

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

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

2. PROJECT

Project Title / Description: Removal by demolition of one exhaust stack at Blount Generating Station

This is an application for: (check all that apply)


- Alteration / Addition to a Designated Landmark
- Land Division/Combination of Designated Landmark site
- Alteration / Addition to a building adjacent to a Designated Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- Land Division/Combination in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- Demolition
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Referral from Common Council, Plan Commission, or other referral
- Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- Other (specify): _____

PLANNING DIVISION USE ONLY	43524	Legistar #

3. APPLICANT

Applicant's Name: Bryan Kleinmaier/legal counsel Company: Madison Gas and Electric Company
 Address: 133 S. Blair St., Madison, WI 53703
 Telephone: 259-2619 E-mail: bkleinmaier@staffordlaw.com

Property Owner (if not applicant): _____
 Address: _____

Property Owner's Signature:  legal counsel for MGE Date: 6/23/2016

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 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

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.
- 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.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Photographs of existing conditions;
 - Photographs of existing context;
 - 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
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552

S. Bryan Kleinmaier

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608.259.2619

June 23, 2016

CITY OF MADISON

JUN 23 2016

3:57

**Planning & Community
& Economic Development**

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

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53701-2985

Re: Madison Gas and Electric Company
Blount Stack 5/6

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 one of the exhaust stacks (Blount Stack 5/6) at MGE's Blount Generating Station located at 717 E. Main Street. Also enclosed is MGE's narrative description of the project and two pages of photographs, which are Exhibits A and B to the narrative description.

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.

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0623161330

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

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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 July 18, 2016 meeting of the City of Madison Landmarks Commission.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Bryan Kleinmaier', with a long horizontal flourish extending to the right.

S. Bryan Kleinmaier

SBK:lsh

Enclosures

cc: Daniele Thompson, Madison Gas and Electric Company (By Email)

Removal of Blount Station Exhaust Stack

Application for Certificate of Appropriateness

City of Madison Landmarks Commission

I. Brief Overview of Project.

Madison Gas and Electric Company (MGE) proposes to remove by demolition one of the exhaust stacks at its Blount Generating Station located at 717 E. Main Street. The 244-foot tall stack is referred to as Blount Stack 5/6, and is on the west side of MGE's Blount Generating Station. As shown on Exhibit A, three other stacks will remain at the Blount Generating Station after Blount Stack 5/6 is removed.

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 demolition of Blount Stack 5/6. 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 Blount Stack 5/6 may not be 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 Blount Stack 5/6 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. Blount Stack 5/6 is Obsolete.

In 2011, MGE retired its oldest generating equipment, which included Blount Stack 5/6, and stopped burning coal at the Blount Generating Station, switching exclusively to natural gas. Blount Stack 5/6 served its purpose as a utility stack when coal was burned, but can no longer be used for that purpose. Blount Stack 5/6 does not have an adaptive reuse and, therefore, is obsolete. In this way, Blount Stack 5/6 can be distinguished from, for example, a vacant building or warehouse that falls into disrepair but may be refurbished and adapted to a viable use.

Furthermore, because Blount Stack 5/6 is no longer used, its deterioration has increased. When Blount Stack 5/6 was in service (1922-2011), the hot exhaust gases prevented absorption of moisture into the masonry materials of construction. Following its retirement, the stack absorbs rain, snow, and ice, causing seasonal freeze/thaw cycles to accelerate its deterioration. By way of example:

- In 2014, material blew off the stack and fell onto land and buildings on the MGE property. MGE responded by spending approximately \$130,000 later in 2014 to abate loose paint and asbestos on the lower 93 feet of the stack.
- In 2015, MGE first noticed a large vertical crack on the south side of the stack, approximately from an elevation of 60 feet to 85 feet. The crack is presumably the result of the freeze/thaw cycles. MGE responded by hiring a crane service and taking several close-up photos of the stack (See Exhibit B). MGE then retained an independent, thirty-party chimney structural engineer who identified numerous problems with the stack.
- In 2016, a steel reinforcement band broke off the stack. MGE responded by hiring a contractor to remove the band.

Because Blount Stack 5/6 is obsolete and because of the stack's structural problems, MGE is concerned that there is a risk of a catastrophic unplanned collapse of the stack. At this time, MGE has barricaded access to the courtyard at the Blount Generating Station where falling materials could potentially hit personnel inside the generating station. However, the barricades do not mitigate the risk and consequences of a catastrophic unplanned collapse, which would:

- Endanger people and property located at the Blount Generating Station and on adjacent property.
- Endanger a steam line that passes through the courtyard. Falling concrete or steel from the stack presents a risk of damage to the steam line. A steam line failure presents risk of injury to personnel and, during extremely cold weather, damage to equipment, such as pipes bursting in the Boiler house.
- Endanger a pressurized natural gas line within the radius of the stack. A natural gas line failure coupled with an ignition source could result in an explosion and fire.
- Possibly cause air and water environmental concerns, related to the debris, asbestos, and dust getting into the air should the stack collapse.

The bottom line is that everyone – MGE and all the surrounding properties – benefit from the planned removal of Blount Stack 5/6 as compared to the risks and consequences associated with an unplanned collapse. Further, a planned removal allows MGE to obtain the necessary permits from the Wisconsin Department of Natural Resources related to any air and water concerns associated with the removal of the stack. Air and water

quality concerns are an integral part of MGE's review and evaluation of competing contractors.

MGE will hire a contractor to remove Blount Stack 5/6. The contractor, and any subcontractors, will be required to attend a MGE safety and environmental program, which must review and approve all work plans, equipment, abatement, and environmental specifications for the job. MGE also plans to hire an independent, third-party environmental consultant to assess and monitor air and water issues before, during, after removal of Blount Stack 5/6.

III. MGE's Repairs to Blount Stack 5/6.

Blount Stack 5/6 was constructed in 1922 and is made of masonry material. When constructed, Blount Stack 5/6 was designed to last 40 years. Blount Stack 5/6 was taken out of service in December 2011. In addition to Blount Stack 5/6, there are three other stacks at the Blount Generating Station, all of which are made of steel. Stacks 8 and 9 are still in service; Stack 7 is used for antennas for MGE's energy management system. None of the steel stacks have structural deficiencies.

In 2004 and 2005, MGE spent \$16,620 and \$22,465, respectively, on repairs to Blount Stack 5/6. Since Blount Stack 5/6 was taken out of service, MGE spent \$130,000 in 2014 on abating paint and asbestos, spent \$2,450 on the work performed by the structural engineer, and spent additional monies on other issues associated with the stack, such as crane rentals, core samples, inspections, photographs, and removal of the steel band that broke in 2016.

The structural engineer retained by MGE identified two options with respect to Blount Stack 5/6: (1) do nothing and demolish Blount Stack 5/6 within three years; or (2) mothball, monitor, make interim repairs (at an approximate cost greater than \$400,000), and demolish Blount Stack 5/6 within 5 to 7 years. With either option, Blount Stack 5/6 must be demolished. Blount Stack 5/6 cannot be adapted to a different use. The obvious choice is demolishing Blount Stack 5/6 through a planned removal. Even if financial considerations did not make this the obvious choice, which it does, the safety considerations discussed above do.

IV. MGE working with Neighboring Properties.

MGE has contacted Marsha Rummel, who is the City of Madison Alder in whose district the Blount Generating Station is located. Per Ms. Rummel's request, MGE provided her with a summary of the project that she could email to individuals on a neighborhood listserv. In addition, MGE is certainly willing to answer any questions that neighboring property owners and adjacent neighborhood associations may have regarding the project and address any concerns. Indeed, MGE expects that neighboring property owners and

adjacent neighborhood associations will agree that a planned removal of Blount Stack 5/6 is best for all parties.

V. City of Madison Standards.

Section 41.18 identifies the standards to be considered by the Landmarks Commission when acting on an application to demolish a landmark or a structure within a historic district. MGE believes that demolition of Blount Stack 5/6 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 Blount Stack 5/6 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 safe removal of the stack is in the best interest of the public. Blount Stack 5/6 does not hold any architectural or historic significance. MGE believes the public will support the removal of this obsolete and decaying structure.

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

MGE does not believe that Blount Stack 5/6 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. In addition, certain structures on the MGE property have been designated as landmarks by the City of Madison. Thus, even though Blount Stack 5/6 may not be 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.

(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 Blount Stack 5/6 does not hold any architectural or historic significance and does not contribute to distinctive architectural or historic character within the historic district. MGE believes the public will support the removal of this obsolete and decaying 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 demolition 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. Blount Stack 5/6 served its purpose as a utility stack, but can no longer be used for that purpose. The stack does not have an adaptive reuse and, therefore, is obsolete. Further, because Blount Stack 5/6 is no longer used, its deterioration has increased. Stated differently, the policies and purposes underlying the Historic Preservation ordinance do not support maintaining an obsolete structure or endangering the public, as would be the case here if Blount Stack 5/6 remains.

(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.

As stated above, Blount Stack 5/6 served its purpose as a utility stack, but can no longer be used for that purpose. The stack does not have an adaptive reuse and, therefore, is obsolete. Further, because Blount Stack 5/6 is no longer used, its deterioration has increased. Blount Stack 5/6 cannot be repaired and cannot be adapted to a different use. It would not be reasonable to reproduce the stack because there is no need for the stack.

(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 Blount Stack 5/6 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.

(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 asserts that the deterioration of Blount Stack 5/6 was not self-created or the result of a failure by MGE to maintain the stack. Indeed, to date, MGE has spent considerable sums attempting to maintain the stack, which was designed for a forty-year life and is now nearly ninety-five years old.

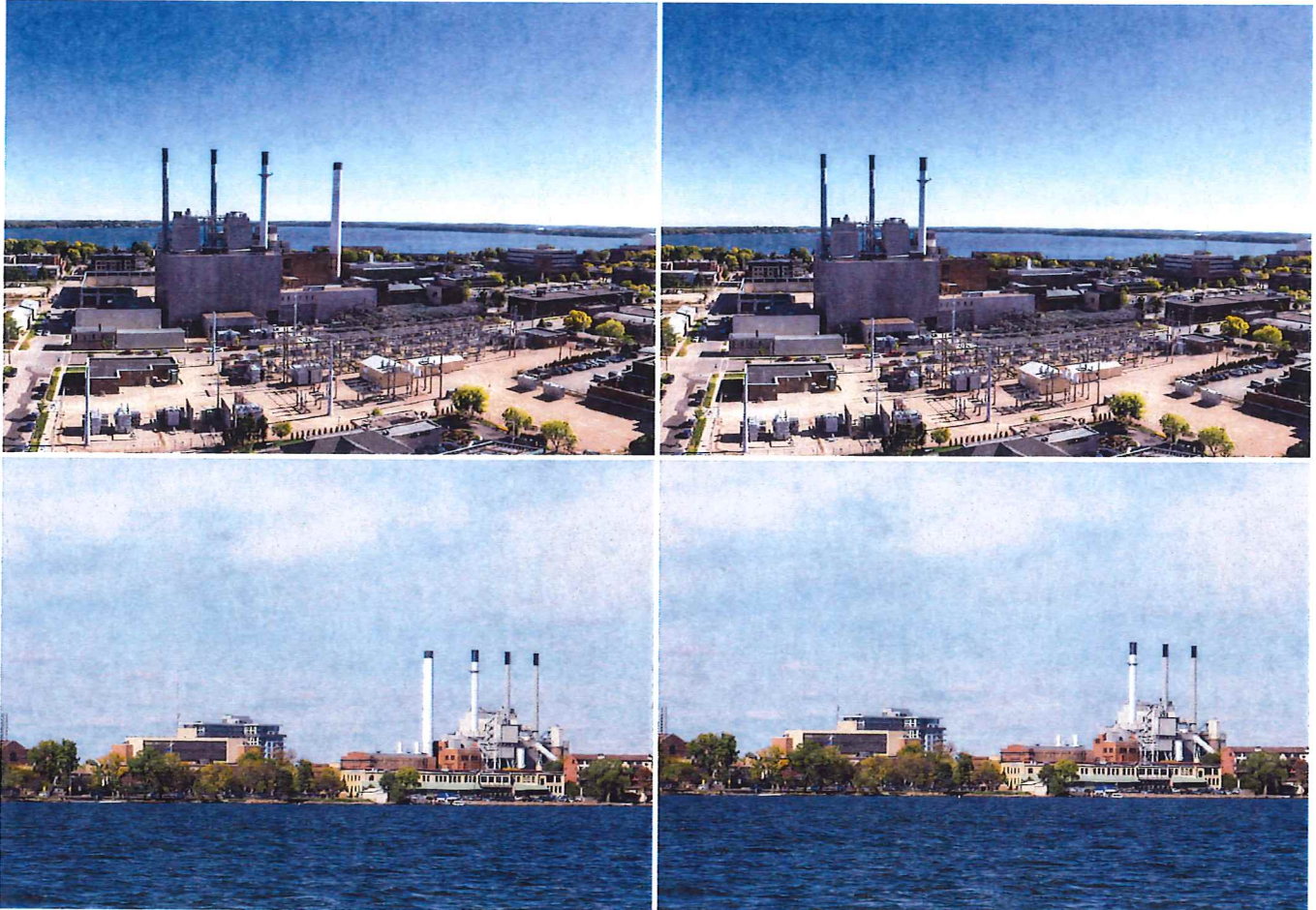
(h) *Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (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 Blount Stack 5/6.

Photos regarding the removal of Blount Station exhaust stack for City of Madison Landmarks Commission.



Example with stack removed by Photoshop.

Photos regarding the removal of Blount Station exhaust stack for City of Madison Landmarks Commission.

