Help your home stay warm in the winter and cool in the summer with the Andersen 400 Series Casement Window, 28-3/8 in. x 48 in., White, with Low-E4 Insulated Glass. The window's durable pine wood frame is treated with a smooth white finish to create a charming, classic look. A Smooth Control hardware system makes it easy to open this window and bring fresh, clean air into your home.

- Low-E4 insulated glass stays clean by reducing water spots when activated by the sunlight
- Energy-efficient design keeps your home warm in the winter and cool in the summer
- Natural pine wood frame with a white finish
- Smooth control hardware system for easy opening
- Classic series lock and keeper hardware enhances your safety and features a stone finish
- Truscene insect screens and a variety of grille and hardware options available through special order
- Energy efficient features help keep homes cool in summer, warm in winter
- Classic series hardware in white finish

Info & Guides

- [Instructions / Assembly](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download a free copy from the Adobe Web site.](#)

Specifications

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	2.875
Product Depth (in.)	4.188
Product Height (in.)	48
Product Width (in.)	28.375
Rough Opening Height (In.)	48
Rough Opening Width (In.)	29
Width (in.) x Height (in.)	28.375 x 48

Details

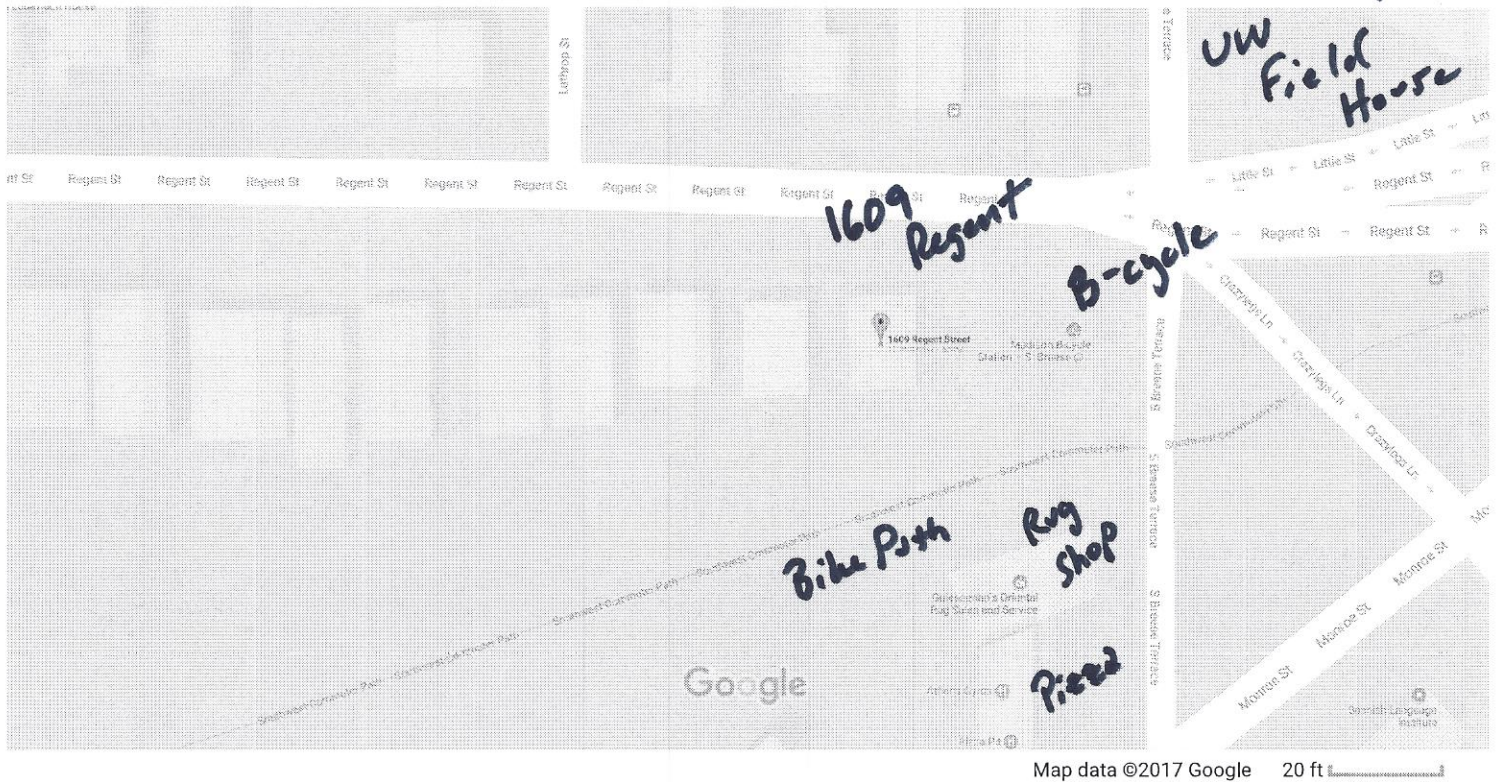
Exterior Color/Finish Family	White
Features	Hardware Included,Low-E Glass,Paintable/Stainable
Frame Material	Wood
Glazing Type	Double-Pane
Grid Pattern	None
Hardware Color/Finish Family	White
Interior Color/Finish Family	Unfinished Wood
Lock Type	Multi-Point Single Actuator
Number of Locks	1
Product Weight (lb.)	45lb
Solar Heat Gain Coefficient	0.32
U-Factor	0.28
Window Handing	Right-Handed
Window Type	Casement
Window Use Type	New Construction,Replacement

Warranty / Certifications

Energy Star Qualified	North-Central,Northern,South-Central,Southern
Manufacturer Warranty	20 Year Glass, 10 Year Limited

How can we improve our product information? Provide feedback.

Google Maps 1609 Regent St



1609 Regent St
Madison, WI 53726





