



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft LANDMARKS COMMISSION

Monday, October 20, 2014

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 6 - Marsha A. Rummel; David W.J. McLean; Stuart Levitan; Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig

Excused: 1 - Jason T. Fowler

APPROVAL OF October 6, 2014 MINUTES

Not reviewed.

PUBLIC COMMENT

None

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [35614](#) 3414 Monroe Street - New mixed-use building "The Glen" adjacent to a Designated Madison Landmark. 13th Ald. Dist.
Contact: Paul Cuta

RECONSIDERATION ACTION

A motion was made by McLean, seconded by Rummel, to reconsider the previous action for 35614.

The motion passed on the following vote:

Ayes: 3 - Marsha A. Rummel
Erica Fox Gehrig
David W.J. McLean

Noes: 2 - Christina Slattery
Michael J. Rosenblum

Excused: 1 - Jason T. Fowler

Non-Voting: 1 - Stuart Levitan

ACTION

A motion was made by Rosenblum, seconded by Rummel, to recommend to the Plan Commission that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the landmark or landmark site, but strongly encourages the developer to increase

the setback at the eastern property line and along Monroe Street, and that all parties acknowledge and appreciate the continued historic use of the Plough Inn.

The motion failed on the following vote:

Ayes: 2 - Christina Slattery
Michael J. Rosenblum

Noes: 3 - Erica Fox Gehrig
David W.J. McLean
Marsha A. Rummel

Excused: 1 - Jason T. Fowler

Non-Voting: 1 - Stuart Levitan

Rosenblum explained the buffer between the proposed building and the landmark site should be included. Rummel asked what one would suggest for screening the historic entrance. Staff explained there is an easement to drive through the rear parking area of the Corcoran property so screening is difficult.

Gehrig said that the annex helps as a buffer. The physical model shows a large building.

Slattery said the annex is sensitive to the landmark; however, the Plough Inn is the historic resource and is further away from the proposed development.

McLean said the 3-story mass seems fine. The landmark and annex sensitively react with the site. The new building is not as sensitive to the site and seems to be maximizing the site. The increase of the setback will impact the amount of rentable space and will likely make the proposed development unviable. Financial considerations of either business are not part of our review.

Rosenblum said he is comfortable with the previous motion.

Slattery said the proposed building is not intrusive to the landmark, but is intrusive to the site. She explained the annex has already compromised the landmark site.

Rosenblum said the annex muddies the water in the interpretation of the landmark site. The proposed development may affect the landmark site, but not more than the annex.

There were general discussions about the recommendations that could be made.

A motion was made by McLean, seconded by Rummel, to Recommend to the PLAN COMMISSION that the current size and design of the proposed development is so large and visually intrusive as to adversely affect the historic character and integrity of the landmark or landmark site.

The motion passed by the following vote:

Ayes: 3 - Marsha A. Rummel; David W.J. McLean and Erica Fox Gehrig

Noes: 1 - Christina Slattery

Excused: 2 - Jason T. Fowler and Michael J. Rosenblum

Non Voting: 1 - Stuart Levitan

There was general discussion of suggestions for appropriate revisions.

McLean suggested an increase in the side yard setbacks and the use of step-backs at upper floors.

Gehrig said this is a good design, but it is not appropriate adjacent to a landmark site. She added that less square footage would make it less large.

McLean suggested a more sensitive relationship to the site and the landmark building. For example, the proposed building is mostly paved hard space which does not relate to the adjacent landmark site that has trees and green space and deeper setback in the context of the Arboretum.

2. [35818](#) 15 East Wilson Street - Landmarks exterior alteration at front stoop. 4th Ald Dist.
Contact: Russ Kowalski, GMK Architecture

A motion was made by Slattery, seconded by McLean, to Deny the Certificate of Appropriateness. The motion passed by voice vote/other.

REGULAR BUSINESS

3. [32607](#) Buildings Proposed for Demolition - 2014

733 Copeland

A motion was made by Rummel, seconded by Slattery, to recommend to the Plan Commission that the Landmarks Commission finds that the residence at 733 Copeland has no known historic value. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Rummel, seconded by Gehrig, to Adjourn the meeting at 7:50 p.m. The motion passed by voice vote/other.