

## AGENDA # 3

City of Madison, Wisconsin

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<b>REPORT OF:</b> LANDMARKS COMMISSION	<b>PRESENTED:</b> December 19, 2011
<b>TITLE:</b> 701 and 737 Lorillard Court and 159-1717 Proudfit Street – PUD (GDP-SIP) Apartment Building with 115 Apartments. 4 <sup>th</sup> Ald. Dist. (24693)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Amy Scanlon, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> December 19, 2011	<b>ID NUMBER:</b>

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Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, and Michael Rosenblum. Robin Taylor and David McLean were excused. Marsha Rummel left before the discussion of Item #3.

### **SUMMARY:**

Chris Schramm, 10 E. Doty Street, representing Urban Land Interests, registering in support and wishing to speak and available to answer questions. The proposed project is adjacent to Tobacco Warehouse, a local landmark. Project is not going to be an office complex as previously discussed due to economy but will be a residential project. The project is a high quality, market rate apartment development. Urban Land Interests feels the demand is high in downtown Madison for sustainable, pet-friendly, bike friendly, tech-friendly, small apartment units with shared common amenities areas. Focus on quality, architecture and materials. Urban Design Commission has given a positive feedback on the approach and the project team is working with a neighborhood steering committees (Bassett and Monona Bay Neighborhood).

David Jenneryahn, 500 N. Dearborn #900, Chicago, IL 60654, representing Urban Land Interests, as the Architect for the project, registering in support and wishing to speak and available to answer questions. He explained the challenge to respecting scale and achieving the density on site. This design layers the scale of the buildings with 2-story bay elements with 3-story and 4-story stepped massing. Neighborhood has asked if the back part near the tracks could be taller. Height on 4 story feel would be 46 feet. Scale of fenestration to play off of tobacco warehouse fenestration. The materials are masonry for majority of buildings planes.

### **ACTION:**

A motion was made by Gehrig, seconded by Slattery, that the Landmarks Commission inform the Urban Design Commission and Plan Commission that the proposed development is not too large or intrusive to adversely affect the historic character and integrity of the adjoining landmark property and that the recommendations of staff should be incorporated. The motion was passed on a voice vote/other.