

**AGENDA # 5**

City of Madison, Wisconsin

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**REPORT OF: LANDMARKS COMMISSION**

**PRESENTED:** August 4, 2014

**TITLE:** 115 South Hamilton Street – Mixed-use development adjacent to a landmark building and on a landmark site – the Jackman Building and the Baskerville Condominiums. 4<sup>th</sup> Ald. District.  
Contact: Mark Binkowski, Urban Land Interests (34930)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** August 4, 2014

**ID NUMBER:**

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Members present were: Stu Levitan, Chair; Christina Slattery, Jason Fowler, David McLean, Marsha Rummel, and Michael Rosenblum. Erica Fox Gehrig, Vice Chair, was excused.

**SUMMARY:**

Staff explained that the proposed project is requesting a General Development Plan (GDP) level review and that the Landmarks Commission usually provides Specific Implementation Plan (SIP) level review for Certificates of Appropriateness. In addition, this project crosses the property line onto a landmark site which causes some landmark-related issues. Because this project will need to return to the Landmarks Commission at the SIP level, staff suggests that the Commission assume the project would be held to the property line and provide advisory recommendations to the Plan Commission that the proposed development has an appropriate adjacent relationship to the landmark sites at this time which will allow the proposal to move forward at the GDP level.

Brad Binkowski, registering in support and wishing to speak. Brad Binkowski described the Anchor Bank redevelopment and addition project related to the existing building and the expanded vision of the Anchor Bank building and parking garage. He explained that the parking garage has reached the end of its useful life and instead of continuing to spend money on maintenance, Urban Land Interests (ULI) would like to submerge the parking garage and create a mixed use project on the block adjacent to two landmark buildings.

David Jennerjahn, registering in support and available to answer questions. Jennerjahn described the design of the proposed building and its relationship to the landmark buildings and the urban core. The building massing is an L shape in the upper stories in plan with a lower element that relates to the massing and materials of the landmark buildings on the Hamilton Street elevation with the taller massing on the Doty Street elevation.

Brad Binkowski described the alley spaces on each side of the landmark buildings and that the proposed building would accommodate the needed back of house and egress issues. Binkowski also explained that the corner windows on each landmark building remain visible and that the neighboring property owners are supportive of the project.

There was general discussion about ways to deal with the property line issue and the appropriate Jackman Building treatment possibilities.

Binkowski explained that the better project would touch the Jackman Building and incorporate egress and back of house issues in the proposed development. He explained that in developing the project for SIP level review the property line issue will be remedied. The Landmarks Commission agreed that removing the alley at the Jackman Building and allowing the new development to touch the Jackman Building would be preferred. There was general discussion that until the property line issue and the design are more detailed, the Commission will review the development as being held at the property line for adjacency review.

Brad Binkowski showed the Commission a revised floor plan that held the proposed development to the property line so that the Landmarks Commission could review the adjacency issues at this time and approve this GDP level review.

Mark Binkowski, registering in support and available to answer questions.

**ACTION:**

A motion was made by Rosenblum, seconded by Slattery, to advise the Plan Commission that the Landmarks Commission finds that the development is not so large and visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark buildings. The motion passed by voice vote/other.

**AGENDA # 3**

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** March 5, 2014

**TITLE:** 25 West Main Street – Exterior  
Remodeling in the DC District,  
AnchorBank, Minor Alteration to  
Previously Approved Conditional Use. 4<sup>th</sup>  
Ald. Dist. (28185)

**REFERRED:**  
**REREFERRED:**  
**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary      **ADOPTED:**      **POF:**

**DATED:** March 5, 2014      **ID NUMBER:**

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Tom DeChant, Melissa Huggins, Lauren Cnare, Cliff Goodhart and Richard Slayton.

**SUMMARY:**

At its meeting of March 5, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of a minor alteration to a previously approved conditional use located at 25 West Main Street. Appearing on behalf of the project were Brad Binkowski and David Jennerjahn. Changes to the project include converting the 9<sup>th</sup> floor mechanical space into 15,000 square feet of office area, which requires MG&E taking a “vault in the sky” where transformers are on the 9<sup>th</sup> floor (this would be the 3<sup>rd</sup> building in Madison to do this). This gives them the opportunity to convert from spandrel to vision glass. Secondly they have modified the projecting bay over the entry, reducing it by 7-inches and making it wider as it goes up. The footprint of the new addition has been expanded for inclusion of a restaurant on the west ground floor level. The original plan was limited in creating functional space; the net result is they have added about 30,000 square feet of space to the building with a far more functional floor space. This is a better massing between the two halves. The Carroll Street exit stair previously connected to an underground tunnel from the bank to the ramp. They have reengineered the stair and changed the geometry to bring the stair to exit grade and the middle of Carroll Street. It will be far safer, far more identifiable and most importantly, adjacent to the main entry of a new restaurant. The exit stair at Doty and Carroll Streets have changed so people flow directly into the parking garage, detailing in such a way that is more sophisticated.

**ACTION:**

On a motion by Cnare, seconded by O’Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 8 and 8.

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**URBAN DESIGN COMMISSION PROJECT RATING FOR: 25 West Main Street**

|                       | Site Plan | Architecture | Landscape Plan | Site Amenities, Lighting, Etc. | Signs | Circulation (Pedestrian, Vehicular) | Urban Context | Overall Rating |
|-----------------------|-----------|--------------|----------------|--------------------------------|-------|-------------------------------------|---------------|----------------|
| <b>Member Ratings</b> | -         | 8            | -              | -                              | -     | -                                   | -             | 8              |
|                       | -         | 7            | 7              | -                              | -     | -                                   | 9             | 8              |
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