

# 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: \_\_\_\_\_ Alder District: \_\_\_\_\_

## 2. PROJECT

Project Title/Description: \_\_\_\_\_

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**
- Development 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.)*
- Informational Presentation**
- Other** *(specify):* \_\_\_\_\_

DPCED USE ONLY	Registrar #:
	<p><b>DATE STAMP</b></p> <p style="font-size: 2em; color: red; font-weight: bold; margin: 0;">RECEIVED</p> <p style="text-align: right; margin-top: 10px;">7/25/22 11:49 am</p>

## 3. APPLICANT

Applicant's Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_  
Street
City
State
Zip

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner *(if not applicant)*: \_\_\_\_\_

Address: \_\_\_\_\_  
Street
City
State
Zip

Property Owner's Signature: Matthew R Wachter Date: \_\_\_\_\_

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 12:00pm 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/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

# STATE STREET CAMPUS GARAGE MIXED-USE PROJECT

LANDMARKS COMMISSION INFORMATIONAL SUBMITTAL - 7/25/2022



## PROJECT NARRATIVE

This proposed project will include the demolition of the existing city parking structure at 415 Lake Street and the construction of the new State Street Campus Garage Mixed-Use building. This project will be processed as a planned development. There will be one level of below grade parking along with 6 levels of above grade parking in a building podium. The Lake Street façade portion of the podium will include loft-style student housing units. The ground floor will include a bus terminal, parking, and mixed-use space. The public will enter and exit the parking from Lake Street. Nine floors of student housing will be located in a tower on top of the parking podium. The residents of the housing component will enter and exit parking from Hawthorne Court. Common amenities for the student housing will include an open terrace and pool located at the top of the podium and a roof top terrace above the highest level of student housing

The massing encompasses the entire footprint of the site for the podium while the tower is set back from the podium on the north, west and south facades. This approach complies with the zoning setback requirements and diminishes the impact of the tower on adjacent parcels. The south face of the podium is designed to be neutral and act as a backdrop that will not diminish the historic character of the building located at 626 University Avenue.

The project is currently in the conceptual design stage. The parking and housing podium will cover the entire site with a zero lot line condition. Openings will not be allowed on the north or south elevations and the west elevation will be screened with housing units. The parking podium will be enclosed and ventilated with louver openings on the east elevation along Hawthorne Court. Material selections are underway and will include a combination of masonry and storefront window systems at the podium. Light weight materials such as metal panel, continuous insulation system and punched window openings will be utilized for the tower facades.

**NARRATIVE**



## 626 UNIVERSITY AVE

### PROPERTY FEATURES

Year Built: **1914**

Additions:

Survey Date: **1983**

Historic Use: **church**

Architectural Style: **Elizabethan Revival**

Structural System:

Wall Material: **Stone - Unspecified**

Architect: **Claude and Starck**

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

### DESIGNATIONS

### NOTES

**Additional Information:**

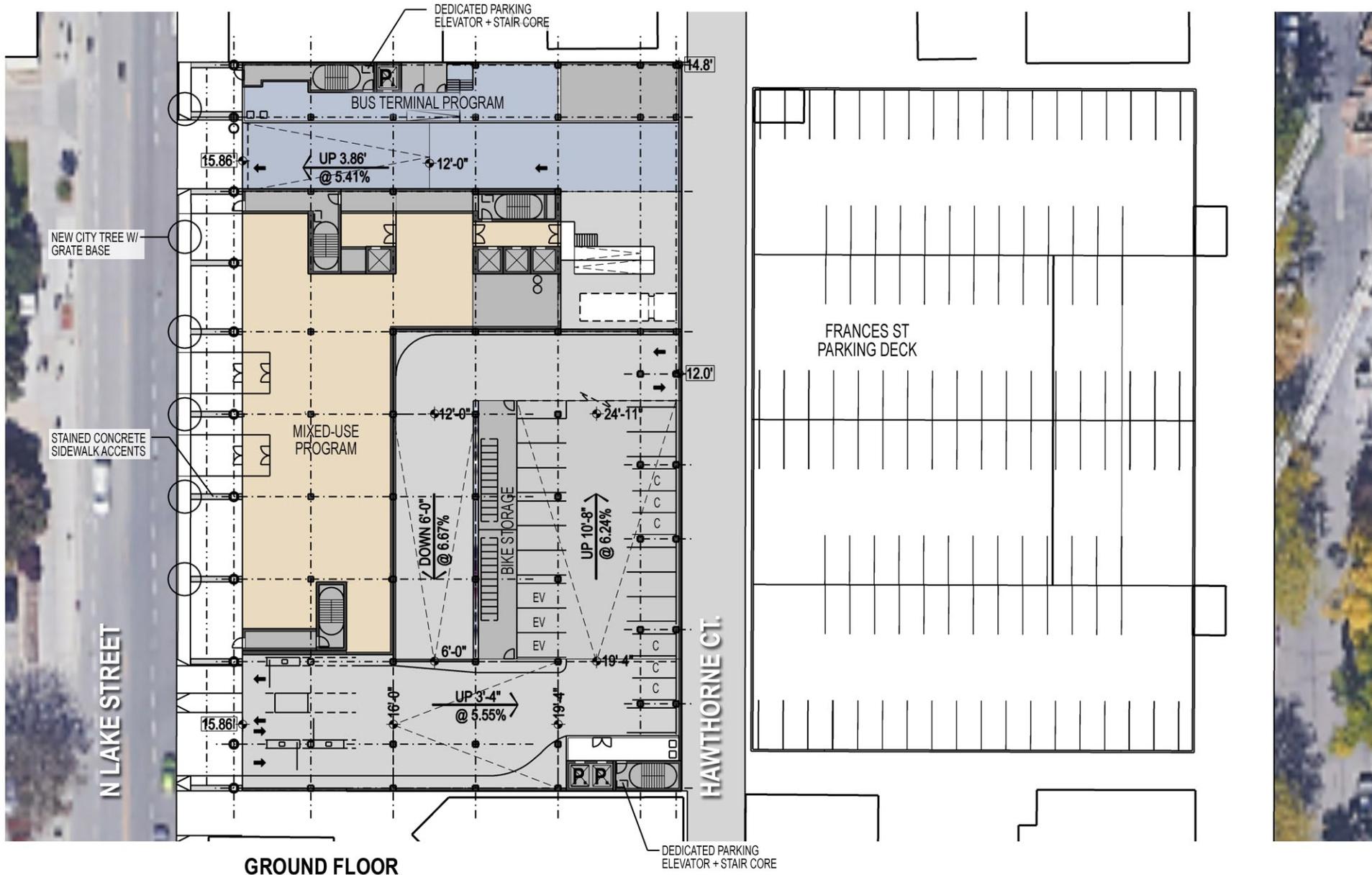
Madison Historic Landmark: 10/15/2002



**NARRATIVE**



SITE PHOTOS

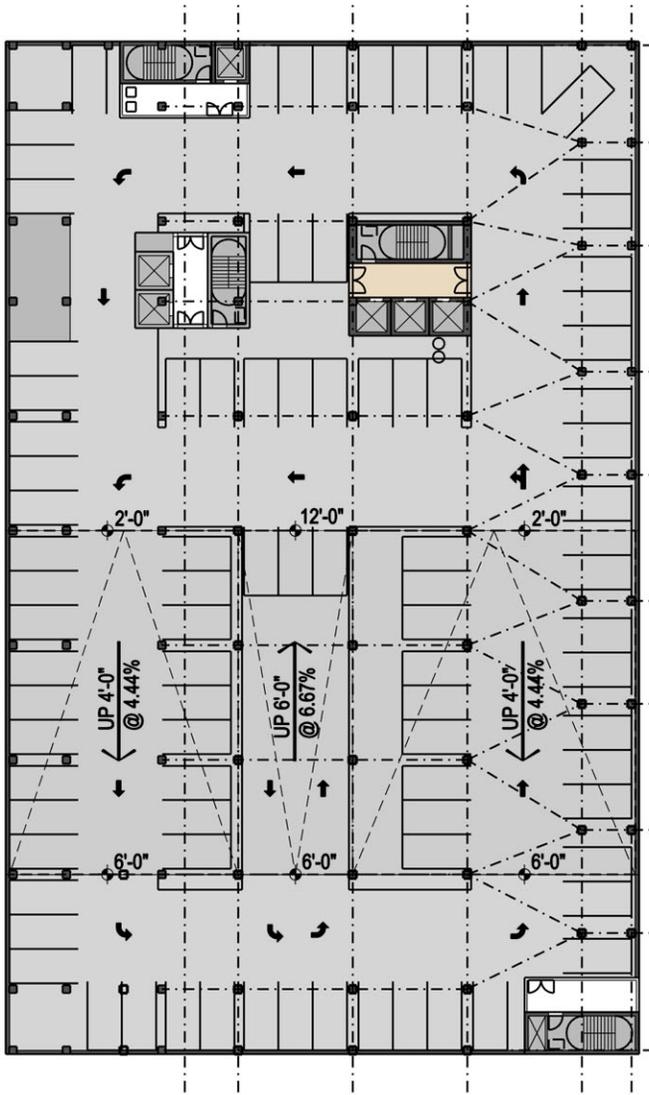


**GROUND FLOOR**

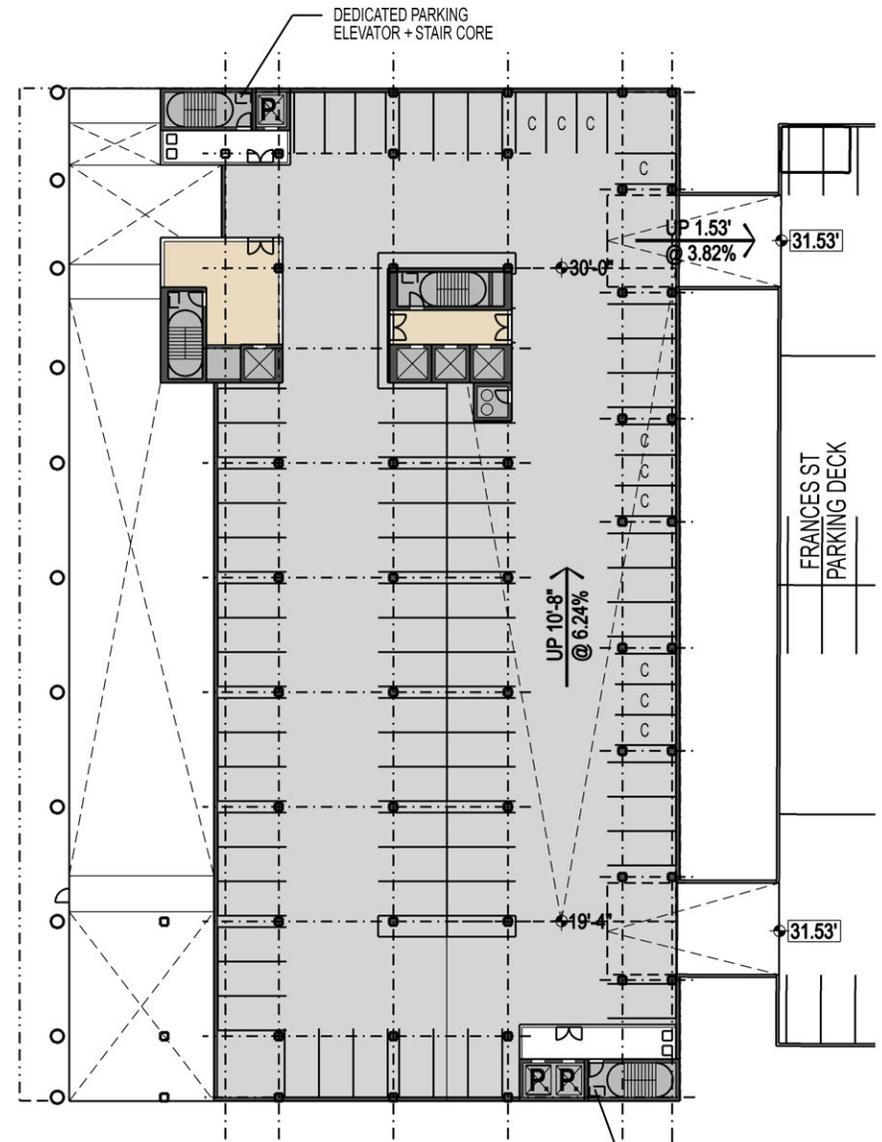
**NOTE: PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.**

⚡12.0' DENOTES EXISTING ELEVATION FROM AS-BUILTS  
 ⚡24'-11" DENOTES PROPOSED ELEVATION DATUM

**FLOOR PLANS**



LOWER LEVEL

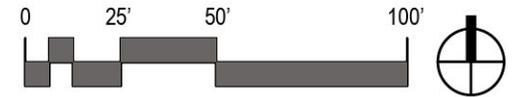


LEVEL P2

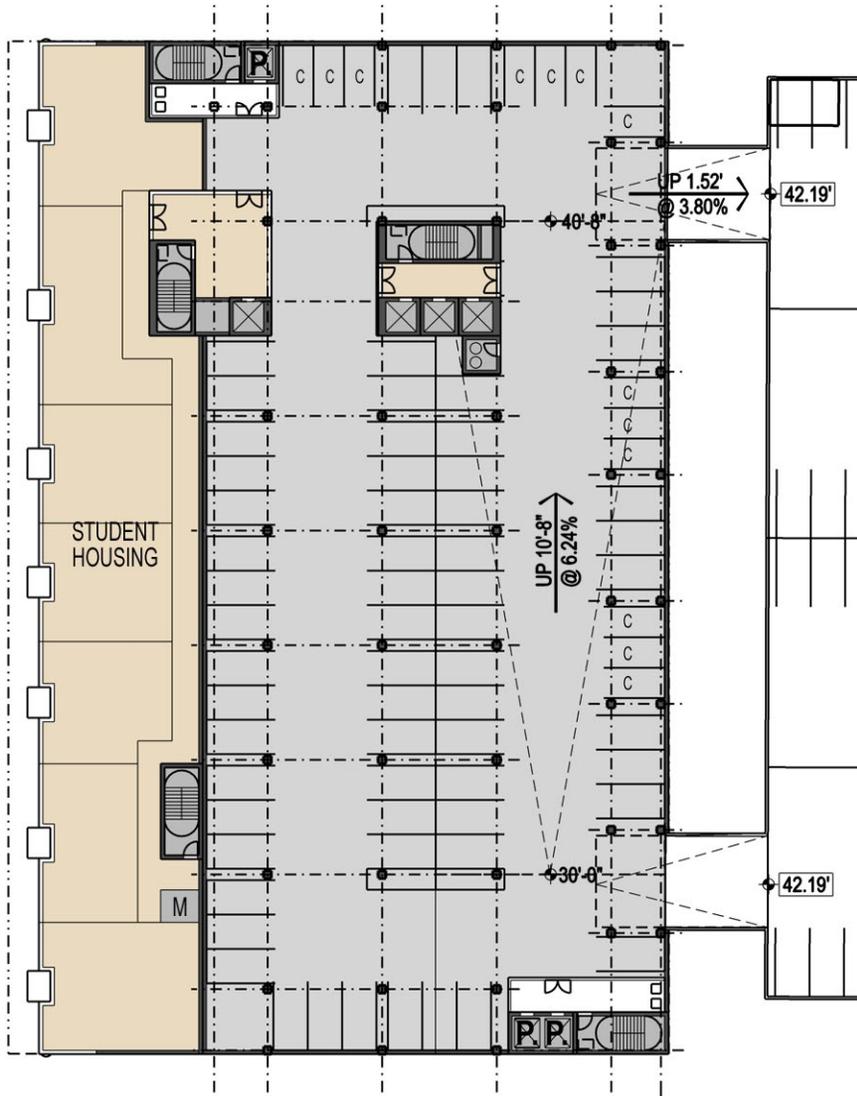
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SITE + BRIDGE ELEVATIONS - TO BE VERIFIED

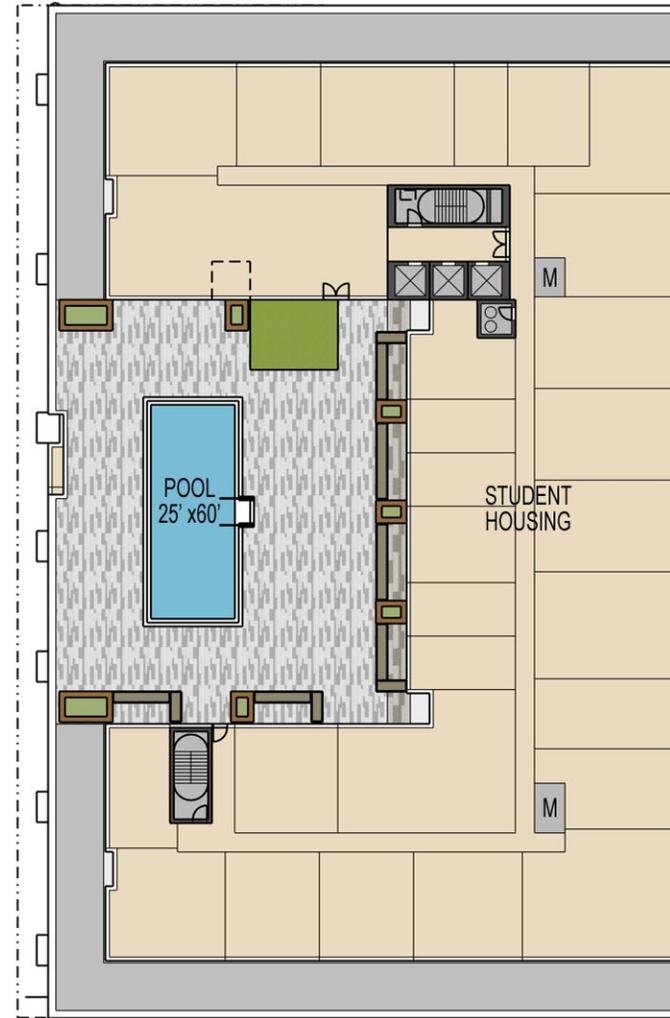
◊12.0' DENOTES EXISTING ELEVATION FROM AS-BUILTS  
 ◊24'-11" DENOTES PROPOSED ELEVATION DATUM



FLOOR PLANS



LEVEL P3 (P4-P6 SIMILAR)

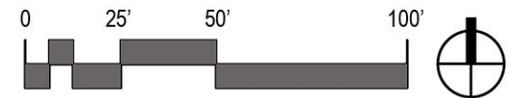


LEVEL 4

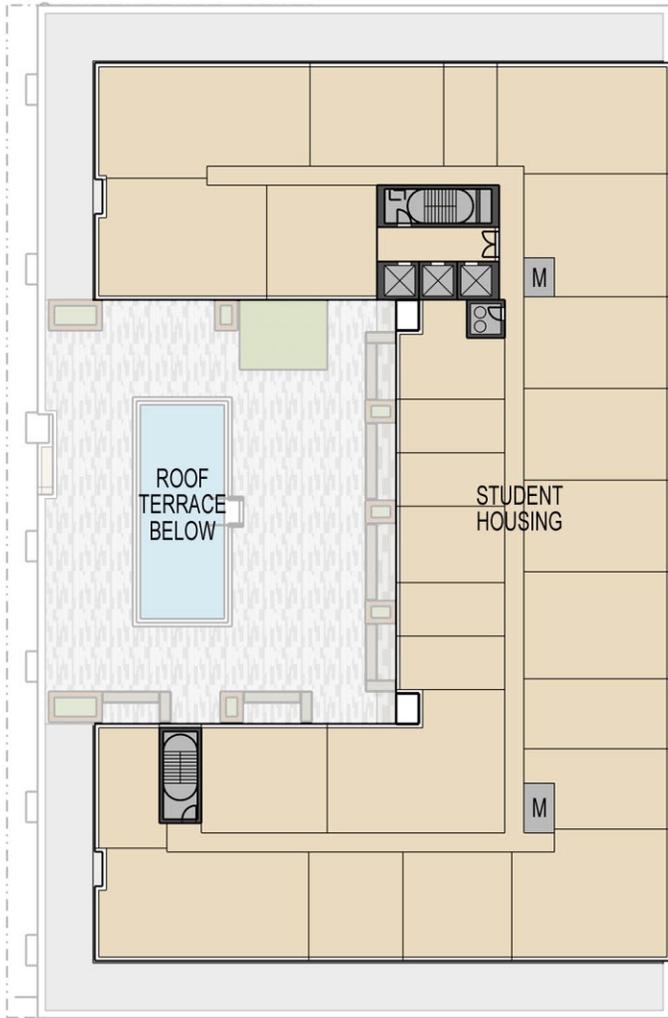
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SITE + BRIDGE ELEVATIONS - TO BE VERIFIED

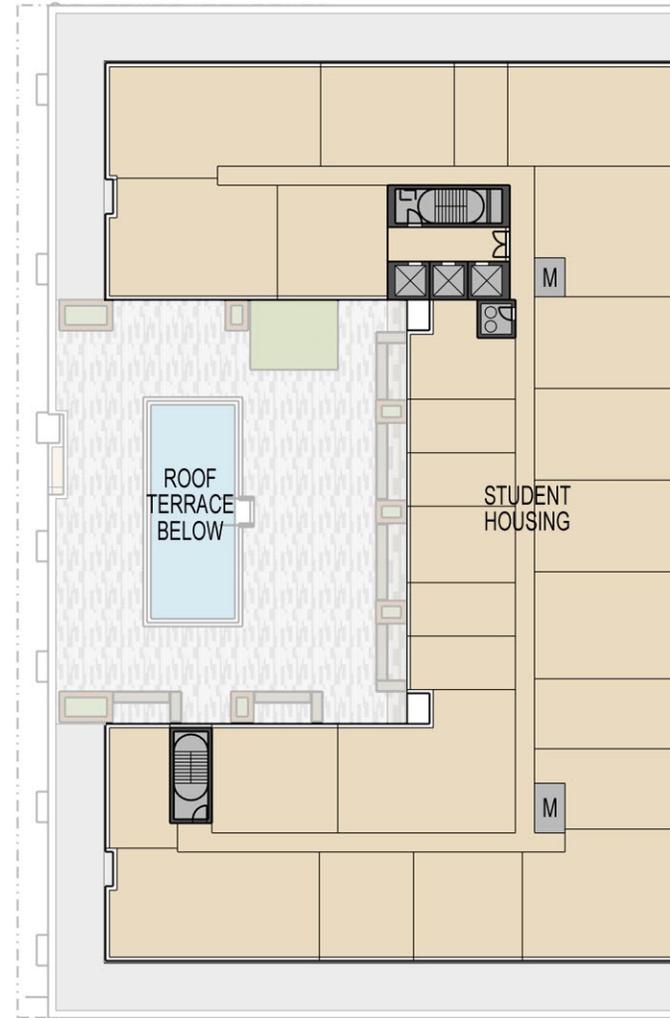
⚡ 42.19' DENOTES EXISTING ELEVATION FROM AS-BUILTS  
 ⚡ 24'-11" DENOTES PROPOSED ELEVATION DATUM



## FLOOR PLANS

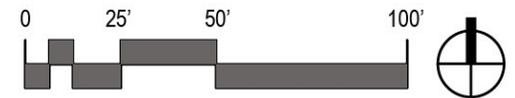


LEVELS 5 - 8 FLOOR PLAN

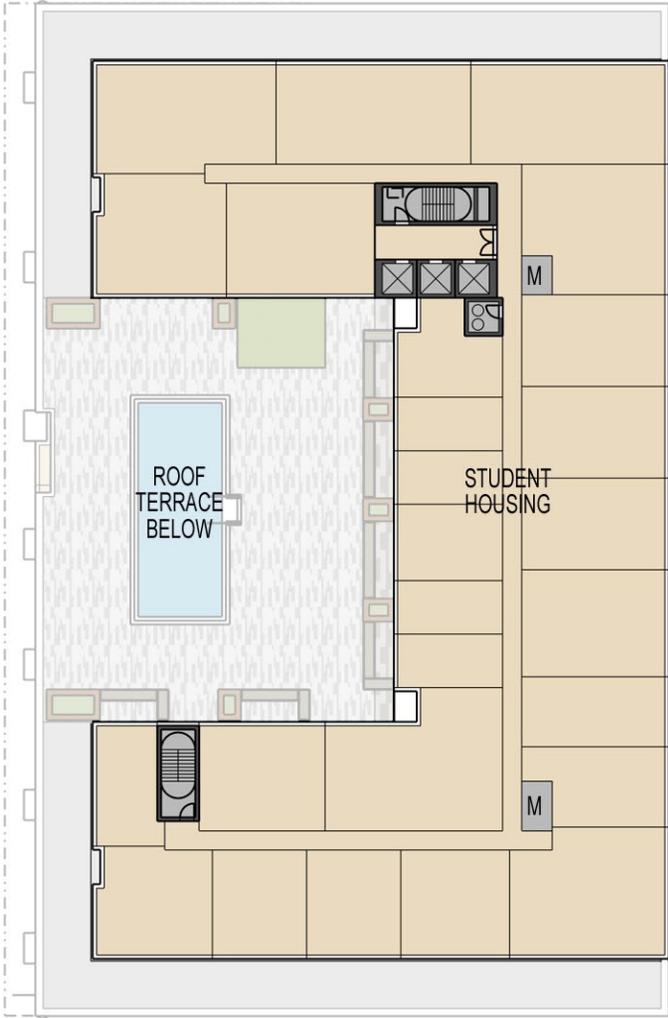


LEVELS 9 - 11 FLOOR PLAN

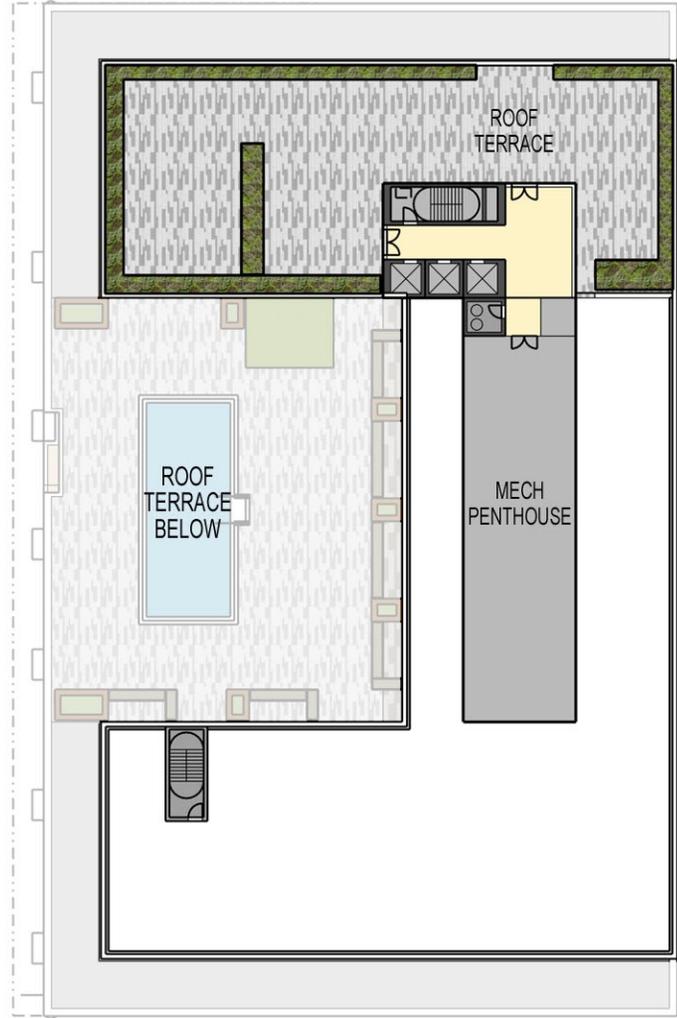
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**FLOOR PLANS**

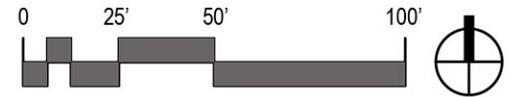


**LEVEL 12 FLOOR PLAN**

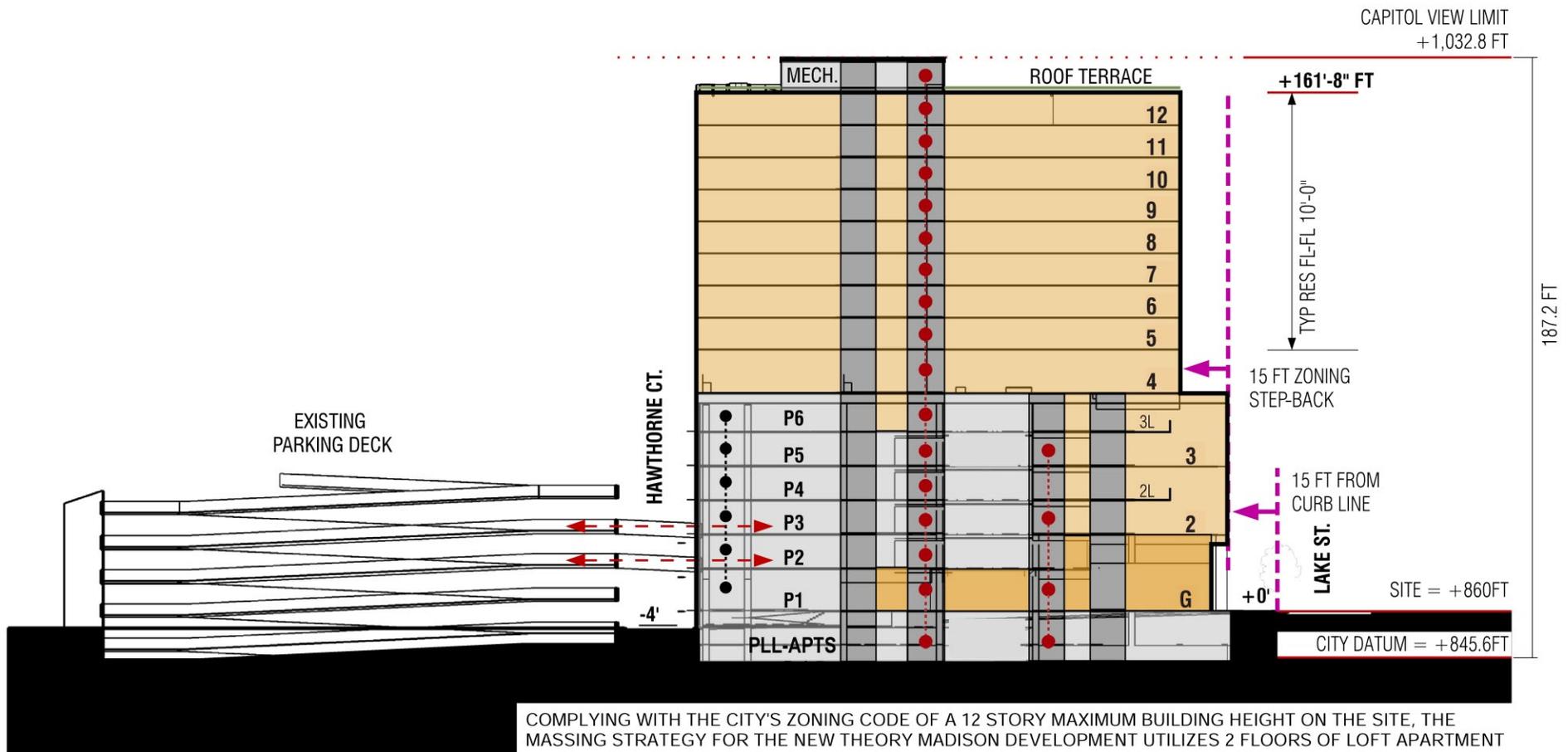


**ROOF LEVEL TERRACE**

NOTE: PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.



**FLOOR PLANS**



COMPLYING WITH THE CITY'S ZONING CODE OF A 12 STORY MAXIMUM BUILDING HEIGHT ON THE SITE, THE MASSING STRATEGY FOR THE NEW THEORY MADISON DEVELOPMENT UTILIZES 2 FLOORS OF LOFT APARTMENT UNITS IN FRONT OF THE NEW PARKING STRUCTURE TO CREATE A MORE ACTIVE STREET SCAPE ENVIRONMENT ON LAKE STREET.

IN ADDITION TO THE REQUIRED FRONTAGE SETBACK AND BUILDING STEP-BACK AT LAKE STREET, THE TEAM IS ALSO PROPOSING A COLONNADE TO FURTHER IMPROVE THE PEDESTRIAN SIDEWALK CONDITION.

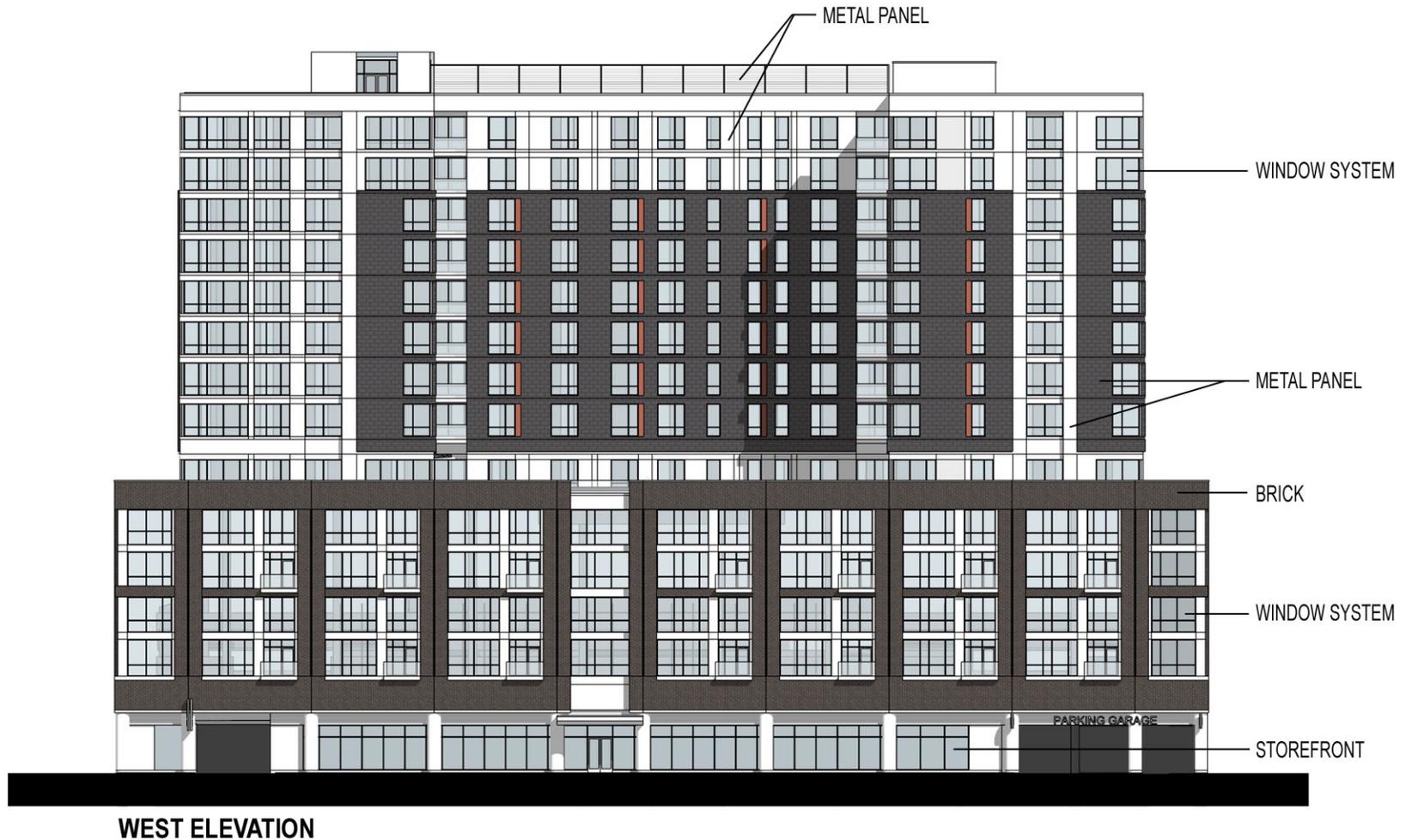
CONSISTENT WITH THE ADJACENT HUB AND JAMES DEVELOPMENTS TO THE EAST, AN OUTDOOR ROOF TERRACE IS PROPOSED FOR THE BUILDING TO TAKE ADVANTAGE OF THE GREAT VIEWS OF OUR CITY AND TO LAKE MENDOTA THAT THE SITE OFFERS.

**LEGEND**

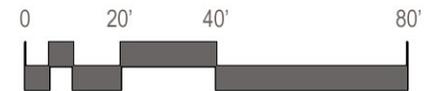
- APARTMENT ELEVATOR STOP
- PARKING GARAGE ELEVATOR STOP

NOTE: SECTION IS CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.

**SECTION DIAGRAM**



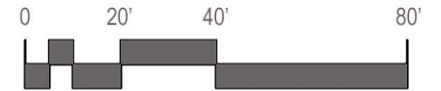
NOTE: ELEVATIONS ARE CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.



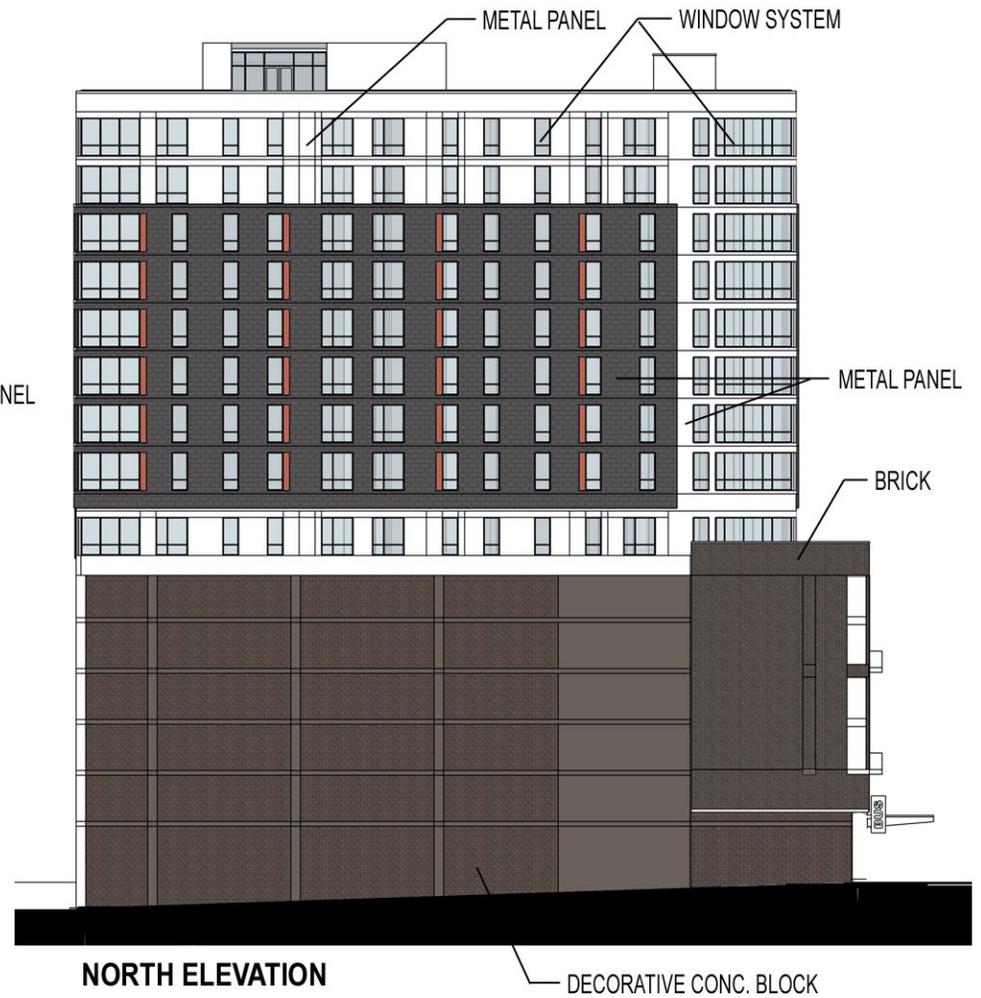
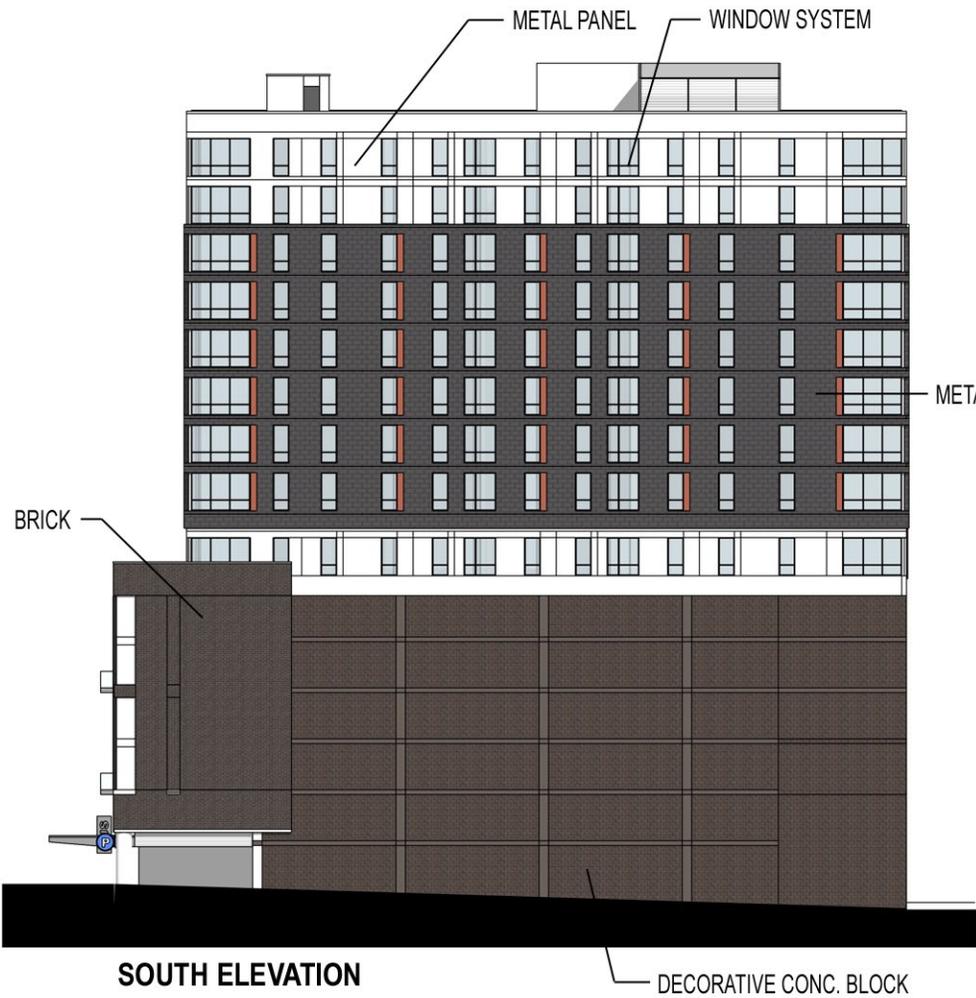
## ELEVATIONS



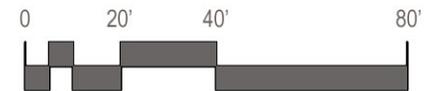
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## ELEVATIONS



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**ELEVATIONS**



**EXTERIOR IMAGES**



**EXTERIOR IMAGES**



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