

S. Bryan Kleinmaier

222 West Washington Avenue, Suite 900
P.O. Box 1784
Madison, WI 53701-1784
bkleinmaier@staffordlaw.com
608.259.2619

July 31, 2018

BY HAND DELIVERY
AND ELECTRONIC MAIL
(ascanlon@cityofmadison.com)

Amy Scanlon, Registered Architect
City of Madison Planning Division
126 S. Hamilton St.
Madison, WI 53701-2985

Re: Madison Gas and Electric Company
Precipitator at Blount Site

Dear Ms. Scanlon:

On behalf of Madison Gas and Electric Company (MGE), enclosed is MGE's Application to the City of Madison Landmarks Commission for a Certificate of Appropriateness to remove by demolition a precipitator at MGE's Blount Generating Station located at 717 E. Main Street. Also enclosed is MGE's narrative description of the project and nine photographs showing the precipitator from different views.

Per the Application requirements, we are hand-delivering to your office the Application and twelve (12) collated paper copies of the narrative description, including the photographs. We are also emailing to you this cover letter, the Application, and the narrative description, including the photographs.

Please let me know if you need any additional information or have any questions regarding MGE's Application. MGE hopes that its Application will be placed on the agenda for the August 27, 2018 meeting of the City of Madison Landmarks Commission.

Very truly yours,



S. Bryan Kleinmaier

SBK:lsh

Enclosures

cc: Betsy Winterhack, Madison Gas and Electric Company (By Email)

Madison Office

222 West Washington Avenue 608.256.0226
P.O. Box 1784 888.655.4752
Madison, Wisconsin Fax 608.259.2600
53701-1784 www.staffordlaw.com

Milwaukee Office

1200 North Mayfair Road 414.982.2850
Suite 430 888.655.4752
Milwaukee, Wisconsin Fax 414.982.2889
53226-3282 www.staffordlaw.com

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 717 E. Main St. Aldermanic District: 6

2. PROJECT

Project Title/Description: Removal of electrostatic precipitator

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: Bryan Kleinmaier / legal counsel Company: Madison Gas and Electric Company

Address: 133 S. Blair St. Madison WI 53703
Street City State Zip

Telephone: 259-2619 Email: bkleinmaier@staffordlaw.com

Property Owner (if not applicant): _____

Address: _____
Street City State Zip

Property Owner's Signature: [Signature] Date: 7-31-18

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 12:00pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. 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/LC_Meeting_Schedule_Dates.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.

Amy Scanlon, Registered Architect
 City of Madison Planning Division
 126 S Hamilton St
 P.O. Box 2985 (mailing address)
 Madison, WI 53701-2985
ascanlon@cityofmadison.com
 (608) 266-6552

Removal of Electrostatic Precipitator at Blount Site

Application for Certificate of Appropriateness

City of Madison Landmarks Commission

I. Brief Overview of Project.

Madison Gas and Electric Company (MGE) proposes to remove an electrostatic precipitator that previously served Boiler #7 at its Blount Generating Station located at 717 E. Main Street (the "Precipitator"). The Precipitator is a free-standing steel and aluminum structure situated on the south side of a brick boiler house. Attached are nine photographs that show the Precipitator and its location from different viewpoints.

MGE submits this narrative description in support of its application before the City of Madison Landmarks Commission. MGE seeks a Certificate of Appropriateness ("Certificate") from the City of Madison Landmarks Commission for the removal of the Precipitator. Part of the MGE property on which the Blount Generating Station is located is within the Third Lake Ridge Historic District. Further, certain structures on the MGE property have been designated as landmarks by the City of Madison. Thus, even though the Precipitator is clearly not a landmark and may not be located within the historic district, MGE believes it is appropriate to work with the City of Madison to obtain the Certificate. In addition, the jurisdictional authority for the removal of Precipitator may lie with the Public Service Commission of Wisconsin and not with the City of Madison. Notwithstanding that fact, in this instance, MGE seeks a Certificate.

II. Background on the obsolete Precipitator.

MGE discontinued burning coal and retired several boilers and steam turbine generators at the Blount Generating Station in December 2011. Boiler #7 and the Precipitator were part of the retirements. Because MGE no longer burns coal at the Blount Generating Station, the Precipitator is no longer used for its intended purpose or, for that matter, any purpose.

Before its retirement, Boiler #7 burned pulverized coal. MGE built the Precipitator in 1972-73 to comply with the federal Clean Air Act. The Precipitator was built adjacent to the brick boiler house that contains Boiler #7. The Precipitator is an enlarged section of exhaust ductwork containing electrically charged plates and cables that previously removed particulate from coal fired emissions from Boiler #7 before exhausting to the atmosphere.

MGE seeks to remove the Precipitator because it is no longer used or useful, and it is not economically prudent to maintain as it serves no purpose. Further, the neighborhood surrounding the Blount Generating Station is undergoing rapid and substantial residential development and is also becoming an entertainment district. Accordingly, MGE is working to improve the visual aesthetics of the Blount site, and removal of the Precipitator improves visual aesthetics.

III. Removal of the Precipitator.

The Precipitator was built adjacent to the brick boiler house that contains Boiler #7. The Precipitator does not rely on the brick boiler house for structural support. Thus, the Precipitator can be removed without modification to the brick boiler house.

Since 1973, the Precipitator has partially obstructed the view of the brick boiler house. When removal of the Precipitator is complete, the original view of the brick boiler house will be restored. For example, bikers on the adjacent path will be able to see the entire south brick face of the boiler house, including glass block windows that have been obstructed since 1973. Further, MGE will place brick over two standard doors that will be visible once the Precipitator is removed.

Finally, when the Precipitator operated, two large ducts carried exhaust gases above the brick boiler house roof to and from the Precipitator. The ducts penetrate the brick boiler house roof. The ducts will be removed and, although the roof is not visible, MGE will appropriately cover and seal the two roof openings after the removal of the Precipitator.

IV. City of Madison Standards.

Section 41.18 identifies the standards to be considered by the Landmarks Commission when acting on MGE's application to remove the Precipitator. MGE believes that removal of the Precipitator satisfies all of the standards. Each standard is addressed below:

- (a) *Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.*

MGE asserts that removal of the Precipitator would not be detrimental to the public interest or contrary to the general welfare of the people of the City of Madison and the State of Wisconsin. To the contrary, MGE believes that removal of the Precipitator is in the best interest of the public. The Precipitator is a free-standing steel and aluminum structure that does not hold any architectural or historic significance. Indeed, removal of the Precipitator will restore the original view of the brick boiler house. MGE believes the public will support the removal of this obsolete structure.

(b) *Whether a landmark's designation has been rescinded.*

MGE does not believe that the Precipitator was ever declared a landmark. Rather, MGE is seeking a Certificate because part of the MGE property on which the Blount Generating Station is located is within the Third Lake Ridge Historic District (by MGE's analysis the district border does not extend to the Precipitator). In addition, certain structures on the MGE property have been designated as landmarks by the City of Madison. Thus, even though the Precipitator is clearly not a landmark and is not located within the historic district, MGE believes it is appropriate to work with the City of Madison to obtain the Certificate.

(c) *Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.*

MGE asserts that the Precipitator does not hold any architectural or historic significance and does not contribute to distinctive architectural or historic character within the historic district. The Precipitator is a free-standing steel and aluminum structure. MGE believes the public will support the removal of this obsolete structure.

(d) *Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.*

MGE asserts that removal of the Precipitator is not contrary to the policy and purpose of the Historic Preservation ordinance and/or to the objectives of the historic preservation plan for the Third Lake Ridge Historic District. The Precipitator is a free-standing steel and aluminum structure that does not hold any architectural or historic significance. Indeed, removal of the Precipitator will restore the original view of the brick boiler house. Stated differently, the policies and purposes underlying the Historic Preservation ordinance do not support maintaining the Precipitator, but rather support removal of the structure.

(e) *Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.*

MGE submits that this standard is not applicable to its request to remove the Precipitator. The Precipitator is not an old, unusual, or uncommon design. The Precipitator is a free-standing steel and aluminum structure that does not hold any architectural or historic significance.

(f) *Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.*

MGE asserts that retention of Precipitator would not promote the general welfare of the people of the City of Madison and the State of Wisconsin by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage. Again, the Precipitator is a free-standing steel and aluminum structure that does not hold any architectural or historic significance.

(g) *The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.*

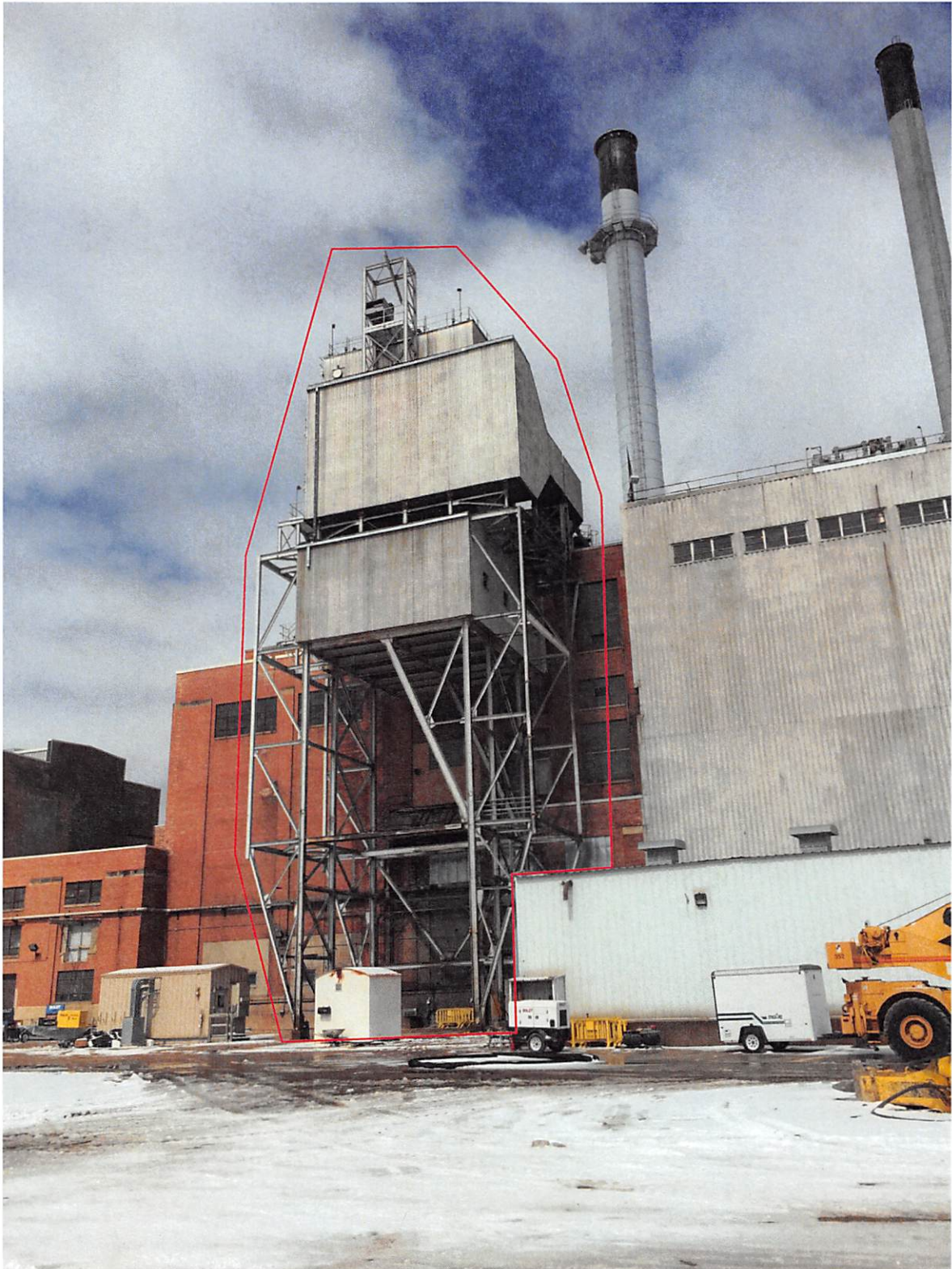
MGE submits that this standard is not applicable to its request to remove the Precipitator. The Precipitator is not being removed because of deterioration or a failure to maintain the structure. The Precipitator is no longer used for its intended purpose or, for that matter, any purpose. Further, the Precipitator is a free-standing steel and aluminum structure that does not hold any architectural or historic significance. Its removal will restore the original view of the brick boiler house.

(h) *Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.*

MGE does not propose to construct a new structure.

(i) *Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.*

MGE is willing to provide whatever documentation it is able to reasonably provide that the Commission seeks related to the Precipitator.



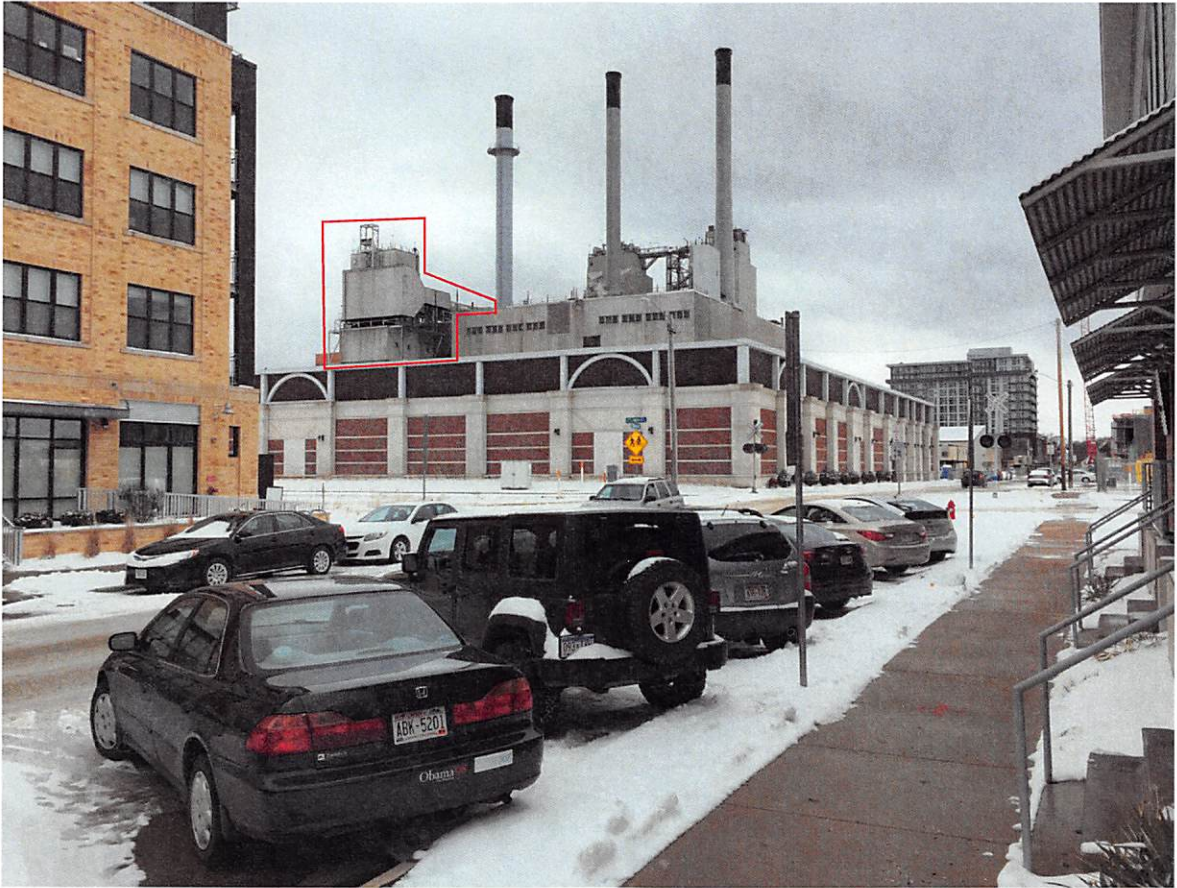
#7 Precipitator as viewed from inside the former coal yard. Note the orange brick boiler house behind.



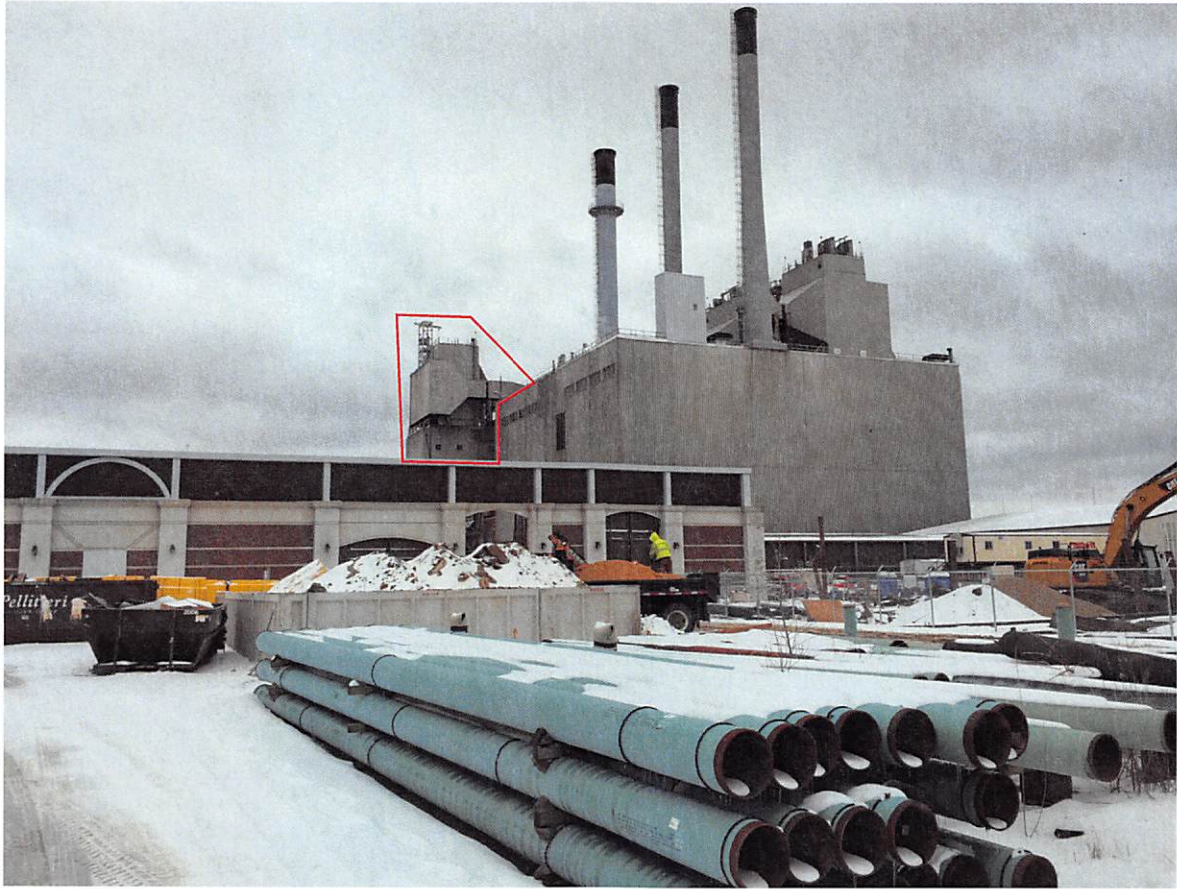
View from Railroad Street looking northeast.



View from bike path looking north.



View from Livingston Street looking northwest.



View from MGE pole yard looking west.



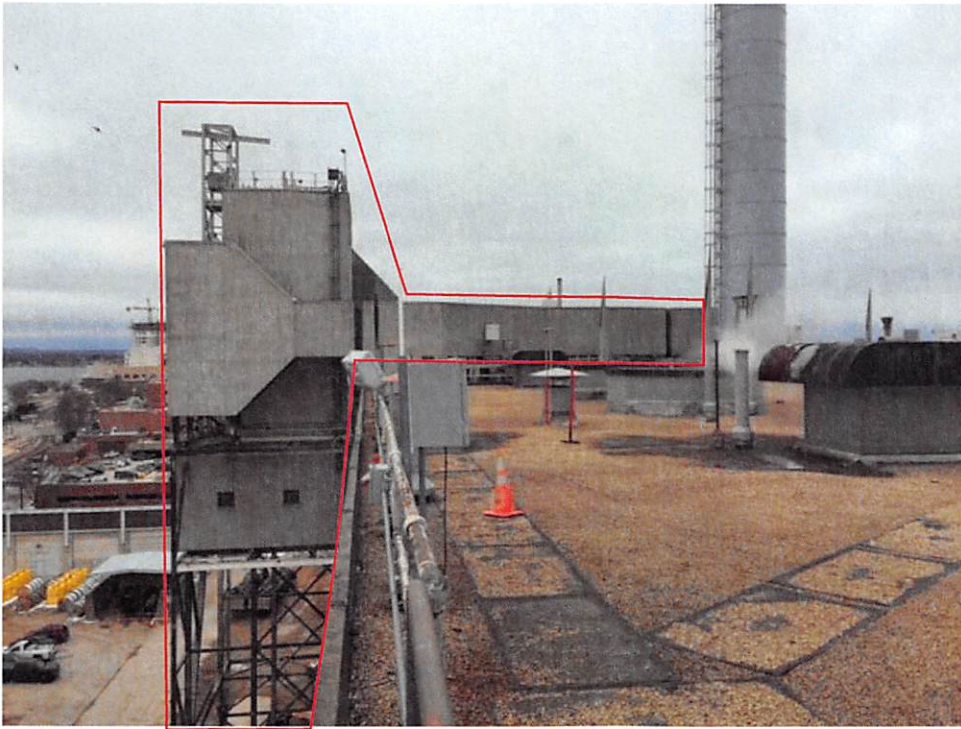
View from Main Street looking southeast.



View from East Washington looking southeast.



View from the corner of Main and Blount Streets looking south.



View looking southwest from boiler house roof. Note precipitator structure to the left and ductwork above roof.