PLANNING DIVISION STAFF REPORT

July 1, 2024

PREPARED FOR THE LANDMARKS COMMISSION

Project Name & Address:	619-699 W Mifflin Street — Land Division on a designated landmark site (District 4)
Application Type(s):	Informational Presentation
Legistar File ID #	84153
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Background

The property containing the Wiedenbeck-Dobelin Warehouse was designated as a Madison Landmark in 1989. The building was designed by architects Claude & Starck and constructed in 1907 with an addition in 1915. The Alexander Company completed a preservation tax credit rehabilitation of the building and site in 1987 to convert the previous industrial space into a multi-unit residential property, subsequent to the property being listed in the National Register of Historic Places in 1986. The new proposal would keep the historic structure, demolish the 1987 building and the building on the adjacent lot at 699 W Mifflin. In order to construct a new residential structure, the applicant is proposing to combine the lots of 619 and 699 W Mifflin, and create a new separate lot that only contains the landmark structure.

This project is complicated with a lot of moving parts. When any part of a property contains a designated landmark, then all of the property is considered a landmark. The land combination in and of itself does not change the boundary of the landmark designation, so both of the newly configured lots would become a part of the designated landmark site. To clarify what structures the Landmarks Commission needs to regulate in the future, the lot combination/division process could be paired with an amendment to the existing landmark designation that shifts the boundary to just include the lot with the landmark structure. This property is also adjacent to the Milwaukee Road Depot at 640 W Washington. As part of this proposal, they would need to get approval from Plan Commission for the demolition and rezoning, which would trigger compliance with MGO 28.144 for development adjacent to a landmark or landmark site.

From this point, there are two possible ways that the applicant could proceed

1. When they come to the Landmarks Commission for approval of the land division/combination, the applicant could introduce an amendment to the landmark designation that reflects the property boundary for the updated lot configurations. Landmark designations and amendments to landmark designations are advisory on the part of the Landmarks Commission, with final approval by Common Council. Once Common Council approves the new lot configuration through the Certified Survey Map process and then approves the landmark designation boundary amendment, then the applicant could return to the Landmarks Commission for their advisory recommendation on development adjacent to a landmark.

2. Another option would be that they submit to Landmarks Commission for the land combination/division, landmark boundary amendment, but also submit separately for the demolition and new construction on a landmark site as the whole property will remain a landmark site until the CSM and associated landmark boundary amendment are approved by Common Council. This project will still need an adjacency review due to the Milwaukee Road Depot sharing a property line with the proposed redevelopment. This would allow the project to have a complete review at the Landmarks Commission at one time rather than having it return for a second phase of review.

This informational presentation allows the Landmarks Commission to provide their feedback to the development team on how the proposed development could align with the applicable standards that the commission will use to review the project. Below are those standards:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

(1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:

(b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.

(4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.