



Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 3414 MONROE ST. Aldermanic District: 13

2. PROJECT

Date Submitted: 9.22.14

Project Title / Description: the GLEN, NEW MIXED-USE BUILDING.

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: PAUL CUTZ Company: CASA ARCHITECTURE
 Address: 3414 MONROE ST. City/State: MADISON, WI Zip: 53711
 Telephone: 608-709-1250 E-mail: paul@casaarch.com
 Property Owner (if not applicant): PATRICK CONCORAN
 Address: 2417 UNIVERSITY AVE City/State: MADISON, WI Zip: 53726
 Property Owner's Signature: [Signature] Date: 9-22-14

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
 Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

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.

the GLEN – 3414 Monroe Street

Project Narrative – Landmarks Commission Submittal

The Glen is a proposed new mixed-use project located at 3414 Monroe Street. It is comprised of 22,000 gross square feet on three levels including limited commercial space, support space and parking on the main level. Levels two and three provide a total of 16 rental residential units including a mix of one, two, and three bedroom units. All units have exterior space in the form of a balcony or terrace and have been designed to maximize views to the adjoining amenities while trying to respect sensitive adjacencies. The main level includes 17 interior, secured bicycle parking spaces, 6 exterior bicycle parking spaces, 4 exterior moped parking spaces and 16 exterior automobile parking spaces. The project also provides a bicycle repair station along Monroe Street and a dog water station along Glenway Street to provide community convenience and benefit to the many neighbors passing by this active corner.

The site is zoned TSS (Traditional Shopping Street District). The proposed design is in compliance with the prescribed City zoning requirements and the adopted neighborhood development plan. It is also the direct result of site responsive design informed by community concerns shared with the design team in previous neighborhood meetings. Several concerns addressed included but were not limited to looking at the breakdown of scale to avoid the perceived “big dumb box feel” of the neighboring development project, sensitivity to the pedestrian experience along the street, scale and massing stepping back a bit at the SE corner of the site to help preserve views of the adjoining property, material palette compatibility, parking / traffic concerns and sustainability.

The architectural solution for the Glen combines nested wood and plaster forms, supported by a strong masonry base that is eroded along the street scape, allowing the forms above to float over the commercial space. The supporting masonry mass transforms to a series of vertical walls or buttresses along the west elevation providing modulation of scale as the building transitions from Monroe Street to the single family residences that line the ascending Glenway streetscape. The depth of these masonry fins allow a layer of balconies and trellises on the upper levels that add a layer of scale and detail along this elevation while providing the residential units the ability to maximize the views and usable open space overlooking the adjoining arboretum. These piers also allow the building mass to step back at the main level along the two sidewalk exposures, providing a more scalable, inviting experience for the pedestrian. The masonry form is eroded along the east side of the site to reveal two smaller plaster clad forms that step back into the site and are separated by a series of small porches. The primary materials of masonry, wood, and plaster are purposely used and executed in the composition to be respectful of the neighborhood and adjoining properties while striving to represent a building of the period and continued evolution of our neighborhoods, city and its rich history.

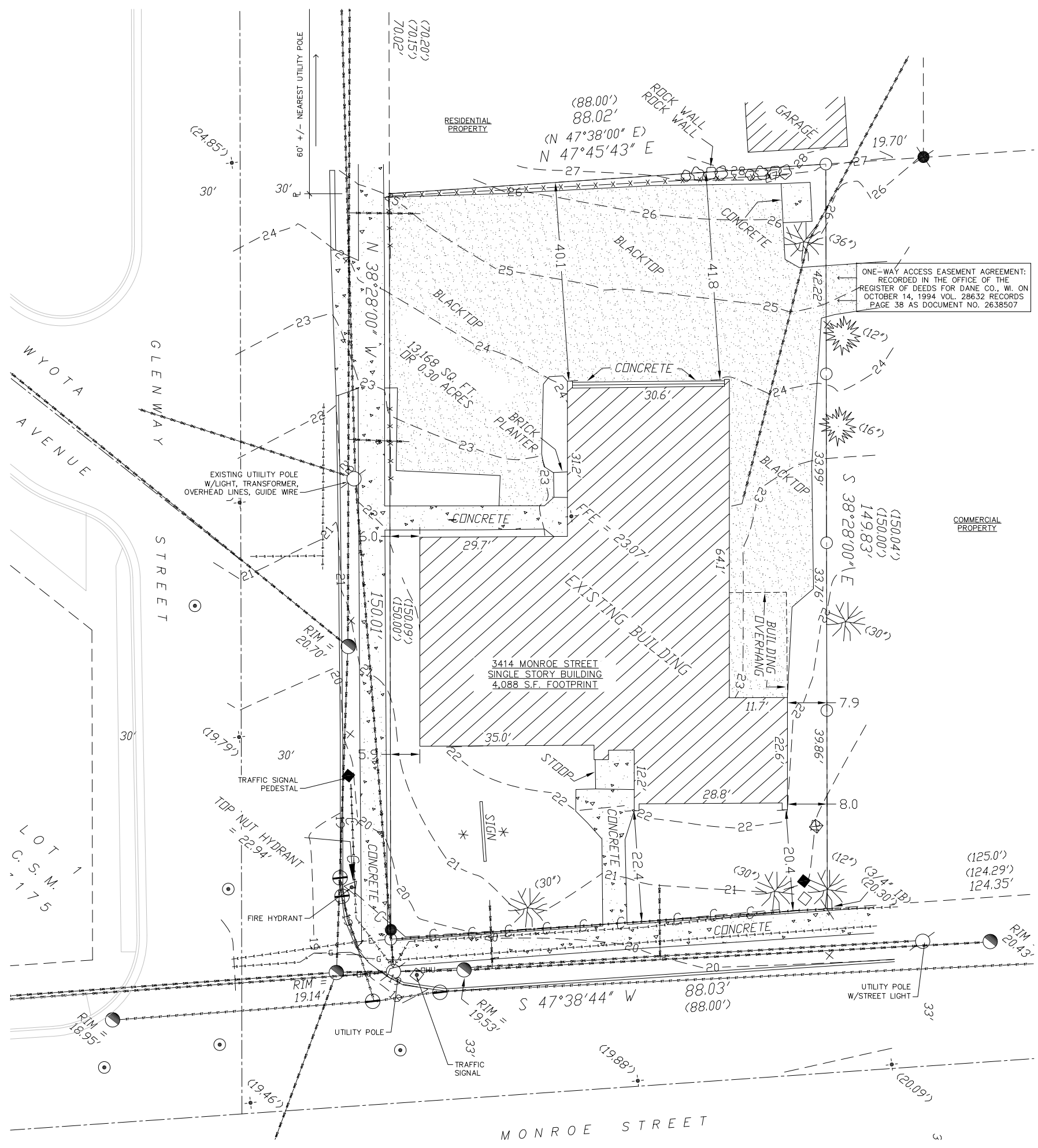
the GLEN – 3414 Monroe Street

Materials – Landmarks Commission Submittal

Plaster | Cedar

Masonry





GENERAL NOTE:
 ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. CONTRACTOR TO FIELD VERIFY.

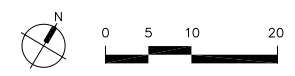
1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
2. ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON DATUM. SITE BENCHMARK IS THE TOP NUT OF HYDRANT LOCATED AT THE NORTH CORNER OF THE INTERSECTION OF MONROE STREET. ELEVATION = 22.94'.
3. TREES LOCATED ARE 12 INCHES OR LARGER.
4. FIELD WORK WAS COLLECTED ON OCTOBER 17, 2013.
5. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
6. FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

*SITE SURVEYING PERFORMED BY WILLIAMSON SURVEYING & ASSOCIATES
 104A WEST MAIN STREET, WAUNAKEE, WI 53597
 608-255-5705

ADDITIONAL UTILITY INFORMATION WAS PROVIDED BY THE CITY OF MADISON.

- LEGEND
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
 - = FOUND 1" PIPE
 - ⊗ = FOUND 3/4" PIPE
 - ⊙ = FOUND 3/4" REBAR
 - (#) = RECORDED AS
 - ⊠ = SET WOOD LATH ON PROPERTY LINE
 - x = SPOT GRADE
 - * = GROUND LIGHT
 - + = STREET/PARKING SIGN
 - ⊠ = TRAFFIC LIGHTS
 - ⊙ = STORM INLET/ GRATE INLET
 - = MANHOLE
 - △ = FIRE HYDRANT
 - = POWERPOLE
 - = WATER VALVE
 - ⊠ = UTILITY PEDESTAL
 - = UTILITY BOX
 - = UTILITY BASE VAULT
 - = ROCK WALL
 - ⊗ = DECIDUOUS TREE (SIZE NOTED)
 - ⊗ = CONIFEROUS TREE (SIZE NOTED)
- LINE LEGEND
- SAN— = SANITARY SEWER
 - ST— = STORM SEWER
 - C— = UNDERGROUND COMMUTATION
 - W— = WATER MAIN
 - T— = UNDERGROUND TELEPHONE
 - E— = UNDERGROUND ELECTRIC
 - G— = UNDERGROUND GAS MAIN
 - X—X— = WOOD FENCE

DIGGERS HOTLINE TICKET # 20134015794
 BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES.
 1-800-242-8511



Cās₄

architecture, llc

3414 Monroe Street
 Madison, WI 53711
 ph 608-709-1250

Structural Engineering:

ECHELON STRUCTURES, LLC
 1521 Sunset Ct.
 Middleton, WI 53562

Civil Engineering/Landscape Architecture:

SAA DESIGN GROUP, INC.
 101 East Badger Rd.
 Madison, WI 53713



The Glen
 by Patrick Properties
 3414 Monroe Street
 Madison, WI 53711

Project #: 13002.00

Plan Commission Submittal

Issued for:

| No. | Description | Date |
|-----|----------------|-----------|
| 01 | MGE EVALUATION | 8-28-2014 |

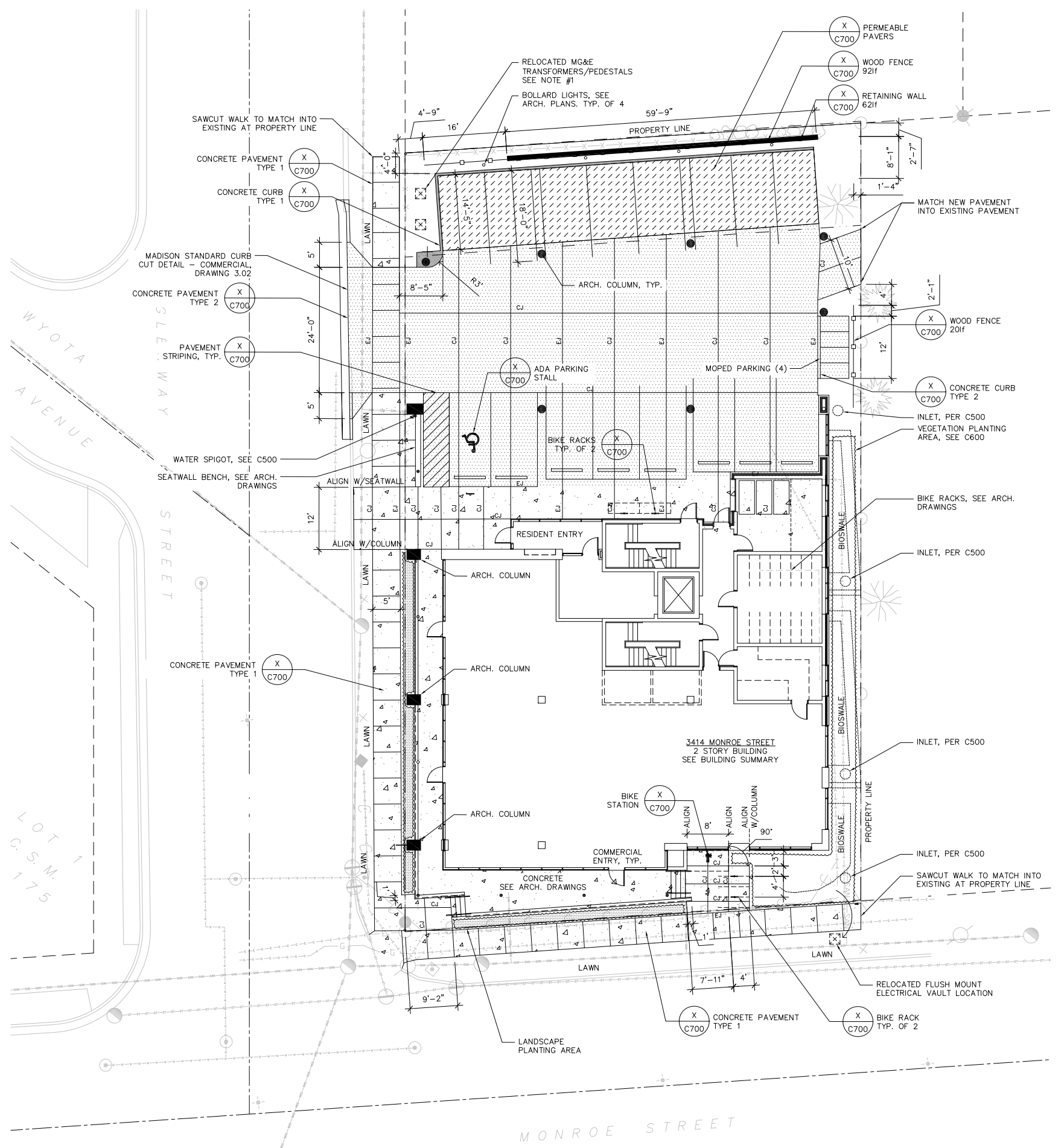
Drawn by: AW
 Checked by: SAA Design Group, Inc.

EXISTING CONDITIONS PLAN

C100

P:\2500\2573_3414Monr\CAD\VP-EX.dwg

Project Name: The Glen
 Project #: 2573



NOTES:

1. CURRENTLY OVERHEAD POWER LINES ARE LOCATED ALONG THE EAST SIDE OF GLENWAY STREET. CONVERSATIONS WITH CHRIS ERICKSON (608-252-5670) OF MGE HAVE INDICATED THAT RELOCATION (UNDERGROUNDING) OF THESE UTILITIES IS ACCEPTABLE. THIS IS THE LAST STRETCH OF OVERHEAD TO BE DIPPED ALONG THIS SEGMENT. THERE WILL BE NO OVERHEAD POWER LINES ALONG GLENWAY STREET.
2. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
3. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN EPOXY AND MAINTAINED BY THE PROPERTY OWNER.
6. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS SHALL BE 1:20.
7. ALL DRIVEWAYS, CURBS ADJACENT TO DRIVEWAYS AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
8. BIKE STALLS SHALL BE IN ACCORDANCE WITH CITY OF MADISON GENERAL ORDINANCE 28.11.

| | |
|--|---------------------------|
| | PROPERTY LINE |
| | CONCRETE CURB, TYPE 1 |
| | CONCRETE PAVEMENT, TYPE 1 |
| | CONCRETE PAVEMENT, TYPE 2 |
| | PERMEABLE PAVERS |

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Drawn by: AW
Checked by: SAA Design Group, Inc.

SITE PLAN

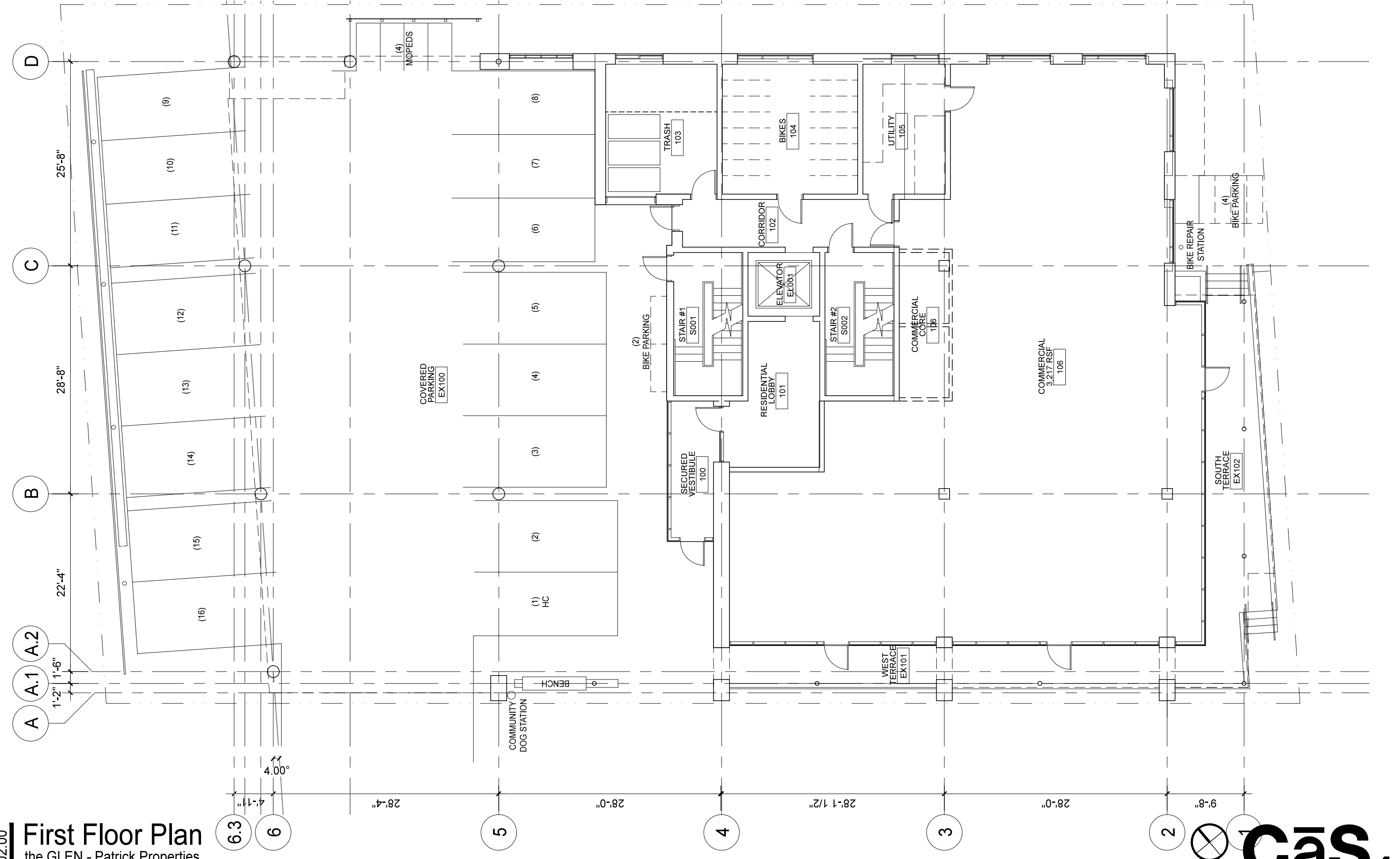
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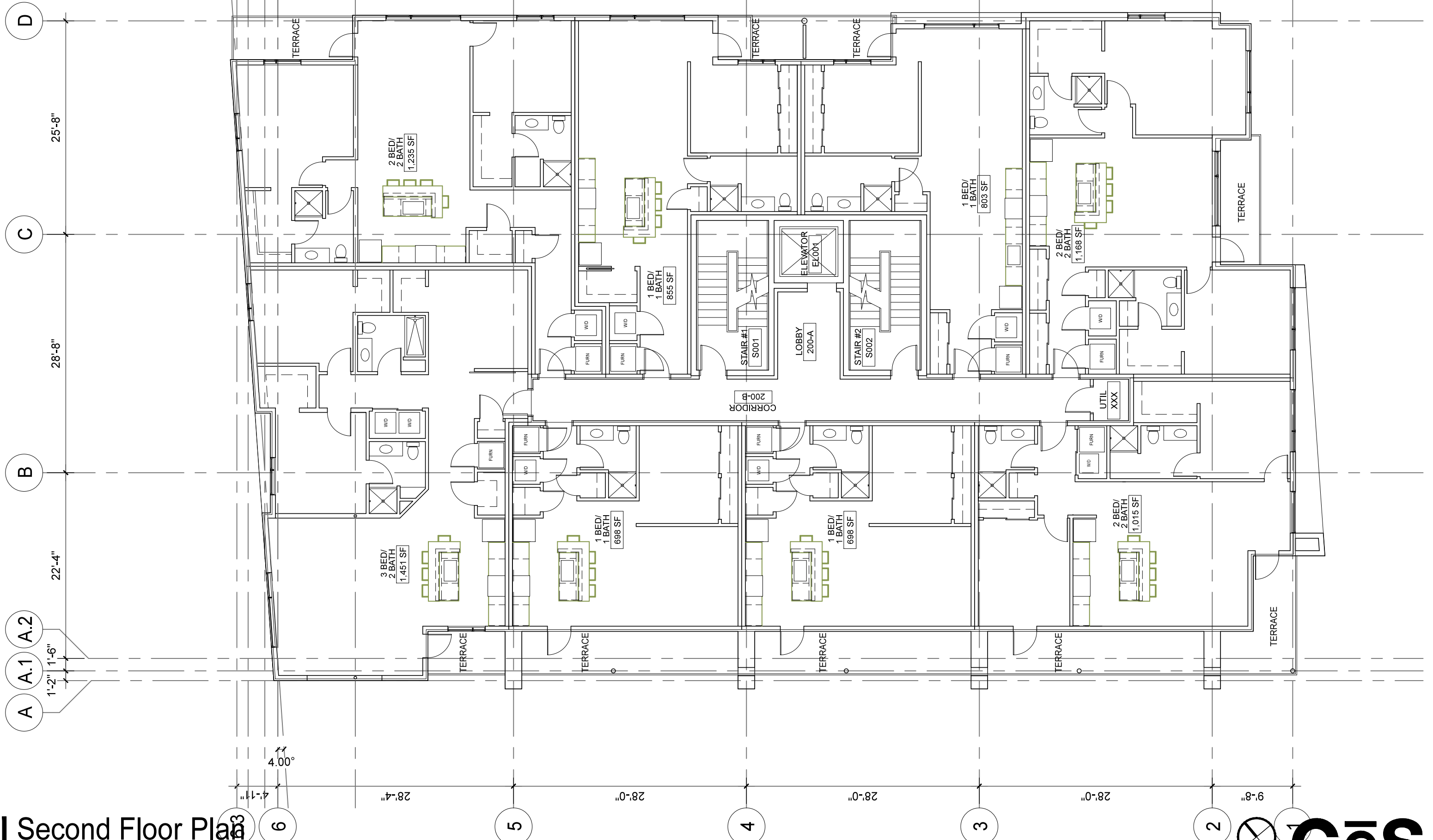
13002.00

First Floor Plan

the GLEN - Patrick Properties
Scale: 3/32" = 1' - 0"

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13002.00

Second Floor Plan

the GLEN - Patrick Properties
Scale: 3/32" = 1' - 0"

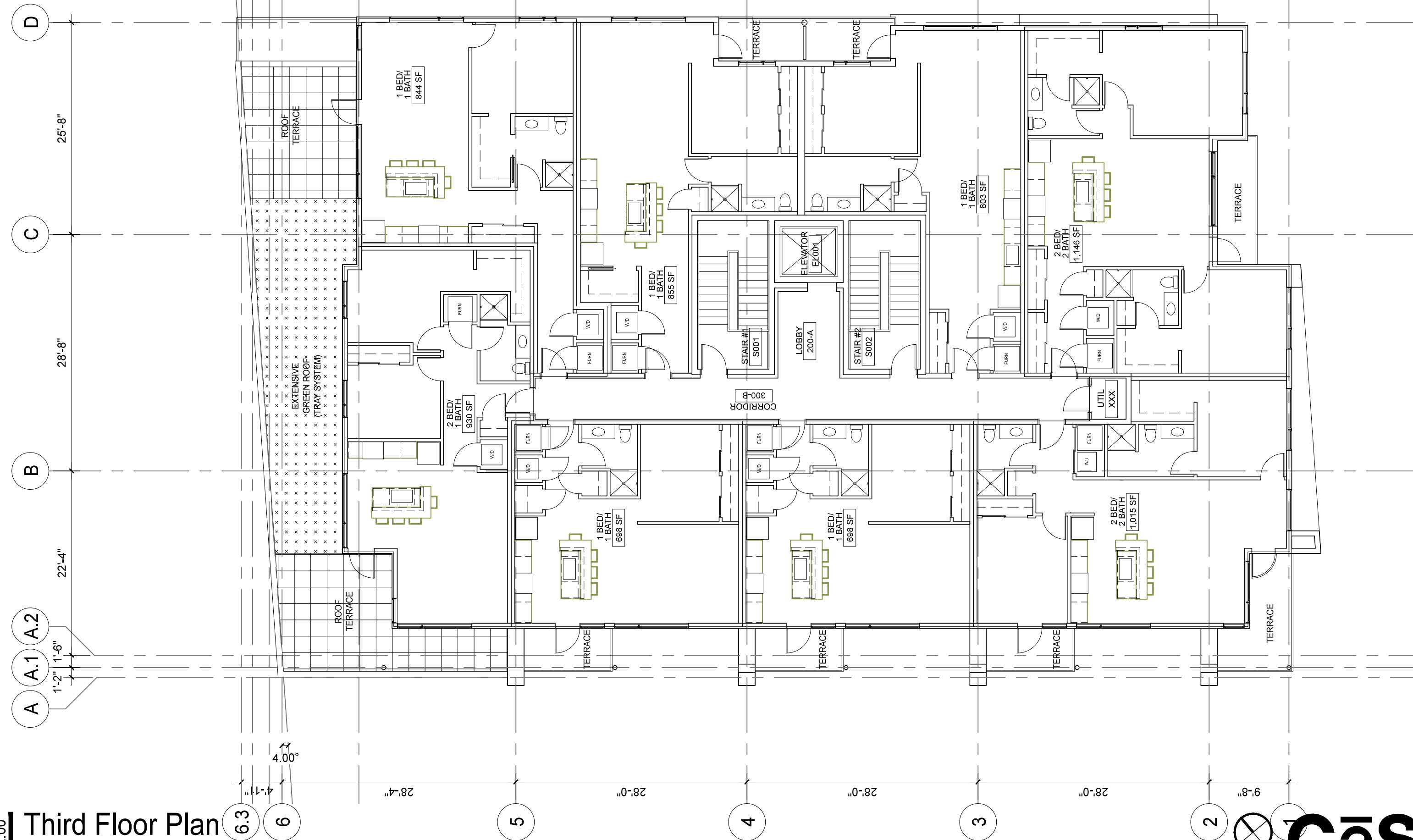
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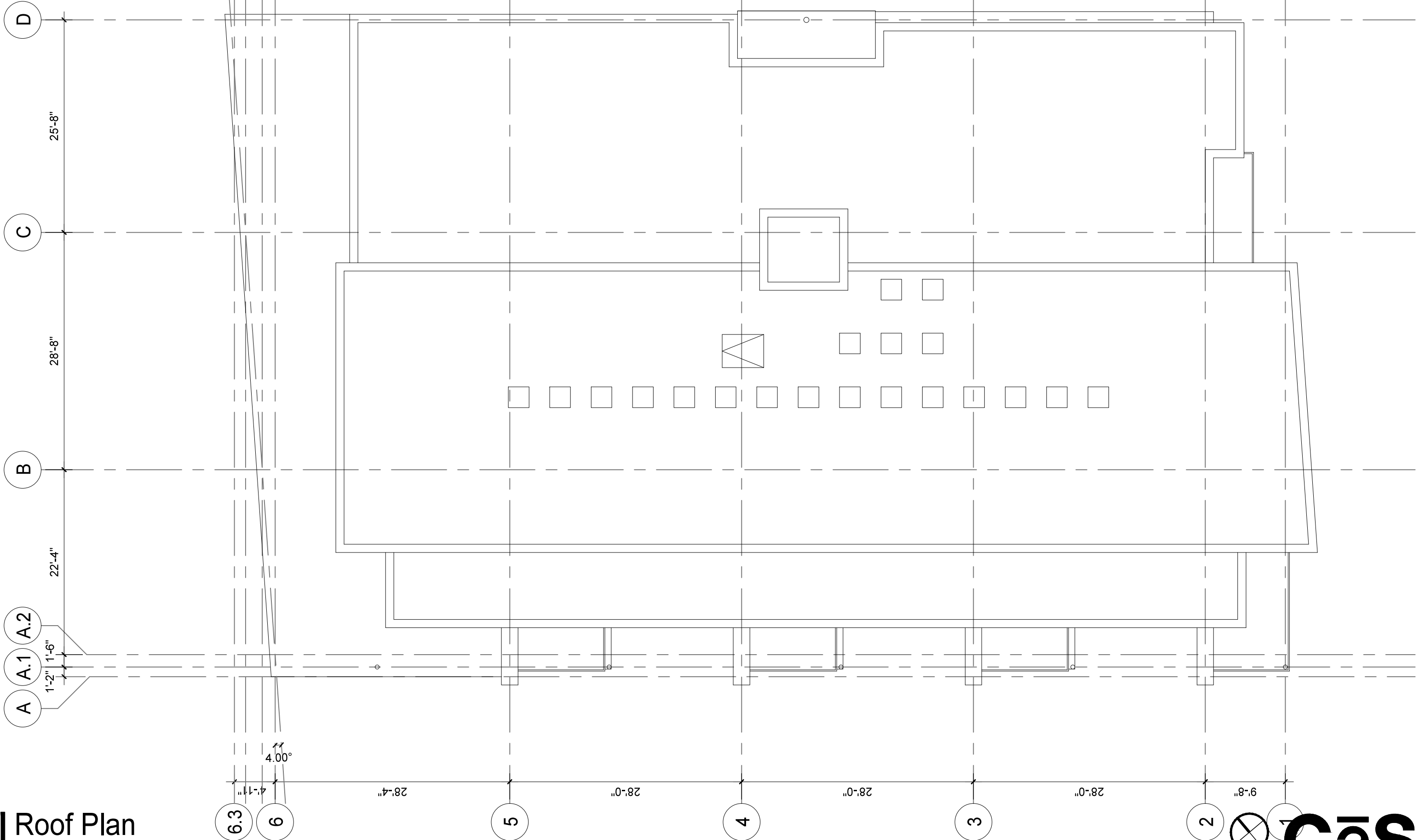
Third Floor Plan

the GLEN - Patrick Properties
Scale: 3/32" = 1' - 0"

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Roof Plan

the GLEN - Patrick Properties
 Scale: 3/32" = 1' - 0"

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West Elevation

KEY NOTES:

- 1 CAST CONCRETE - SANDBLASTED NATURAL
- 2 GROUND FACE MASONRY - DARK GRAY
- 3 6" T&G SIDING - NATURAL CEDAR COLOR
- 4 EXTERIOR PLASTER - WARM WHITE
- 5 PRE-FINISHED METAL COPING
- 6 GALVANIZED STEEL COLUMN
- 7 GALVANIZED STEEL BEAM
- 8 PRE-FINISHED ALUMINUM RAILING
- 9 TRELLIS / SOLAR SHADE - GALVANIZED STEEL & CEDAR
- 10 FIBERGLASS WINDOW WITH INSULATED GLASS
- 11 CLAD WOOD DOOR
- 12 INSULATED METAL DOOR
- 13 INSULATED OVERHEAD DOOR
- 14 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS
- 15 ALUMINUM LOUVER
- 16 CEDAR FENCE / PRIVACY SCREEN
- 17 GALVANIZED STEEL ANGLE LIGHT SHIELD FOR LINEAR LED LIGHT ROPE
- 18 PRE-FINISHED LED SIGN LIGHT
- 19 SIGNAGE LOCATION - RAISED ANODIZED ALUMINUM LETTERS (2' x 6' along Glenway, 20" h along Monroe).
- 20 ROOFTOP MECHANICAL SCREEN WALL - SEE NOTE 3.
- 21 WOOD BENCH ON CAST CONCRETE WALL



South Elevation

13002.00

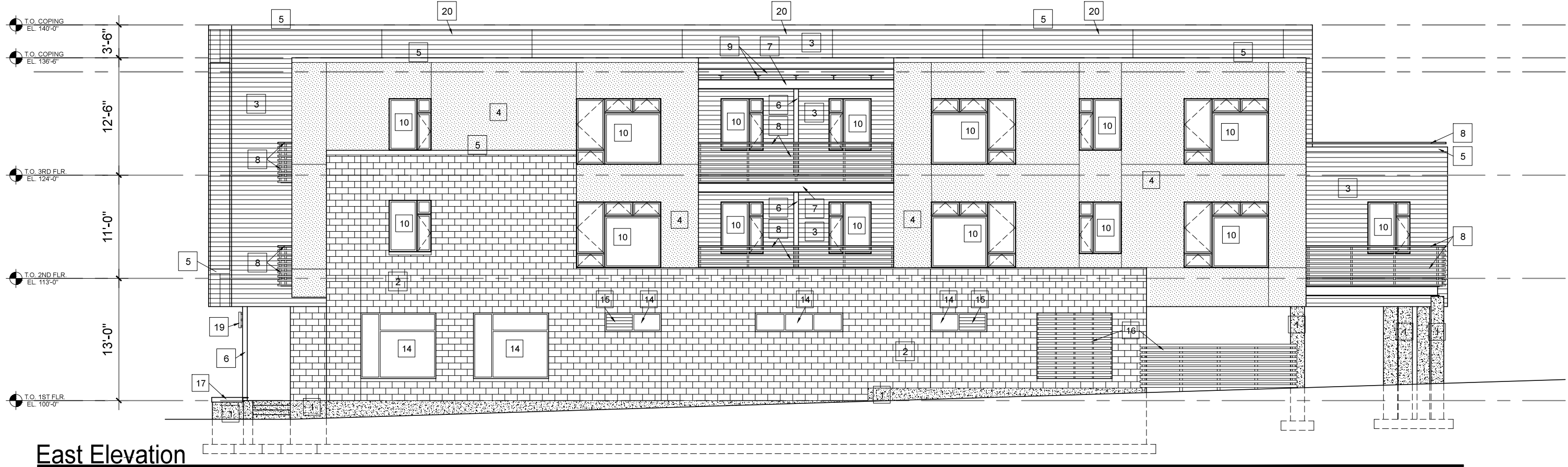
Exterior Elevations

the GLEN - Patrick Properties
Scale: 3/32" = 1' - 0"

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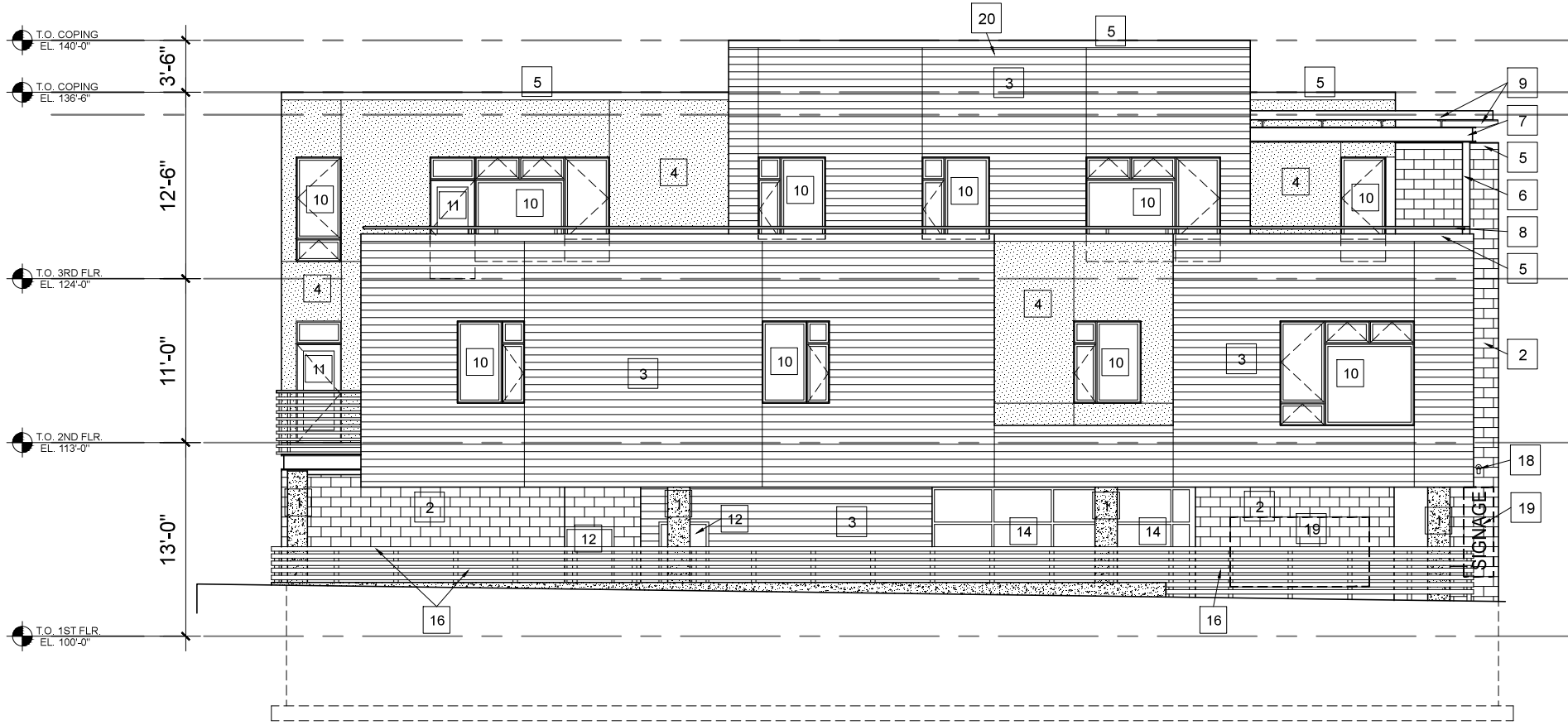
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East Elevation

KEY NOTES:

- 1 CAST CONCRETE - SANDBLASTED NATURAL
- 2 GROUND FACE MASONRY - DARK GRAY
- 3 6" T&G SIDING - NATURAL CEDAR COLOR
- 4 EXTERIOR PLASTER - WARM WHITE
- 5 PRE-FINISHED METAL COPING
- 6 GALVANIZED STEEL COLUMN
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- 18 PRE-FINISHED LED SIGN LIGHT
- 19 SIGNAGE LOCATION - RAISED ANODIZED ALUMINUM LETTERS (2' x 6' along Glenway, 20' h along Monroe).
- 20 ROOFTOP MECHANICAL SCREEN WALL - SEE NOTE 3.
- 21 WOOD BENCH ON CAST CONCRETE WALL



North Elevation

13002.00

Exterior Elevations

the GLEN - Patrick Properties
Scale: 3/32" = 1' - 0"

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Building along Glenway Street



Building from Glenway Street and Monroe Street



Building along Monroe Street



Building along Monroe Street

13002.00

Building Images

the GLEN - Patrick Properties

Scale: NTS

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Existing Building along Glenway Street



Existing Building along Monroe Street



Existing Building parking accessed off of Glenway Street



Existing Building adjacent to Arbor House property

13002.00

Existing Building Exterior Photos

the GLEN - Patrick Properties

Scale: NTS

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Existing Office Area within original building



Existing Office Area within original building



Mechanical room within original building



Existing Area within the building addition



Corridor to building addition



Restroom within original building



View along Monroe Street from the West



View along Monroe Street from the East



Parman Place at Glenway Street and Monroe Street



Arbor House to the east of property along Monroe Street



Apartments along Monroe Street east of Arbor House

13002.00

Existing Site Context

the GLEN - Patrick Properties

Scale: NTS

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Parman Place along Glenway Street



View from site looking up Wyota Avenue



View of Residential up Glenway Street from site



View of Residential up Glenway Street from site

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Existing Site Context

the GLEN - Patrick Properties

Scale: NTS

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