

# 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, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 623 Railroad Street Aldermanic District: 6

## 2. PROJECT

Project Title/Description: MGE - Third floor exterior window 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 <b>RECEIVED</b>  6/22/20 7:55 am
	Preliminary Zoning Review  Zoning Staff Initial:  Date:     /     /

## 3. APPLICANT

Applicant's Name: Brian Reed Company: Potter Lawson

Address: 749 University Row, Suite 300 Madison WI 53705  
Street City State Zip

Telephone: 608 274-2741 Email: brianr@potterlawson.com

Property Owner (if not applicant): Tim Bliefernicht

Address: 623 Railroad Street Madison WI 53703  
Street City State Zip

Property Owner's Signature: [Signature] Date: 6/19/20

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, Suite 017. 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/2019-LCMeetingScheduleDates.pdf>

**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- ~~Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).~~
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - Photographs of existing conditions;
  - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- \*\***Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Photographs of examples on another historic resource
  - Manufacturer's product information showing dimensions and materials;
  - Other \_\_\_\_\_

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

City of Madison Planning Division  
 215 Martin Luther King Jr Blvd, Suite 017  
 PO Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)  
 (608) 266-6552



June 22, 2020

Department of Planning and Community and Economic Development  
Planning Division  
Landmark Commission and Preservation Planner  
215 Martin Luther King Jr. Blvd, Suite 017  
Madison, WI 53701

RE: Application for Certificate of Appropriateness for Third Lake Ridge District  
New Exterior Windows on the third floor of 623 Railroad Street – MGE Main Office

Dear Commissioners:

MGE is proposing a project to install new exterior windows at the third floor of their existing main office at 623 Railroad Street. The northern portion of the existing third floor was previously used for unoccupied support areas and does not have existing exterior windows. MGE is looking to renovate this area for future staff work space and would like to improve the interior environment for their employees by adding new exterior windows into the northeastern and northwestern walls to bring natural light into the space.

The existing northeast elevation on this floor is completely solid with brick exterior cladding. The northwest wall has some small existing windows (2'-4" x 2'-6"), which bring in limited light and are 4'-8" off the floor which limits the visual connectivity from the interior to the surrounding neighborhood. The proposed window size is based on continuing the 6'-0 x 6'-0 window module which is typical around the building and is the predominant window spacing the second floor. These windows will be approximately 2'-6" off the floor, up to 8'-6" to greatly increase the natural light and views from the interior. The addition of these third floor windows will create a more uniform rhythm to the exterior of the building.

On Railroad Street, above the main public entry the proposed design will create new openings at the corner which are greater in size to match the established window mullion spacing below. The design intent is to extend the corner entry feature vertically to create to a three story expression which will be complimentary to the datum established by the third floor roof edge. The corner will have painted steel accent framing at the window jambs to be consistent with the existing painted steel framing around the entry.

The proposed window finishes will be an anodized dark bronze to match the existing framing. The insulated glazing units will have a low-E coating with the color to match the existing window glazing.

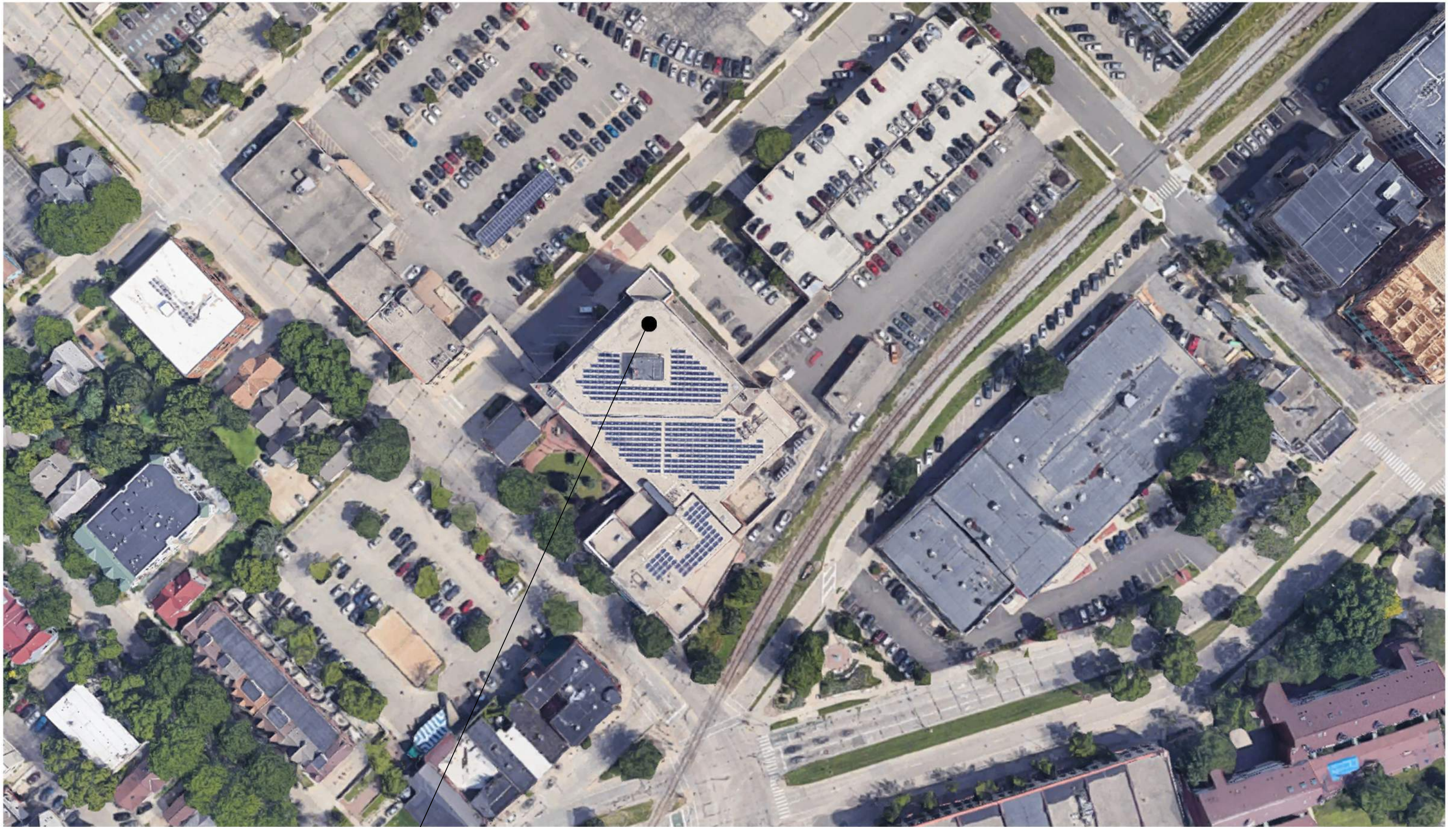
This project provides needed natural daylight to improve the interior environment and helps to enhance the existing articulation of the building by providing a more uniform rhythm with a standardized fenestration size. It is our opinion that this project is fitting with the character of the existing building and is appropriate for the Third Lake Ridge Historic District and is compliant with the guidelines established in the Madison General Ordinance Chapter 41.

We look forward to your review and consideration of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Reed". The signature is fluid and cursive, with a large initial "B" and "R".

Brian Reed, AIA, LEED AP  
Potter Lawson



Site Location - 623 Railroad Street

MGE - Third Floor Windows Exterior Alteration  
GOF Building  
6/22/2020



Existing Conditions & Context

MGE - Third Floor Windows Exterior Alteration  
GOF Building  
6/22/2020



Existing MGE GOF Building



Existing GOF Building along Railroad Street



Existing visitor parking lot



Existing MGE GOF main entry



View West down Railroad Street



View pedestrian connector over Railroad Street



Existing MGE Parking Garage



Existing MGE staff parking North of Railroad Street



View East down Railroad Street



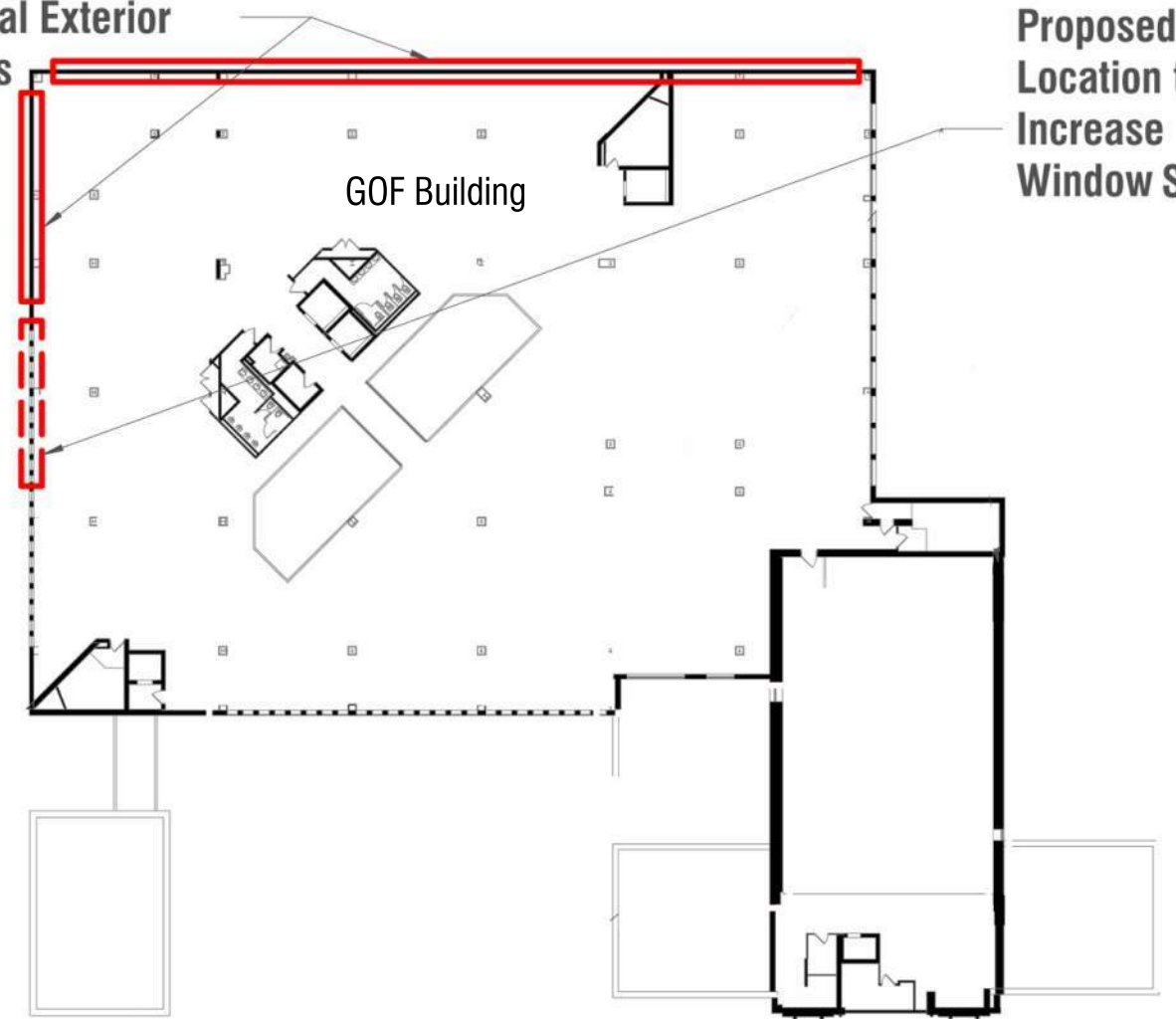
East Aerial



West Aerial

New window openings to be 6'-0" x 6'-0" to match the existing windows on the second floor.

Proposed Location of Additional Exterior Windows

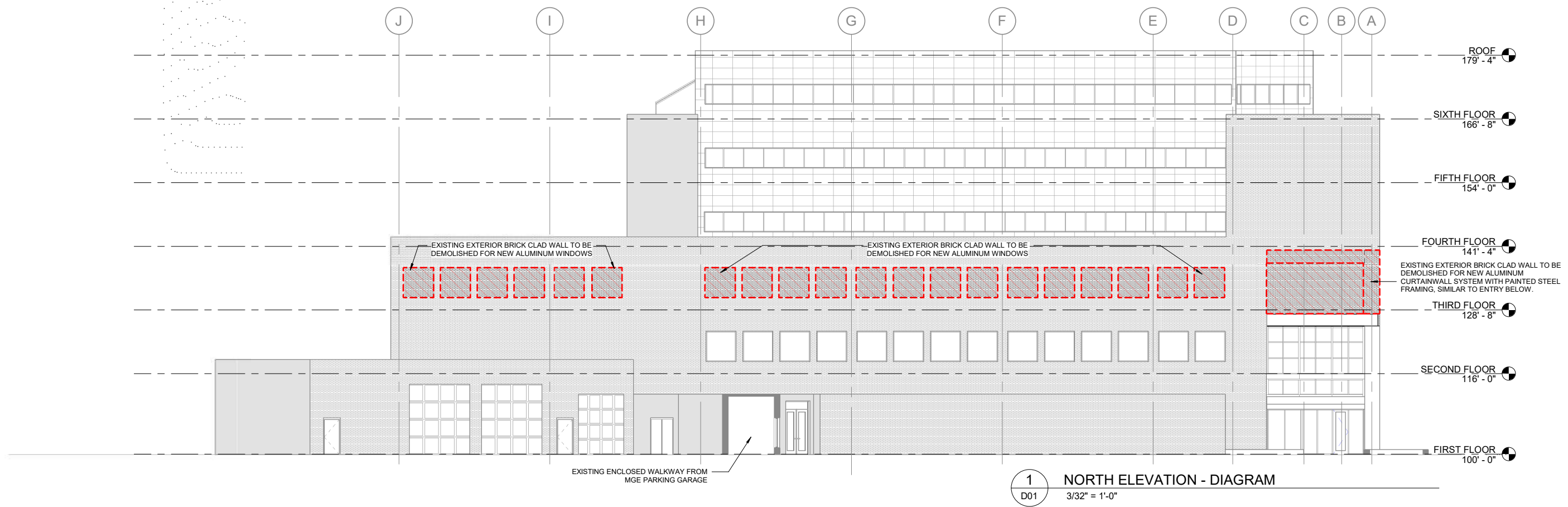


Proposed Location to Increase Window Size

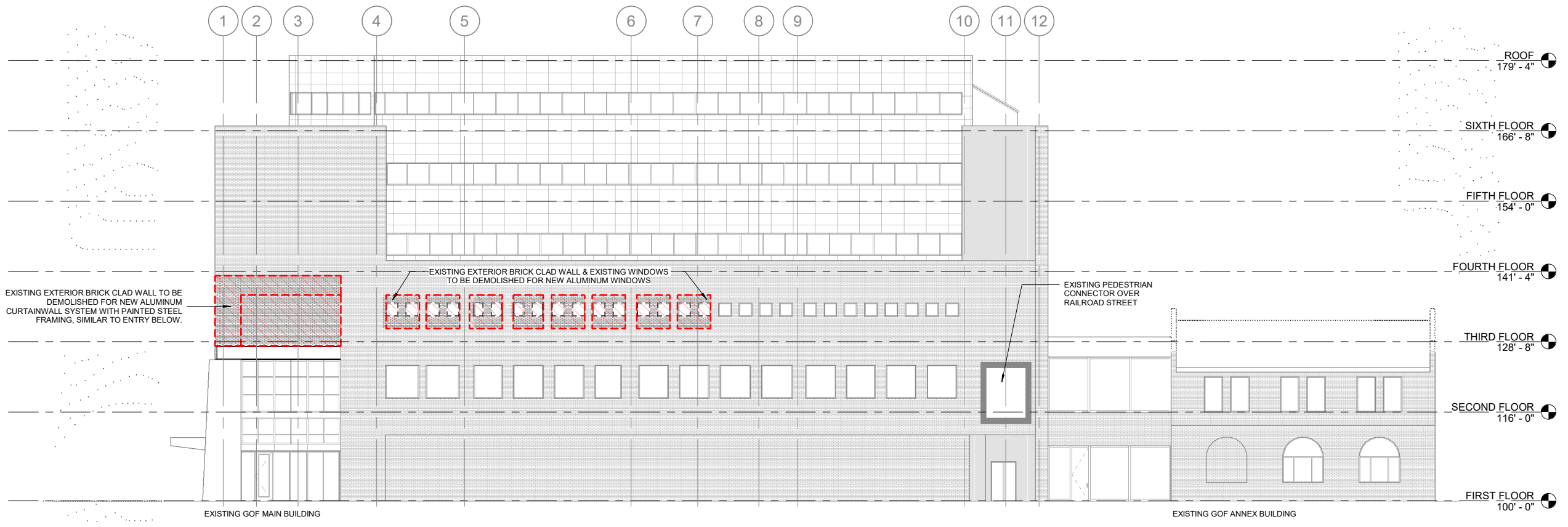
Overall Third Floor Plan







**1** NORTH ELEVATION - DIAGRAM  
D01 3/32" = 1'-0"



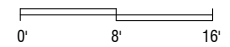
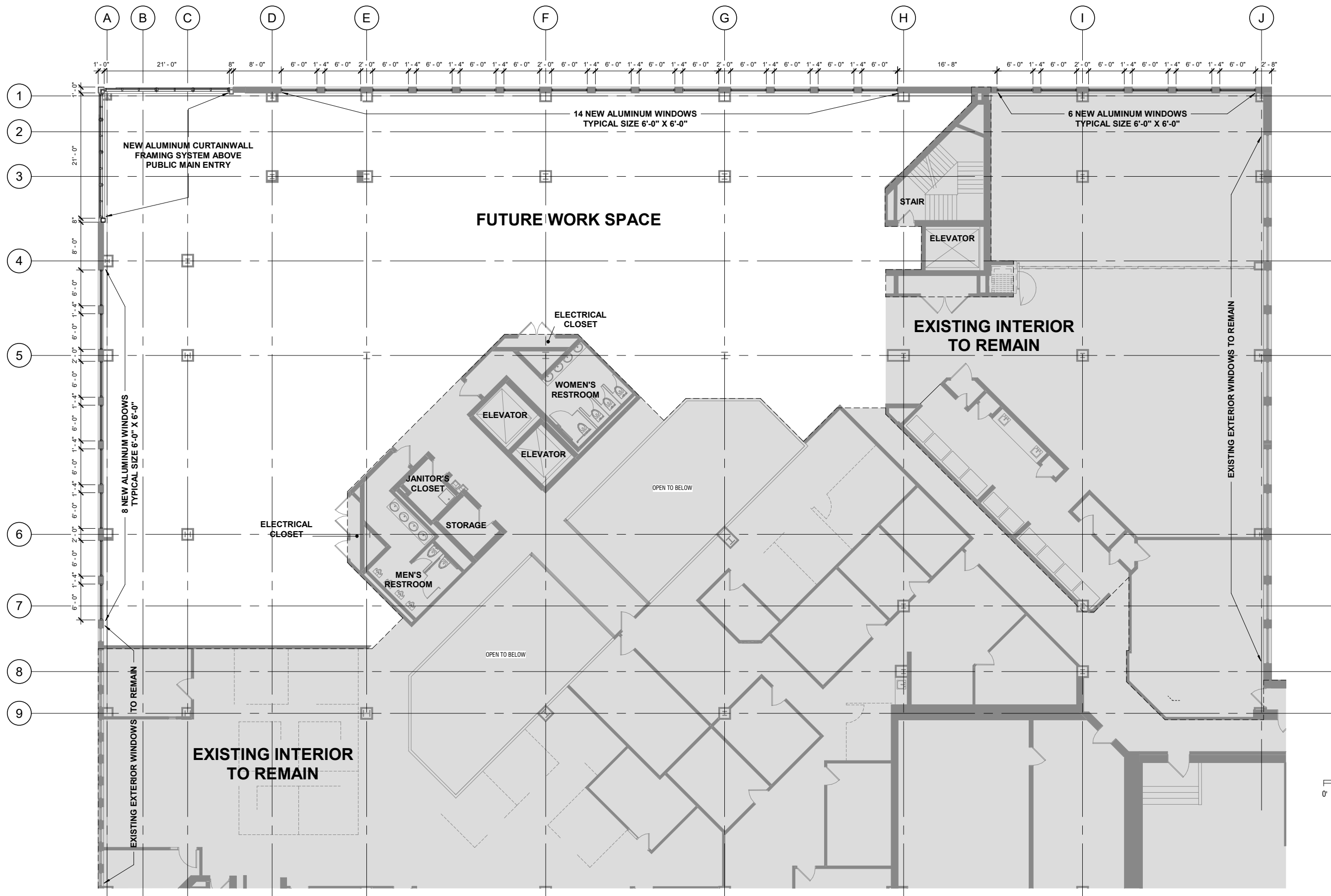
**2** WEST ELEVATION - DIAGRAM (RAILROAD STREET)  
D01 3/32" = 1'-0"

**EXISTING CONDITIONS - DEMOLITION ELEVATIONS**

MGE - THIRD FLOOR WINDOWS EXTERIOR ALTERATION  
06/22/2020

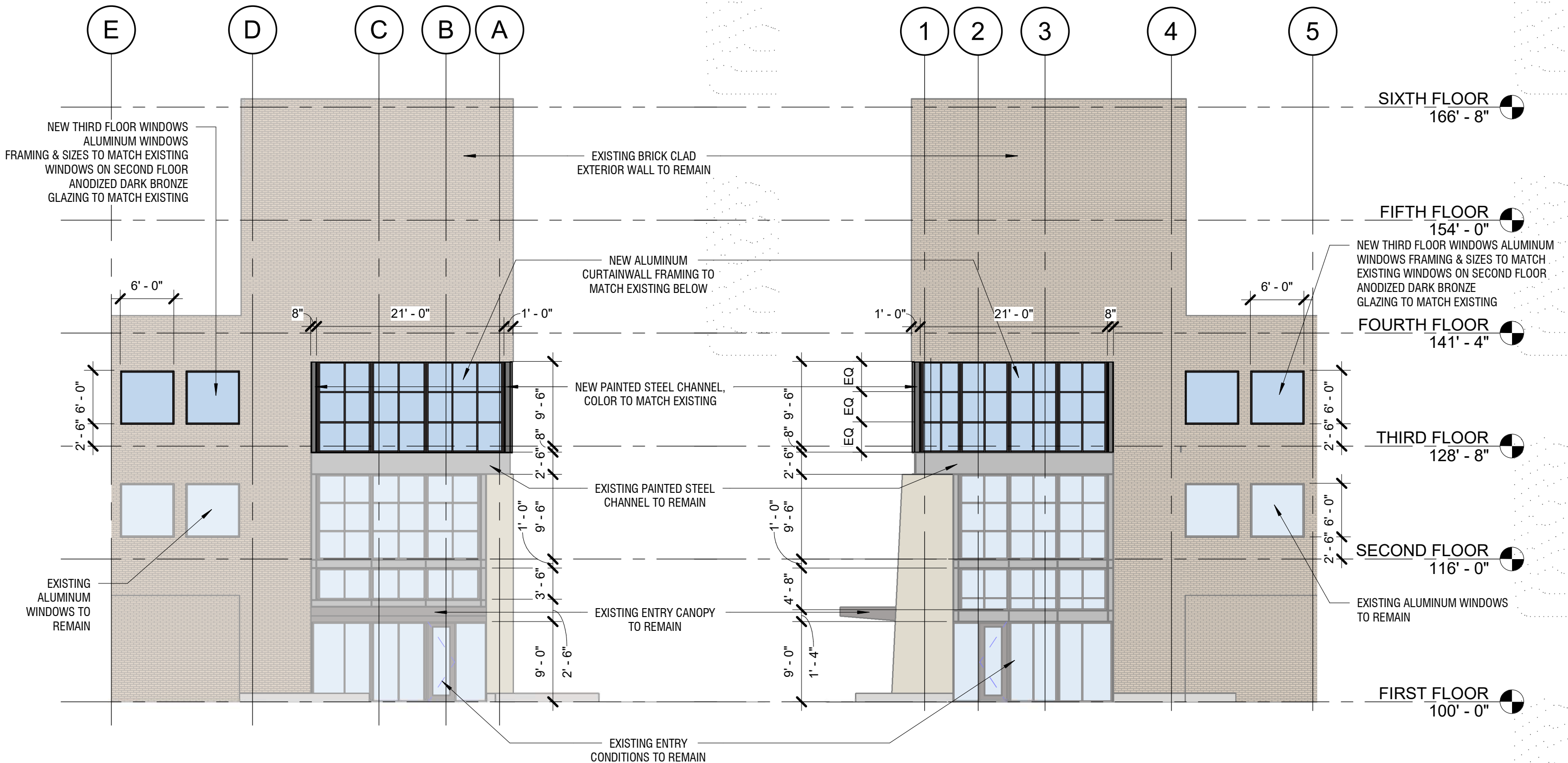
**GENERAL NOTES:**  
ALL OTHER EXISTING MATERIALS AND  
CONDITIONS TO REMAIN





# THIRD FLOOR WINDOW PLAN

MGE - THIRD FLOOR WINDOWS EXTERIOR ALTERATION  
06/22/2020



# ENLARGED ENTRY ELEVATION

MGE - THIRD FLOOR WINDOWS EXTERIOR ALTERATION  
06/22/2020



Proposed Third Floor Windows on the Northwest & Northeast Elevations



Proposed Third Floor Windows on the Northeast Elevation



Railroad Street view - North Entry corner



Railroad Street view



Proposed Third Floor Windows on the Northwest Elevation (Railroad Street)