



PLANNING DIVISION STAFF REPORT

July 13, 2020

PREPARED FOR THE PLAN COMMISSION

Legistar File ID # [60663](#), Staff Report on Historic Value of 8150 Excelsior Drive Proposed for Demolition

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: July 6, 2020

Background

The project applicant did not submit to the demolition listserve in time for the Landmarks Commission, which currently only meets every 4-6 weeks, to provide its advisory recommendation to the Plan Commission prior to the Plan Commission's review of the proposed redevelopment.

While it has been our practice to have the Landmarks Commission provide the advisory recommendation, the code allows for a report from the Preservation Planner:

MGO 28.185(7)(a)(4): "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."

So that the proposed redevelopment at 8150 Excelsior Drive can move forward in a timely manner, the City's historic preservation planner is providing this report on the historic value of the property proposed for demolition.

Staff Recommendation

There is no preservation file for this property. The current structure dates to 1995 and does not appear to be architecturally significant. Staff believes that the property at 8150 Excelsior Dr. has no known historic value.



REVIEW BOARD

June 17, 2020

Kirk Keller
Plunkett Raysich Architects, LLC
2310 Crossroads Dr # 2000
Madison, WI 53718

SENT Via Email: kkeller@prarch.com

RE: Preliminary review approval for 8150 Excelsior Drive

Dear Kirk,

Your submittal requesting pre-approval for the construction of a new building to be located at 8150 Excelsior Drive in Old Sauk Trails Park as noted on the rendering and site plan provided on May 29, 2020 has been reviewed and approved by Old Sauk Trails Park Review Board (“OSTPRB”) members. Please note that our representative on the Board from the City of Madison has not responded yet, but we will provide additional input if received prior to your formal submission for approval. Please note the following comments received back from board members below:

- Please make sure to include any monument and building signage locations in formal submission. Currently the renderings provided include more signage than allowed by Old Sauk Trails Park Covenants and the City of Madison.
- As noted in your submission, you plan to leave the current building in place until new construction is completed and then demo the current building. This could be a possible challenge for the amount of allowable SF for this lot. Please include a definitive plan with formal submission for review and approval including the timeline for demolition. Old Sauk Trails Park Review Board is willing to approve this if demolition occurs within an acceptable timeframe, but the City of Madison will most likely need to approve this prior to approval of plans and permitting.
- Location of building and parking lot do not meet OSTPRB covenants standards of parking being located to the rear or side of buildings and landscape should restrict view from Excelsior Drive. We understand that with the desire to leave the current building in place during construction of the new building that this requires the new building to be placed in the position noted on your site plan, but this will require an exception on the Old Sauk Trails Park Review Board part to allow for this and a detailed landscape plan should be provided for this review.

If you would like to discuss any of this further, please feel free to contact me at 608-836-8000.



REVIEW BOARD

Best regards,

Andrew Van Haren

Andrew Van Haren
Vice President of Construction and Facility Management
The Gialamas Company, Inc.
Old Sauk Trails Park Review Board Member

c: Janine Glaesner, City of Madison