



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
Fax (608) 267-8739  
[www.cityofmadison.com](http://www.cityofmadison.com)

**Date:** June 26, 2014  
**To:** Board of Parks Commissioners  
**From:** Heather Stouder, AICP, Planner  
**Re:** Proudfit Open Space as Potential Site for Relocated Historic Building

Planning Division staff will make a brief presentation on this possibility at the July 9 meeting of the Board of Parks Commissioners, and would like to take an opportunity to provide an overview to the Board for consideration prior to the meeting.

The Plan Commission recently reviewed a redevelopment proposed by Bob Keller for the northwest corner of Main and Bassett Streets, involving the demolition of two existing buildings at 502 and 504 West Main Street. Although it is not a local landmark building, the building at 502 West Main was constructed in the 1860's, and has been identified as a unique and important historical structure by the City's Landmarks Commission and individuals and organizations focused on historic preservation.



Figure 1: 502 West Main St.

At their June 23, 2014 meeting, the Plan Commission approved the redevelopment proposal on the condition that the applicant makes efforts until the end of August to relocate rather than demolish the building. Leading up to and at that meeting, many interested in ensuring that the building be relocated have inquired as to the availability of city-owned properties nearby that might be suitable receiver sites for this and perhaps other similar buildings.



Figure 2: 129 Proudfit St.

Planning Division staff identified the Proudfit Open Space, particularly 129 Proudfit Street, as a potential city-owned site nearby which could physically accommodate the relocated building. The 72 by 55-foot (nearly 4,000 square foot parcel at the northeast corner of Proudfit Street and Findorff Court is across Findorff Court from the larger Proudfit Open Space property, in front of the Tobacco Warehouses, adjacent to two homes to the southeast, and faces homes of similar size across Proudfit Street to the southwest.

Upon an initial assessment by staff and the applicant's architect, the site appears to be suitable for the building. The site could be accessed via a new driveway from Findorff Court, and the building could either be oriented to Proudfit Street or Findorff Court. In either case, it would likely involve some regrading and the removal of at least one tree.

Planning staff is keenly aware of and involved in discussions about the need for additional parkland in other parts of Madison's Downtown area, and understands that it may be difficult to support a loss of any parkland so close to Downtown. However, the Proudfit Open Space may be an exception to this, due to its proximity to Brittingham Park (a significant and recently improved multi-use park serving this area and the broader community), its relatively small size and related limitations for use, and its strong potential to be utilized for an alternative public purpose - the relocation of small historic homes and buildings impacted by redevelopment proposals elsewhere in the Downtown area.

It is important to note that there is no known buyer at this time, and any marketing efforts for this relocation scenario have been theoretical, with the explicit understanding that the Board would need to consider and approve it. In any case, the applicant for the redevelopment proposal at Bassett and Main will continue to market the building for relocation over the course of the coming weeks, and has verbally offered to contribute approximately \$30,000 to the effort. In the meantime, Planning Division staff, the Plan Commission, the applicant, and others would benefit greatly by having feedback from the Board of Parks Commissioners as to whether and under what conditions the site at 129 Proudfit might be considered as a location for this historic building.

While there may be other options provided by private land owners for the relocation of this particular building, the Proudfit site is a great fit for the building, and it seems that this opportunity could present a win-win situation for historic preservation and goals for Downtown parkland.

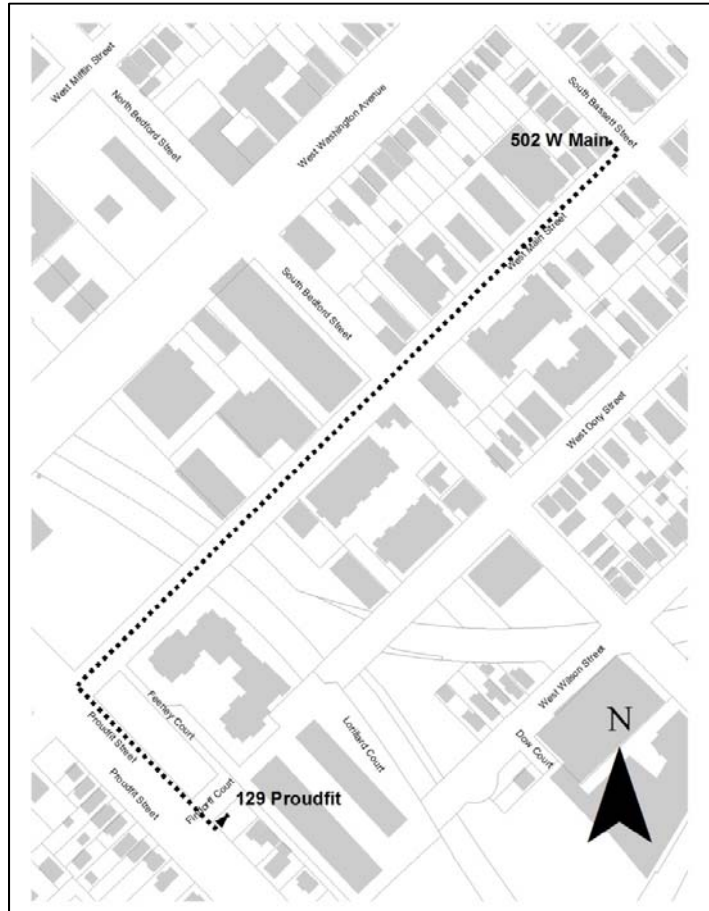


Figure 3: Potential Relocation Route