



Madison Landmarks Commission
APPLICATION

1. LOCATION

Project Address: 3414 Monroe St. Aldermanic District: 13

2. PROJECT

Date Submitted: 2.9.15

Project Title / Description: the GLEN, NEW MIXED-USE BUILDING.

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
[X] Alteration / Addition to a building adjacent to a Designated Madison Landmark
Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement
New Construction in a Local Historic District (specify):
Mansion Hill, University Heights, Third Lake Ridge, Marquette Bungalows, First Settlement
[X] Demolition
Variance from the Landmarks Ordinance
Referral from Common Council, Plan Commission, or other referral
Other (specify):

3. APPLICANT

Applicant's Name: PAUL CUTA Company: Casa Architecture
Address: 3414 Monroe St. City/State: Madison, WI Zip: 53711
Telephone: 608-709-1250 E-mail: paul@casarch.com.
Property Owner (if not applicant): PATRICK CONCOPANI.
Address: 2417 UNIVERSITY AVE. City/State: MADISON, WI Zip: 53726
Property Owner's Signature: [Signature] Date: 2/9/15

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
Brief narrative description of the project
Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
- Site plan showing all property lines and structures
- Building elevations, plans and other drawings as needed to illustrate the project
- Photos of existing house/building
- Contextual information (such as photos) of surrounding properties
Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the Historic Preservation Planner: Amy Scanlon Phone: 608.266.6552 Email: ascanlon@cityofmadison.com

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.

the GLEN – 3414 Monroe Street

Project Narrative – Landmarks Commission Submittal

The Glen is a proposed new mixed-use project located at 3414 Monroe Street. It is comprised of 41,038 gross square feet (based on new Madison Zoning standards) on five levels including limited commercial space, support space at level one, below grade parking for residents and at grade parking for the commercial space. Levels two, three and four provide a total of 19 rental residential units including a mix of studio, one, two, and three bedroom units. All units with the exception of two studio units have exterior space in the form of a balcony or terrace and have been designed to maximize views to the adjoining amenities while trying to respect sensitive adjacencies. The two studio units have french balconies plus a small common space with an exterior terrace is provided for all residents on level four. In addition to the commercial space and residential entry, the main level includes 9 parking spaces, 9 exterior bicycle parking spaces, 4 exterior moped parking spaces. There are 21 automobile parking spaces and 16 bicycle parking spaces provided in the lower level. The project also provides a bicycle repair station and a dog water station along Glenway Street to provide community convenience and benefit to the many neighbors passing by this active corner.

The site is zoned TSS (Traditional Shopping Street District). The proposed design is in compliance with the prescribed City zoning requirements and the adopted neighborhood development plan. It will require a conditional use approval as it proposes below grade parking combined with an allowable 4th story and resulting increase in square footage. The design is the direct result of site responsive design informed by community concerns shared with the design team in previous neighborhood and City meetings. Several concerns addressed include but were not limited to looking at providing more setback along the East side, the breakdown of scale to avoid the perceived “big dumb box feel” of the neighboring development project, sensitivity to the pedestrian experience along the street, scale and massing stepping back at the SE corner of the site to help preserve views of the adjoining property, material palette compatibility, parking / traffic concerns and sustainability.

The architectural solution for the Glen is composed of a series of wood clad forms highlighted with details of natural plaster. These forms are supported by a masonry base that is eroded along the street scape, allowing the forms above to float over the commercial space. The step back at the first floor allows the building to present an improved pedestrian experience along the sidewalk while also improving street level views. The wood forms are modulated and scaled to transition to the single family residential scale ascending Glenway’s streetscape as well as the adjoining neighbors. The wood forms are articulated with a combination of large windows and natural plaster elements that step back to help articulate the massing. The fourth level is set back on all four sides as it caps the building as a plaster clad form. Usable exterior space is provided for the residential units via balconies and terraces which are located and designed to maximize the views to the adjoining arboretum while trying to minimize impact on immediate neighbors. The building form is purposefully setback from the East and North property lines to help mitigate impact on adjoining neighbors. Extensive (tray system) green roofs are provided at the building step-backs/terraces. The primary materials of masonry, wood, and plaster are purposely used and executed in the composition to be respectful of the neighborhood and adjoining properties while striving to represent a building of the period and continued evolution of our neighborhoods, city and its rich history.

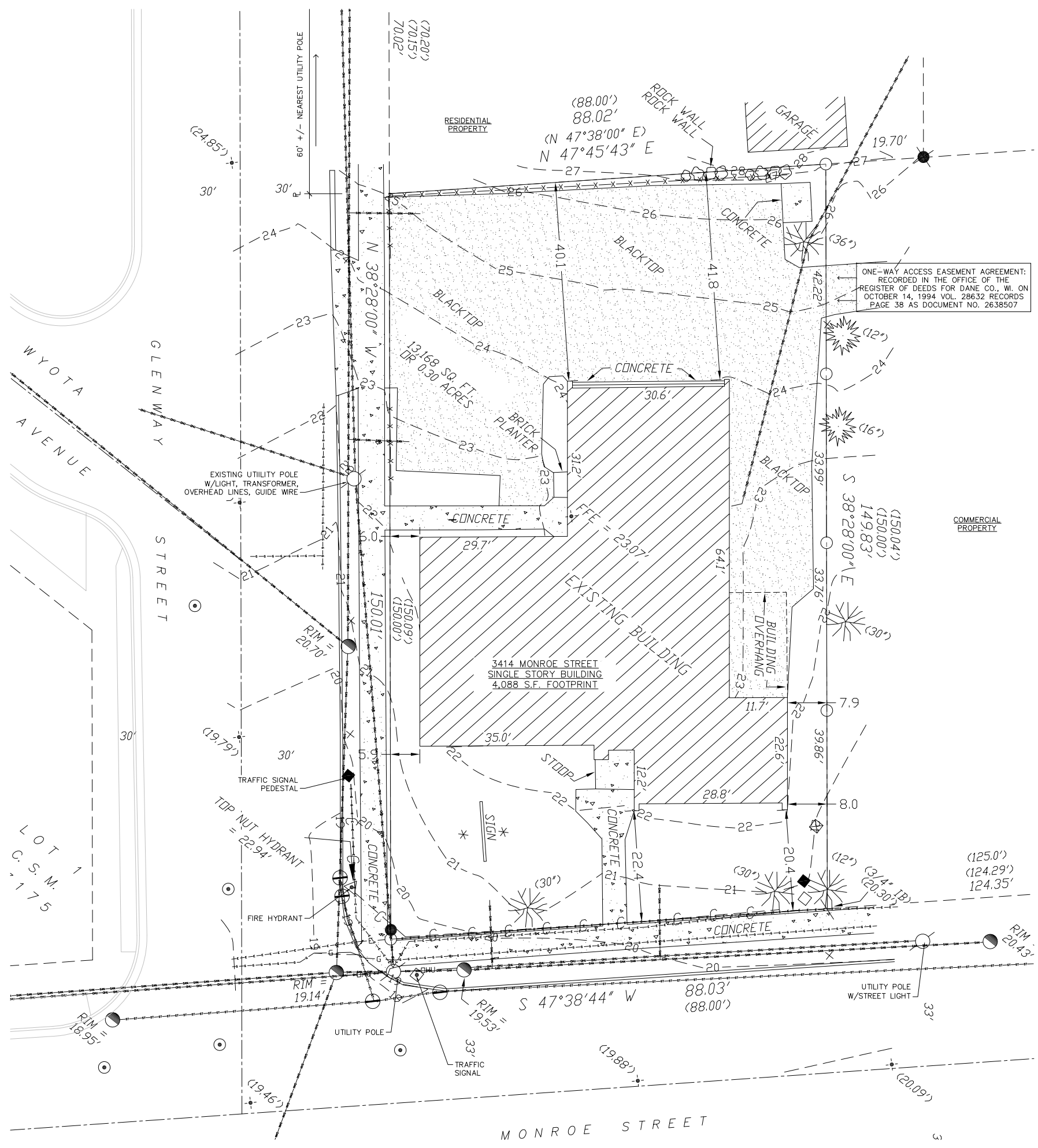
the GLEN – 3414 Monroe Street

Materials – Landmarks Commission Submittal

Plaster | Cedar

Masonry





GENERAL NOTE:
 ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. CONTRACTOR TO FIELD VERIFY.

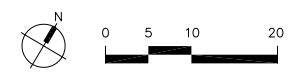
1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
2. ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON DATUM. SITE BENCHMARK IS THE TOP NUT OF HYDRANT LOCATED AT THE NORTH CORNER OF THE INTERSECTION OF MONROE STREET AND GLENWAY STREET. ELEVATION = 22.94'.
3. TREES LOCATED ARE 12 INCHES OR LARGER.
4. FIELD WORK WAS COLLECTED ON OCTOBER 17, 2013.
5. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
6. FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

*SITE SURVEYING PERFORMED BY WILLIAMSON SURVEYING & ASSOCIATES
 104A WEST MAIN STREET, WAUNAKEE, WI 53597
 608-255-5705

ADDITIONAL UTILITY INFORMATION WAS PROVIDED BY THE CITY OF MADISON.

- LEGEND
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - = FOUND 1" PIPE
 - ⊗ = FOUND 3/4" PIPE
 - ⊙ = FOUND 3/4" REBAR
 - (#) = RECORDED AS
 - ⊠ = SET WOOD LATH ON PROPERTY LINE
 - x = SPOT GRADE
 - * = GROUND LIGHT
 - + = STREET/PARKING SIGN
 - ⊠ = TRAFFIC LIGHTS
 - ⊙ = STORM INLET/ GRATE INLET
 - ⊙ = MANHOLE
 - △ = FIRE HYDRANT
 - = POWERPOLE
 - = WATER VALVE
 - ⊠ = UTILITY PEDESTAL
 - = UTILITY BOX
 - = UTILITY BASE VAULT
 - = ROCK WALL
 - ⊙ = DECIDUOUS TREE (SIZE NOTED)
 - ⊙ = CONIFEROUS TREE (SIZE NOTED)
- LINE LEGEND
- SAN— = SANITARY SEWER
 - ST— = STORM SEWER
 - C— = UNDERGROUND COMMUTATION
 - W— = WATER MAIN
 - T— = UNDERGROUND TELEPHONE
 - E— = UNDERGROUND ELECTRIC
 - G— = UNDERGROUND GAS MAIN
 - X—X— = WOOD FENCE

DIGGERS HOTLINE TICKET # 20134015794
 BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES.
 1-800-242-8511



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architecture, llc

3414 Monroe Street
 Madison, WI 53711
 ph 608-709-1250

Structural Engineering:

ECHELON STRUCTURES, LLC
 1521 Sunset Ct.
 Middleton, WI 53562

Civil Engineering/Landscape Architecture:

SAA DESIGN GROUP, INC.
 101 East Badger Rd.
 Madison, WI 53713



The Glen
 by Patrick Properties

3414 Monroe Street
 Madison, WI 53711

Project #: 13002.00

Plan Commission Submittal

Issued for:

No.	Description	Date
01	MGE EVALUATION	8-28-2014

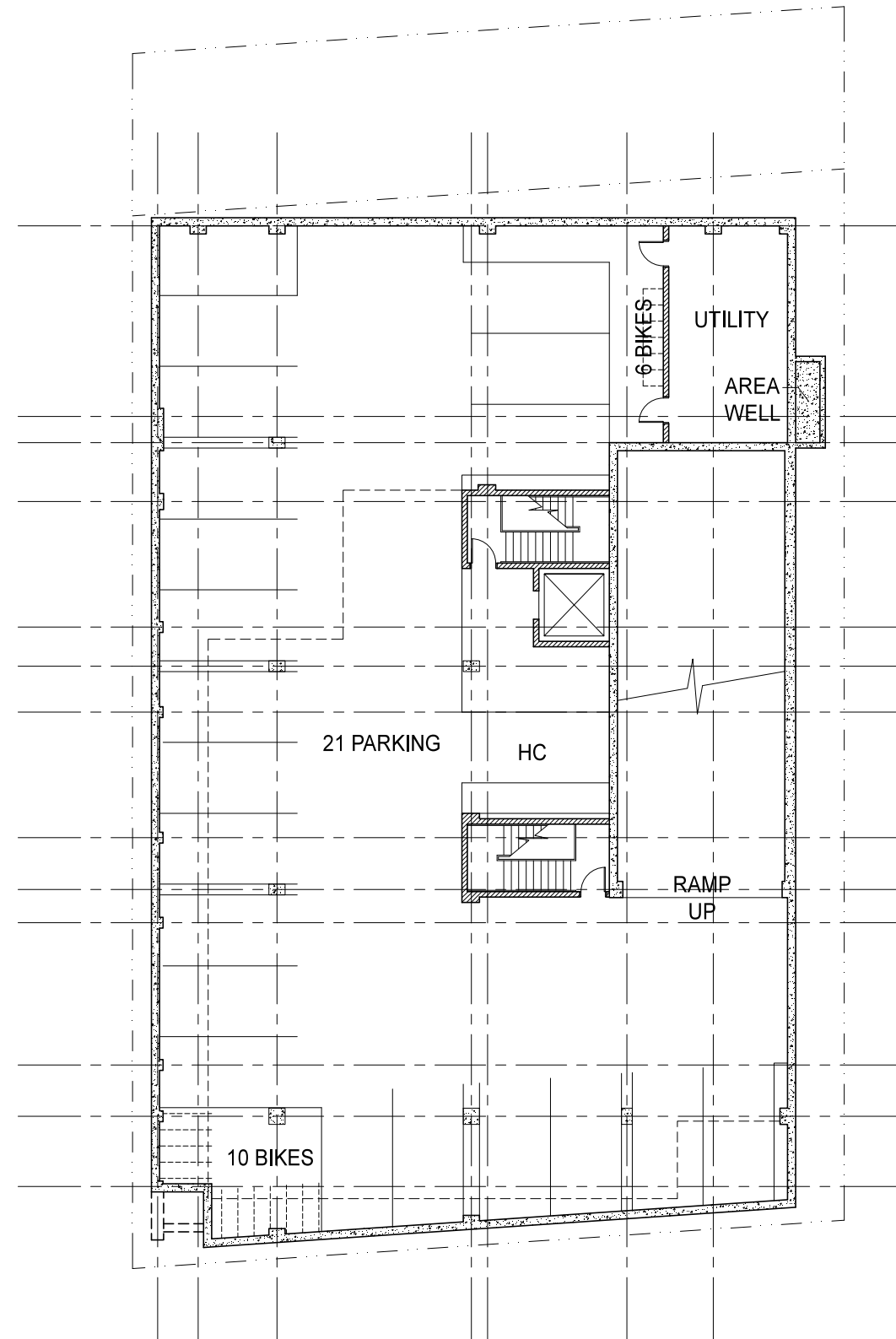
Drawn by: AW
 Checked by: SAA Design Group, Inc.

EXISTING CONDITIONS PLAN

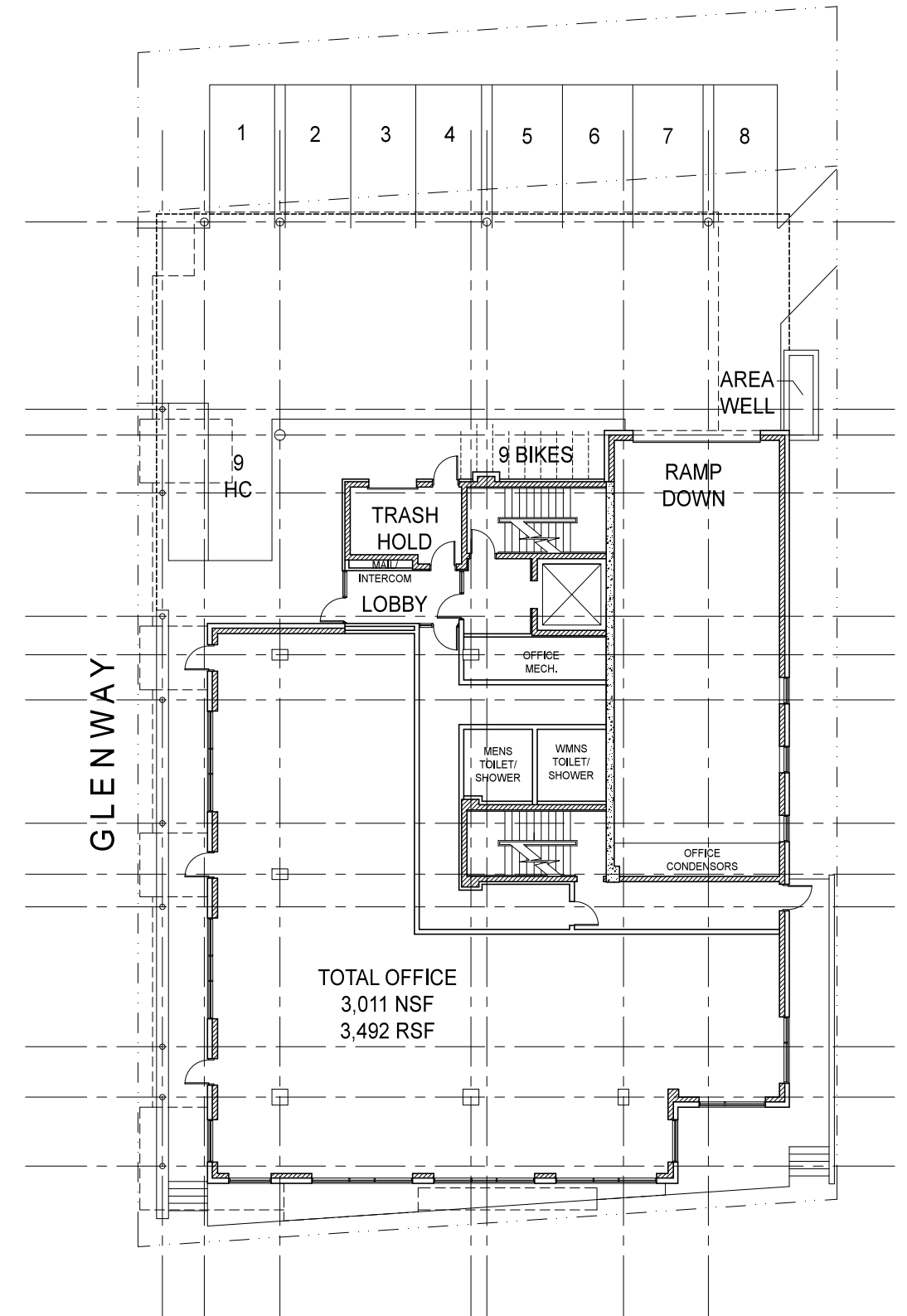
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Project Name: The Glen
 Project #: 2573



Lower Level Parking



1st Floor Plan

BUILDING TOTALS

MADISON CALCULATED AREA	= 41,038 GSF
BUILDING ENCLOSED AREA	= 35,798 GSF
RESIDENTIAL RENTABLE AREA	= 17,842 RSF
PARKING STALLS TOTAL	= 30 TOTAL
REQUIRED FOR COMM.	= 8 = 3,190 NSF/(400 NSF PER STALL)
PROVIDED FOR COMM.	= 9 PROVIDED
REQUIRED FOR UNITS	= 19 REQUIRED (1 PER DWELLING UNIT)
PROVIDED FOR UNITS	= 21 PROVIDED

UNIT MIX

STUDIO	= 2
1 BEDS	= 8
2 BEDS	= 5
3 BEDS	= 4

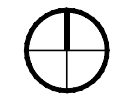
BIKE PARKING REQUIRED

COMMERCIAL	= 2 TOTAL (1 PER 2,000 SF OF OFFICE SPACE)
UNITS	= 15 (1 PER 2 BEDROOM UNIT)
	2 (1/2 STALL PER BEDROOM OVER 2 BEDROOM = 4*(1/2))
	2 (1 GUEST STALL PER 10 UNITS = 19 UNITS / 10)

TOTAL BIKE STALLS REQUIRED = 21
 TOTAL BIKE STALLS PROVIDED = 25

TOTAL OFFICE
 3,011 NSF
 3,492 RSF

MONROE STREET



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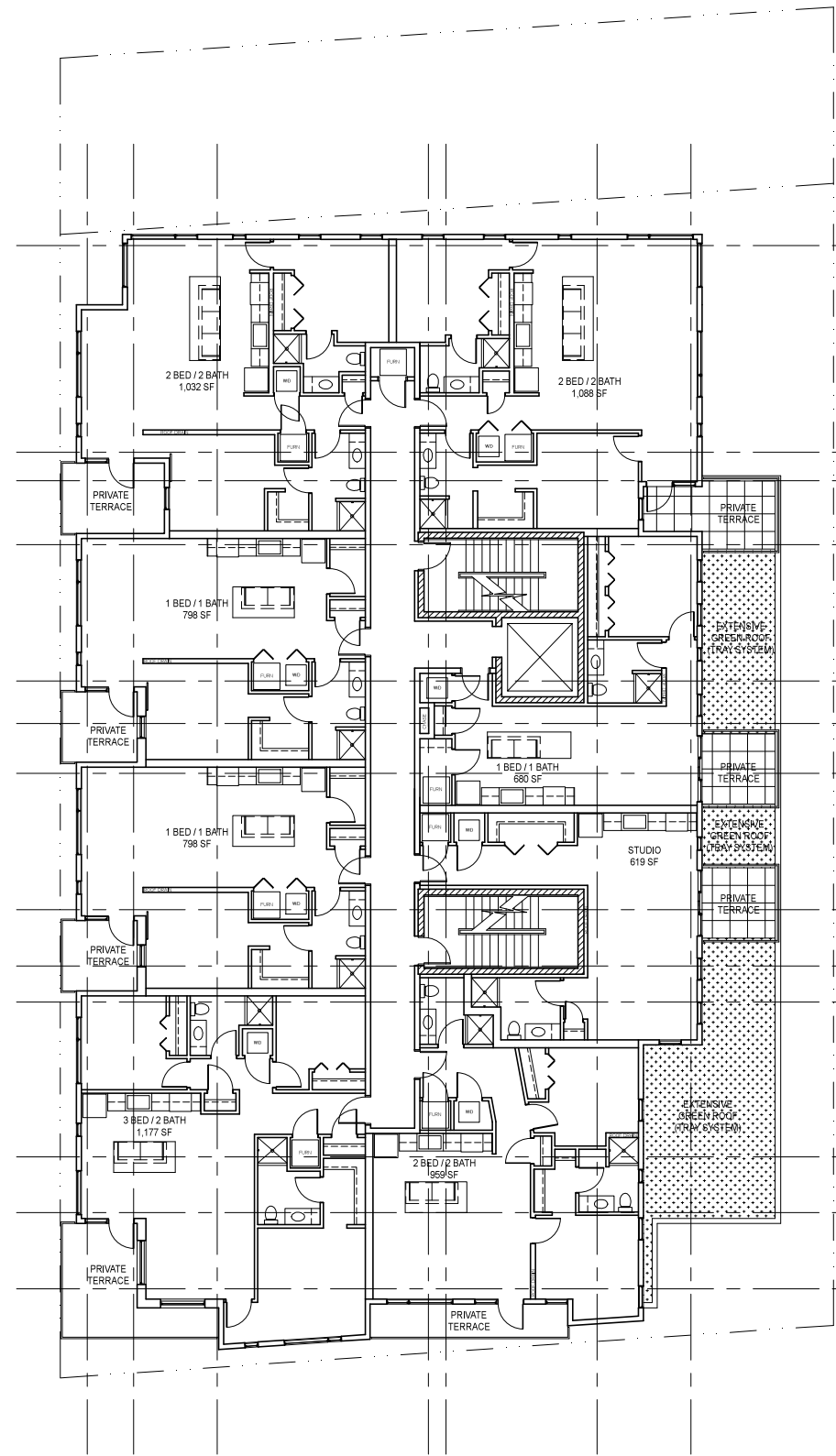


Lower Level Parking and 1st Floor

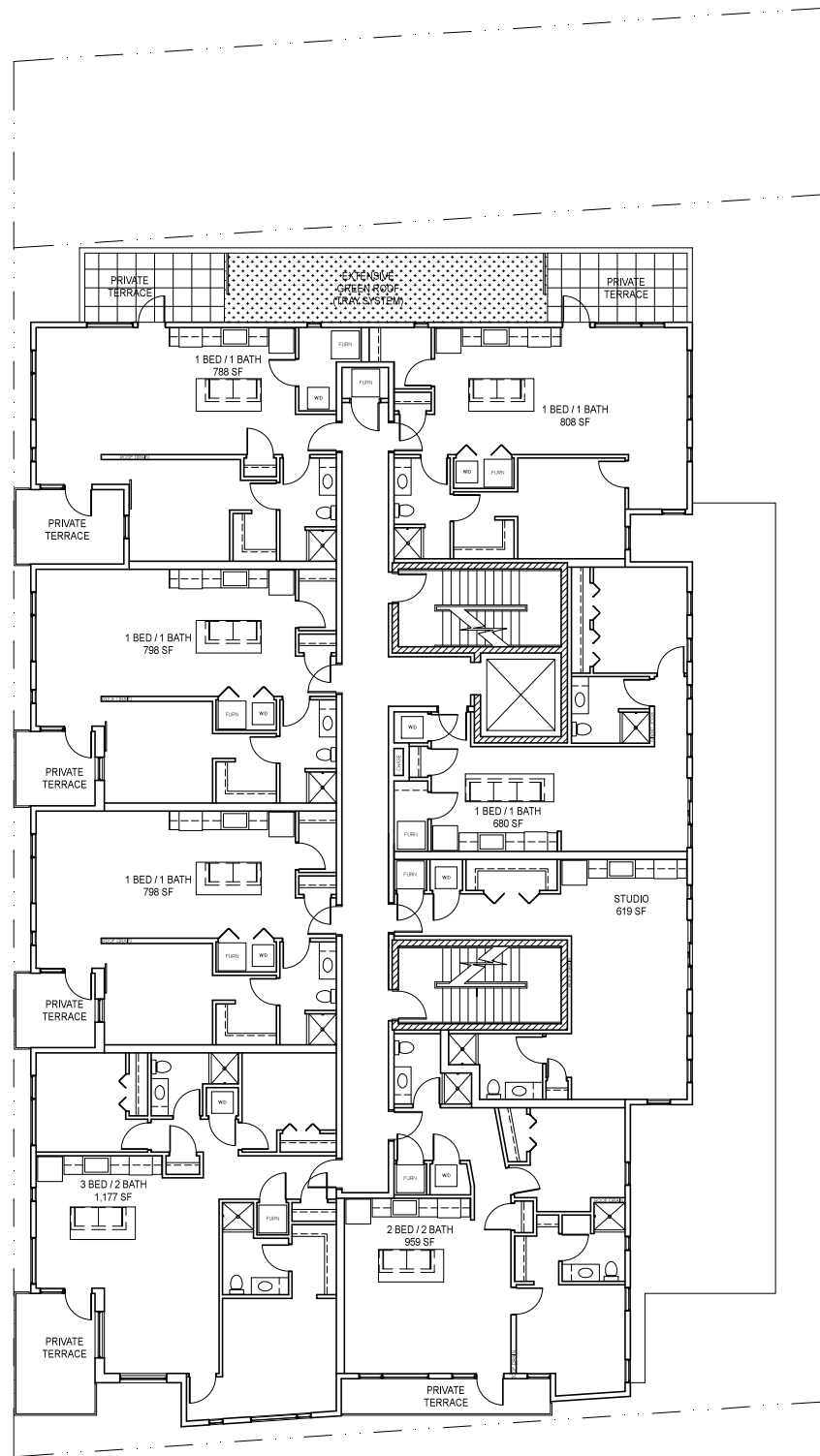
the GLEN by Patrick Properties
 Scale: 1" = 20' - 0"

February 9, 2015 - Landmarks Commission Submittal

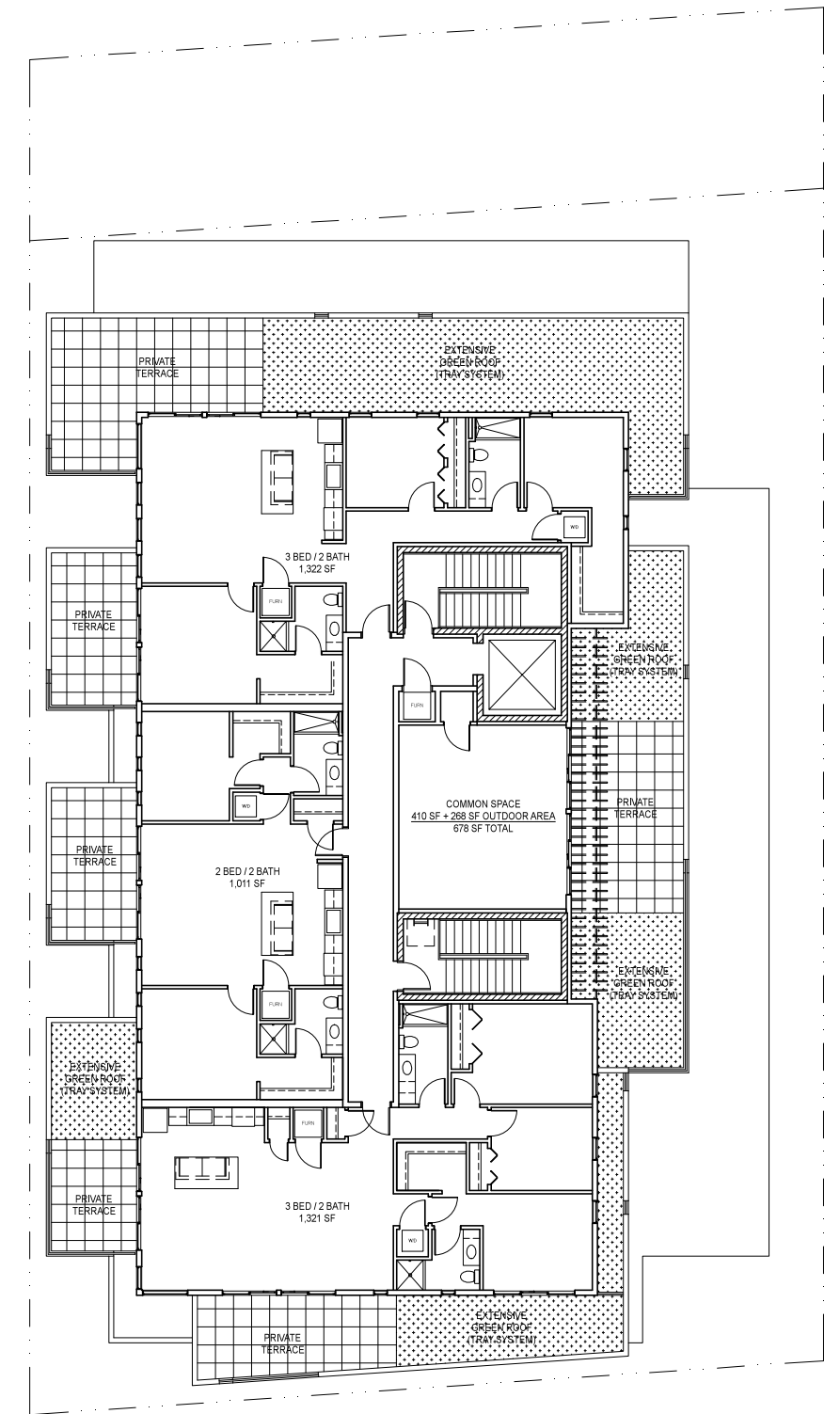
13002.00



2nd Floor Plan



3rd Floor Plan



4th Floor Plan

13002.00

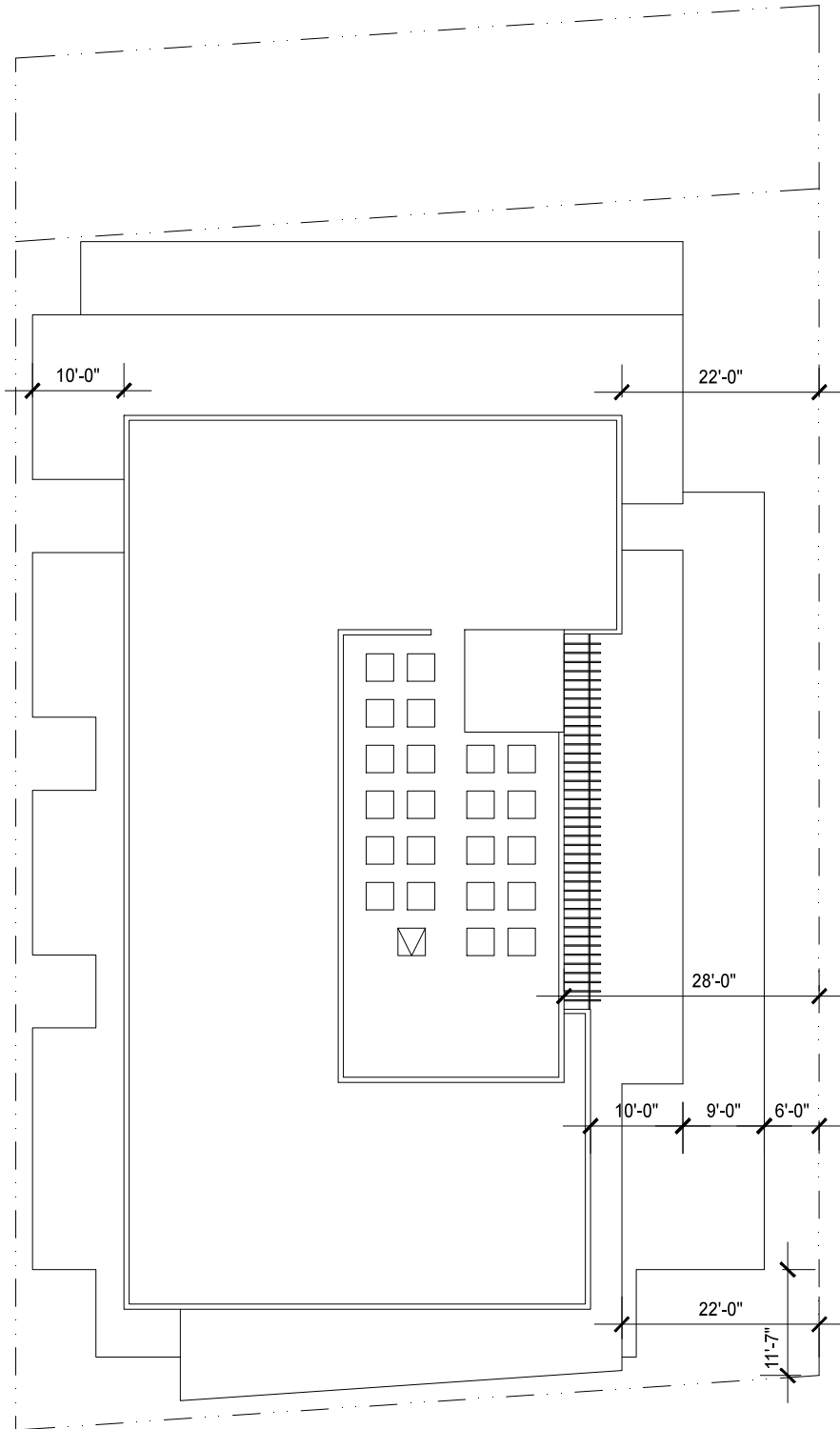
2nd-4th Floor

the GLEN by Patrick Properties
Scale: 1" = 20' - 0"

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Roof Plan

13002.00

Roof Plan

the GLEN by Patrick Properties
 Scale: 1" = 20'-0"

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KEY NOTES:

- | | | |
|---|---|--|
| 1 CAST CONCRETE - SANDBLASTED NATURAL | 10 CLAD WOOD DOOR | 18 SIGNAGE LOCATION - RAISED ANODIZED ALUMINUM LETTER
(1'-4" x 6' along Glenway, 20" h along Monroe). |
| 2 GROUND FACE MASONRY - DARK GRAY | 11 INSULATED METAL DOOR | 19 ROOFTOP MECHANICAL SCREEN WALL - SEE NOTE 3. |
| 3 6" T&G FIBER CEMENT SIDING - NAT. CEDAR COLOR | 12 INSULATED OVERHEAD DOOR | 20 WOOD BENCH ON CAST CONCRETE WALL |
| 4 NATURAL PLASTER - WARM WHITE | 13 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS | |
| 5 PRE-FINISHED METAL COPING | 14 ALUMINUM LOUVER | |
| 6 GALVANIZED STEEL COLUMN | 15 CEDAR FENCE / PRIVACY SCREEN | |
| 7 GALVANIZED STEEL BEAM | 16 GALVANIZED STEEL ANGLE LIGHT SHIELD FOR LINEAR LED LIGHT ROPE | |
| 8 PRE-FINISHED ALUMINUM RAILING | 17 PRE-FINISHED LED SIGN LIGHT | |
| 9 FIBERGLASS WINDOW WITH INSULATED GLASS | | |



GLENWAY ELEVATION
SCALE: 1/8"=1'-0"

13002.00

Glenway Street Elevation

the GLEN by Patrick Properties
Scale: 3/32" = 1' - 0"

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KEY NOTES:

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MONROE ELEVATION
SCALE: 1/8"=1'-0"

13002.00

Monroe Street Elevation

the GLEN by Patrick Properties
Scale: 3/32" = 1' - 0"

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KEY NOTES:

- | | | |
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EAST ELEVATION FACING ARBOR HOUSE ANNEX
SCALE: 1/8"=1'-0"

Arbor House Annex Elevation

the GLEN by Patrick Properties
Scale: 3/32" = 1' - 0"

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KEY NOTES:

- | | | |
|---|---|--|
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| 9 FIBERGLASS WINDOW WITH INSULATED GLASS | | |

T.O. BLOCKING/COPING
EL. 147'-4"

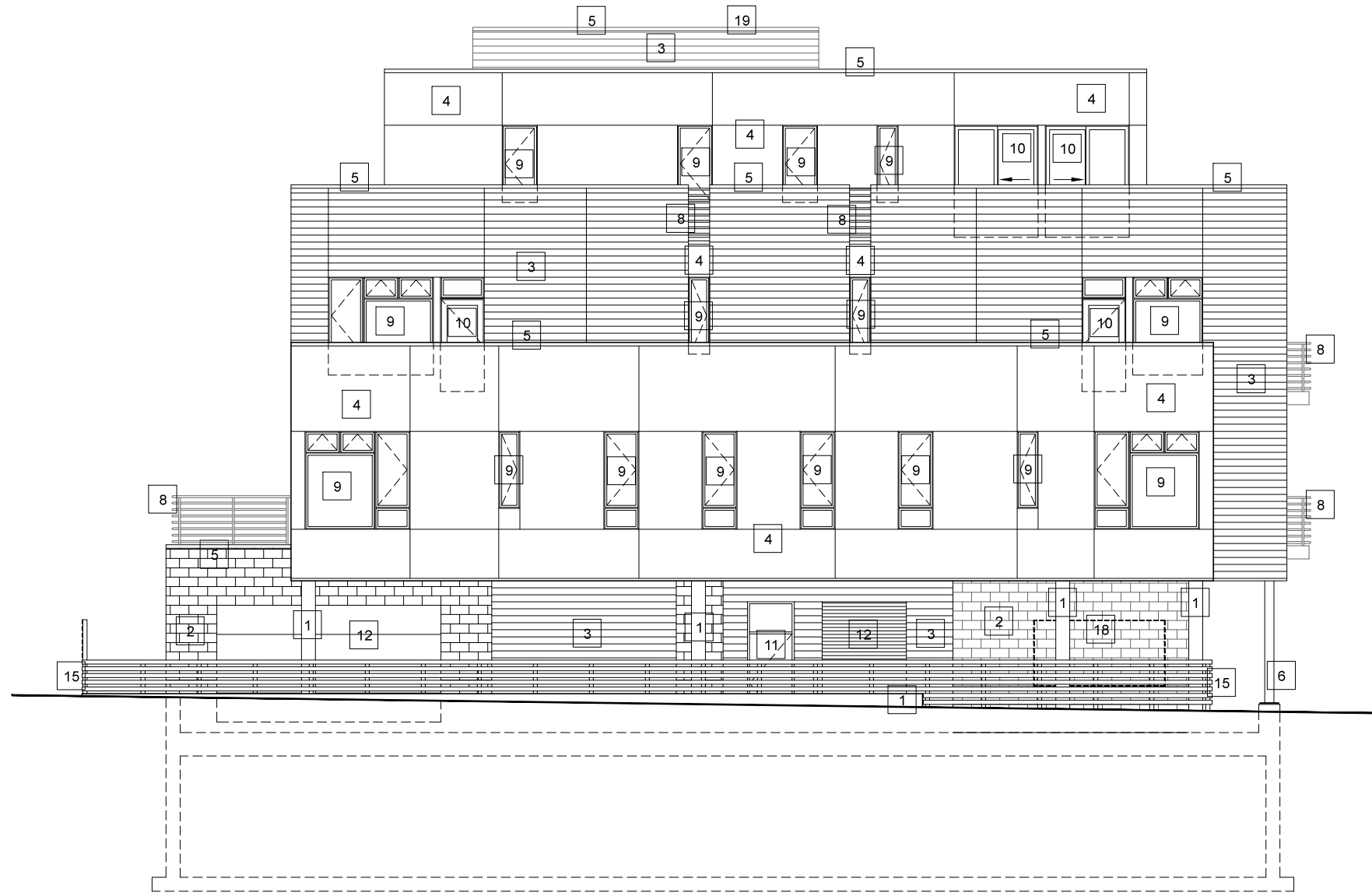
FOURTH LEVEL
EL. 135'-4"

THIRD LEVEL
EL. 124'-4"

SECOND LEVEL
EL. 113'-4"

GRADE LEVEL
EL. 100'-0" (22'-3")

PARKING LEVEL
EL. 89'-8" (11'-11")



NORTH ELEVATION
SCALE: 1/8"=1'-0"

North Elevation

the GLEN by Patrick Properties
Scale: 3/32" = 1' - 0"

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13002.00



Building along Glenway Street



Building from Glenway Street and Monroe Street



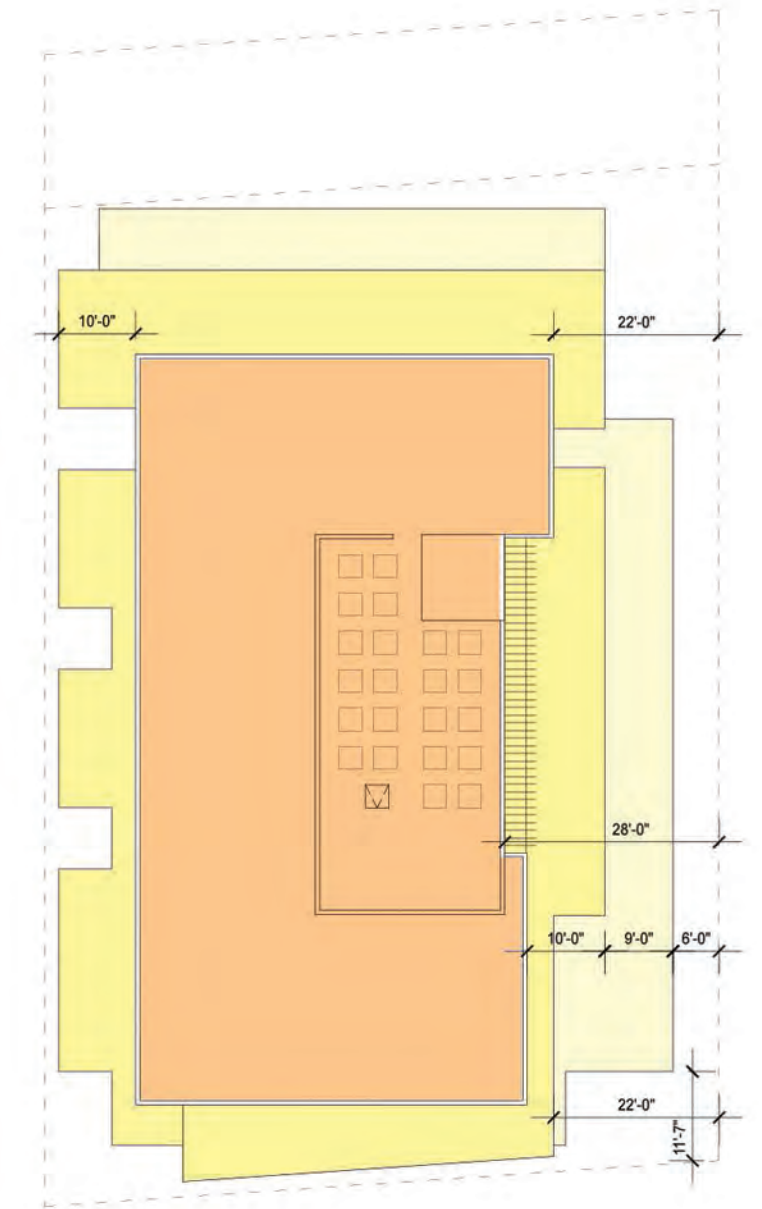
Building along Monroe Street



Building along Monroe Street



Comparison of 4 story setback along east property line as it relates to previous proposed 3 story



Roof Plan of 4 story proposal



View of 3 story building from NE corner of site looking out to Monroe Street



View of 4 story building from NE corner of site looking out to Monroe Street



View of 3 story building from Copeland Street



View of 4 story building from Copeland Street



Parman Place along Glenway Street



View from site looking up Wyota Avenue



View of Residential up Glenway Street from site



View of Residential up Glenway Street from site

13002.00

Existing Site Context

the GLEN - Patrick Properties

Scale: NTS

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View along Monroe Street from the West



View along Monroe Street from the East



Parman Place at Glenway Street and Monroe Street



Arbor House to the east of property along Monroe Street



Apartments along Monroe Street east of Arbor House

13002.00

Existing Site Context

the GLEN - Patrick Properties

Scale: NTS

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Adjacent Site / Monroe Street Elevation Along West Tree Line



Adjacent Site / Monroe Street Elevation



Existing Tree Line Along East Edge of Project Site



Oblique View of Adjacent Site and West Edge Tree Line

Existing Arbor House Annex and Plough Inn

the GLEN - Patrick Properties

Scale: NTS

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Existing Building along Glenway Street



Existing Building along Monroe Street



Existing Building parking accessed off of Glenway Street



Existing Building adjacent to Arbor House property

13002.00

Existing Building Exterior Photos

the GLEN - Patrick Properties

Scale: NTS

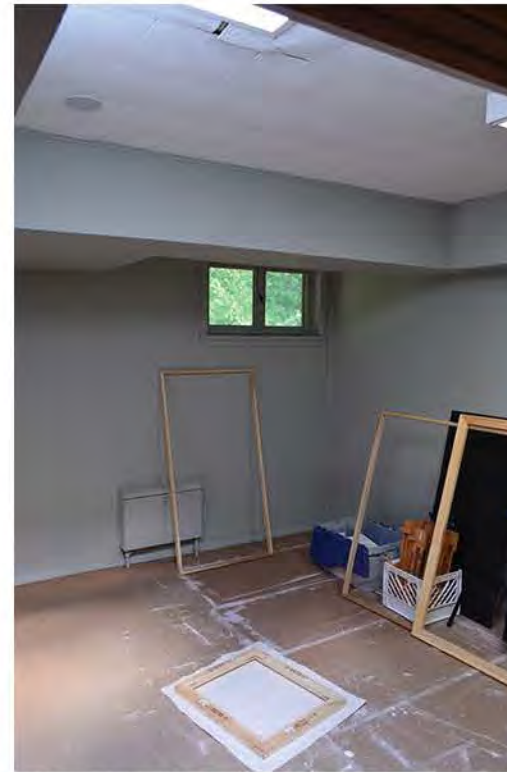
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Existing Office Area within original building



Existing Office Area within original building



Mechanical room within original building



Existing Area within the building addition



Corridor to building addition



Restroom within original building