

Historic Preservation Ordinance Revisions:

Housing Strategy Committee

April 28, 2022



LORC

1) LORC 1

- “Front End” revisions
- Began 2014
- Ordinance adopted 2015

2) LORC 2

- District specific revisions
- Began 2017

WISCONSIN
STATE JOURNAL

Madison City Council upholds Landmarks Commission denial of project in historic district

Dean Mosiman | Wisconsin State Journal | Apr 9, 2014

WISCONSIN
STATE JOURNAL

Edgewater developer appeals, calls Landmarks decision flawed

Dean Mosiman | 608-252-6141 | Dec 3, 2009

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Cieslewicz's landmarks stance draws fire

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Process to 'fix' Madison's landmarks ordinance limps along



Local Historic Districts



Process

- Initial public meetings in each district (15)
 - Mansion Hill (3)
 - Third Lake Ridge (3)
 - University Heights (3)
 - Marquette Bungalows (3)
 - First Settlement (3)
- LORC meetings (35)
- Final virtual public meetings (3)
 - All districts
 - Contractors & development professionals
 - New construction
- BCCs
 - Economic Development
 - Housing Strategies
 - Landmarks



Goals of Ordinance Revision

- 1) Comply with State Statutes (2018)
- 2) Create consistent standards across all districts
- 3) Incorporate current preservation standards and practices
- 4) Make ordinance easier to understand
- 5) Clarify the approval process



Current Ordinance

Alterations	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X							
Proportions and relation of width to height of doors and windows	X			X				
Proportion and rhythm of solids to voids	X		X	X				
Directional Expression	X							
Compatible Height	X	X	X	X	X	X		
Compatible Gross Volume	X							
Rhythm of buildings and masses								
Chimneys							X	X
Retain Original Historic			X	X	X	X		
Architecture								
Retain historical roof appearance			X	X	X	X	X	X
Restoration					X			
Residing					X	X	X	X
Alterations to visible street facades					X	X		
Alteration to non-visible facades					X	X		
Dormers and other roof alterations							X	X
Windows and doors – general standards							X	X
Windows and doors – street facades							X	
Windows and doors – non-street side facades							X	
Windows and doors – Rear facades							X	
Porches							X	
Additions and other alterations							X	X
Foundations							X	X
Tuckpointing and brick repair							X	X
Decks								X
Entrance Doors								X
Double or Multiple Doors								X
Storm Windows and Doors							X	X
Lighting Fixtures								X
Shutters								X
Repairs								X
Alterations to Post-1930 Structures								X
Site								
Landscape Treatment				X				
Parking lots					X	X		
Fences							X	X
Retaining Walls in Front Yards								X
Accessory Structures								
Accessory Structures								X
Other								
2 nd exits					X		X	
Skylights							X	X
Accessibility Ramps								X
Fire Escapes and Rescue Platforms								X
Permanently Installed Air Conditioners								X



Current Ordinance

New Construction	Mansion Hill	Third Lake			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X							X
Proportions and relation of width to height of doors and windows	X			X			X	X
Proportion and rhythm of solids to voids	X		X	X			X	X
Directional Expression	X		X	X				X
Compatible Height	X	X		X	X		X	X
Compatible Gross Volume	X	X	X	X				
Rhythm of buildings and masses and spaces			X	X				X
Visual Size					X			
Scale							X	X
Architecture								
Design of the roof			X	X	X		X	X
Materials Used in the Street Facade			X	X			X	
Facade Design								X
Materials, Patterns and Textures				X	X			
Architectural Details							X	
Roof Materials					X			X
Siding Materials								X
Windows and Doors								
Site								
Landscape Treatment				X				
Parking lots					X			
Fences							X	X
Retaining Walls in Front Yards								X
Setbacks, side yards and other visible features							X	
Accessory Structures								
Accessory Structures					X		X	X
Other								



Case Studies

Cases by District 2017-2021	Landmarks Commission Review	Administrative Review	TOTAL
First Settlement	3	24	27
Marquette Bungalows	4	22	26
Mansion Hill	12	111	123
Third Lake Ridge	113	263	376
University Heights	73	197	270
TOTAL	205	617	822

Cases by Type 2017-2021	Landmarks Commission Review	Administrative Review	TOTAL
New Construction – principal building	3	0	3
New Construction – accessory building	26	0	26
Alteration (includes additions)	152	616	768
Demolition – principal building	4	0	4
Demolition – accessory building	15	1	16
Land Division	5	0	5
TOTAL	205	617	822



Referral

Measuring 200 Feet Around Properties. Certain provisions of this chapter reference properties that are within two hundred (200) feet of a subject property. Under this chapter, measurements around properties shall be taken from the lot lines of the subject property two hundred (200) feet in all directions. **In the case of landmark properties, measurements shall take into account all historic resources within the two hundred (200) foot measurement. In the case of historic districts, measurements shall take into account all historic resources within two hundred (200) feet that are contained within the district.** Any improvements located on lots that fall within this measurement shall be considered within two hundred (200) feet of the subject property.



<https://madison.legistar.com/View.ashx?M=F&ID=8576243&GUID=D948E410-57E3-4797-9527-9454E7B8A8D0>



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 2, 2020

Brandon Cook
John Fontain Realty
PO Box 694
Madison, WI 53701

Re: Certificate of Appropriateness for 817-821 Williamson Street

At its meeting on June 1, 2020, the Landmarks Commission reviewed, in accordance with the provisions of the Historic Preservation Ordinance, your plans to demolish an existing commercial structure and complete a land combination located at 817-821 Williamson Street in the Third Lake Ridge historic district. The Commission approved Certificates of Appropriateness to:

1. Demolish the existing commercial structure at 817 Williamson St.
2. Complete a land combination of the lots for 817 and 821 Williamson St. into a single parcel

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 215 Martin Luther King Jr Blvd, Suite 017.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me at 608-266-6552 or landmarkscommission@cityofmadison.com with any questions.

Sincerely,

Heather L. Bailey, Ph.D.
Preservation Planner
City of Madison Planning Division

cc: City preservation property file



More Information / Input Opportunities

Project Website

www.cityofmadison.com/historicpreservation

Staff Contacts

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