



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

December 17, 2015

Bryant Moroder
Sustainable Resource Group
29 Farwell St
Madison, WI 53703

Re: Certificate of Appropriateness for 3244 Atwood/109 S Fair Oaks

At its meeting on July 6, 2015, the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Landmarks Ordinance, your plans to alter the landmark site located at 3244 Atwood/109 S Fair Oaks by altering the exterior of the landmark building and the landmark site. At that meeting, the Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the alterations. In addition, the Commission found that the request to construct a cold storage building on an adjacent lot was not so large or visually intrusive as to adversely affect the historic character and integrity of the landmark site and that the proposed land division does not negatively impact the historic character and significance of the landmark site.

The conditions of approval are as follows:

1. The Applicant shall provide information about the seating terrace appearance and perimeter materials.
2. The Applicant shall provide window materials and details.
3. The applicant shall provide door details.
4. The applicant shall provide details regarding brick repair.
5. The applicant shall provide details for the entrance addition.
6. The applicant shall confirm that the brick hatch shown on the elevations on drawing A-1.1 does not indicate a larger scale masonry infill material.
7. The proposed mechanical equipment should be exposed (not screened).
8. Due to the varying nature of the designs of the micro-lodges, the applicant shall work with staff to review the designs of the structures related to the adjacency issues and the landmark site compatibility issues. Staff has the discretion to send the revisions to the Commission for review and approval if necessary.

This letter will serve as the "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that any design changes from the plans submitted must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture

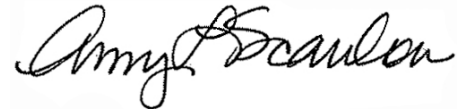
December 17, 2015

Page 2

of up to \$250 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.19).

Please contact me with any questions (266-6552 or ascanlon@cityofmadison.com).

Sincerely,

A handwritten signature in black ink that reads "Amy Loewenstein Scanlon". The signature is written in a cursive, flowing style.

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner

Cc: City of Madison preservation file
Building Inspection Plan Reviewers