

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



I. LOCATION

Project Address: 148 N. Breeze Terrace Alder District: 5

PROJECT Madison, WI 53726

Project Title/Description: Renovate Triangle Fraternity House

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

II. APPLICANT

Applicant's Name: Wisconsin Triangle Building Corporation Company: Wisconsin Triangle Building Corporation

Address: 148 N Breeze Terrace Madison WI 53726
Street City State Zip

Telephone: 713-253-0561 Email: jobrowns41@hotmail.com

Property Owner (if not applicant): Joseph Fielek (Alum V.P. Finance)

Address: 706 Stony Hill Ln Cottage Grove WI 53527
Street City State Zip

Property Owner's Signature: [Signature] Date: 9/16/2023

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.

III. 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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

FERCH ARCHITECTURE

2704 Gregory Street, Madison, WI 53711 (608) 238-6900

September 29, 2023

Project: 02225

Landmarks Commission
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE: Letter of Intent – Triangle Fraternity, 144 & 148 Breese Terrace

Dear Plan Commission Members:

Wisconsin Triangle Fraternity's/Wisconsin Triangle Building Corporation's is proposing to renovate the two owned adjacent homes (144 and 148 Breese Terrace). The homes are currently connected by a common lower level recreation area/basement. The engineering and scientist fraternity has occupied these two houses for over 45 years.

The houses are located across the street from the Engineering Campus; the membership is composed of engineers and scientists making it ideal for UW student housing. Our goal is to provide up to date reasonable cost housing and take advantage of our prized location. Triangle currently has over 50 members so there is an ongoing demand for student housing within our organization.

The proposed attached drawings show the interior renovation of both houses which will increase the number of student bedrooms from 18 to 27. The renovation will also include two building additions to the rear of each house and also provide a first floor connection link of the two houses. The first floor connecting link will provide accessible access to new accessible bedrooms and bathroom. The 148 Breese Terrace house will have the rear fire escape removed and replaced with a fire rated enclosed stairway addition. A vertical platform lift will also be installed in 148 Breese Terrace house to provide handicap access to lower level common areas. The 144 Breese Terrace house will add a rear fire rated enclosed stair that will also add three additional bedrooms. The basement in 144 Breese Terrace house will have the basement walls underpinned and the basement slab lowered to provide the required headroom for the spaces remodeled on that lower level.

The renovation will provide a front of the building accessible entrance by providing a new exterior ramp, and a new accessible entrance door off of a new first floor terrace. The existing parking lot will also be brought up to current city parking and landscaping standards. Additional indoor secure bike parking will be provided.

This proposal includes exterior historical improvement to both houses.

The 144 Breese Terrace house has had all of the original wood siding removed and replaced with vinyl siding over 1/2 inch of rigid insulation. All of the wood windows have been replaced with vinyl insert replacement windows, or removed completely and sided over. The front and rear entry doors were also replaced with steel doors. The proposal is to replace the siding and trim with new fiber cement. I am in the process of reaching out to the fraternity alumni for historic pictures of the house to verify the siding and trim sizes.

The 148 Breese Terrace house will mostly remain unchanged on the exterior other than where the stair addition and the changes to the rear of the house happen. If funds are available in the construction budget the plan will be to replace the existing aluminum siding on the front and side of the house with fiber cement siding, and the existing windows that currently all have been replaced with window inserts, be replaced with new metal clad wood windows.

Thank you for your time and consideration in reviewing this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "DAVID FERCH". The signature is stylized and cursive.

David Ferch ALA



FRONT ELEVATION



FRONT ELEVATION



CORNER OF SUMMIT & BREESE TERRACE



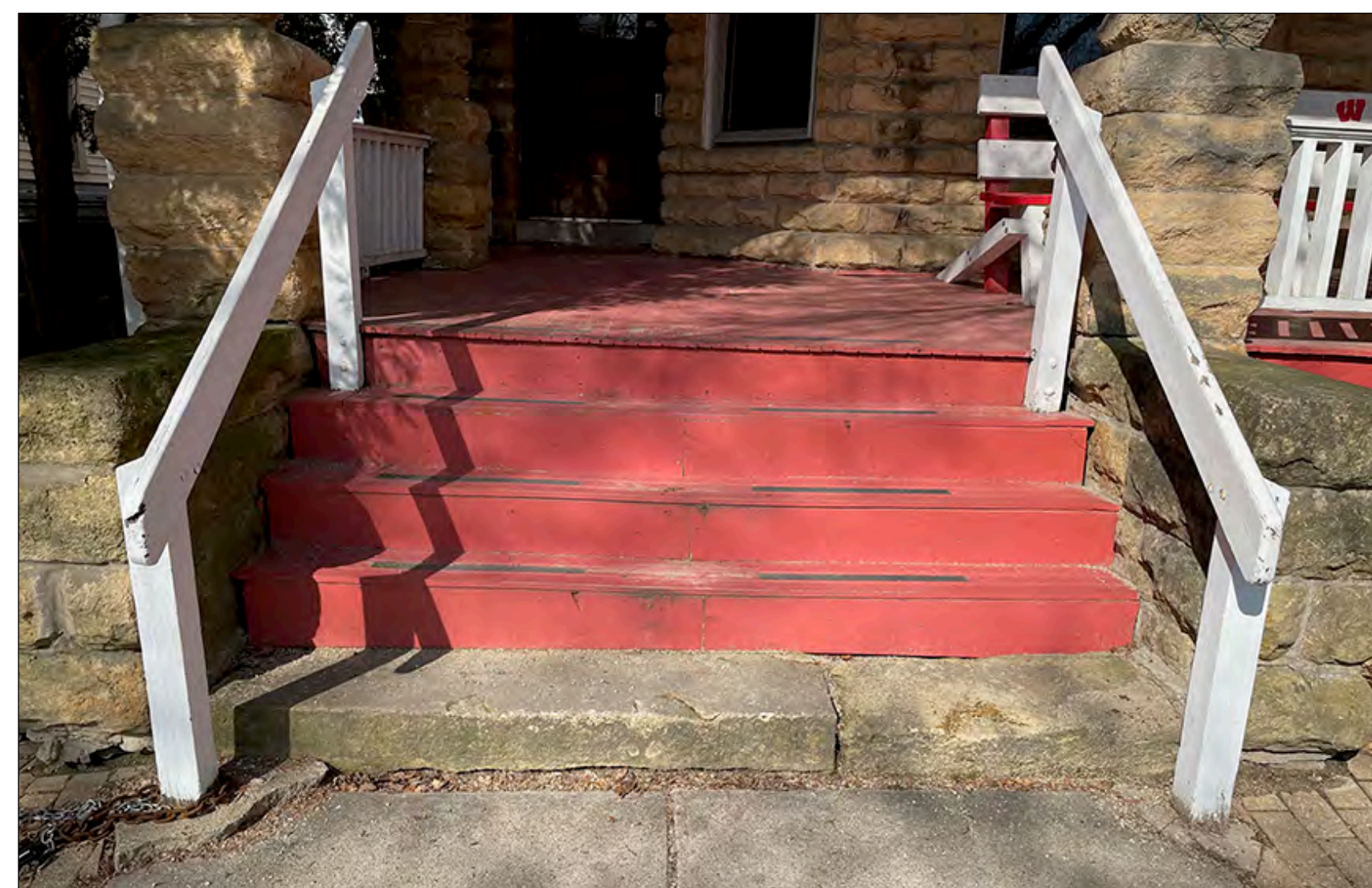
1ST FLOOR: ROOF OF LOWER LEVEL BUILDING CONNECTION



REAR OF THE BUILDINGS AT SOUTH WEST CORNER OF THE PROPERTY



NORTH ELEVATION AT SUMMIT AVENUE



EXISTING PORCH ENTRY STAIRS OF THE 148 BUILDING



REAR ELEVATION OF THE 148 BUILDING



HISTORICAL PHOTO FROM THE 1970'S

**FERCH
ARCHITECTURE**

2704 Gregory Street,
Madison, WI 53711
608-238-6900
david@fercharchitecture.com

DATE	REVISIONS
9/25/2023	
REV. 4/24/2023	

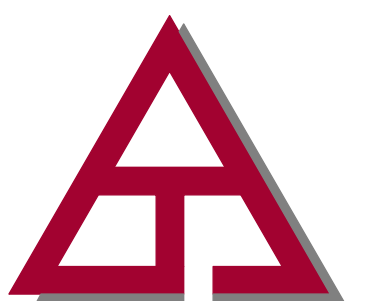
**LANDMARKS
COMMISSION
SUBMITTAL:**

SHEET INDEX

- T1 TITLE SHEET, PHOTOS
- C1 SITE DEMOLITION PLAN
- C2 SITE PLAN
- D1 LOWER DEMOLITION PLAN
- D2 1ST FLOOR DEMOLITION PLAN
- D3 2ND FLOOR DEMOLITION PLAN
- D4 3RD FLOOR DEMOLITION PLAN
- A1 LOWER LEVEL PLAN
- A2 1ST FLOOR PLAN
- A3 2ND FLOOR PLAN
- A4 3RD FLOOR PLAN
- A5 FRONT ELEVATION
- A6 REAR ELEVATION
- A7 148 NORTH ELEVATION
- A8 148 SOUTH ELEVATION
- A9 144 NORTH ELEVATION
- A10 144 SOUTH ELEVATION

- AERIAL PERSPECTIVE
- FRONT PERSPECTIVE
- FRONT PERSPECTIVE
- REAR PERSPECTIVE

PROJECT:

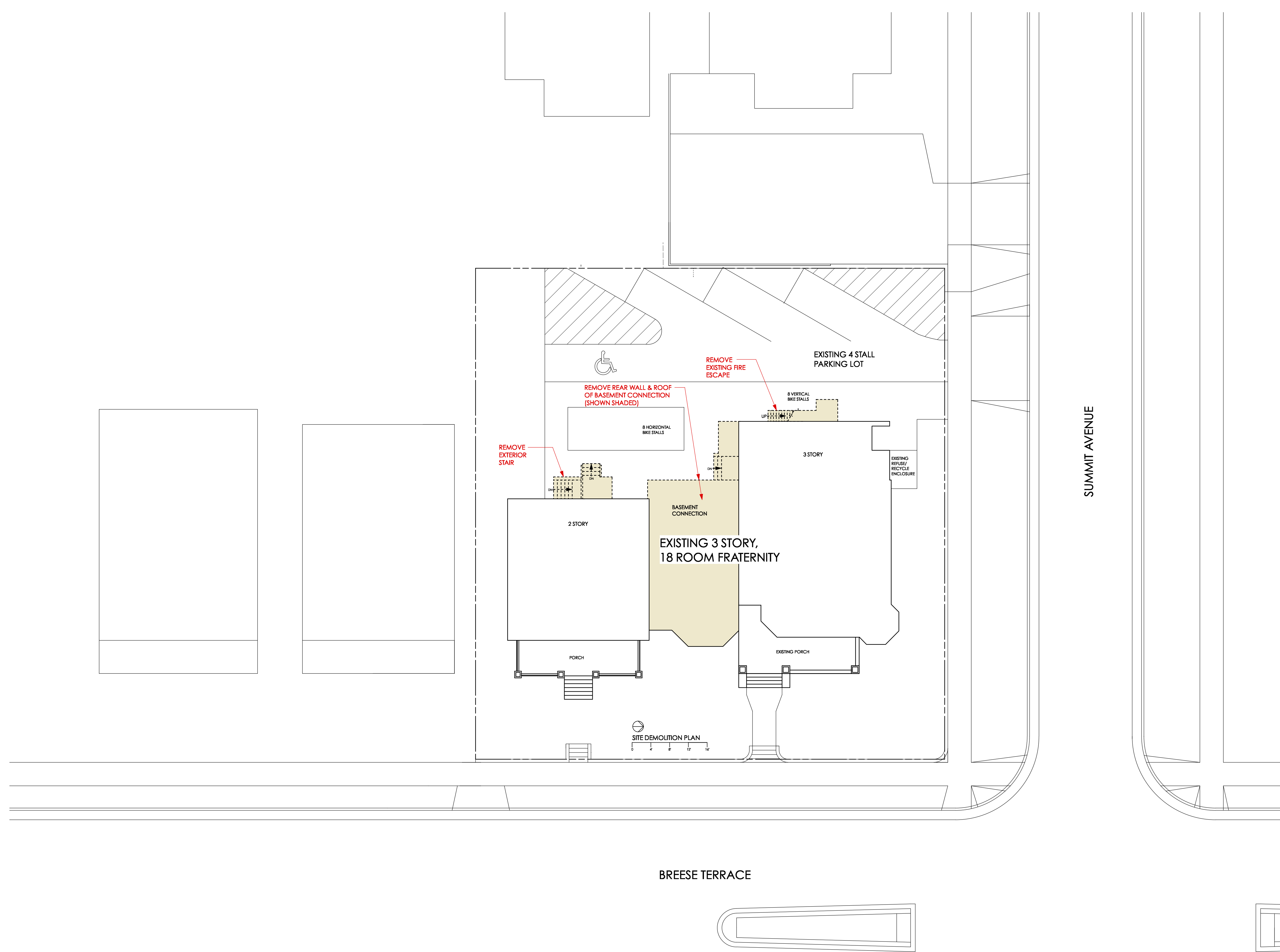


**Triangle
Fraternity**

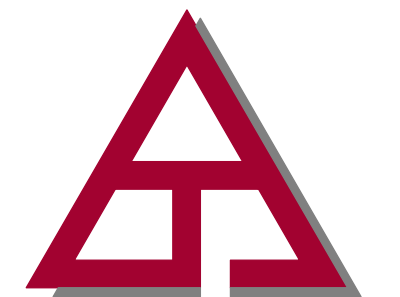
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

SHEET
TITLE SHEET,
PHOTOS



PROJECT:



Triangle
Fraternity

REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

SHEET
SITE DEMOLITION
PLAN

C1

SITE STATISTICS

LOT DESCRIPTION: RANDAL PARK, BLK 1, LOT 14 & N 40 OF LOT 13

SITE ACREAGE: 10,438 sq. ft. (0.24 acres)

SITE AREA: (WITH NEW ADDITIONS)
ZONING LOT COVERAGE 2,767 sq. ft. 73.5%

PARKING REQUIRED: 1/10 ROOMS = 3 STALLS

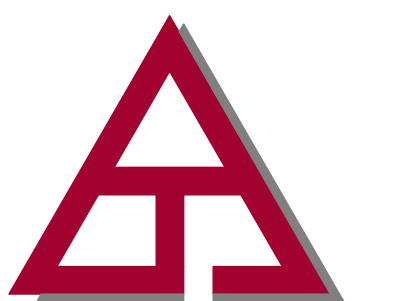
PARKING PROVIDED: 6 STALLS

BIKE PARKING REQUIRED: 34 STALLS

BIKE PARKING PROVIDED: 12 EXTERIOR STALLS
18 INTERIOR STALLS

USEABLE OPEN SPACE:
REQUIRED: NONE (TOD OVERLAY DISTRICT)
PROVIDED: (PORCH & ROOF TERRACE) 552 SF

PROJECT:



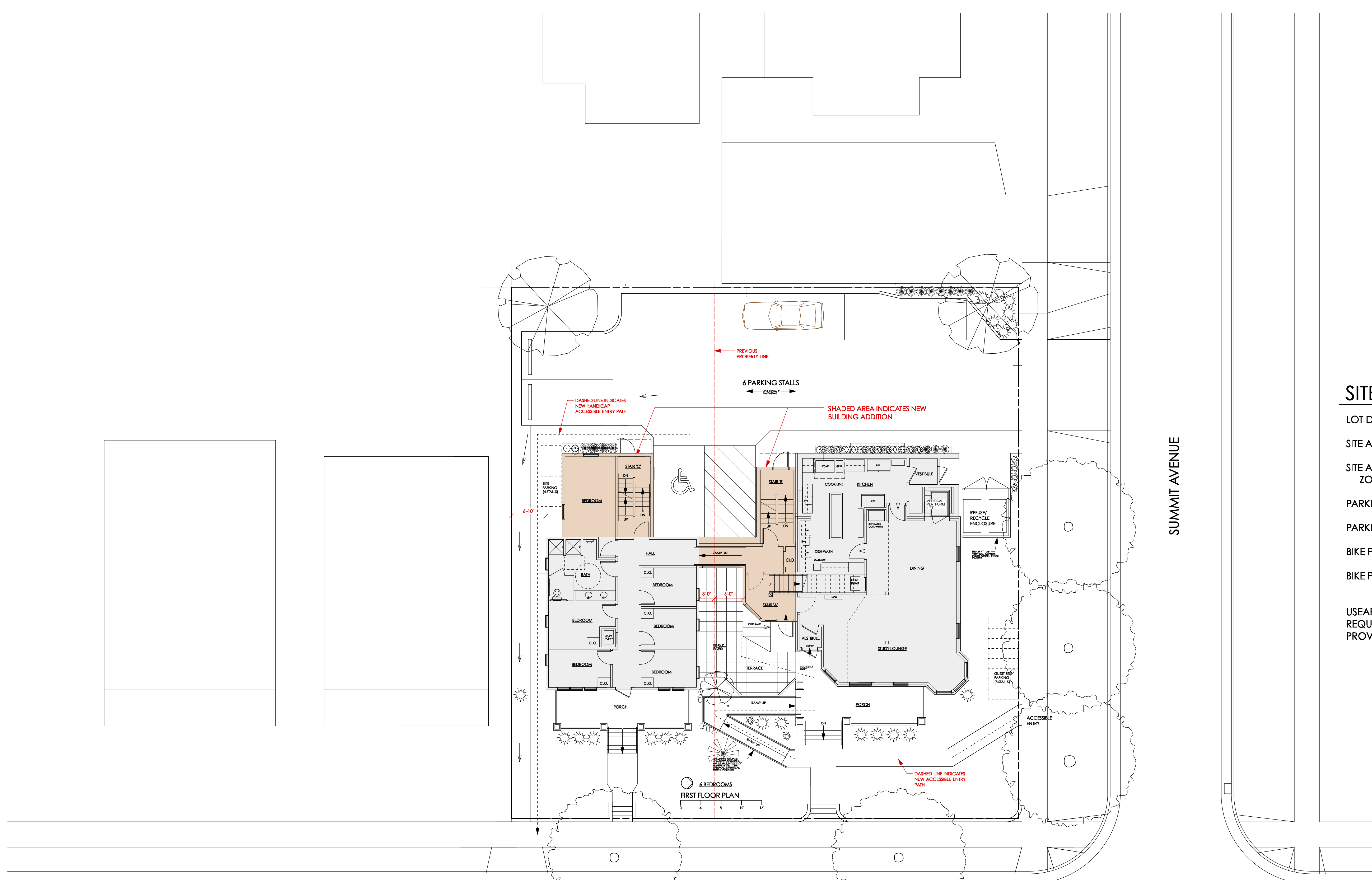
**Triangle
Fraternity**

REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

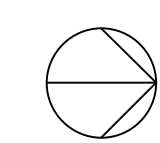
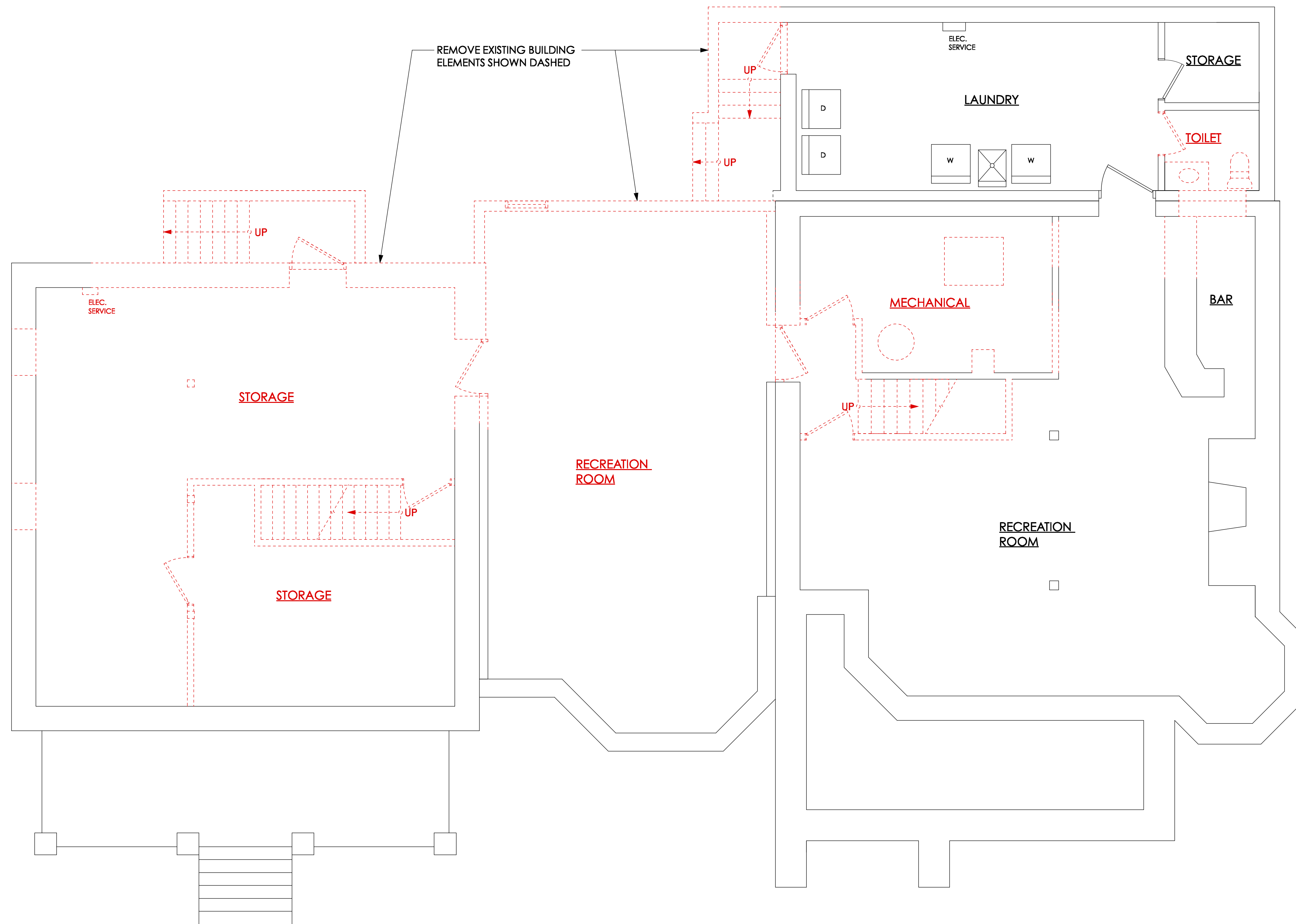
SHEET
SITE PLAN

C2

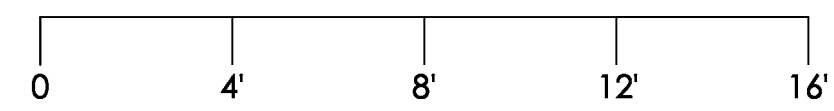


**SITE PLAN SHOWS A PROPOSED
REMODELING AND BUILDING ADDITIONS
TO AN EXISTING FRATERNITY**

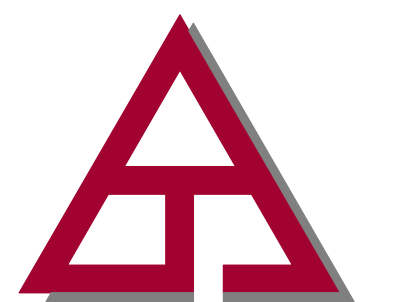
**27 TOTAL FUTURE BEDROOMS,
(18 EXISTING BEDROOMS)**



DEMOLITION
LOWER LEVEL PLAN



PROJECT:



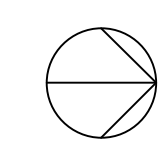
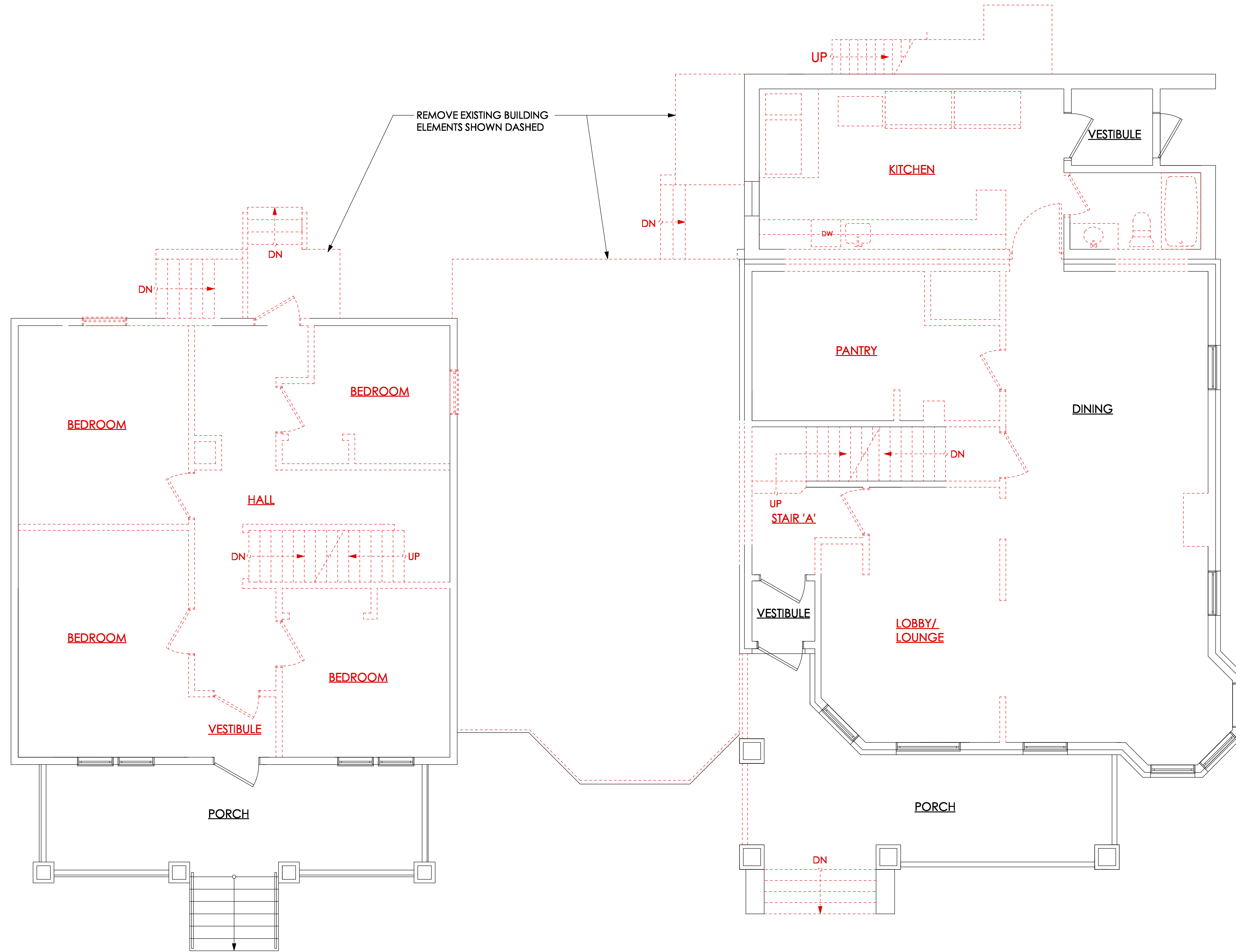
Triangle
Fraternity

REMODEL & ADDITION

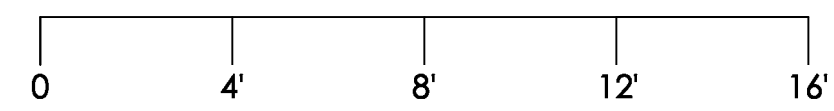
148 Breese Terrace,
Madison, WI 53726

SHEET
DEMOLITION
LOWER LEVEL PLAN

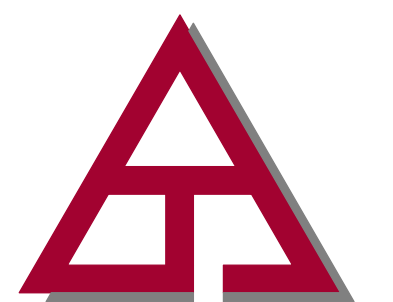
D1



DEMOLITION
FIRST FLOOR PLAN



PROJECT:



Triangle
Fraternity

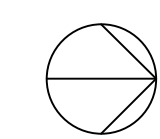
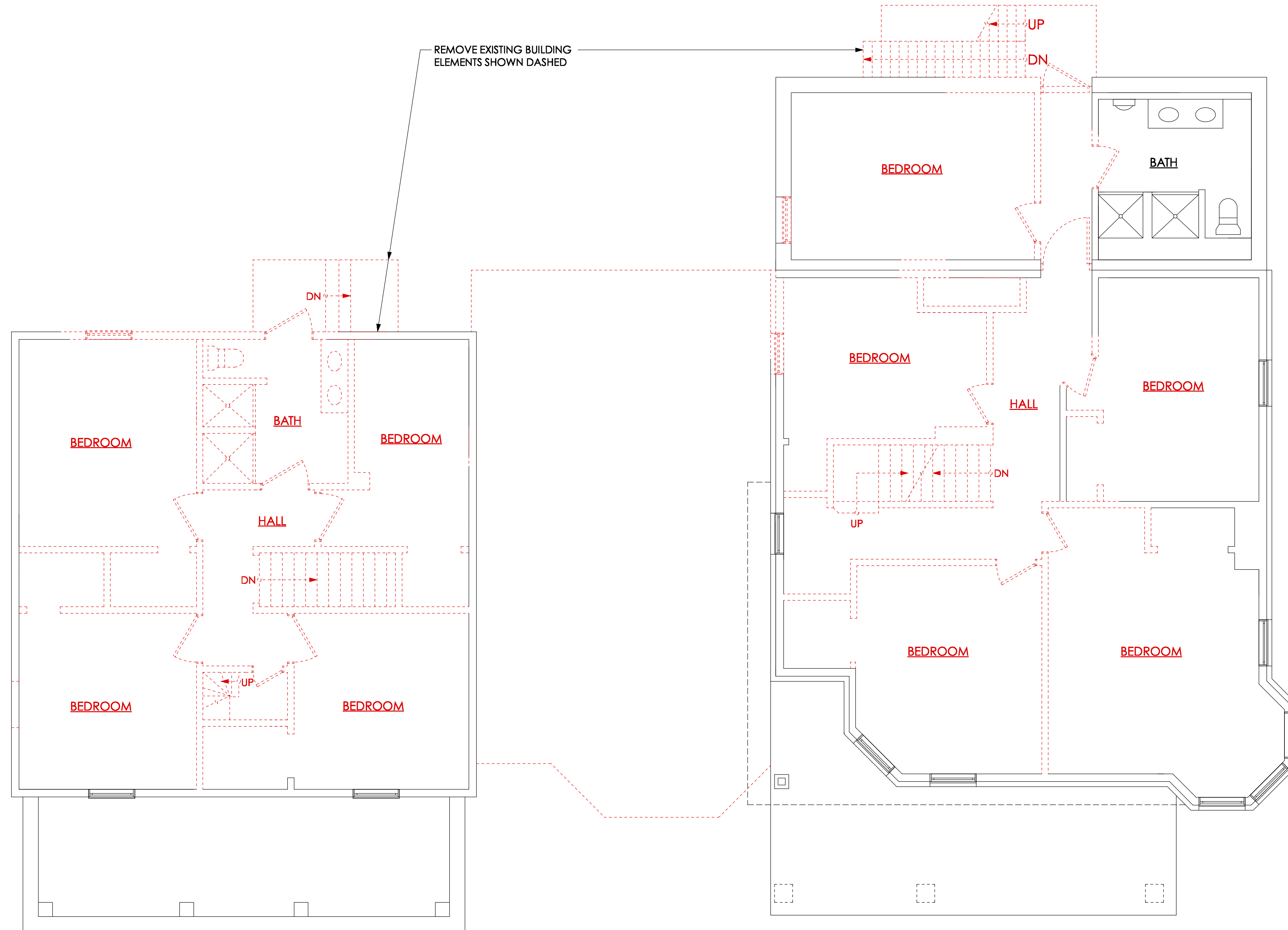
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

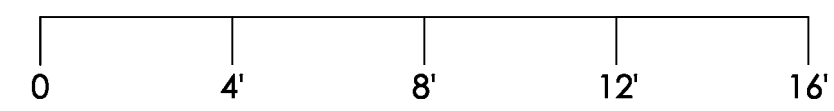
SHEET
DEMOLITION
1ST FLOOR PLAN

D2

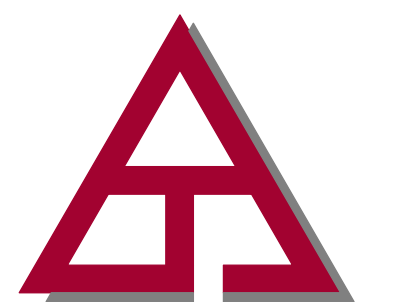
DATE	REVISIONS
9/25/2023	



DEMOLITION
SECOND FLOOR PLAN



PROJECT:



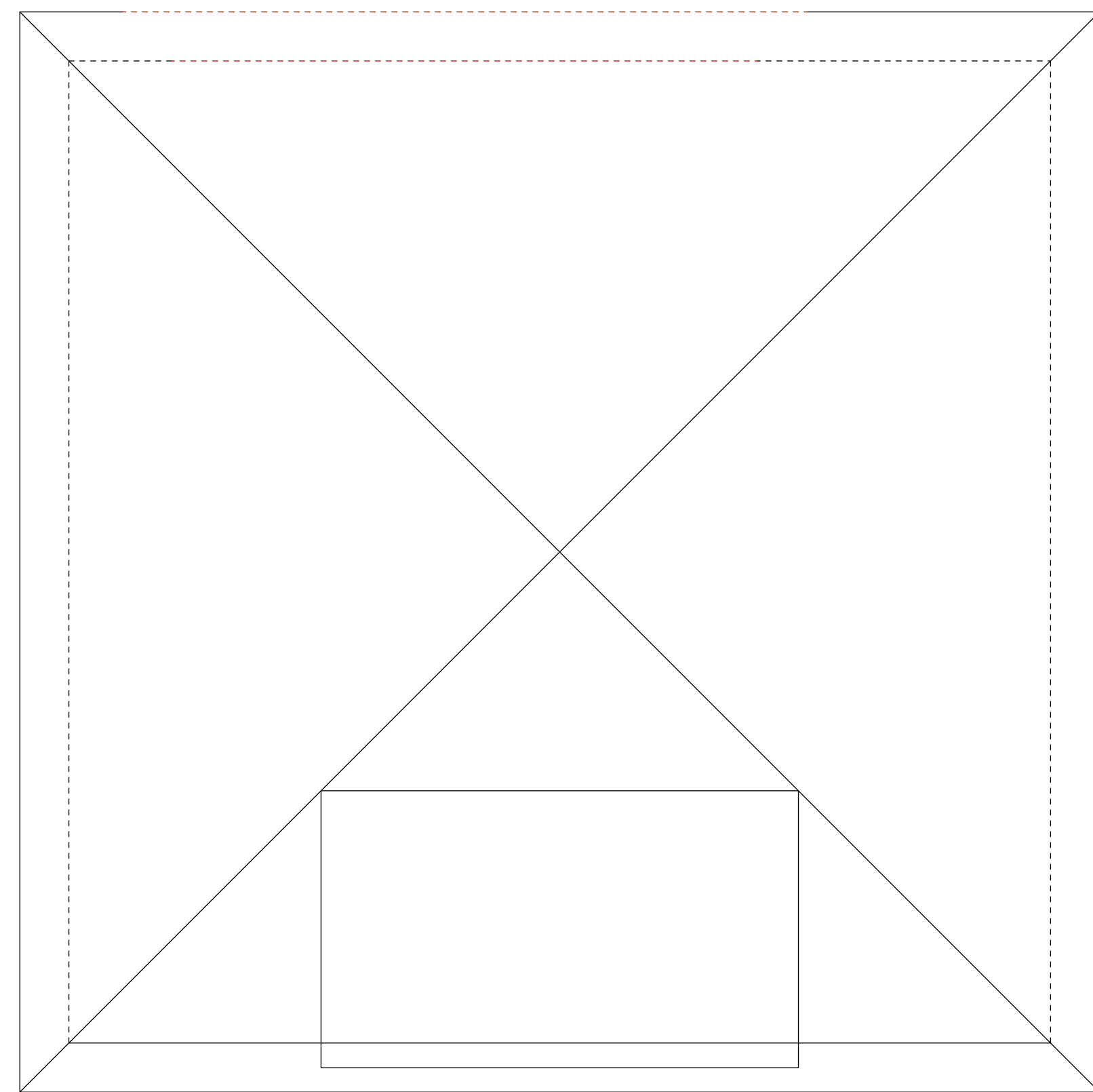
Triangle
Fraternity

REMODEL & ADDITION

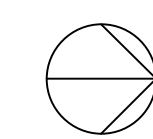
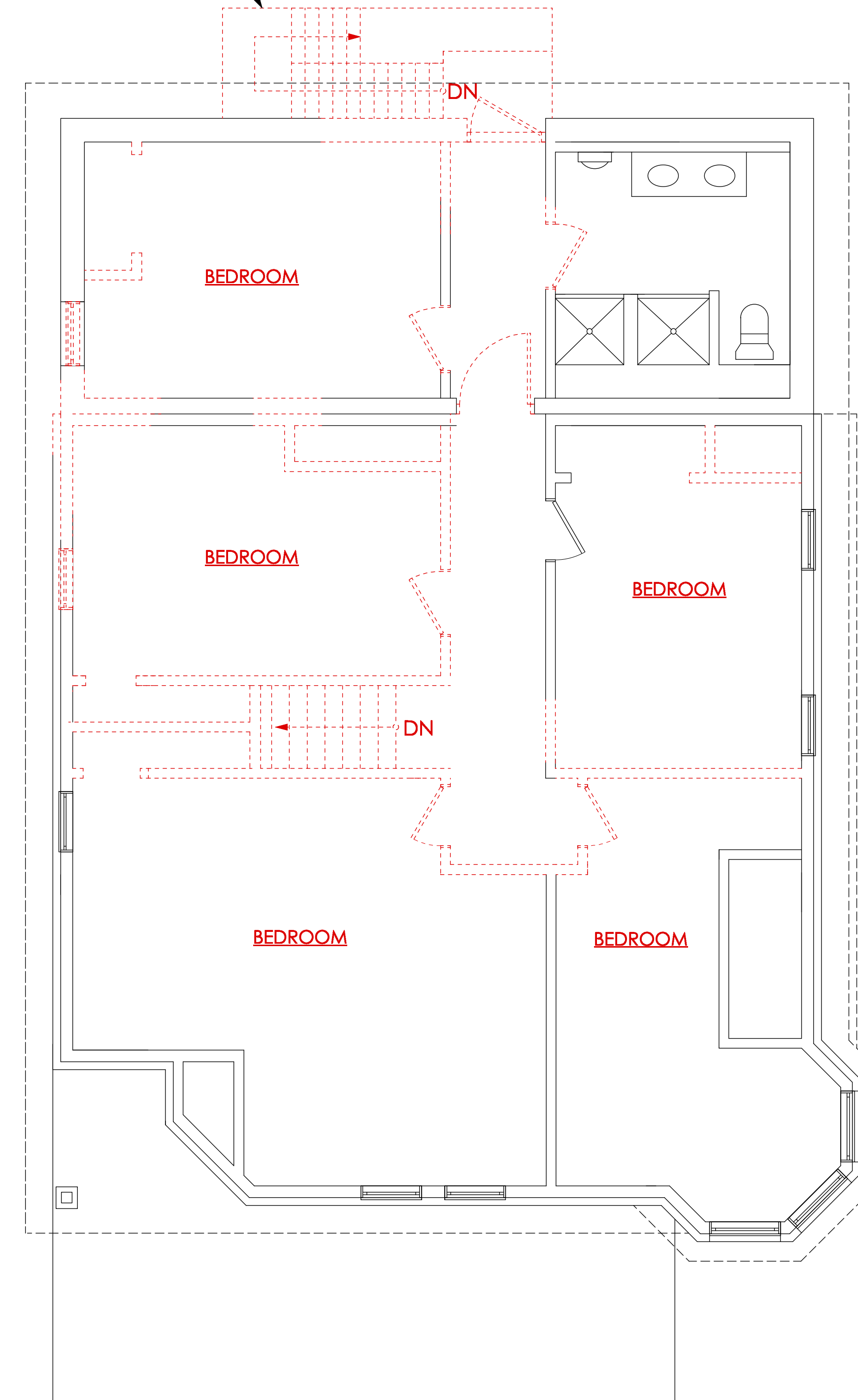
148 Breese Terrace,
Madison, WI 53726

SHEET
DEMOLITION
2ND FLOOR PLAN

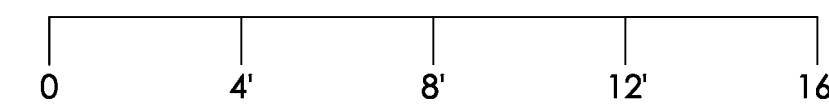
D3



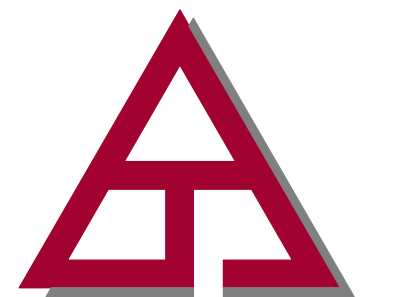
REMOVE EXISTING FIRE
ESCAPE SHOWN DASHED



DEMOLITION
THIRD FLOOR PLAN



PROJECT:

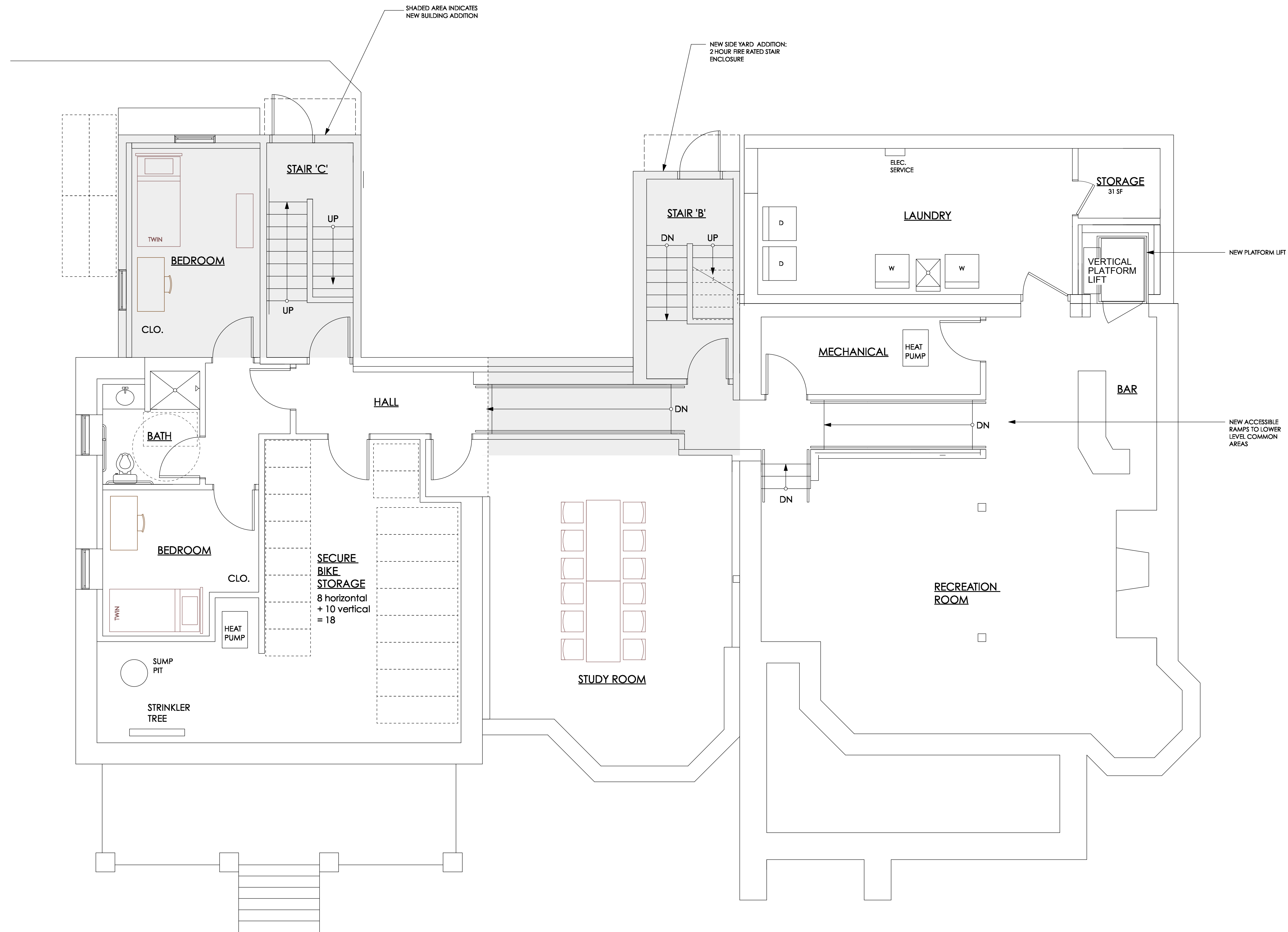


Triangle
Fraternity
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

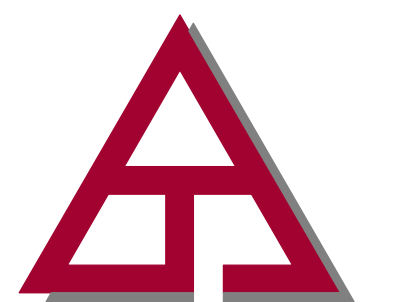
SHEET
DEMOLITION
3RD FLOOR PLAN

D4




2 BEDROOMS
LOWER LEVEL PLAN
 0 4' 8' 12' 16'

PROJECT:



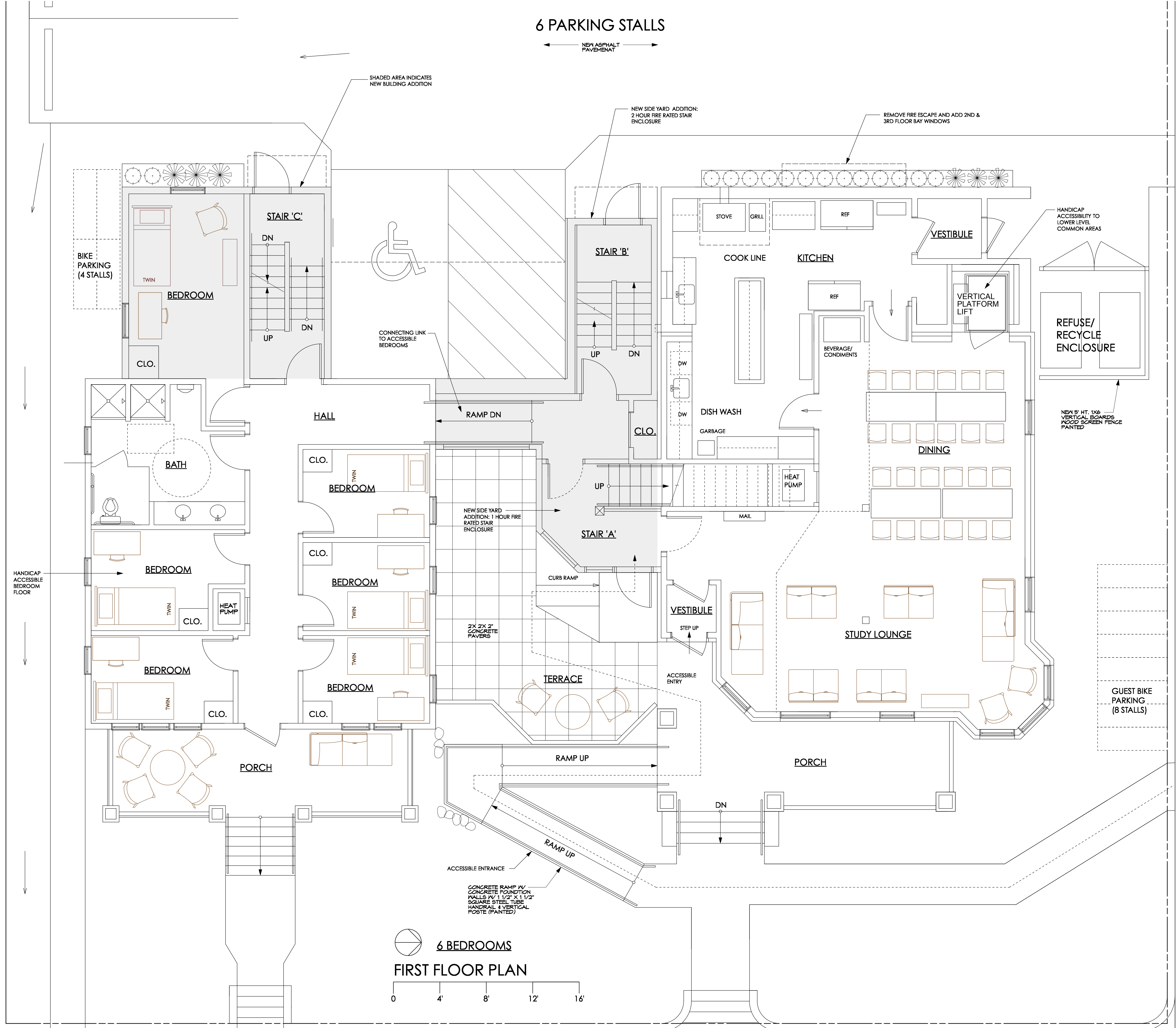
**Triangle
Fraternity**

REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

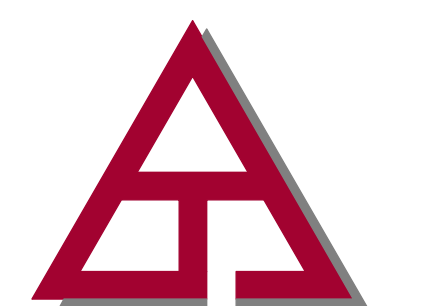
SHEET
LOWER LEVEL
FLOOR PLAN

A1



6 BEDROOMS
FIRST FLOOR PLAN
 0 4' 8' 12' 16'

PROJECT:



Triangle Fraternity
 REMODEL & ADDITION

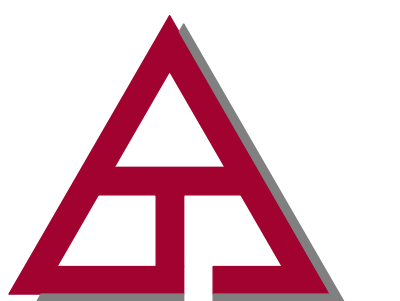
148 Breese Terrace,
 Madison, WI 53726

SHEET
 1ST FLOOR PLAN



13 BEDROOMS
SECOND FLOOR PLAN

PROJECT:

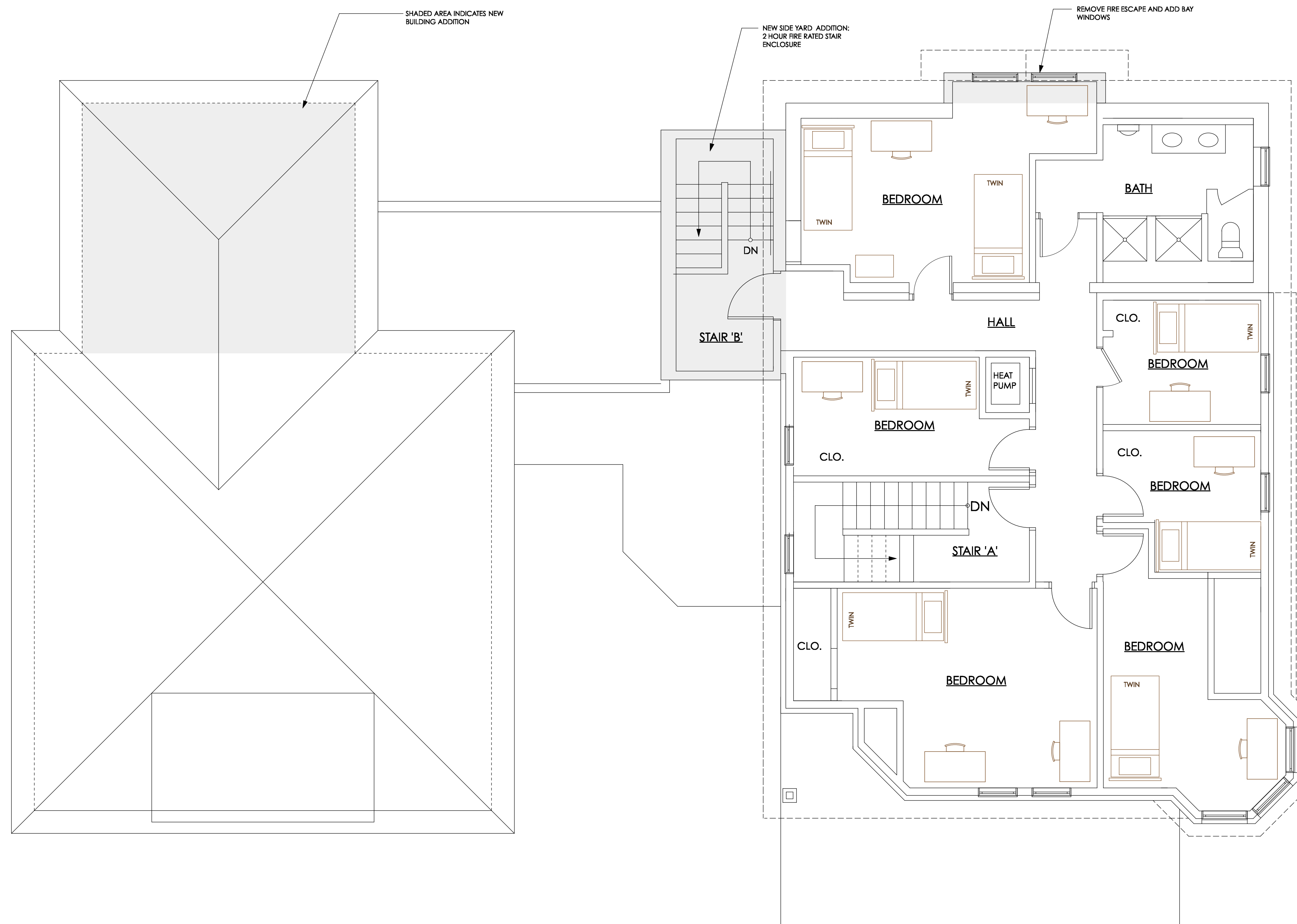


**Triangle
Fraternity**

REMODEL & ADDITION

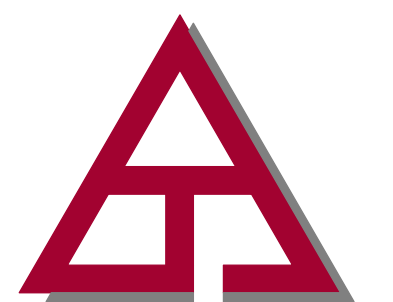
148 Breese Terrace,
Madison, WI 53726

SHEET
2ND FLOOR PLAN



6 BEDROOMS
THIRD FLOOR PLAN

PROJECT:



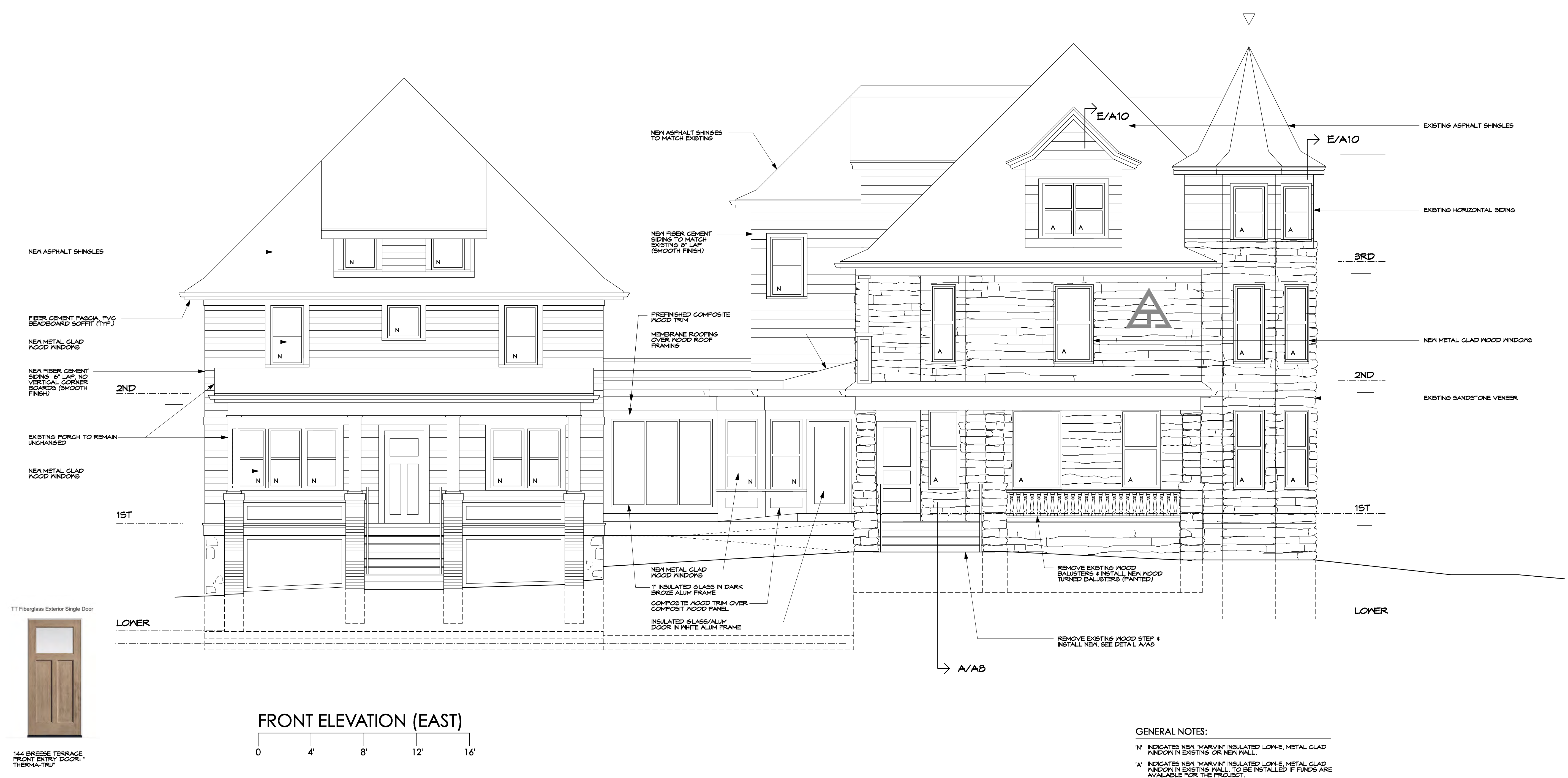
Triangle
Fraternity

REMODEL & ADDITION

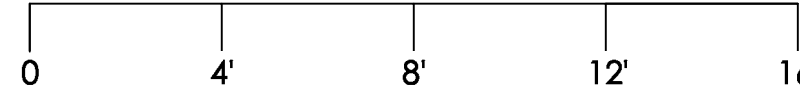
148 Breese Terrace,
Madison, WI 53726

SHEET
3RD FLOOR PLAN

A4



FRONT ELEVATION (EAST)

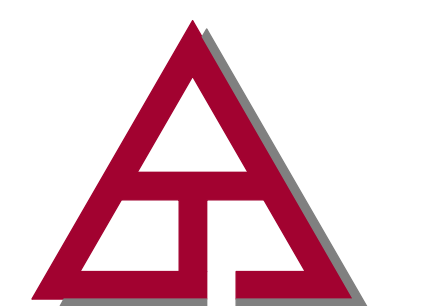


144 BREESSE TERRACE
FRONT ENTRY DOOR -
THERMA-TRU®

GENERAL NOTES:

- 'N' INDICATES NEW "MARVIN" INSULATED LOW-E, METAL CLAD WINDOW IN EXISTING OR NEW WALL.
- 'A' INDICATES NEW "MARVIN" INSULATED LOW-E, METAL CLAD WINDOW IN EXISTING WALL. TO BE INSTALLED IF FUNDS ARE AVAILABLE FOR THE PROJECT.

PROJECT:



**Triangle
Fraternity**

REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

SHEET
FRONT ELEVATION

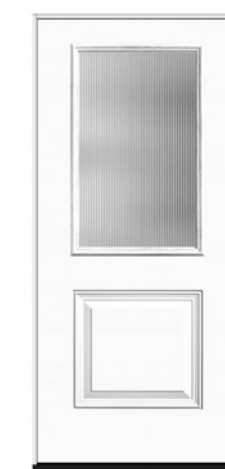
A5

**FERCH
ARCHITECTURE**

2704 Gregory Street,
Madison, WI 53711
608-238-6900
david@fercharchitecture.com

DATE	REVISIONS
9/25/2023	
REV. 9/29/2023	

Profiles™
Style No. 889DKK | Half Lite 1 Panel Flush

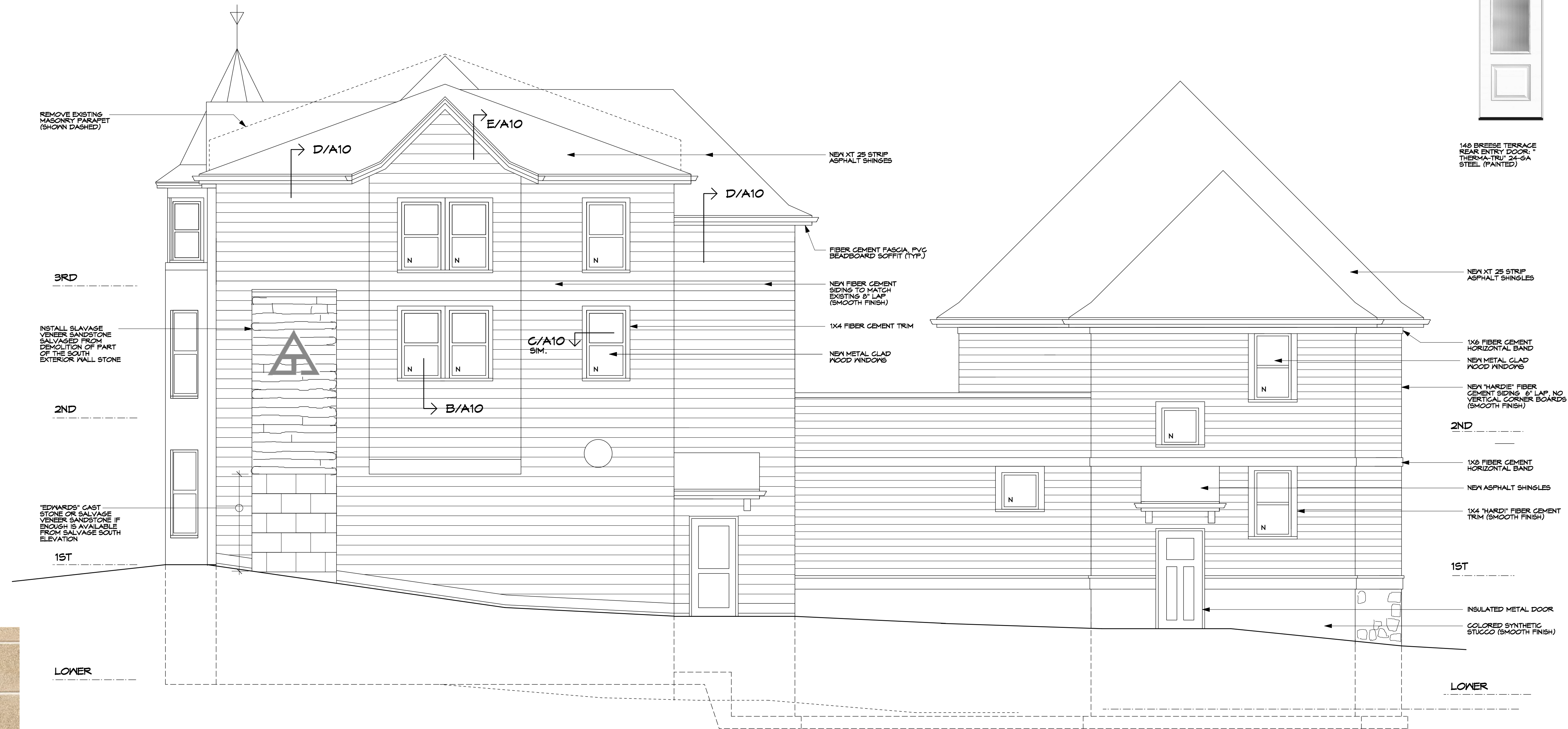


148 BREESE TERRACE
REAR ENTRY DOOR: "THERMA-TRU" 24-GA. STEEL (PAINTED)

Profiles™
Style No. 601HD | Craftsman Lite 2 Panel Flush | Glass Name: Clear 1 Lite No Grid

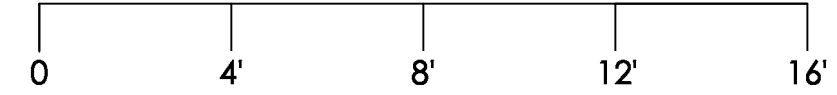


144 BREESE TERRACE
REAR ENTRY DOOR: "THERMA-TRU" 24-GA. STEEL (PAINTED)



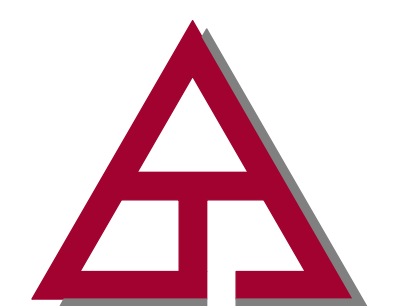
16X24X4 CAST STONE BY "EDWARDS" OR EQUAL

REAR ELEVATION (WEST)



GENERAL NOTES:
"N" INDICATES NEW "MARVIN" INSULATED LOW-E METAL GLAD WINDOW IN EXISTING OR NEW WALL.

PROJECT:

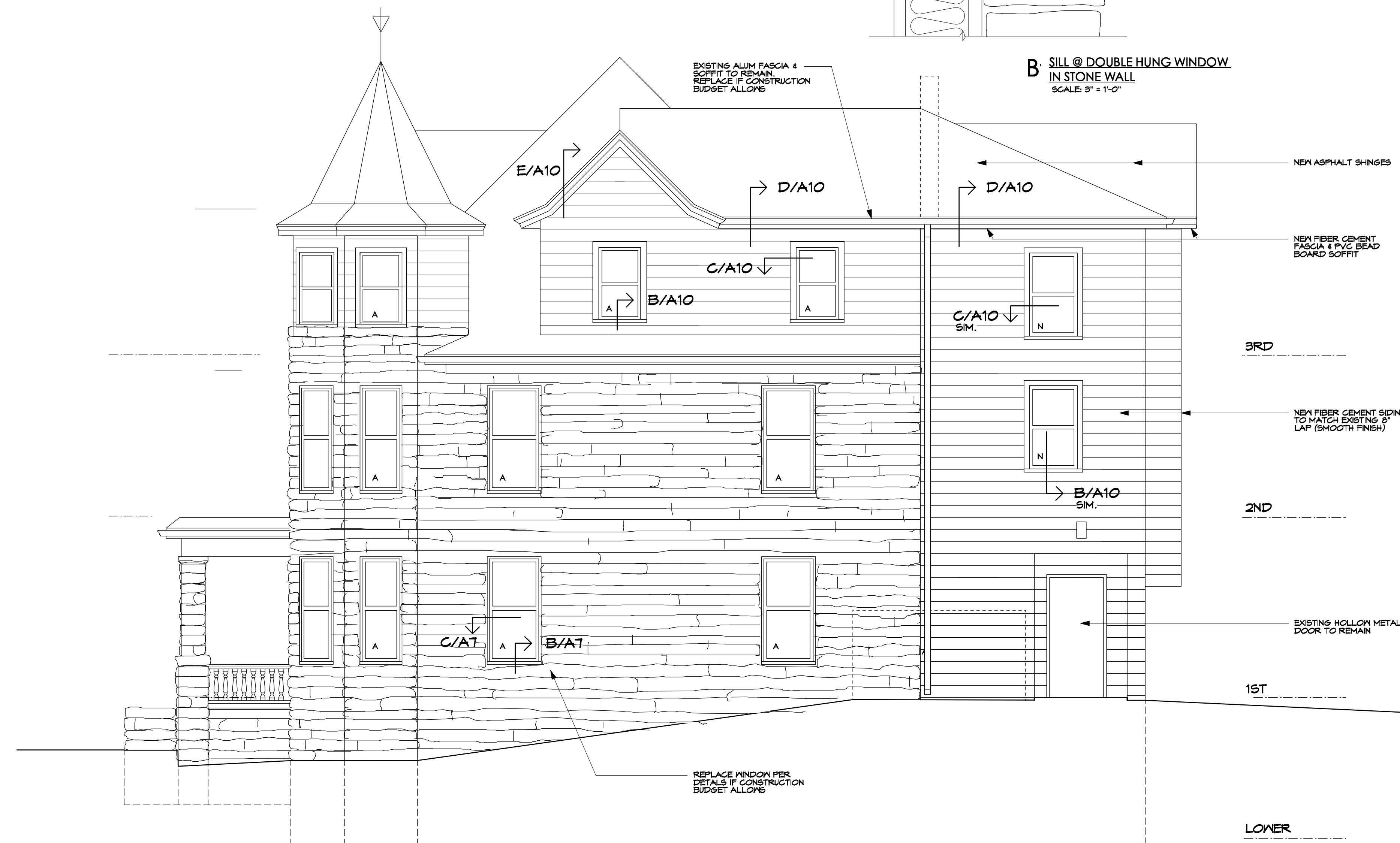
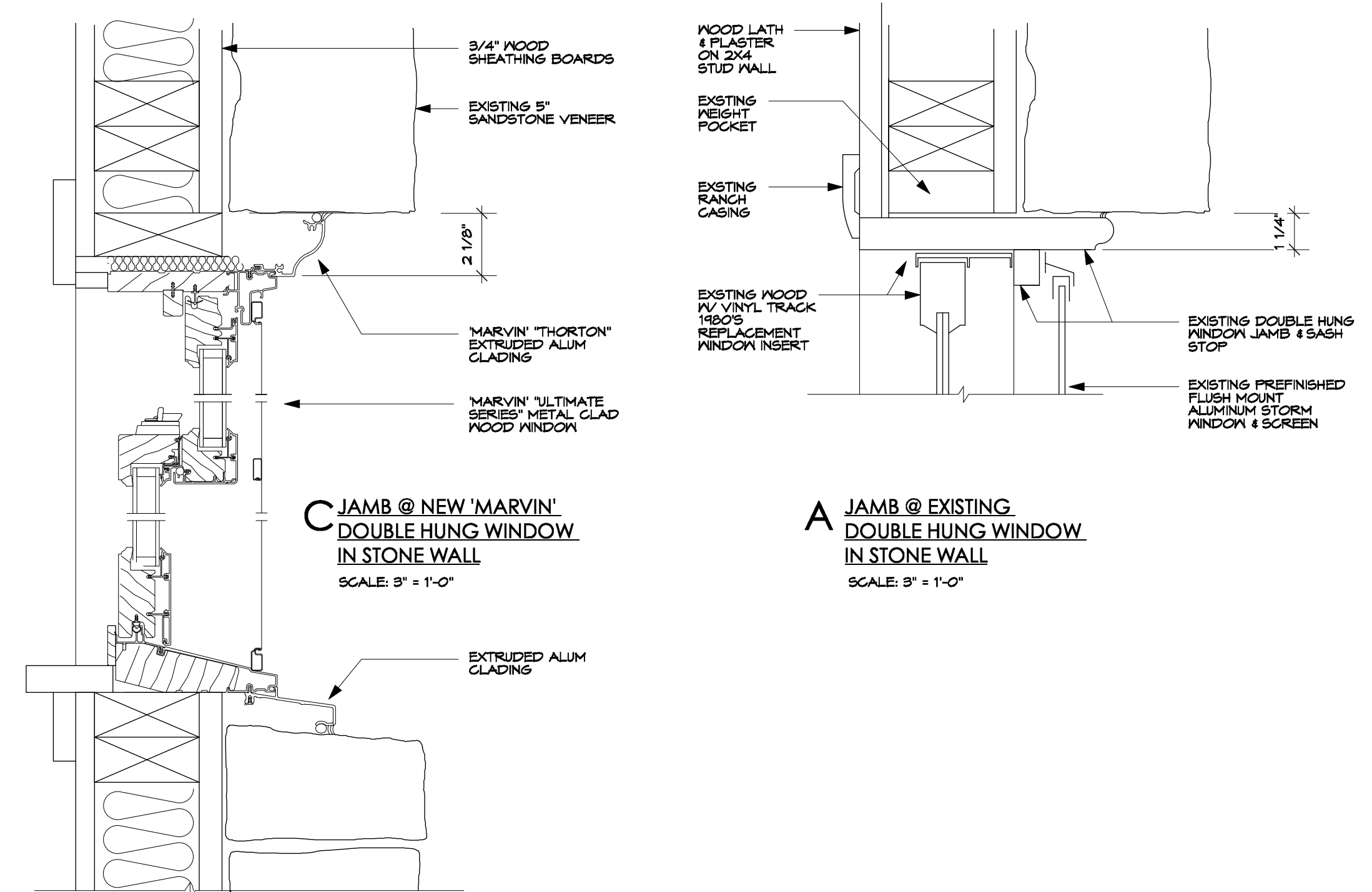


**Triangle
Fraternity**
REMODEL & ADDITION

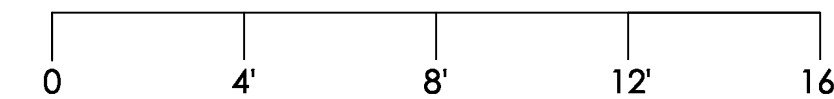
148 Breese Terrace,
Madison, WI 53726

SHEET
REAR ELEVATION

A6



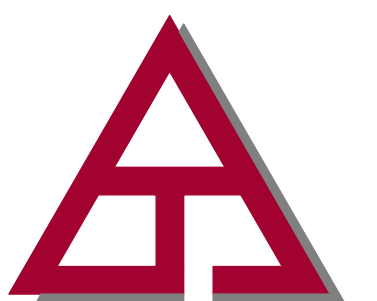
148 NORTH ELEVATION (SUMMIT AVENUE)



GENERAL NOTES:

- 'N' INDICATES NEW 'MARVIN' INSULATED LOW-E, METAL GLAZED WINDOW IN EXISTING OR NEW WALL.
- 'A' INDICATES NEW 'MARVIN' INSULATED LOW-E, METAL GLAZED WINDOW IN EXISTING WALL. TO BE INSTALLED IF FUNDS ARE AVAILABLE FOR THE PROJECT.

PROJECT:



**Triangle
Fraternity**

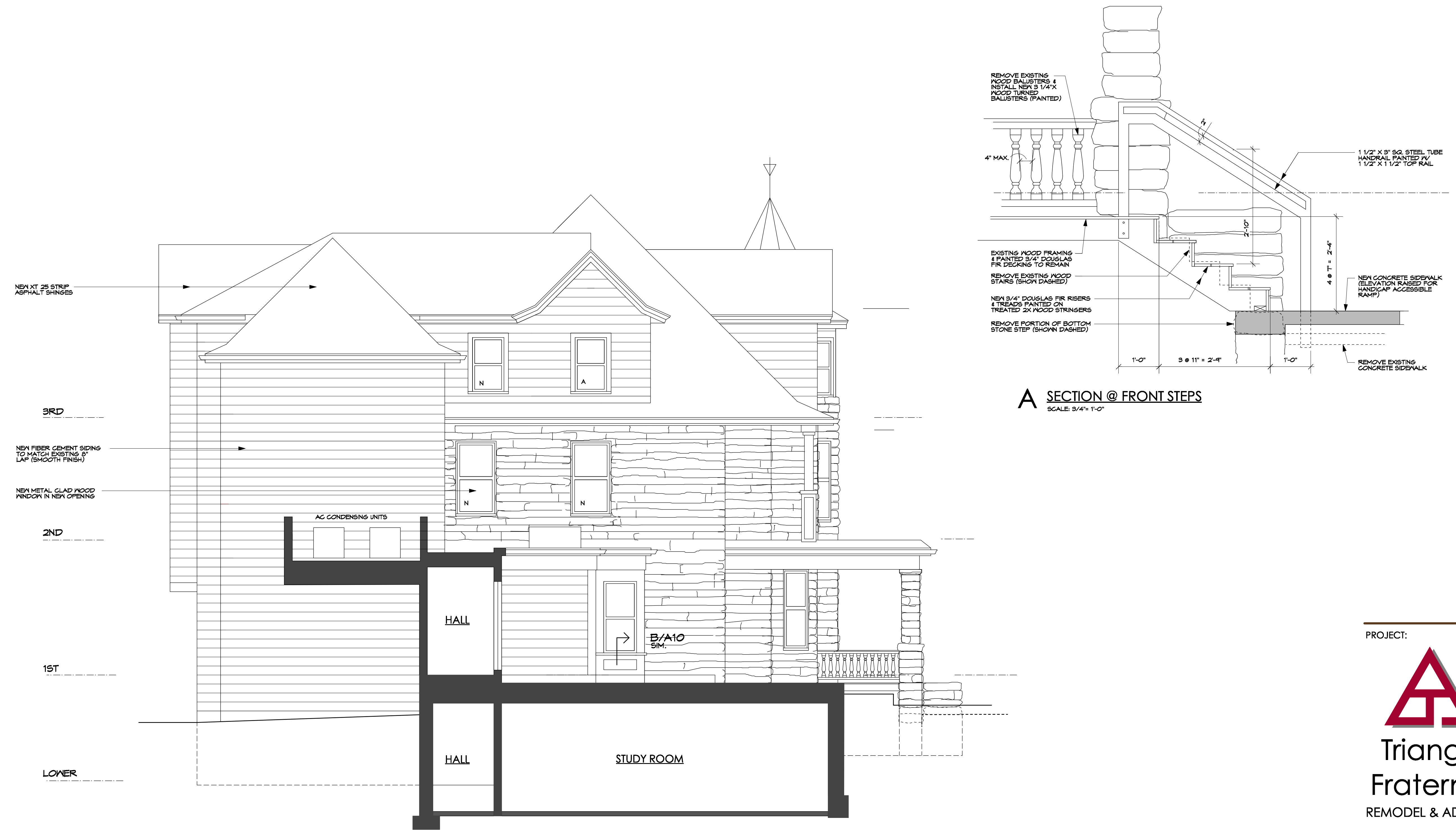
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

SHEET

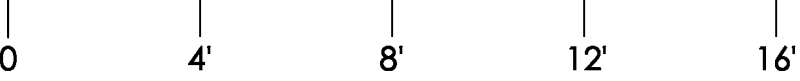
148 NORTH
ELEVATION

A7



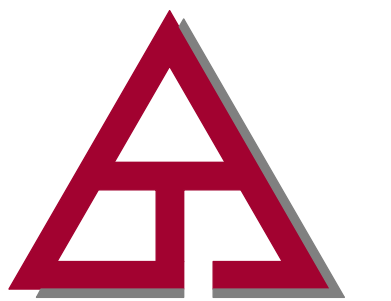
A SECTION @ FRONT STEPS
SCALE: 3/4" = 1'-0"

148 SOUTH ELEVATION



GENERAL NOTES:
 'N' INDICATES NEW "MARVIN" INSULATED LOW-E, METAL GLAZ PINDOW IN EXISTING OR NEW WALL.
 'A' INDICATES NEW "MARVIN" INSULATED LOW-E, METAL GLAZ PINDOW IN EXISTING WALL TO BE INSTALLED IF FUNDS ARE AVAILABLE FOR THE PROJECT.

PROJECT:



**Triangle
Fraternity**
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

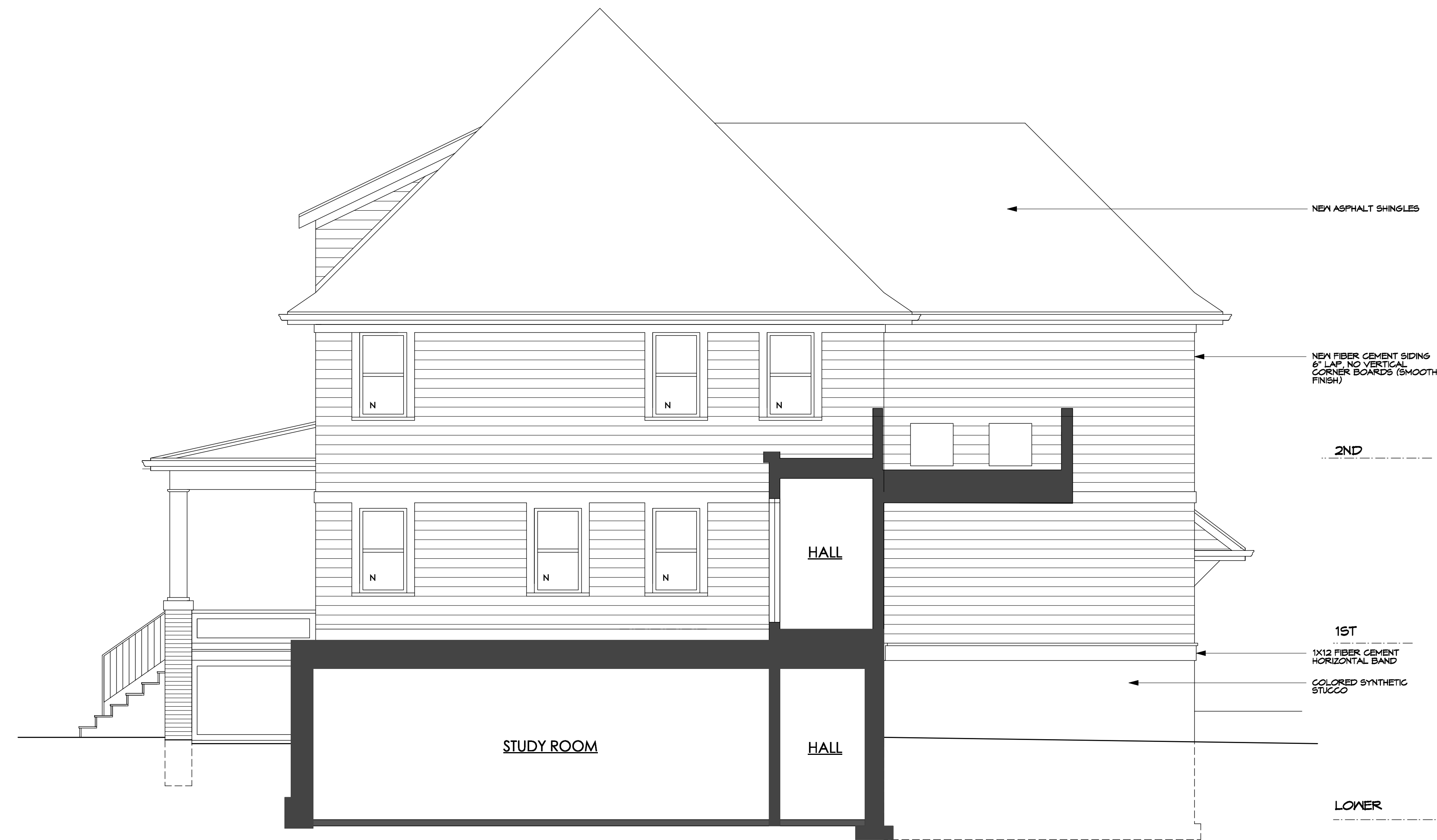
SHEET
148 SOUTH
ELEV./ SECTION

A8

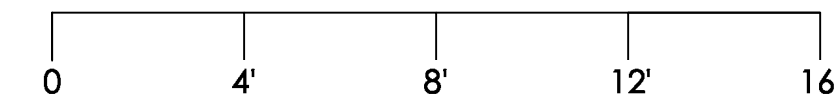
**FERCH
ARCHITECTURE**

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DATE	REVISIONS
9/25/2023	
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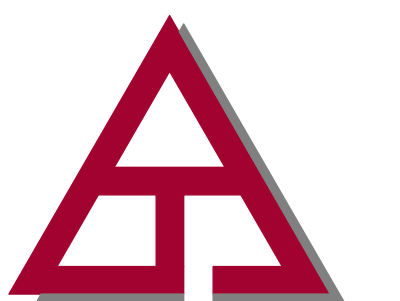
144 NORTH ELEVATION



GENERAL NOTES:

'N' INDICATES NEW 'MARVIN' INSULATED LOW-E METAL GLAZ WINDOW IN EXISTING OR NEW WALL.

PROJECT:



**Triangle
Fraternity**

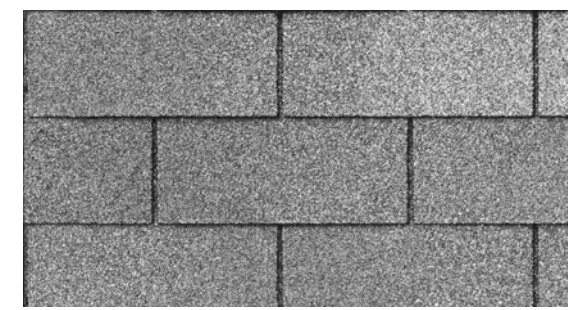
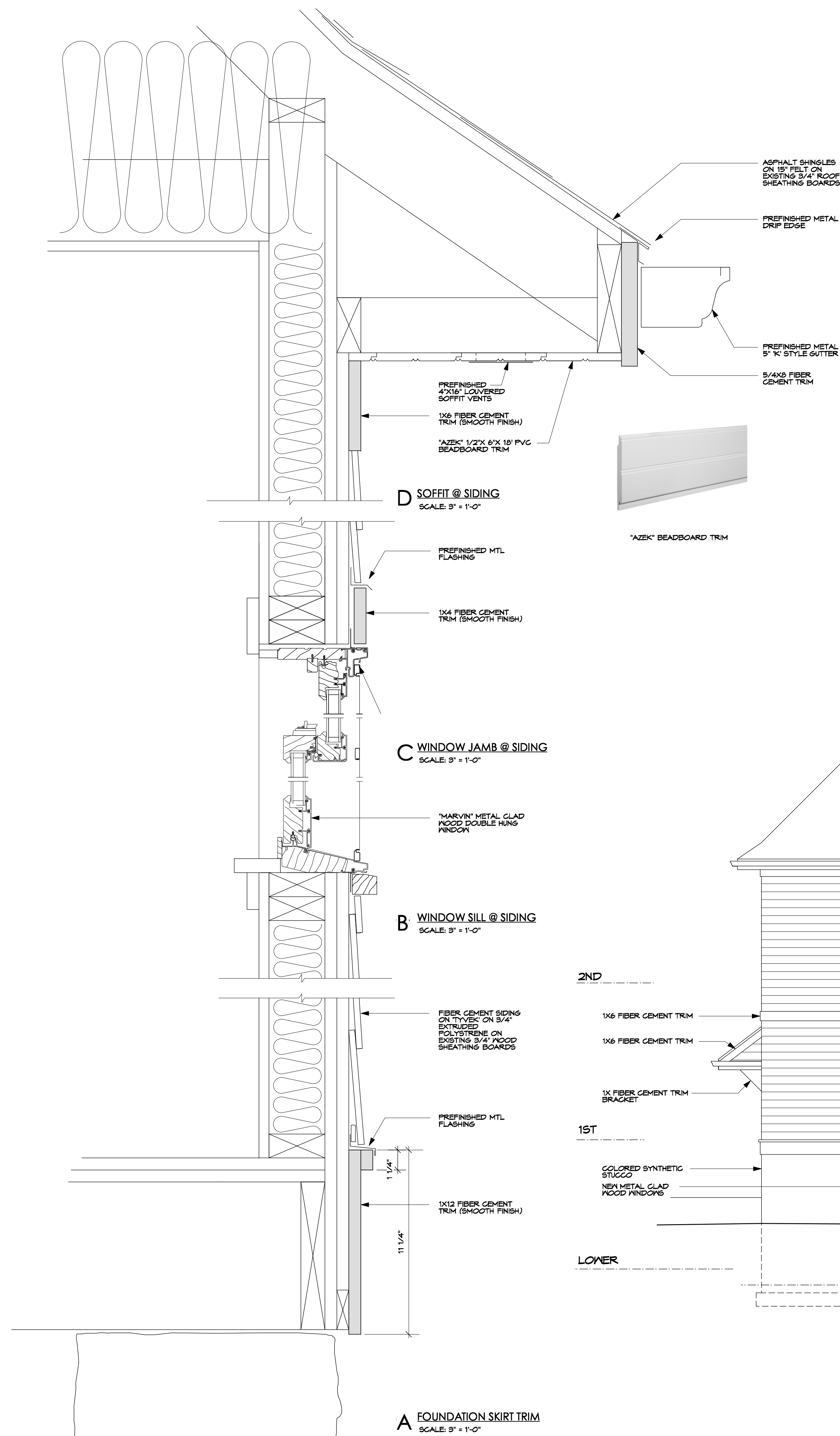
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

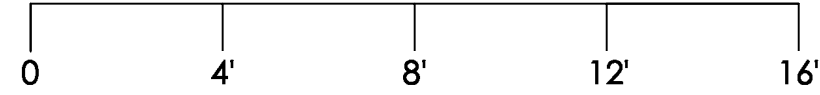
SHEET

144 NORTH
ELEV./ SECTION

A9

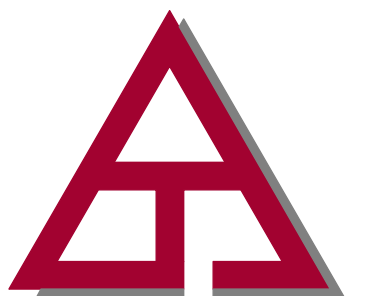


144 SOUTH ELEVATION



GENERAL NOTES:
"N" INDICATES NEW "MARVIN" INSULATED LOW-E METAL CLAD WINDOW IN EXISTING OR NEW WALL.

PROJECT:



**Triangle
Fraternity**
REMODEL & ADDITION

148 Breese Terrace,
Madison, WI 53726

SHEET
144 SOUTH
ELEVATION

A10







