



DEMOLITION APPLICATION

PLAN COMMISSION MEETING – FEBRUARY 26th, 2024
117 W. Mifflin – 125 W. Mifflin St.

Speakers:

On behalf of Applicant:

Randy Guenther, President

Doug Geurts, Executive Vice President

Ethan Schwenker, VP of Development

On behalf of the Wisconsin Historical Society:

Wes Mosman Block, Deputy Dir. and Chief Operating Officer

George Austin, Agency Representative



- **OVERVIEW OF SITE**
- **PROJECT BACKGROUND/STANDARDS**
- **SITE BEFORE/DURING/AFTER CONSTRUCTION**
- **FUTURE PLANS FOR THE SITE**
- **WHS PROJECT**
- **SITE DYNAMICS/CONSTRAINTS**
- **QUESTIONS**

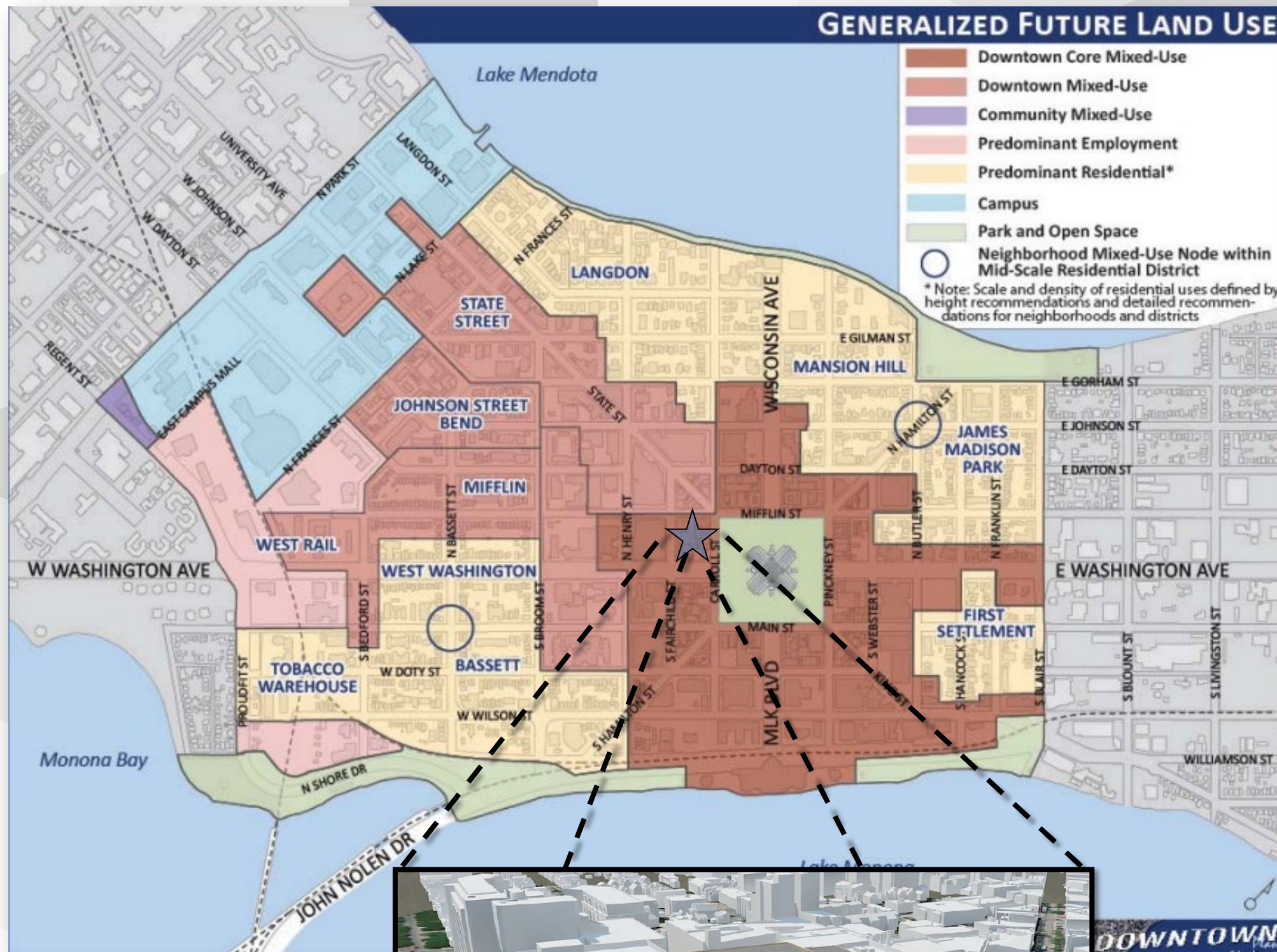


OVERVIEW OF SITE LAYOUT

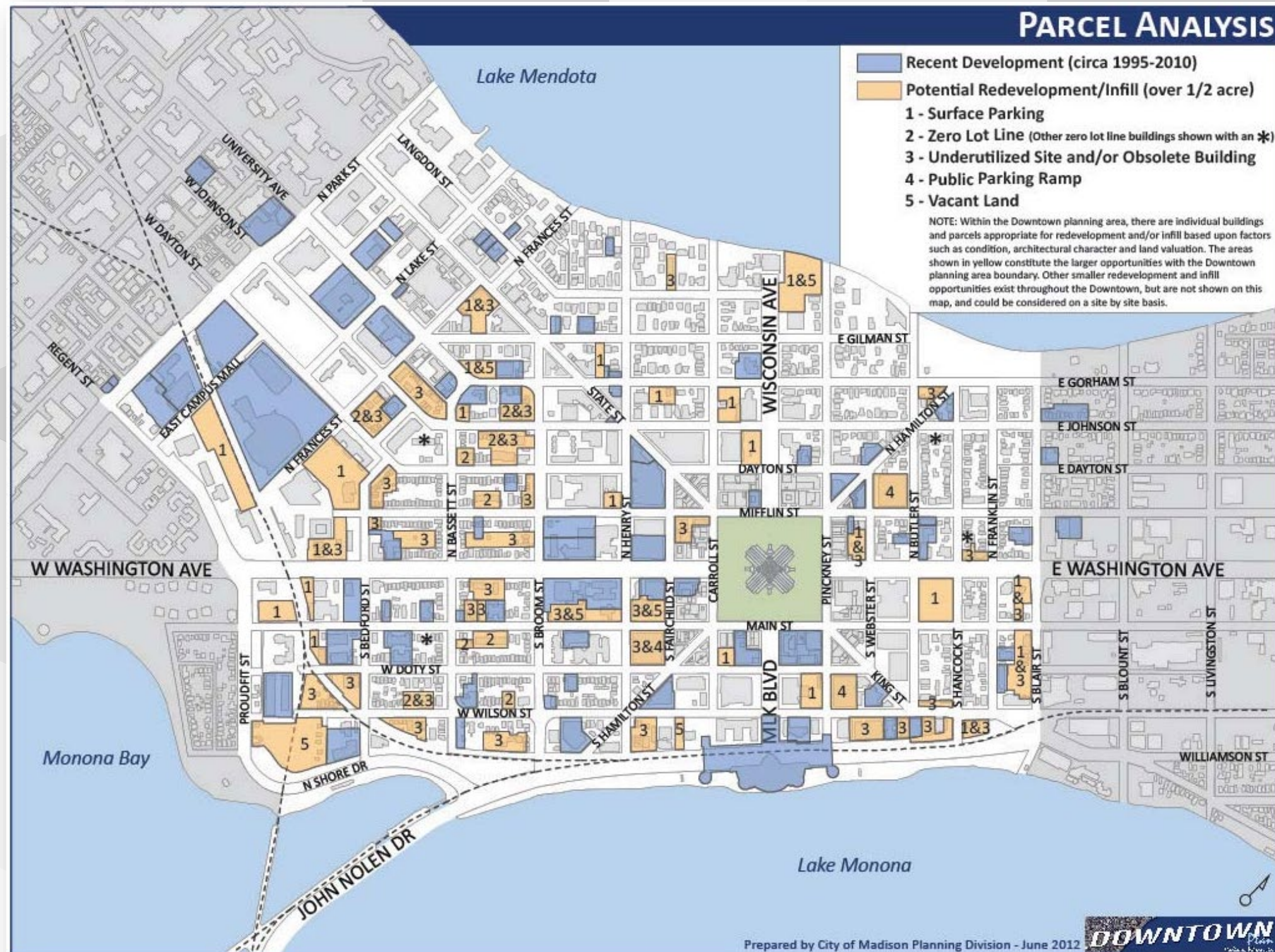




PROJECT BACKGROUND



- Buildings are slated for redevelopment in the City's Downton Plan as "Underutilized and/or obsolete buildings" with future use provided as Downtown Core Mixed-Use.
- Given site dynamics, originally conceived as a joint project. The demo/construction of the new WHS History Center will continue for approximately two (2) years. WHS plans to begin demo of their buildings in the Spring 2024.
- While the Applicant would normally apply for a CUP and a demo permit at the same time, to accommodate WHS's timeline, we must apply for demo permit before applying for our CUP.



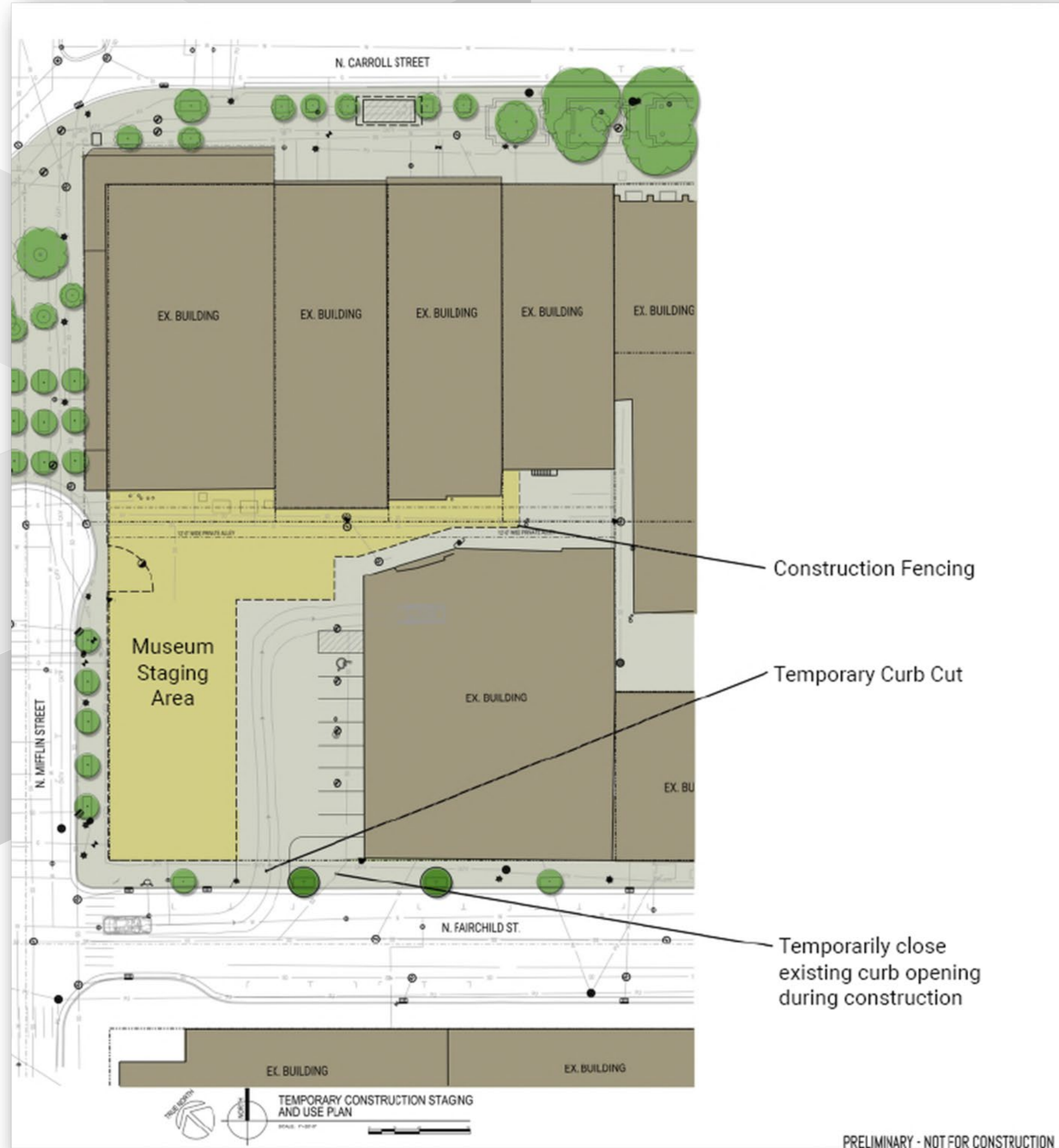
- Standard 4 – consideration of report by City’s Historic Preservation Planner:
- The buildings are not designated under the City of Madison’s historic preservation ordinance, nor are they a part of any listed historic district.
- Recommended for redevelopment in City’s Downtown Plan as “underutilized and/or obsolete buildings” based upon factors such as condition, architectural character, and land valuation.



- Standard 6 – consideration of the condition of the buildings:
- Prior to submission Applicant met with DAT to solicit input. Applicant and WHS also met with MFD several times to study and address the needs of the fire service. MFD did not express concerns with demolition during DAT or in separate meetings.
- Based on prior discussions with MPD, MPD did not indicate concerns with removal, provided that any future use be controlled to dissuade illicit activity.
- With respect to the soundness of the structure, the City of Madison’s Downtown Plan determined the subject buildings to be “underutilized and/or obsolete”, and Applicant had inspection performed which determined buildings to be well beyond their useful life.

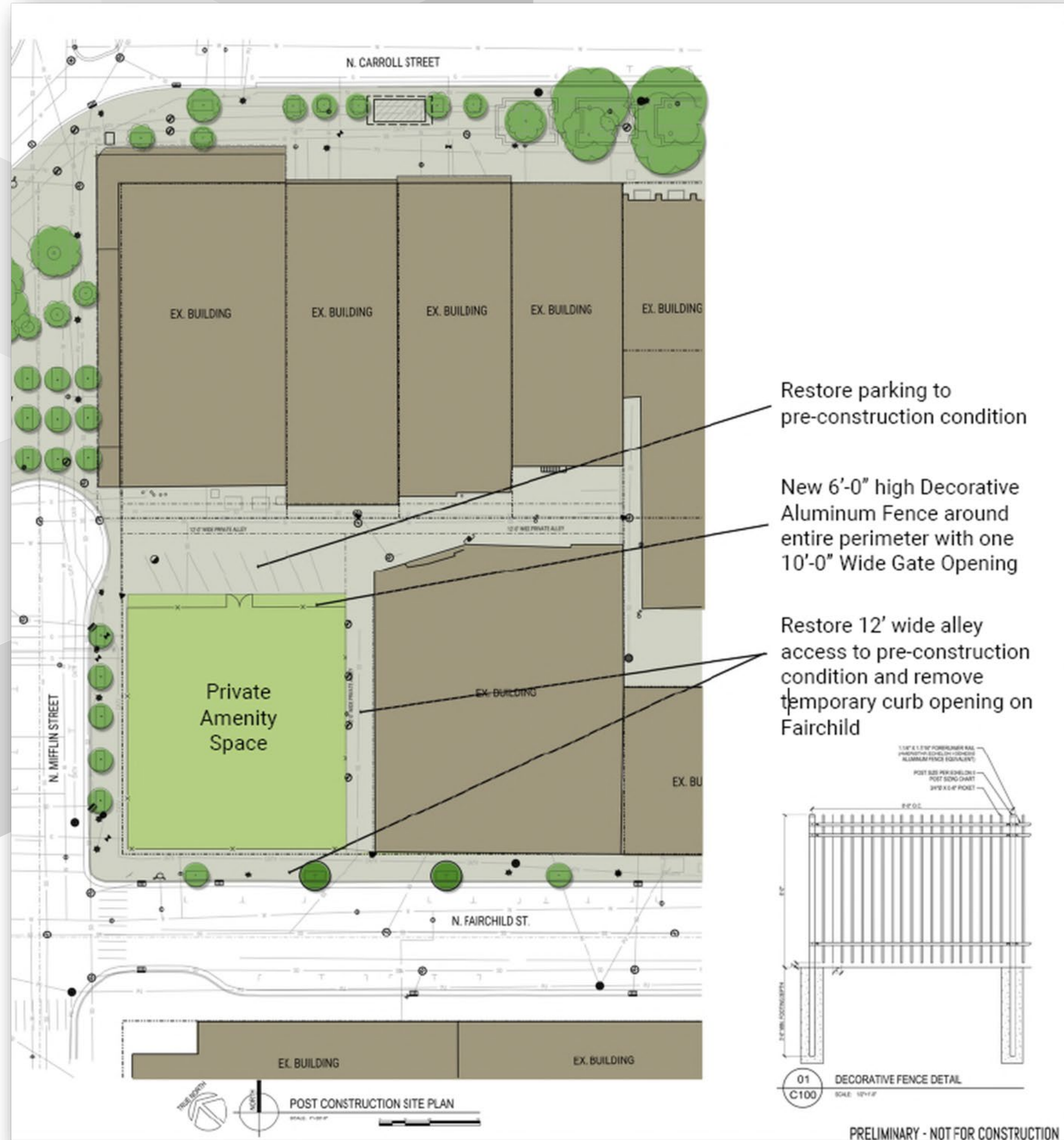


SITE DURING CONSTRUCTION

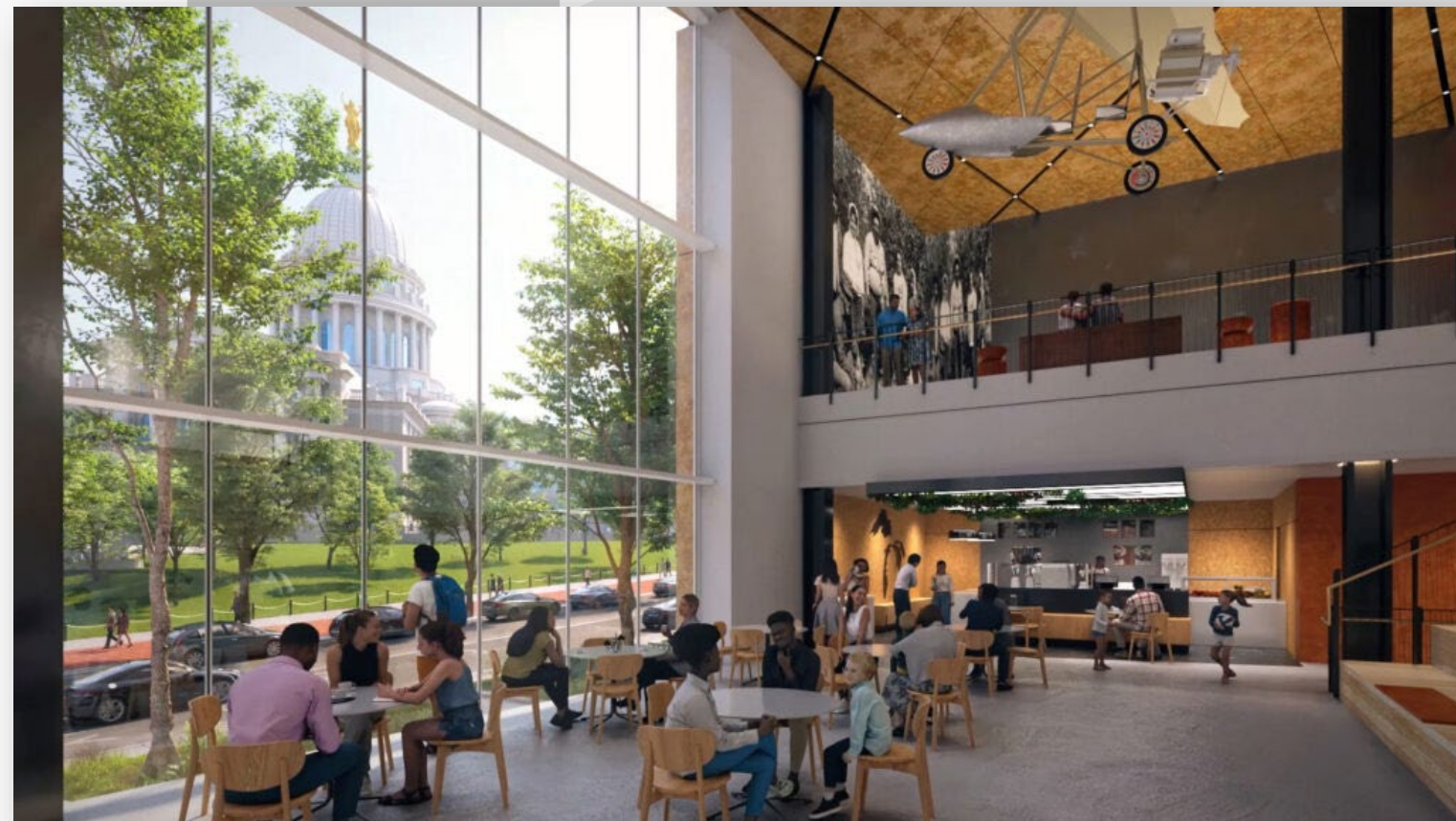




[HYPOTHETICAL] SITE AFTER CONSTRUCTION







- A five-story building with rich exterior textures and stacked terraces will offer striking views in all directions.
- The building will more than double the exhibition space of the former museum, welcoming 200,000 guests annually and doubling the number of students served.
- Given the constraints and dynamics of the site as a whole, the Applicant and WHS have entered into an MOU to cooperate on the safest and most efficient demolition and construction plan.



OVERVIEW OF SITE LAYOUT





QUESTIONS?