

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: 1110 EAST GILLMAN ST. Aldermanic District: _____

2. PROJECT

Project Title/Description: HAASE TOWER APARTMENTS - EXTERIOR ENTRY & LANDSCAPE ALTERATION

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: DENNIS SCHERER Company: ZILBER PROPERTY GROUP

Address: 710 N. PLANKINTON AVE. MILWAUKEE WI 53203
Street City State Zip

Telephone: 414.274.2821 Email: dscherer.zilber.com

Property Owner (if not applicant): HAASE TOWER JOINT VENTURE - TOWNE REALTY

Address: 710 N. PLANKINTON AVE. MILWAUKEE WI 53203
Street City State Zip

Property Owner's Signature: [Signature] Date: 25 July '19

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 - Scope of Work

ZILBER
PROPERTY GROUPSM

Project Title:
HAASE TOWER APARTMENTS

Project Address:
116 East Gillman Street - Madison, Wisconsin
Mansion Hill District

710 North Plankinton Avenue
Milwaukee, Wisconsin

414-273-2200

Scope of Work:

Haase Tower was originally built in the early 1960's as a 48 unit - all 1 bedroom unit apartments. The main attention of design work we would like to address is the Gillman Street approach and building's lobby entry.

Landscaping:

Landscaping and drystack garden walls will be removed and replaced along the south portion of the site, which is the main building lobby's approach.

New concrete garden walls with a cable railing system, new concrete steps leading from the public sidewalk, and concrete walk at the lower court area leading from the parking area, will encompass the hardscape portion of the site improvements.

New perennial plants and shrub material, along with some existing mature perennial plants will be salvaged and replanted. The new landscape design will provide year round color and texture to the front yard.

Building Alterations:

Exterior alterations of the south elevation will include removal of existing illuminated sign on the building, removal of the existing fabric awning, which is applied over the original flat canopy above the main entry. The original canopy will also be removed along with the existing lobby door.

The existing aluminum entry will be replaced as well as adding a window into the lobby area for additional daylight. In place of the previous canopy, there will be a new metal and glass canopy in the same location as previous canopy.

New non-illuminated building signage is a small ground sign, along with an architectural planter, for seasonal plantings, leading from the public sidewalk to the main entry.

The existing curtain wall system in the front stair tower will be removed and replaced with clear anodized aluminum frame and low "E" vision glass.

Additional maintenance items on the building such as repairs and repainting of unit balconies to match existing, and replacement of the parking surface will follow at the completion of the project.

Mansion Hill Local Historic District

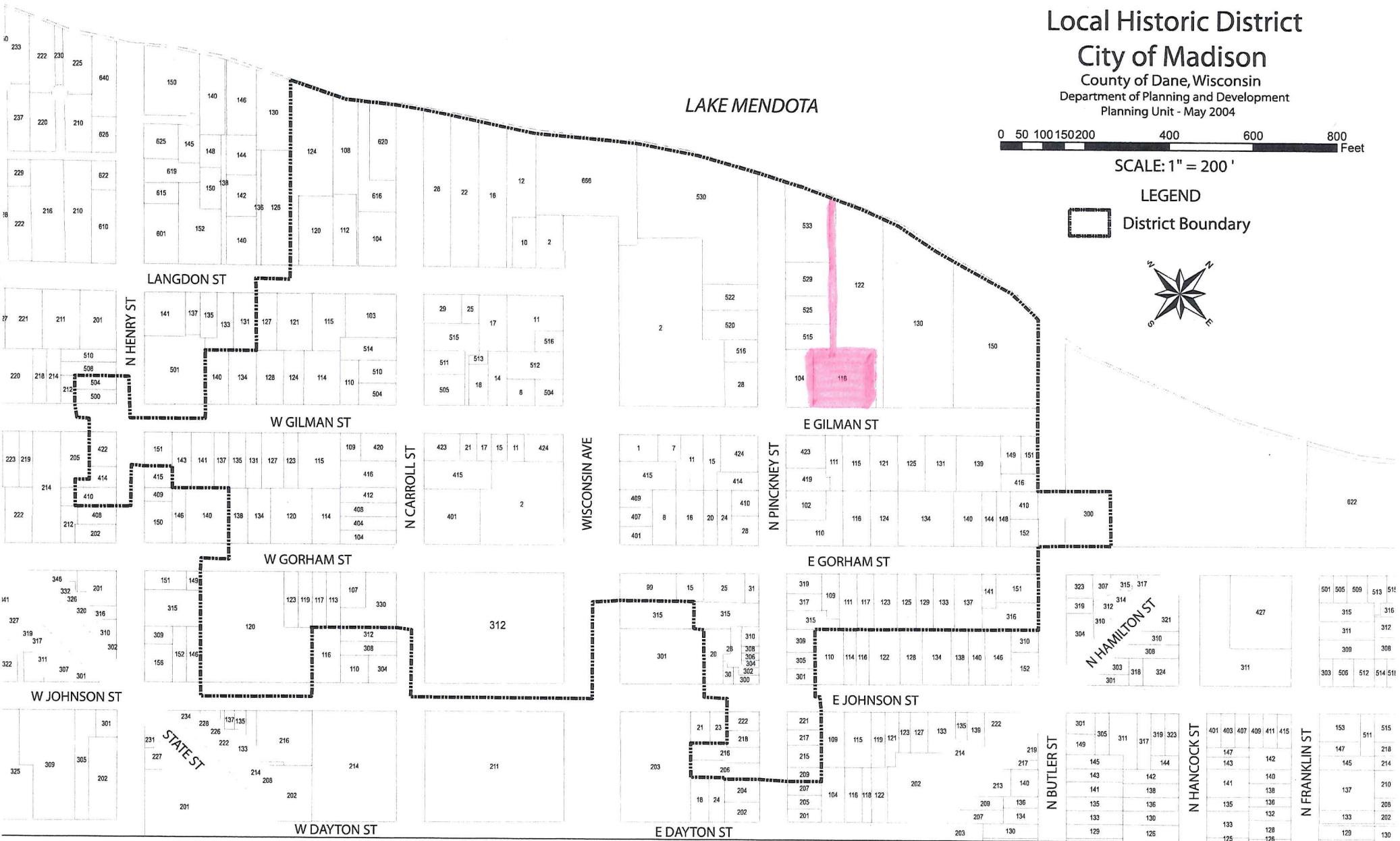
City of Madison
County of Dane, Wisconsin
Department of Planning and Development
Planning Unit - May 2004

0 50 100 150 200 400 600 800 Feet

SCALE: 1" = 200'

LEGEND

 District Boundary





1 Existing Front Lobby Entry From Steps



2
SCOPE OF WORK IN PHOTOS 1 - 3 - 5:
REPLACE GLASS ENTRY OF BUILDING LOBBY - ADD NEW WINDOW TO LEFT OF DOOR.
REMOVE EXISTING AWNING AND REBUILD ORIGINAL CANOPY TO ALIGN WITH NEW ENTRY GLASS.
REMOVE AND REPLACE EXISTING CONCRETE STEPS AND WALK.
REMOVE AND REPLACE EXISTING GARDEN WALLS AND LANDSCAPE.



3



SCOPE OF WORK IN PHOTO 4:
REMOVE EXISTING FABRIC AWNING AND CANOPY UNDER, REPLACE WITH NEW ANODIZED ALUMINUM OR ALTERNATE STEEL AND GLASS CANOPY.
REPLACE EXISTING STAIR TOWER CURTAIN WALL SYSTEM WITH NEW.

4 Existing Lobby Entry Canopy and Stair Tower Windows



SCOPE OF WORK IN PHOTO 5:
REPLACE MISSING AND DAMAGED SCREENS OF UNIT WINDOWS.

5 Typical Apartment Unit Window



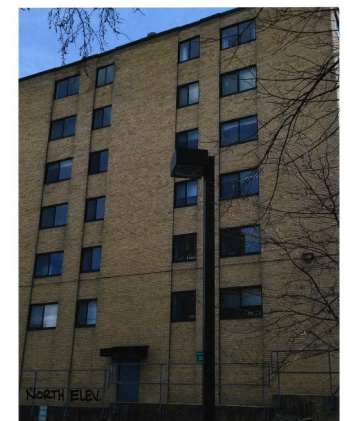
South Elevation



East Elevation



West Elevation



North Elevation



SCOPE OF WORK IN PHOTO 6:
REPLACE TO MATCH EXISTING CANOPY.

6 Existing Rear Entry Canopy

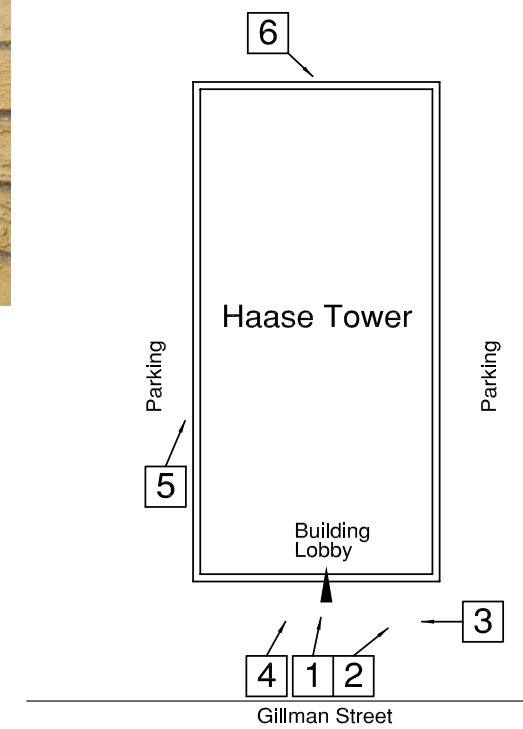


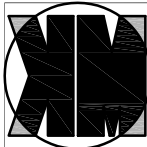
Photo Key
N.T.S.



Existing Photos and Scope of Work Haase Tower

116 East Gillman Street
Madison, Wisconsin
24 July, 2019

ZILBER
PROPERTY GROUPSM



DEVELOPMENT
CORP
ARCHITECT

REVISED

STAMPS AND APPROVALS

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ARE THE EXCLUSIVE PROPERTY OF
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PROJECT

Haase Apartments
Entry Court

116 East Gillman Street
Madison, Wisconsin

TITLE

Demolition Plan

JOB NUMBER

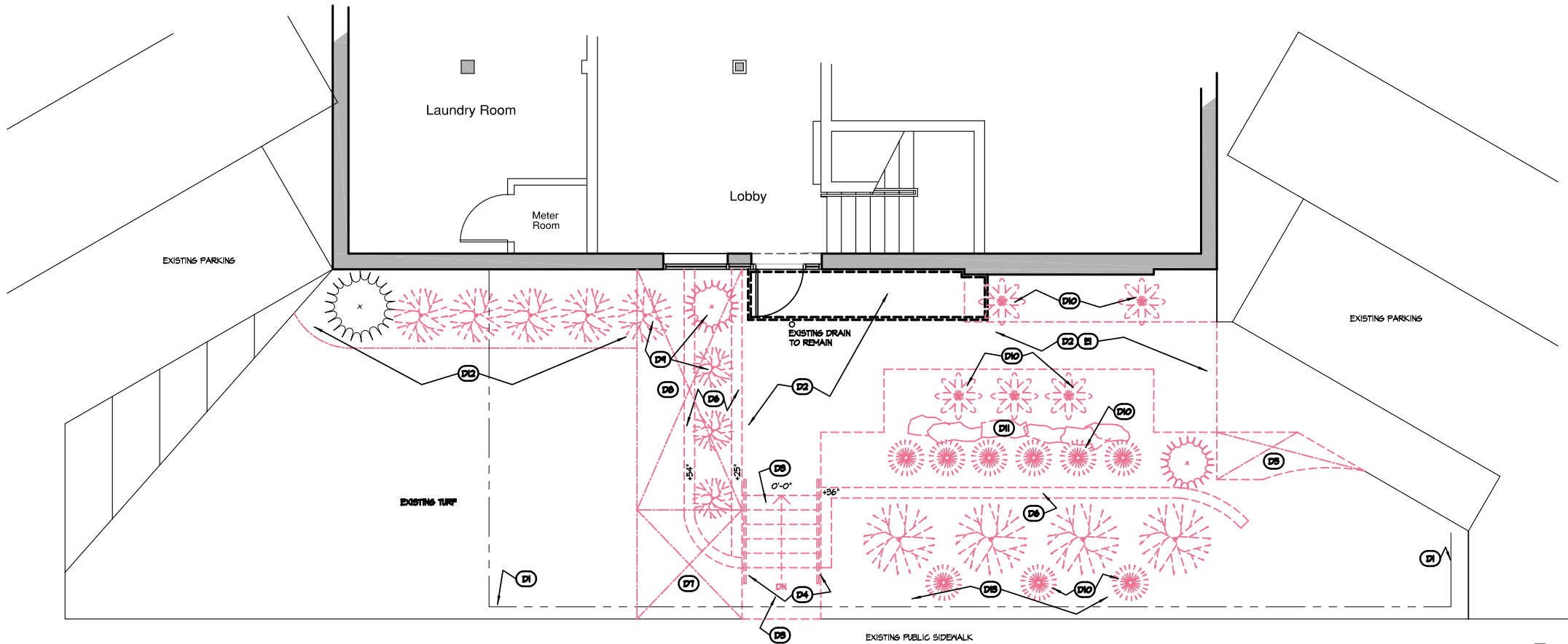
000

DATE

24 JULY, 2011

SHEET

A1.0



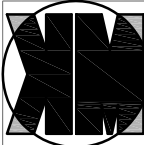
Demolition Plan

1/4"=1'-0"



Demolition Notes:

- D1 INSTALL CONSTRUCTION BARRIER AROUND COURT AREA.
- D2 ELECTRICAL TO PROVIDE TEMPORARY LIGHTING ALONG TEMP WALKWAY TO MAIN ENTRY.
- D2 REMOVE ALL EXISTING CONCRETE SIDE WALKS IN LOWER COURT AREA.
NOTE: PROVIDE TEMPORARY ACCESS WALKWAY TO MAIN ENTRY FROM EAST PARKING AREA.
- D3 REMOVE EXISTING CONCRETE STAIR AND CONCRETE WALK BETWEEN STAIR AND PUBLIC SIDEWALK.
- D4 REMOVE EXISTING METAL HANDRAILS.
- D5 SAW CUT AND REMOVE SECTION OF EXISTING ASPHALT.
- D6 REMOVE EXISTING DRY STACK CMU RETAINING WALL.
- D7 EXCAVATE AREA FOR NEW RAISE CONCRETE AND CONCRETE WALK.
SEE STRUCTURAL FOR ADDITIONAL INFORMATION ON NEW CONCRETE.
- D8 EXCAVATE AREA FOR NEW RETAINING WALL AND EXPANDED LOWER COURT AREA.
SEE STRUCTURAL FOR DETAILS OF NEW GARDEN WALL LOCATION AND DIMENSIONS.
- D9 REMOVE EXISTING EVERGREEN AND SHRUBS.
- D10 REMOVE - SALVAGE - AND REPLANT EXISTING DAYLILIES AND HOSTA PLANTS.
- D11 REMOVE - SALVAGE - AND REUSE EXISTING LAMPA STONE.
- D12 REMOVE EXISTING TURF AND MULCH 5'-0" CUT FROM FRONT OF BUILDING FOR NEW LANDSCAPE - SEE SHEET L10.
- D13 REMOVE MULCH AND SOIL FOR NEW TURF AREA - SEE L10.



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PROJECT
Haase Tower

Entry Court Plan

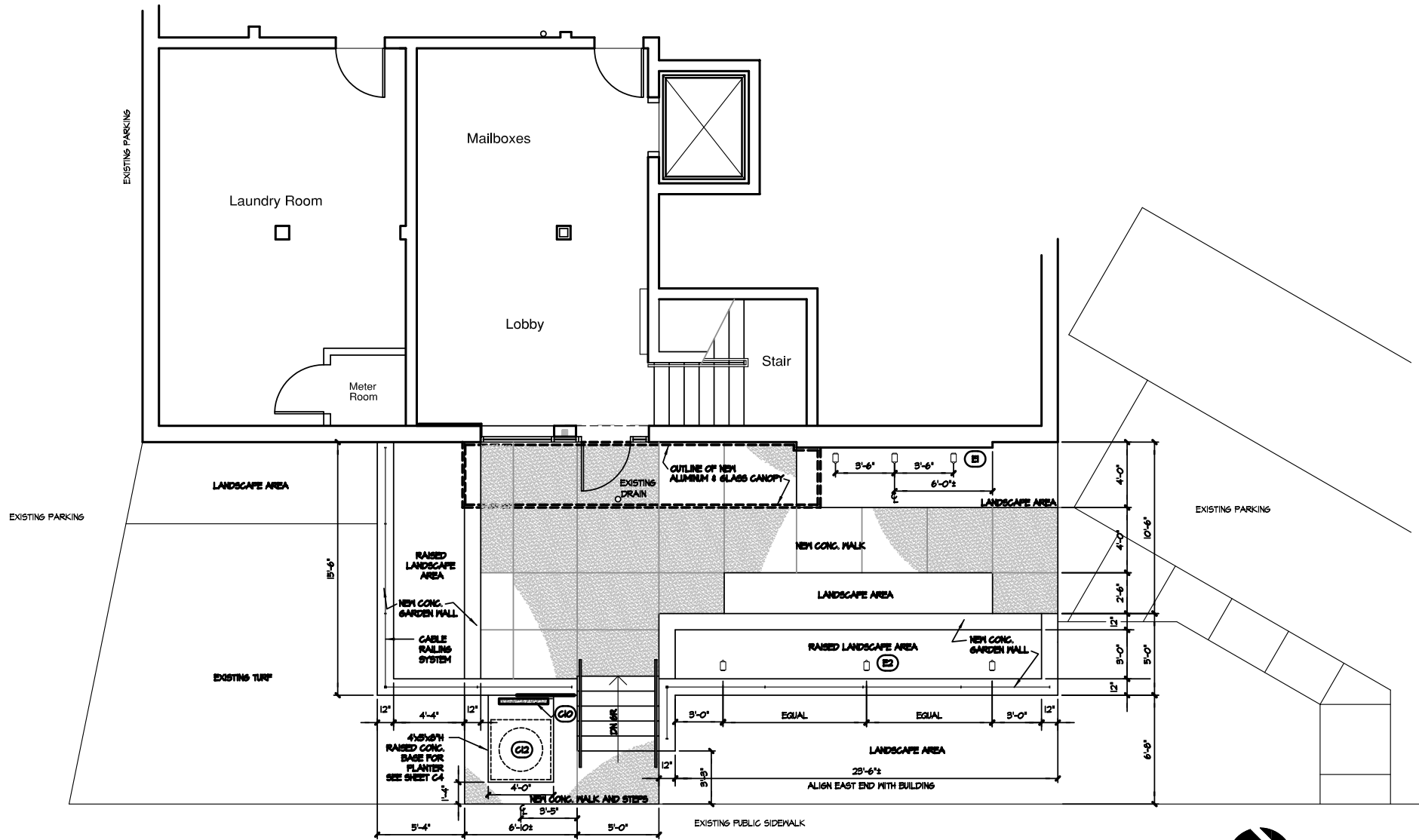
116 East Gillman Street
Madison, Wisconsin

TITLE
FLOOR PLAN

JOB NUMBER	DATE
000	24 July 2011

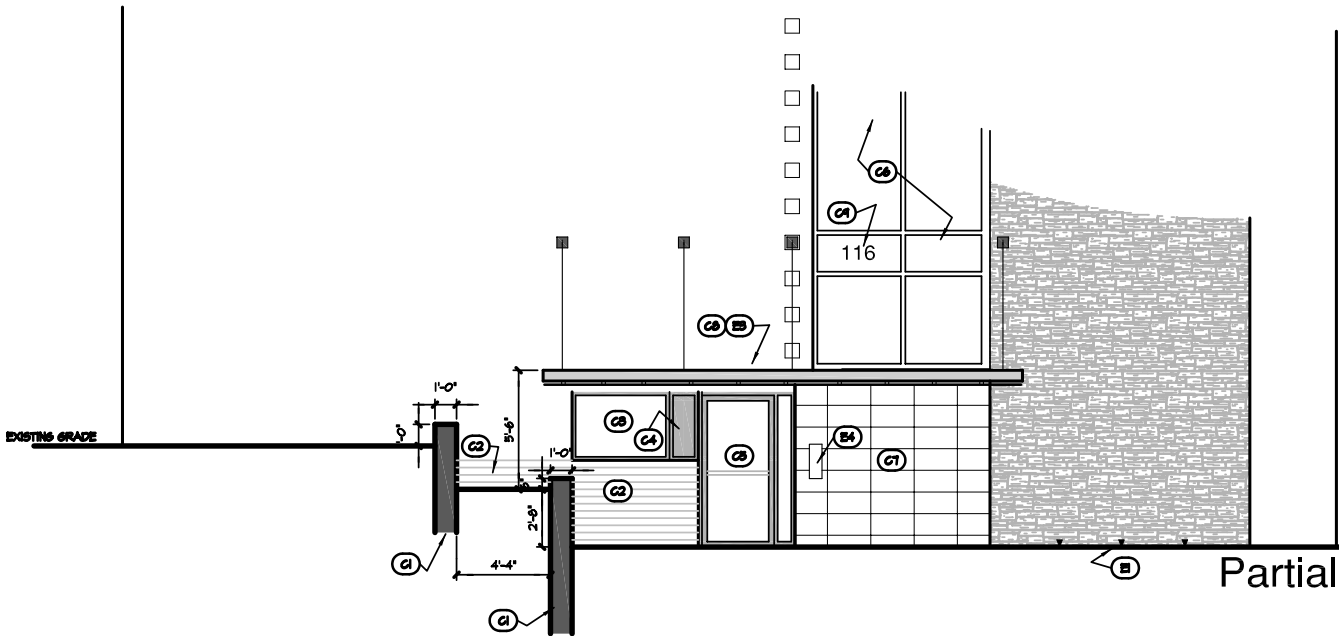
SHEET

A1.1



Entry Court Plan

SCALE: 1/4"=1'-0"

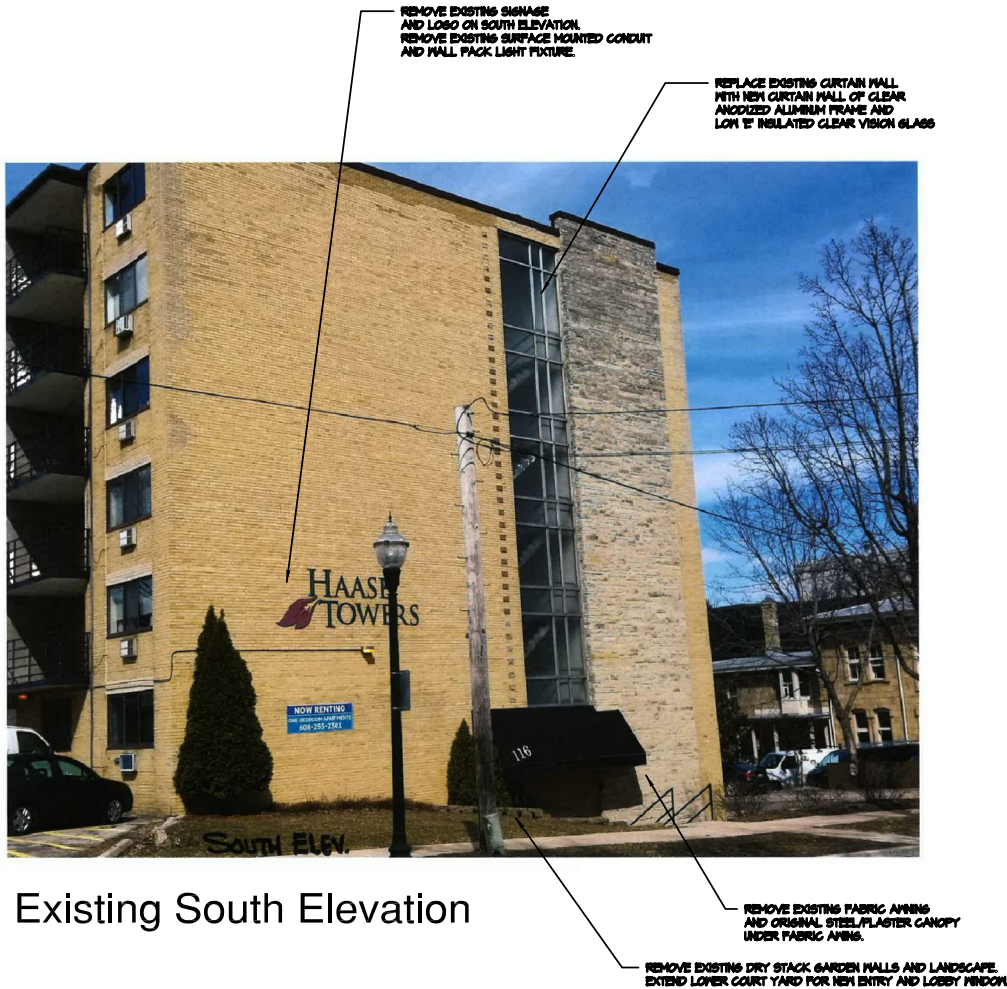
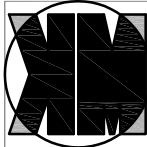


Partial South Elevation

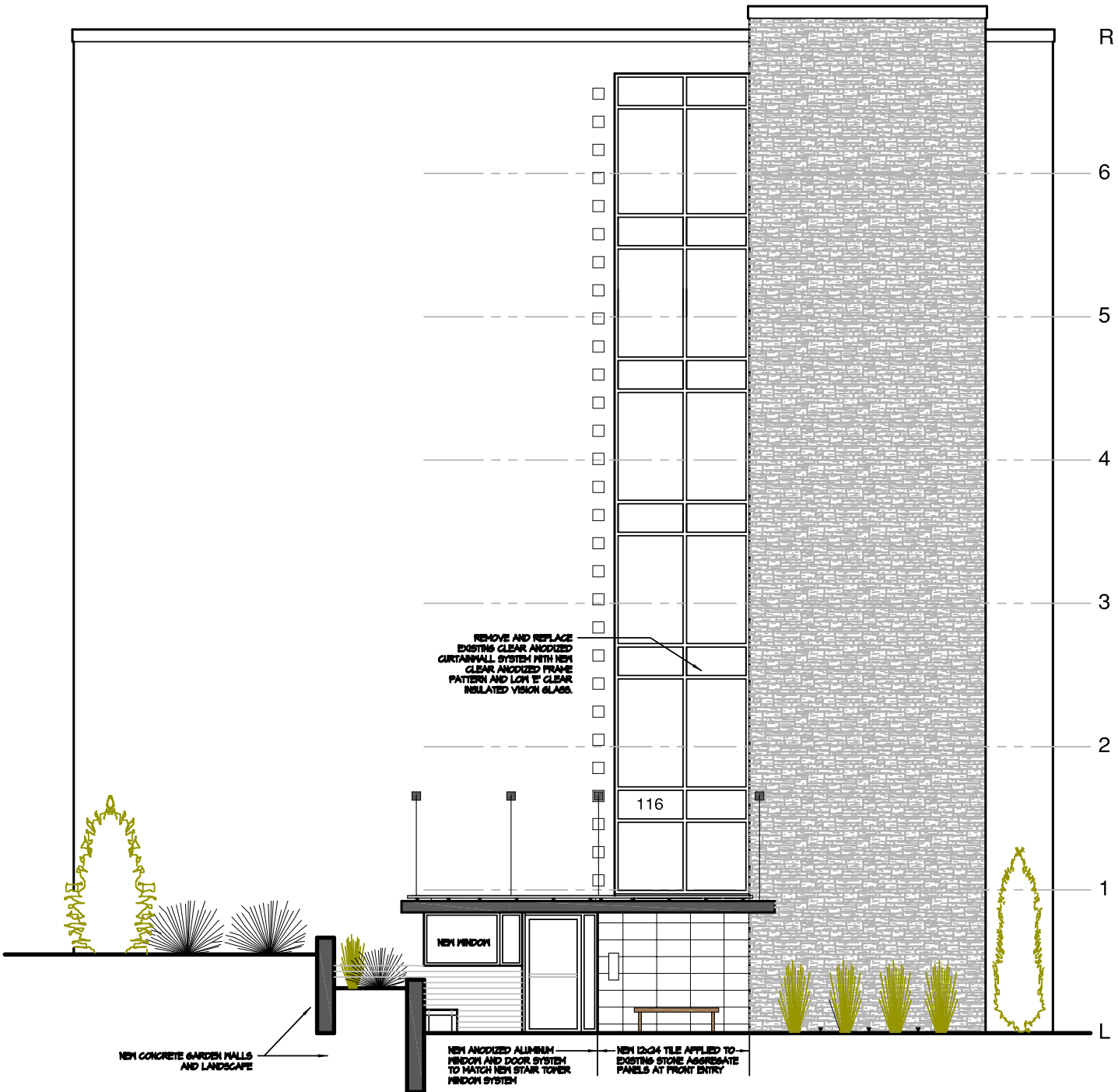
SCALE: 1/4"=1'-0"

Construction Notes:

- (C1) NEW CONCRETE GARDEN MALL - SEE CIVIL FOR ADDITIONAL NOTES AND DETAILS.
- (C2) FIELD VERIFY CONDITION OF EXISTING FACE BRICK AFTER EXPOSED FROM REMOVING EXISTING RAISED PLANTER AREA. CLEAN/REPAIR BRICK AS NEEDED WITH BRICK REMOVED FOR NEW WINDOW.
- (C3) NEW CLEAR ANODIZED ALUMINUM WINDOW WITH CLEAR INSULATED GLASS.
- (C4) NEW CLEAR ANODIZED ALUMINUM FRAME AND INFILL PANEL.
- (C5) NEW CLEAR ANODIZED ALUMINUM FRAME ENTRY DOOR WITH CLEAR SAFETY GLASS PANEL AND SIDE LIGHT.
- (C6) NEW CLEAR ANODIZED ALUMINUM FRAME CURTAIN WALL - LOW E INSULATED GLASS.
- (C7) NEW 12"x24" EXTERIOR TILE APPLIED TO EXISTING TEXTURED STONE PANELS.
- (C8) NEW CLEAR ANODIZED ALUMINUM FRAME ENTRY CANOPY WITH SAFETY GLASS PANELS. SEE STRUCTURAL FOR ADDITIONAL NOTES AND DETAILS. - ALTERNATE BID STEEL FRAME CANOPY
- (C9) NEW 8" BLACK APPLIED VINYL ADDRESS NUMBERS ON INTERIOR SIDE OF GLASS.
- (C10) NEW BUILDING GROUND SIGN - SEE 2/L11
- (C11) NEW BUILT-IN CEDAR BENCH - SEE 4/L11 BUILT-IN BENCH OMITTED - SEE L10 FOR SITE FURNITURE.
- (C12) NEW CONC. BASE FOR PLANTER - SEE CIVIL 2/C4
- (B1) (B) NEW SOLAR LED MALL WASH UPLIGHTS - FIXTURES T.B.D. PLACE FIXTURES @ 12' AWAY FROM FACE OF BUILDING, AIMING UPWARD TOWARDS MALL.
- (B2) (B) NEW SOLAR LED LANDSCAPE LIGHTS - FIXTURES T.B.D. PLACE FIXTURES @ 6' AWAY FROM FACE OF GARDEN MALL, AIMING TOWARDS MALL.
- (B3) NEW LED CHANNEL LIGHT STRIP WITHIN CANOPY - SEE STRUCTURAL FOR ADDITIONAL NOTES AND DETAILS.
- (B4) EXISTING UNIT CALL PANEL TO REMAIN.

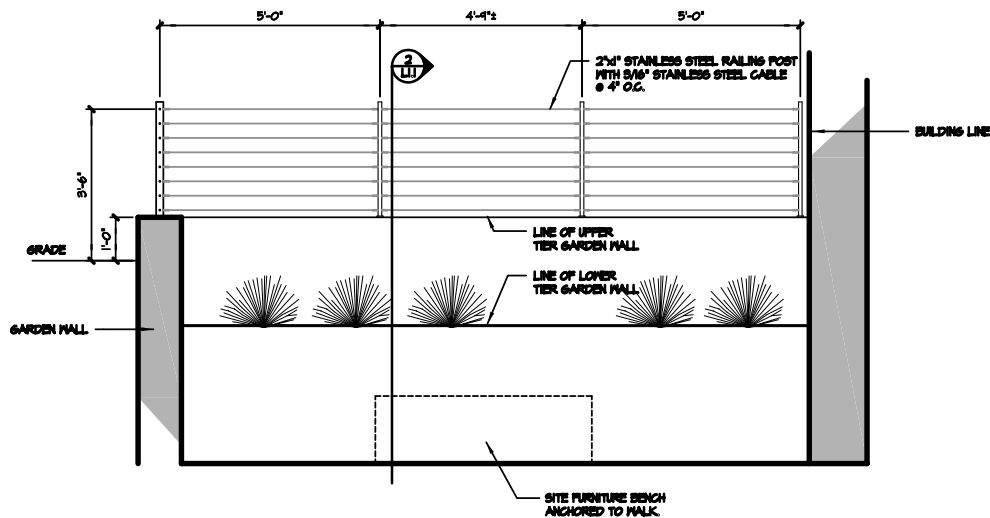


Existing South Elevation

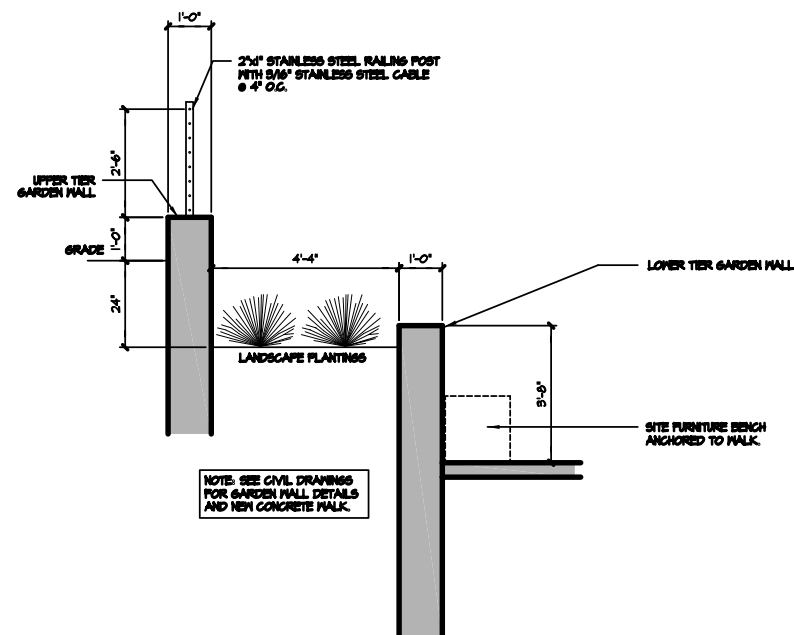


Proposed Anodized Aluminum Trellis & Glass Canopy

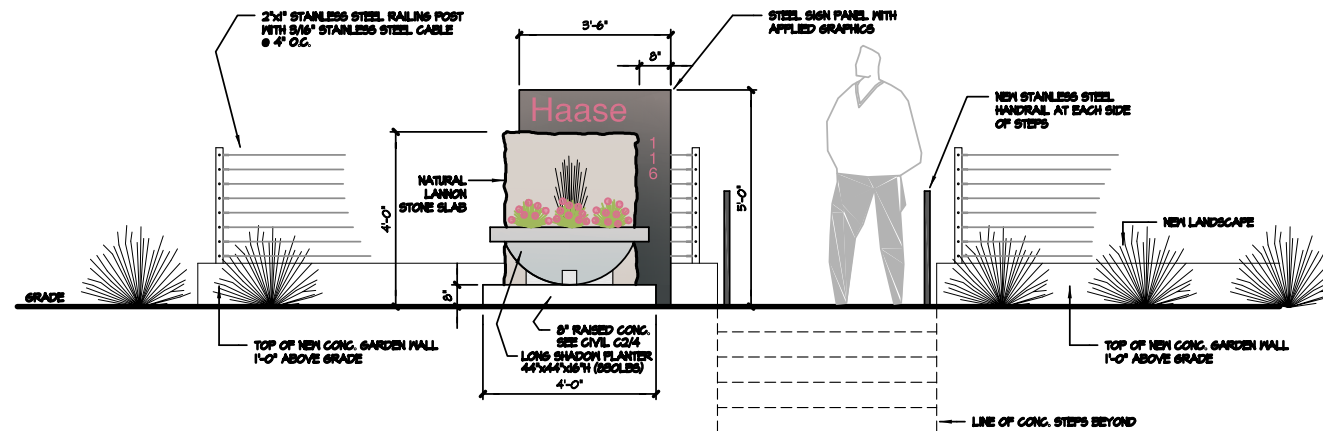
SCALE: 1/4"=1'-0"



① Bench - Garden Wall Elevation
SCALE: 1/2"=1'-0"



② Garden Wall Section
SCALE: 1/2"=1'-0"



③ Sign Elevation
SCALE: 1/2"=1'-0"

