

# 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: 636 West Washington Avenue Aldermanic District: 4

## 2. PROJECT

Project Title/Description: West Washington Place

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): New Building adjacent to a Designated Landmark

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

## 3. APPLICANT

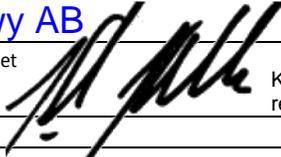
Applicant's Name: Kirk Keller Company: Plunkett Raysich Architects, LLP

Address: 2310 Crossroads Drive, Suite 2000 Madison WI 53718  
Street City State Zip

Telephone: 608-240-9900 Email: kkeller@prarch.com

Property Owner (if not applicant): Gary Schmerler

Address: 2292 County Hwy AB McFarland WI 53558  
Street City State Zip

Property Owner's Signature:  Kirk Keller - Plunkett Raysich Architects representing the Owner Gary Schmerler Date: 07-15-2019

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>

15 July 2019

City of Madison Planning Division  
Landmarks Commission  
215 Martin Luther King Jr Boulevard, Suite 017  
Madison, WI 53701-2985

RE: 636 West Washington Avenue  
Project name: West Washington Place  
Landmarks Commission - Letter of Intent

COMMISSIONERS, on behalf of the West Washington Place (WWP) owners, we are seeking approval from the Landmarks Commission to advance this project for submission to the Madison Urban Design Commission. This request is for a new building to be located at 636 West Washington Avenue. The proposed building is located near two landmark structures. The two landmark structures are:

1. The Wiendenbeck Building
2. The former Milwaukee Road Rail Station

**Relationship to existing landmark structures** – As a part of this submission, supporting documents are included to graphically indicate the location of the existing landmark structures and the proposed relationship with the proposed WWP project.

- The Wiendenbeck building is located approximately west of the proposed new building. The structures will be separated by a green belt, surface parking, a two-direction drive aisle and a second green belt area
- The former Milwaukee Road Rail Station is located approximately south of the proposed new building. The structures will be separated by a two-way drive aisle and a surface parking lot on the adjacent property. A green belt area, walkways and a two-direction drive aisle provide further separation on the WWP Building site.

**Proposed Five Story Building** – Project demolition will include removal of a two-story gas station, convenience store and second level office space building. Work will also include removal of the gas pump islands and canopy cover.

The proposed five story WWP Building will consist of one level at grade of commercial office space, three walk-up apartments and support function spaces for the multi-family structure located above. The remaining upper four floors will consist of multi-family dwelling units. Roof top decks and patios are provided for private and shared use of all tenants. The major exterior materials will be brick, prefinished cementitious siding and commercial aluminum and fiberglass window systems. Architectural cast stone and metal canopies will be the primary accent materials.

The overall project intent is to develop a property that meets the intent of all City and downtown planning guidelines by designing a building that respects and accents the existing nature of this neighborhood.

Best regards,



Kirk Keller, AIA, NCARB  
Project Manager



209 south water street milwaukee, wisconsin 53204 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
1900 main street suite 309 sarasota, florida 34236 941 444 8845

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Partners: Kevin M. Broich, Michael P. Brush, Gregg R. Golden, John J. Holz, Nicholas D. Kent,  
Steven A. Kieckhafer, Scott A. Kramer, Jason W. Puestow, Larry A. Schneider, Michael J. Sobczak



View of building directly adjacent and Southwest of Site.



View of Site from West Washington, looking Northeast.



View of Site from West Corner, looking Northeast.



View of Site from West Washington, looking West.



View of West Corner of Site.



View of canopy, Southern portion of site.



View of building directly across West Washington.



View of buildings across West Washington to the Northeast.



View of building directly Northeast of Site.



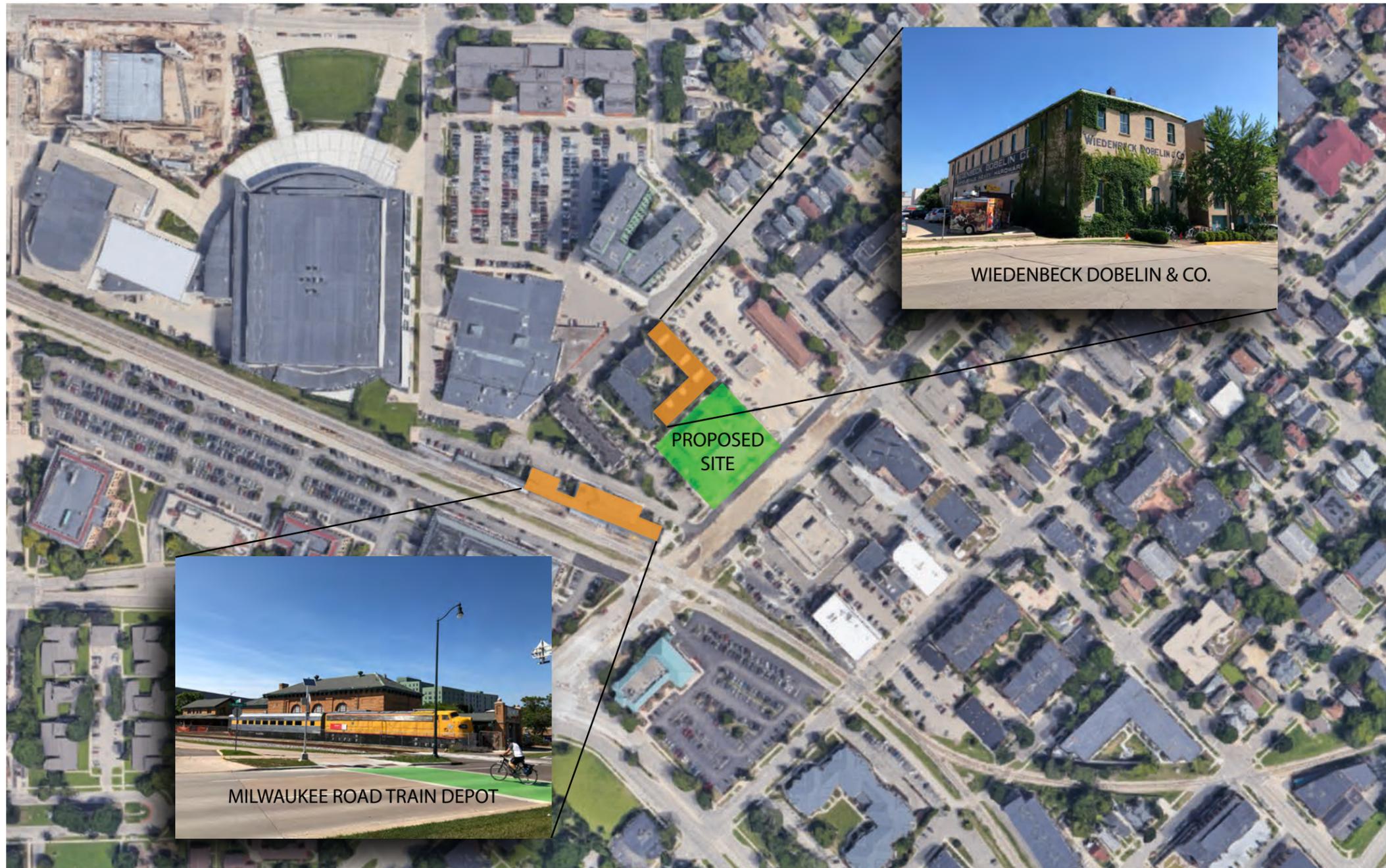
View of building at Corner of Washington and Bedford.



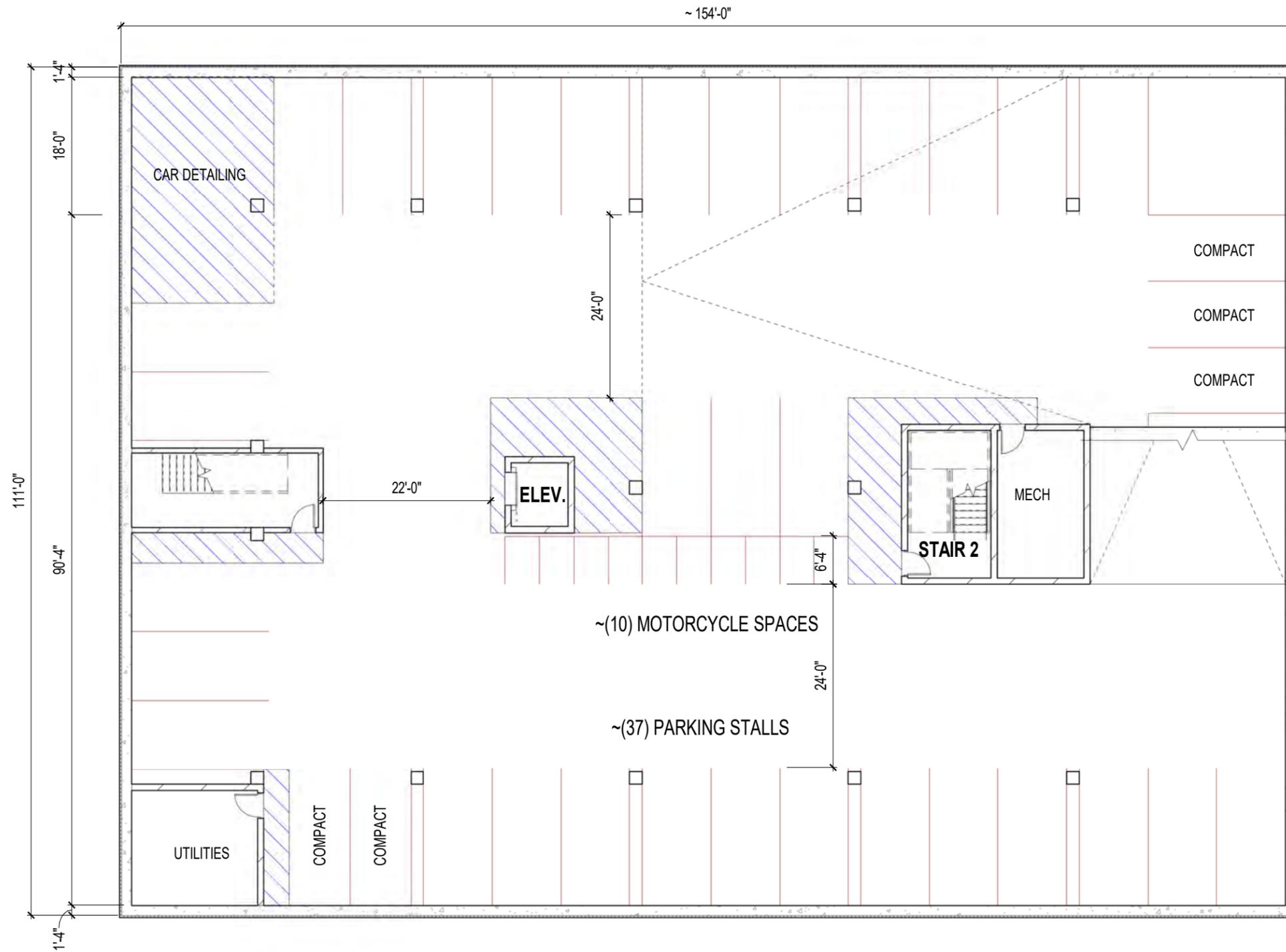
View of building directly behind site to Northeast.



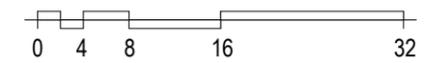
View of building and bike path directly Southwest of Site.

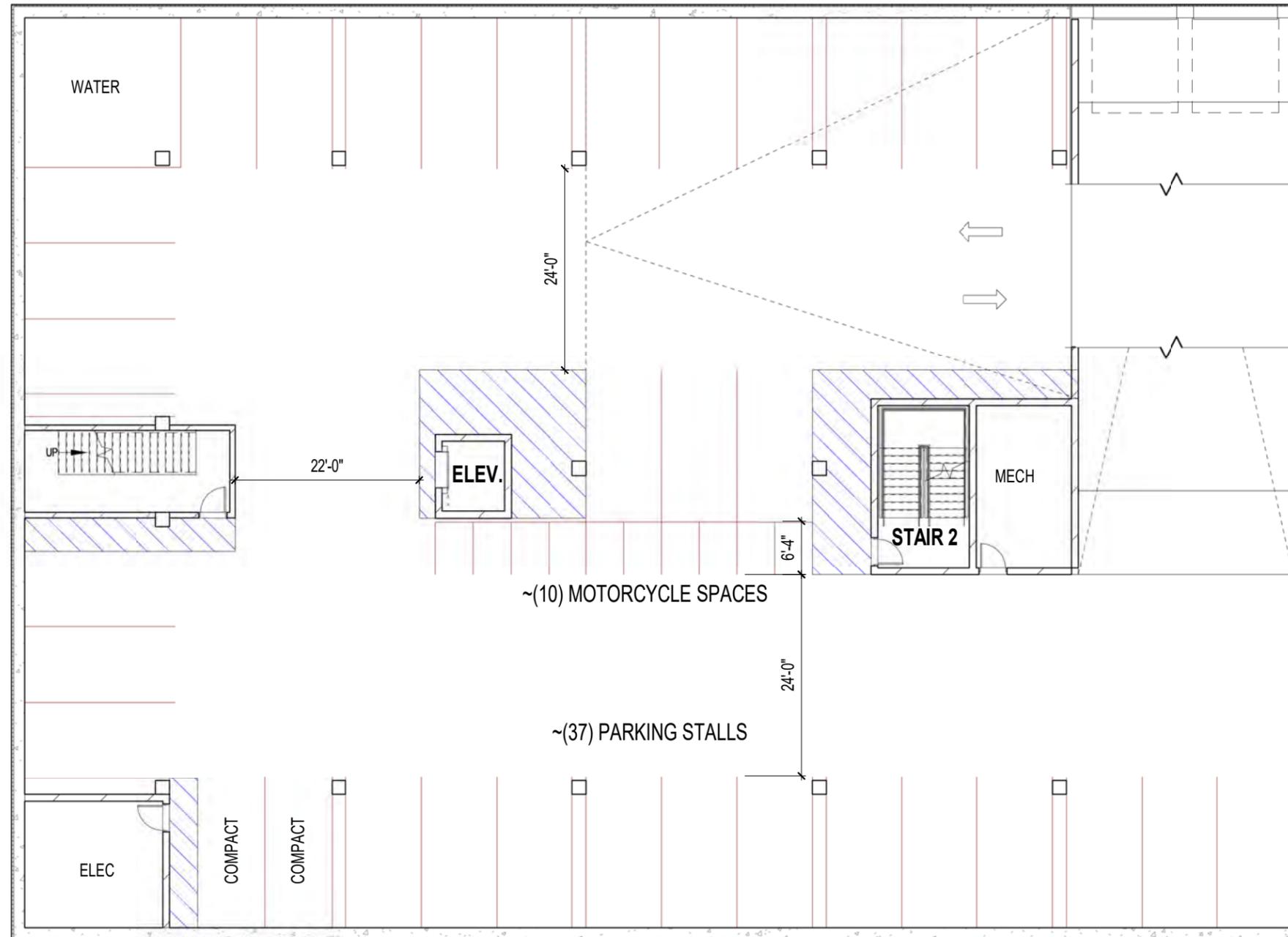




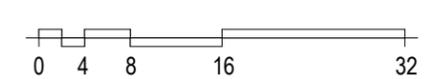


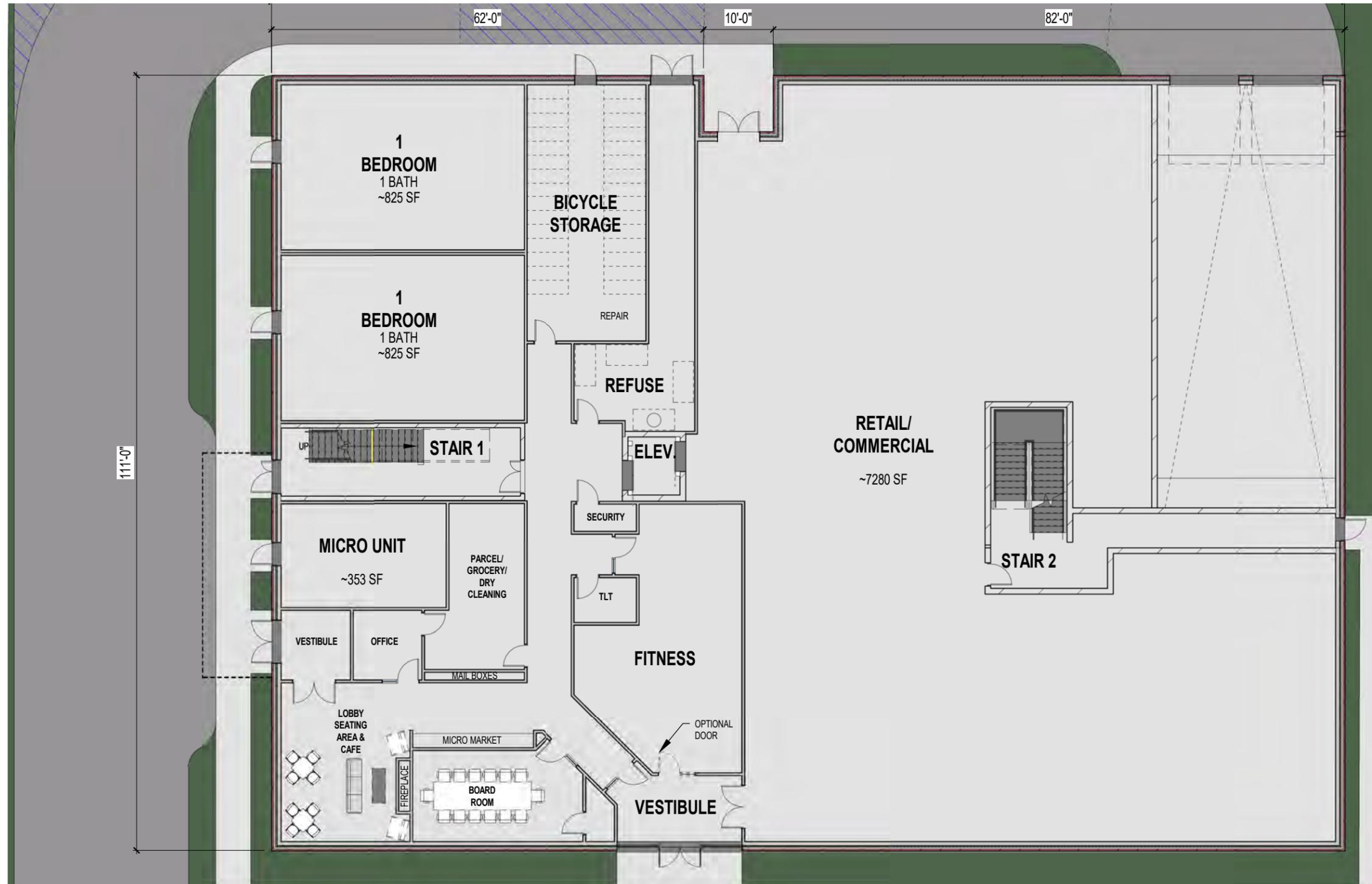
- APPROXIMATELY 10'-0" FLOOR TO FLOOR  
 - CONCRETE FLOOR



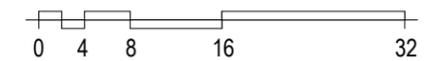


- APPROXIMATELY 10'-0" FLOOR TO FLOOR
- PRECAST CONCRETE FLOOR, PRECAST BEAMS, CONCRETE TOPPING

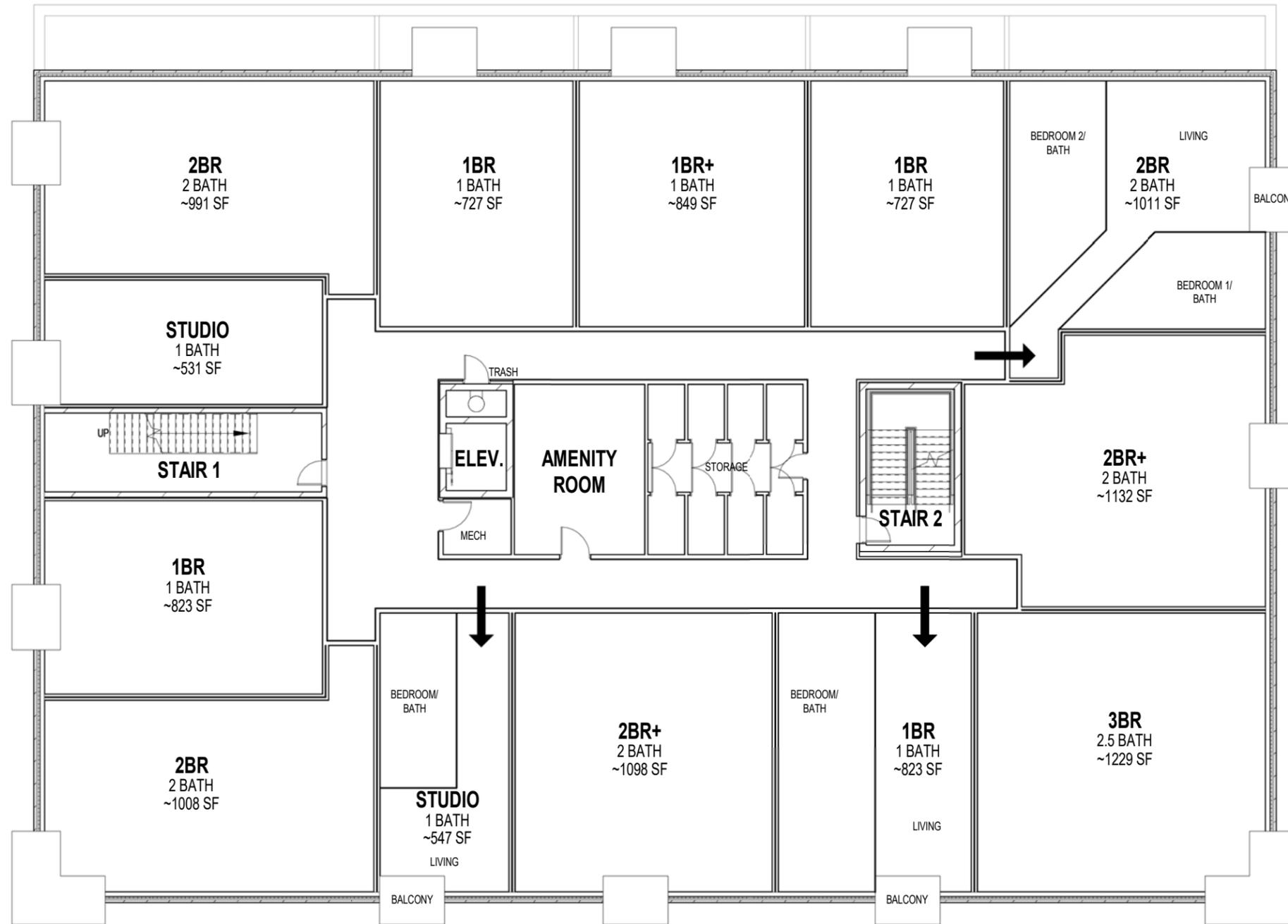




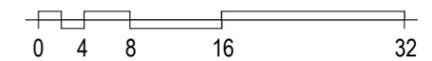
- IA CONSTRUCTION
- 14'-0" FLOOR TO FLOOR
- CONCRETE COLUMNS AND FLOOR SYSTEMS

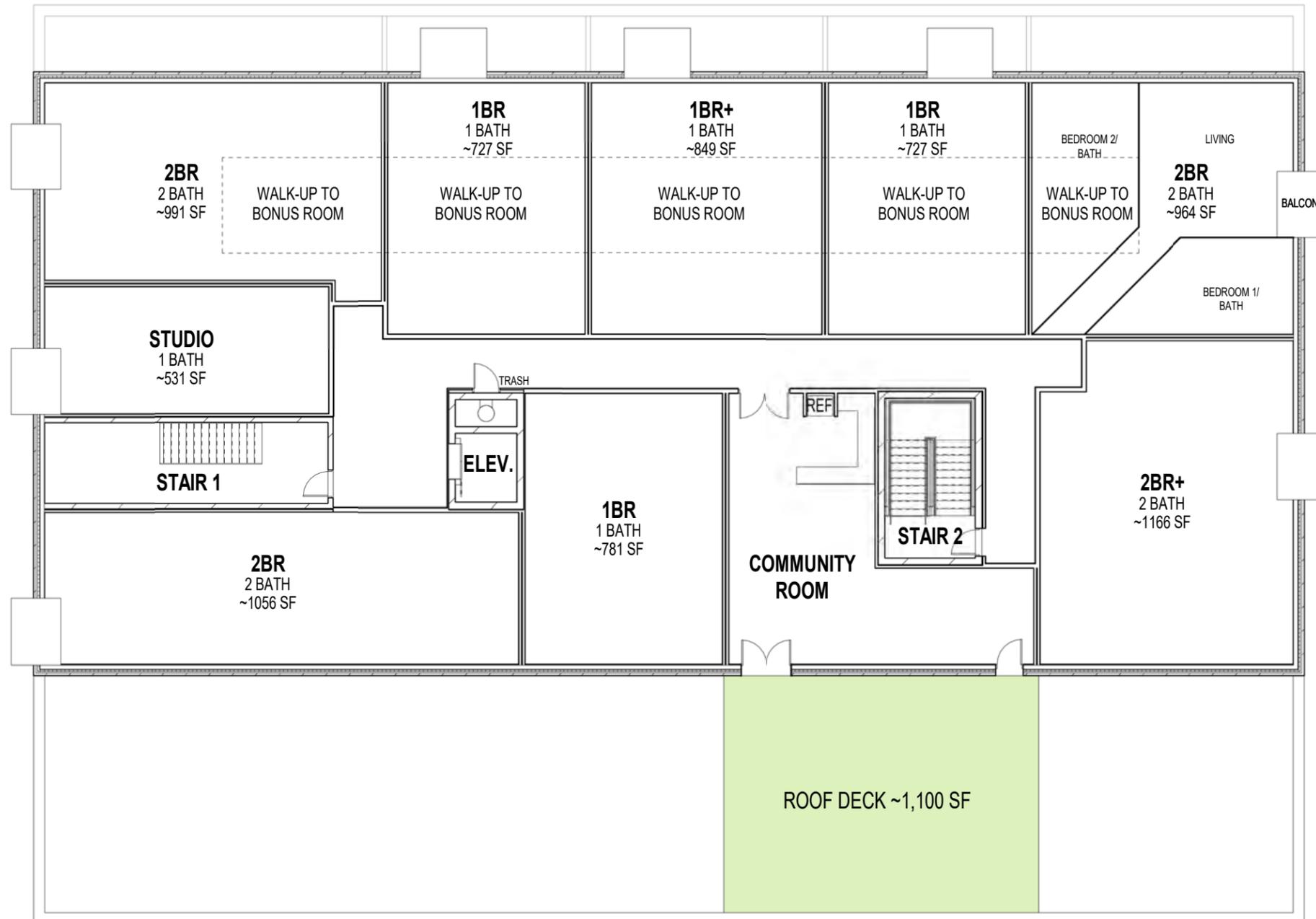




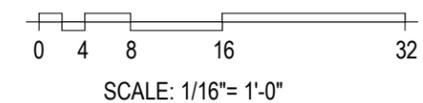


- VA CONSTRUCTION
- ~11'-6" FLOOR TO FLOOR
- WOOD FRAME
- GYPCRETE TOPPING
- 1/2" SOUND ATTENUATION MATTING





- VA CONSTRUCTION
- ~12'-6" FLOOR TO FLOOR
- ADHERED ROOF MEMBRANE ABOVE
- ~100 SF DECK AREA PER WALKUP UNIT
- GYPCRETE TOPPING
- 1/2" SOUND ATTENUATION MATTING
- ADHERED ROOF MEMBRANE AT ROOF DECK WITH "TREX" DECKING





1 SOUTH ELEVATION



2 NORTH ELEVATION



