

DEMOLITION APPLICATION

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



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.

DEMOLITION STANDARDS



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.

DEMOLITION STANDARDS





- buildings:

- life.

• Standard 6 – consideration of the condition of the

• 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

附 SITE DURING CONTSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION

[HYPOTHETICAL] SITE AFTER CONTSTRUCTION



Restore parking to pre-construction condition

New 6'-0" high Decorative Aluminum Fence around entire perimeter with one 10'-0" Wide Gate Opening

Restore 12' wide alley access to pre-construction condition and remove temporary curb opening on Fairchild



PRELIMINARY - NOT FOR CONSTRUCTION

FUTURE PLANS FOR DISCUSSION PURPOSES ONLY



RESTAURANT -RESIDENTIAL MUSEUM HOTEL ALLEY ACCESS



WHS PROJECT





- directions.

• A five-story building with rich exterior textures and stacked terraces will offer striking views in all

• 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



SITE DYNAMICS/CONSTRAINTS



- Plaza.

• WHS to build up to their property line (zero lot line) and overhang the shared alley by 6 ft. Alley is governed by private agreement between Hovde and WHS.

• The existing alley is only 12 feet wide and serves as required access to both the Churchill (16 N. Carrol) and Hovde Building (122 W. Washington Ave).

• To address these site dynamics and constraints and provide the safest and least interruptive construction environment, Hovde proposes this demolition plan in consultation and agreement with WHS.

• Under this plan, WHS gains: (1) needed laydown and staging space, (2) space for job trailer/vehicle turnaround lanes, and (3) a reduction in disturbance along Mifflin

• Hovde gains: (1) the saftest possible construction environment for its tenants, users, and public, and (2) appropriate level of access to the Churchill building.



QUESTIONS?