

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: 1224 Williamson Street

Aldermanic District: 6

2. PROJECT

Project Title/Description: 1222/1224/1226/1228 Property Division

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: John Brandt

Company: Brandt Investment Group, LLC

Address: 1218 Williamson Street

Madison

WI

53703

Street

City

State

Zip

Telephone: 608-251-7648

Email: big53703@yahoo.com

Property Owner (if not applicant):

Address:

Street

City

State

Zip

Property Owner's Signature:

Date:

3/12/21

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, MGD). 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

DO NOT USE ONLY	Registrar #:	64701
	DATE STAMP	
	RECEIVED	
	3/15/21 7:30 am	
Preliminary Zoning Review		
Zoning Staff Initial:		
Date: / /		

March 11, 2021

Brandt Investment Group, LLC
1218 Williamson Street
Madison, WI 53703

Dear Landmarks Commission:

We are applying to divide the parcel located at 1222 to 1228 Williamson Street into four lots for purposes of selling the buildings on each to separate owners. The proposed division will return the resulting lots to their approximate size prior to their combination by the prior owner.

As stated in MGO 41.18(4): "Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district."


Exhibit A shows how the new lots would be configured.

Exhibit B shows our property and the lots surrounding, which you will see are closer in size to what we propose.

Exhibit C are pictures of the buildings on each of the proposed lots.

Thank you.

BRANDT INVESTMENT GROUP, LLC

By: 
John Brandt



CLIENT
BRANDT INVESTMENT GROUP, LLC
c/o Cory Buys, LLC
Buyer Law Office, LLC
8000 Wisconsin Avenue, Suite 200
Madison, WI 53717

DRAWN
MADISON APPLIANCE PARTS, INC.
6612 Paulson Road
Wausau, WI 53397

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor do hereby certify that by the direction of Cory Buys, I have surveyed, monumented and mapped Lots 14 & 15 and part of Lots 13 & 16, Block 201, Fawell's Replat of a part of the Village of Madison, located in part of the SW 1/4 of the NW 1/4 of Section 7, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

PARCEL "A" DOCUMENT NO. 1380282

Being the SW 1/2 of Lot 13, Block 201, Fawell's Replat of part of the Village of Madison in the City of Madison.

Subject to a Right-of-Way over the Northwest 4 feet of the SW 1/2 thereof and together with a Right-of-Way over the Southwest 4 feet of the NE 1/2 of Lot 13, Subject to a Right-of-Way over the Northwest 10 feet of the SW 1/2 of Lot 13, (Document No. 815288)

Containing 4,370 Square Feet.

PARCEL "B" DOCUMENT NO. 1165272

Being Lot 14, Block 201, Fawell's Replat of part of the Village of Madison in the City of Madison.

Subject to a Right-of-Way over the Northwest 10 feet of Lot 14 thereof. Subject to an Underground Electric Right-of-Way over the Southwest 10 feet of the Northwest 13 feet of Lot 14.

Containing 6,740 Square Feet.

PARCEL "C" DOCUMENT NO. 1460670

Being the Northwest 52 feet of Lot 15, Block 201, Fawell's Replat of part of the Village of Madison in the City of Madison. Subject to a Right-of-Way over the Southwest 4 feet of the said Northwest 52 feet of Lot 15 together with a Right-of-Way over the Southwest 4 feet of Lot 15, Containing 8,230 Square Feet.

PARCEL "D" DOCUMENT NO. 1729209

Being the Northwest 38 feet of Lot 16, Block 201, Fawell's Replat of part of the Village of Madison in the City of Madison, and the Southwest 4 feet of Lot 15, Block 201, Fawell's Replat of the Village of Madison in the City of Madison. Subject to a Joint Driveway over the Southwest 4 feet of the Southwest 80 feet over the Northwest 4 feet of the Southwest 80 feet of the Southwest 28 feet of Lot 16. Subject to a Joint Driveway over the Northwest 4 feet of Lot 15 together with a Joint Driveway over the Northwest 4 feet of the Southwest 8 feet of Lot 15.

Containing 5,560 Square Feet.

Subject to all other easements of record.

I do further certify that this survey is correct to the best of my information, knowledge and belief.

Daniel A. Paulson
Date
P.L.S.-1699

PAULSON & ASSOCIATES, LLC
136 WEST HOLM STREET DEFOREST, WI 53532 (608)846-2523
WWW.PAULSONANDASSOCIATES.NET

PLAT OF SURVEY

MADISON APPLIANCE PARTS, INC.

BEING LOTS 14 & 15 AND PART OF LOTS 13 & 16, BLOCK 201, FAWELL'S REPLAT OF A PART OF THE VILLAGE OF MADISON PLAT OF MADISON, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 7, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN
JOB NO. 0815-103
DRAWING NO. 0815-103
DATE: 11-30-15

- LEGEND**
- 3/4" IRON RE-BAR (FOUND)
 - 1-1/2" IRON PIPE (FOUND)
 - PK. NAIL (UNLESS NOTED) (SET)
 - 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
 - () RECORDED AS INFORMATION
 - UTILITY POLE



SCALE
0 15 30 60
Feet

BASIS OF BEARINGS
THE SOUTHEAST LINE OF BLOCK 201
ASSUMED TO BEAR S46°04'35"W.

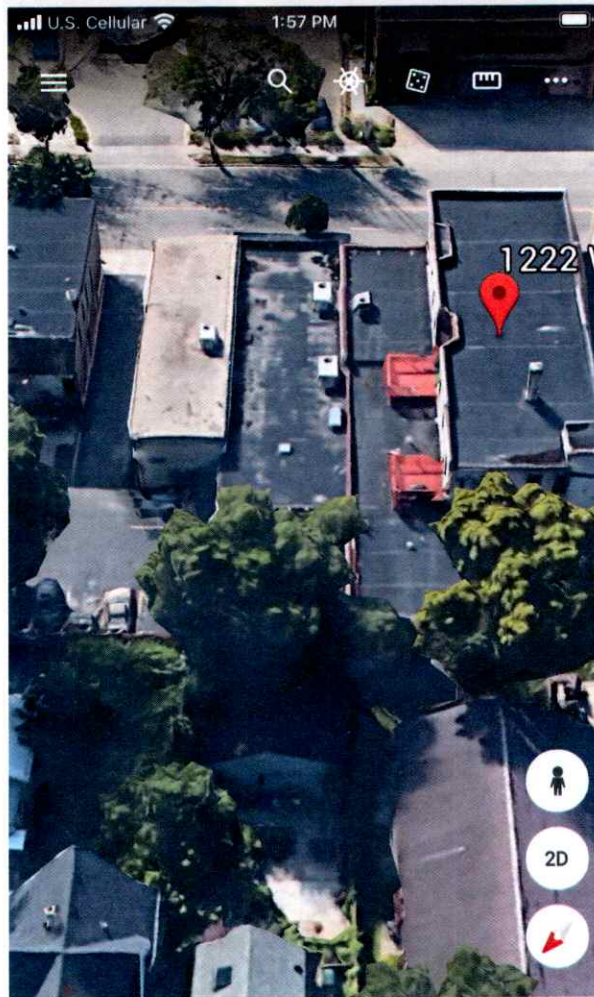
- SURVEYOR'S NOTES:**
- Junior / Senior rights between Parcel "C" (Northwest 52 feet of Lot 15) and Parcel "D" (Southwest 4 feet of Lot 15) was not determined. The coverage of Lot 15 (0.14" along the front and 0.16" along the back) was assumed to belong to Parcel "C".
 - Junior / Senior rights between Parcel "D" (Northwest 38 feet of Lot 16) and the adjoining property (Southwest 28 feet of Lot 16) was not determined. The coverage of Lot 16 (0.14" along the front and 0.16" along the back) was assumed to belong to the adjoining property.



1222 1224 1226 1228
(1918) (1931) (1950) (1970)



1224 WILLIAMSON ST.



X 1222 Williamson St Building
1224 Williamson St Building
1226 Williamson St Building
1228 Williamson St Building } Rear View



View from Fire Station #3



Williamson Street View



View from Willy Street Co-op