

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: March 17, 2014
TITLE: 702-706 Williamson Street – Third Lake Ridge Historic District – Demolish current commercial building and construct a new six-story commercial/multi-family housing development. 6 th Ald. District. Contact: Martin Rifken (32584)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: POF:
DATED: March 17, 2014	ID NUMBER:

Members present were: Stu Levitan, Chair; Christina Slattery, Marsha Rummel, and Michael Rosenblum. Erica Fox Gehrig, Jason Fowler, and David McLean were excused.

SUMMARY:

Levitan explained the Applicant has requested that the public hearing be rescheduled for April 7th or May 5th depending on the schedule of the neighborhood meeting. Levitan also explained that the Applicant has provided an extension for Landmarks Commission review of the demolition.

There were no members of the public present or registered to speak.

The Landmarks Commission received an Informational Presentation.

Jim Brown, representing Martin Rifken and Engberg Anderson Architects, registering in support and wishing to speak. Brown briefly described the overall project including the following:

- Zoned TSS which allows three stories, floors above 3 may be approved with conditional use.
- Pull building, at first floor back, off front setback.
- Step back sixth floor.

Mark Ernst, representing Engberg Anderson Architects, registering in support and wishing to speak. Ernst briefly described the project details including the following:

- Materials.
- Interior configuration – parking below, retail and first and residential above.
- Strong corner element.

Staff explained that the VRA guides the standards for compatibility in the Ordinance.

Rummel requested that this proposal be reviewed with the proposal at the middle of the block.

The Commission requested more views of the proposal and the mathematical gross volume total of the proposed building and the buildings in the VRA.

Rosenblum asked about the justification to go above five stories.

Marty Rifkin, registering in support and available to answer questions. Rifken explained the justification is largely financial but that it is an appropriate building for the site.

Staff requested that the large format masonry units be changed to queen size brick.

ACTION:

No action taken.