



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

37905

## 1. LOCATION

Project Address: 115 S HAMILTON ST, MADISON Aldermanic District: 4

## 2. PROJECT

Date Submitted: 3/30/15

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): \_\_\_\_\_

CITY OF MADISON

MAR 30 2015

Planning & Community  
& Economic Development

## 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): 25 WEST MAIN PARKING LLC (CONTROLLED BY ULI)

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

Property Owner's Signature:  Date: 3/30/15

### 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](mailto: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**

MARCH 30, 2015

As part of the Anchor Properties Redevelopment, Urban Land Interests is proposing to develop a mixed-use residential apartment building on land currently occupied by an above-grade parking ramp serving the Anchor Bank office building. The proposed building is consistent with the PD-GDP approval that was granted by the City of Madison's Landmarks Commission on August 6, 2014 and by the Common Council on October 7, 2014. The neighboring landmark buildings – the Jackman building and the Baskerville Building – complete this triangular block bounded by Doty, Carroll and Hamilton Streets. The new, nine story building will contain 122,170 gross square feet, including 5,900 usable square feet of retail restaurant space on the ground floor and 88 rental apartments on 8 floors. Of the 88 rental units, 60 (or 68%) will be 1 bedroom units and the remaining 28 (or 32%) will be 2 bedroom units. Parking for the development will be served by a 538 stall underground parking structure located beneath the building. Loading and service access for the building is provided by a dock off of Doty Street adjacent to the parking entrance / exit. Residential lobby access is from Hamilton Street. To activate the sidewalks surrounding the development, the retail space created will have frontage on both Carroll and Hamilton Streets.

The architectural design of the proposed apartment building takes its form in response to the architectural character, fenestration and massing of the neighboring landmark buildings: the 3-story brick masonry Jackman building and the 5-story brick masonry Baskerville building. At the lower flows the proposed building completes an active urban street edge on all 3 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 highly detailed terra-cotta clad building element. In plan, this 3-story façade is set back more than 7 feet from the property line to maintain access to views from the windows at the corner of each existing landmark building. Additionally, the massing that immediately abuts each existing building is set further back and scaled in height in deference to the historic buildings. The residential main entrance and lobby faces Hamilton as do the main entrance of both neighboring buildings. The upper floors of the building are recessed back from Hamilton Street forming an L-shaped plan that parallels and faces the other two streets.

At both the Doty and Carroll Street facades the form and massing of the proposed building is shaped to acknowledge the heights of the existing buildings. The masonry at the lower floors subtly angles inward to create a wider sidewalk and fenestration articulation through the creation of window bays. Similarly, the masonry at the upper two stories also subtly angles back inward along the roofline, again creating a rhythm of window bays. Overall massing and articulation of façade elements – punched windows in masonry and glassy corner bays and balconies - is designed to create distinct building components and facades as opposed to one large monolithic building expression.

Proposed materials take their cue from the character of the landmark buildings: brick masonry, stone, metalwork balconies. On Hamilton, the facade element is defined by terra-cotta, granite and metallic copper cladding; visually compatible and authentic materials that complement, not mimic, the existing buildings. On Doty and Carroll Streets, prominent brick masonry façades anchor the contemporary glass punched window composition. The masonry components are flanked by metal and glassy corner bay elements that define the Doty and Carroll street-facing building corners. The facades fronting the alley along each landmark building are uniquely composed, and yet still relate to the overall building fenestration pattern in order to create a true four-sided building expression.



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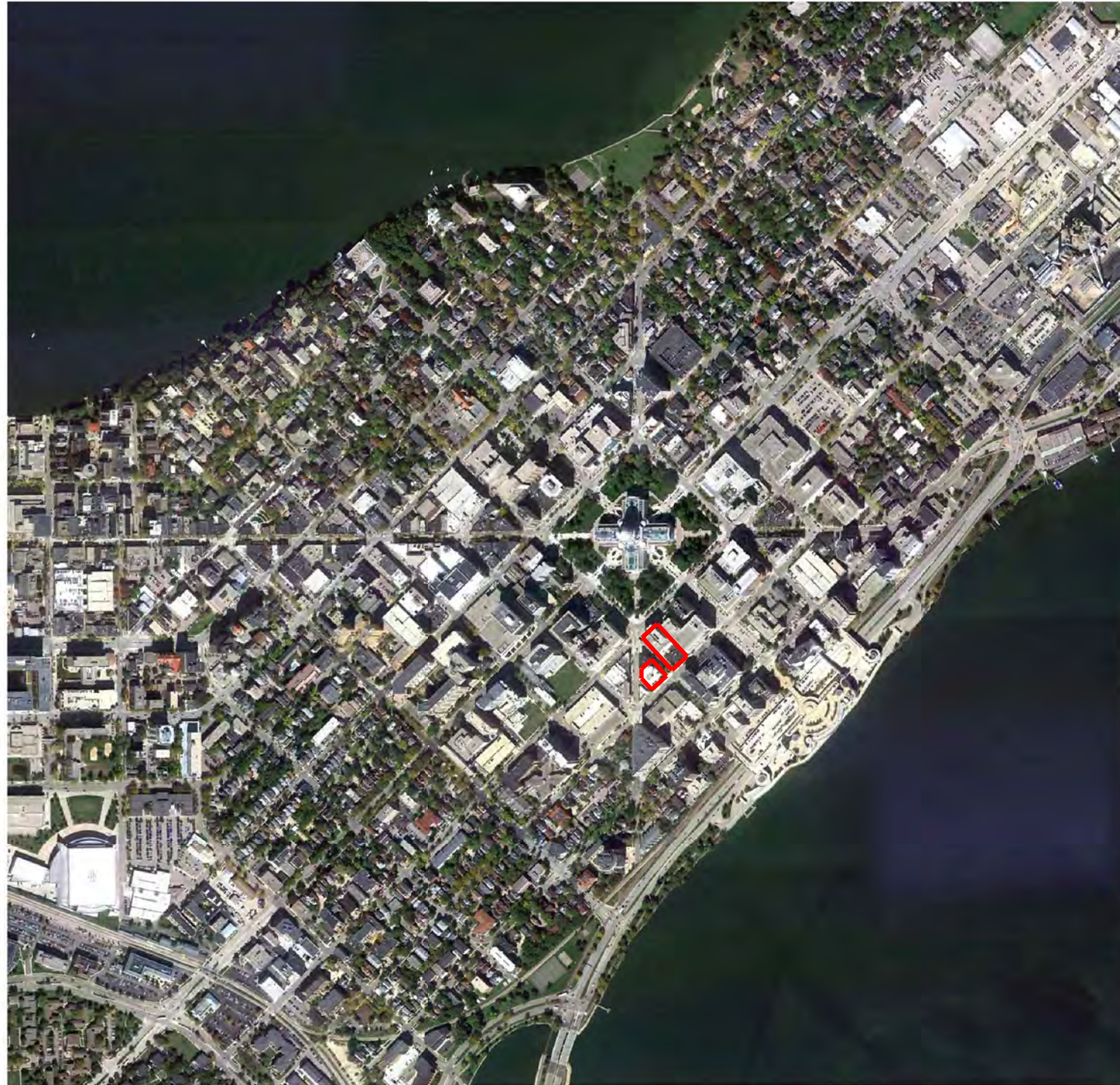
# ANCHOR PROPERTIES REDEVELOPMENT

LANDMARK COMMISSION SUBMISSION: 30 MARCH 2015



Urban Land Interests

# AREA MAP

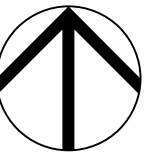


# LOCATION MAP



25 WEST MAIN STREET  
(PREVIOUSLY APPROVED)

115 SOUTH HAMILTON STREET



## ANCHOR PROPERTIES REDEVELOPMENT

MARCH 30, 2015



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# CONTEXT PHOTOS



VIEW 1



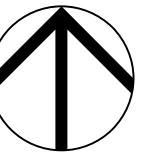
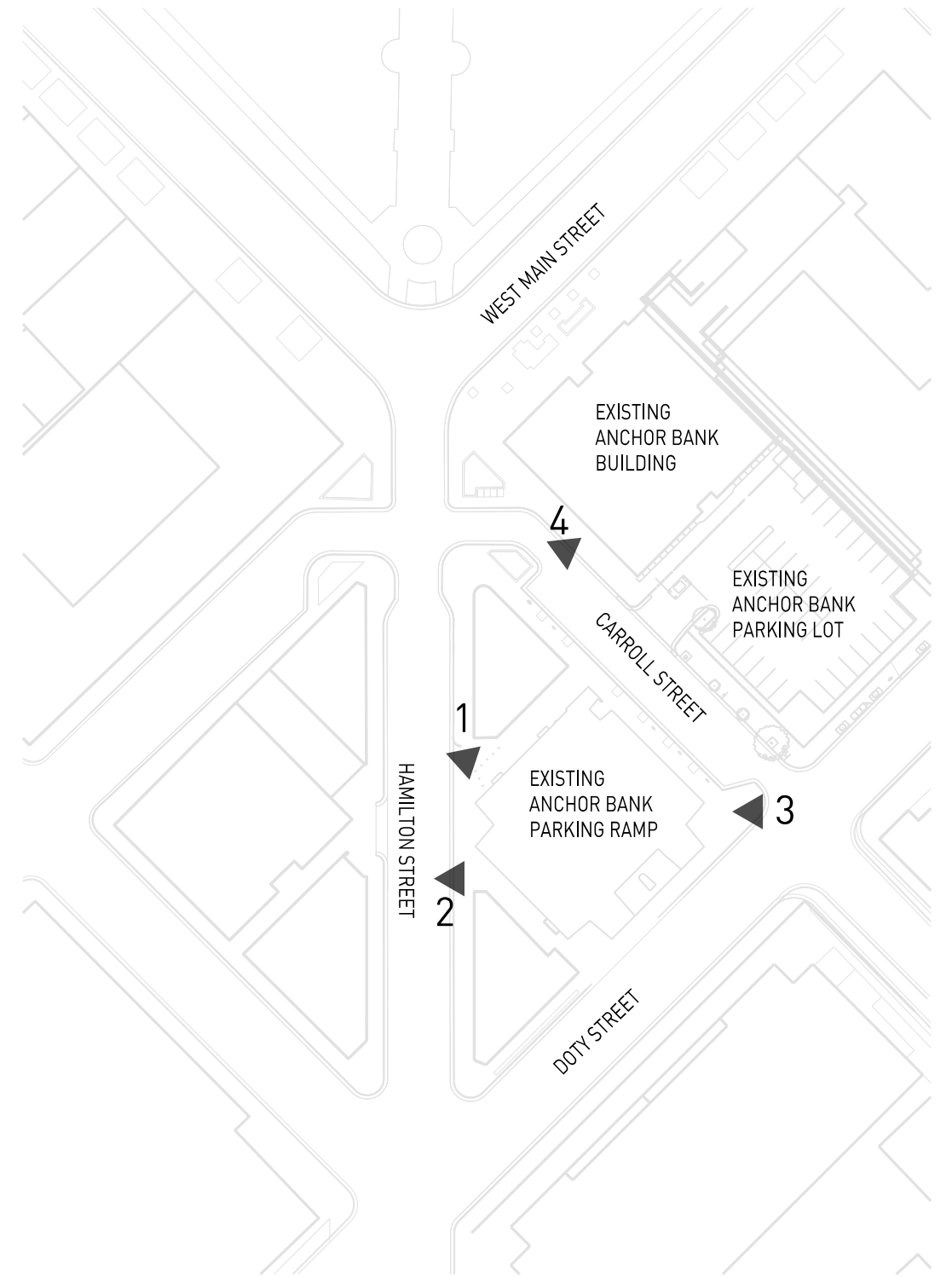
VIEW 2



VIEW 4



VIEW 3



## ANCHOR PROPERTIES REDEVELOPMENT

MARCH 30, 2015



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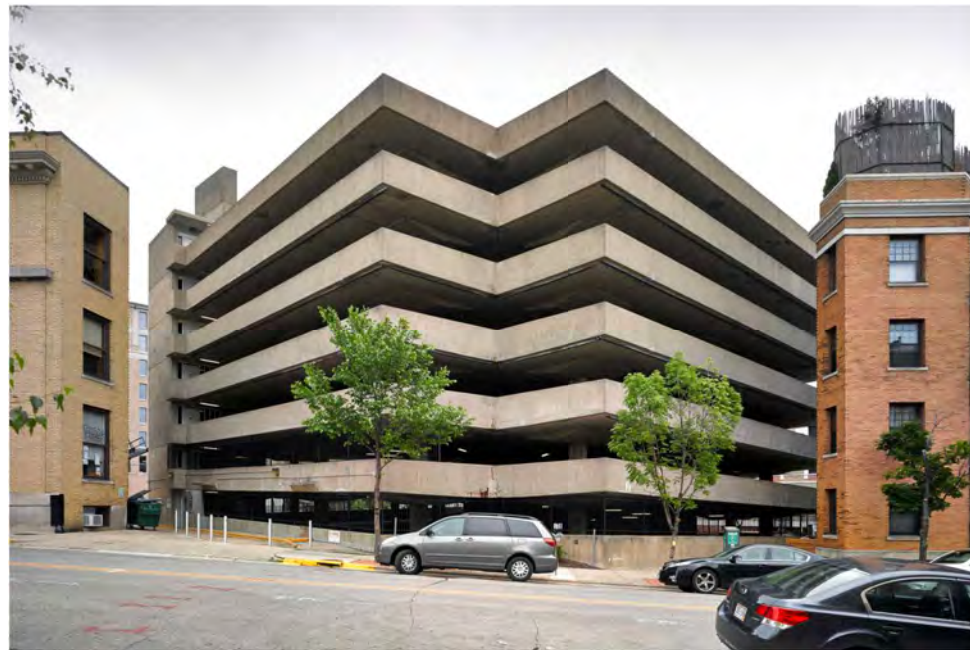
# CONTEXT PHOTOS



VIEW 1



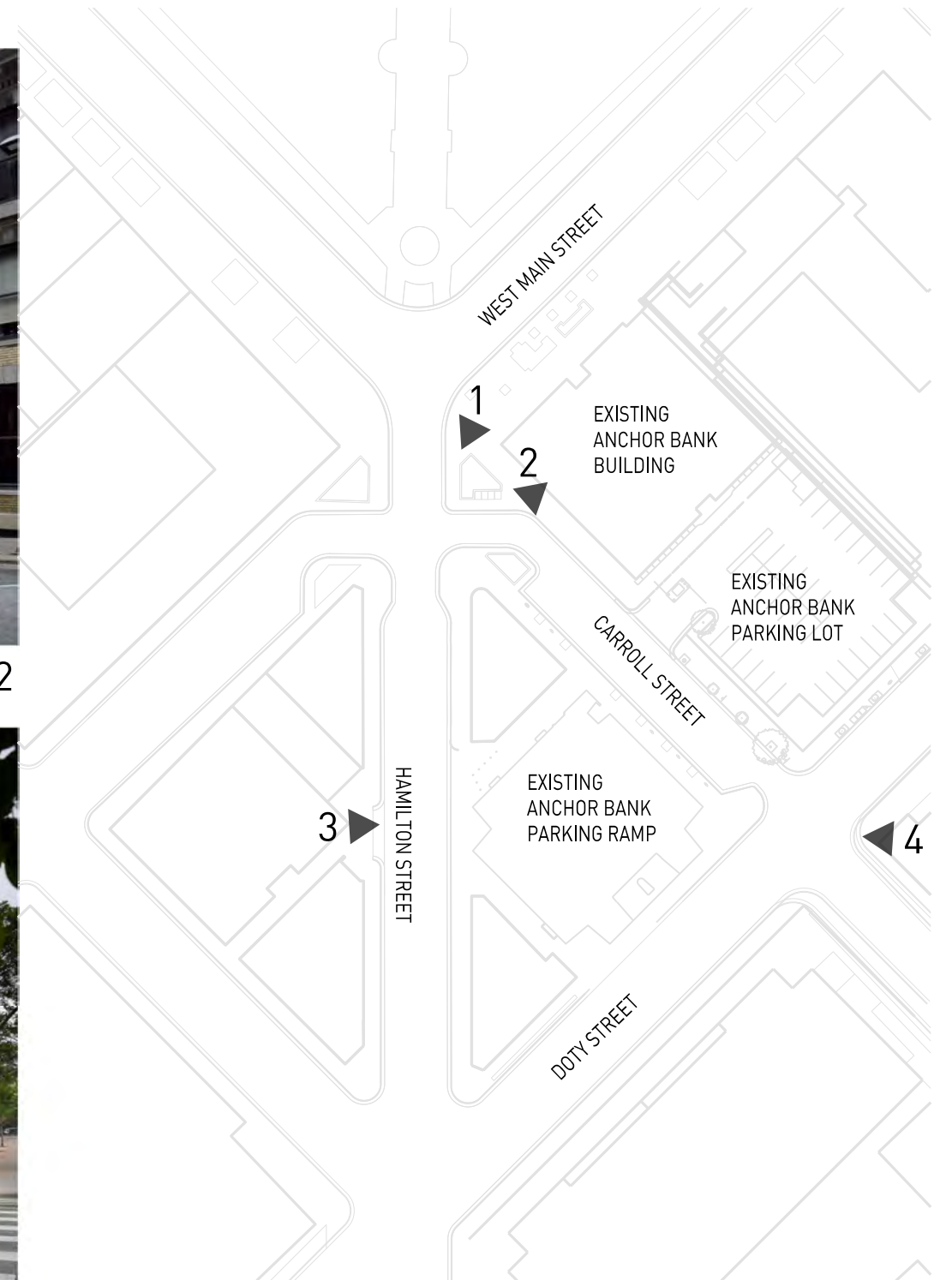
VIEW 2



VIEW 3



VIEW 4



# CONTEXT PHOTOS



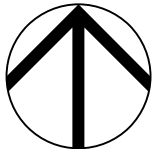
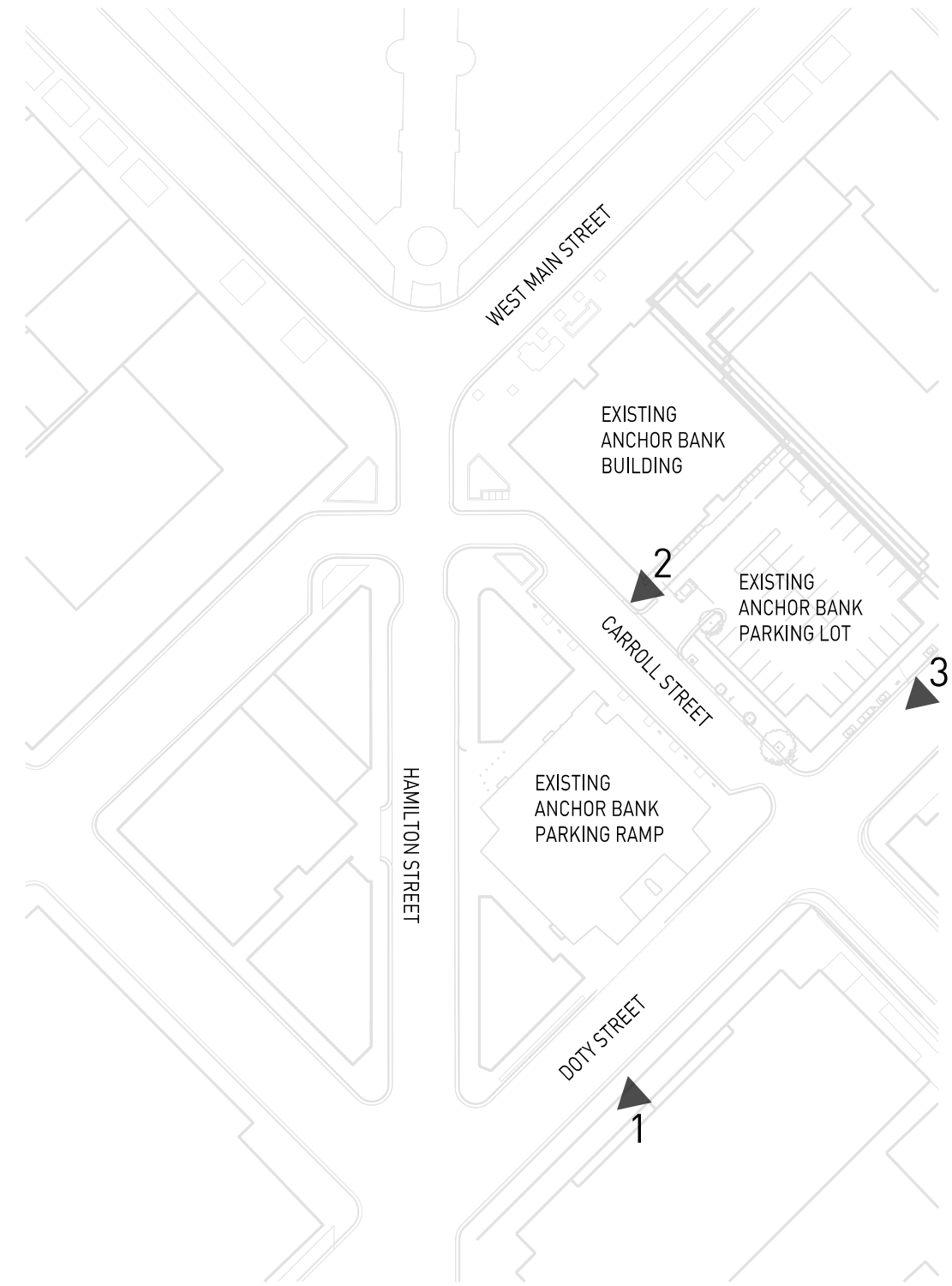
VIEW 1



VIEW 2



VIEW 3



## ANCHOR PROPERTIES REDEVELOPMENT

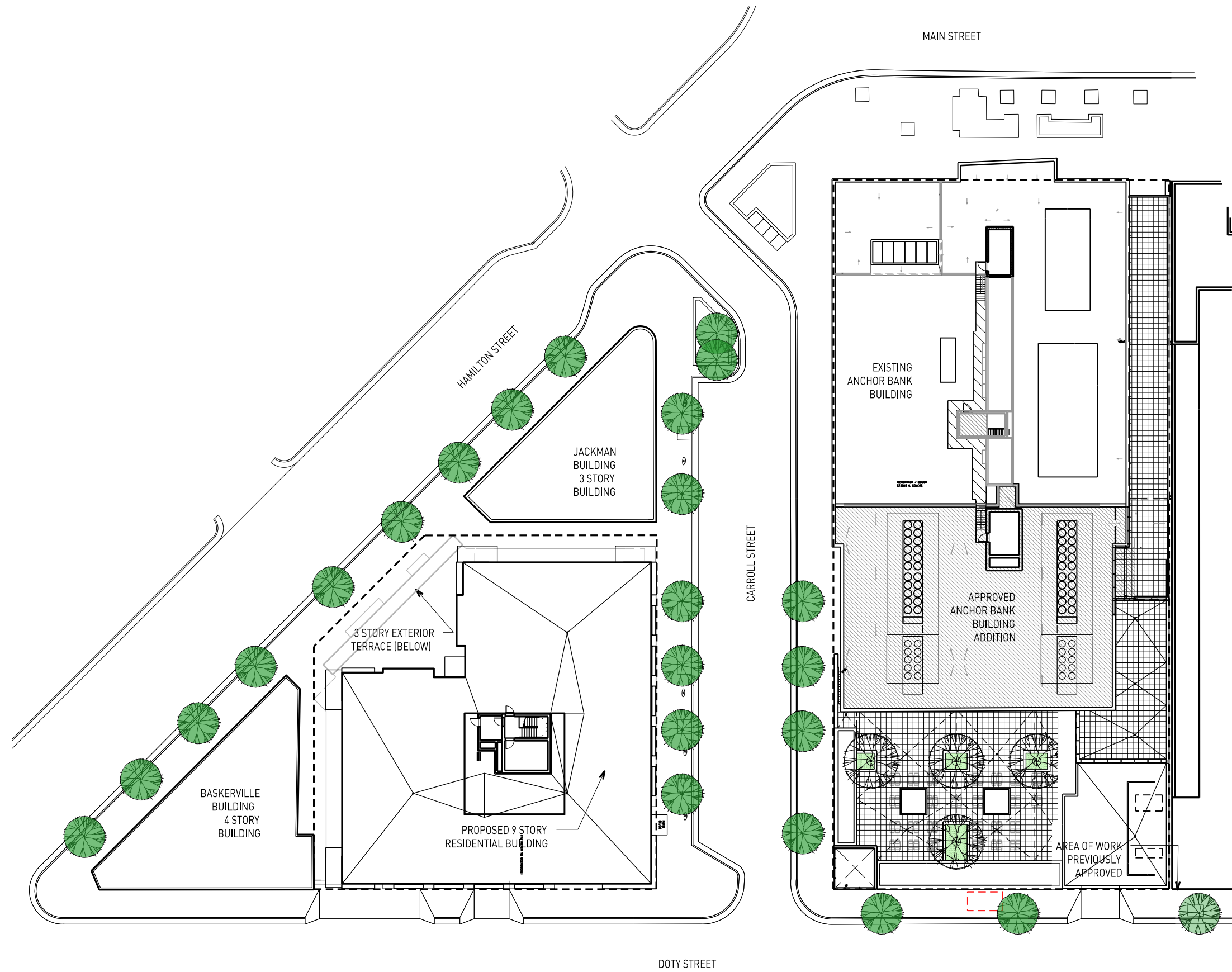
MARCH 30, 2015



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# SITE PLAN



## ANCHOR PROPERTIES REDEVELOPMENT

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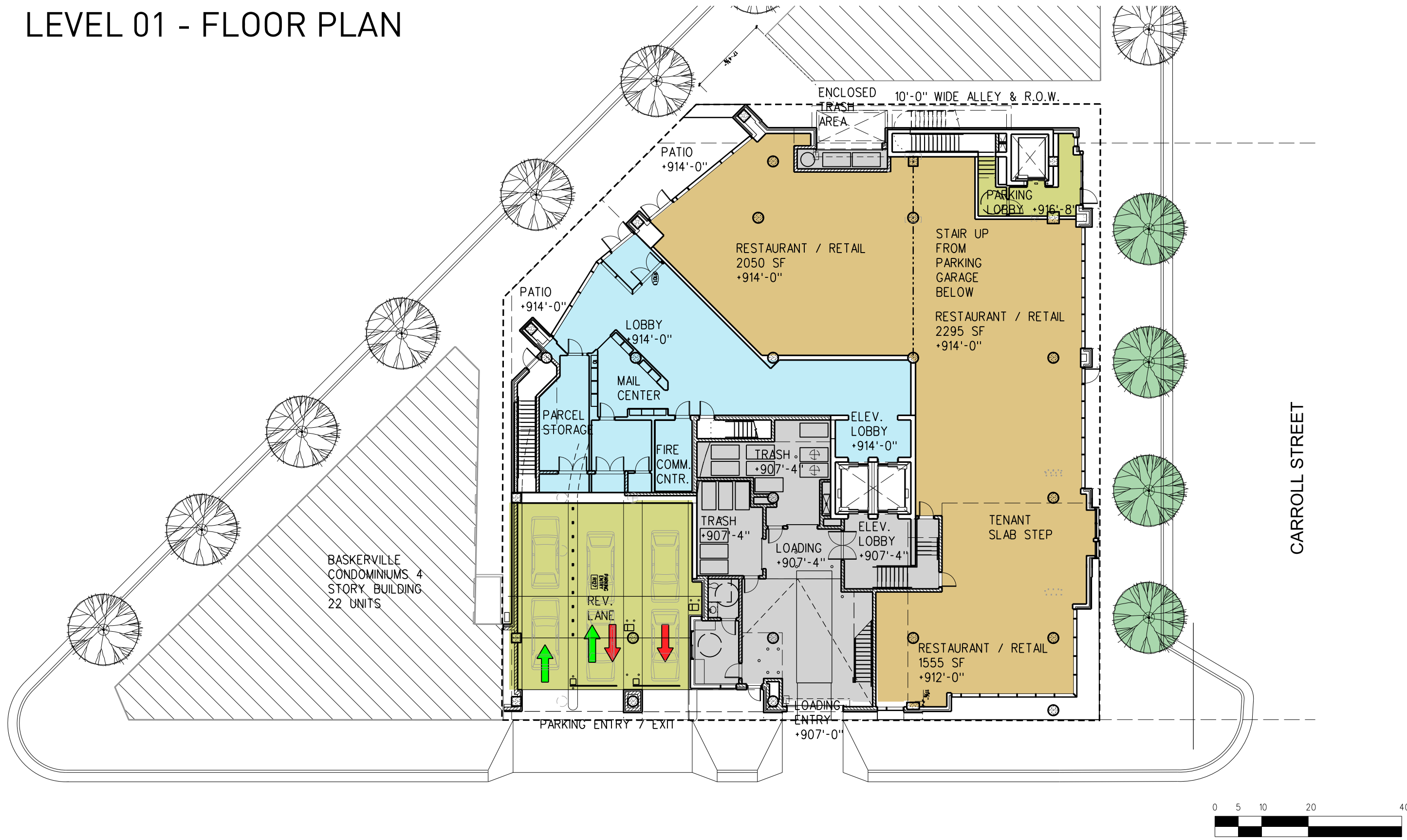


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# LEVEL 01 - FLOOR PLAN



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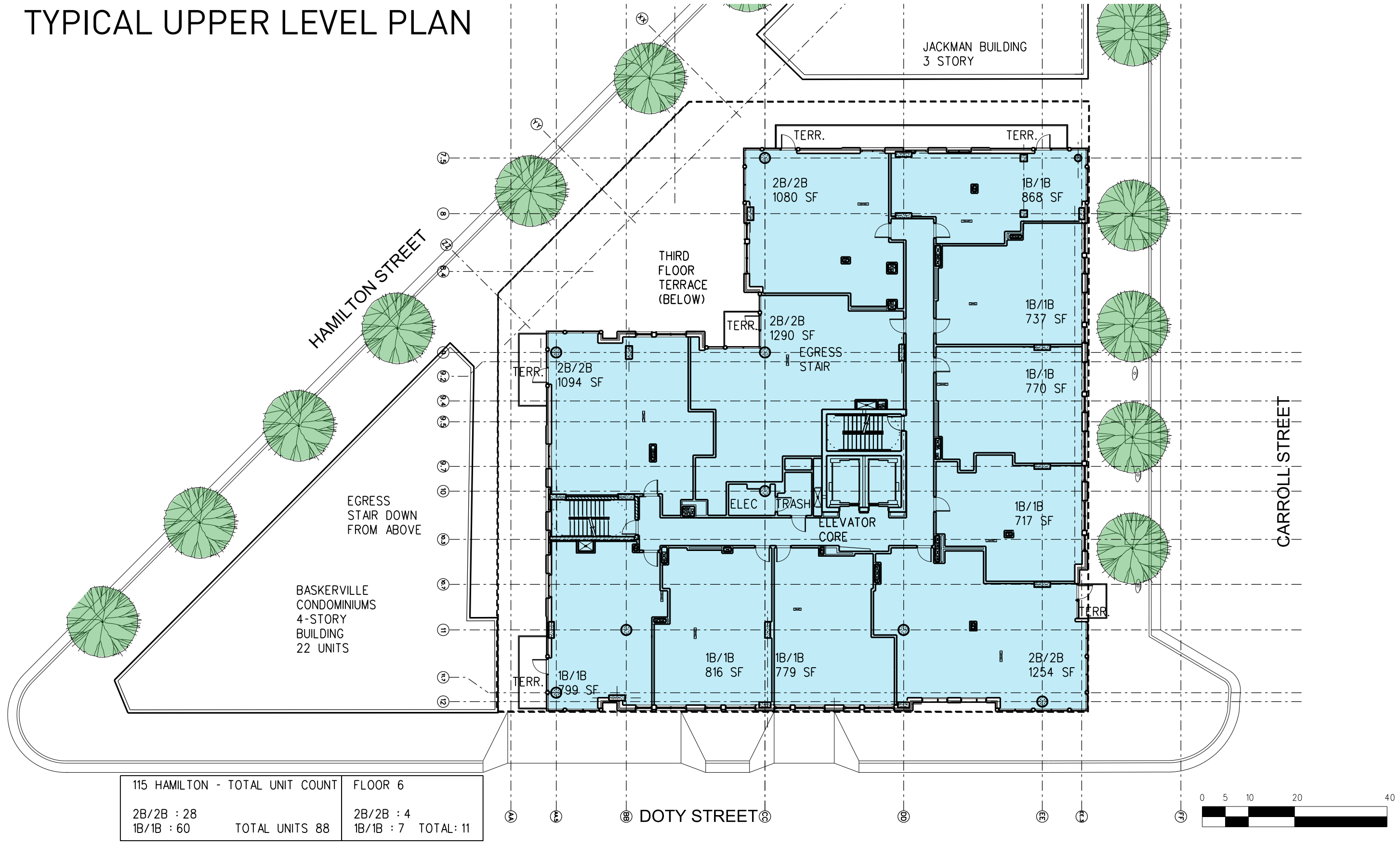
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# TYPICAL UPPER LEVEL PLAN



115 HAMILTON - TOTAL UNIT COUNT		FLOOR 6	
2B/2B : 28		2B/2B : 4	
1B/1B : 60	TOTAL UNITS 88	1B/1B : 7	TOTAL: 11

## ANCHOR PROPERTIES REDEVELOPMENT

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# RESIDENTIAL ELEVATION - SOUTHWEST HAMILTON STREET



ANCHOR PROPERTIES REDEVELOPMENT

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# RESIDENTIAL ELEVATION - EAST

## CARROLL STREET



ANCHOR PROPERTIES REDEVELOPMENT

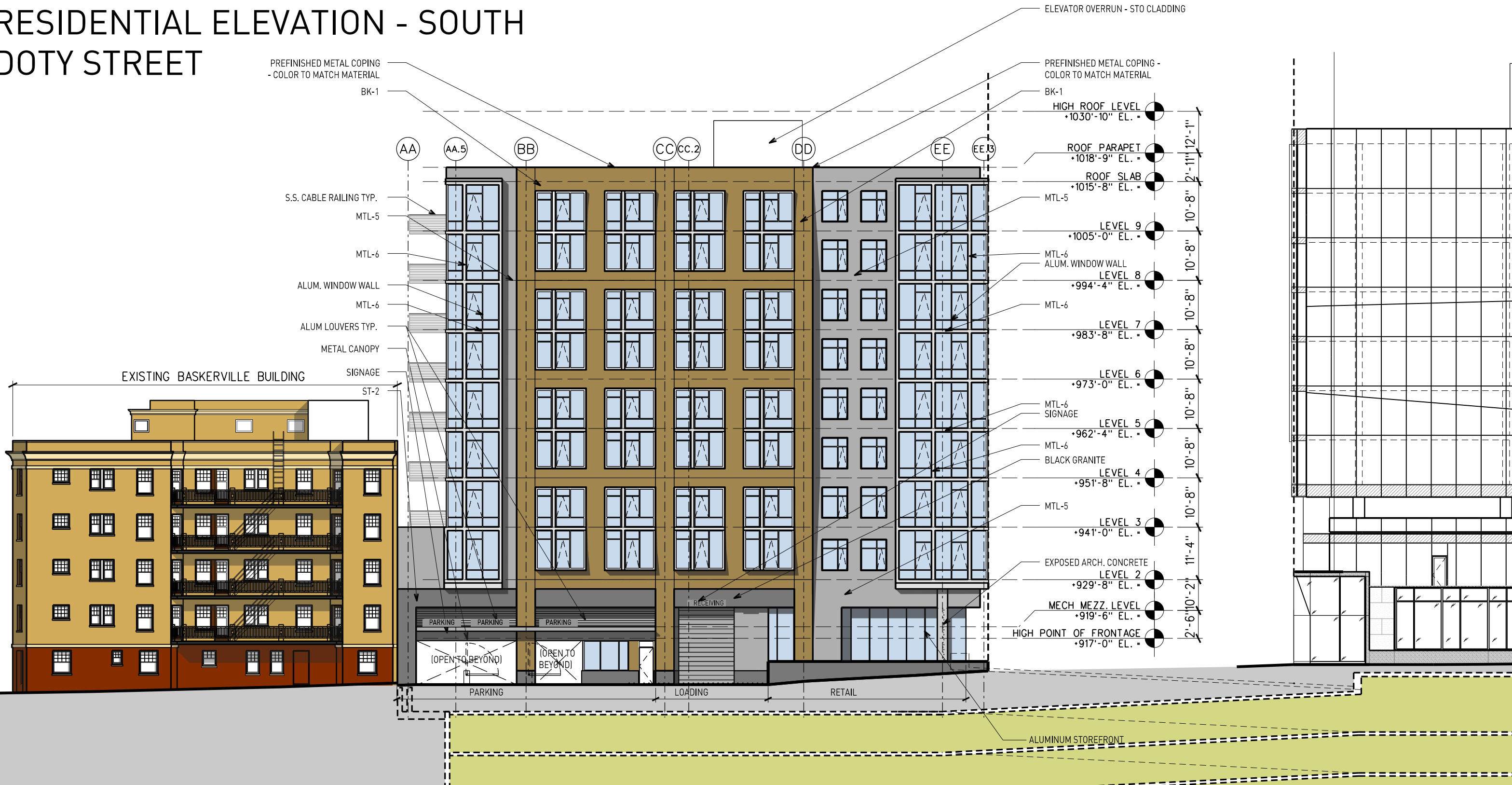
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# RESIDENTIAL ELEVATION - SOUTH DOTY STREET



ANCHOR PROPERTIES REDEVELOPMENT

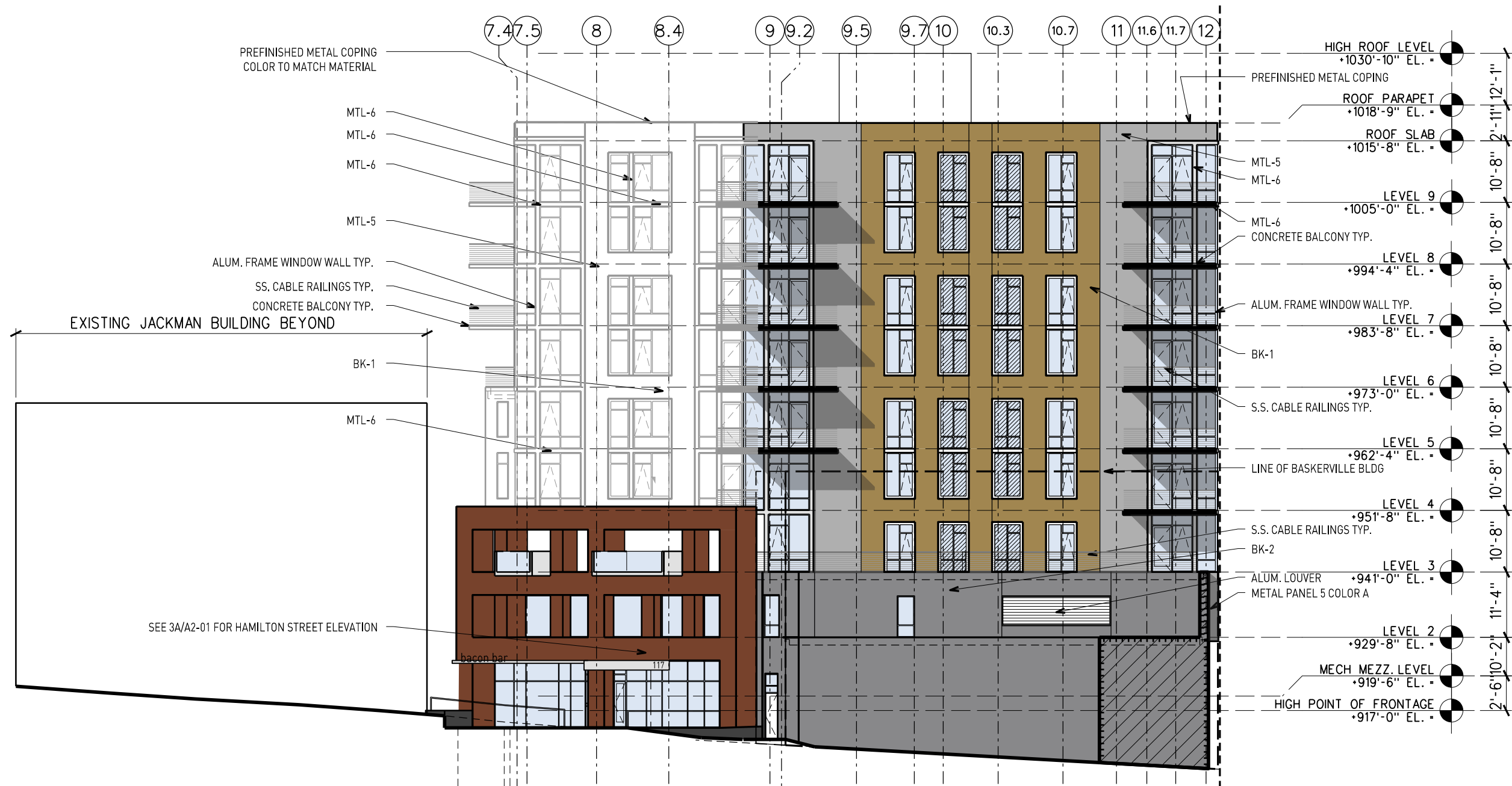
MARCH 30, 2015



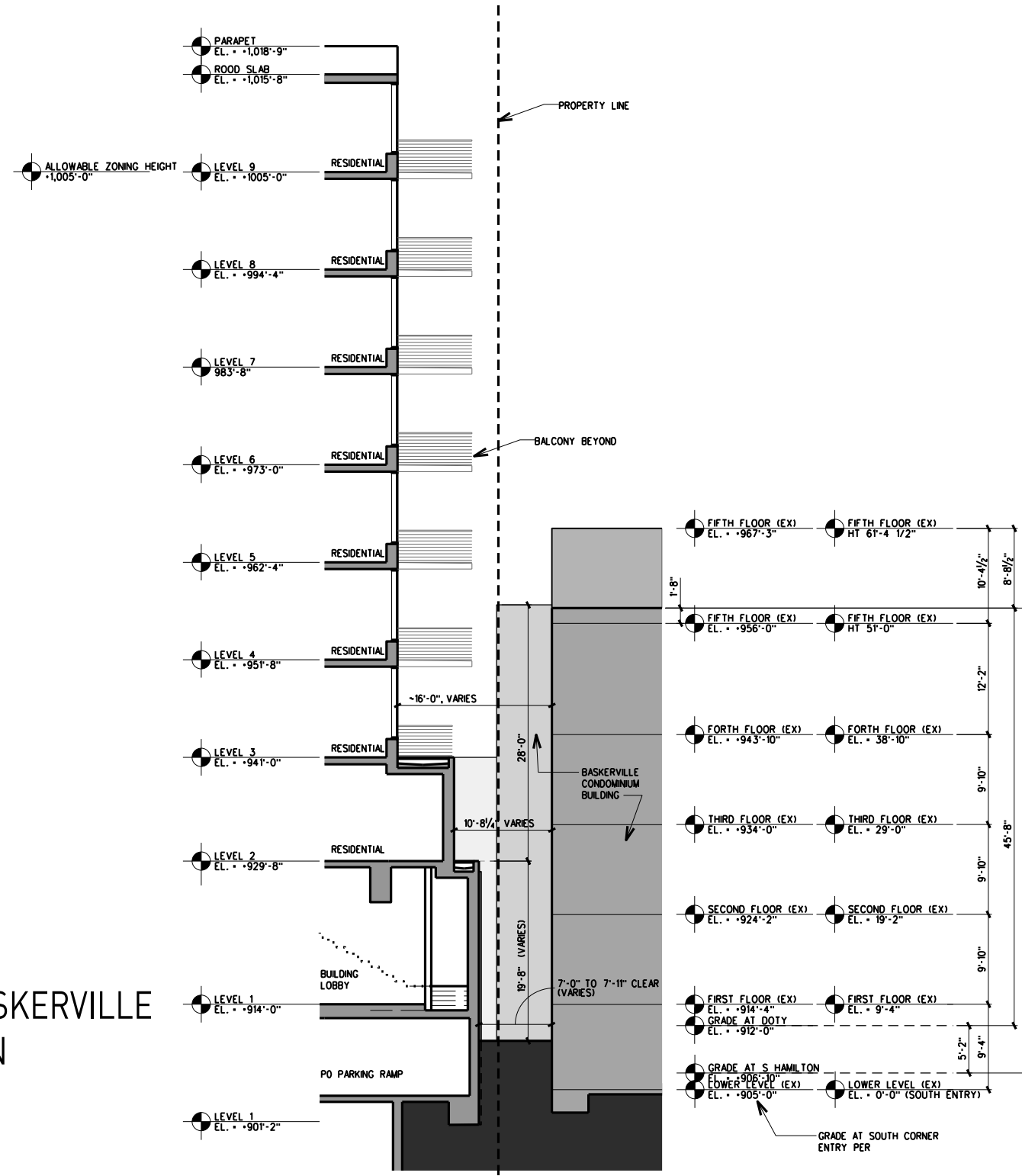
Urban Land Interests



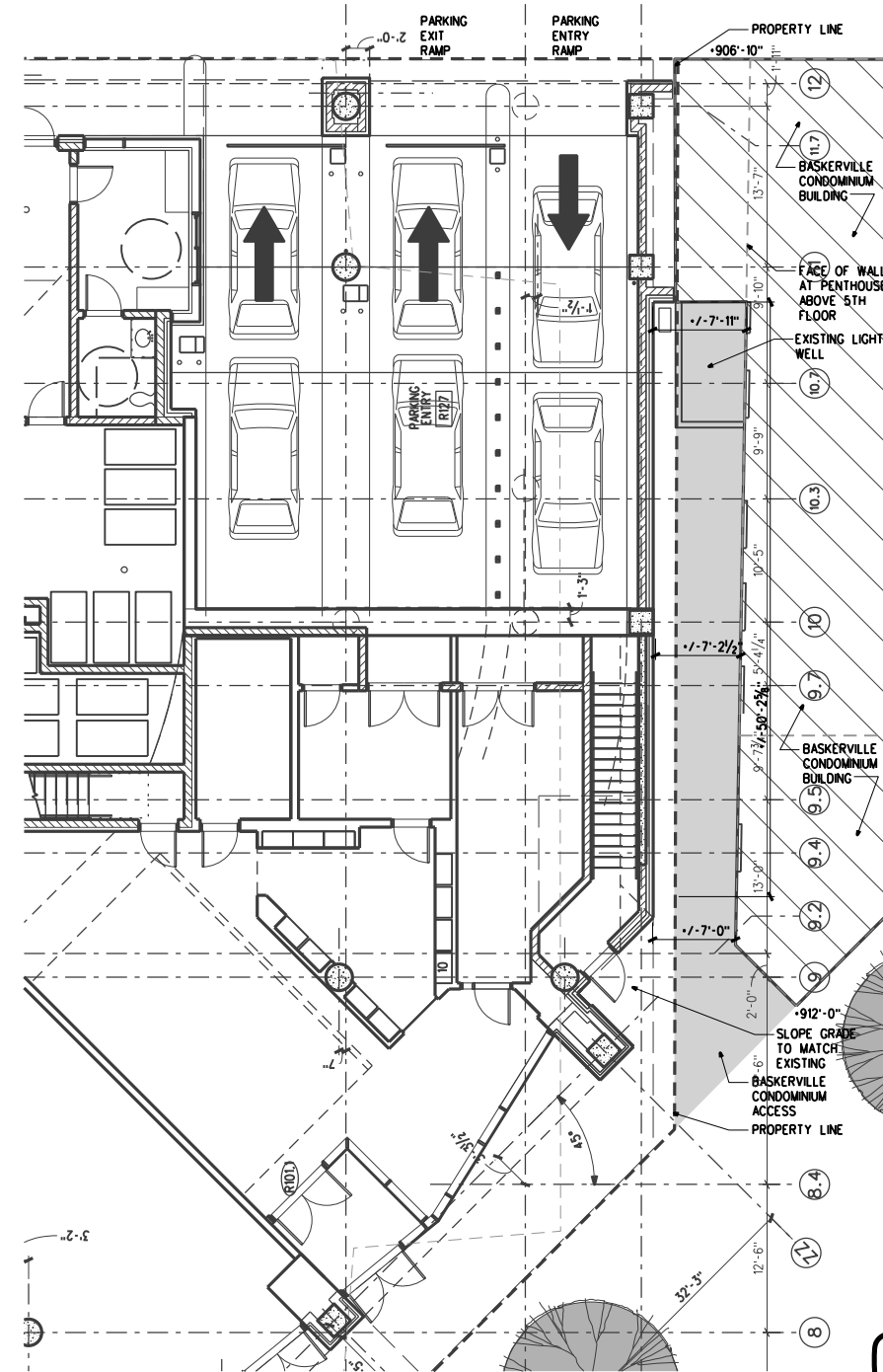
# RESIDENTIAL ELEVATION - WEST ABOVE BASKERVILLE BUILDING



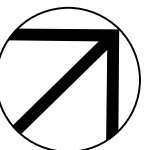
# BASKERVILLE ALLEY SECTION



PROPOSED BASKERVILLE ALLEY SECTION



OPTION 3B

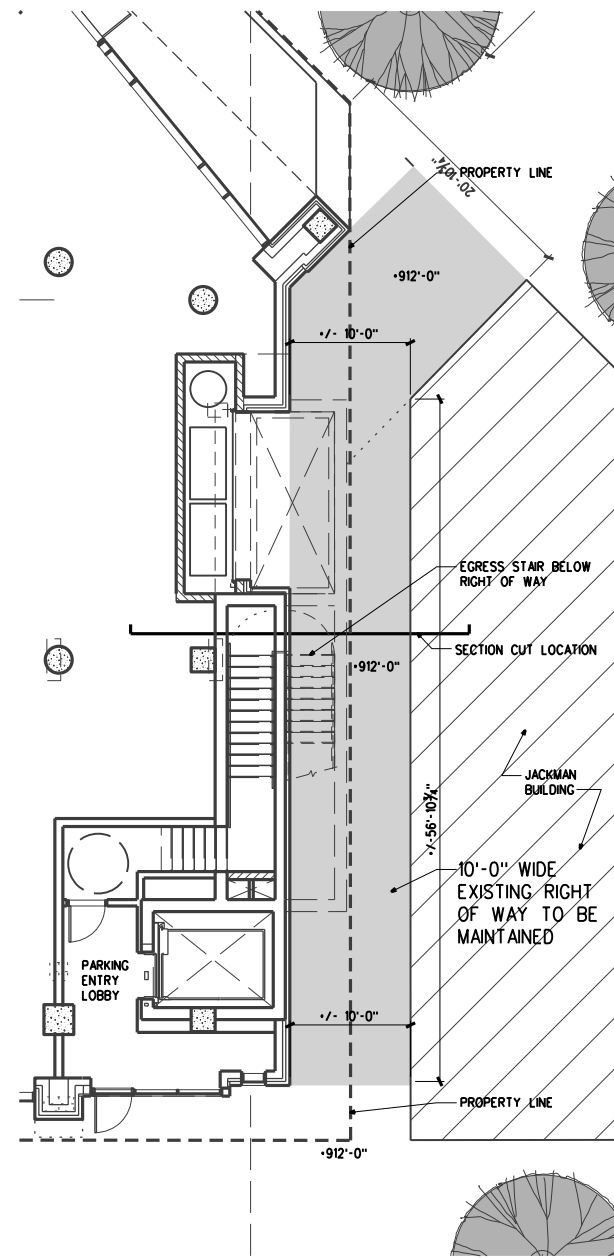
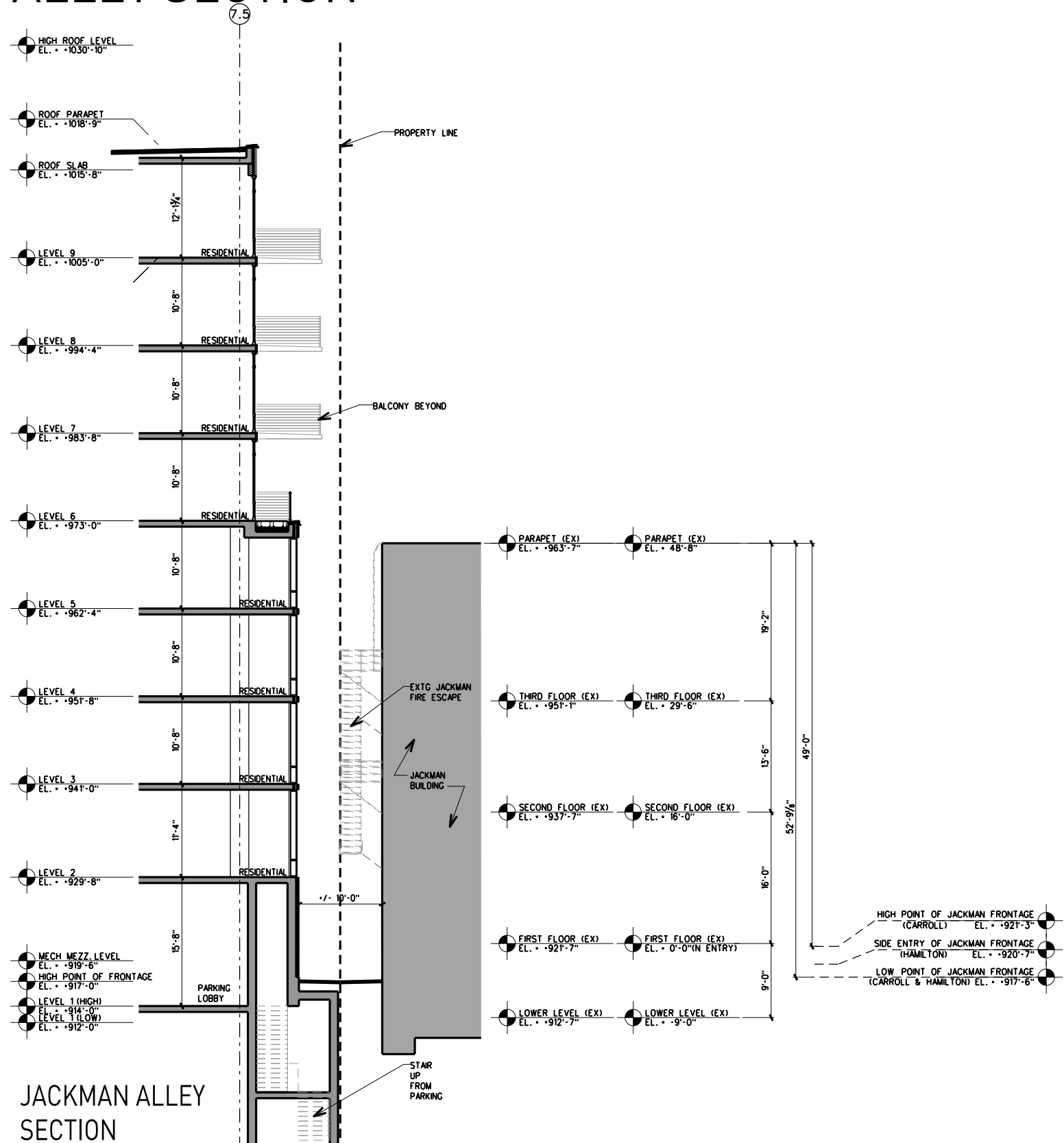


# RESIDENTIAL ELEVATION - NORTH ABOVE JACKMAN BUILDING





# JACKMAN ALLEY SECTION



## ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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# RESIDENTIAL - MATERIAL LEGEND

EXTERIOR MATERIAL LEGEND			
ITEM	COLOR		NOTES
<b>CURTAIN WALL</b>			
CW-1		EFFCO 5500 SERIES 2-SIDED CAPTURED SYSTEM (VERTICALS CAPTURED)	
CW-2		NOVUM POINT SUPPROTED GLAZING SYSTEM	
CW-3		EFFCO 5500 SERIES 2-SIDED CAPTURED SYSTEM (HORIZONTALS CAPTURED)	
<b>WINDOW WALL</b>			
W-1	DARK BRONZE	TRACO 3500 - OR EQUAL	COLOR TO MATCH MTL-5, MTL-6
W-2	DARK BRONZE	TRACO 3800 - OR EQUAL	COLOR TO MATCH MTL-5, MTL-6
<b>GLAZING</b>			
GL-1A	CLEAR	1" CLEAR INSULATING GLASS W/ LOW-E COATING - PPG SOLARBAN ON STARPHIRE LOW-E #2 (EXTERIOR) & PPG STARPHIRE (INTERIOR)	
GL-1B	CLEAR SPNDRL	1" CLEAR INSULATING GLASS SPANDREL - PPG SOLARBAN ON STARPHIRE LOW-E #2 (EXTERIOR) & PPG STARPHIRE (INTERIOR)	
GL-2A	BLUE	8 MM LB FT + 1.52 PVB + 6MM FT LOW E #3 + 12A + 10 MM FT	
GL-2B	BLUE SPNDRL	8 MM LB FT + 1.52 PVB + 6MM FT LOW E #3 + 12A + 10 MM FT	
GL-3A	GREEN	1" CLEAR INSULATING GLASS W/ LOW-E COATING - VIRACON VE 2-2M W/ CONTINUOUS VERTICAL 1/2" X 6" STAINLESS STEEL FIN AT EACH MULLION	
GL-3B	GREEN FRIT	1" CLEAR INSULATING GLASS W/ 50% FRIT COVERAGE AND LOW-E COATING - VIRACON VE 2-2M W/ CONTINUOUS VERTICAL 1/2" X 6" STAINLESS STEEL FIN AT EACH MULLION	
GL-4	CLEAR	1/2" THK. FRAMELESS CLEAR TEMPERED GLASS GUARDRAIL	
<b>METAL</b>			
MTL-1		INSULATED FLAT METAL PANEL, ALUM. FIN.	
MTL-2		PREFORMED ALUM. COLUMN COVER - FINISH TBD	
MTL-3		S.S., US32D, 1 1/4" DIAMETER HANDRAIL	
MTL-4			
MTL-5	DARK BRONZE	ALUM. RAINSCREEN PANEL	COLOR TO MATCH W-1, W-2, MTL-6
MTL-6	DARK BRONZE	ALUM. ENCLOSURE PANEL	COLOR TO MATCH MTL-5, W-1, W-2
MTL-8		COPPER RAINSCREEN PANEL	
<b>BRICK</b>			
BK-1	LIGHT	YANKEE HILL BRICK - LIGHT IRON SPOT SMOOTH	MODULAR (7 5/8"x3-5/8"x2- 1/4")
BK-2	DARK	YANKEE HILL BRICK - DARK IRON SPOT SMOOTH	MODULAR (7 5/8"x3-5/8"x2- 1/4")
<b>SILLS</b>			
SL-1	MATCH BRICK	PRECAST CONCRETE SILL	
<b>TERRACOTTA RAINSCREEN</b>			
TR-1	M6.01-0	NBK TERRART TERRACOTTA PANEL - NATURAL TEXTURE	8" VERTICAL MODULAR
<b>TERRACE PAVERS</b>			
PV-1		2'-0" X 2'-0" PRE-CAST CONC.	
PV-2		2'-0" X 2'-0" PRE-CAST CONC.	
<b>ROOFING SYSTEMS</b>			
RF-1		THERMOPLASTIC POLYOLEFIN SINGLE PLY ROOFING MEMBRANE (TPO)	
RF-2		HYDROTECH TERRACE PAVER SYSTEM	
<b>STONE</b>			
ST-1		ABSOLUTE BLACK GRANITE W/ FLAMED FINISH (1 1/2" THICK)	
ST-2		DAKOTA MAHOGANY W/ FLAMED FINISH (1 1/2" THICK)	
<b>PAINT</b>			
PT-1		MODAC F-100 PAINT (WHITE)	



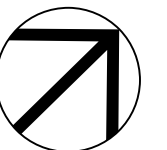
# RENDERING



CORNER OF DOTY AND CARROLL



FACING SOUTH ON CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests



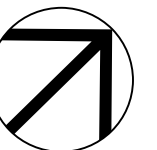
# RENDERING



HAMILTON STREET



FACING EAST ON DOTY



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MARCH 30, 2015



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# EXISTING VIEWS LOOKING UP HAMILTON TOWARDS THE SQUARE



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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# PROPOSED VIEWS LOOKING UP HAMILTON TOWARDS THE SQUARE



ANCHOR BANK - PROPERTY DEVELOPMENT

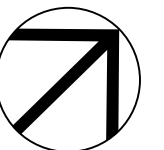
MARCH 30, 2015



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# EXISTING VIEW LOOKING FROM SQUARE DOWN HAMILTON



ANCHOR BANK - PROPERTY DEVELOPMENT

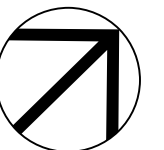
MARCH 30, 2015



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# PROPOSED VIEW LOOKING FROM SQUARE SOUTHWEST DOWN HAMILTON



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests





# EXISTING VIEW LOOKING FROM SQUARE DOWN CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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# PROPOSED VIEW LOOKING FROM SQUARE DOWN CARROLL



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MARCH 30, 2015



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# PROPOSED BUILDING HEIGHT STUDY



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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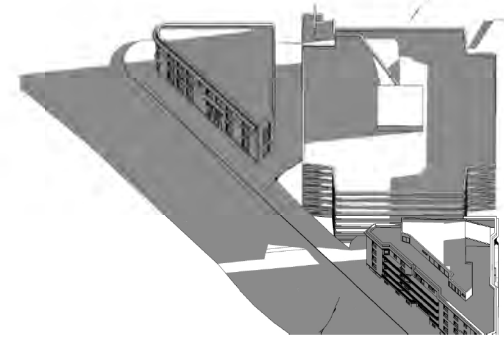
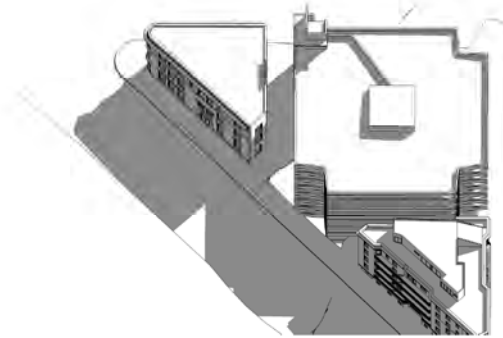
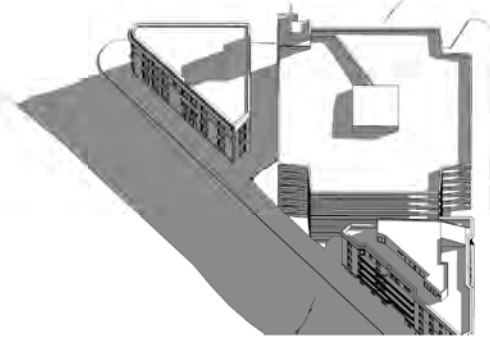
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MARCH/SEPT 21

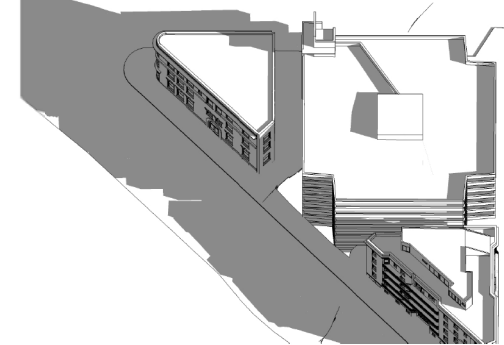
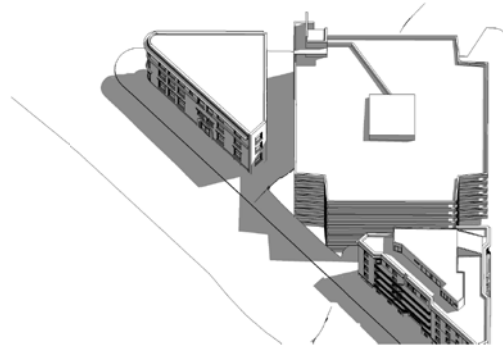
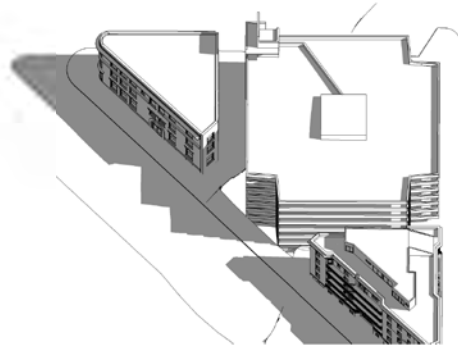
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June 21

WINTER SOLSTICE  
DEC 21

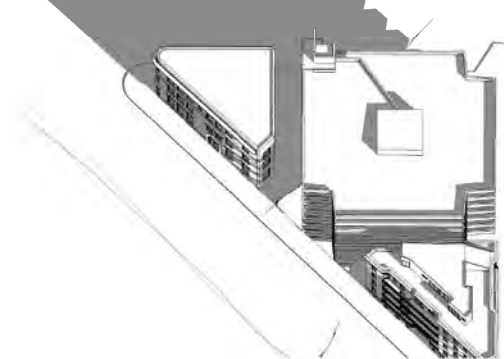
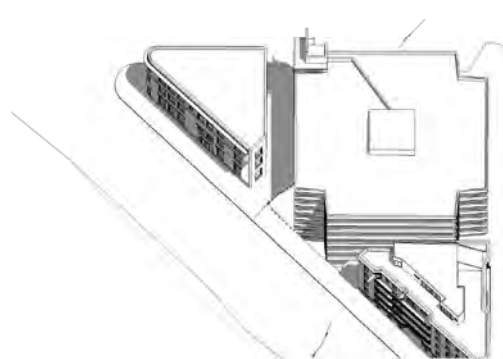
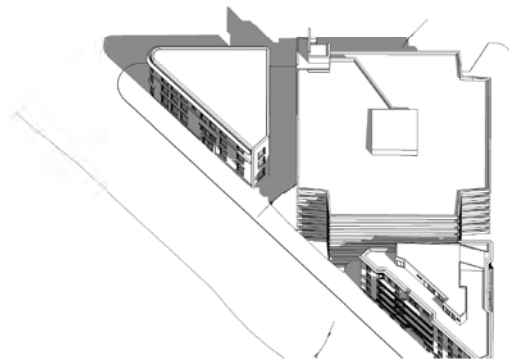
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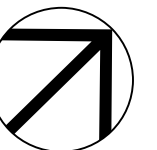


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ULI - ANCHOR BANK  
SOLAR STUDY



## ANCHOR BANK - PROPERTY DEVELOPMENT

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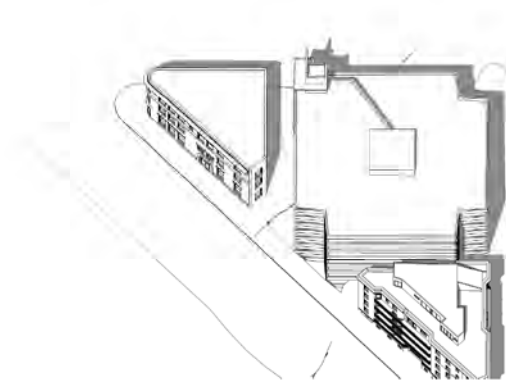
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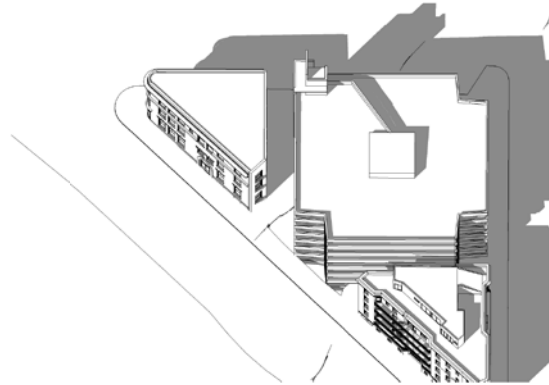
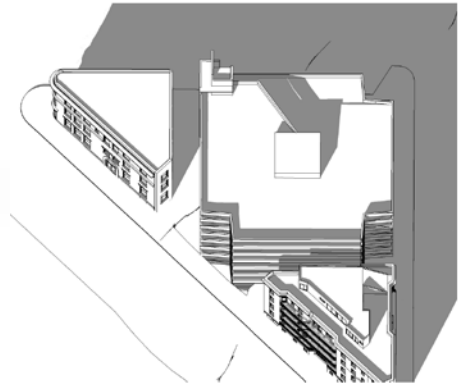
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June 21

WINTER SOLSTICE  
DEC 21

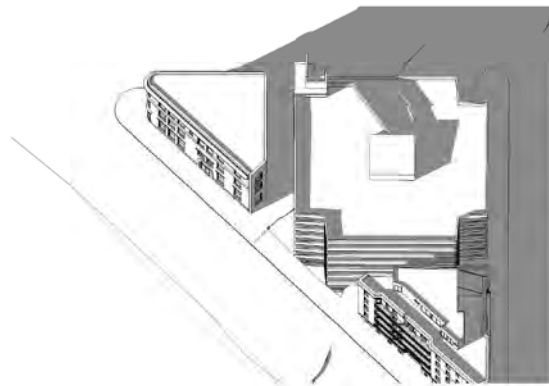
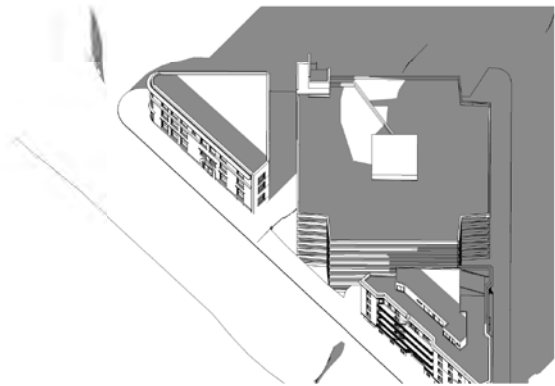
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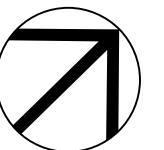


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ULI - ANCHOR BANK  
SOLAR STUDY



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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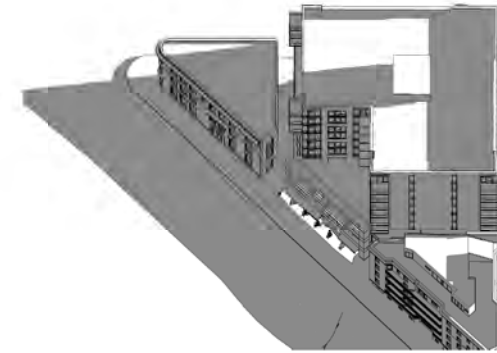
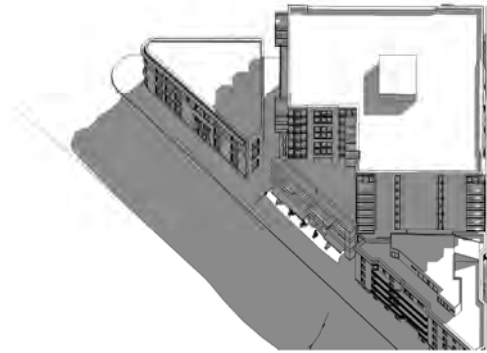
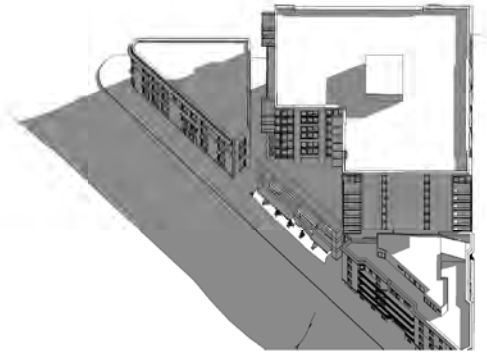
# RESIDENTIAL - MORNING SHADING STUDY

EQUINOX  
MARCH/SEPT 21

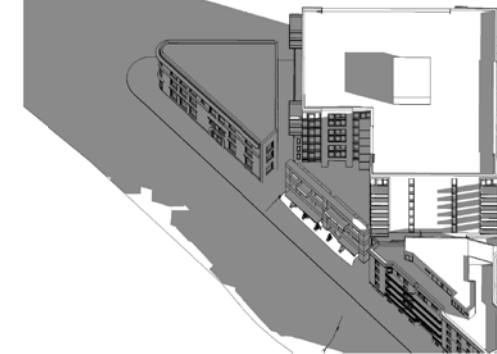
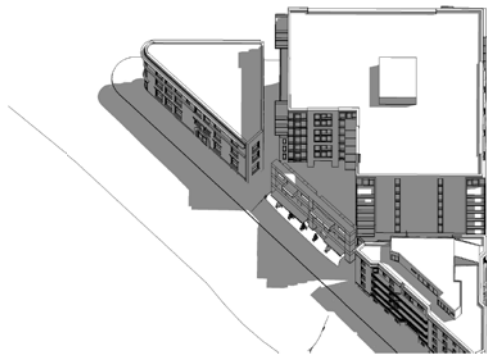
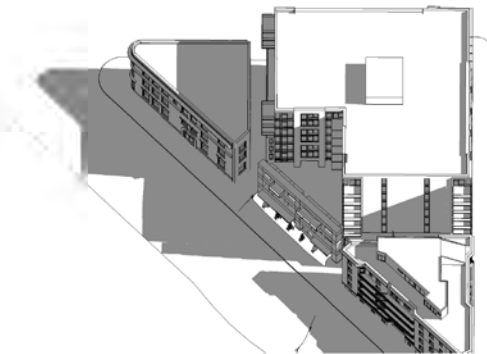
SUMMER SOLSTICE  
June 21

WINTER SOLSTICE  
DEC 21

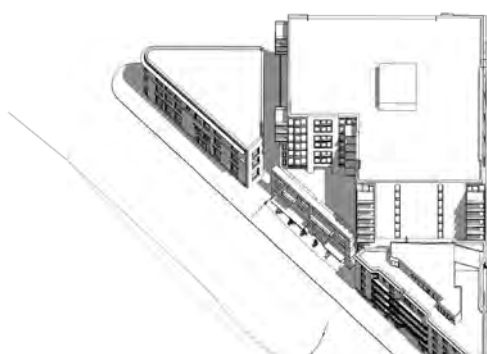
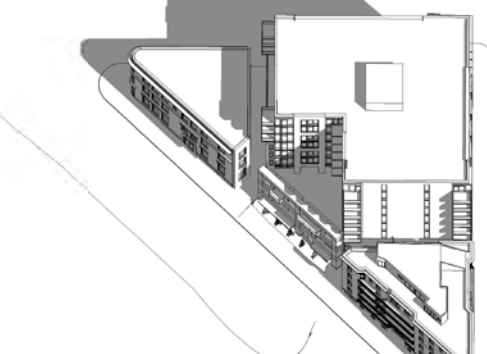
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10:00 AM

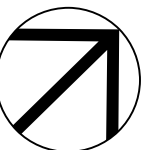


12:00 PM



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ULI - ANCHOR BANK  
SOLAR STUDY



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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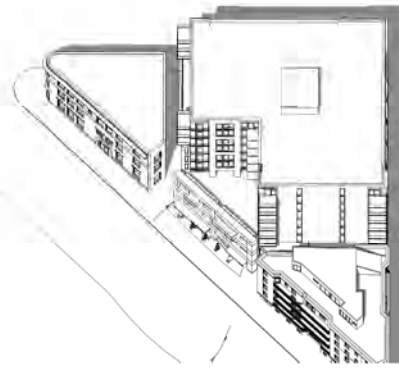
# RESIDENTIAL - AFTERNOON SHADING STUDY

EQUINOX  
MARCH/SEPT 21

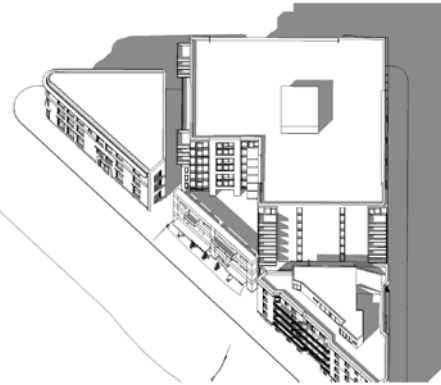
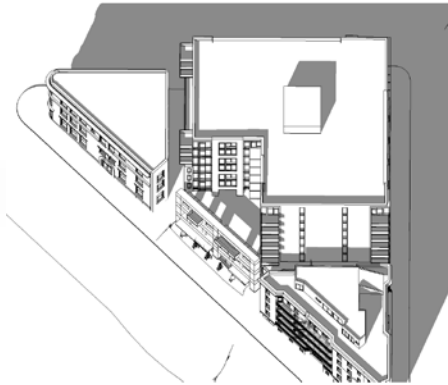
SUMMER SOLSTICE  
June 21

WINTER SOLSTICE  
DEC 21

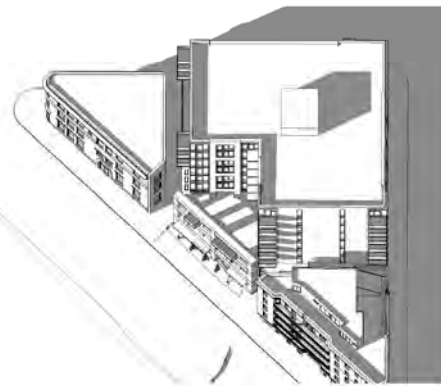
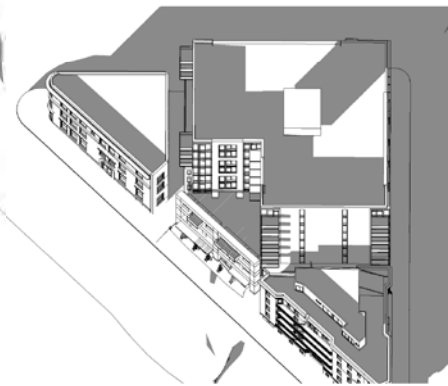
2:00 PM



4:00 PM



6:00 PM



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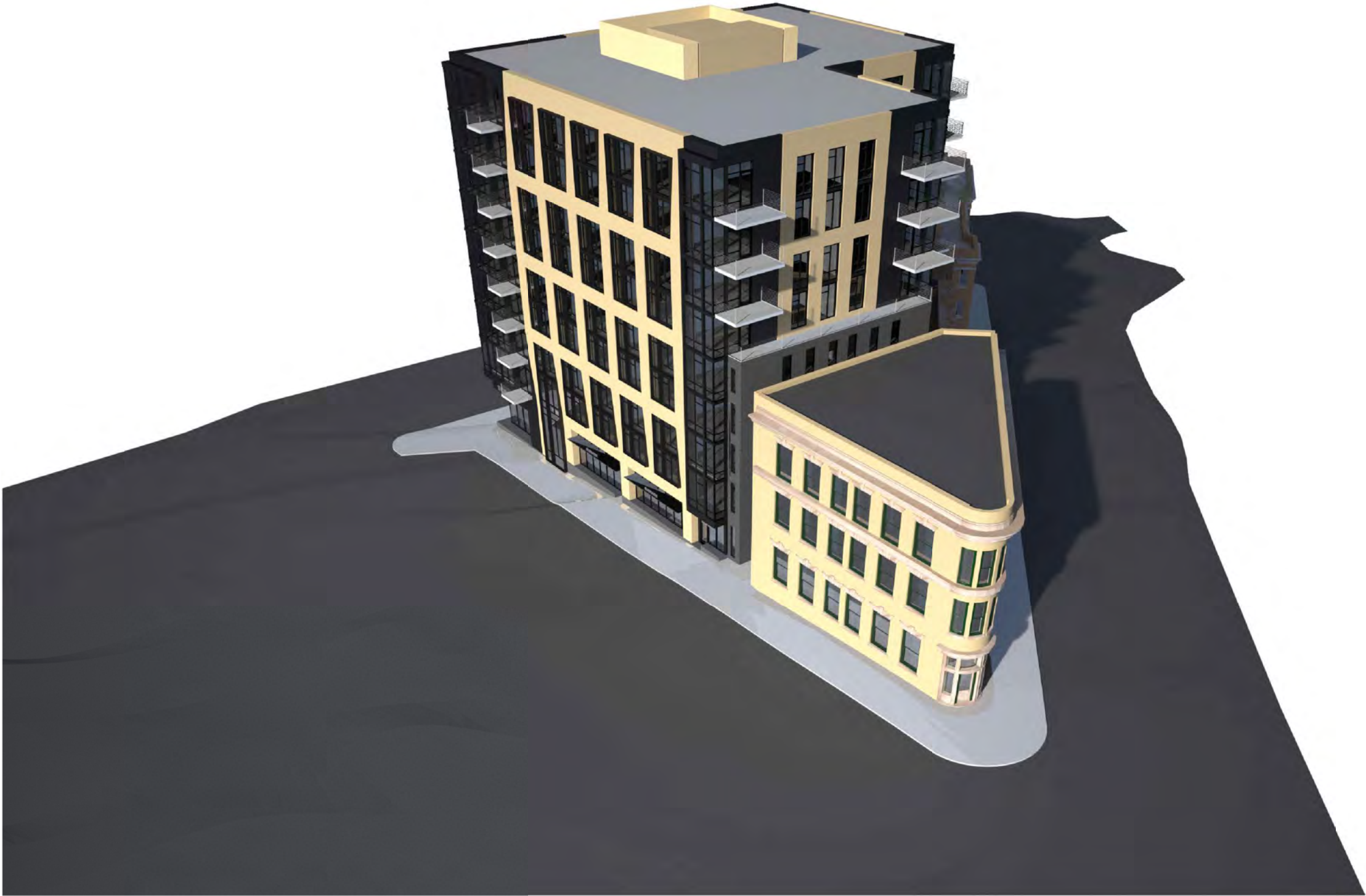
MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM NORTHEAST



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests





# AERIAL VIEW OF RESIDENTIAL BUILDING FROM NORTHWEST



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MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM SOUTHEAST



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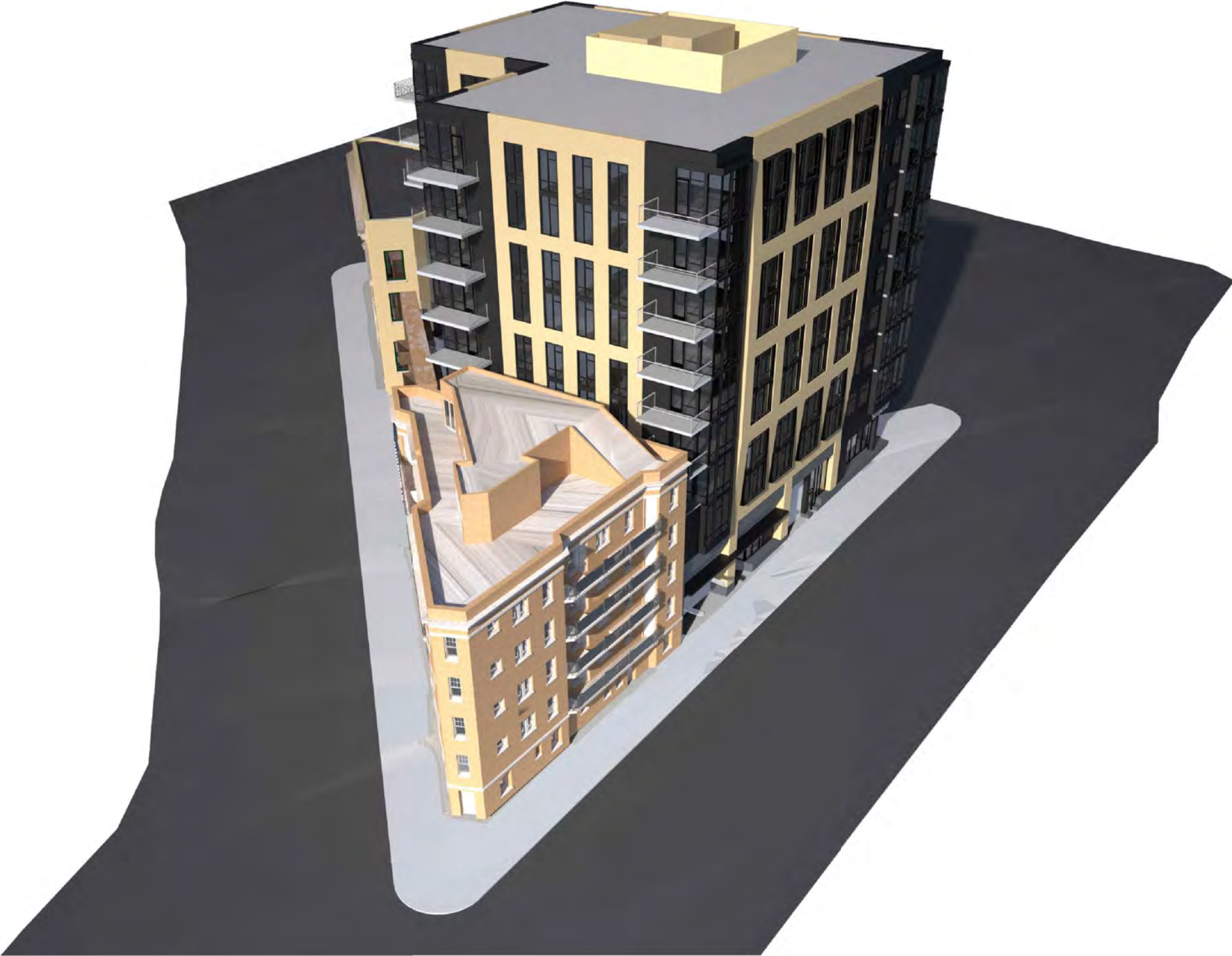
MARCH 30, 2015



Urban Land Interests



# AERIAL VIEW OF RESIDENTIAL BUILDING FROM SOUTHWEST



ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



Urban Land Interests

