

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 118-126 State Street Aldermanic District: 4

2. PROJECT

Project Title/Description: The Dayton-Carroll Hotel Project | Development of a 130-room hotel and restaurant

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: Eric Nordeen Company: 122 State Street Group LLC

Address: 2001 West Beltline Highway, Suite 200, Madison, WI 53713
Street City State Zip

Telephone: 608-250-2099 Email: eric@ascendant-holdings.com

Property Owner (if not applicant): _____

Address: _____
Street City State Zip

Property Owner's Signature:  Date: 04.30.18

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, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. 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

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.

Amy Scanlon, Registered Architect
 City of Madison Planning Division
 126 S Hamilton St
 P.O. Box 2985 (mailing address)
 Madison, WI 53701-2985
ascanlon@cityofmadison.com
 (608) 266-6552

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Jeffrey L. Vercauteren
Partner

33 E. Main Street, Suite 300, P.O. Box 1379
Madison, WI 53701-1379
Direct: 608.234.6052
Fax: 608.258.7138
Jeff.Vercauteren@huschblackwell.com

April 30, 2018

Landmarks Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

Re: Review of Proposed Hotel Development – 118-126 State Street

Dear Commission Members:

On behalf of 122 State Street Group LLC, I am pleased to submit the enclosed materials for review of a proposed building consisting of approximately 130 hotel guest rooms at 118-126 State Street. The proposal includes a request to redevelop the existing buildings at 122 and 124 State Street, to redevelop a portion of the buildings at 118 and 126 State Street, and for a zoning map amendment to rezone the properties from the Downtown Core (DC) District to the Planned Development (PD) District. We are seeking review by the Landmarks Commission because the property at 114 State Street is an adjacent landmark. The Landmarks Commission previously reviewed a prior version of this proposal on October 2, 2017.

Project Updates

Since our previous submission we have updated the building to address Commission comments on the prior proposal. Notably, we have reduced the building's base height on the North Carroll Street frontage to be more compatible with the scale of the landmark 114 State Street building and to better address this unique through-block building. The updated design improves the compatibility between the 114 State Street height and bay windows on North Carroll Street and the three-story base of the proposed building facade. This design enhances the relationship and character between the proposed building and the historic landmark.

Landmarks Review Standards

As articulated by MGO § 28.144, Development Adjacent to a Landmark or Landmark Site:

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be

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reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site.

The proposed building complements the historic character of the adjacent landmark as well as the architectural fabric of State Street as a whole. This project preserves the historic façades and portions of 118 and 126 State Street, retaining the character and scale of the block while also being sensitive to the adjacent landmark. The proposal also enhances the visual quality of the block by restoring the State Street viewshed corridor and adding a high-quality, attractive building that activates the pedestrian experience. The project enriches and revitalizes the integrity of surrounding properties, including the landmark building at 114 State Street.

Project Objectives and Benefits

The Project will benefit the City of Madison in the following ways:

- Improve the quality of architecture, site design and urban design on State Street, West Dayton Street and North Carroll Street by replacing deteriorating commercial buildings with a high-quality, durable and attractive building that activates the pedestrian experience on all three street frontages.
- Restore the State Street viewshed corridor by redeveloping the existing six-story building that does not comply with the 30-foot stepback requirement and replacing it with a building that complies with the stepback requirement with a four-story façade on State Street.
- Retain the historic façades and portions of 118 and 126 State Street to keep the scale of the block intact and to anchor the new building in a way that is sensitive to the adjacent landmark at 114 State Street.
- Activate the 100 Block of North Carroll Street and the top of State Street by increasing pedestrian activity and providing a primary entrance on North Carroll Street, including a pick-up and drop-off area staffed by hotel employees throughout the day and night.
- Remove the existing skywalk to improve visibility of the Overture Center and to enhance the Dayton Street pedestrian experience.
- Increase commercial activity on the 100 Block of State Street by attracting hotel and restaurant guests to the downtown area.

Project Summary

The proposal would redevelop the existing buildings at 122 and 124 State Street and portions of the existing buildings at 118 and 126 State Street. The new building would incorporate the façades and portions of the existing structures at 118 and 126 State Street and would include four stories facing State Street with a rooftop terrace above the fourth floor, and eight stories facing

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West Dayton Street and North Carroll Street with a stepped back ninth story rooftop terrace area. The primary hotel entrance would be located on North Carroll Street, with passenger and delivery loading areas on North Carroll Street, and the primary restaurant entrance would be on State Street. The hotel, restaurant and bar would be permitted uses in the proposed Planned Development zoning district.

Existing Site Conditions

The existing site is located at 118 State Street (PIN 0709-1442-6064), 122 State Street (PIN 0709-1442-6056), and 124-126 State Street (PIN 0709-144-2610-5) constituting 0.30 acres (12,929 sq. ft.) fronting on State Street, West Dayton Street and North Carroll Street. 122 State Street Group LLC owns the property located at 122 State Street and has an option to purchase the property located at 118 State Street, which is currently owned by 118 LLC. An affiliated entity, AH 126 State LLC, owns 124-126 State Street.

The site is bounded by a commercial building containing Michelangelo's Coffee House and upstairs apartments to the east, State Street to the south, a commercial building containing Capitol Corn Popper to the west, and West Dayton Street and North Carroll Street to the north. The site is part of the Downtown Core (DC) District. The site currently contains four commercial buildings.

Access to the site is provided directly from the City right-of-way on State Street, West Dayton Street and North Carroll Street. A Madison Metro bus stop for lines 2, 3, 4, 6, 7, 8, 11, 12, 14, 15, 29, 37, 47, 56, 57, 58, 70, 71 and 72 is located within walking distance of the property on State Street. Two Madison BCycle stations are located within walking distance of the property on North Carroll Street and West Mifflin Street.

Compliance with Downtown Design Guidelines

The Project complies with the Downtown Design Guidelines as follows:

- **Building Orientation:** The building addresses the scale of the street and the design integrates all entrances and services to support the surrounding context. The street level fenestration promotes interaction between pedestrians and occupants and allows for additional site furniture, outdoor dining and landscaping. Entrances on Carroll and Dayton create a strong corner presence at the intersection.
- **Access and Site Circulation:** Traffic patterns and existing parallel parking have been maintained on West Dayton Street. The proposed drop off/entry point is concealed on North Carroll Street, which is not a through street. The hotel will be served by off-site valet parking at existing parking structures. The hotel will also be served by on-site valet bike parking.
- **Traffic Study:** A traffic study for the project modeled existing and projected site conditions, trip generation, travel and parking demand, valet service, public transit options, motor vehicle traffic volumes, and pedestrian and bicycle access. Simulating the

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anticipated demands for the proposed project, the report indicated “negligible impacts on the existing intersection and manageable vehicle storage needs for the valet service.”

- **Landscaping:** The project will preserve existing mature canopy trees on State Street and will include new plantings and landscaping on West Dayton Street and North Carroll Street. The project will include landscaped roof terraces on the fifth and ninth floors.
- **Massing:** The building does not obstruct any views of the Capitol or the lakes in any of the designated view corridors. The building uses stepbacks on State Street to create a sense of scale consistent with the context of the block and minimize shadow effects. The façade of the building is composed of materials that represent a human scale consistent with the pedestrian friendly neighborhood. The existing building on State Street has six stories of frontage while the proposed building reduces the State Street exposure to only four stories in accordance with the current Downtown Plan. The proposed building’s base also respects the adjacent landmark at 114 State Street by matching its three-story height on Carroll Street.
- **Building Components:** In addition to creating usable outdoor space, the rooftop area screens the mechanical equipment from nearby buildings and integrates the elevator penthouses in a complimentary manner. The base of the building introduces a new restaurant space which will connect to State Street using operable glass doors and windows. The scale of the materials and openings at the street elevations is intended to match the scale of the adjacent buildings so that the rhythm of the street is preserved.
- **Building Materials:** The architectural design of the building emphasizes the use of limestone masonry and zinc paneling. The richness of these natural elements creates a palette that will be of consistent quality with the historic buildings in the area. The palette of materials has been distilled down to consistent selections which are used on all sides of the building.
- **Visual Interest/Door and Window Openings:** The building is designed with a base (floors 1-3), a middle (floors 4-8) and a cap (roof) on the State Street elevation to be contextual with the adjacent buildings and allow for rooftop terraces on the 5th floor and 9th floor. The cadence of the windows and framing on State Street reflect similar proportions to the existing fabric of the street. Guestroom windows are contained within the perimeter of the building creating relief from the façade and punctuation vertically on the building.
- **Awnings, Canopies and Signage:** All projections from the building have been designed to be compatible with the building architecture and prioritize their form and function equally. Proposed projections are integrated into the exterior design and do not obstruct any architectural details.

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Project Data

<u>Location:</u>	118-126 State Street
<u>Start Construction:</u>	Approximately first quarter 2019
<u>Complete Construction:</u>	Approximately third quarter 2020
<u>Type of Building:</u>	Commercial
<u>Land Area:</u>	0.30 acres (12,929 sq. ft.)
<u>Site Access:</u>	State Street, West Dayton Street, North Carroll Street

Project Financial Information

Value of Land: The land at 118 State Street is currently assessed at \$182,000 and improvements at \$989,000 for a total assessed value of \$1,171,000. The land at 122 State Street is currently assessed at \$339,000 and improvements at \$1,959,000 for a total assessed value of \$2,298,000. The land at 124-126 State Street is currently assessed at \$136,000 and improvements at \$904,000 for a total assessed value of \$1,040,000. The total combined assessed value for the properties is \$5,055,000.

Estimated Project Cost: \$40,000,000

Number of Jobs: 95 construction jobs and 70 full-time equivalent jobs.

Public Subsidy Requested: None.

Project Team

Owner:
122 State Street Group, LLC
2001 W. Beltline Hwy., Suite 200
Madison, WI 53713
Contact: Eric Nordeen and Matt Prescott

Architects:
MetroStudio
6501 Spanish Fort Blvd.
New Orleans, LA 70124
Contact: Ken Gowland

KKAD
52 Main Street, Suite 3
Chester, NJ 07930
Contact: Kraig Kalashian

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We look forward to presenting these materials to you for your review of this proposal to revitalize and enhance this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey L. Vercauteren', with a stylized, cursive script.

Jeffrey L. Vercauteren

cc: (all via email)
Mike Verveer, District 4 Alderperson
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Planning Division Director
Tim Parks, Planning Division
Janine Glaeser, Planning Division
Amy Scanlon, Preservation Planner
Matt Tucker, Zoning Administrator



CENTRAL
PROPERTIES



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City of Madison

LANDMARKS COMMISSION

The Dayton & Carroll Hotel Project

April 30th, 2018

DOWNTOWN MADISON

STATE STREET VIEW



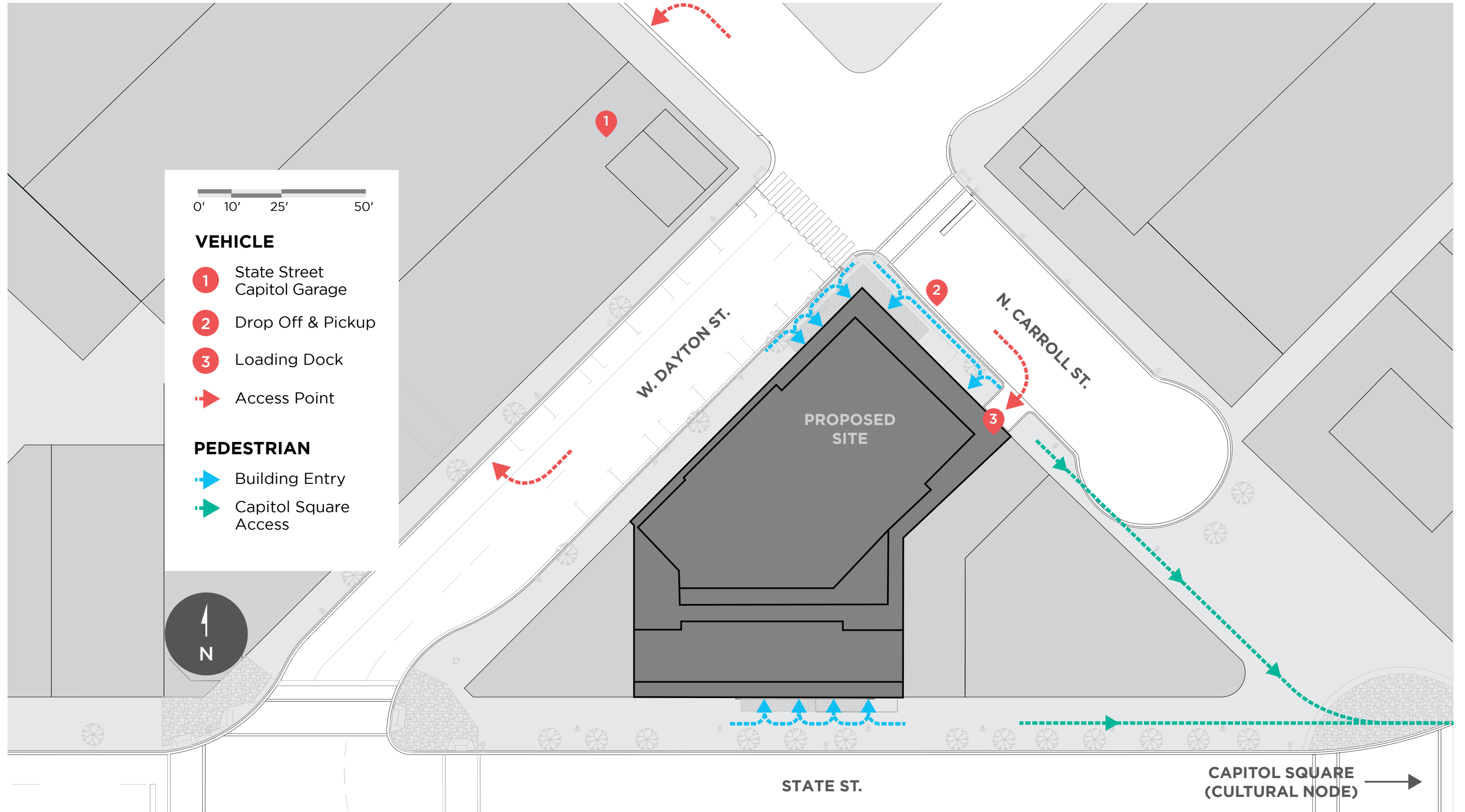
DOWNTOWN MADISON

Access and Site Circulation

Traffic patterns and existing parallel parking have been preserved on W. Dayton Street.

Proposed drop off / entry point is concealed on N. Carroll which is not a through street.

Entrance and Drop off locations were determined through various traffic and safety studies..

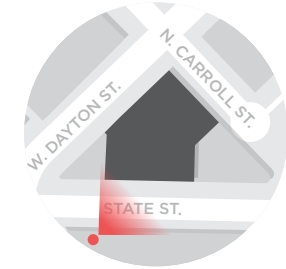


DOWNTOWN MADISON

Landscaping



DOWNTOWN MADISON



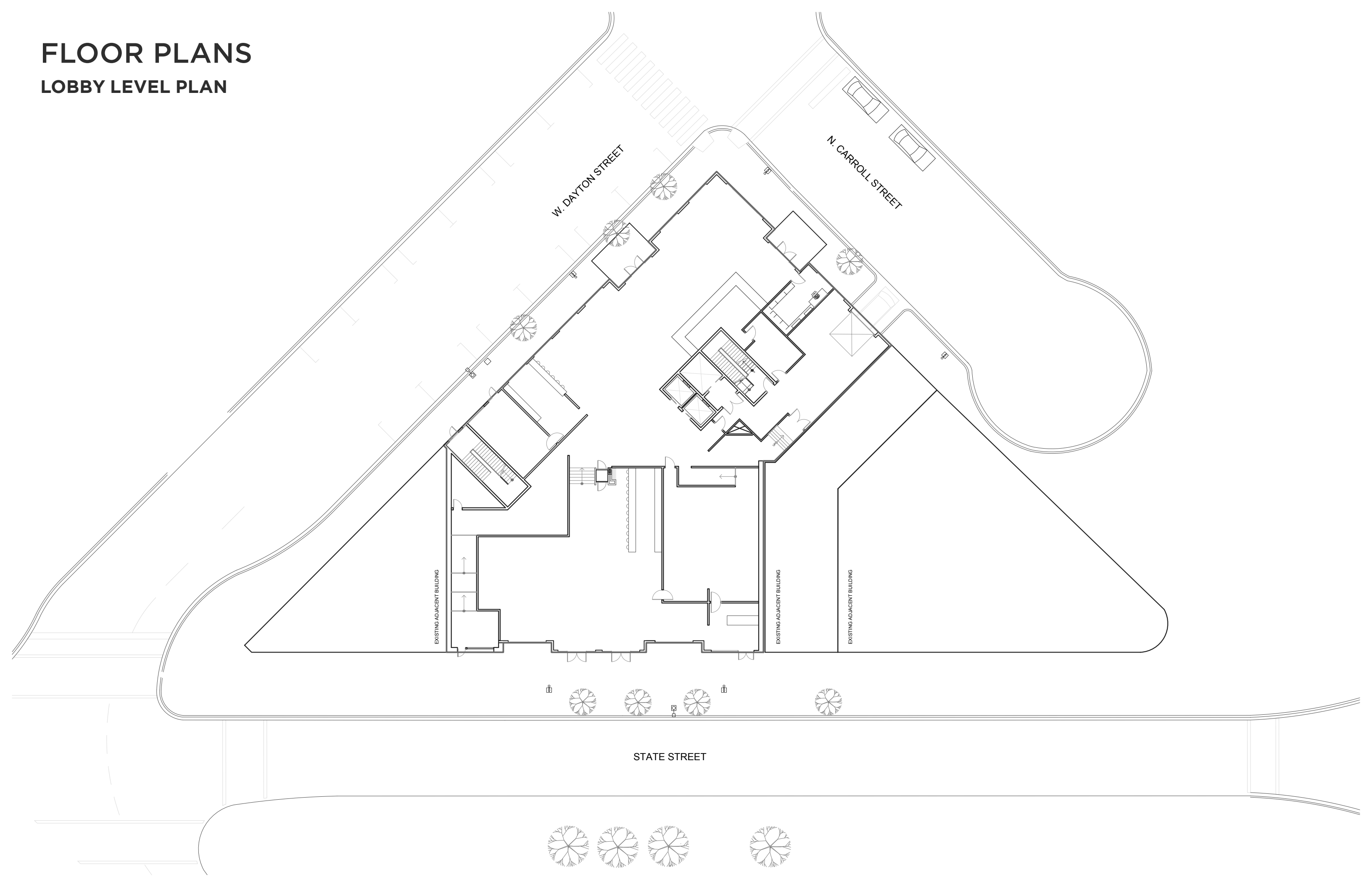
Awnings, Canopies and Signage

All projections from the Building have been designed in sympathy to the Building Architecture and prioritize their form and function equally.

Proposed projections are integrated into the exterior design and do not obstruct any Architectural details.

FLOOR PLANS

LOBBY LEVEL PLAN



FLOOR PLANS

2ND - 3RD FLOOR : TYPICAL LOW RISE PLAN



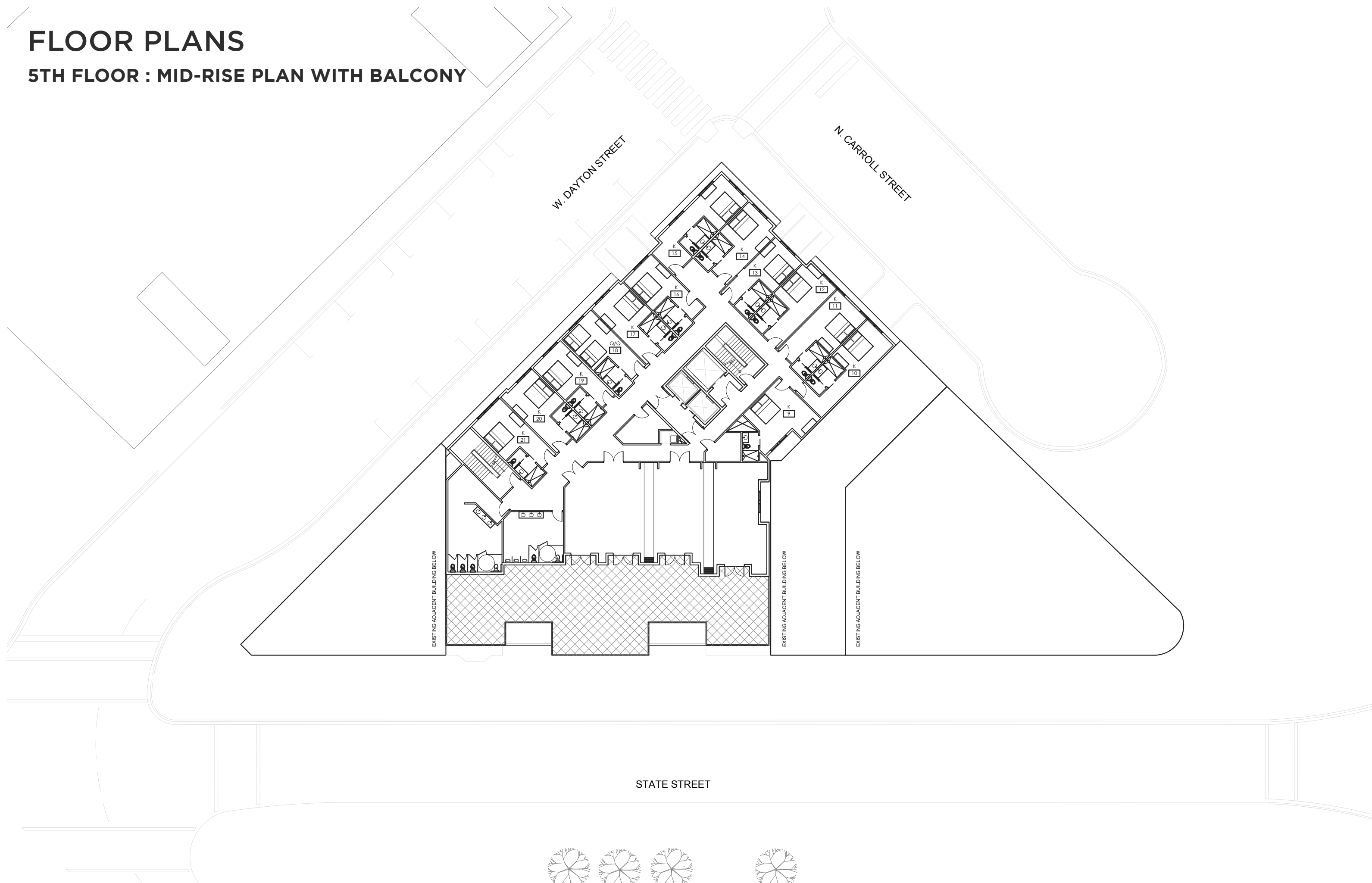
FLOOR PLANS

4TH FLOOR PLAN



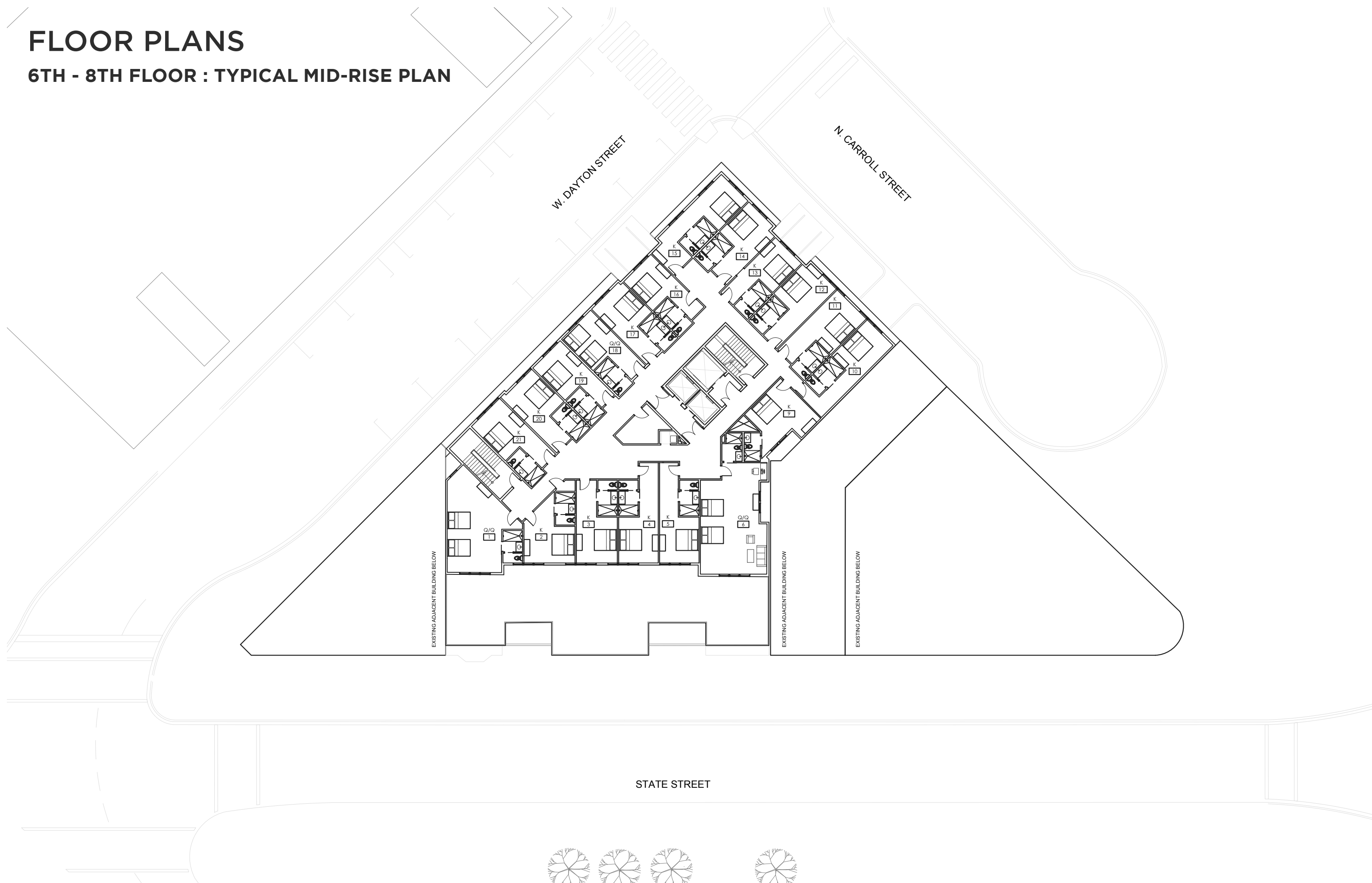
FLOOR PLANS

5TH FLOOR : MID-RISE PLAN WITH BALCONY



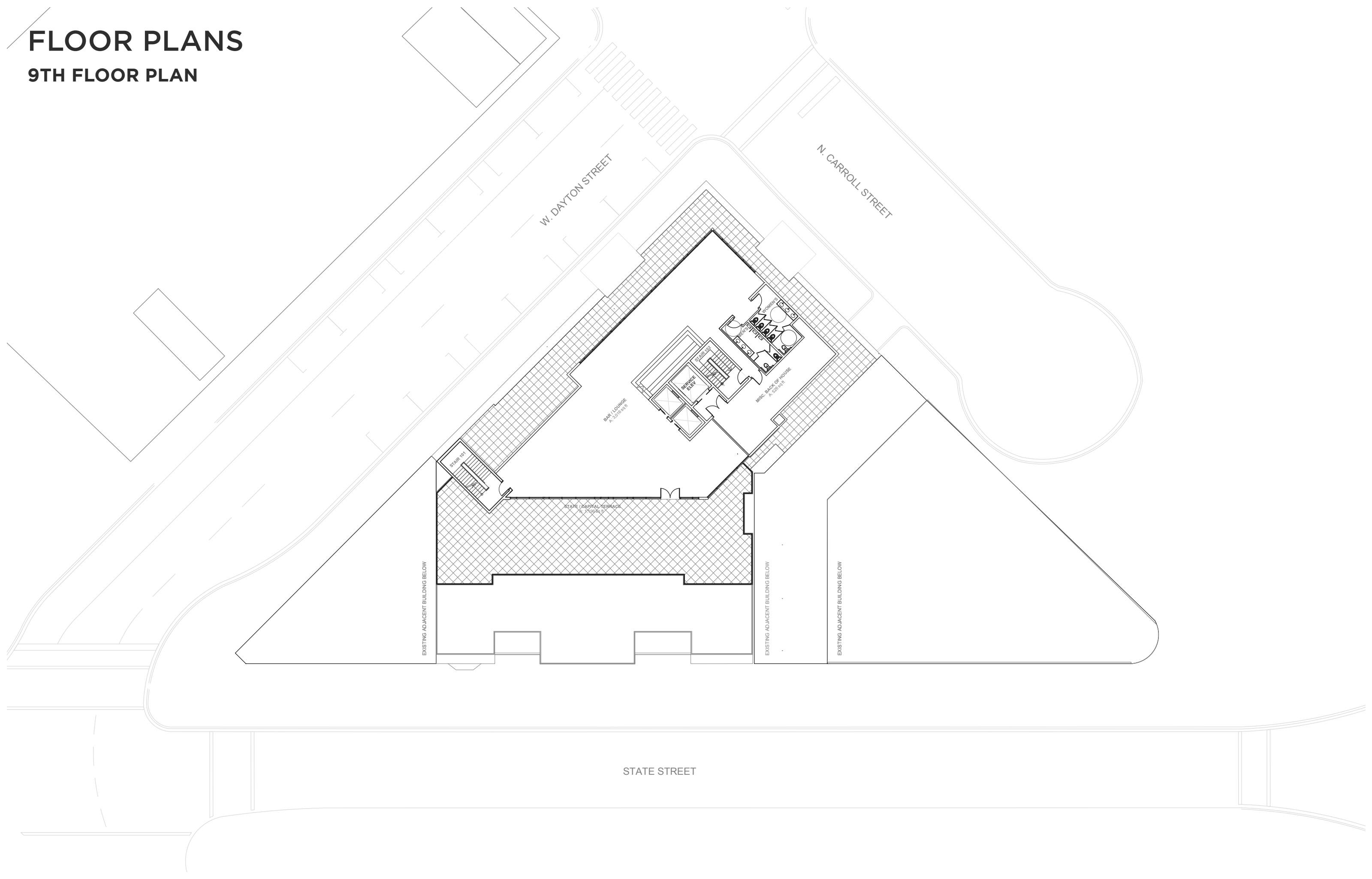
FLOOR PLANS

6TH - 8TH FLOOR : TYPICAL MID-RISE PLAN



FLOOR PLANS

9TH FLOOR PLAN



W. DAYTON STREET

N. CARROLL STREET

BAR / LOUNGE
A-10108-11

SERVICE BAY

STAIRS

MUSIC BACK OF HOUSE
A-10201-11

STATE / CAPITAL TERRACE
A-10204-12

EXISTING ADJACENT BUILDING BELOW

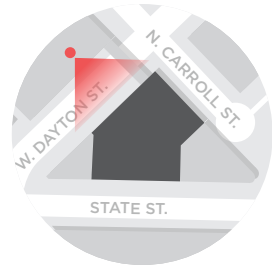
EXISTING ADJACENT BUILDING BELOW

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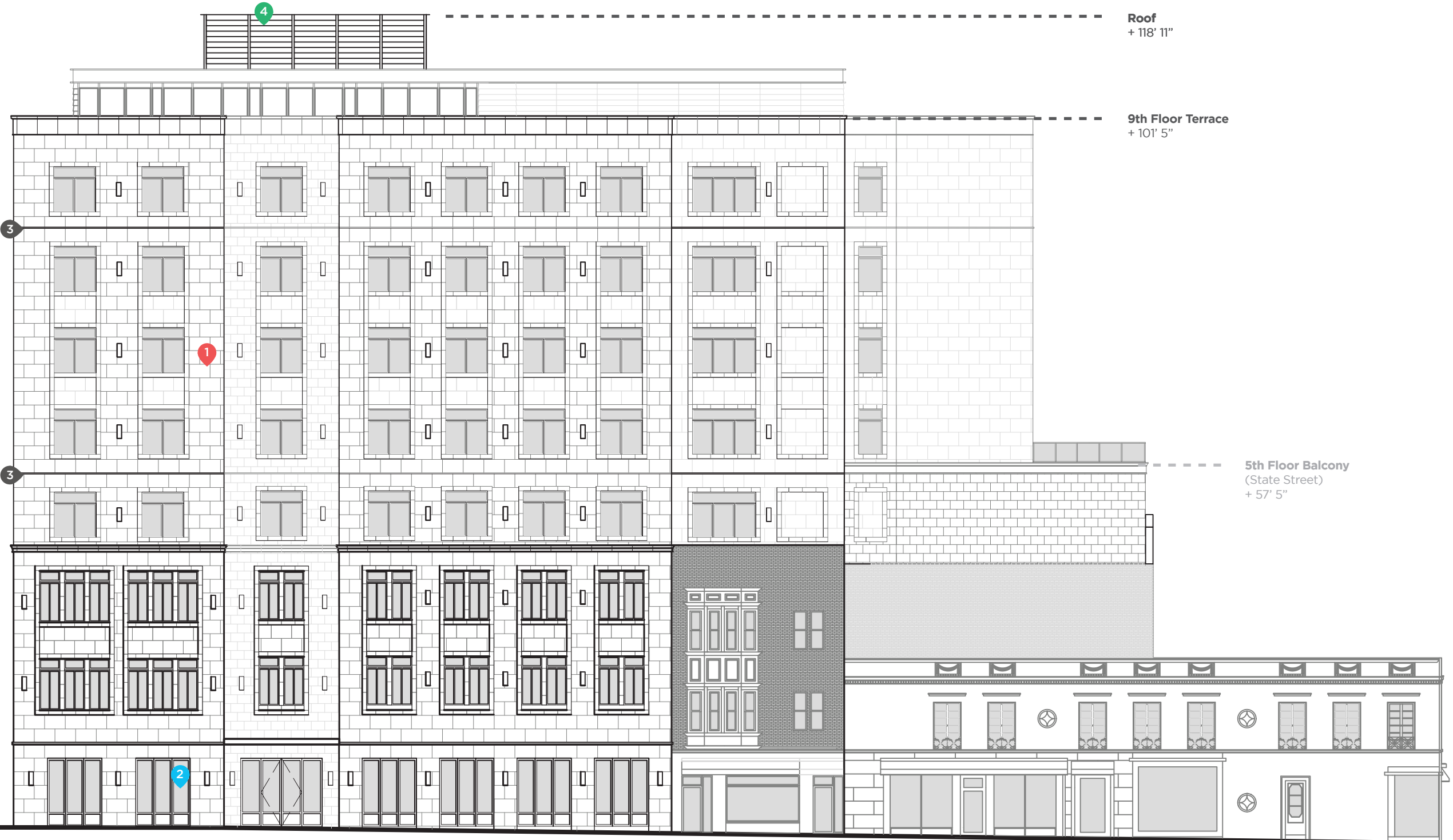
STATE STREET

ELEVATIONS

WEST DAYTON STREET

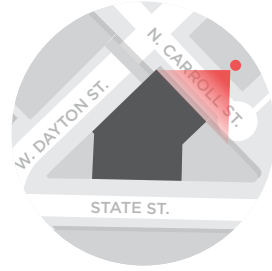


- 1 Limestone Masonry
- 2 Anodized Aluminum Framing
- 3 Unit Masonry Cornices
- 4 Zinc Paneling



ELEVATIONS

NORTH CARROLL STREET

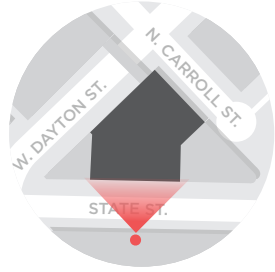


- 1 Limestone Masonry
- 2 Anodized Aluminum Framing
- 3 Unit Masonry Cornices
- 4 Zinc Paneling



ELEVATIONS

STATE STREET



- 1 Limestone Masonry
- 2 Anodized Aluminum Framing
- 3 Unit Masonry Cornices

5th Floor Balcony
+ 57' 5"

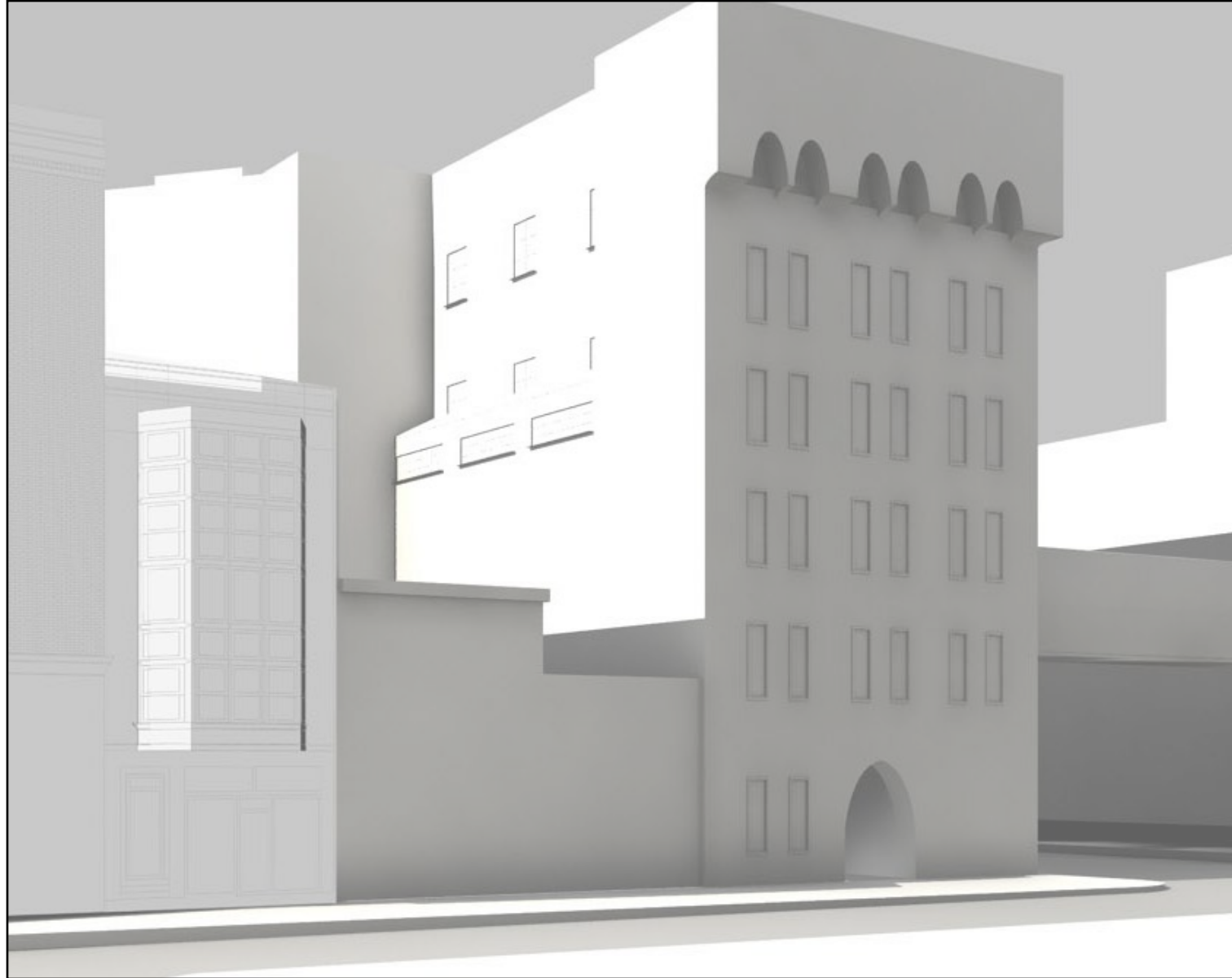
Roof
+ 118' 11"

9th Floor Terrace
+ 101' 5"



DOWNTOWN MADISON

EXISTING NORTH CARROLL STREET VIEW



PROPOSED NORTH CARROLL STREET VIEW



DOWNTOWN MADISON

EXISTING STATE STREET VIEW

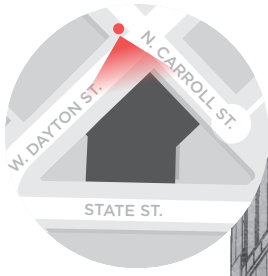


PROPOSED STATE STREET VIEW



GROUND-LEVEL VIEW

WEST DAYTON STREET



CONTACTS

DEVELOPER CONTACT

Eric Nordeen /Matt Prescott
Ascendant Holdings

2001 W. Beltline Hwy, Suite 200
Madison, WI 53713
(608) 250-2099

LEGAL CONTACT

Angie Black / Jeff Vercauteren
Husch Blackwell llp

33 East Main Street, Suite 300
Madison, WI 53701-1379
(608) 234-6052

DESIGN CONTACT

Kraig Kalashian / Ken Gowland
KKAD / MetroStudio

52 Main Street - Suite 3
Chester, NJ 07930
(908) 933-9440