



Certificate of Appropriateness for
134-140 S Blair & 506-518 E Wilson
June 24, 2019



Proposed Work

- Consolidate lots for proposed new development
- Construct new principal structure, partially in the First Settlement Historic District



Applicable Standards – Lot Combination

41.12 CONSTRUCTING, ALTERING, OR DEMOLISHING STRUCTURES IN HISTORIC DISTRICTS.

(5) Divide any lot, consolidate any lot, or voluntarily grant any easement on any lot **if doing so may distract from the historic character of the district.**

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

(4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, **are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.**



CERTIFIED SURVEY MAP

LOCATED IN

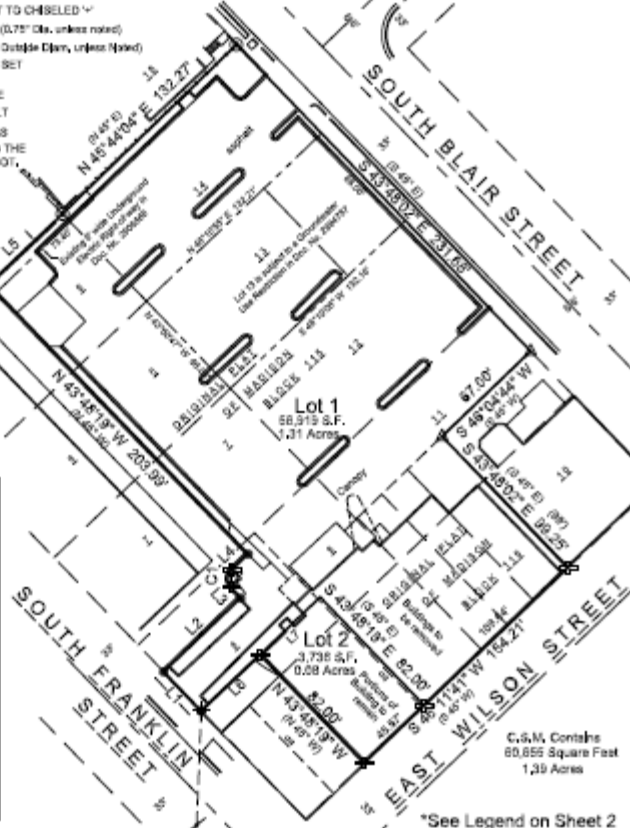
Lots Five (5), Six (6), Seven (7) Eight (8), Nine (9), Ten (10) and Eleven (11), and all of Lots Twelve (12), Thirteen (13) and Fourteen (14) Block One Hundred and Fifteen (115), Pflatt's Original Plat of Madison, located in Government Lot 4, or the SE ¼ of the SW ¼ of Fractional Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin

LEGEND

- FOUND DRILL HOLE NEXT TO CHISELED "Y"
- SOLID IRON ROD FOUND (0.75" Dia, unless noted)
- IRON PIPE FOUND (1.315" Outside Dia, unless noted)
- 3/4"x18" SOLID IRON ROD SET
- 1/2" DIA. ANCHOR FOOT
- ⊕ SET OUT "Y" IN CONCRETE
- △ SET MAGNAN IN ASPHALT
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE BASED ON THE DAME COUNTY COORDINATE SYSTEM, WOODS DATA ZONE 83 1897 Feet.

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 45° 15' 19" W	203.99'	N 45° 15' 19" W	203.99'
2	N 45° 15' 19" W	70.25'	N 45° 15' 19" W	70.25'
3	N 45° 15' 19" W	133.74'	N 45° 15' 19" W	133.74'
4	N 45° 15' 19" W	133.74'	N 45° 15' 19" W	133.74'
5	N 45° 15' 19" W	133.74'	N 45° 15' 19" W	133.74'
6	N 45° 15' 19" W	133.74'	N 45° 15' 19" W	133.74'
7	N 45° 15' 19" W	133.74'	N 45° 15' 19" W	133.74'



C.S.M. Contains 80,855 Square Feet 1.35 Acres

*See Legend on Sheet 2

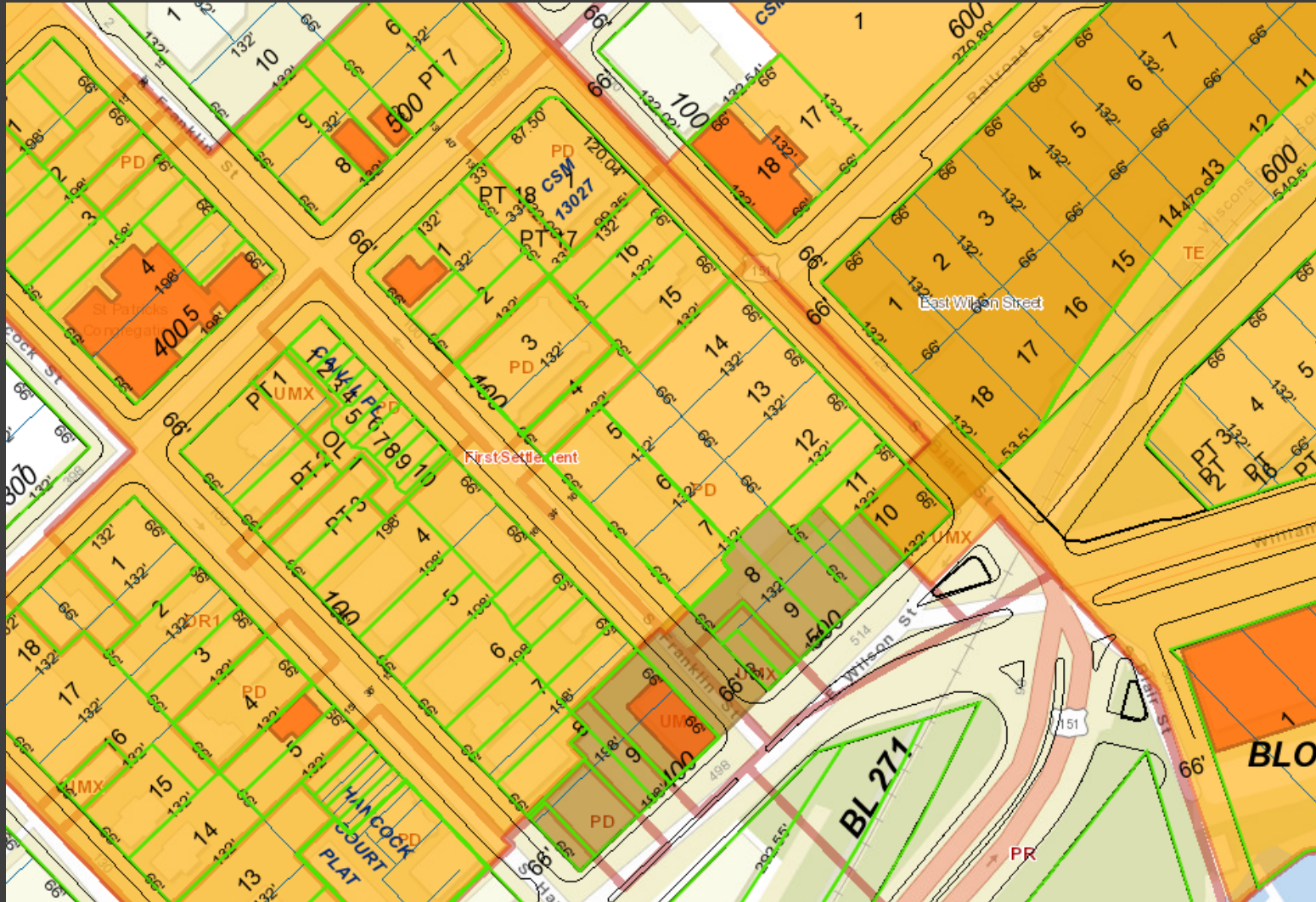
MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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Applicable Standards – New Construction

41.26 FIRST SETTLEMENT HISTORIC DISTRICT.

- (4) Standards for the Review of New Principal Structures.
 - (a) Structure Height, Scale, Proportion and Rhythm.
 - (b) Siding Materials.
 - (c) Roof Materials.
 - (d) Roof Shape.
 - (e) Façade Design.
 - (f) Windows and Doors.





Building Rendered Images - E. Wilson Frontage down Wilson St.

The East End - McGrath Property Group

May 29, 2019



Building Height Relations along South Blair Street



Building Height Relations along East Wilson Street

E. Wilson and S. Blair Street Height Relations to Existing Buildings

The East End - McGrath Property Group

May 29, 2019



95003.00 Building Rendered Images - E. Wilson Frontage from Willy St.
The East End - McGrath Property Group
May 29, 2019



95003.00 Building Rendered Images - Blair from MG&E to North
The East End - McGrath Property Group
May 29, 2019





Building Rendered Images - Blair towards Lake Monona

The East End - McGrath Property Group

May 29, 2019



Building Rendered Images - Back Aerial

The East End - McGrath Property Group

May 29, 2019





Residential



107-111 S Franklin



132-140 S Franklin



123 S Franklin



110-120 S Blair

Pre-1930 Properties within 200 feet of the Subject Property

Commercial



133 S Blair



623 Railroad



115 S Blair



418 E Wilson



506-524 E Wilson



524 E Wilson

Staff Recommendation

Land Combination

Staff does not believe that the proposal meets the standards for a land combination in a historic district and recommends that the Landmarks Commission refer consideration of a Certificate of Appropriateness until a decision is made on granting a Certificate of Appropriateness for a new principal structure(s) on the site.

Construction of a New Principal Structure

In its current iteration, staff does not believe that the proposal meets the standards for construction of a new principal structure in the First Settlement Historic District. Staff recommends that the Landmarks Commission provide detailed feedback to the applicant on potential changes to the project that could enable it to meet the standards and refer the matter to a future meeting.

