

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 216 S Pinckney St.

Aldermanic District: #4
Michael Verveer

2. PROJECT

Project Title/Description: Judge Doyle Square

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Helen Bradbury Company: Stone House Development

Address: 1010 E Washington Ave Madison WI 53703
Street City State Zip

Telephone: 608-251-6000 Email: hbradbury@stonehousedevelopment.com

Property Owner (if not applicant):

Address:

Property Owner's Signature:  Date: 9-30-2019
City State Zip

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.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ****Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Photographs of examples on another historic resource
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
 215 Martin Luther King Jr Blvd, Suite 017
 PO Box 2985 (mailing address)
 Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
 (608) 266-6552

September 30, 2019

Heather Bailey
Department of Planning & Community & Economic
Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985



Re: Letter of Intent

216 S. Pinckney St., Judge Doyle Square
Madison, WI
KBA Project # 1949

Ms. Heather Bailey:

The following is submitted together with the plans and application for the staff and Landmark Commission's consideration and approval.

Organizational structure:

Owner: Stone House Development, Inc.
1010 E Washington Ave.
Madison, WI
608-251-6000
Contact: Helen Bradbury
hbradbury@stonehousedevelopment.com

Architect: Potter Lawson, Inc.
749 University Avenue, Ste 300
Madison, WI 53705
(608) 274-2741
Contact: Doug Hursh
dough@potterlawson.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Duane Johnson
djohnson@knothebruce.com

Introduction:

The project is the development of the podium and air-rights on Block 88. The Stone House proposal would consist of an additional nine stories sitting on top of the existing 4-story podium of the nearly completed parking garage located at 216 S Pinckney St.

The project is adjacent to the Madison Municipal Building, located at 215 Martin Luther King Jr. Blvd, which is on the National Register of Historic Places and designated a City of Madison landmark.

Project Description:

The proposed project consists of 161 apartment units on the levels above the podium. The project would utilize the existing third and fourth levels of parking for residential apartment parking and finish the interior of the first level service and retail areas.

The floor plate for the Stone House proposal is slightly larger than the previously approved Beitler proposal. The floor plate has been lengthened and widened primarily between the stair enclosures. Approximately 3,250 square feet has been added to the fifth level floor plate and 1,550 square feet added to the typical floor plate above. Attached is a graphic representation of the Stone House floorplate as it relates to the Beitler floor plate. This was part of the initial Stone House proposal and was done to maximize the number of apartment units without negatively impacting the podium/garage.

The overall building height is consistent with the Beitler proposal.

A roof-top mechanical area is also being proposed, the size and layout of this area is similar to what was approved with the Beitler proposal with a smaller overall square footage of mechanical space being proposed.

The exterior of the podium will be completed based on the approved plans by the previous developer. Above the podium, the original Beitler proposal was an all glass curved building, we have followed the curve on the MLK side of the building in order to relate to the podium's curve but also to utilize the existing structural columns. We were able to create a straight façade facing the MMB, which better relates to the city grid and adjacent buildings. The structure of the podium was designed to carry a tower with a lightweight exterior skin of glass. We are proposing a more energy efficient façade made up of two types of metal panels and windows which meet the structural requirements of a lightweight façade system. We were able to add masonry at critical locations to break up the use of metal panels. Brick is used at the stair and elevator towers and the building's street corners, since these elements sit on larger foundations that can handle the weight of the brick. The brick at the core and at the corners add a balance to the metal materials and anchor the building to the site. Versus the all glass facade, the solid materials add architectural interest, texture and scale to the building's facades while making the building more energy efficient and bird friendly.

The design maintains the green roof towards the MMB, but also includes a one-story amenity building which is located on the south end of the green roof. The amenity building includes shared resident community and fitness spaces. The amenities building is set back from the edge of the podium. The green roof will provide terraces and green space for the residents.

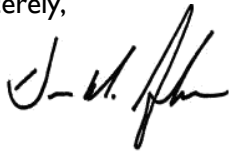
The basic massing of the building steps down, and reduces in scale, towards the MMB. The top floor is stepped back to create a terrace. Mechanical equipment for the apartment tower is located on the roof and is either enclosed or screened. The penthouse is located similarly to the original approved glass apartment tower design.

Project Schedule:

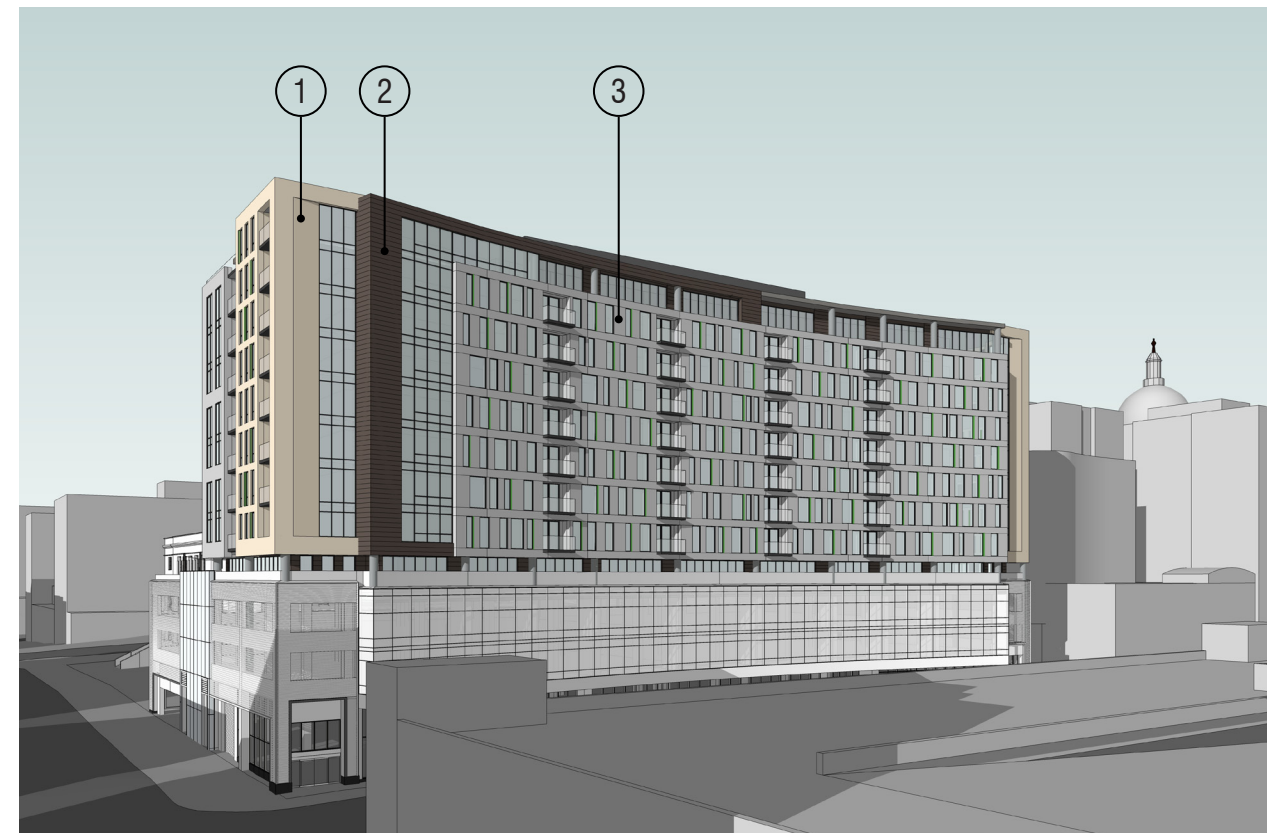
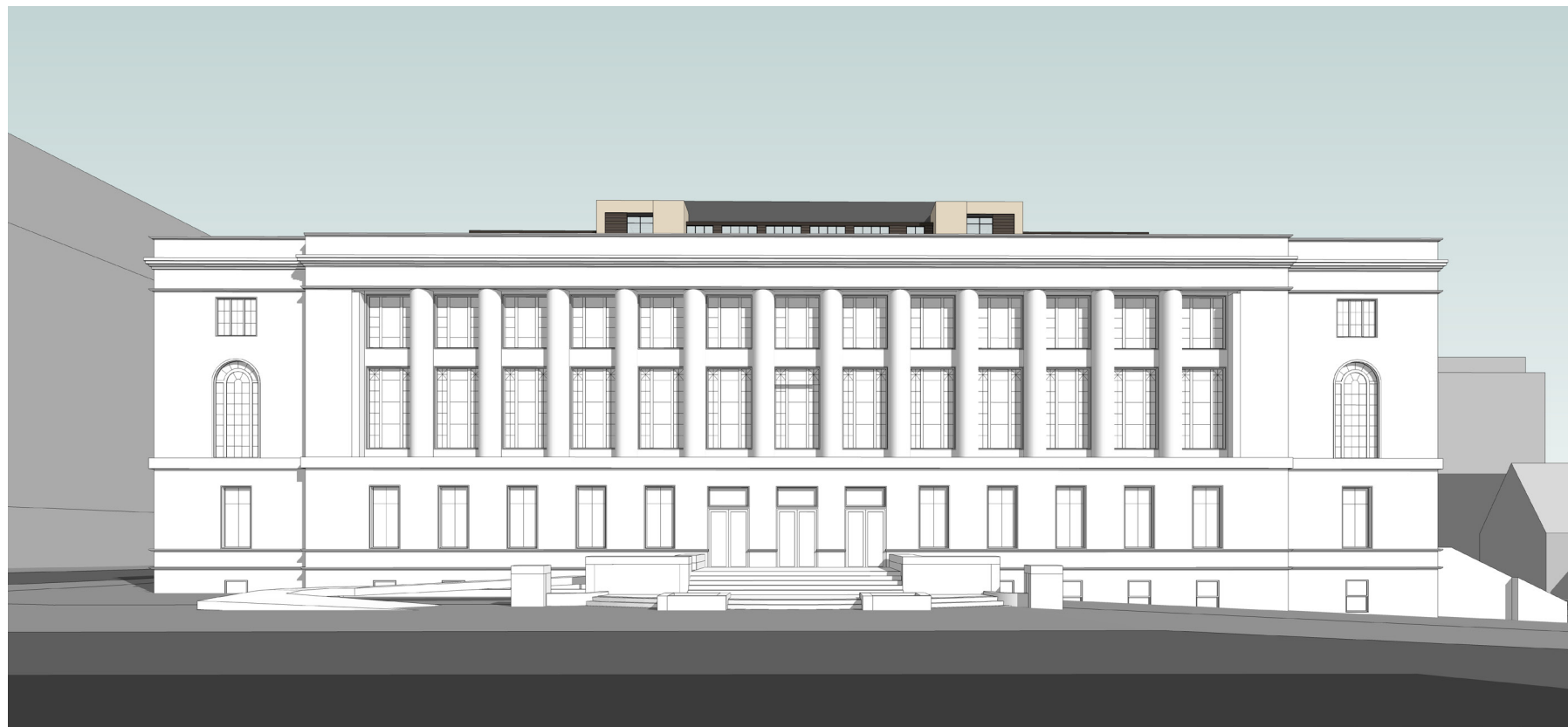
It is targeted that the construction on this site will commence June 2020 with a final completion targeted for June 2021.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Johnson". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

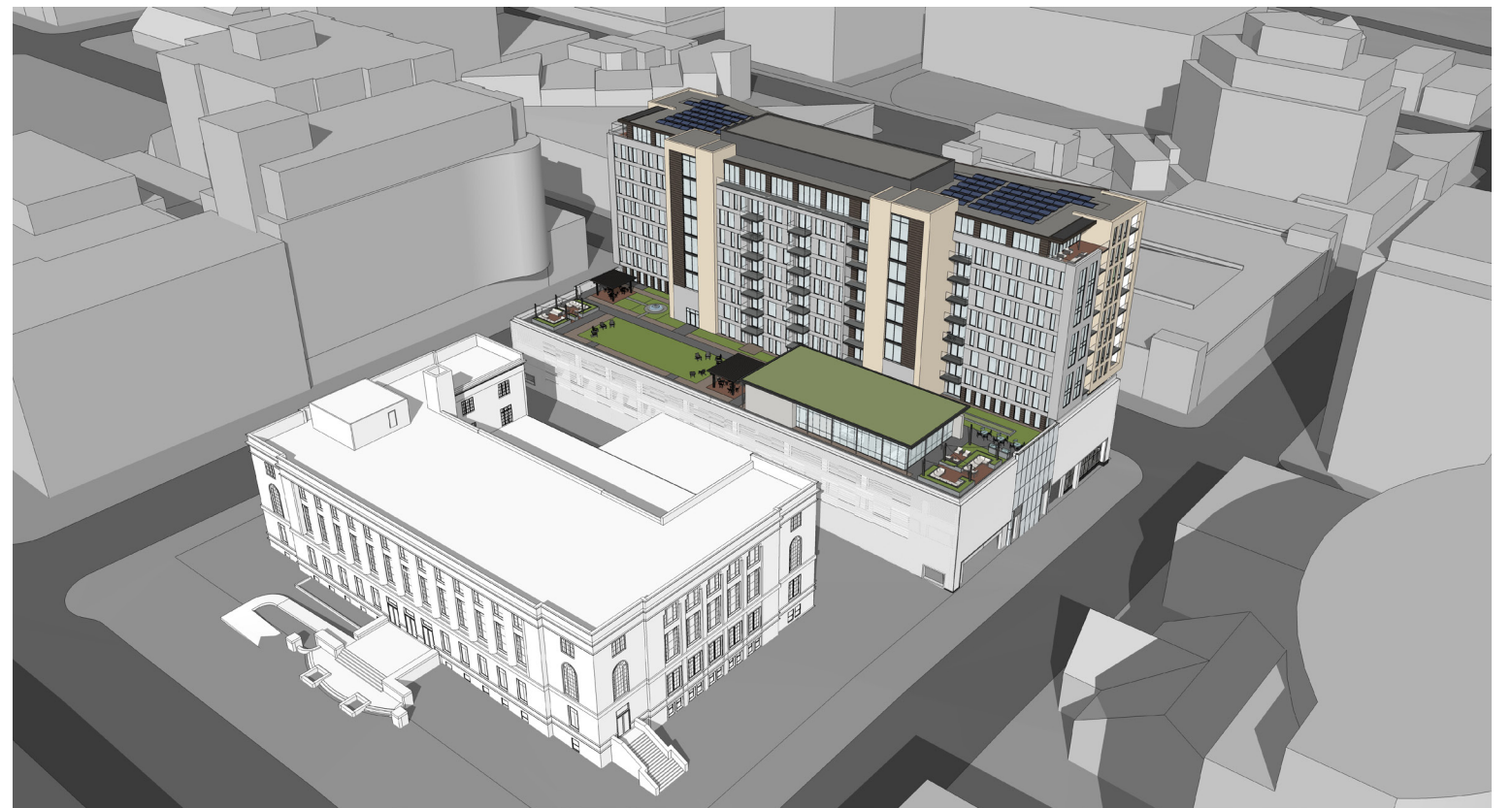
Duane Johnson, AIA LEED AP
Knothe & Bruce Architects, LLC



Stone House Development - Contextual Perspective Views
 Judge Doyle Square - 2019.10.00
 September 30, 2019

- ① Brick Veneer
- ② Metal Panel 1
- ③ Metal Panel 2





Stone House Development - Contextual Aerial Views
Judge Doyle Square - 2019.10.00
September 30, 2019

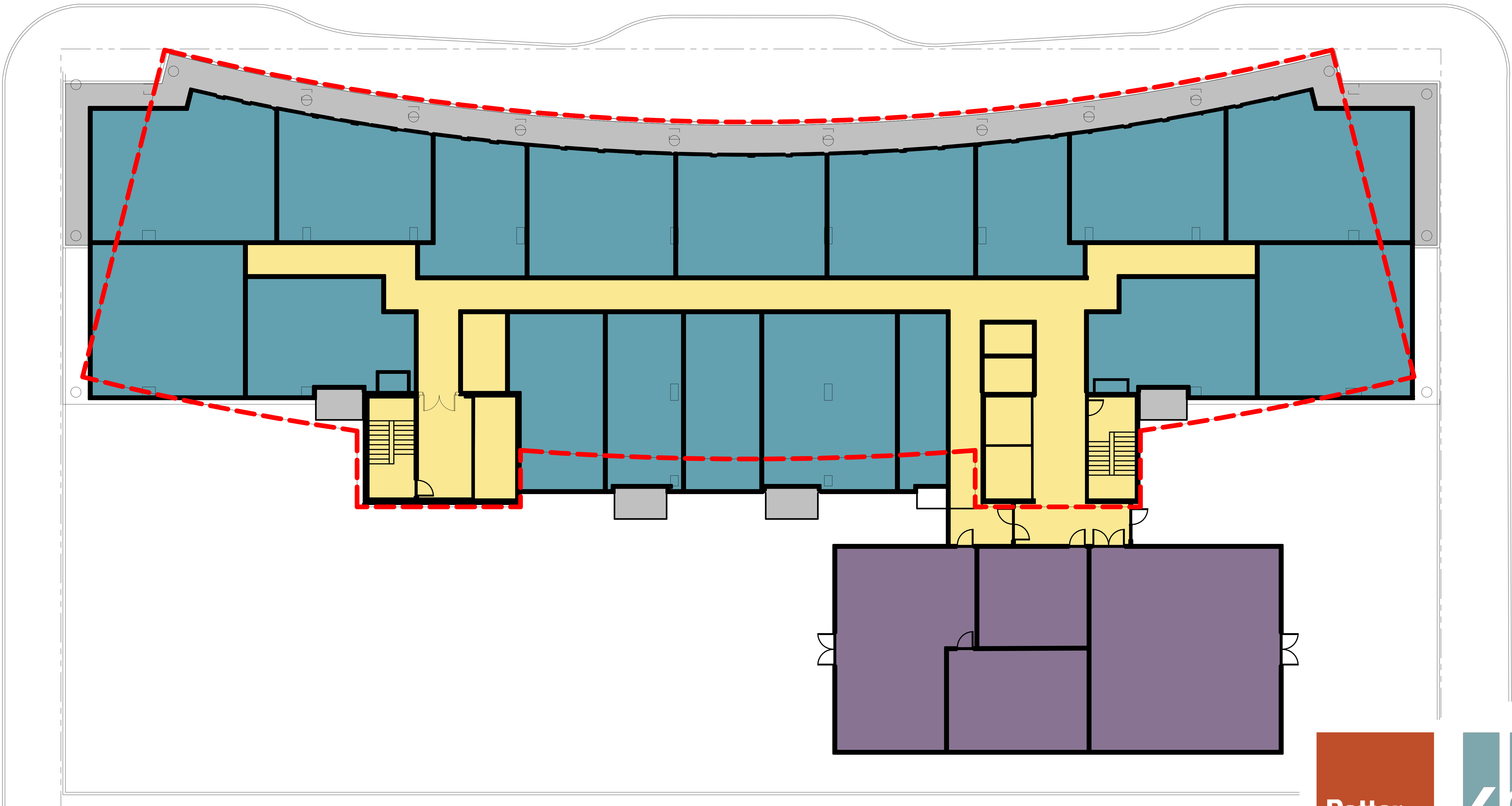


Elevation from East Doty Street



Elevation from East Wilson Street

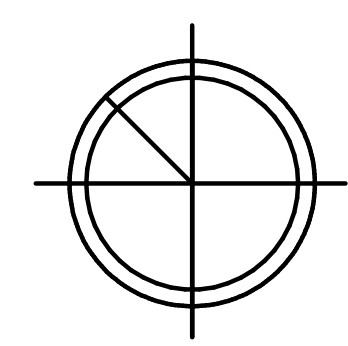




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A-1.1

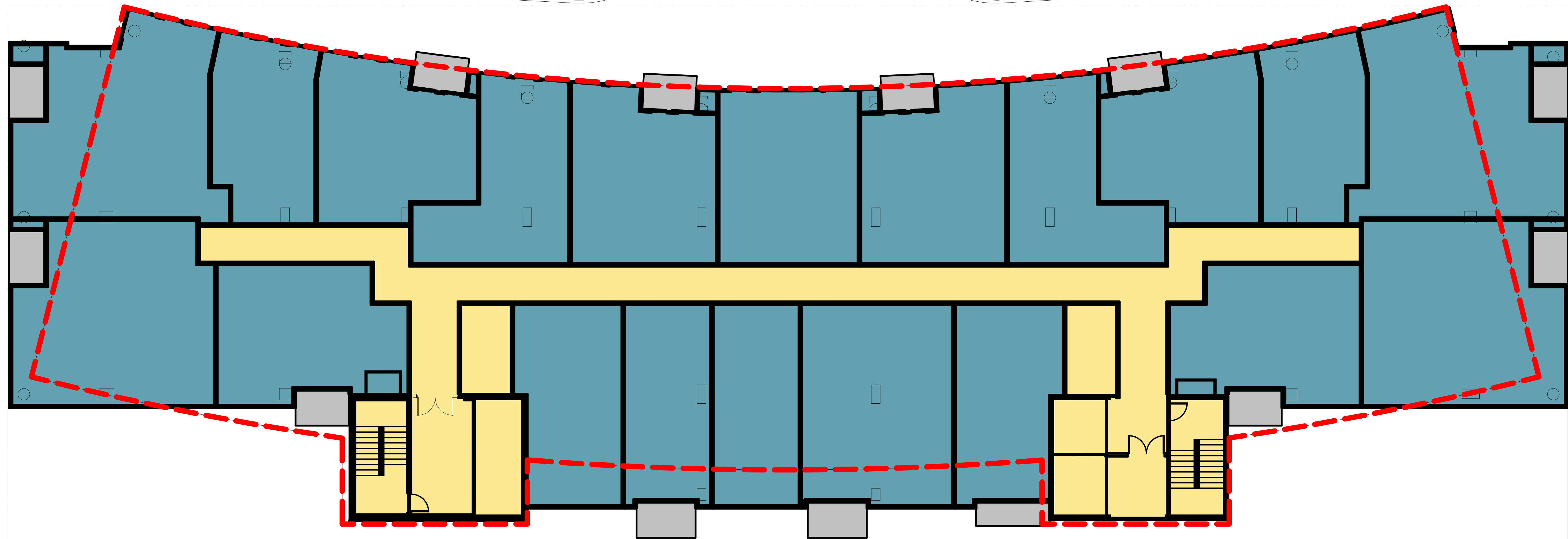
5TH FLOOR PLAN

N.T.S.

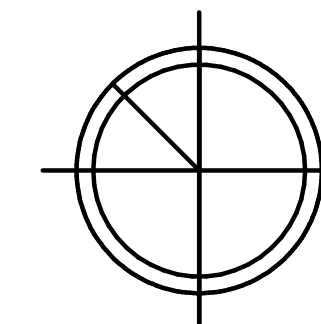


**Potter
Lawson**
Success by Design

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knothe • bruce
ARCHITECTS

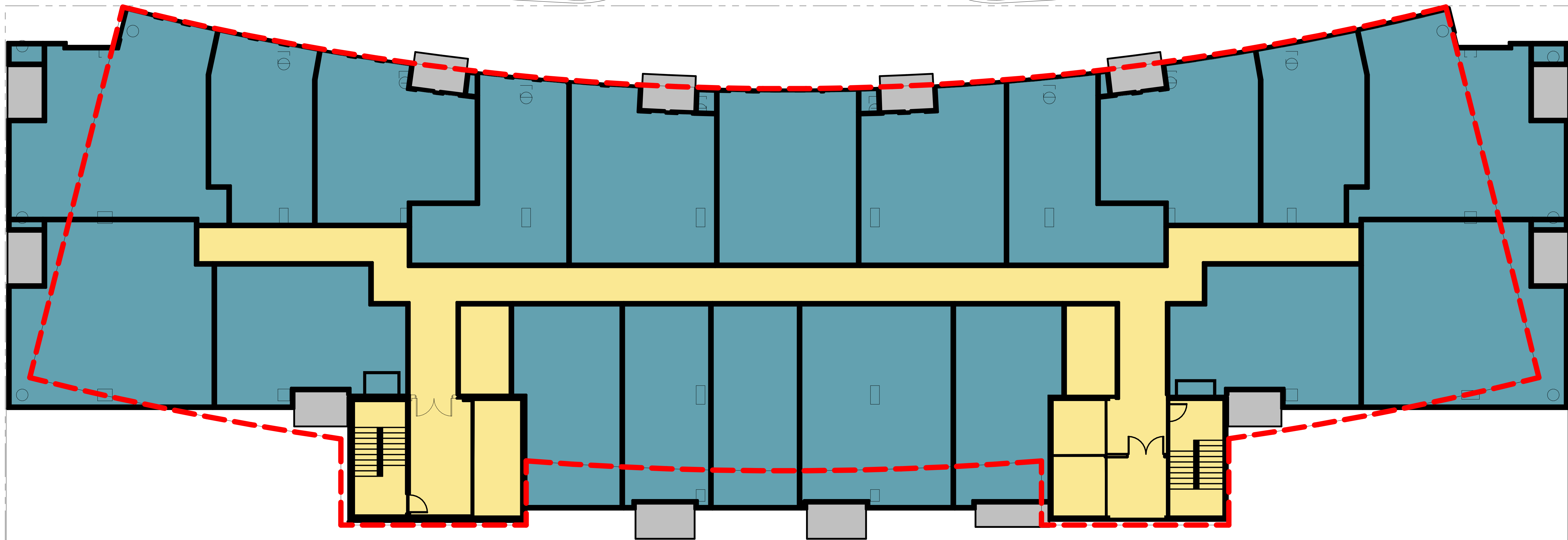


1 6TH FLOOR PLAN
 A-1.2 N.T.S.



**Potter
 Lawson**
 Success by Design

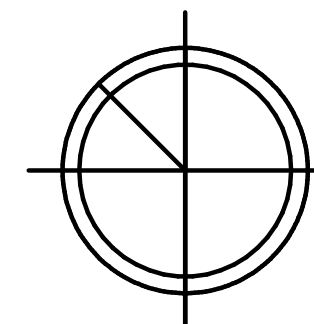
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A-1.3

7TH FLOOR PLAN

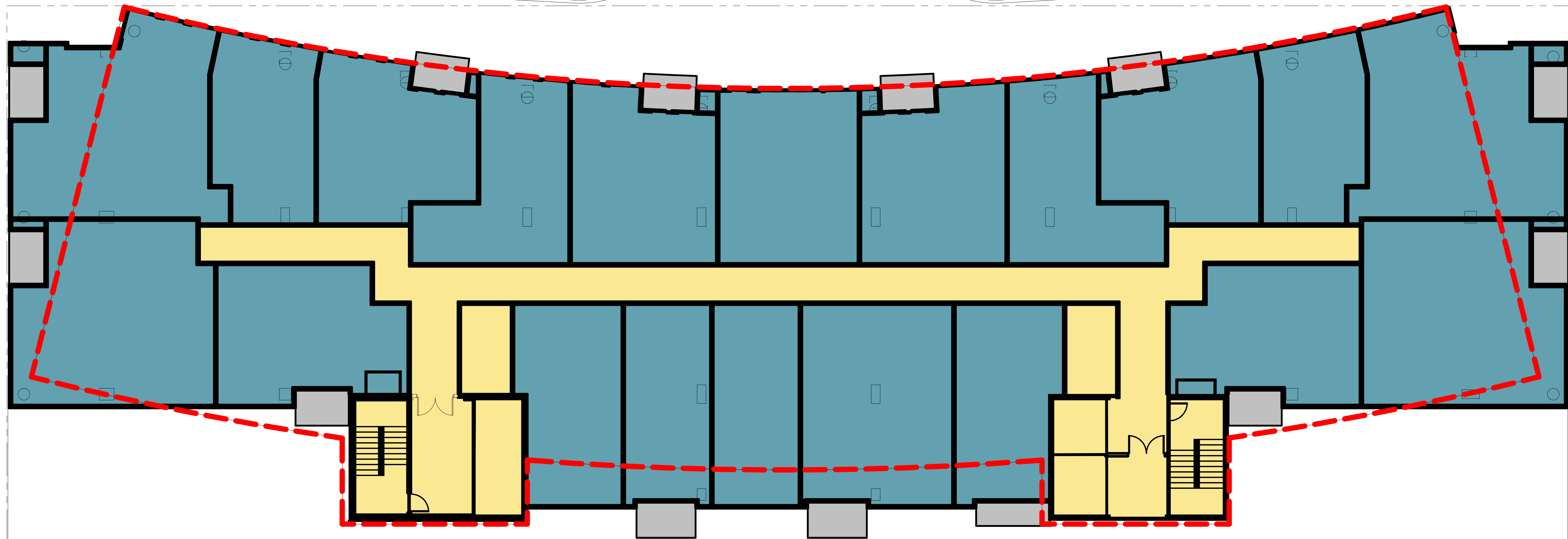
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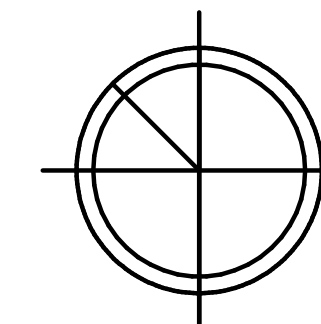
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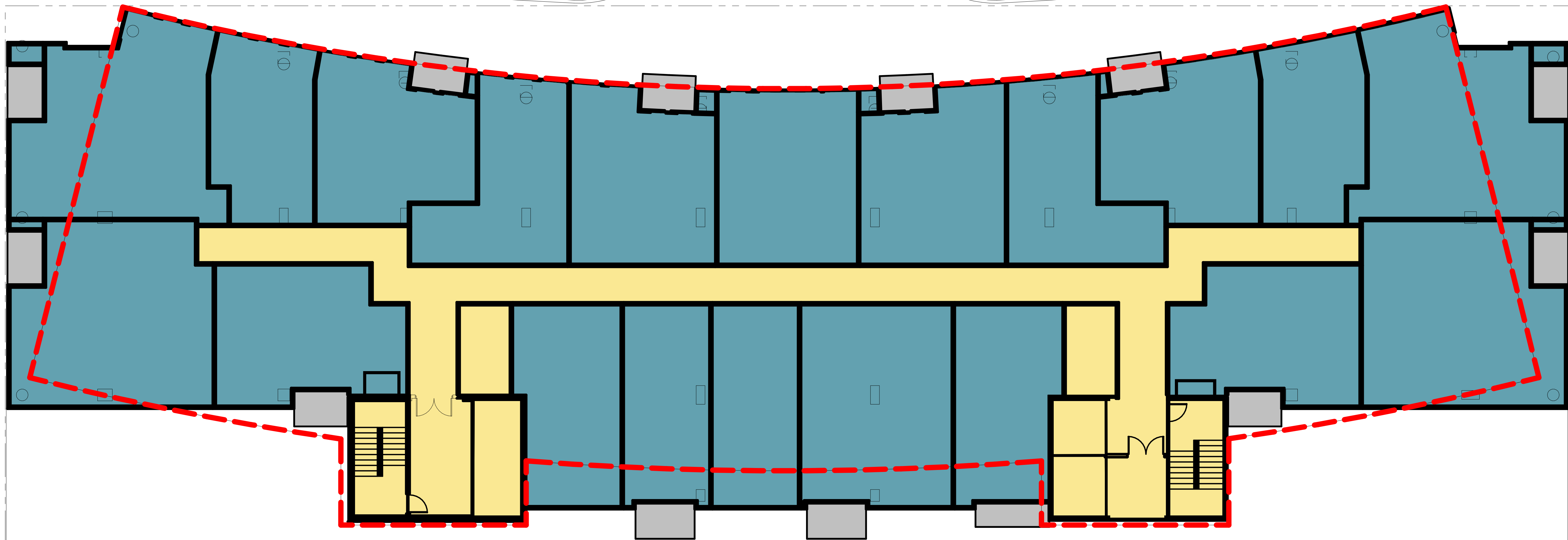


ARCHITECTS



1 8TH FLOOR PLAN
A-1.4 N.T.S.

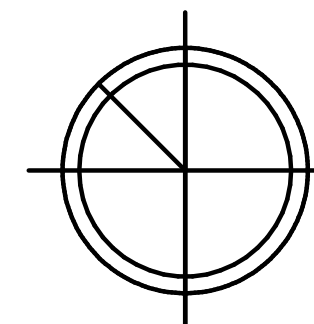




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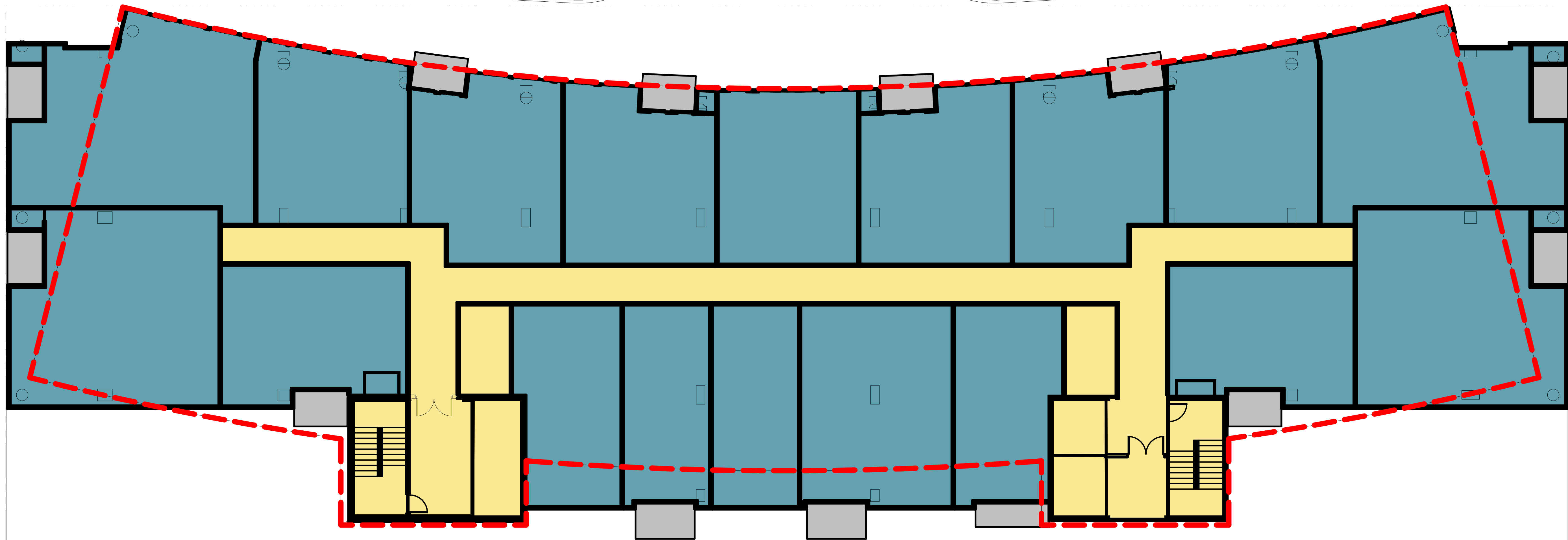
9TH FLOOR PLAN

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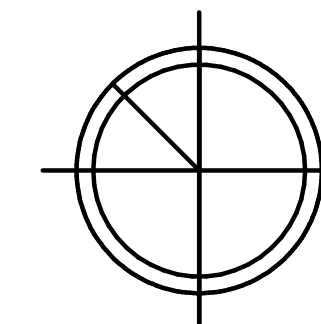


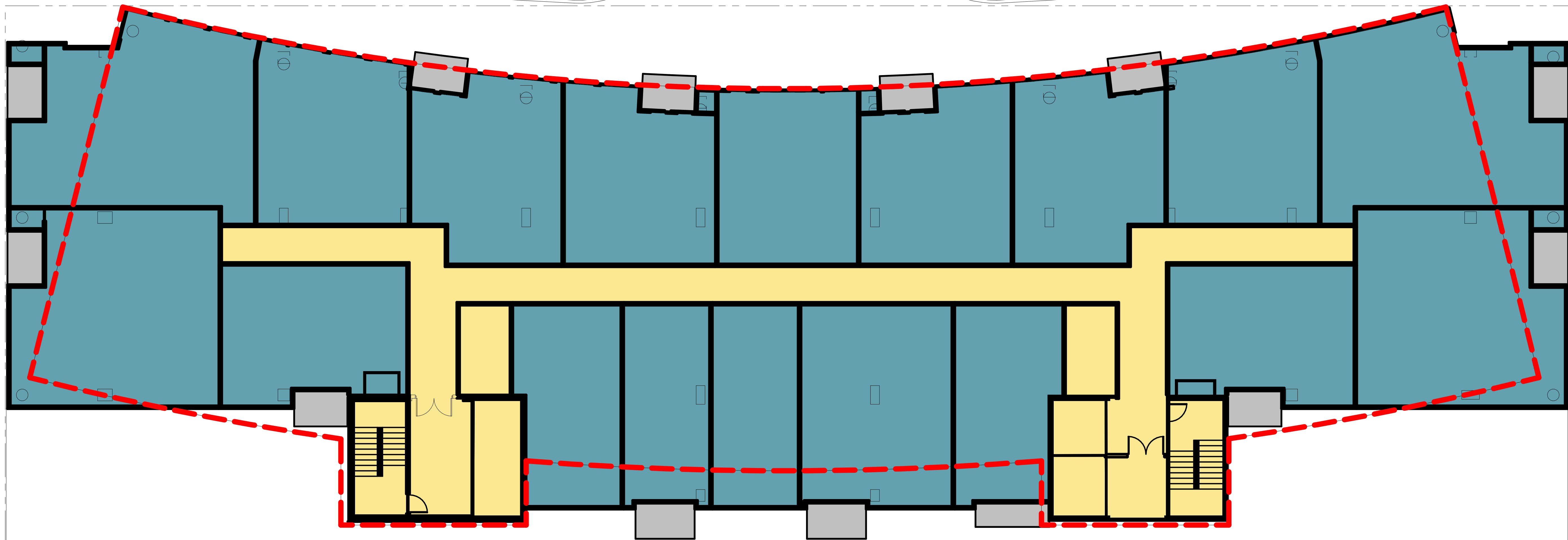
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1 10TH FLOOR PLAN
A-1.6 N.T.S.

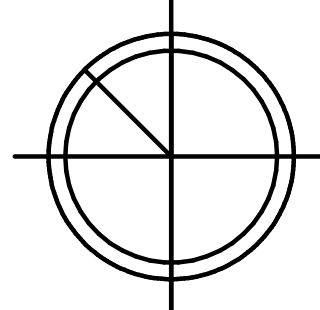


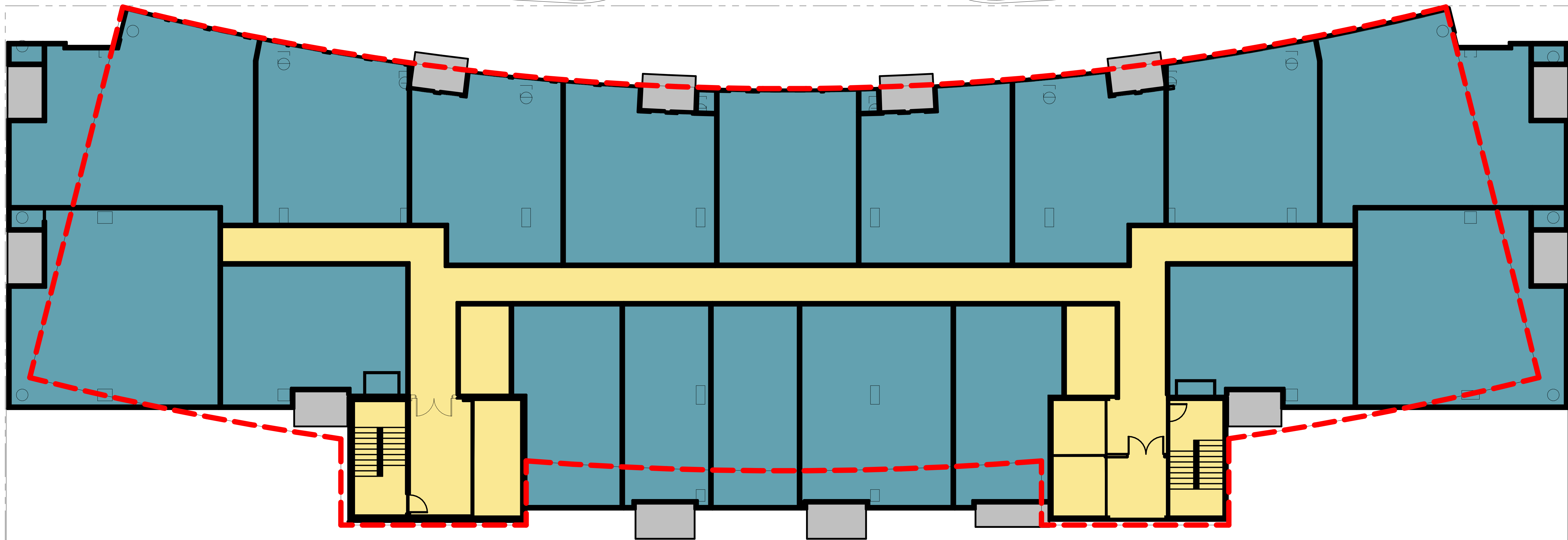


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11TH FLOOR PLAN

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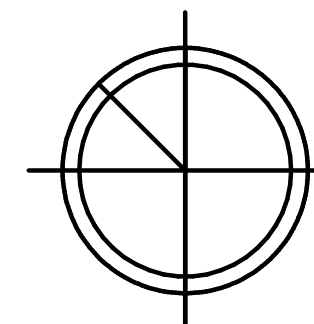




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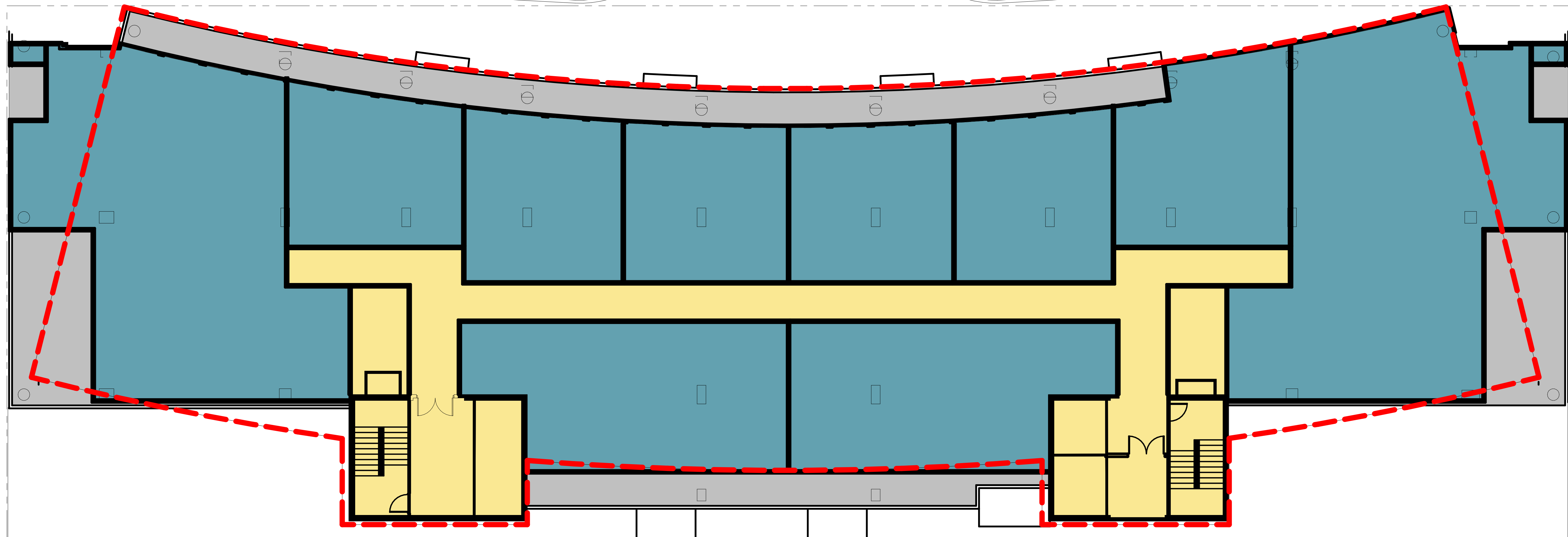
12TH FLOOR PLAN

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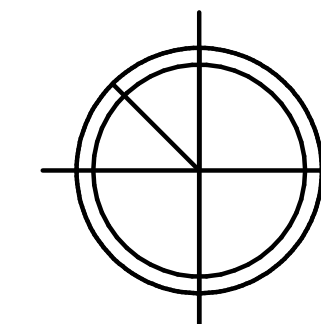


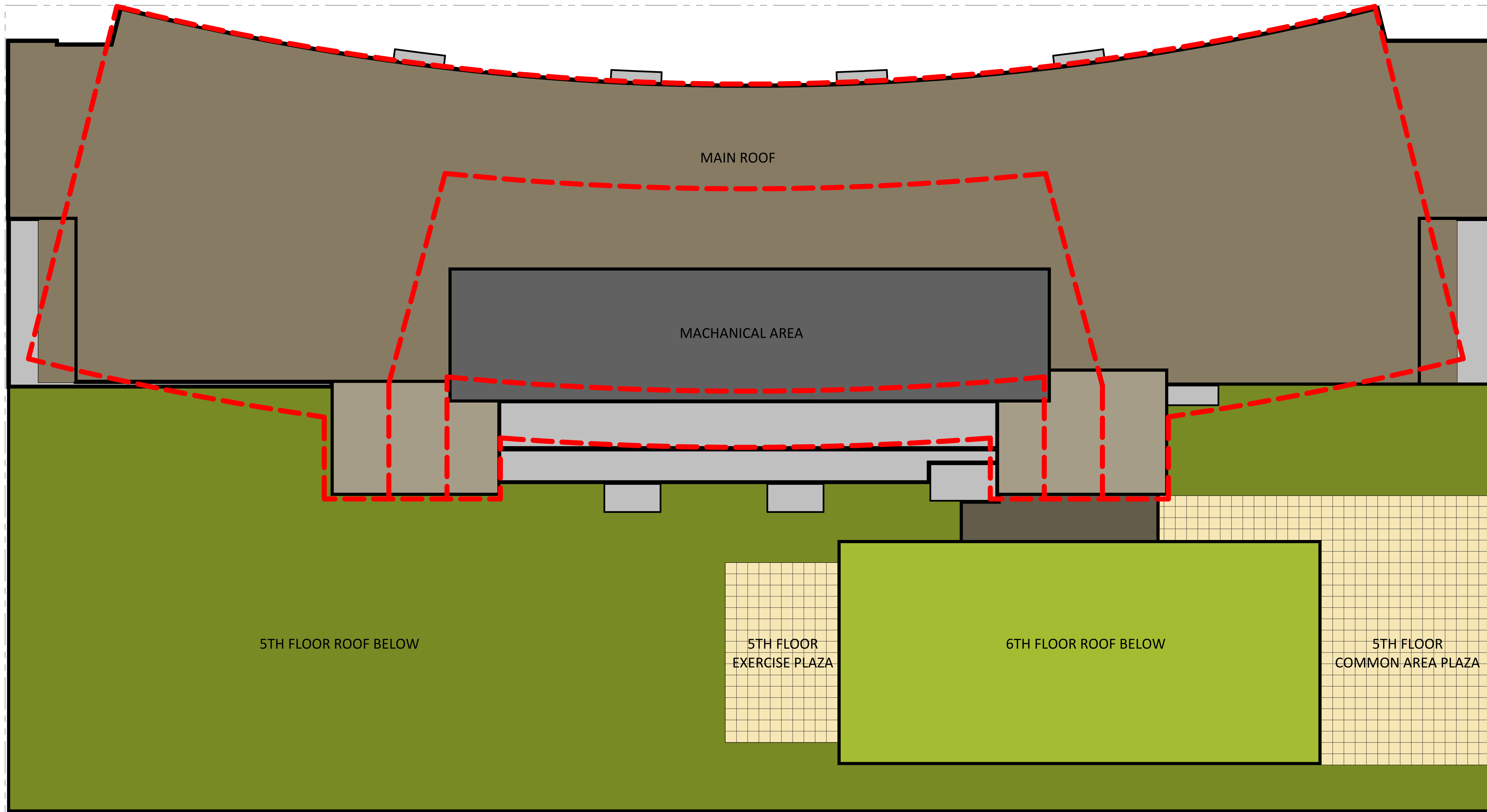
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bruce**
ARCHITECTS



1 PENTHOUSE LEVEL
A-1.9 N.T.S.





1 ROOF PLAN
 A-1.10 N.T.S.

