

Wednesday, July 19, 2017

**Planning & Development**  
**126 South Hamilton Street.**  
**Madison, WI. 53703**

~~City of Madison Zoning Administrator~~~~Madison Municipal Building Suite LL-100~~  
~~215 Martin Luther King Jr. Blvd.~~  
~~P.O. Box 2985~~  
~~Madison, Wisconsin 53701-2985~~

RE: Letter of Intent  
801 Williamson Street  
Demolition

Please find ~~included~~, with this Letter of Intent, our ~~Rezoning and Conditional Use~~ application package for the City of Madison Plan Commission's next meeting. This application is for the property located at ~~412-414 South~~~~801 Williamson Street Baldwin Street~~, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6, Marsha Rummel, Alder.

The project ~~features a boutique hotel and neighborhood café, with outdoor seating~~~~consists of~~ demolition of the existing wood-framed residential structure and replacement with a new building. We are proposing a mixed-use building, with commercial use on the first floor and two floors of residential use above, containing 4 total residential units. The project will be a permitted use in the current TSS zoning, so we are asking only for approval of demolition. Please note that City staff are quite aware of the deteriorated condition of this building. Feel free to contact George Hank regarding details.

Attached are the drawings sent to Landmarks Commission on July 10, to be reviewed at their July 24 meeting. Landmarks Commission has already approved demolition, and is set to review the proposed building at that meeting. Alternate facades are shown for Williamson Street and Livingston Street. One has all-brick facades, and one has brick with panels.

Please see the attached photos of the existing building.  
We will be submitting a Recycling/Reuse plan after Plan Commission review.  
Site survey is attached.

- ~~1) The hotel~~
- ~~2) The building form which we wish to build, without the third floor stepback required in TSS zoning~~
- ~~3) Outdoor seating~~

**Development Team:**  
Brandon Cook, Owner  
Glueck Architects, Architectural and Structural

The primary contact persons ~~for zoning issues~~ for this project are:

Jim Glueck  
Glueck Architects  
116 North Few Street  
Madison 53703  
(608) 251-2551  
[glueckarch@sbglobal.net](mailto:glueckarch@sbglobal.net)

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Brandon Cook  
Madison, WI 53703  
(608) 279-7962  
johnfontainrealty@gmail.com

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or myself.

Sincerely,  
Brandon Cook

