

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 Milwaukee Road Depot

Project Title/Description: Modifications to original plan as described in the attached

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):

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: May 12, 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: May 13, 2019

Project: Milwaukee Road Depot at 640-644 W Washington

We wish to bring to the Commission's attention modifications the proposed plans for Milwaukee Road Depot at 640-644 West Washington Avenue.

The train cars will no longer be relocated to other areas on the site. The locomotive and four existing passenger cars will remain on the track close to their existing location as shown on the attached. They will be upgraded and fixed in place with new electrical, plumbing and fire protection services. Two lifts will be installed allow accessibility.

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 in a common space and under a single management. The organizing concept has shifted with the newly enclosed area under the canopy divided into three functionally independent areas

Porter, the coffee shop will remain in its current location but will be upgraded to allow serving diner for as many as forty on its portion the platform. Harvey House, a more formal restaurant will occupy the baggage house, the adjacent platform and on of the four train cars. The remaining enclosed area to the west is designed to allow future office, retail or an expansion of the restaurant.

There will be two new partitions dividing the spaces. One of the two restrooms at the western end of the addition will be eliminated and the overall length of the enclosure shortened by 5'-6". The wall south of remaining restroom is now solid and the number of openings under the new roof reduced from four to three. Two new restrooms will be incorporated into the restaurant's portion of the platform. One of these will abut the exterior and be provided with an opaque wall.

Both required stairs from the baggage house's second floor are relocated inside the baggage house proper eliminating the need for the exterior egress stair on the west elevation. The former exterior stair serving the basement will be relocated inside

the addition. The addition's easternmost three windows have been replaced with a pair of doors with electrical and other utility equipment relocated from the baggage house wall to the new section of wall between them.

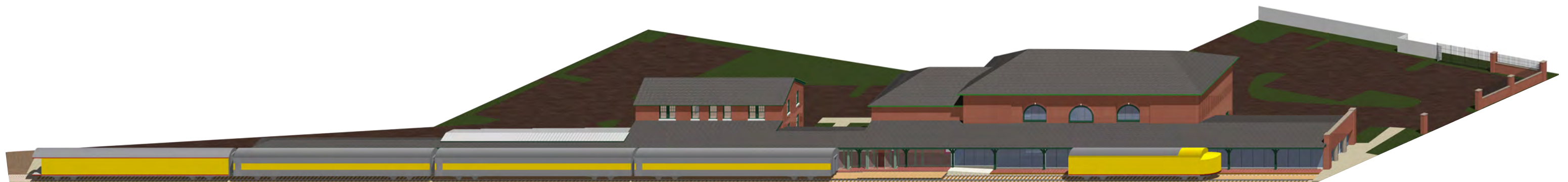
The existing ground floor windows on the baggage houses on the west side of the north elevation will be retained as is.

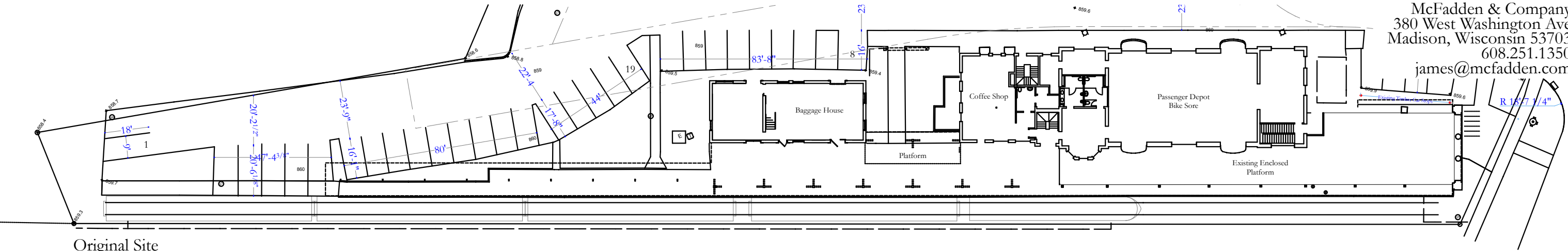
The storefront in the notch between the depot and baggage house will be slightly altered adjacent to the opening. The opening itself will be slightly broadened with two sets of double doors substituted for the bi-fold doors originally proposed.



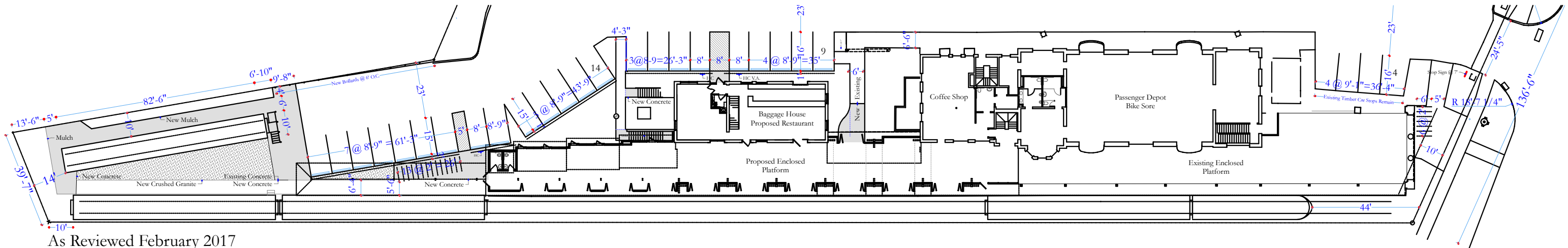
Milwaukee Road Depot

640 West Washington Avenue
Madison, Wisconsin

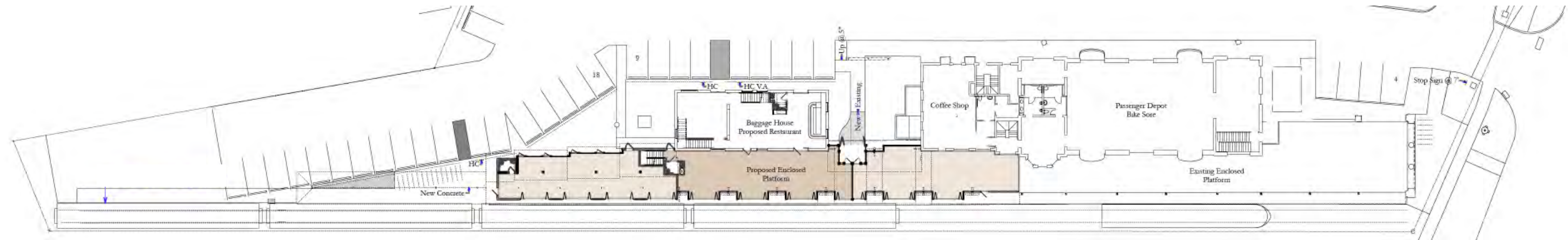




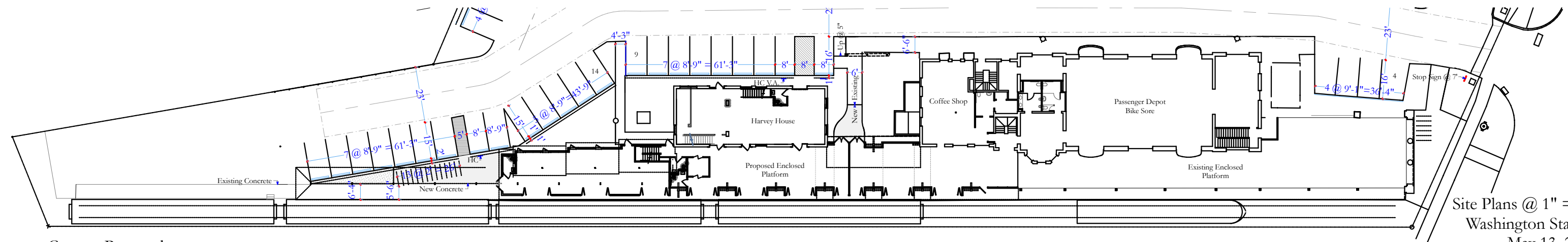
Original Site



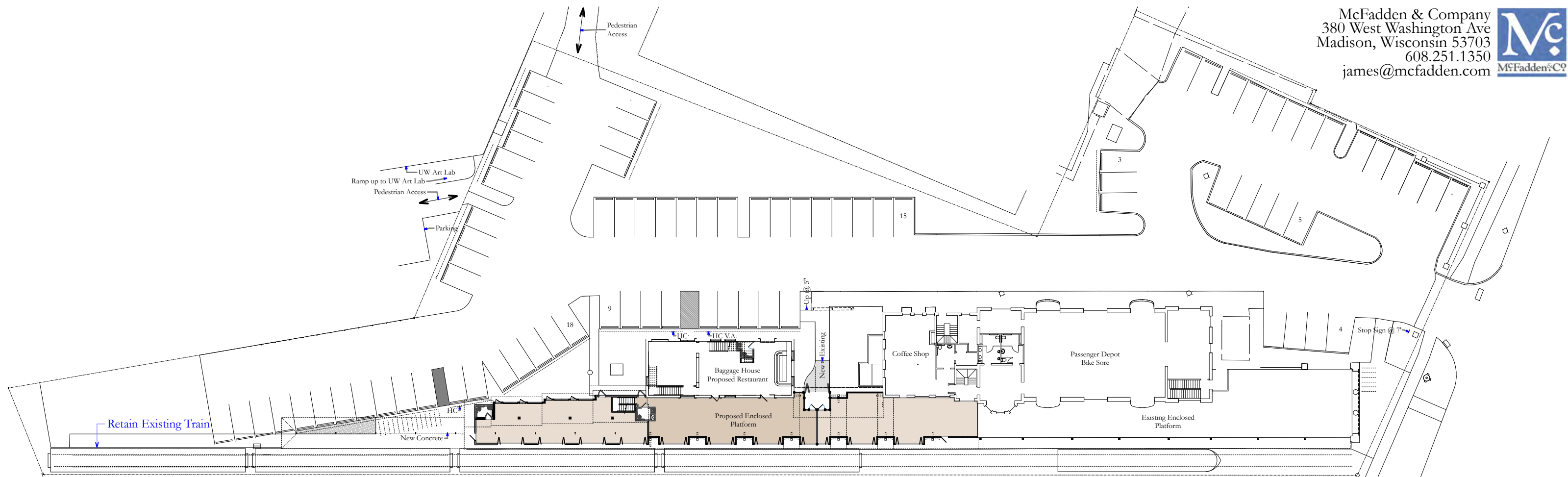
As Reviewed February 2017



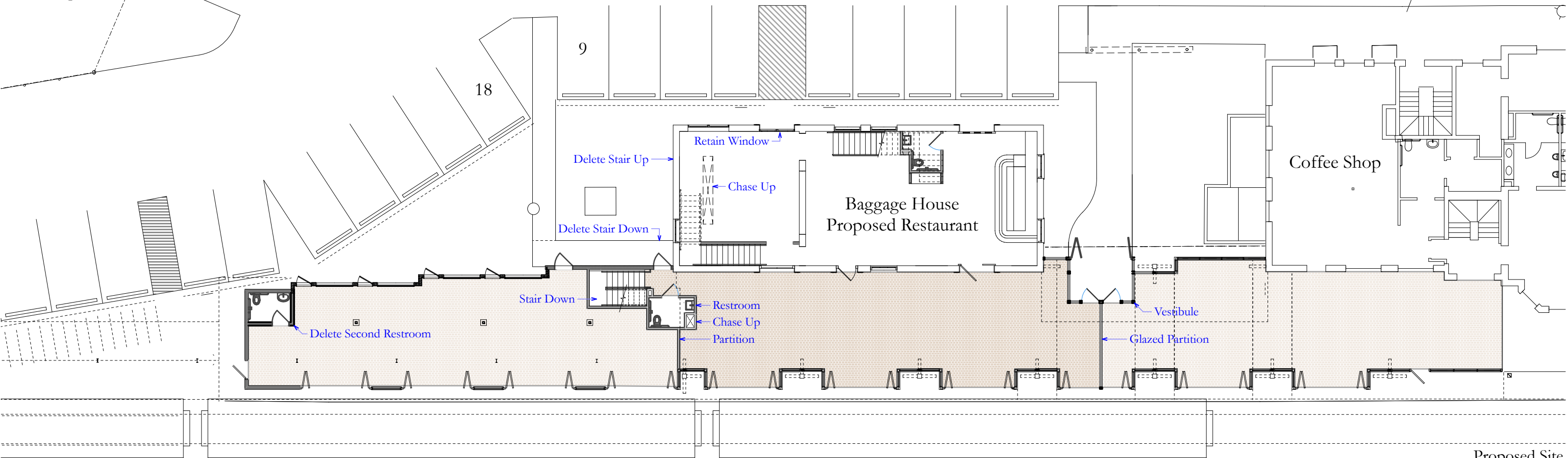
As Reviewed February 2019



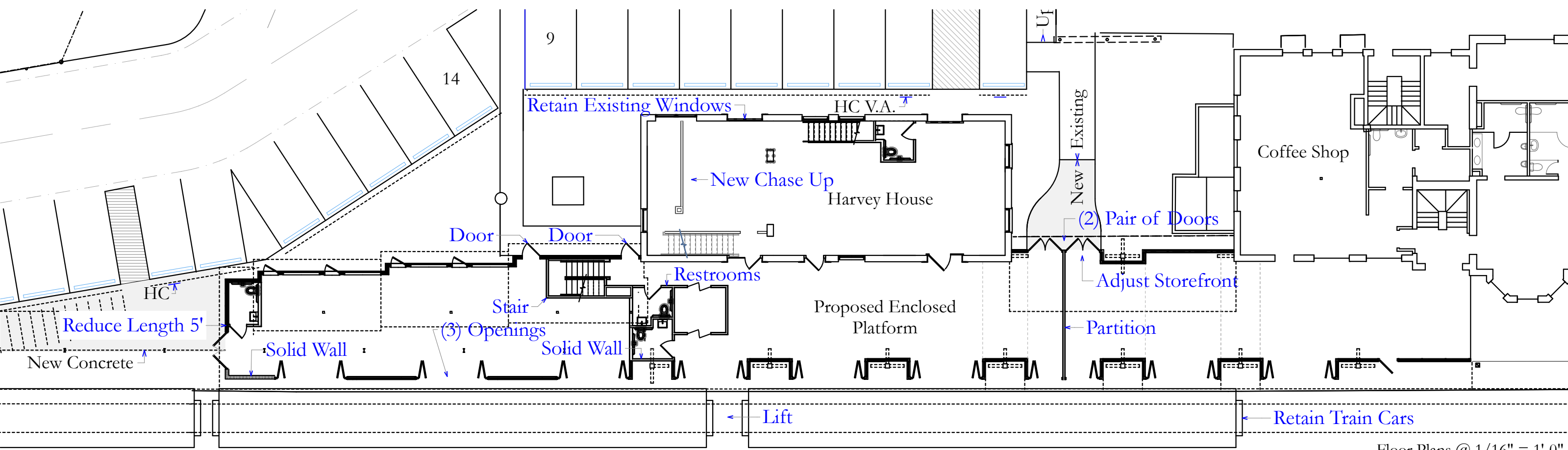
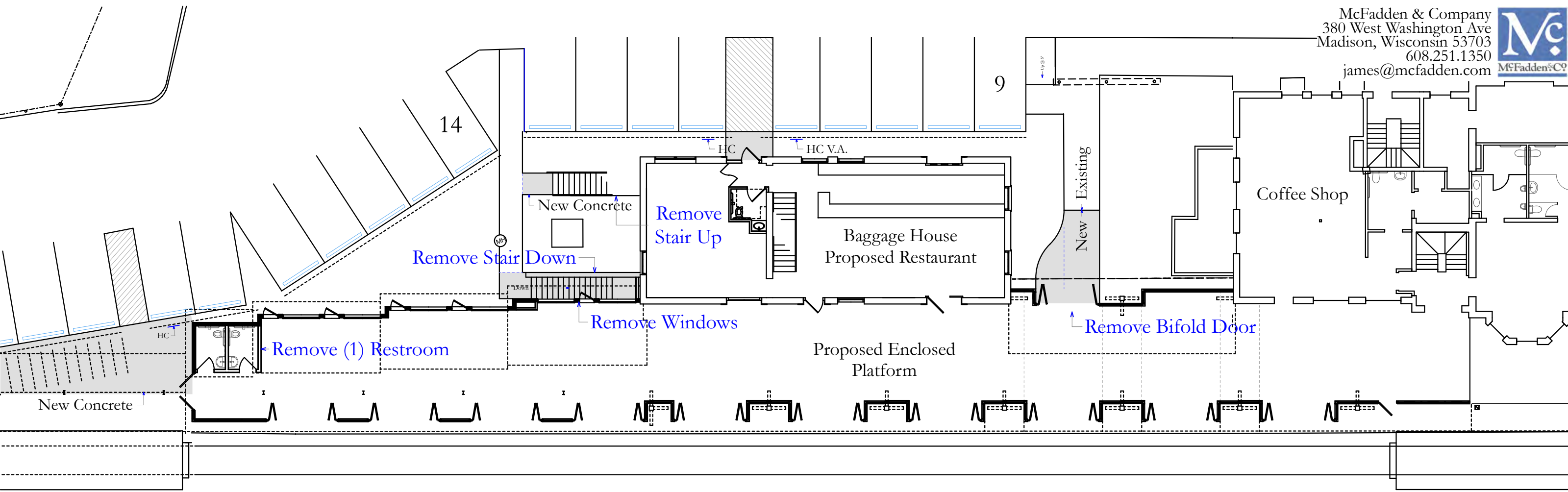
Current Proposal



Proposed Site Plan @ 1"=40'

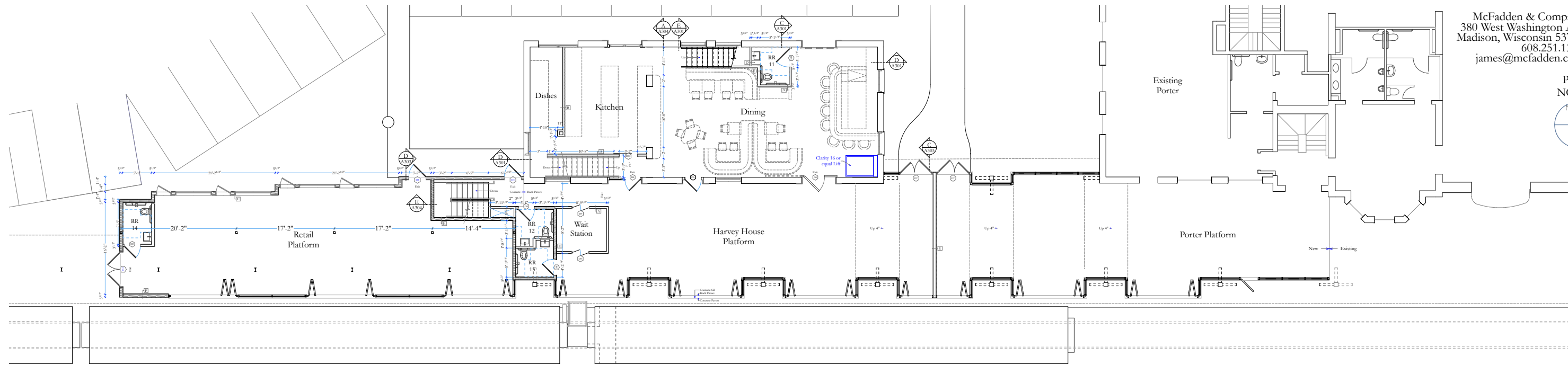


Proposed Partial Site Plan @ 1/16" = 1'-0"

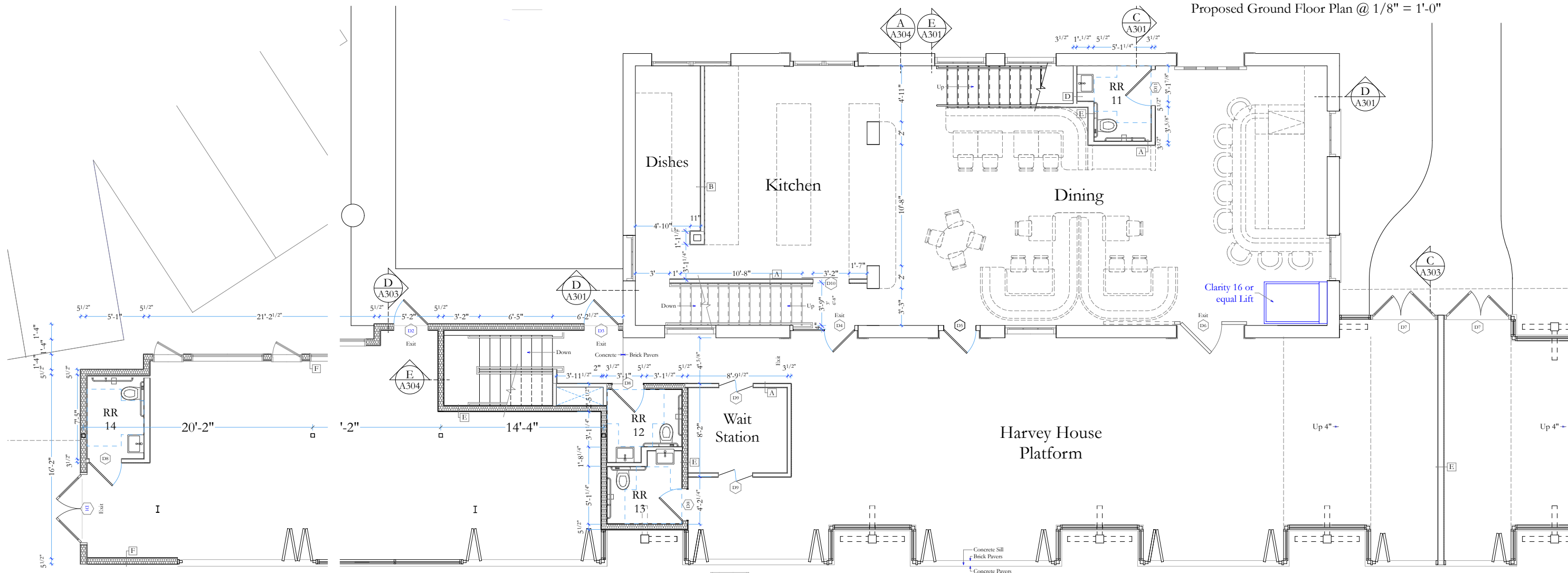




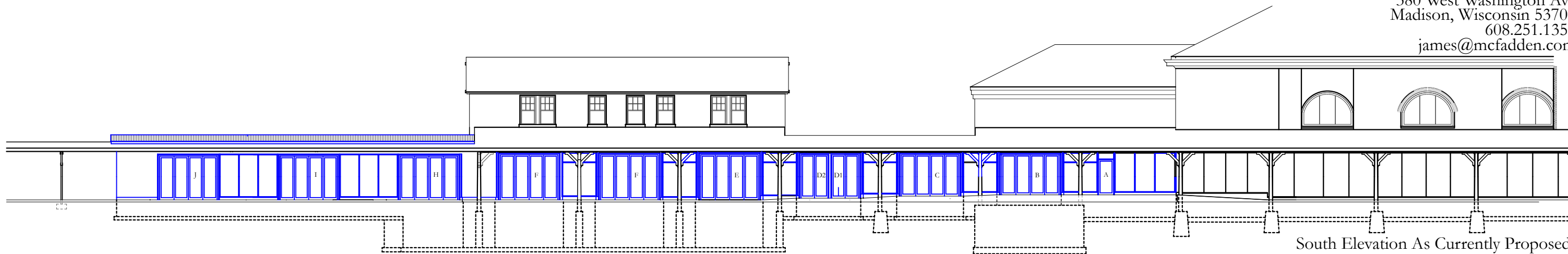
Proposed Site Plan



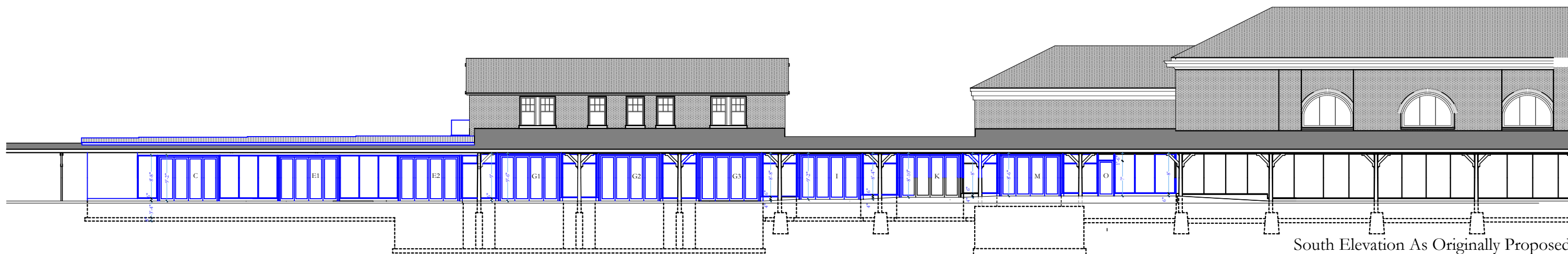
Proposed Ground Floor Plan @ 1/8" = 1'-0"



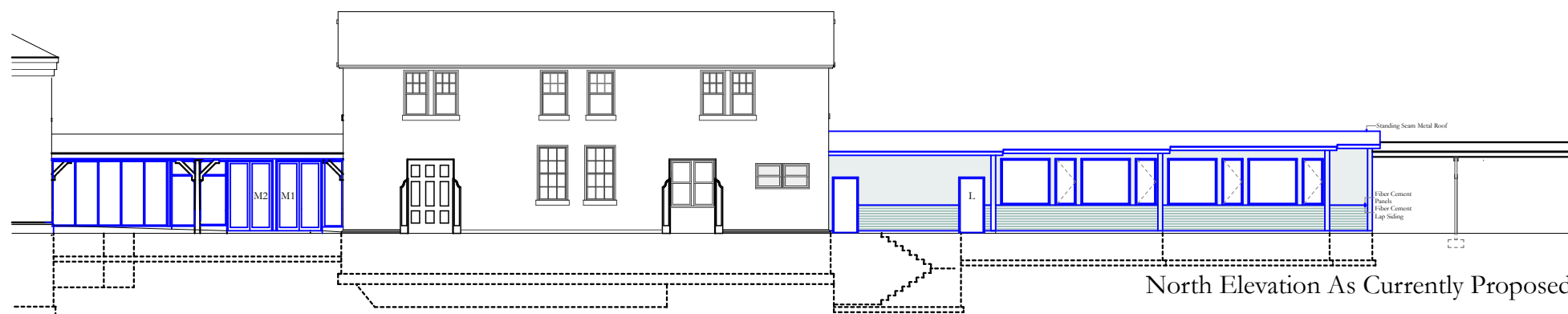
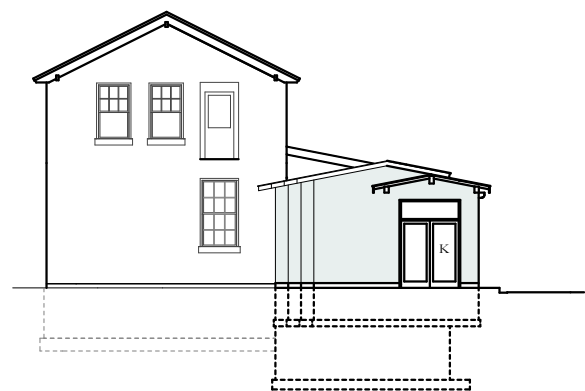
Partial Proposed Ground Floor Plan @ 1/4" = 1'-0"



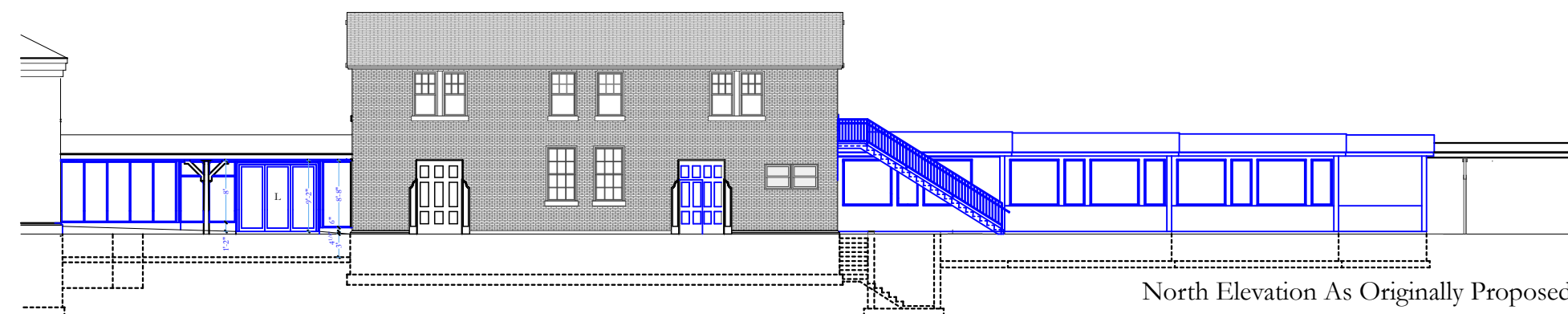
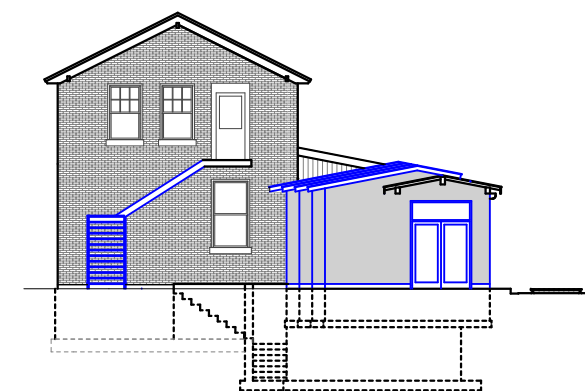
South Elevation As Currently Proposed



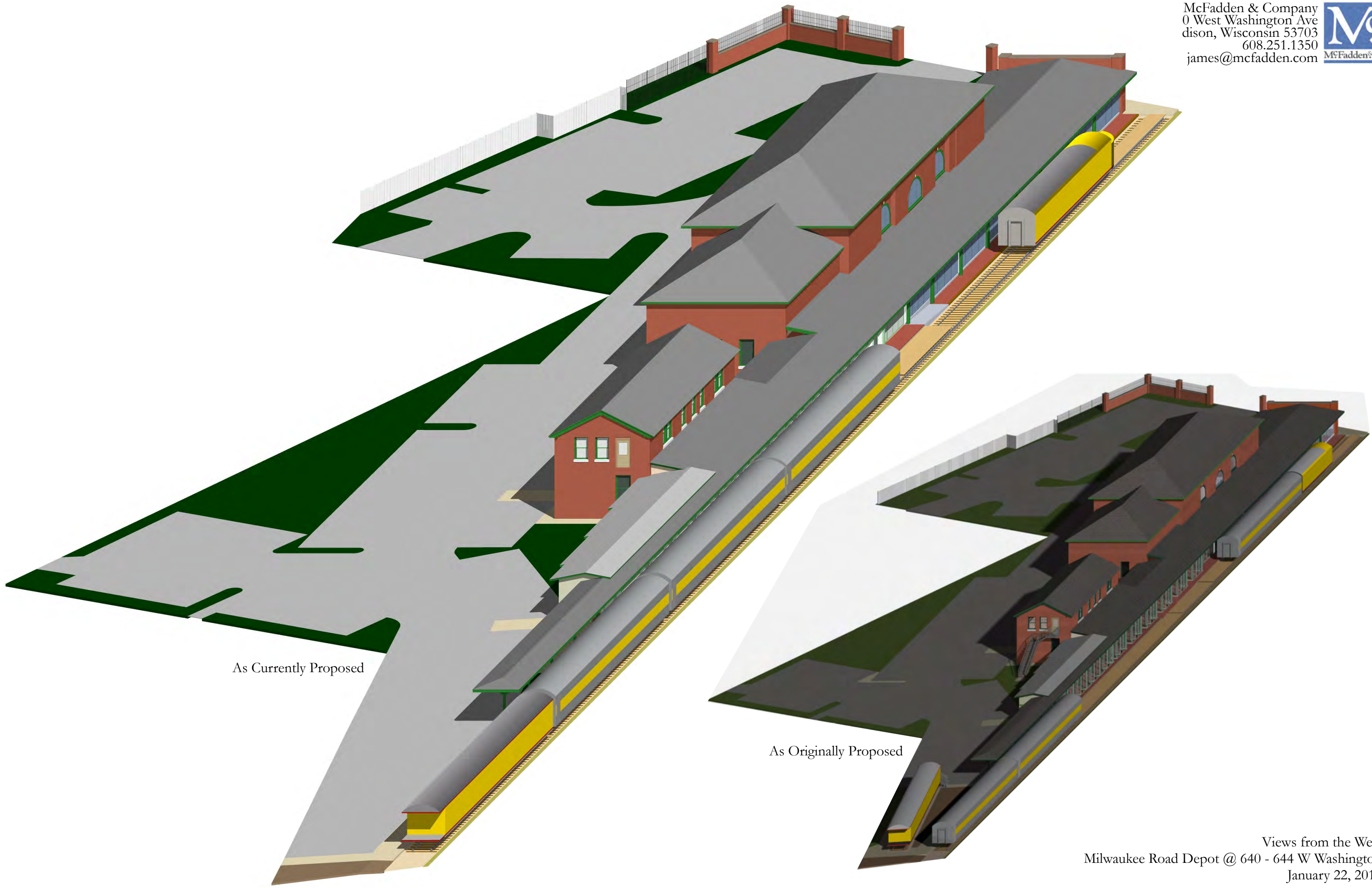
South Elevation As Originally Proposed



North Elevation As Currently Proposed



North Elevation As Originally Proposed

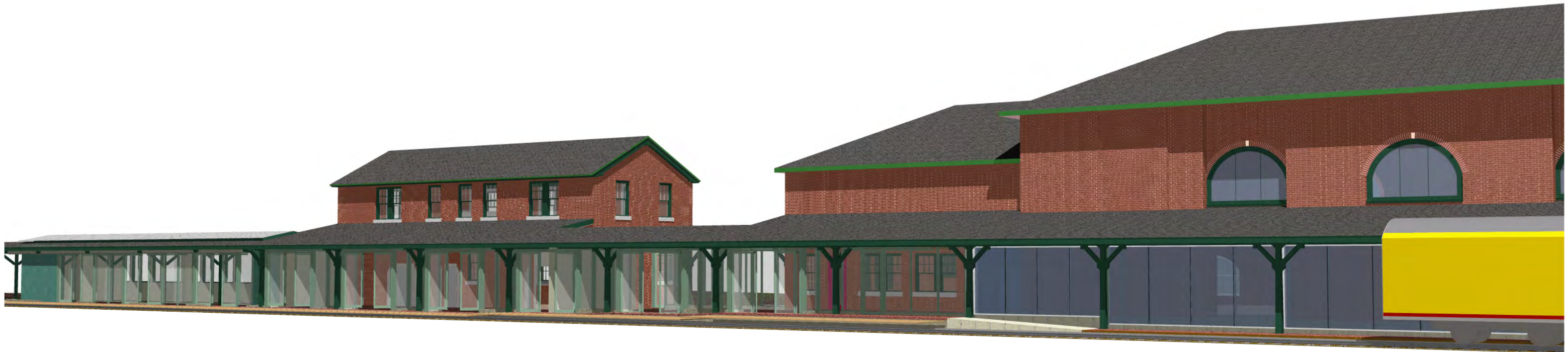


As Currently Proposed

As Originally Proposed



Proposed Actual View with Train Cars in Place



View without Train Cars in Place