



City of Madison

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

Monday, August 3, 2015

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; Anna Andrzejewski; Christina Slattery and Erica Fox Gehrig

APPROVAL OF July 6 and July 20, 2015 MINUTES

A motion was made by Slattery, seconded by Rummel, to Approve the Minutes of the meetings of July 6 and July 20, 2015. The motion passed by voice vote.

PUBLIC COMMENT

There was no public comment on items not on the agenda.

DISCLOSURES AND RECUSALS

Levitan disclosed that he and Ron Trachtenberg serve on a non-profit board together, but that would not affect his vote on the 723 State Street project that is on the agenda.

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- 39383** 2136 Regent Street - University Heights Historic District - Expansion of Regent Street Mark Co-Op. 5th Ald. Dist.
Contact: James Widder
James Widder and Kent Calloway, both representing the Regent Market Co-op, registered in support.
On a motion by Gehrig, seconded by Rummel, the Landmarks Commission approved a Certificate of Appropriateness for the proposed additions and alterations on the condition that the following items be approved by the Preservation Planner:
 - 1) Revised front elevation for the Co-op that retain the historic appearance of the sill height and window openings.
 - 2) Revised rear elevation of the Mike's Liquor building that includes a new window in the existing second story door opening.
 - 3) Repairs to existing building materials and all proposed new building materials for both buildings, with the understanding that if brick in good

condition is found under the existing siding on the Mike's Liquor building that the applicant work to restore it, and a reevaluation of extending the siding to the first floor rear elevation.

The motion passed by voice vote.

ADJACENT TO LANDMARK

2. [39385](#) 723 State Street - Revision to an approved development adjacent to a Local Landmark - St. Paul Catholic Center. 8th Ald. Dist.
Contact: Fr. Eric Nielsen
Ron Trachtenberg, Randall Milbrath, and Eric Nielsen, all representing St. Paul's Catholic Center, registered in support.
- A motion was made by Rummel, seconded by McLean, that pursuant to Sec. 28.144 MGO, the Landmarks Commission advise the Plan Commission and Urban Design Commission that the proposed project is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.**

The motion passed by voice vote.

UNFINISHED BUSINESS

3. [17835](#) Landmarks Ordinance Revisions
- Assistant City Attorney John Strange reviewed the Drafter's Analysis Memorandum dated July 21, 2015 to provide an overview of the new ordinance. He noted that the ordinance will now be Chapter 41 MGO, and it is in effect as of July 30, 2015.
- Strange stated that Sec. 41.03(6) provides a transition rule that explains that if there is a conflict between provisions in this ordinance and those of an individual historic district, that the provisions of the district takes precedence.
- Strange noted that Subchapter D provides a blueprint for what should be included in new or revised historic districts.
- Subchapter F specifies application requirements for Certificates of Appropriateness (CofA) and Strange said that if an applicant does not provide all of the required material, the Landmarks Commission can deny the request. He noted that there are specific standards for each type of CofA.
- Strange stated that a significant change is in Sec. 41.19 in that there are now four types of variances. He noted the Economic Hardship variance and that the applicant would need to provide evidence from Sec. 41.19(4)(c) to help prove their case. If the complete information is not provided and they applicant is just trying to get past the Landmarks Commission to the Common Council for a decision, the Common Council could refer the matter back to the Landmarks Commission because the list of required documentation in the ordinance and wasn't provided. He clarified that

agendas need to specify that a variance is being sought because that requires a public hearing. He further clarified that it would be possible to have a variance request and a CofA request for the same project on a single agenda in case the Commission decides it doesn't meet the CofA standards, it can consider the variance at the same meeting. Strange noted that the Preservation Planner can also advise an applicant on whether a variance should be requested. Strange described the Public Interest variance and stated that this allows the Landmarks Commission to weigh in on whether they feel there is a broader public interest for a particular project that may warrant relief from the Landmarks Ordinance. Some members expressed concern about opining on issues associated with the broader public interest aspect and their expertise on such matters. Strange stated that 41.19(7)(b) and (c) are to clarify that this variance is not for typical projects and he doesn't expect many of them to be granted. He stated that the Landmarks Ordinance Review Committee discussed this a lot and he tried to write legislative memos throughout the process, and those are part of the record that speak to intent if there is a question in the future.

REGULAR BUSINESS

4. [07804](#) Secretary's Report
There was no Secretary's Report.

5. [36427](#) Buildings Proposed for Demolition - 2015
Staff noted that the Commission already granted a CofA for the demolition of 906 Williamson Street. The Commission did not identify any historic value with 133 Silver Road.

ADJOURNMENT

**A motion was made by McLean, seconded by Gehrig, to Adjourn at 6:48 p.m.
The motion passed by voice vote.**