



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved AD HOC LANDMARKS ORDINANCE REVIEW COMMITTEE

Thursday, August 14, 2014

5:30 PM

215 Martin Luther King Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 4 - Steve King; Mark Clear; Chris Schmidt and Shiva Bidar-Sielaff

Excused: 1 - Marsha A. Rummel

APPROVAL OF July 23, 2014 MINUTES

A motion was made by King, seconded by Bidar-Sielaff, to Approve the Minutes of July 23, 2014. The motion passed by voice vote/other.

PUBLIC COMMENT

David Mollenhoff of 1501 Morrison Street, registering in support and wishing to speak. Mollenhoff suggested three changes to the purpose and intent statement. The first is to recognize that the City's historic resources are economic assets that are attractive to residents and visitors, create jobs, increase property values, and stimulate business and industry. This will explain that one of the most fundamental components of historic preservation is economic growth. The second suggestion is to create a confident investment climate for the preservation, rehabilitation, restoration, and reconstruction of historic resources. One of the most important goals is to encourage owners to maintain their properties, but this will not happen unless property owners believe that the City will follow its own rules. The third suggestion is to conserve valuable material and energy resources by ongoing use and maintenance of the built environment. This statement was taken from the New York State model ordinance and capitalizes on an important preservation goal that is missing in the current draft language.

King asked how to reconcile the lack of energy efficiency in older buildings and the desire to preserve them. Mollenhoff explained that existing buildings can be made more energy efficient while maintaining the historic appearance and that retrofitting the existing building consumes less energy than building new structures due to the embodied energy in the existing buildings.

Jeff Vercauteren of 122 W. Washington Avenue, Suite 900, representing Urban Land Interests, Apex Properties, Inc., Steve Brown Apartments, and Wright 2102 LP and registering neither in support nor opposition and wishing to speak. Vercauteren distributed a hand-out and discussed the composition of the Commission, providing two alternatives. He also suggested revisions to the powers and duties section including a requirement that the Commission conduct a survey of the historic resources and clean up some of the language. King questioned if the construction professional would need to be defined as it may be interested as a developer. Vercauteren explained that a construction professional would be familiar with the work needed for historic buildings and this should not imply a large construction company professional. King suggested this may need more discussion. Vercauteren noted that each member of the Commission should have an interest in historic preservation.

Franny Ingebritson of 516 Wisconsin Avenue, registering in support and wishing to speak. Ingebritson explained that she provided the Older, Smaller, Better booklet and the 10 Benefits

of Local Historic Districts document for Committee review. She explained that she is concerned that some provisions of the draft language may work against the overall intent of the ordinance. She asked that the committee consider what the proposed revisions are supposed to accomplish especially when they consider the waiver and appeals sections. She also asked that the Committee discuss the definition of public interest when considering the appeal language. She also asked that the Committee discuss whether public interest trumps public policy. Ingebritson explained that she has concerns about the rescission section and if historic districts should be able to be rescinded. She also questioned the legal definition of inheriting property as a possible loophole for property ownership. She explained that the waiver process related to economic hardship requires more thought and discussion.

Schmidt asked Ingebritson to restate the first question. Ingebritson explained that historic preservationists understand the economic benefits of historic preservation practices for the community, but when considering cases of demolition by neglect, the Council must also consider the public interest and she would like more information about how Council would consider these items. Schmidt explained that more conversation is needed, but that the definition of public interest is quite broad.

Jason Tish of 2714 Lafollette Avenue, representing the Madison Trust for Historic Preservation and registering neither in support nor opposition and available to answer questions.

DISCLOSURES AND RECUSALS

Schmidt, Clear and King disclosed that they were invited to tour the Mansion Hill Neighborhood and Historic District with Alder Zellers.

1. [34202](#) Ad Hoc Landmarks Ordinance Review Committee Materials
No discussion on this item. This file is used as a document repository only.
2. [34577](#) Repealing and recreating Section 33.19 of the Madison General Ordinances to update the Landmarks Commission ordinance.
Staff provided a presentation about the values of historic preservation and how those values are formed by the local community. More specifically, the presentation covered the tangible and intangible values of preservation and the historic preservation practices that are embedded in City review processes and plans including the Comprehensive Plan and numerous other City plans.

There was general discussion about the proposed Purpose and Intent language of the draft Ordinance. The discussion included the definitions of the words preservation and protection, the definition of the word conservation, the purpose and intent language from the New York State model ordinance, and the previously submitted comments from Mollenhoff and Vercauteren. The Committee requested that ACA Strange take the spirit and direction of the discussion and prepare language for review at the next meeting.

A motion was made by King, seconded by Bidar-Sielaff, to REFER this Ordinance to the AD HOC LANDMARKS ORDINANCE REVIEW COMMITTEE

ADJOURNMENT

A motion was made by King, seconded by Bidar-Sielaff, to Adjourn at 7:35 p.m. The motion passed by voice vote/other.