

Note to Commission:
Milwaukee Road Depot
640 West Washington Avenue
Designated landmark

On December 15th, 2008, the Landmarks Commission approved a Plexiglas enclosure for bicycle storage underneath the main canopy. The previous staff report along with the Certificate of Appropriateness from the last approval is attached. The tenants of the building, Williamson Bicycle and Fitness discovered that that solution was financially infeasible and wish to propose an alternate enclosure design.

The applicant is proposing a fencing solution that would only be used during the seasonal display of equipment. The fencing panels would be brought out each evening, and locked together to provide security for the merchandise underneath the canopy.

Since the fencing will only be used in the summer months, and only during the evening hours when the store is closed, staff sees this as an adequate concept for protecting the merchandise inside. However, staff is concerned that this proposal has the fencing sections to be installed on the outside of the brick piers (columns). When the Plexiglas panels were approved, the panels were to be located behind the brick piers (as well as behind the stone fluted columns as shown in both concepts).

The submittal documents indicate that the fencing panels will overlap. The panels must overlap very neatly. If the fencing panels are not neatly installed each evening, the end result would have a unattractive impact on the building.

If the Landmarks Commission wishes to approve this application, staff recommends the following conditions:

1. The fencing must be installed on the inside of both the brick piers and the stone columns.
2. The applicant must work with staff and provide design details so that the end result of installation and attachment to the brick piers will be minimal, reversible, and that the overlap of the fence sections will have a clean and deliberate looking appearance.
3. The fencing panels are to be stored inside the building during the winter months.
4. No additional signage is to be attached to the interior or exterior of the fencing panels.

Respectfully submitted,
Rebecca Cnare and Bill Fruhling
September 8, 2009

Note to Commission
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640 W. Washington Avenue
Designated Landmark

The tenants who occupy most of the Passenger Depot wish to expand a glass enclosure underneath the main canopy that faces W. Washington Avenue. Previous tenants had enclosed the space under the trackside canopy for use as a restaurant. The Landmarks Commission allowed the enclosure on the condition that it not extend further toward Washington Avenue than the front of the railroad train that used to be parked here. The other condition placed on the enclosure was that all work be reversible.

The front canopy space was an historically significant public space during the years that the building was used as a passenger depot. The current tenant wishes to enclose the space because of their expanding business. They would use the same design for the system as the previously installed enclosure. Meanwhile the train has recently been moved back so that more of the canopy enclosure is visible.

I am a really lukewarm on this project. For reasons of the building's history, it would be better to leave it open. On the other hand, this space is clearly needed by the tenant, since in good weather, they go to the trouble of moving the bikes into the space and back into the building every day. If the work is completely reversible, as the former work was, it would not harm the actual fabric of the building. A possible compromise would be to allow the canopy area in front of the building to be enclosed in all but the foremost bay of the canopy.

If the Landmarks Commission wishes to approve it, I recommend that the tenant be required to provide complete plans for the work, showing that it will match the existing and that it will be reversible. Also, the glass wall should be installed behind the front piers and columns.

If you get a chance, please look at the depot a couple of times when you drive by. The Plexiglas that they used for the existing enclosure is not as transparent as it looks in the enclosed pictures.

K. H. Rankin
December 8, 2008





Department of Planning & Community & Economic Development
Planning Division

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Madison

December 26, 2008

Mr. Gus Juffer, Assistant General Manager
Williamson Bicycle Works LTD
640 W. Washington Avenue
Madison WI 53703

re: Milwaukee Road Depot, 640 W. Washington Avenue

Dear Mr. Juffer:

At its meeting on December 15, 2008 the Madison Landmarks Commission reviewed, in accordance with the provisions of the Landmarks Commission ordinance, your plans for enclosure of the front canopy area on your property at 640 W. Washington Avenue. The commission voted to approve the project, as outlined in the drawings you submitted, with the following conditions:

that the project be entirely reversible, that it match the existing glass enclosure, that no additional signage be attached to the exterior or interior of the glass and that the front wall be located behind the columns and piers. The plans should be submitted to the Landmarks Commission staff for review and approval prior to the issuance of the permit.

This letter will serve as your "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that any design changes from the plans submitted and approved by the Landmarks Commission must receive prior approval by me, as the Landmarks Commission's designee, or by the Landmarks Commission, prior to the issuance of the building permit. Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$200 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.01).

If you have any questions, please call me at 266-6552.

Sincerely yours,

Katherine H. Rankin
Madison Landmarks Commission

cc: Building Inspection