

# City of Madison Landmarks Commission

# APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL-100, P.O. Box 2985, Madison, WI 53701-2985



## 1. LOCATION

Project Address: 412 S. Baldwin

Aldermanic District: 6 Rumel

## 2. PROJECT

Project Title / Description: The Marquette Hotel & Cafe

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

- Alteration / Addition to a Designated Landmark
- Land Division/Combination of Designated Landmark site
- Alteration / Addition to a building adjacent to a Designated Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows
- Land Division/Combination in a Local Historic District (specify):
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows
- New Construction in a Local Historic District (specify):
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows
- Demolition
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Referral from Common Council, Plan Commission, or other referral
- Landmark Nomination/Rescission or Historic District Nomination/Amendment  
*(Please contact the Historic Preservation Planner for specific submission requirements.)*
- Other (specify): \_\_\_\_\_

42148

Registrar #

CITY OF MADISON

MAR 14 2016

3:20

Planning & Community  
& Economic Development

## 3. APPLICANT

Applicant's Name: James Montgomery

Company: Marquette Hotel LLC.

Address: 412 S. Baldwin

Telephone: 608-335-8017

E-mail: James.g.montgomery@gmail.com

Property Owner (if not applicant): Same

Address: \_\_\_\_\_

Property Owner's Signature: James Montgomery

Date: 3-10-16

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 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

**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.
- 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.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Photographs of existing conditions;
  - Photographs of existing context;
  - 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  
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)  
P.O. Box 2985 (mailing address)  
Madison, WI 53701-2985  
[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)  
608 266 6552

Monday, March 14, 2016

**Amy Scanlon**  
**Madison Landmarks Commission**

Dear Amy:

Please find, included with this Letter of Intent, our application package for the City of Madison Landmarks Commission's approval. This application is for the property located at 412-414 South Baldwin Street, Madison, Wisconsin 53703. The property is located in the Marquette Neighborhood, which is within Madison Common Council District 6.

The project features a boutique hotel and neighborhood café, with outdoor seating. These sites are currently zoned TSS and TR-C4. We are looking to combine the two parcels into one, and then to rezone the entire property to TSS zoning, which will allow our intended use, which is a small hotel with a cafe. Note that the CSM for joining the parcels is being submitted concurrently.

There is one building currently on this property. It is a two-story wood-framed structure which will remain. We plan to construct a 3-story addition with a basement. The exterior of the existing structure will not be altered at this time.

**Development Team:**

James Montgomery, Developer and Construction Manager  
Glueck Architects, Architect

The primary contact persons for this project are:

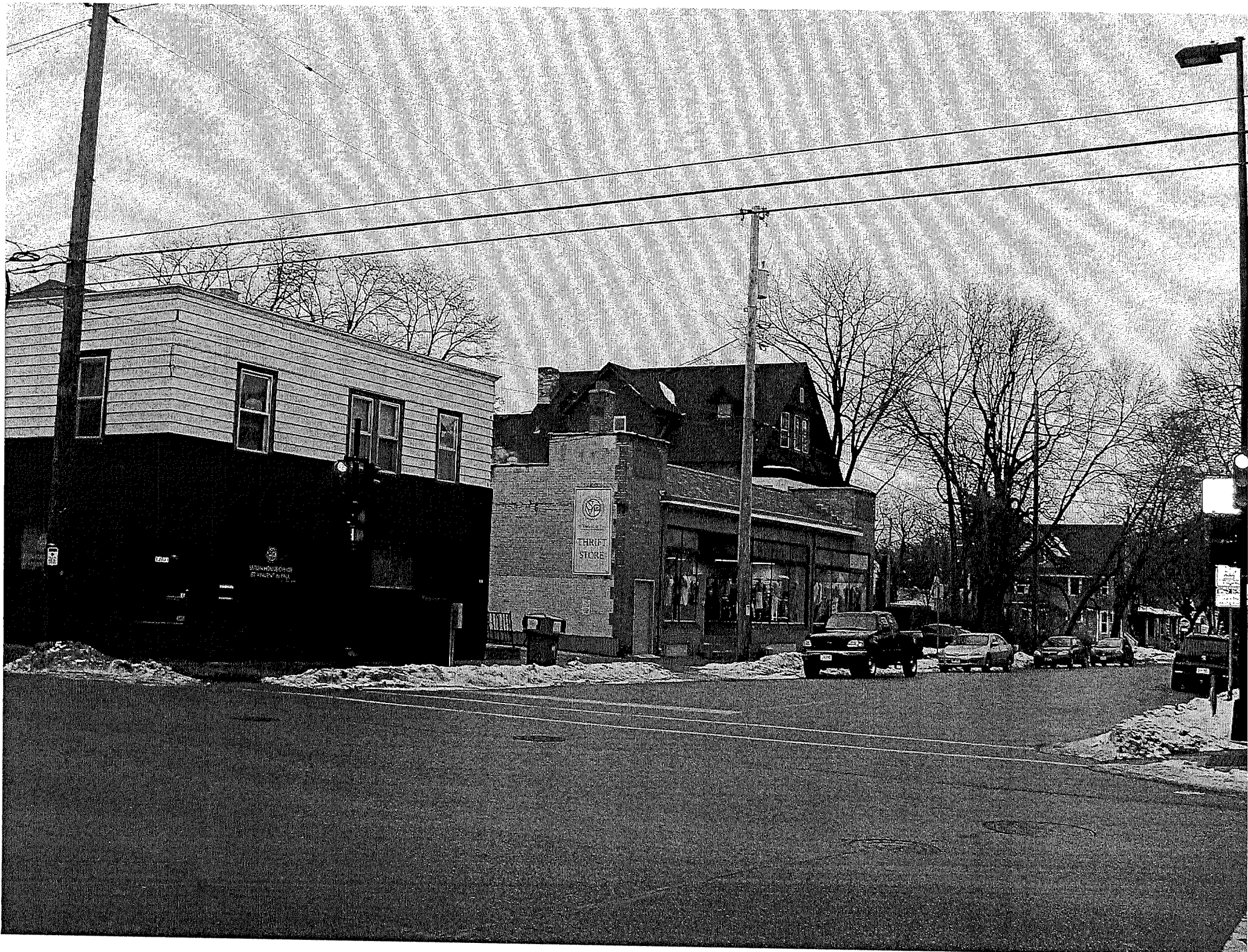
Jim Glueck  
Glueck Architects  
116 North Few Street  
Madison 53703  
(608) 251-2551  
[glueckarch@sbcglobal.net](mailto:glueckarch@sbcglobal.net).

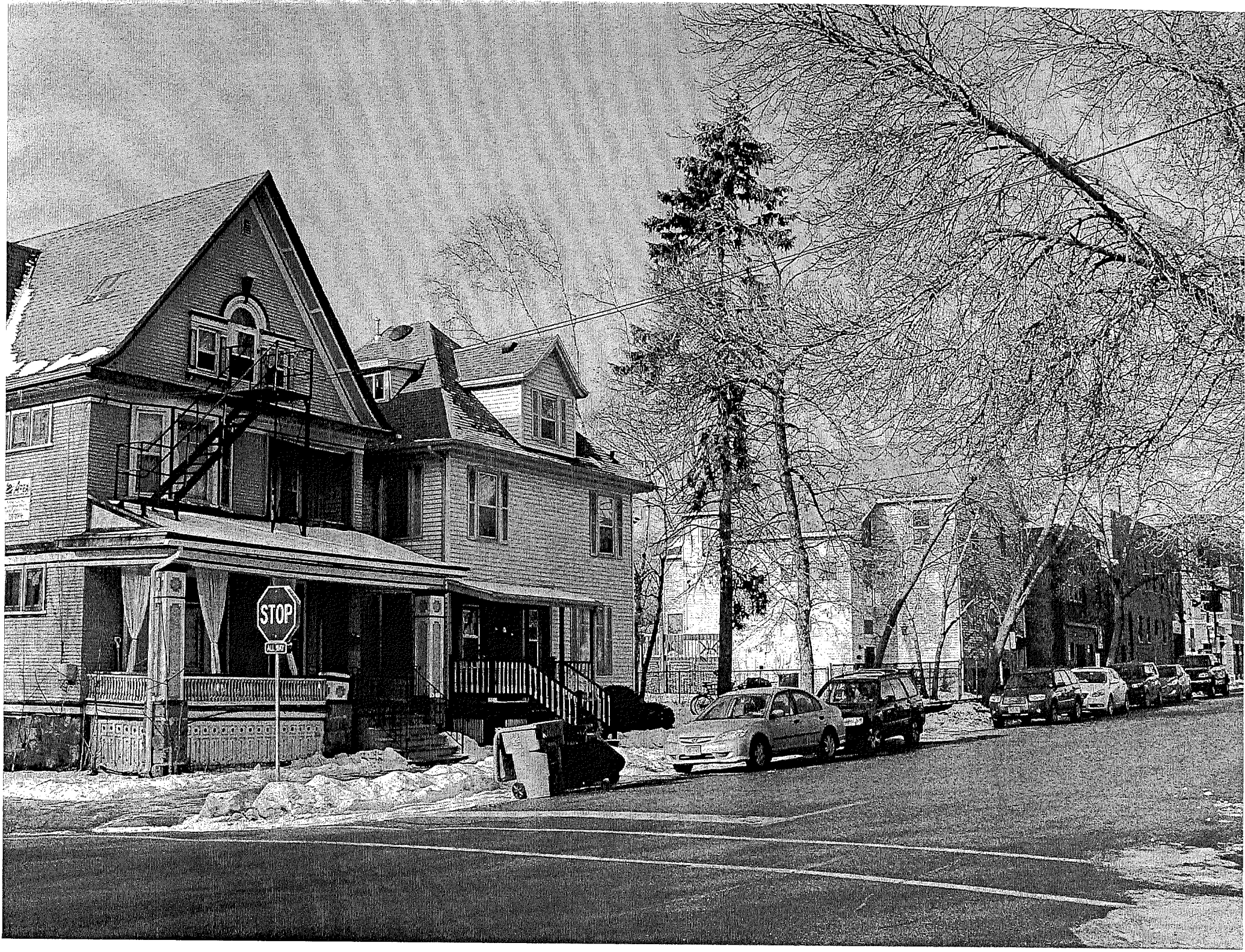
James Montgomery  
412 S. Baldwin St  
Madison, WI 53703  
(608) 335-8017  
[james.g.montgomery@gmail.com](mailto:james.g.montgomery@gmail.com)

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or myself.

Sincerely,  
James Montgomery

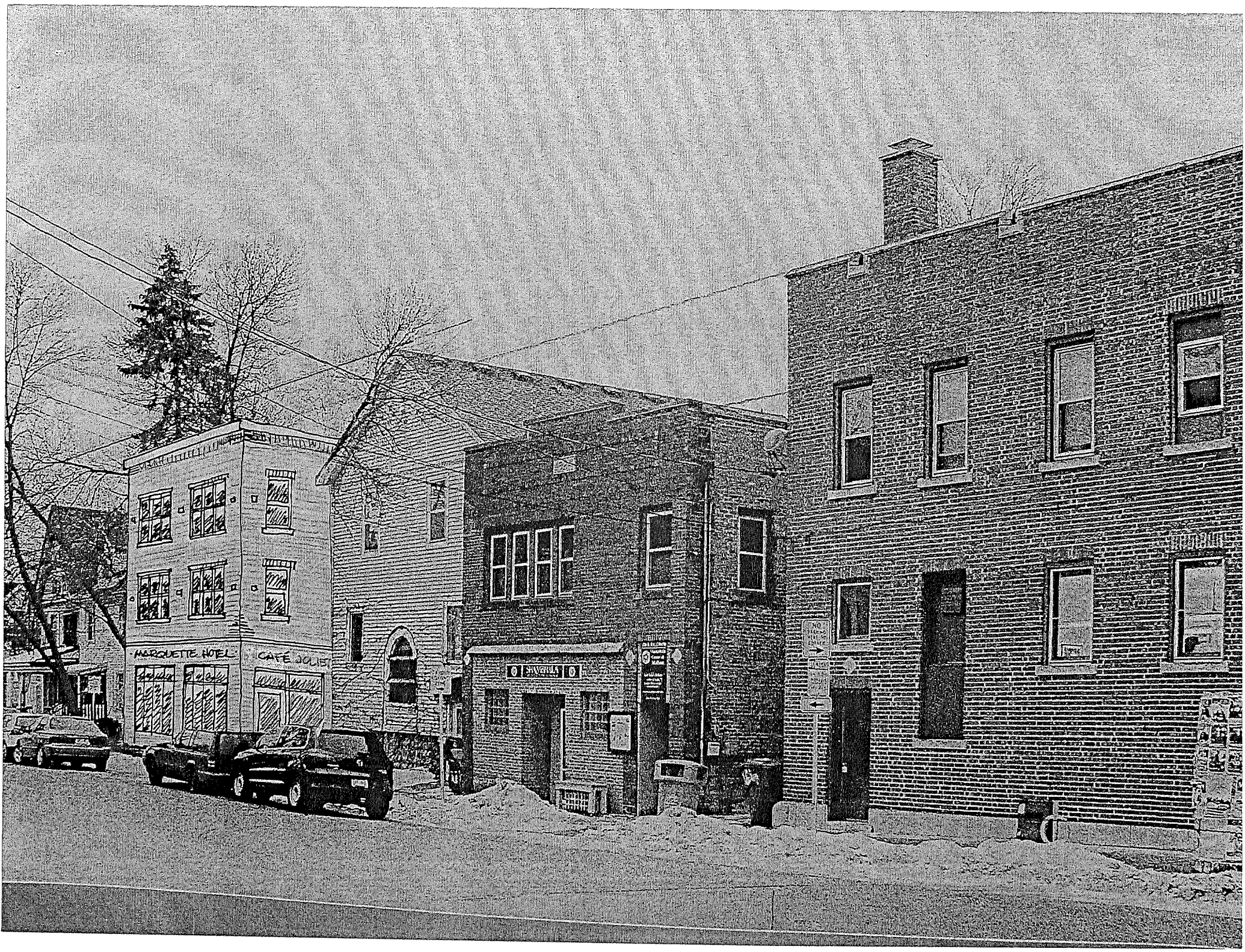


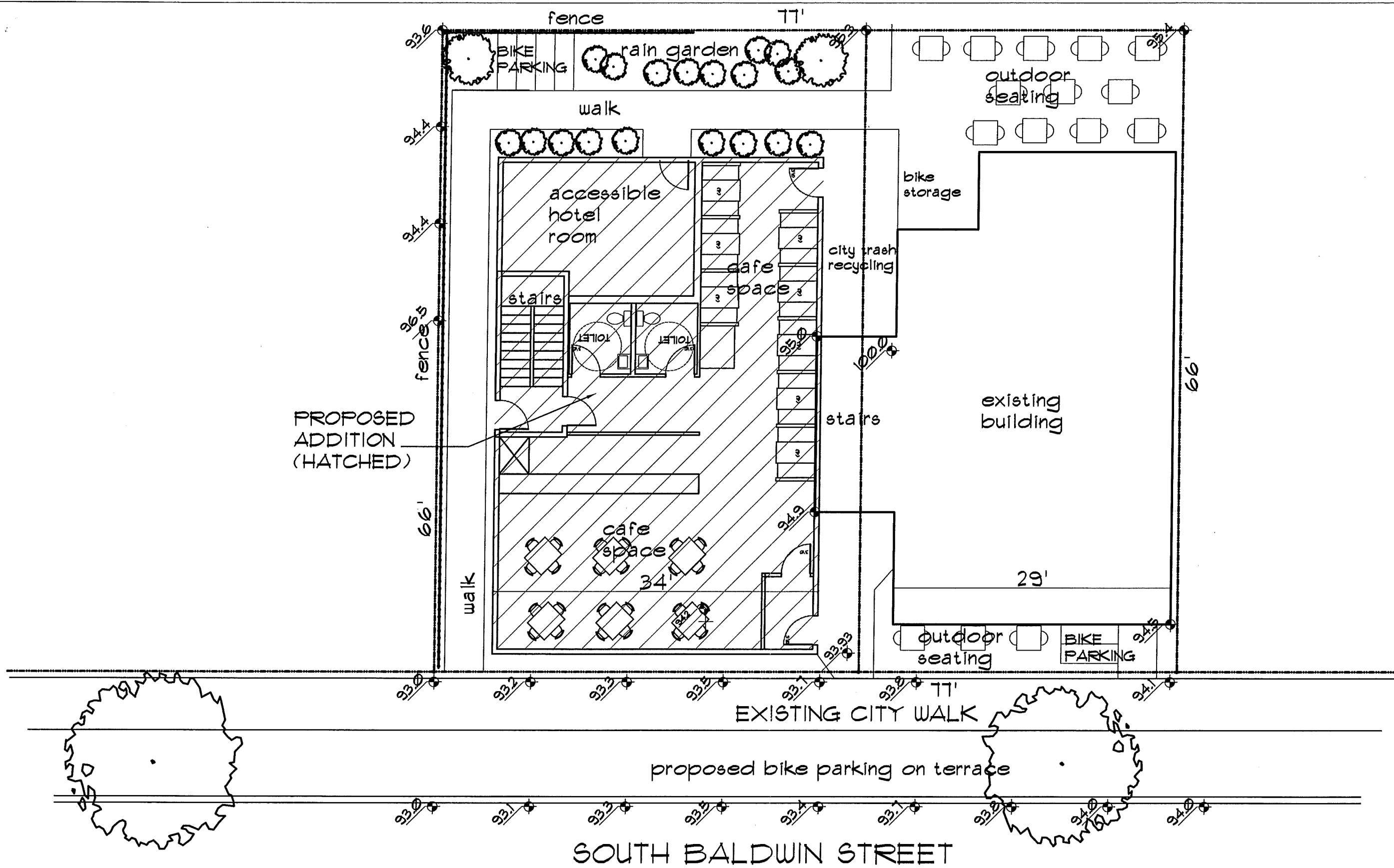




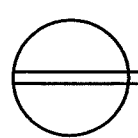
STOP  
ALLWAY







PROPOSED  
ADDITION  
(HATCHED)



SITE PLAN

SCALE - 1" = 10' = 0"

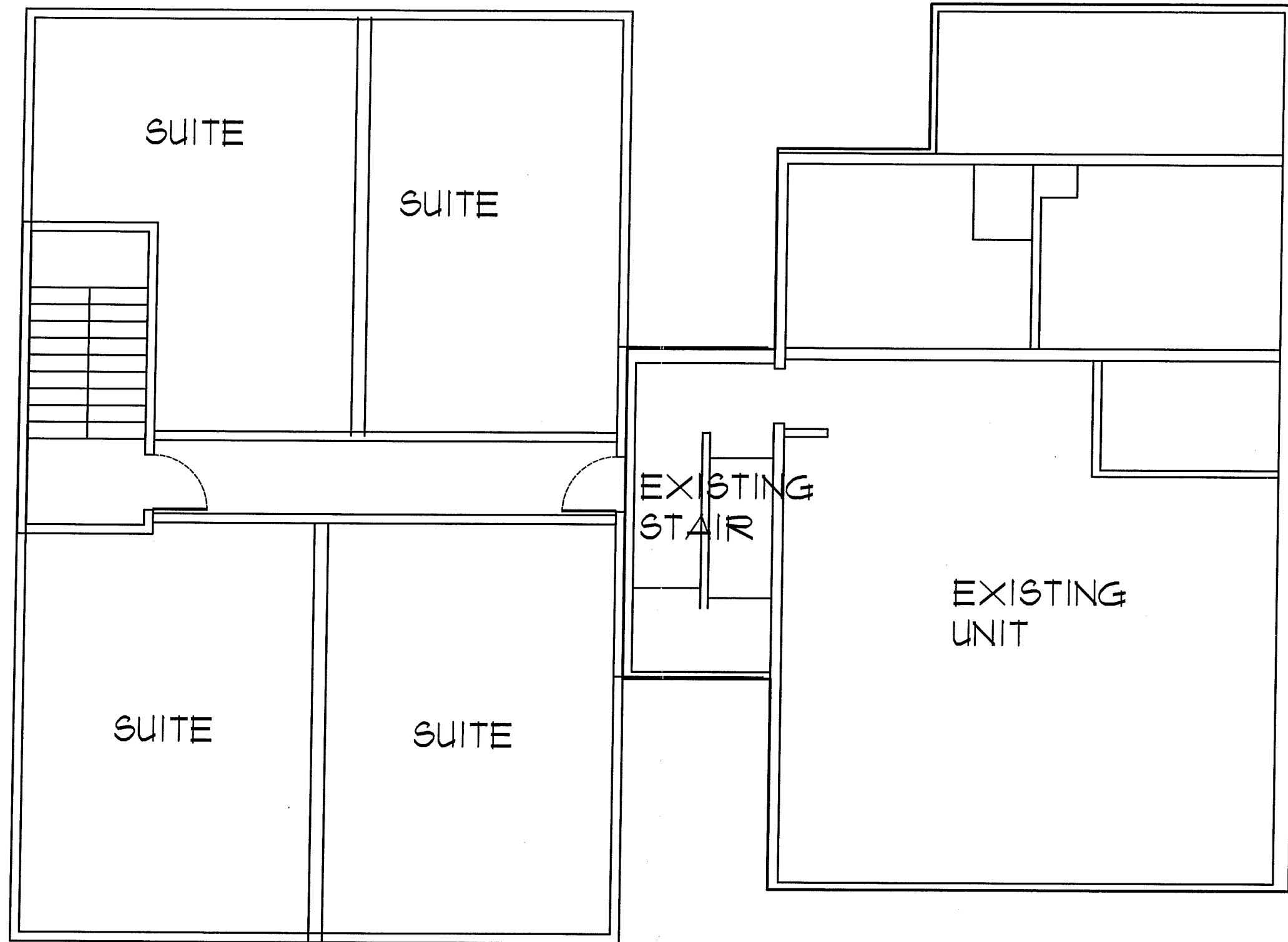


3/1/16 MARQUETTE HOTEL AND CAFE  
PROPOSED ADDITION  
412-414 WILLIAMSON STREET  
MADISON, WISCONSIN

glueck architects  
116 North Few Street, Madison, WI 53703 (608)251-2551

1614  
10  
of 0






**SECOND AND THIRD FLOOR**  
 PROPOSED


**SECOND FLOOR**  
 EXISTING

METAL RAILING SET  
BACK 6' MIN. FROM  
FRONT

STAIR TOWER  
EXTENSION TO  
ALLOW ACCESS TO  
NEW THIRD FLOOR  
AND ROOF

STONE  
CORNICE  
WITH METAL  
PARAPET  
CAP

BRICK

STONE  
ACCENT  
BLOCK

NEW THIRD FLOOR  
115.2

METAL CLAD  
WINDOWS

NEW SECOND FLOOR  
106.2

SIGNAGE  
TO BE  
DESIGNED

STONE  
CORNICE

METAL  
STOREFRONT

NEW FIRST FLOOR  
94.2

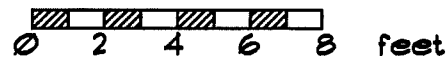
MARQUETTE HOTEL

EX 2ND FLOOR  
112.6

EX LANDING  
106.3

EX 1ST FLOOR  
100.0

STREET ELEVATION (NORTHEAST)



3/11/16

MARQUETTE HOTEL AND CAFE  
412-414 S. BALDWIN STREET  
MADISON, WISCONSIN

glueck architects  
116 North Few Street, Madison, WI 53703 (608)251-2551

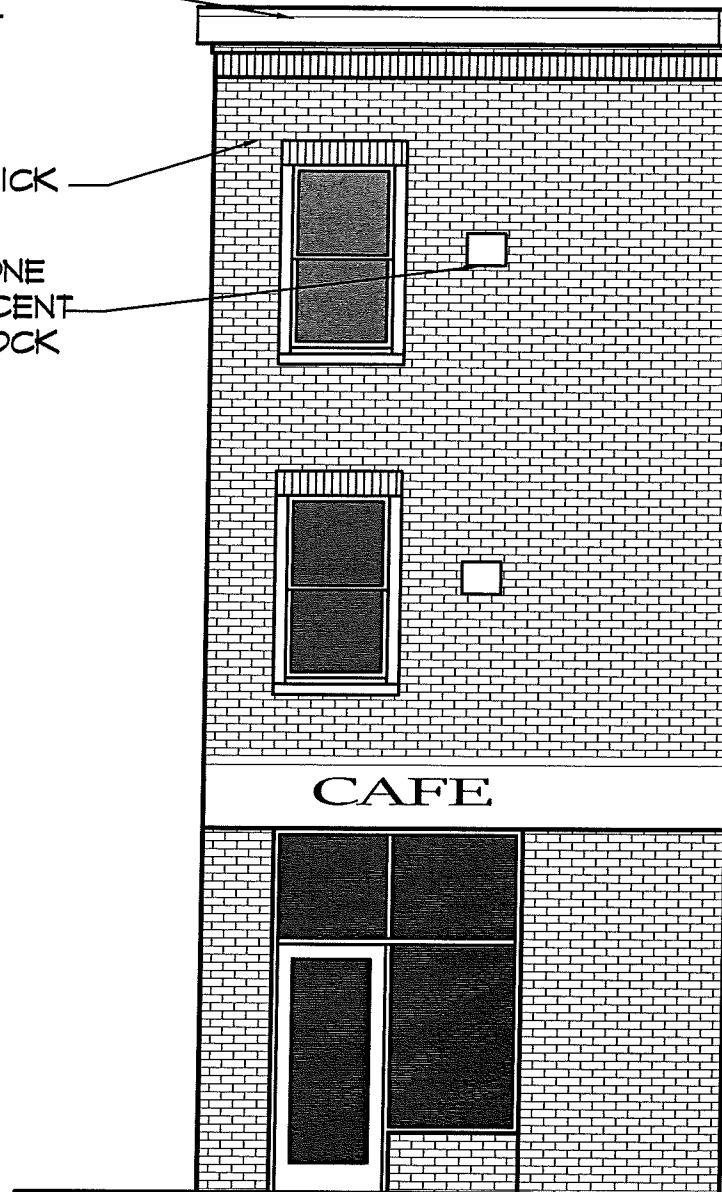
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10  
OF 0

STONE  
CORNICE  
WITH METAL  
PARAPET  
CAP

BRICK

STONE  
ACCENT  
BLOCK

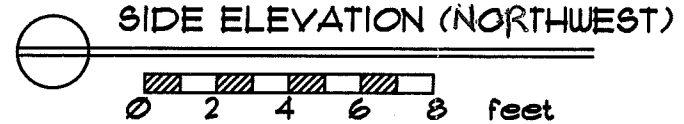
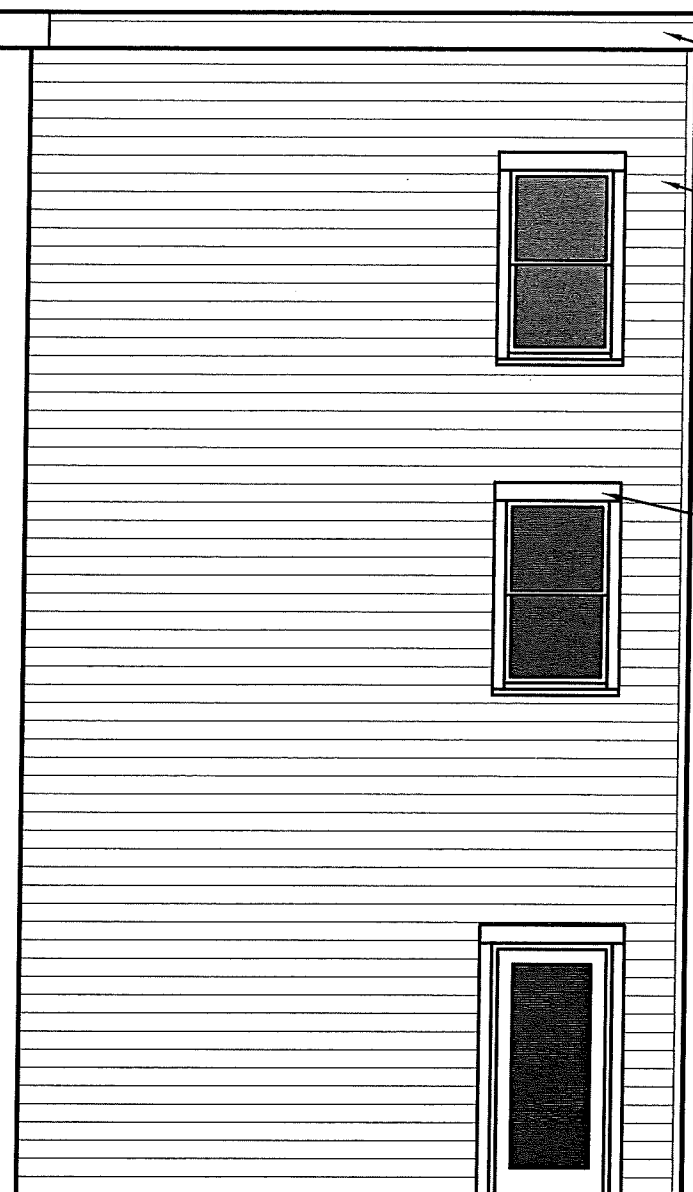


STAIR TOWER



COMPOSITE  
CORNICE

COMPOSITE  
SIDING 6'  
EXPOSURE

COMPOSITE  
TRIM AND  
CORNERS






**SIDE ELEVATION (SOUTHEAST)**  


COMPOSITE  
CORNICE

COMPOSITE  
SIDING 6'  
EXPOSURE

COMPOSITE  
TRIM AND  
CORNERS



REAR ELEVATION (SOUTHWEST)  
0 2 4 6 8 feet