



Agenda Item #: 5
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, Molly Harris, Maurice Taylor, and Ald. Bill Tishler.
Excused: Katie Kaliszewski and David McLean.

Summary

Nathan Gundrum, registering in support and wishing to speak
John Chapman, registering in support and wishing to speak
Mike Oates, registering in support and available to answer questions
Mike Paluga, registering in support and available to answer questions

Matt Mikolajewski, City of Madison Economic Development Director, provided an overview of the State Street-Campus garage project.

Nate Gundrum, Mortenson, and John Chapman, EUA, presented information on the proposed redevelopment, which includes a new City-owned parking garage, privately-owned student housing, and a regional bus terminal.

Taylor said that it was a beautiful building that he didn't think would harm the neighboring landmark. He asked if all of the units are intended for student housing or if they were condos. Gundrum confirmed it would be student housing.

Harris asked if there would still be an alley leading to the new structure. Gundrum confirmed there would still be an alley, but it will likely go from two way to one way because it is narrow.

Tishler asked if the building would obstruct the view of the Capitol building from Bascom Hill. He also asked where the buses might be stationed in the street prior to passengers loading. Gundrum said that all buses will queue in the bus terminal area on the north end of the building. During busy times when there are more than three buses waiting, they would queue on N Lake Street. Gundrum said they were 95% sure that Capitol views would not be obstructed from Bascom Hill; Chapman agreed and said they would look into it.

Ely-Ledesma said that in general, she does not think the proposal will have a negative effect on the landmark, especially with the rear façade not really being accessible. She said this was an exciting development in terms of the public-private partnership and commented on the missed opportunity of connecting to the post office.

Action

No action was taken.