



Agenda Item #: 2

Project Title: 415 N Lake St - Development Adjacent to a Designated Madison Landmark (Luther Memorial Chapel - 626 University Ave); 2nd Ald. Dist.

Legistar File ID #: 72860

Prepared By: Heather Bailey, Preservation Planner

Members: Present: Richard Arnesen, Edna Ely-Ledesma, Katie Kaliszewski, David McLean, Maurice Taylor, and Ald. Bill Tishler.
Excused: Molly Harris.

Summary

Nate Gundrum, registering in support and wishing to speak
John Chapman, registering in support and wishing to speak
Michael Oates, registering in support and available to answer questions
Claire Lommen, registering in support and not wishing to speak

Bailey presented information on the Landmarks Commission's role in this project. The proposed development will be adjacent to a landmark, the Luther Memorial Chapel, which is currently the Church Key Building. The landmark shares a rear property line with the proposed development. The question before the commission: Is the proposed development so overly large or visually intrusive as to affect the adjacent landmark? The Landmarks Commission needs to provide feedback to the Urban Design Commission and Plan Commission on the impact of this project on the adjacent landmark.

Matt Mikolajewski, City of Madison Economic Development Division Director, explained that the project before the commission is the redevelopment of the Lake Street side of the State Street Campus Garage. The City issued an RFP for private development to reconstruct both the garage and add private housing space above. Mortenson Development was selected and is here tonight to present their initial proposals.

Nate Gundrum, Mortenson Development, said they have visited the Urban Design Commission and made a few minor modifications based on their feedback. In general, they said the massing and materiality remains the same as what was presented to the Landmarks Commission in August.

John Chapman, EUA, presented visuals of the project, most of which is the same as was presented in August. This project is focused on the Lake Street side of the parking structure and is not affecting the Frances Street side. There is a student housing component above the structure. The properties touch, but the buildings will not touch; there is an alleyway between the two. The parking structure will be on the eastern side of the property and the plans include a bus terminal on the northern end of the site. There will be one level of parking for student housing, and the upper levels will be public parking. There will be some loft units along Lake Street to hide the parking structure behind the housing. There are three levels of above-ground parking with partial housing, then housing only on floors 4-12. There is a terrace on the rooftop.

Tishler asked how deep the new parking ramp is going to be and if there will be any additional digging to go deeper. Gundrum said that it will be the same depth as the existing garage. There are some water table issues here, so they have done their due diligence with the City on that issue.

Kaliszewski asked if the parking available to the public is going to be similar to what is currently available, or is they are decreasing public parking downtown. Mikolajewski said they are anticipating a slight reduction in public parking, probably by about 80 stalls. Kaliszewski said that is a lot of spots to lose in this area.

Tishler asked who owns the Lake Street ramp, and Mikolajewski said that it is owned by the City Parking Utility. Tishler asked if the City would retain the air rights or if it would go to an outside entity. Mikolajewski said that under this proposal, the City would sell the air rights to Mortenson Development for the apartment project, and there would be a long-term condo relationship between the common areas.

Action

A motion was made by Arnesen, seconded by Tishler, to recommend to the Plan Commission and Urban Design Commission that the proposed new structure is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark at 626 University Avenue. The motion passed by voice vote/other.