



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 115 S HAMILTON ST. Aldermanic District: 4

2. PROJECT

Date Submitted: 7/21/14

Project Title / Description: ANCHOR PROPERTIES REDEVELOPMENT

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

- Alteration / Addition to a Designated Madison Landmark
- 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
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: MARK BINKOWSKI Company: URBAN LAND INTERESTS

Address: 10 E DOTY ST STE 300 City/State: MADISON, WI Zip: 53703

Telephone: 608 251 0706 E-mail: MBINKOWSKI@ULI.COM

Property Owner (if not applicant): URBAN LAND INTERESTS OR ITS ASSIGNS

Address: 10 E DOTY ST STE 300 City/State: MADISON, WI Zip: 53703

Property Owner's Signature:  Date: 7.21.14

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.

**ANCHOR PROPERTIES REDEVELOPMENT
LANDMARKS COMMISSION, PROJECT NARRATIVE**

JULY 21, 2014

Urban Land Interests is proposing to develop a mixed-use residential apartment on the site of an above grade parking structure, which serves the Anchor Bank office building across Carroll Street. The neighboring landmark buildings – the Jackman Building and the Baskerville Condominiums – complete this triangular shaped block bounded by Doty, Carroll and Hamilton Streets. The L-shaped building will house approximately 96 apartments comprised of studio, 1-bedroom and 2-bedroom units. The building will contain roughly 94,500 gross square feet and include 7,500 rentable square feet of retail/restaurant space on the ground floor. Parking will be served via a large shared underground parking structure below the building. A loading and service dock is located off Doty Street near the parking vehicular entry/exit. Residential lobby access is from Hamilton Street; retail/restaurant access is planned for both Hamilton and Carroll frontages.

Pedestrian access to the parking ramp will be located in the middle of Carroll Street, next to the Jackman Building. This design will ensure that people exiting / entering the ramp do so in the middle of the new retail / restaurant space that is being created. Additionally, the creation of restaurant space on either side of Carroll Street will greatly improve the life and vitality of this quadrant of the Capitol Square, which is currently deserted.

The architectural design of the proposed apartment building takes its form in response to the architectural character and massing of the neighboring landmark buildings: the 3-story brick masonry Jackman Building and the 4-story brick masonry Baskerville. At the lower floors the proposed building completes the urban street edge on all three frontages.

On Hamilton Street, where the proposed building is “bookended” on either side by the two existing buildings, the massing of the new building mediates between the two with a primary element similar in height to the Baskerville Building. In plan, this 4-story façade element is set back from the street to maintain view access of the windows at the corner of each existing building. In addition, the massing that immediately abuts each existing building is set further back, and is 2 stories in height in deference to the historic buildings. The residential main entrance and lobby will face Hamilton Street, as do the main entrances of both other buildings. The upper floors of the building are recessed back from Hamilton Street (beyond what zoning requires) forming an L-shaped plan that parallels and faces the other two streets.

At both the Doty and Carroll Street facades the massing of the proposed building steps down to respect the heights of the existing buildings – 4 stories where it meets the Baskerville and 5 stories at the Jackman. Above each of those abutting building elements the facades are set back further, another 15 feet, to provide additional distance for windows and balconies that overlook the roofs of both buildings. Overall massing and articulation of façade elements are designed to create smaller, distinct building components as opposed to one massive building expression.

Proposed materials take their cue from the character of the existing buildings: brick masonry, stone and metalwork balconies. On Hamilton, the primary facade element is defined by a copper and granite clad form; different from the existing buildings yet visually compatible, authentic materials. On Doty and Carroll Streets, a prominent brick masonry façade integrates and anchors a more contemporary glass and metal punched window façade composition that opens and lightens as it moves further away from each historic building, culminating at a glassy corner bay element that defines the Doty /Carroll Street intersection.



EXISTING PARKING RAMP: CARROLL STREET



ANCHOR PROPERTIES REDEVELOPMENT

JULY 21, 2014



Urban Land Interests



EXISTING PARKING RAMP: DOTY / CARROLL CORNER



ANCHOR PROPERTIES REDEVELOPMENT

JULY 21, 2014



Urban Land Interests



EXISTING PARKING RAMP: HAMILTON STREET



ANCHOR PROPERTIES REDEVELOPMENT

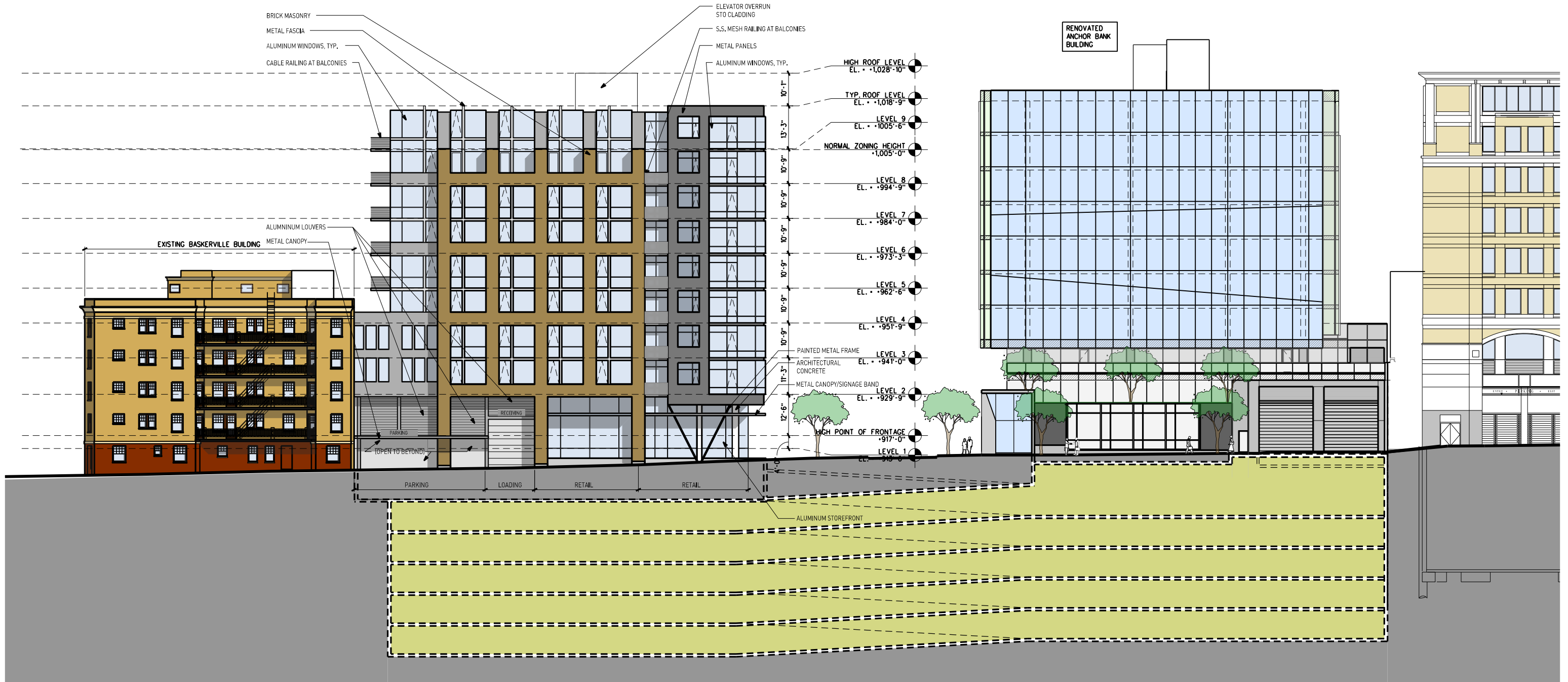
JULY 21, 2014



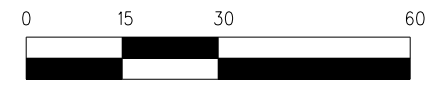
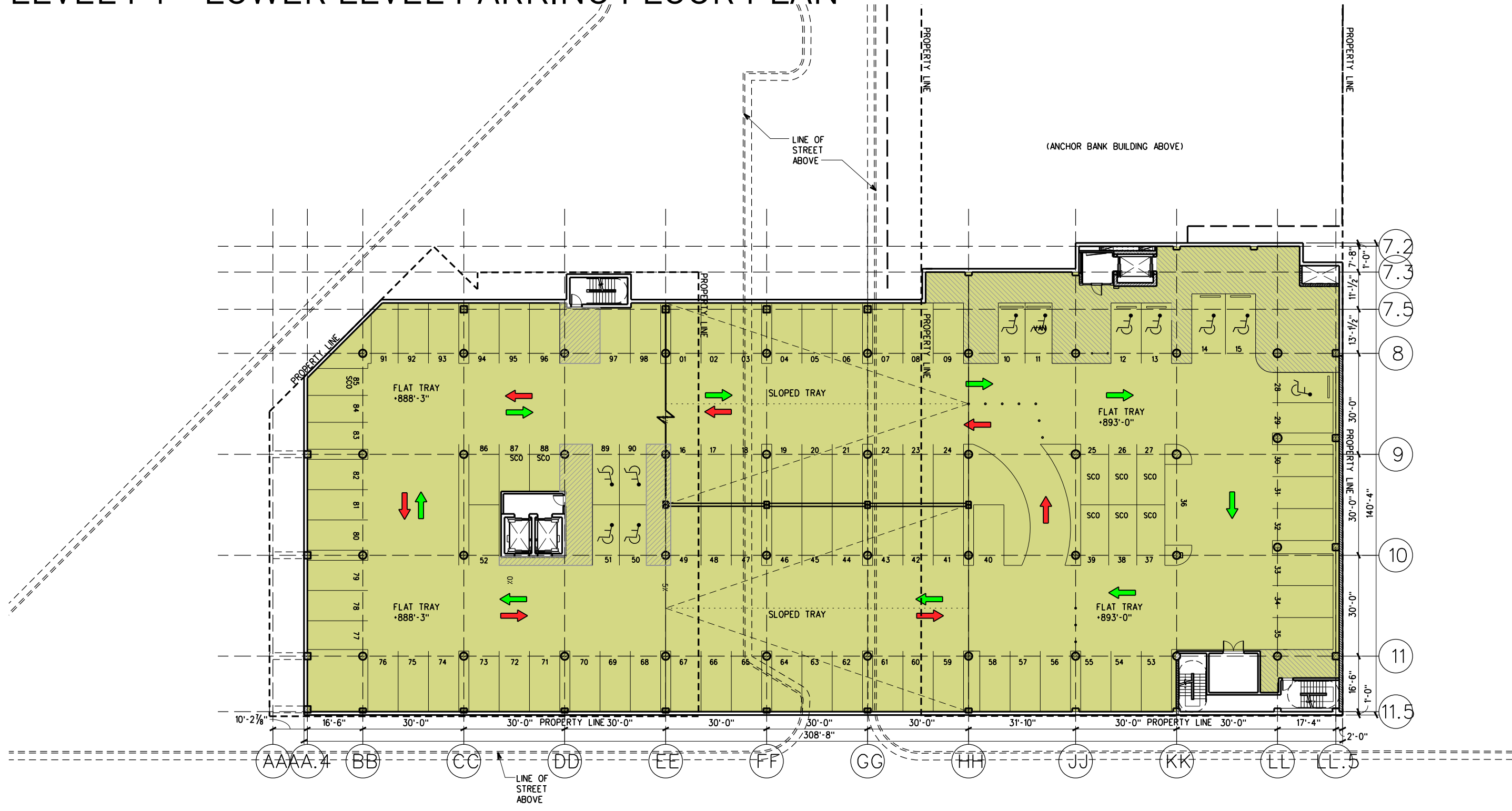
Urban Land Interests



SECTION: DOTY STREET



LEVEL P1 - LOWER LEVEL PARKING FLOOR PLAN



ANCHOR PROPERTIES REDEVELOPMENT

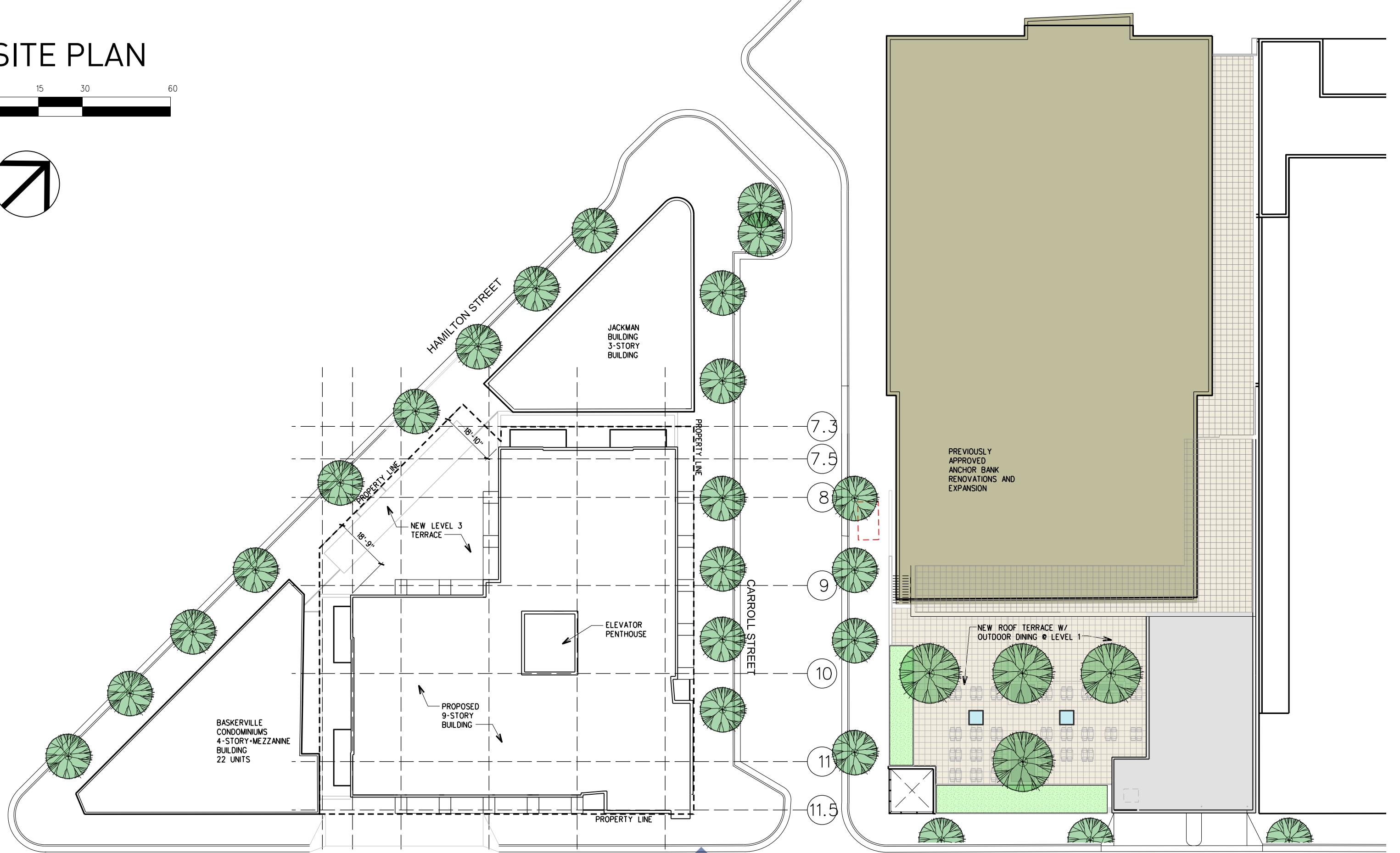
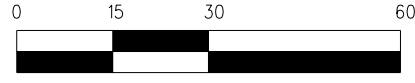
JULY 21, 2014



Urban Land Interests

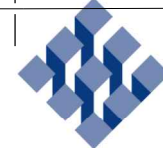


SITE PLAN

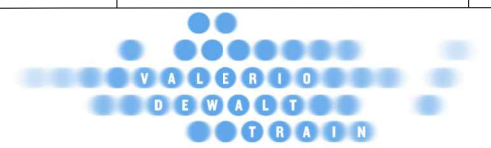


ANCHOR PROPERTIES REDEVELOPMENT

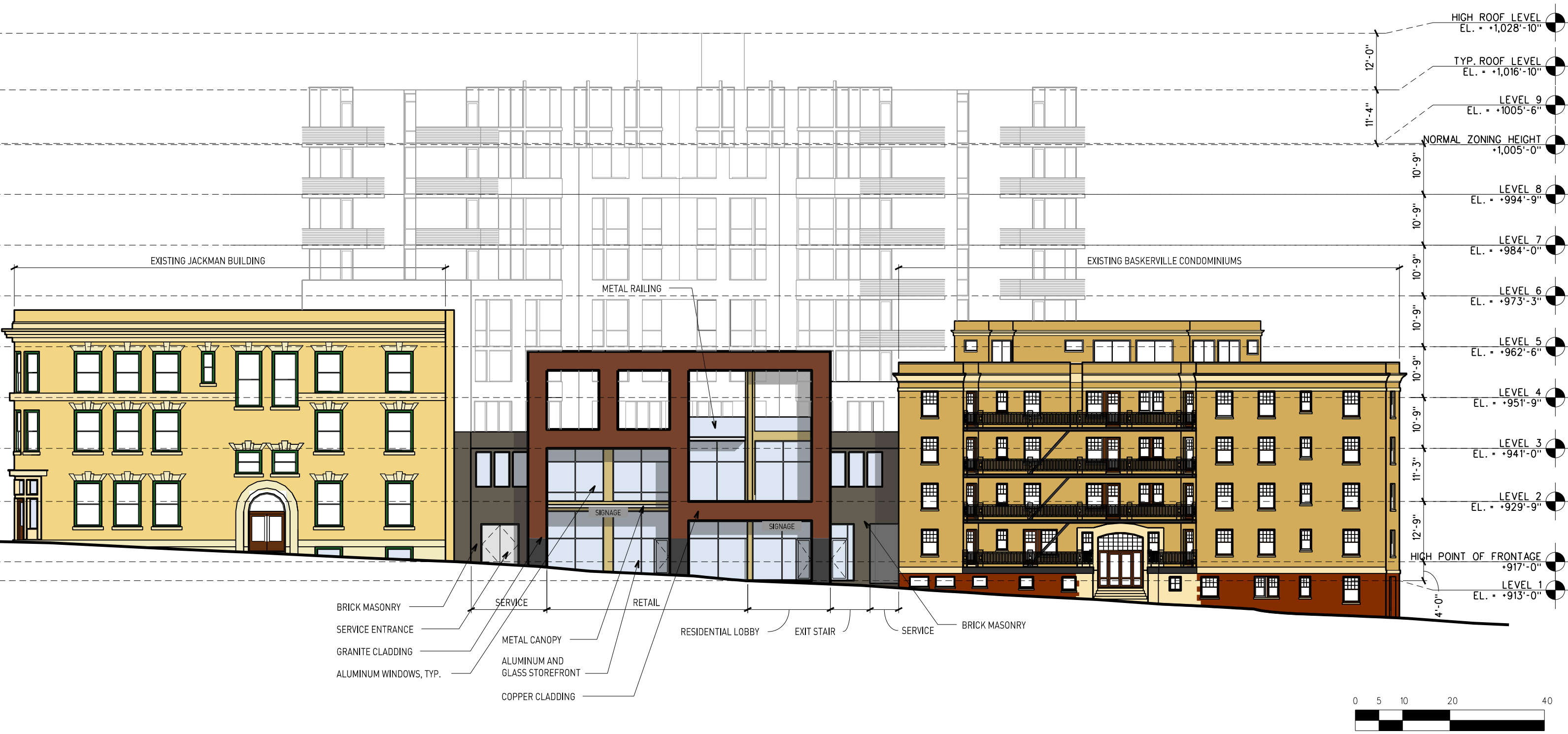
JULY 21, 2014



Urban Land Interests



RESIDENTIAL ELEVATION - WEST HAMILTON STREET



ANCHOR PROPERTIES REDEVELOPMENT

JULY 21, 2014



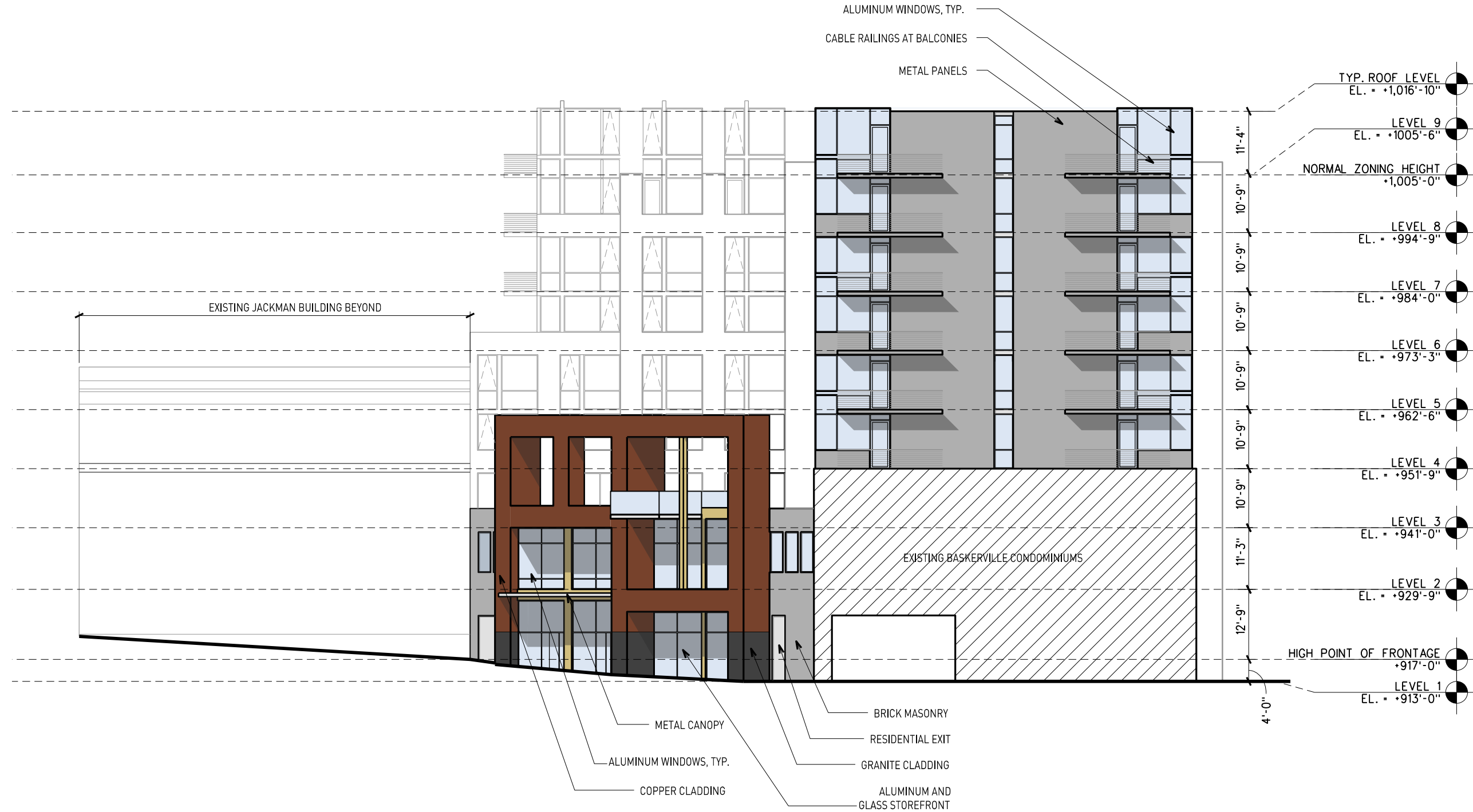
Urban Land Interests



RESIDENTIAL ELEVATION - NORTHWEST ABOVE JACKMAN BUILDING



RESIDENTIAL ELEVATION - SOUTHWEST ABOVE BASKERVILLE BUILDING



RESIDENTIAL ELEVATION - SOUTHEAST DOTY STREET

RENOVATED
ANCHOR BANK
BUILDING



ANCHOR PROPERTIES REDEVELOPMENT

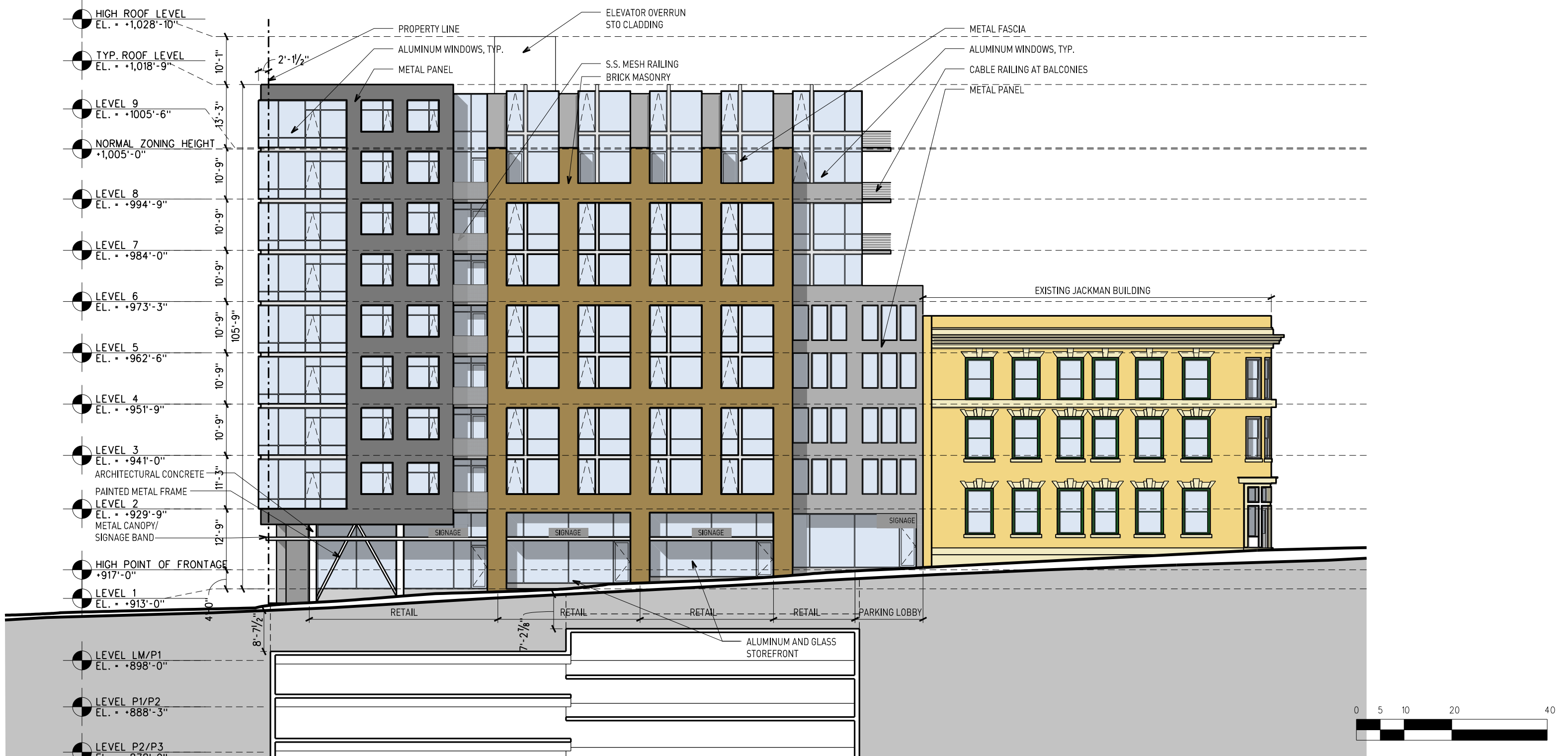
JULY 21, 2014



Urban Land Interests



RESIDENTIAL ELEVATION - NORTHEAST CARROLL STREET



ANCHOR PROPERTIES REDEVELOPMENT

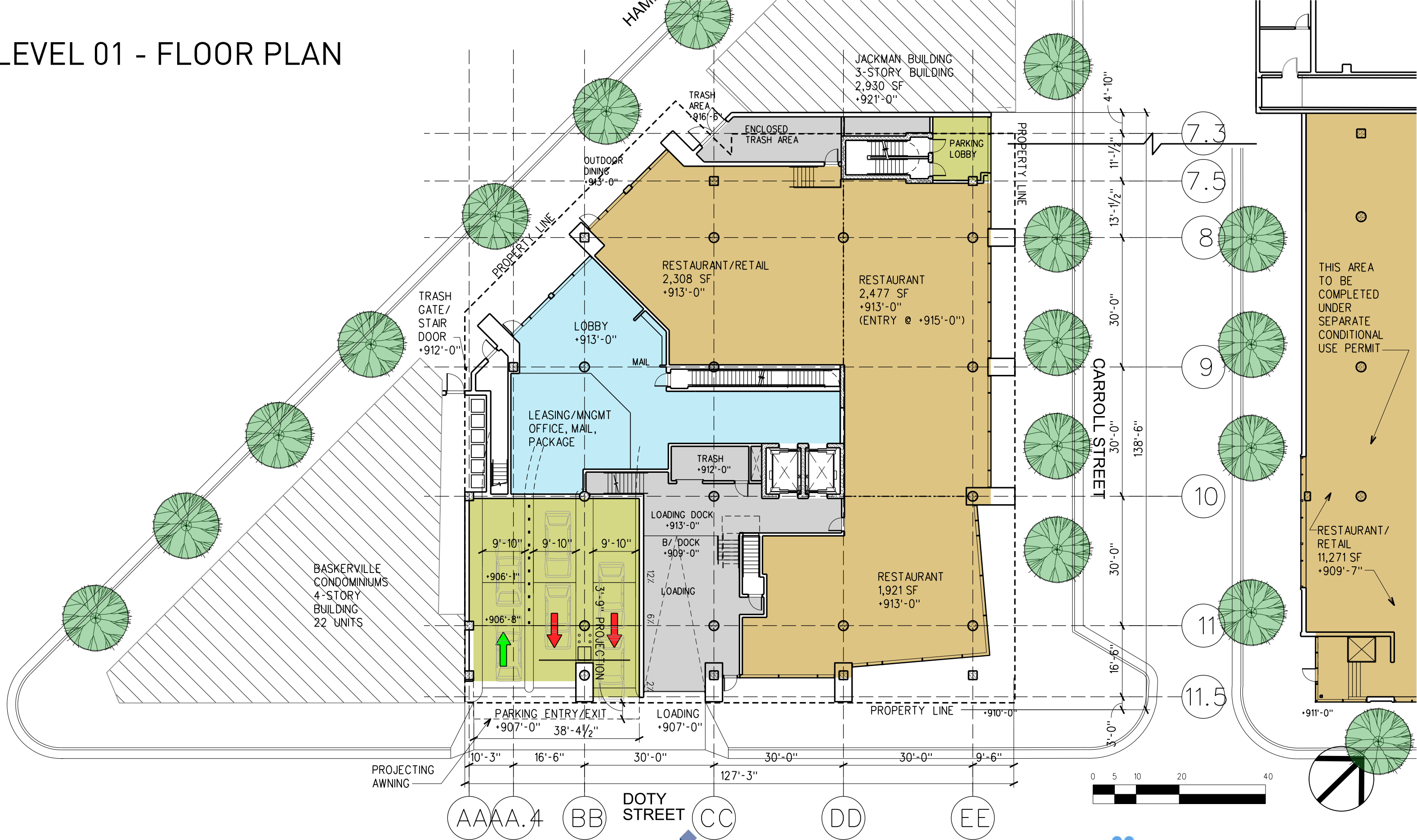
JULY 21, 2014



Urban Land Interests

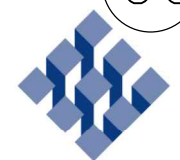


LEVEL 01 - FLOOR PLAN



ANCHOR PROPERTIES REDEVELOPMENT

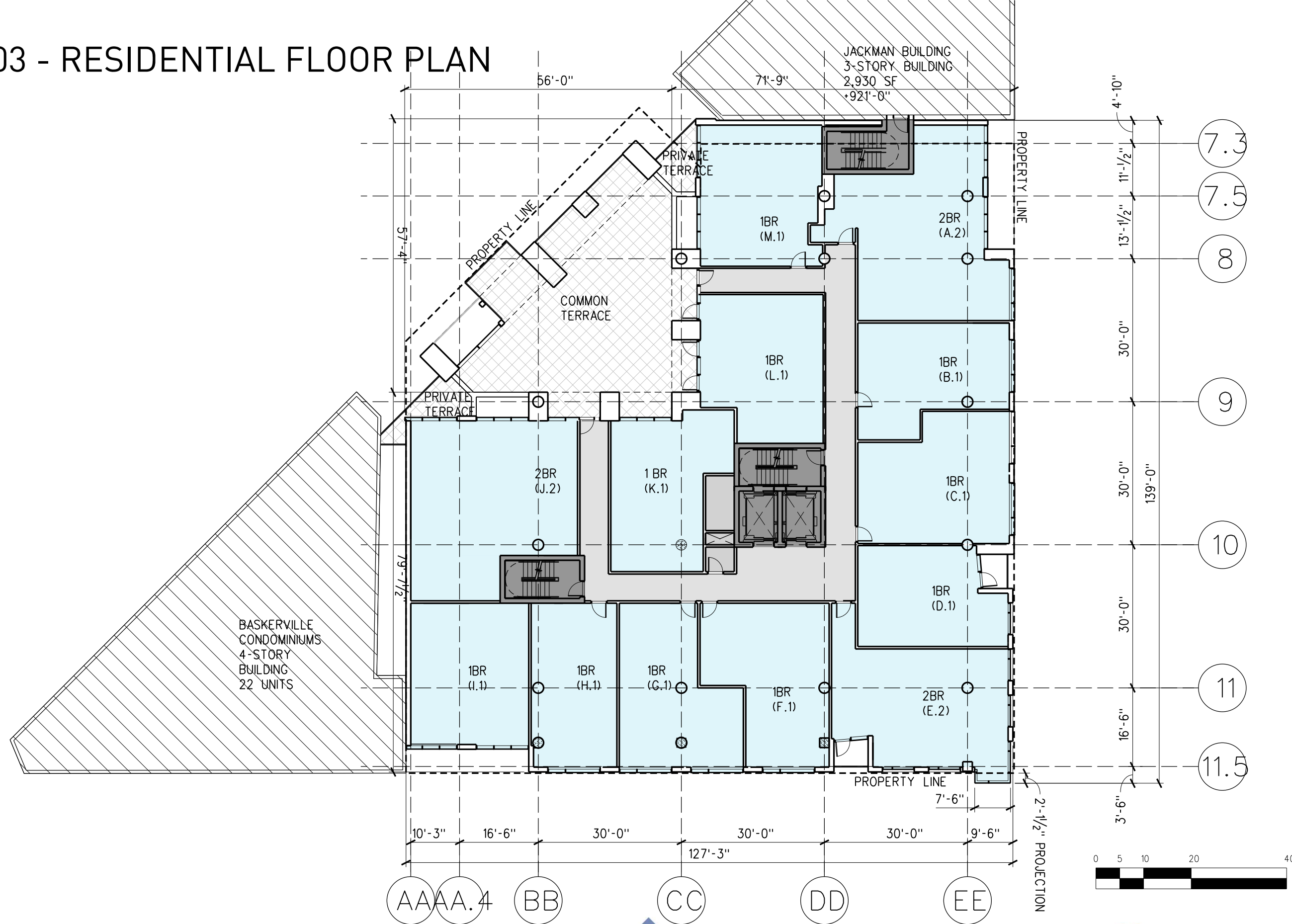
JULY 21, 2014



Urban Land Interests



LEVEL 03 - RESIDENTIAL FLOOR PLAN



ANCHOR PROPERTIES REDEVELOPMENT

JULY 21, 2014

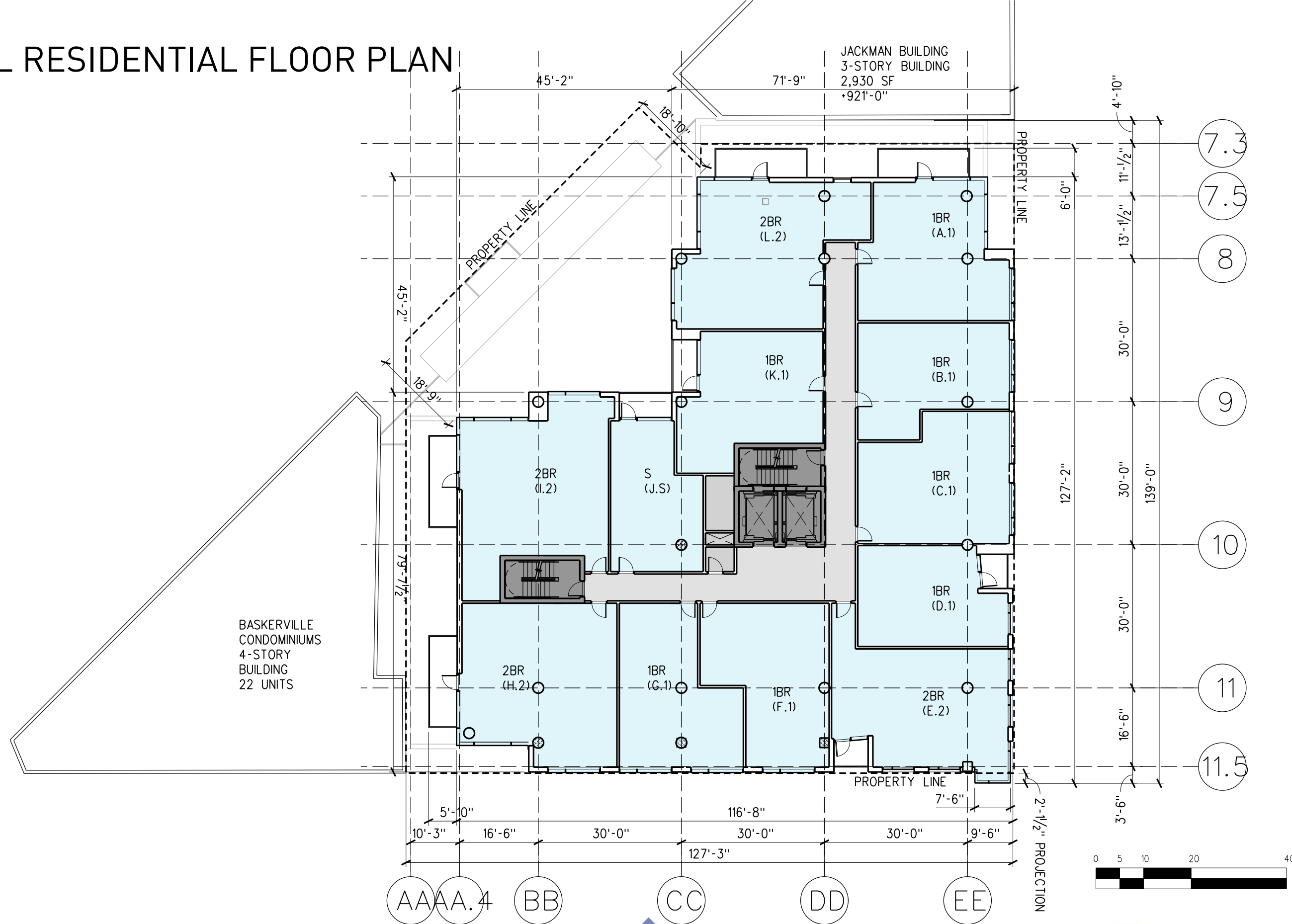


Urban Land Interests



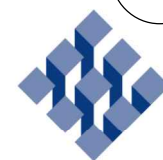
PREV
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EXPA

TYPICAL RESIDENTIAL FLOOR PLAN



ANCHOR PROPERTIES REDEVELOPMENT

JULY 21, 2014



Urban Land Interests



PREV
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