

CITY OF MADISON  
***INTER-DEPARTMENTAL***  
CORRESPONDENCE

**DATE:** May 4, 2015

**TO:** Ken Opin, Chair, Plan Commission  
Members of the Plan Commission

**FROM:** Ald. Mike Verveer, District 4

**SUBJECT:** Request that agenda item #4, The Hub at Madison II, be referred to the Landmarks Commission

As per Section 28.185 of the Zoning Code, I respectfully request that the Plan Commission refer agenda item #4, consideration of a demolition permit and conditional use to demolish an existing mixed-use building and construct a new mixed-use building with 8,750 square feet of commercial space, 3,000 square feet of flex space, and 350 apartments at 510 University Avenue and 435 W. Gilman Street, to the Landmarks Commission for their recommendation.

Section 28.185 of the Zoning Code is as follows:

- Under Sec. 28.185(5), Decision: “(c) When reviewing a demolition application where the proposed use is non-residential, the Plan Commission may require the applicant to submit plans to the Urban Design Commission and/or the Landmarks Commission for comments and recommendation.” As this is a mixed-use project and not a strictly residential project, I believe this provision applies.
- Under Sec. 28.185(7)(a)4, in Approval Standards: “The Plan Commission shall consider the report of the City’s historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.”

Attached please find the relevant portion of the approved minutes of the February 16, 2015, Landmarks Commission meeting where initial consideration of the proposed demolition of the building at 435 W. Gilman Street was considered. The Landmarks Commission voted unanimously to oppose said demolition, however the Commission did not have the ability to review the proposed plans for the new development and the proposed preservation of the building’s 1929 Art Deco-style façade.

Thank you for your consideration.

**REGULAR BUSINESS**

5. [07804](#) Secretary's Report

Staff will provide an update on the work of the Ad Hoc Landmarks Ordinance Review Committee at a future meeting.

6. [36427](#) Buildings Proposed for Demolition - 2015

A motion was made by Rummel, seconded by Gehrig, to convey to the PLAN COMMISSION that the Landmarks Commission opposes the demolition of the building at 435 W Gilman Street due to its historic value as an example of the Art Deco style and its original use as an auto garage and tire store serving the Mansion Hill area in the 1930s, and that the Landmarks Commission finds that there is no known historic value for the structures at 138 Rodney Court, 5417 Femrite Drive, 2009 Expedition Trail, 9803 Old Sauk Road and 101 Merrill Crest Drive. The motion passed by voice vote/other.

**ADJOURNMENT**

A motion was made by McLean, seconded by Gehrig, to Adjourn the meeting at 6:45 p.m. The motion passed by voice vote/other.