

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: 415 N. Lake Street, Madison, WI 53715

Alder District: 2

2. PROJECT

Project Title/Description: State Street Campus Garage Mixed-Use project

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

- New Construction/Alteration/Addition 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**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other** *(specify):*

DPCED USE ONLY	Registrar #:
	DATE STAMP RECEIVED 9/19/22

3. APPLICANT

Applicant's Name: Michael Oates Company: Eppstein Uhen Architects

Address: 309 W Johnson St Suite 202 Madison WI 53703
Street City State Zip

Telephone: (414) 298-2221 Email: mikeo@eua.com

Property Owner *(if not applicant)*: Matt Wachter

Address: 215 Martin Luther King Jr. Blvd.P.O. Box 2983 Madison WI 53701-2983
Street City State Zip

Property Owner's Signature: Matthew R Wachter Date: 9-19-2022

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 12:00pm on the submission date with the Preservation Planner. 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/LC_Meeting_Schedule_Dates.pdf

STATE STREET CAMPUS GARAGE MIXED-USE PROJECT

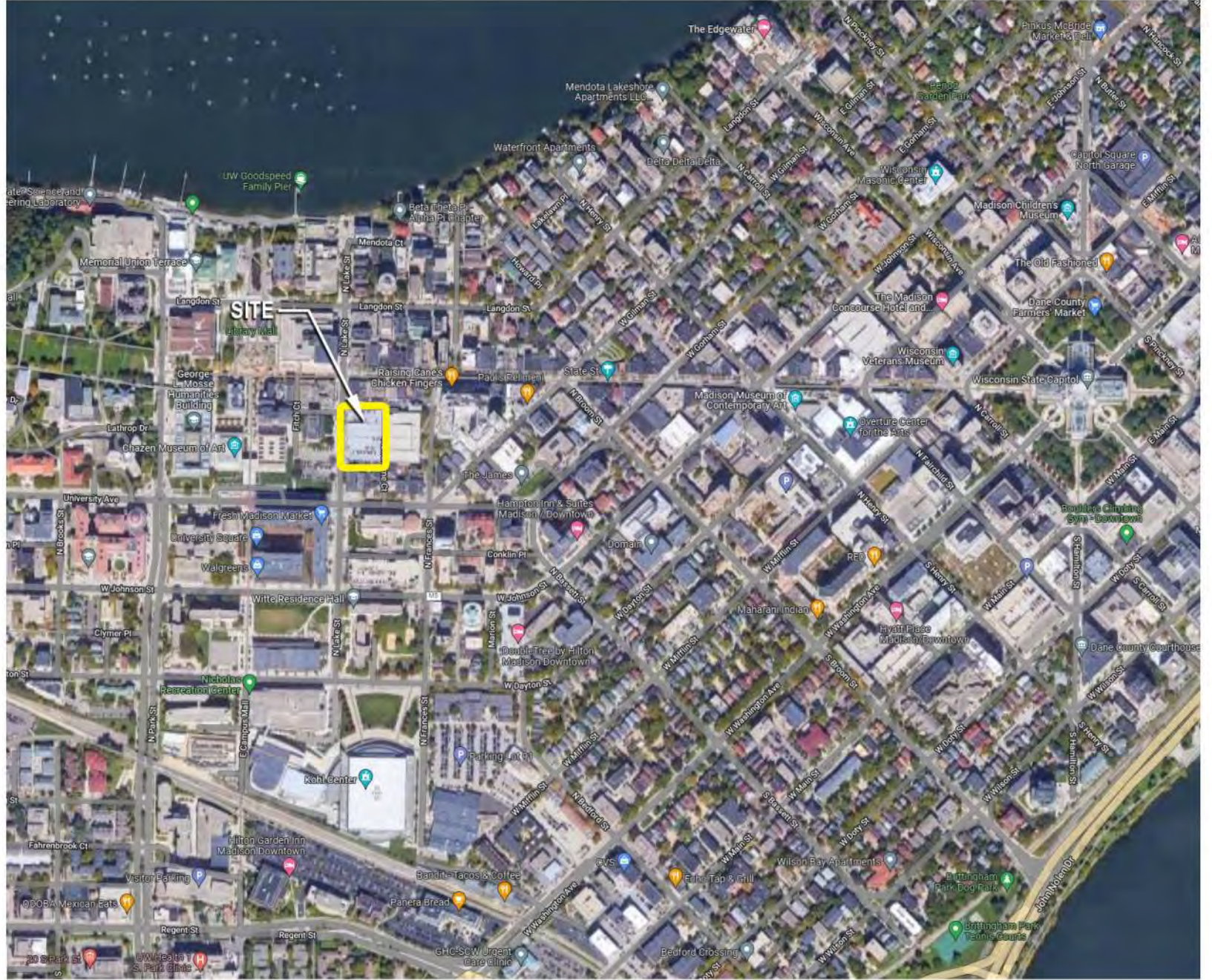
LANDMARKS COMMISSION SUBMITTAL - 9/19/2022



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PROJECT NARRATIVE

This proposed project will include the demolition of the existing city parking structure at 415 Lake Street and the construction of the new State Street Campus Garage Mixed-Use building. This project will be processed as a planned development. There will be one level of below grade parking along with 6 levels of above grade parking in a building podium. The Lake Street façade portion of the podium will include loft-style student housing units. The ground floor will include a bus terminal, parking, and mixed-use space. The public will enter and exit the parking from Lake Street. Nine floors of student housing will be located in a tower on top of the parking podium. The residents of the housing component will enter and exit parking from Hawthorne Court. Common amenities for the student housing will include an open terrace at the top of the podium and a roof top terrace above the highest level of student housing.

The massing encompasses the entire footprint of the site for the podium while the tower is set back from the podium on the north, west and south facades. This approach complies with the zoning setback requirements and diminishes the impact of the tower on adjacent parcels. The south face of the podium is designed to be neutral and act as a backdrop that will not diminish the historic character of the building located at 626 University Avenue.

The project is currently in the conceptual design stage. The parking and housing podium will cover the entire site with a zero lot line condition. Openings will not be allowed on the north or south elevations and the west elevation will be screened with housing units. The parking podium will be enclosed and open for ventilation on the east elevation along Hawthorne Court. Material selections are underway and will include a combination of masonry and storefront window systems at the podium. Light weight materials such as metal panel, continuous insulation system and punched window openings will be utilized for the tower facades.



626 UNIVERSITY AVE

PROPERTY FEATURES

Year Built: **1914**
 Additions:
 Survey Date: **1983**
 Historic Use: **church**
 Architectural Style: **Elizabethan Revival**
 Structural System:
 Wall Material: **Stone - Unspecified**
 Architect: **Claude and Starck**
 Other Buildings On Site: **0**
 Demolished?: **No**
 Demolished Date:

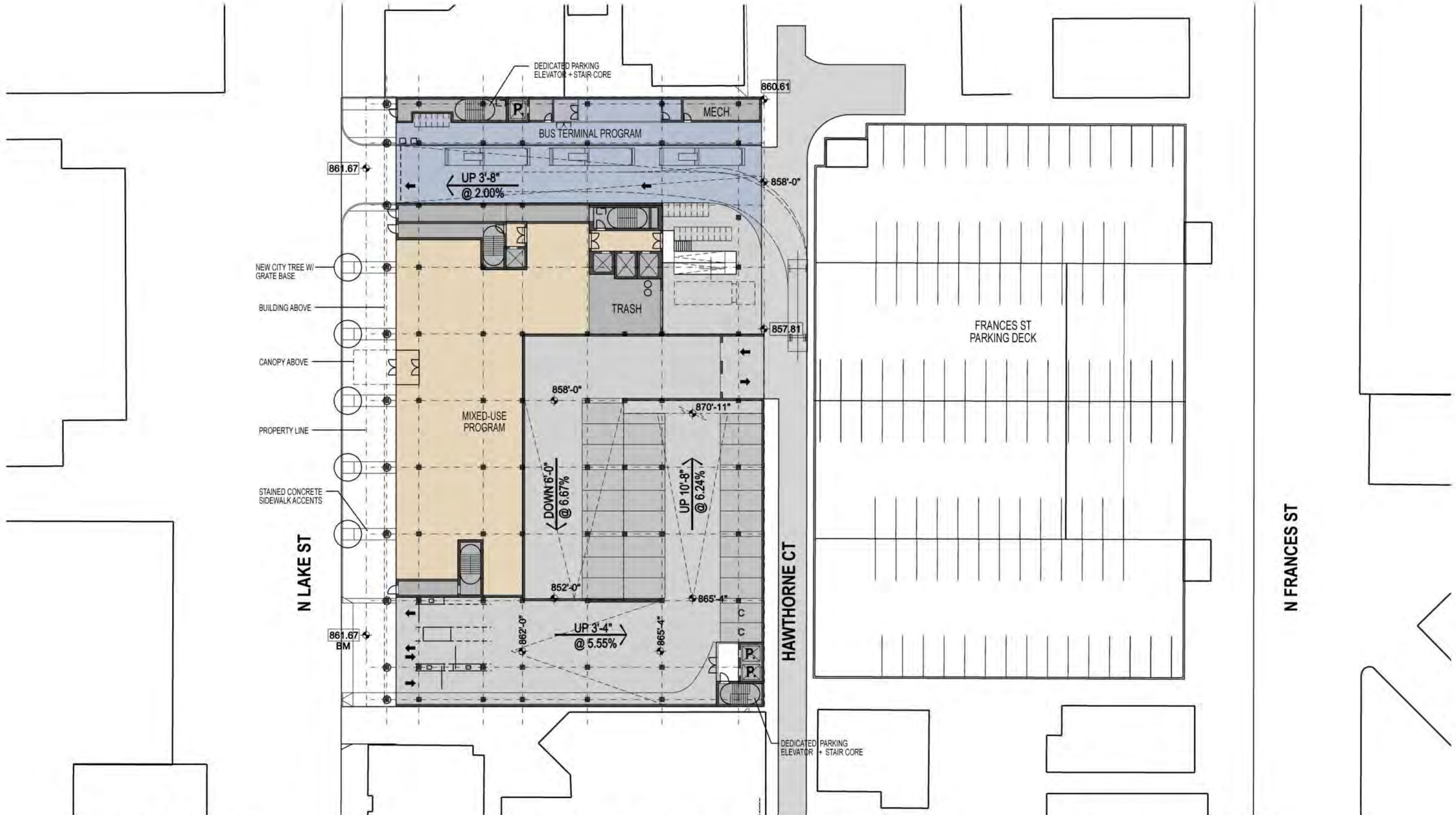
DESIGNATIONS

NOTES

Additional Information:
 Madison Historic Landmark: 10/15/2002



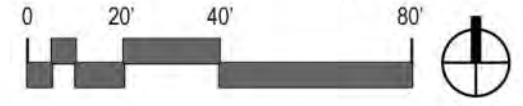


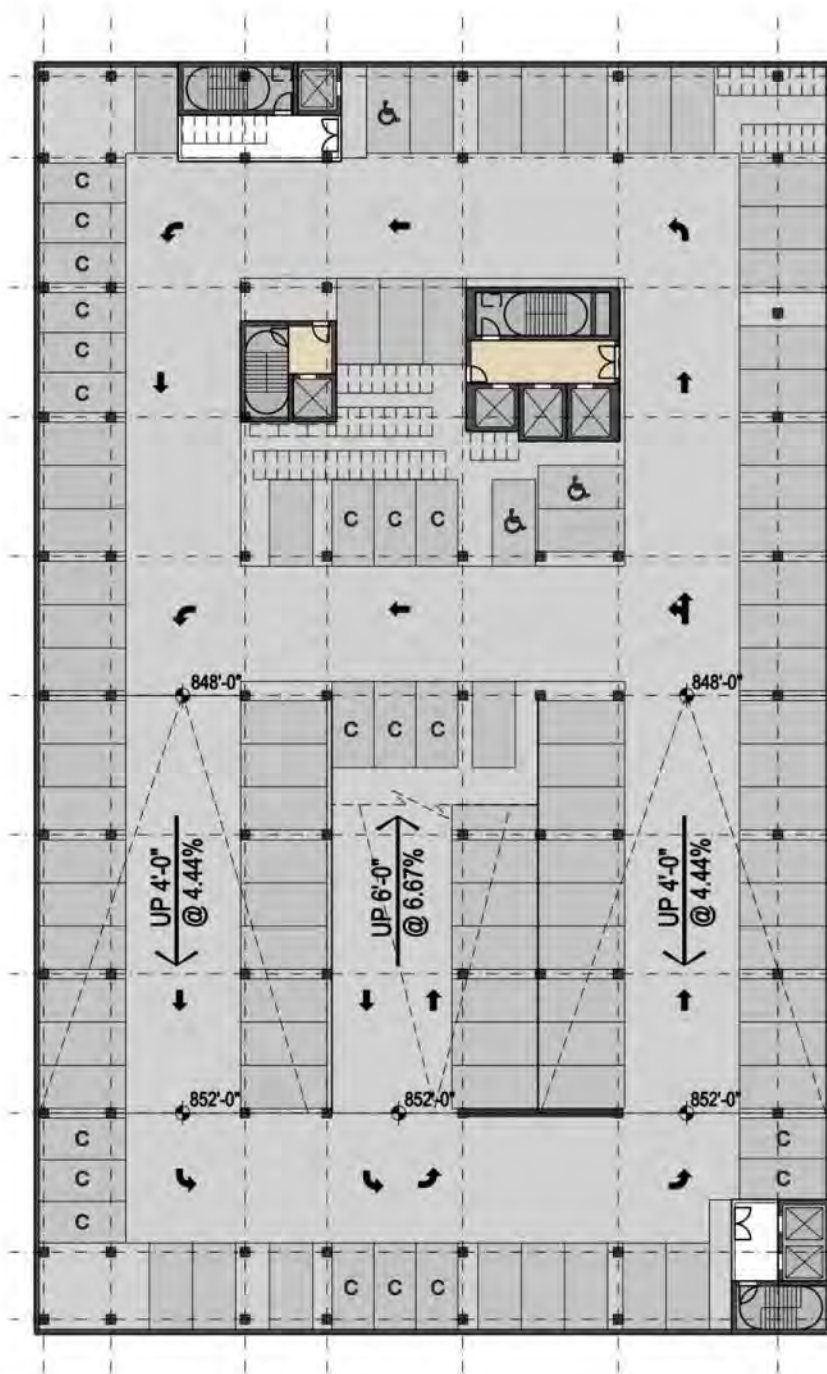


NOTE: PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE. SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED. ALL PARKING STALL ARE 9' x 18' UNLESS DESIGNATED "C" FOR COMPACT.

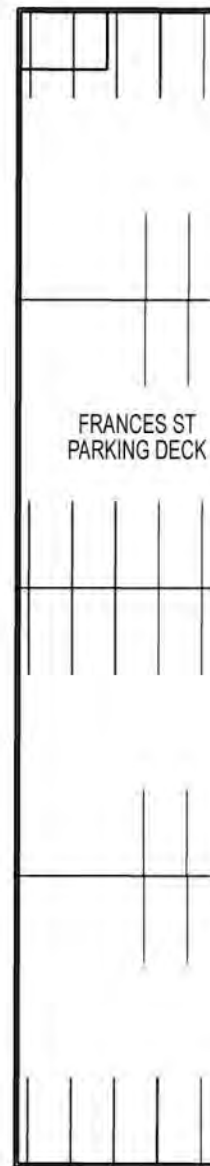
GROUND FLOOR

861.67 DENOTES EXISTING ELEVATION FROM AS-BUILTS
 858'-0" DENOTES PROPOSED ELEVATION DATUM

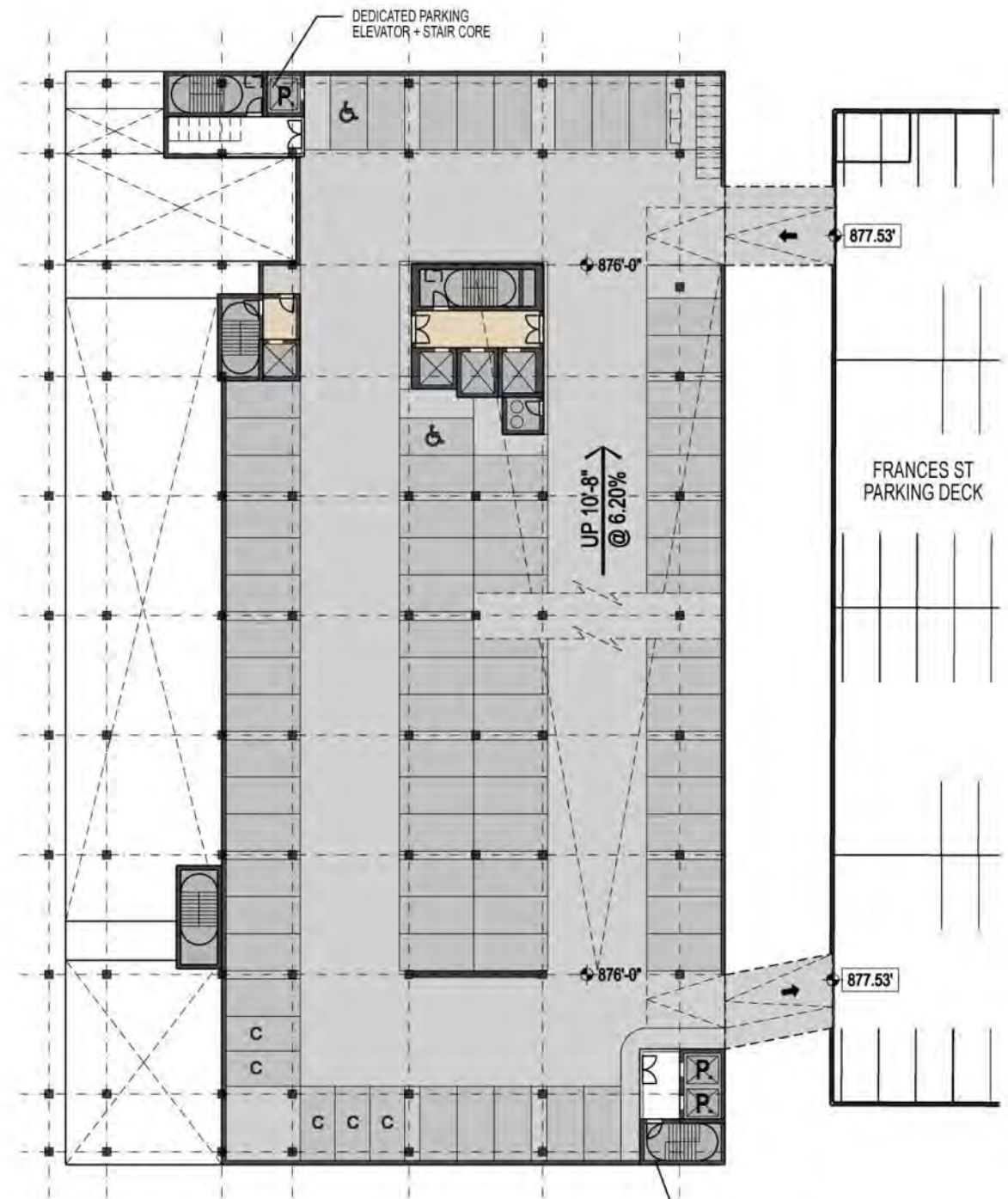




LOWER LEVEL



FRANCES ST
PARKING DECK



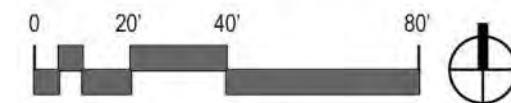
LEVEL P2

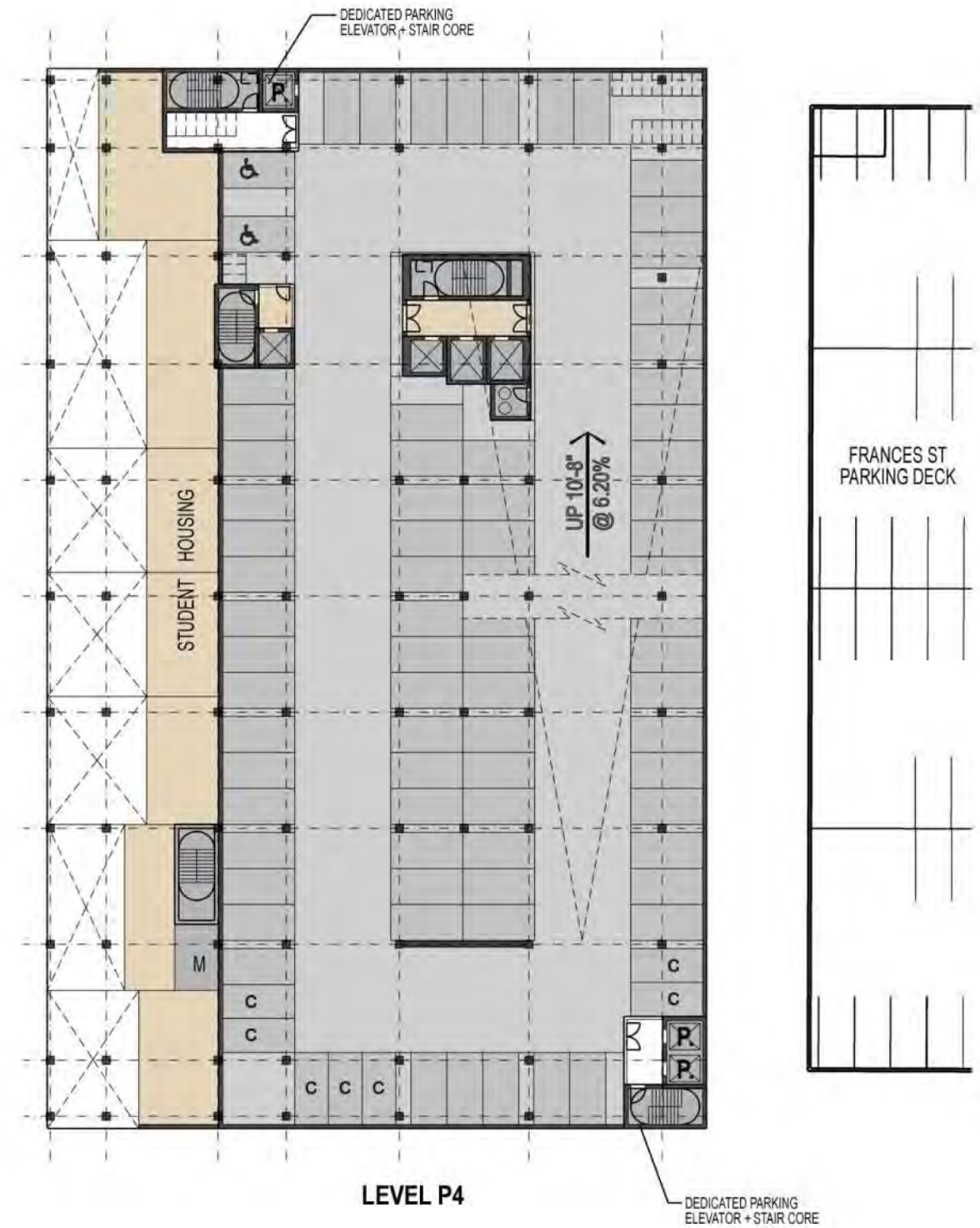
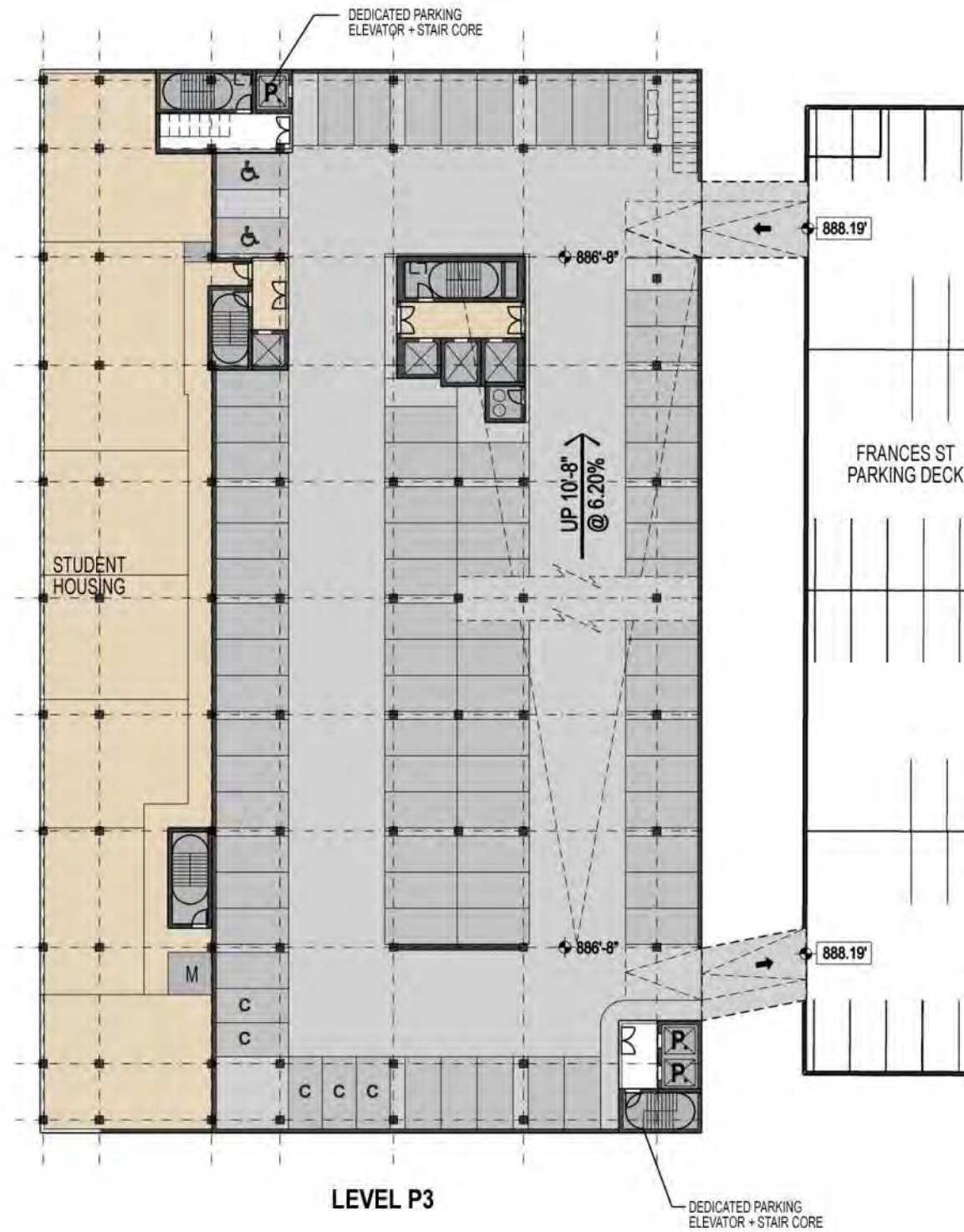
DEDICATED PARKING
ELEVATOR + STAIR CORE

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SITE + BRIDGE ELEVATIONS - TO BE VERIFIED

⬇ 861.67' DENOTES EXISTING ELEVATION FROM AS-BUILTS
 ⬆ 858'-0" DENOTES PROPOSED ELEVATION DATUM

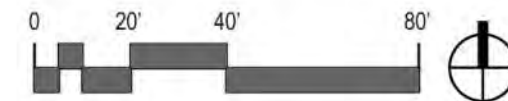


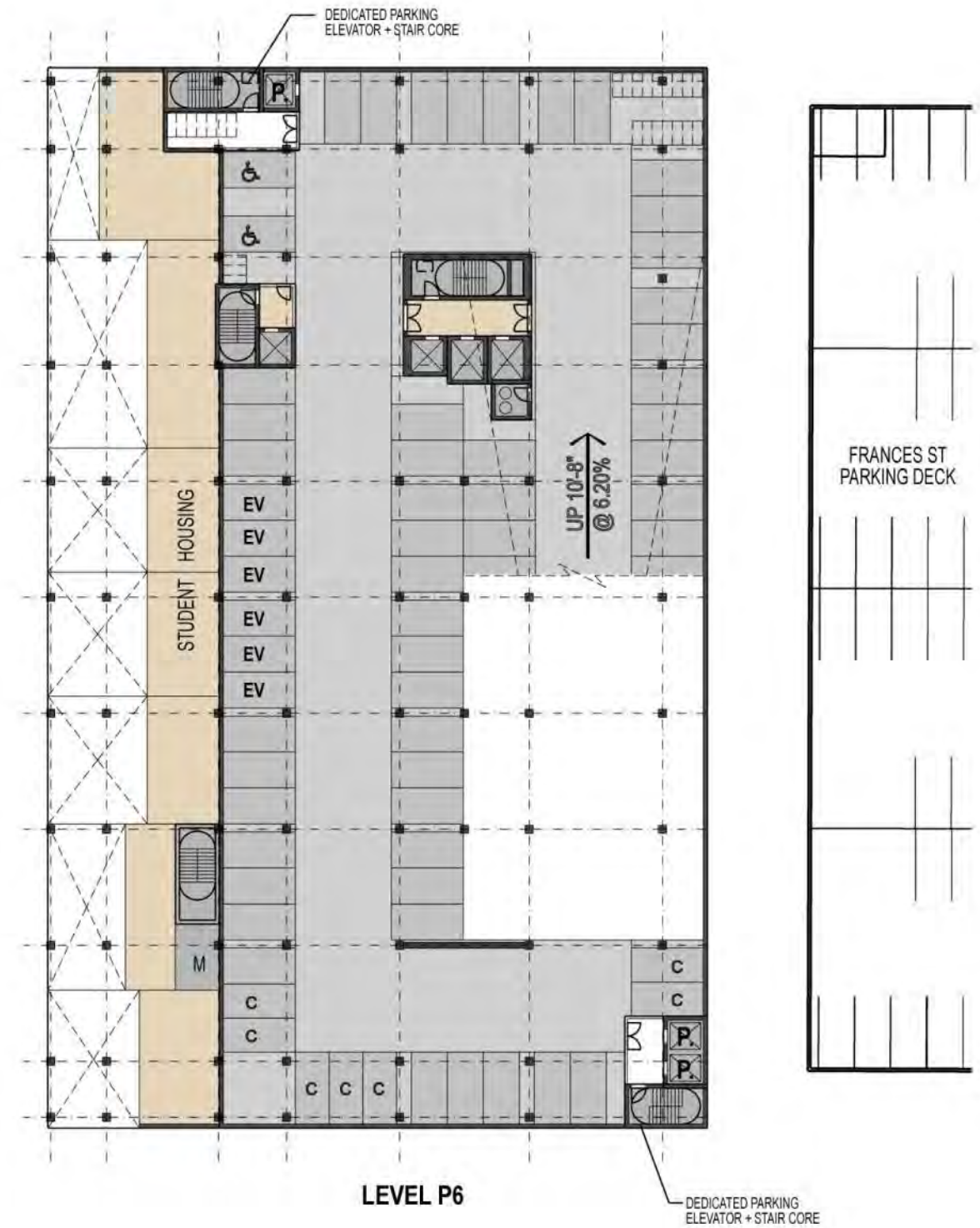


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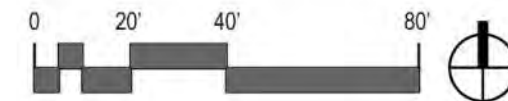
SITE + BRIDGE ELEVATIONS - TO BE VERIFIED

861.67' DENOTES EXISTING ELEVATION FROM AS-BUILTS
 858'-0" DENOTES PROPOSED ELEVATION DATUM





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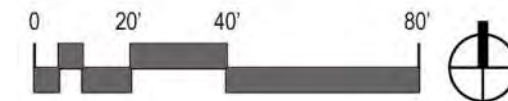


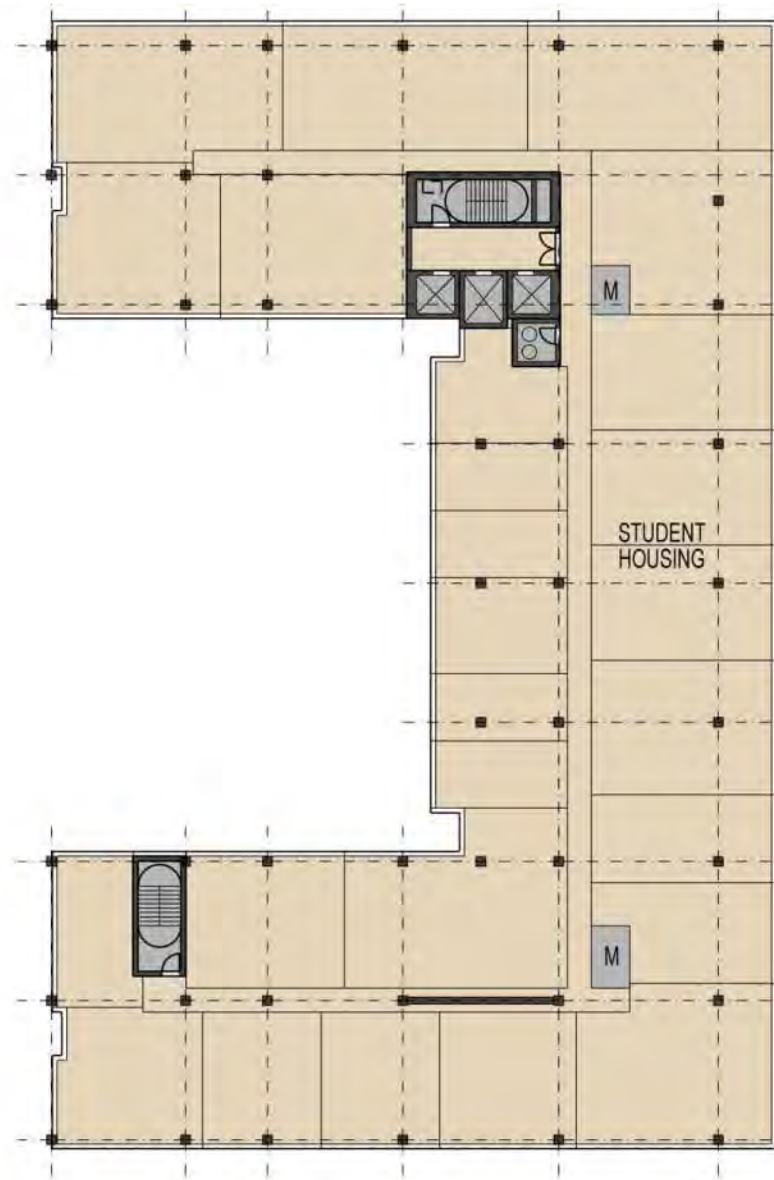
LEVEL 4



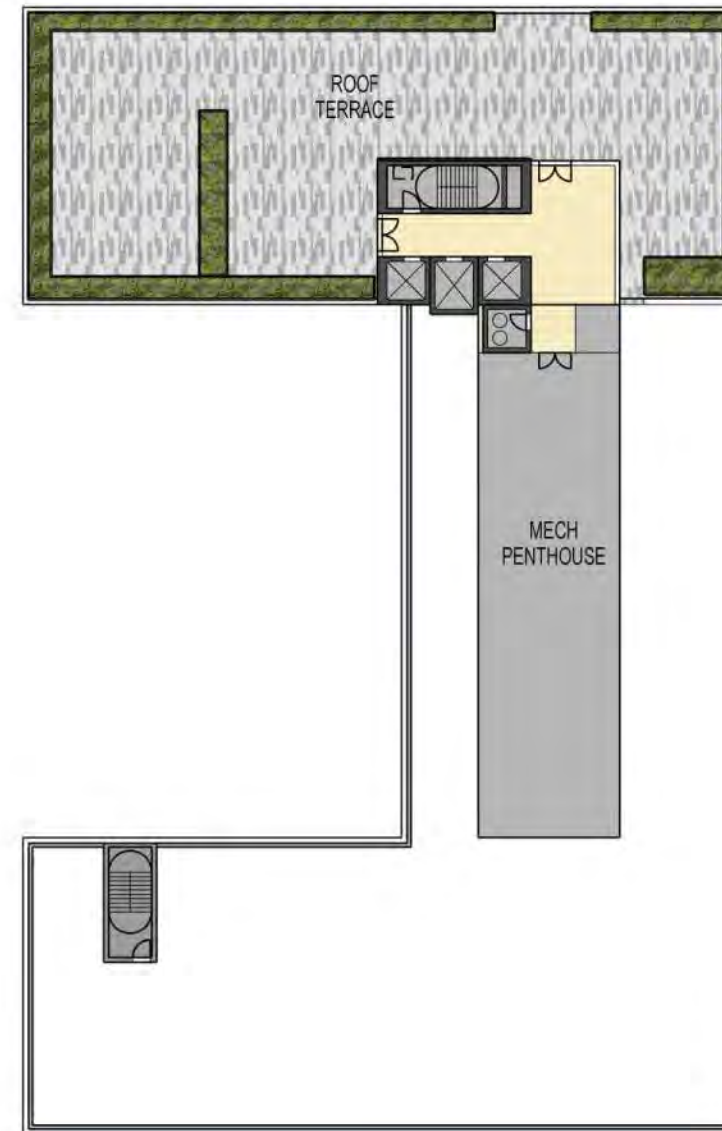
LEVEL 5-8 & 9-11 SIM.

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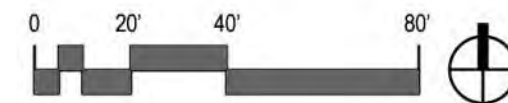


LEVEL 12



ROOF LEVEL TERRACE

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WEST ELEVATION

NOTE: ELEVATIONS ARE CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.



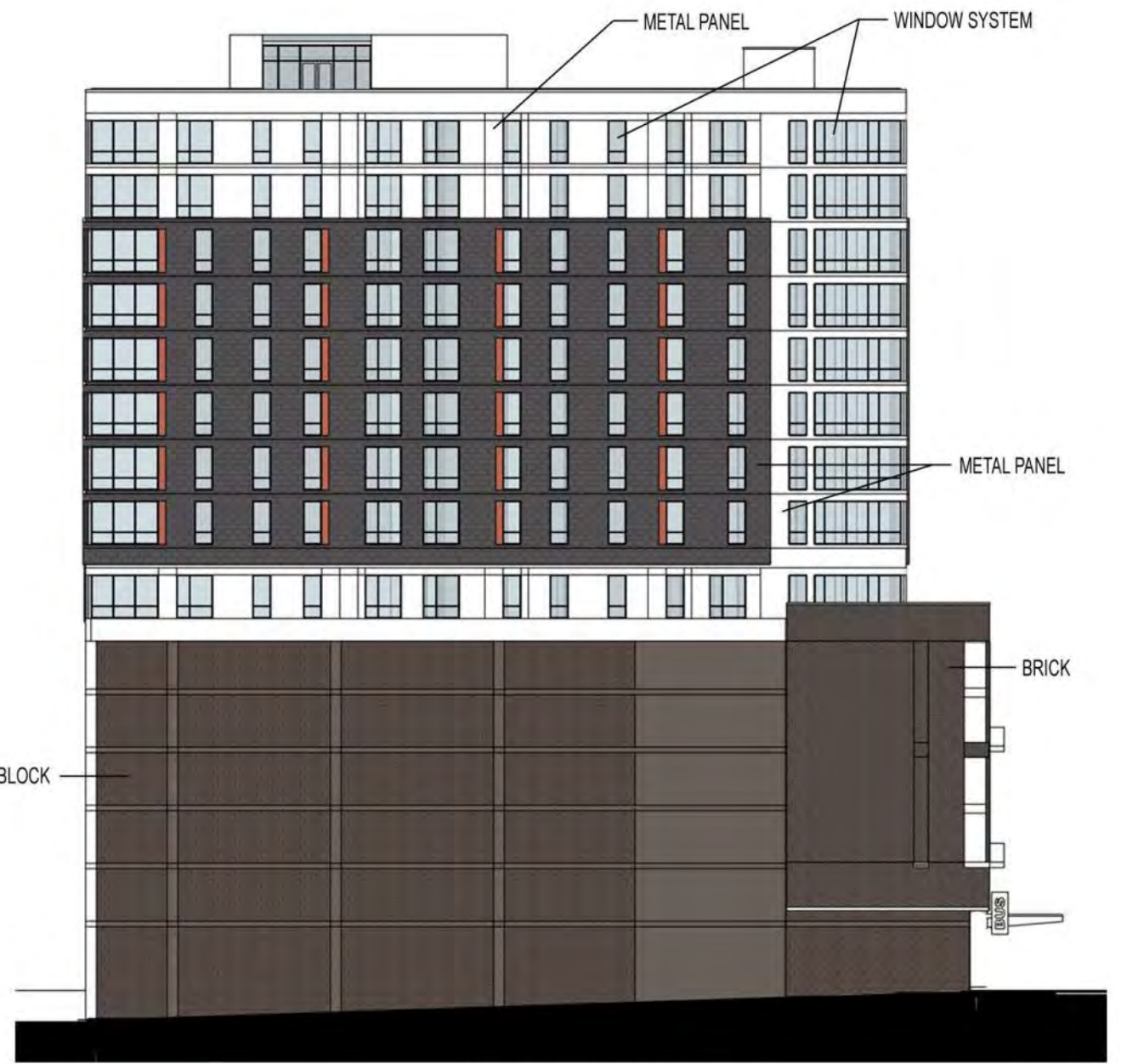
EAST ELEVATION



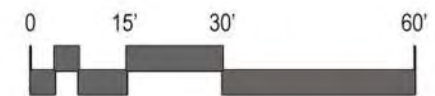
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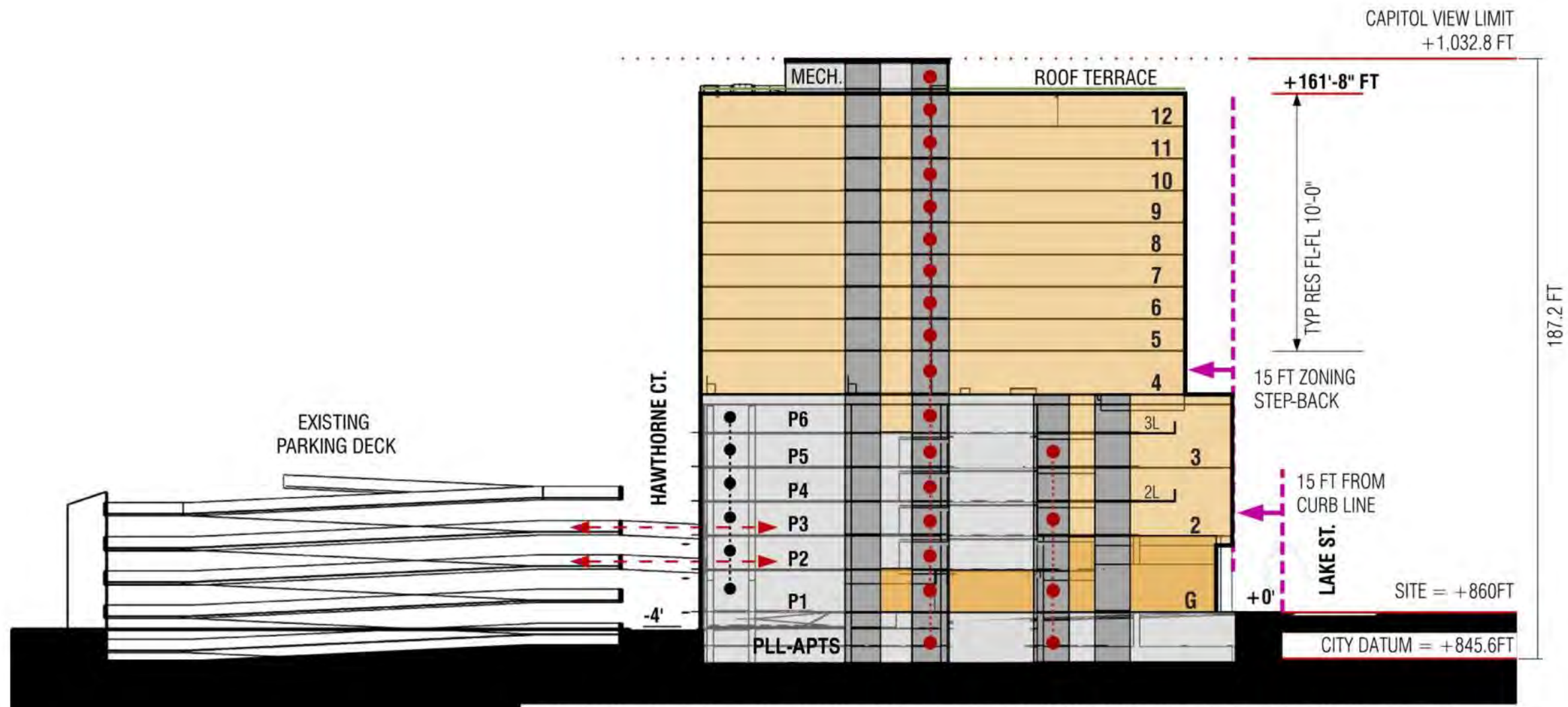
SOUTH ELEVATION



NORTH ELEVATION



NOTE: ELEVATIONS ARE CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.



COMPLYING WITH THE CITY'S ZONING CODE OF A 12 STORY MAXIMUM BUILDING HEIGHT ON THE SITE, THE MASSING STRATEGY FOR THE NEW THEORY MADISON DEVELOPMENT UTILIZES 2 FLOORS OF LOFT APARTMENT UNITS IN FRONT OF THE NEW PARKING STRUCTURE TO CREATE A MORE ACTIVE STREET SCAPE ENVIRONMENT ON LAKE STREET.

IN ADDITION TO THE REQUIRED FRONTAGE SETBACK AND BUILDING STEP-BACK AT LAKE STREET, THE TEAM IS ALSO PROPOSING A COLONADE TO FURTHER IMPROVE THE PEDESTRIAN SIDEWALK CONDITION.

CONSISTENT WITH THE ADJACENT HUB AND JAMES DEVELOPMENTS TO THE EAST, AN OUTDOOR ROOF TERRACE IS PROPOSED FOR THE BUILDING TO TAKE ADVANTAGE OF THE GREAT VIEWS OF OUR CITY AND TO LAKE MENDOTA THAT THE SITE OFFERS.

- LEGEND**
- APARTMENT ELEVATOR STOP
 - PARKING GARAGE ELEVATOR STOP

NOTE: SECTION IS CONCEPTUAL AND SITE SURVEY AND ELEVATIONS NEED TO BE VERIFIED.











