

Bailey, Heather

From: Bailey, Heather
Sent: Friday, January 25, 2019 12:17 PM
To: 'james@mcfadden.com'
Subject: RE: 640 West Washington

James,

This looks straightforward. I'll add the updated plans to the existing file with a note that the proposed work has changed in this way. I'll update the Landmarks Commission about the new plans and how the site will be keeping the rail cars in their current configuration. That update will be purely informational and not an agenda item requiring any review.



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985
Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: james@mcfadden.com <james@mcfadden.com>
Sent: Wednesday, January 23, 2019 5:28 PM
To: Bailey, Heather <Hbailey@cityofmadison.com>
Subject: 640 West Washington

Heather,

The attached includes two sets of issues.

On the exterior we are proposing be less intrusive most notably by not relocating the club car onto new tracks and to not add the stair on the west wall of the Baggage House.

Within the to be enclosed platform we will be maintaining openness to the extent possible while dividing the space into three areas.

Pleas take a look at the attached and let me know what you might needed to clarified or added.

Thanks.

James

James McFadden, Architect
McFadden & Company

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
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 640 West Washington Avenue Aldermanic District: 4

2. PROJECT

Project Title/Description: Retain all four train cars on track rather than removing or relocating them. Relocate restroom and stair to lower level under the canopy

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	Legistar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: James McFadden Company: McFadden @ Company

Address: 380 West Washington Madison, WI 53703

Telephone: (608)251-1350 Street City State Zip
Email: james@mcfadden.com

Property Owner (if not applicant): Roger Charley

Address: 1230 Regent Madison, WI 53715

Property Owner's Signature: Roger Charley Date: 1-15-2019

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. 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/2019LCMeetingScheduleDates.pdf>

Letter of Intent

From: McFadden & Company
380 West Washington
Madison, Wisconsin 53703
608 251 1350 mcfadden@mailbag.com



To: City of Madison
Landmarks Commission
210 Martin Luther King Blvd.
Madison, WI 53703

Date: January 23, 2019

Project: Milwaukee Road Depot at 640 W Washington

We wish to bring to the Commission's attention modifications the proposed plans for Milwaukee Road Depot at 640 West Washington Avenue.

Previously the former depot lunch room, the baggage house and the existing open platform were to be incorporated into the "Washington Market" with a coffee shop, restaurant and food market intermingled and under a single management. The organizing concept has shifted. Porter, the coffee shop will remain as is. The baggage house will and the adjacent platform will house a more formal restaurant, Harvey House. The use of enclosed area to the west is undetermined but would allow office, retail or restaurant expansion.

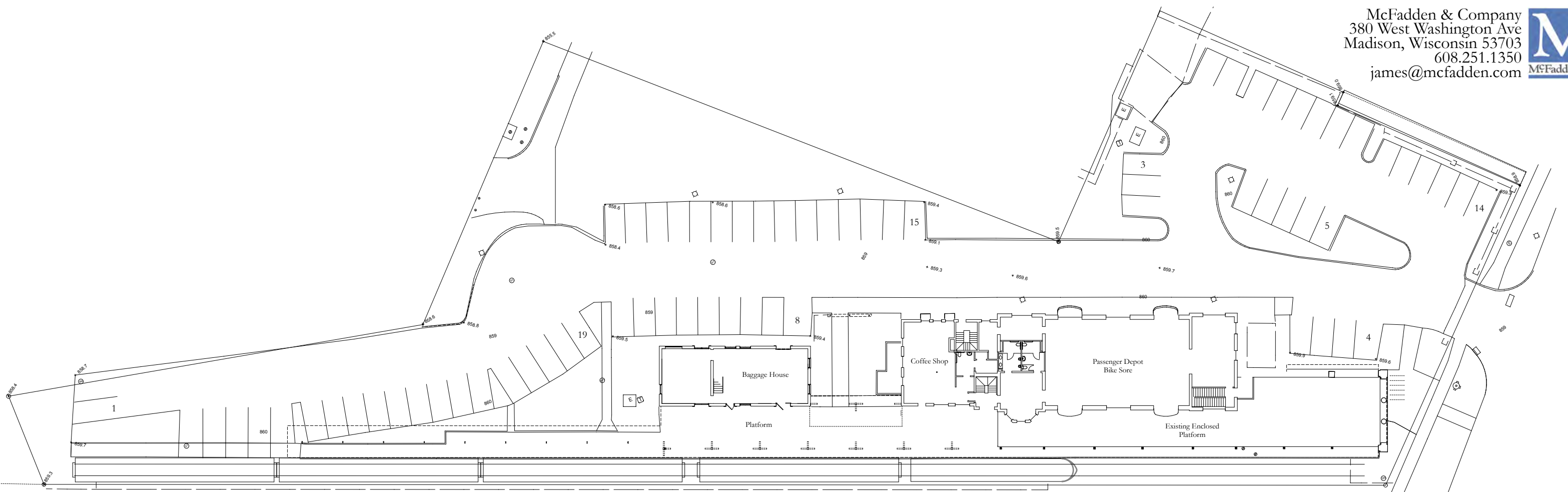
No significant change to the enclosure is proposed and the platform will be an interior space so technically within the Commission's purview but we do want to keep you informed. There are some other changes that might be considered improvements from a preservation perspective.

The four existing train cars will remain on the track. There is no longer a programmatic need to relocate one into the parking lot.

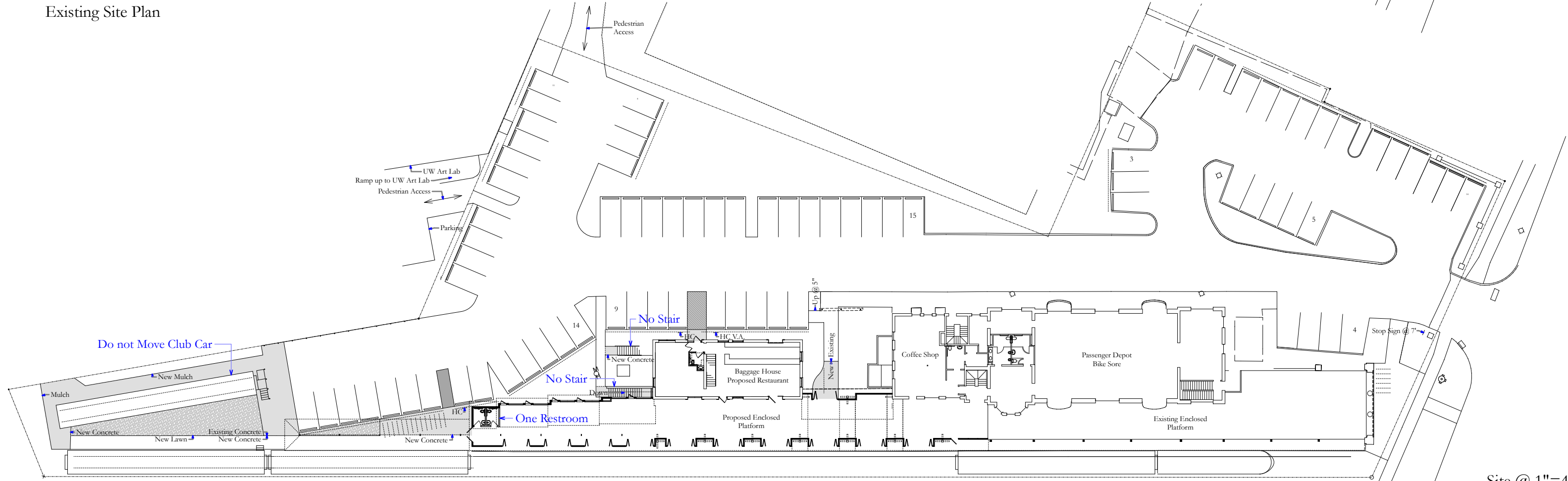
Both required stairs from the baggage house's second floor will be located inside building eliminating the need for the exterior egress stair on the west elevation.

The existing windows on the baggage house north elevation will be retained as is.

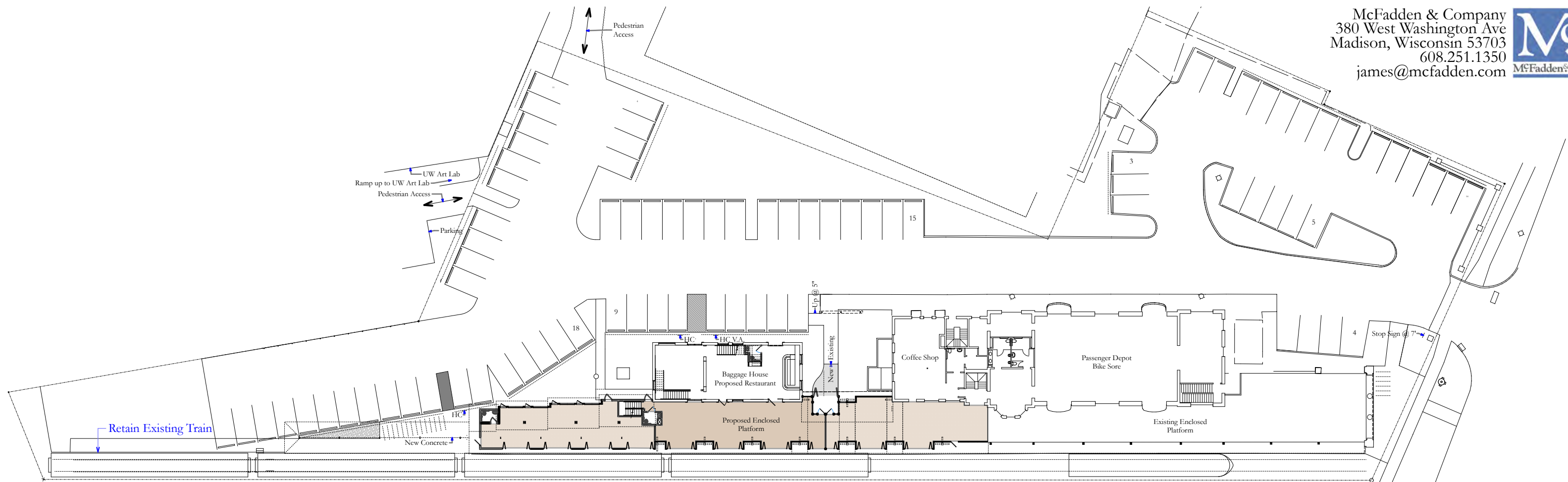
We were always clear that there will be a restaurant and it will require exhaust vents and that they would likely be located on baggage house's west wall. Vertical chases have now been incorporated allowing venting up and less visually intrusively out through the roof



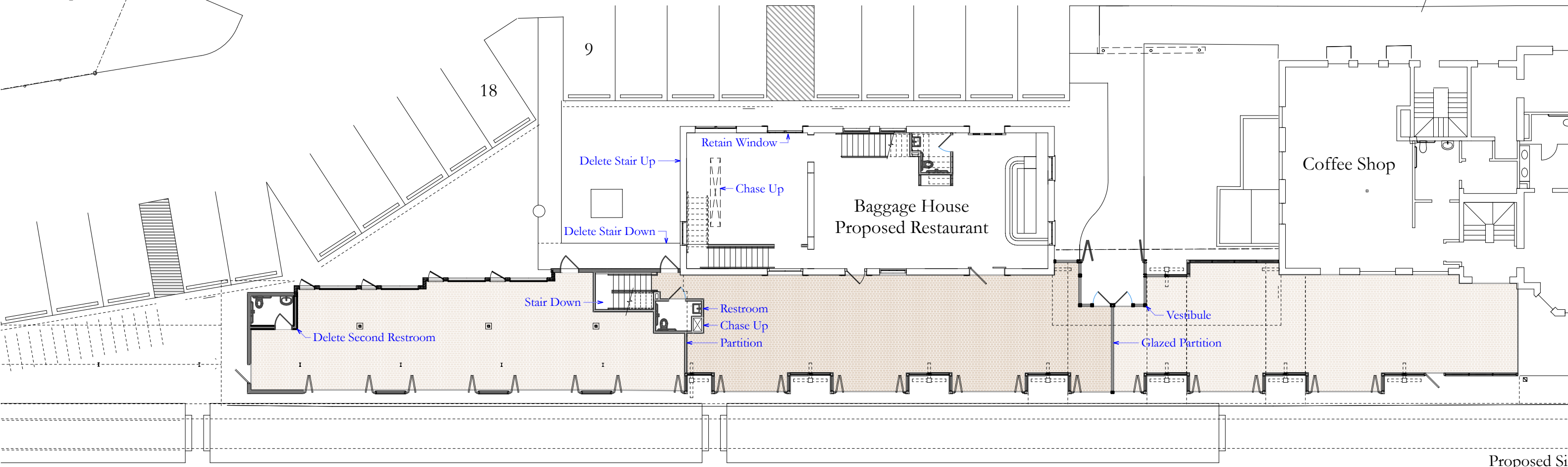
Existing Site Plan



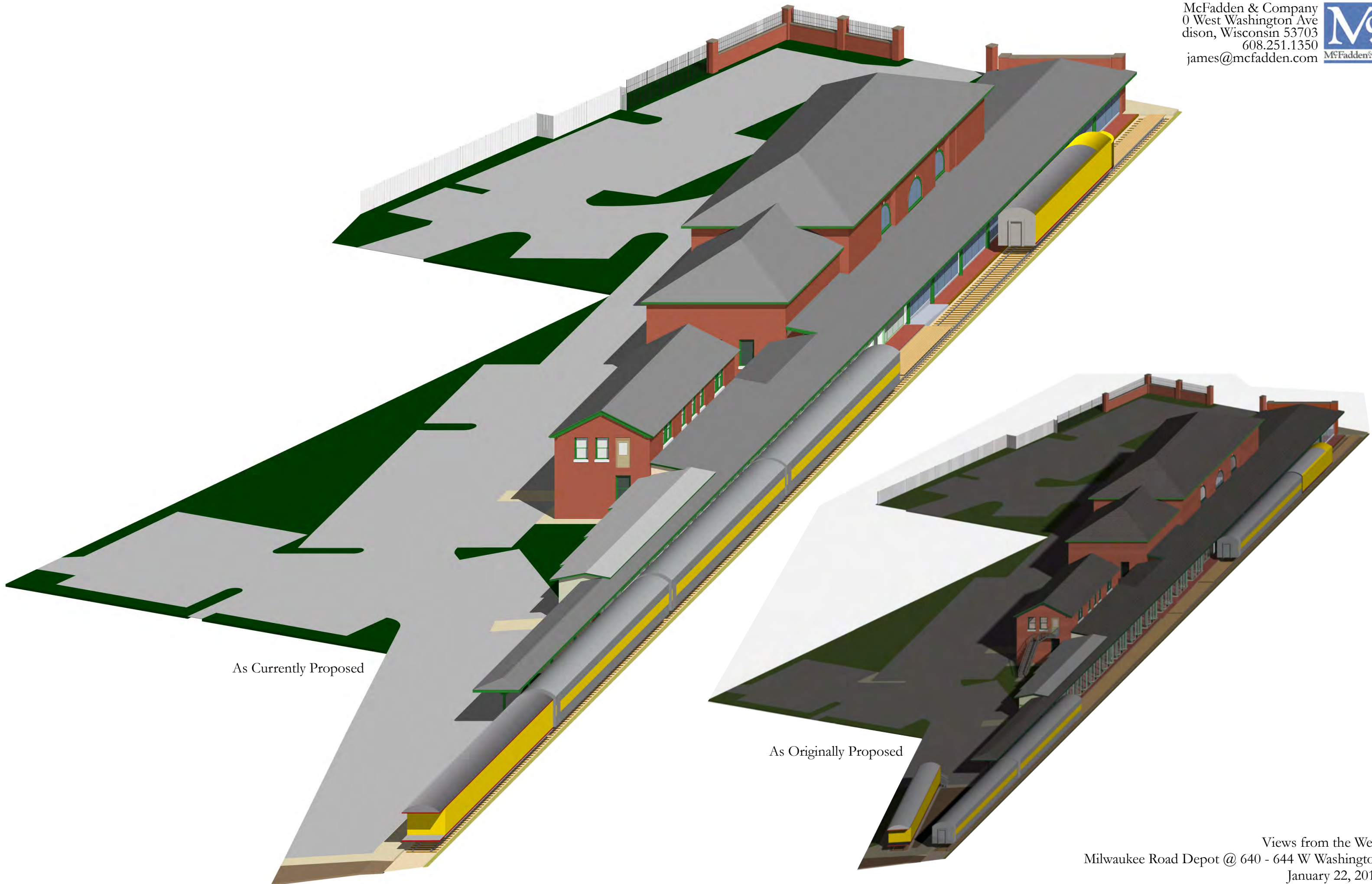
Site Plan as Approved



Proposed Site Plan @ 1"=40'



Proposed Partial Site Plan @ 1/16" = 1'-0"



As Currently Proposed

As Originally Proposed