



Madison Landmarks Commission APPLICATION

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

1. LOCATION

Project Address: 215 MARTIN LUTHER KING JR. BLVD Aldermanic District: 4

2. **PROJECT** MADISON, WI 53703 Date Submitted: 07/27/2015

Project Title / Description: MADISON MUNICIPAL BUILDING ANNEX DECONSTRUCTION

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): SUBDIVISION OF THE PROPERTY

3. APPLICANT

Applicant's Name: BRYAN COOPER Company: CITY OF MADISON, ENGINEERING DIV.
 Address: 210 MLK JR BLVD RM 115 City/State: MADISON WI Zip: 53703
 Telephone: 608-261-5533 E-mail: bcooper@cityofmadison.com
 Property Owner (if not applicant): CITY OF MADISON, ROB PHILLIPS, CITY ENGINEER
 Address: 210 MLK JR BLVD City/State: MADISON WI Zip: 53703
 Property Owner's Signature: [Signature] Date: 07/27/2015

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building.
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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.



Department of Public Works
Engineering Division
Robert F. Phillips, P.E., City Engineer
City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
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Assistant City Engineer
Michael R. Dailey, P.E.
Principal Engineer 2
Gregory T. Fries, P.E.
Principal Engineer 1
Christina M. Bachmann, P.E.
Eric L. Dundee, P.E.
John S. Fahrney, P.E.
Christopher J. Petykowski, P.E.
Facilities & Sustainability
Jeanne E. Hoffman, Manager
Operations Manager
Kathleen M. Cryan
Mapping Section Manager
Eric T. Pederson, P.S.
Financial Manager
Steven B. Danner-Rivers

July 27, 2015

Mrs. Amy Scanlon
City of Madison Planning Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Mrs. Scanlon,

The City of Madison is submitting this application for Madison Landmarks Commission review of the proposed land division of the property located at 215 Martin Luther King Jr., Boulevard (Block 88); and the demolition of the loading dock addition (annex) to the U.S. Post Office and Federal Courthouse (Madison Municipal Building) which will also require the exterior alteration of the historic building. There is a plan to renovate the MMB in the coming year and the approval for that work will follow as a second phase.

The City of Madison proposes to subdivide Block 88 and demolish the annex to allow the northern portion of the block to be developed. The City of Madison will maintain the Madison Municipal Building as municipal offices on the southern portion of the block. The demolition of the annex will require exterior alterations to the rear of the Madison Municipal Building. After the demolition of the annex and prior to the completion of the second phase, existing emergency exiting will need to be maintained at the rear of the Madison Municipal Building. A temporary stair and supporting structure will need to be added to the rear of the remaining Madison Municipal Building to accommodate emergency exiting. Our team will review any temporary structures with the City's Preservation Planner to confirm no adverse affect to the Madison Municipal Building prior to proceeding with bid and installation. Any work related to the full building renovation that alters the exterior will come before the Landmarks Commission for review.

The enclosed site plan indicates the placement of the proposed property line which divides Block 88 into a northern portion and a southern portion. The site plan shows the proposed property line located 12'-3" off the rear face of the Madison Municipal Building.

The Madison Municipal Building was constructed in 1927-29. The Sanborn map of 1942 shows the original building with a loading dock annex on the northern portion of the block. The original loading dock was completely demolished and replaced by a larger non-contributing loading dock annex in the 1950s. The annex and parking lot are shown in later Sanborn map revisions.

The National Register nomination form identifies the period of significance for the Madison Municipal Building as 1927-29 which coincides with the years of construction. The National Register nomination form states, "The boundaries of the U.S. Post Office and Federal Courthouse coincide with the boundaries of the legal parcel on which it sits, and encompass all those resources historically associated with the U.S. Post Office and Federal Courthouse."

The City of Madison intends to remove the non-contributing annex and re-introduce openings in the rear façade that had previously been covered by the addition or in-filled to accommodate the interior configuration adjacent to the addition. These proposed exterior alterations will provide a more historically appropriate appearance to the Madison Municipal Building. The information related to this second phase of the project will be submitted for your review in the coming months.

Please contact Bryan Cooper (bcooper@cityofmadison.com or 608 261 5533) in the City of Madison Engineering Division with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Phillips", written over a horizontal line.

Robert Phillips, City Engineer

Cc: Natalie Erdman, City of Madison PCED Director
Bryan Cooper, City of Madison Engineering Division