

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: 1402 Williamson Street (Dickenson Street Elevation)

Aldermanic District: 6

2. PROJECT

Project Title/Description: Repair of Exterior Foundation, Removing existing siding and replacing with Brick

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):** Repairs

DPCED USE ONLY	Registrar #:
	DATE STAMP CITY OF MADISON JAN 27 2020 Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Steve Silverberg Company: FPB Enterprises LLC

Address: 448 W WASHINGTON Ave Suite 100 Madison 53703
Street City State Zip

Telephone: 608.235.2844 Email: ssilver2020@gmail.com

Property Owner (if not applicant): Address: _____

Property Owner's Signature: [Signature] Date: 1/16/2020
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, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. 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/2019-LCMeetingScheduleDates.pdf>

January 16, 2020

To: City of Madison Landmarks Commission

RE: Repairs to Batch Bakery, 1402 Williamson Street, Dickinson Street Elevation

Attn: Heather Bailey

Dear L.C. Commission Members,

Attached please find our submittal material for approval of exterior repairs for the above Project.

This property's Williamson Street Facade Improvement was approved by Landmarks and completed in 2017 with the help of Facade Improvement Grant.

As soon as possible this spring we intend to complete exterior building repairs on the Dickinson Street Elevation. These repairs consist of 2 parts.

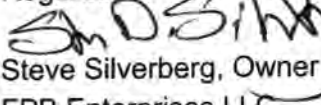
First we intend to repair deteriorated exterior foundation wall. We will be using a synthetic concrete often used in these types of exterior repairs similar to BASF MasterEmaco Material. The finish will be a sandy texture. If we are able to tint this material to an acceptable color we will, otherwise we will coat over it with an appropriate material to get the desired color to approximately match existing. We are consulting with Bachman Construction for materials and methods to complete this portion of the work.

We also would like to remove eyesore siding that covers some old aluminum storefront on Dickinson. The wall inside this old window is covered up and in use by the Bakery. The Bakery needs this wall space. The bakery has plenty of natural light from its existing windows. We intend to implement the same rhythm of materials and spacing as the William Street Elevation on this portion of the work. A Brick #1 match, currently below existing window sills on Williamson, will be installed below a sill that will be installed at the same height as the bottom of the existing windows at +/- 5 feet off grade. Above this area, in the existing "window" recess, approximately 10 feet by 7 feet, we will install a Brick #2 match. Brick #2 is the existing building brick. If space allows we will attempt to recess this "window" of brick slightly to create a reveal along the sides and below the existing lintel. We are OK with staff reviewing final masonry selections in an attempt to find suitable materials.

We are not applying for any signage at this time.

Please feel free to contact me if I can be of further assistance in this approval.

Regards,


Steve Silverberg, Owner
FPB Enterprises, LLC

EXISTING 6' HT. SOLID WOOD FENCE TO BE REPLACED WITH 6' HT. SOLID WOOD FENCE, AND EXTENDED TO WITHIN 10' FROM STREET LOT LINE AS SHOWN (EXISTING FENCE STOPS 19' FROM LOT LINE)

EXISTING ADJACENT LOT 1406 WILLIAMSON, PAVED AREA

SEE ATTACHED DOCUMENT FOR DETAILS REGARDING HATCHED AREA

EXISTING ADJACENT BUILDING 1406 WILLIAMSON

SIGNAGE WILL MATCH EXISTING SIGNAGE (INDIVIDUAL METAL LETTERS, 'BATCH BAKEHOUSE' AND WILL BE SUBMITTED AT LATER DATE FOR SIGNAGE PERMIT

NOTE THAT SITE PLAN IS BASED ON A SURVEY. PARKING/LOADING IS PER APPROVED PLANS DATED 9/2000

SITE PLAN
SCALE: 1"=10'



T
E
R
M
S
O
F
T
H
E
S
E
P
L
A
N
S

EXISTING PUBLIC ACCESSIBLE ENTRANCE

EXISTING OVERHEAD CROSSWALK SIGN

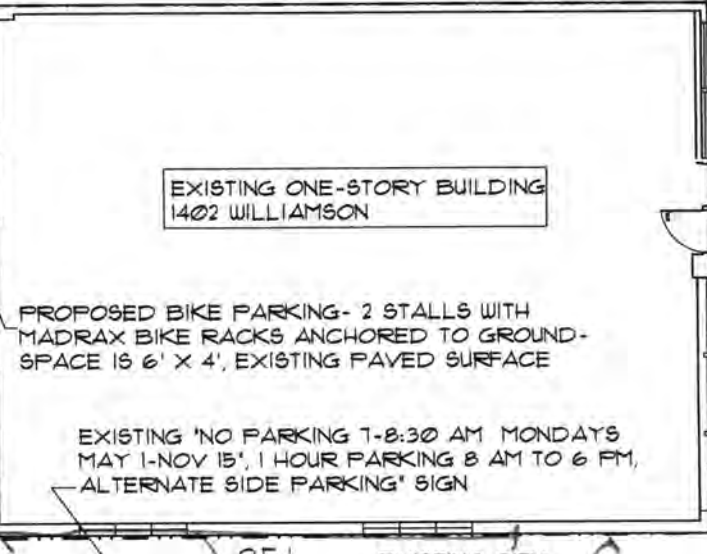
PROPOSED MOVABLE BARRIER, 30' HT.

PROPOSED OUTDOOR SEATING (8 PERSONS MAX.)

EXISTING POWER POLE

BUILDING AREA 2640 SQ FT GROSS

PARKING SPACE SUMMARY	
CAR PARKING	
SURFACE SPACES	ZERO (0)
GARAGE SPACES	ZERO (0)
PROVIDED: ZERO (0) TOTAL	
BICYCLE PARKING	
2 STALLS PROVIDED	



PROPOSED BIKE PARKING- 2 STALLS WITH MADRAX BIKE RACKS ANCHORED TO GROUND- SPACE IS 6' X 4', EXISTING PAVED SURFACE

EXISTING 'NO PARKING 7-8:30 AM MONDAYS MAY 1-NOV 15', 1 HOUR PARKING 8 AM TO 6 PM, ALTERNATE SIDE PARKING' SIGN

79.32'

85'

EXISTING CITY SIDEWALK 44.3'

2 @ 2 YARD ROLLING DUMPSTERS ON EXISTING PAVED SURFACE

EXISTING JOINT RIGHT OF WAY AND LOADING AREA (HATCHED)

(EXIST'G. ASPHALT PAVING)

(EXIST'G. ASPHALT PAVING)

(EXIST'G. ASPHALT PAVING)

EXISTING EMPLOYEE LOADING ENTRANCE. MODIFY EXISTING DECK

20'-0" 6'-0" 6'-0" 18'-0"

EXISTING CURB CUT

EXISTING POWER POLE

EXISTING 2' MAPLE

EXISTING LAWN

EXISTING STREET LIGHT

SOUTH DICKINSON STREET

7/16/12	BATCH BAKEHOUSE
9/24/12	1402 WILLIAMSON STREET
10/16/12	MADISON, WISCONSIN

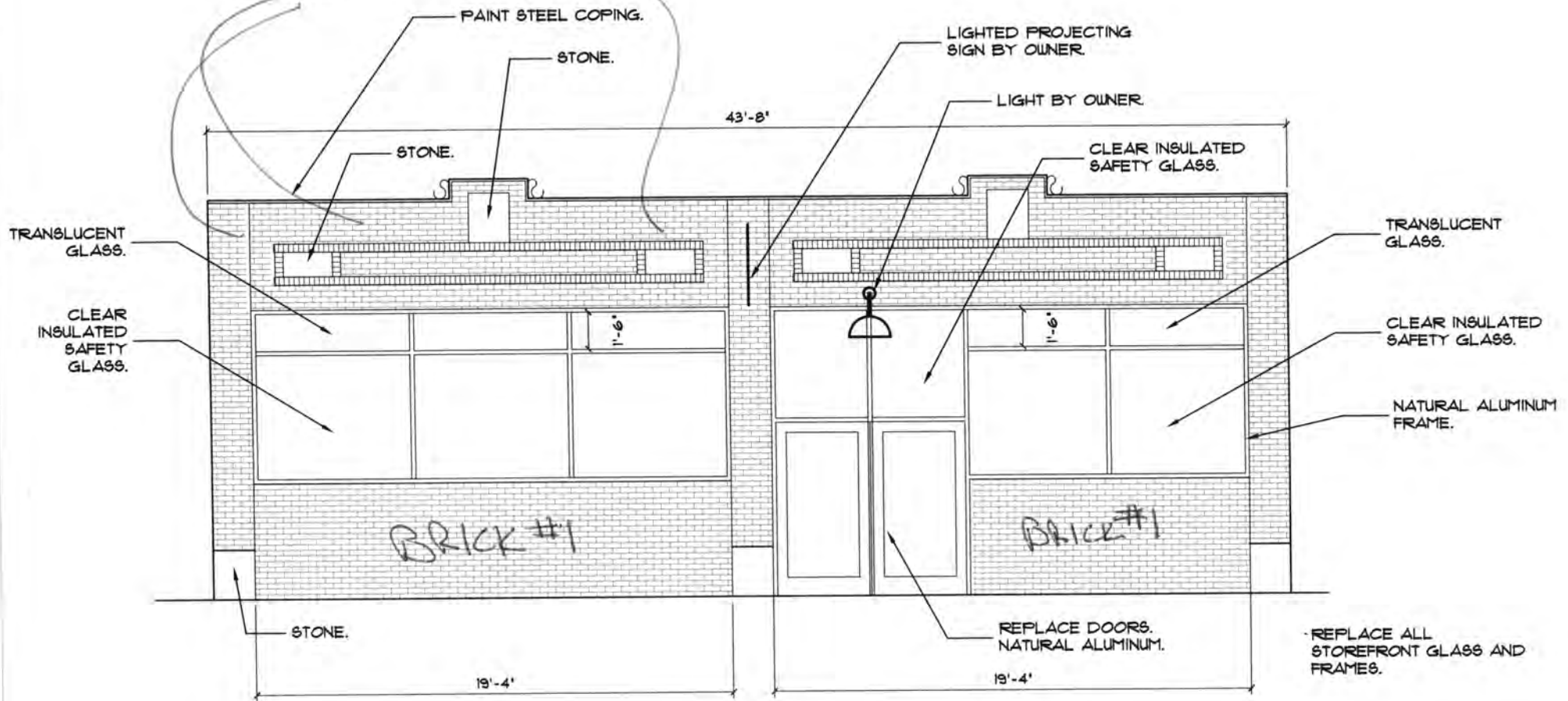
glueck architects
116 North First Street, Madison, WI 53703 (608)251-2851

1218
9 of 3

FOUNDATION REPAIR LOCATION

"WINDOW" REPAIR LOCATION

BRICK #2 TYPICAL

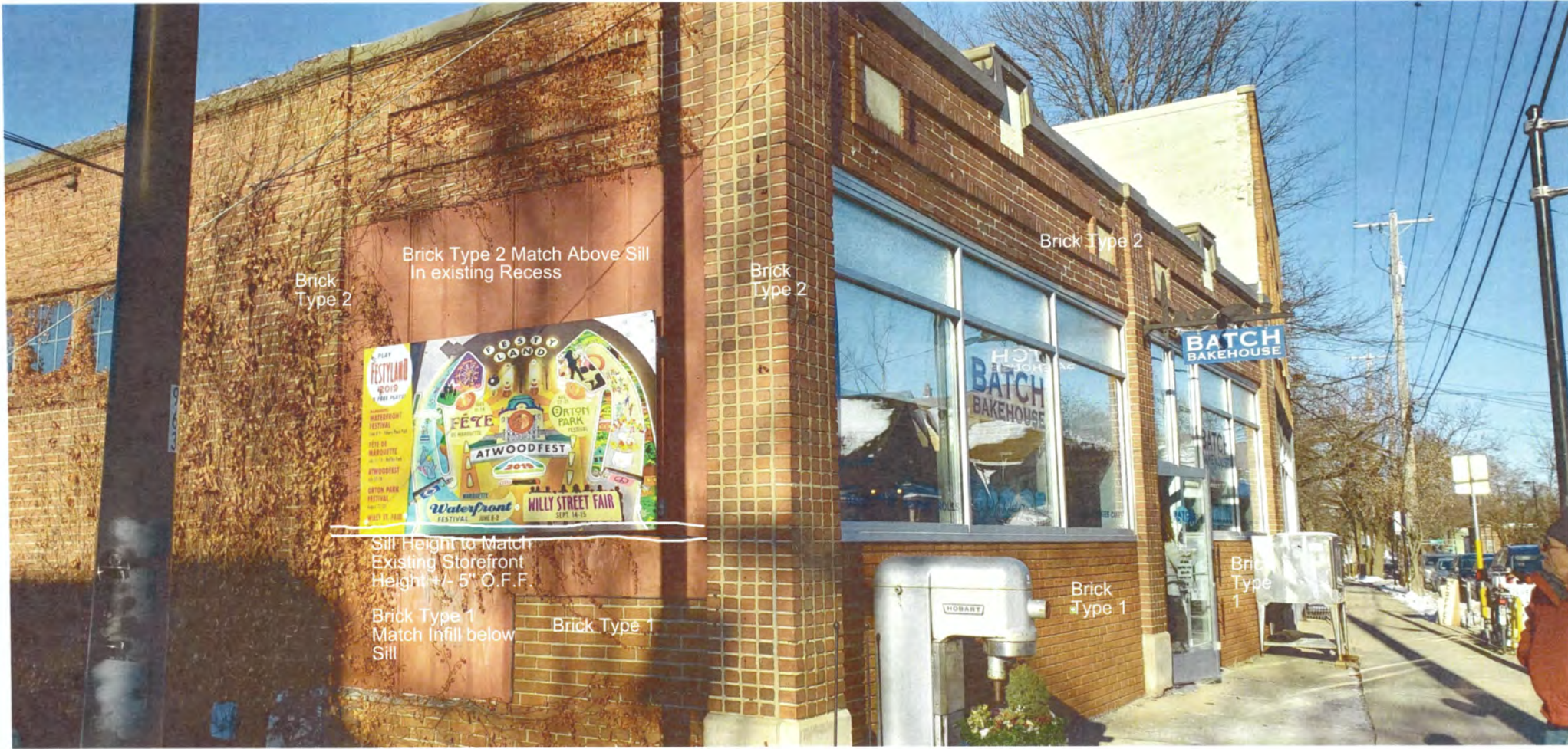


4/10/17	1402 WILLIAMSON STREET BATCH BAKEHOUSE FACADE IMPROVEMENT MADISON, WISCONSIN	glueck architects 110 North First Street, Madison, WI 53703 (608)251-2551	1710 a
---------	---	--	-----------

PREVIOUSLY APPROVED EXTERIOR



Existing Deteriorating Foundation Exterior to
Repaired, Color to Approximately Match Existing
Foundation



Brick Type 2

Brick Type 2 Match Above Sill
In existing Recess

Brick Type 2

Brick Type 2



Sill Height to Match
Existing Storefront
Height +/- 5" O.F.F

Brick Type 1
Match Infill below
Sill

Brick Type 1

Brick Type 1

Brick Type 1

BATCH
BAKEHOUSE

HOBART

Existing Condition

