

## AGENDA # 4

City of Madison, Wisconsin

---

REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 6/4/18

TITLE: 623 E Main Street - Construction of an accessory (temporary) structure in the Third Lake Ridge Hist. Dist.; 6th Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

DATED: 6/8/18

**ID NUMBER:** 51732

---

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; David WJ McLean, Richard Arnesen, Marsha A. Rummel, and Katie Kaliszewski. Excused was Lon Hill.

### **SUMMARY:**

*Tim Bliefert, registering in support and available to answer questions.*

*Greg Murray, registering in support and available to answer questions.*

*Eugene Post, registering in support and available to answer questions.*

Levitan opened the public hearing.

Staff indicated that this is a unique project because it will be a temporary structure, but it must be reviewed as if it is a permanent structure because it is in a historic district. Staff referenced the visually compatible area map and pointed out that all of the structures within 200 feet are MG&E buildings, which makes it easier for the new construction to meet visual compatibility requirements for gross volume and height.

Referencing the submitted images of an example temporary office structure with no windows and mechanicals visible on the side, she pointed out that the proposed structure is an improvement because it looks like an industrial building, has windows, and the mechanicals will be on the roof.

Kaliszewski asked if only a portion of the new structure would be built in the historic district. Staff confirmed this, and noted that there will be two Certificates of Appropriateness, one for the new construction and another for the CSM.

Andrzejewski requested confirmation that the new structure would look like the elevations and not the example images of modular offices in the submission. Murray confirmed this to be true.

McLean inquired whether they would use metal panels on the exterior. Post confirmed it will be metal, but in a different color than the example images, and the mechanicals will be on the rooftop in a screened enclosure.

Andrzejewski asked how temporary the structure would be. Murray stated they project it to be about five years, and explained that they are upgrading their IT and business systems and need a temporary location for additional employees to help with that project.

Post said that they understand that they will need to come back before the Commission to get a demolition permit when they are ready to remove the building. Rummel asked why they would tear down the building

rather than repurpose it. Bliefernicht stated that they intend to sell the building back to the vendor from whom they purchase it.

Rummel asked if they will turn the site back into a parking lot after the building is removed. Post stated that the site is currently a parking lot, and they do intend to turn it back into a parking lot in the future.

Rummel stated that she would like a report back from MG&E if they end up being unable to remove the building once the project is complete, and expressed her concern that the building could end up being permanent if the vendor doesn't want it back.

Levitan asked if there should be a timeframe for when MG&E needs to report back on the status of the building, perhaps in five years once the project is complete. Rummel suggested they should report back to the alder of the district. Murray emphasized that MG&E has no intention of keeping the building permanently and would plan to report back.

Levitan closed the public hearing.

**ACTION:**

**A motion was made by Arnesen and seconded by McLean to approve the request for the Certificate of Appropriateness for a land division and construction of a new office structure with the stipulation that the applicant keeps the district alder informed as to the future of the building. The motion passed by voice vote.**