



January 8, 2024

To: City of Madison Plan Commission

Re: Land Use Application Letter of Intent – Demolition Permit

Dear Commissioners,

The Applicant is proposing to demolish five single-story buildings located at 117 W. Mifflin, 119 W. Mifflin, 121 W. Millin, 123 W. Mifflin, and 125 W. Mifflin, and one three-story building located at 15 N. Fairchild Street. Demolition is anticipated in the Spring of 2024. Below is a description of how the proposed demolition complies with the Standards of Approval for Demolition as set forth in Zoning Code Sec. 28.185.

1. *The applicant has included information related to any efforts to relocate the building, including but not limited to the costs of relocation, the impact of relocation on city terrace trees, and the structure soundness of the building.*
 - a. The Applicant has not attempted to relocate the 117-125 W. Mifflin St. buildings and the 15 N. Fairchild St. building. They are zero lot line buildings and of such a size and well beyond their useful life that relocation is impractical and not feasible.
2. *The applicant has received a Certificate of Appropriateness from the Landmarks Commission under GMO Secs. 41.09(1)(c) and 41.12(3), if applicable.*
 - a. The 117-125 W. Mifflin St. buildings and the 15 N. Fairchild St. building are not designated as City of Madison landmarks or adjacent to a City of Madison designated landmark building. Receipt of a Certificate of Appropriateness is not applicable.
3. *The applicant has received an approved reuse and recycling plan from the City Recycling Coordinator.*
 - a. The Applicant will coordinate with the City Recycling Coordinator and will obtain an approved plan prior to commencement of the demolition. The Applicant is currently working with its general contractor and environmental consultants on an appropriate mitigation plan for the removal of the buildings.
4. *The Plan Commission has received and considered the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.*
 - a. The City's Preservation Planner issued a report for the Landmarks Commission on December 4, 2023 (Legistar File # 75031) for property. For the 117-125 W. Mifflin buildings the Landmarks Commission found that the buildings have historic value for "their architectural significance, as buildings that the Keeper of the National Register determined are contributing to a proposed National Register historic district, represent the work of an architect of note (Philip M. Homer), and as an intact example of arcade-style building that is rare in Madison." The Landmarks Commission further

122 West Washington Avenue | Madison, Wisconsin 53703 | hovdeproperties.com | 608.255.5175





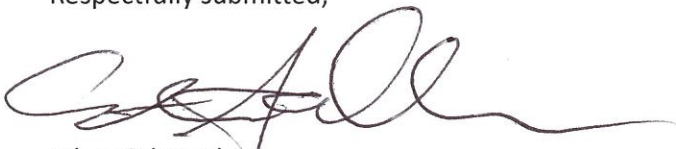
recommended that the Applicant preserve as much of the terracotta as possible for future reuse if the building is approved for demolition.

- i. We respectfully disagree with the Landmarks Commission advisory report because the buildings themselves have no historical designation, nor are the buildings located in any historic district, municipal or national. Notwithstanding, the Applicant restates its willingness to incorporate any salvageable terra cotta into its future redevelopment of the property.
 - b. For the 15 N. Fairchild building the Landmarks Commission found the building to have no known historic value.
5. *The Plan Commission has received and considered the report of the City Forester regarding the impact a proposed building relocation could have on City terrace trees, if applicable.*
- a. The Applicant has discussed with City Forester the impact of the proposed demolition on the city terrace trees.
6. *The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal. In order to find this standard met, the Plan Commission may consider a report of the Madison Fire Department, Police Department, and/or Building Inspection Division regarding the proposed demolition, including whether any evidence of a potential fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern supports demolition or removal.*

The Applicant submits this application for demolition at this time after discussion with numerous consultants and construction experts, who concluded that demolition is necessary to maintain the life safety standards and the functionality of both the Churchill Building and Hovde Building during the Wisconsin Historical Society Museum's planned demolition and reconstruction.

Upon conclusion of the Wisconsin Historical Society's use of the site, the Applicant expects to redevelop the site into a high-quality, mixed-use project (including residential, retail and potentially hospitality) with a focus on activation of the Mifflin/Fairchild intersection. Further, the planned project is being designed to interconnect to the Churchill and Hovde buildings to share in new limited underground parking consistent with downtown plans.

Respectfully submitted,



Ethan Schwenker
Hovde Properties

