

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/4/18

TITLE: 109 Lathrop Street - Demolish an existing garage structure in the University Heights Hist. Dist.; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 6/8/18

ID NUMBER: 51731

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; David WJ McLean, Marsha A. Rummel, and Katie Kaliszewski. Members excused were: Lon Hill and Richard Arnesen.

SUMMARY:

Curtis Satter, registering in support and available to answer questions.

Levitan opened the public hearing.

Staff noted that this project will require two Certificates of Appropriateness, one to demolish the existing garage and another to keep the existing egress windows that were installed without permits or approvals.

Satter stated that it was a mistake to install the egress windows without the proper permissions. He said that he installed them for safety reasons to provide extra exits from the basement, and that the windows are up to code.

Staff commented that the garage is old, though she is unsure of the exact date. It is also very close to a nearby tree, and while she understands not wanting to remove the tree, she would prefer the garage be repaired.

Satter pointed out that the catalpa tree next to the garage belongs to his neighbor. He explained that it would require extensive work to get the garage back to being a usable, safe structure and that he would prefer to tear it down, remove the concrete, and create greenspace. He noted that there are water collection problems near the garage, so he plans to grade the area as well.

Levitan mentioned that the staff report indicates a preference that the garage be retained, but does not rise to the level of justifying rejection for the Certificate of Appropriateness.

Andrzejewski stated that Satter will continue to have issues with the tree, and it doesn't belong to him. Satter pointed out that the tree is buckling the concrete. Andrzejewski reminded Satter that if he were to build a new garage in the future, he would need to get a permit and return to the Landmarks Commission for review.

Kaliszewski asked about the egress windows and what had been there prior to the new windows. Satter stated that there were smaller windows and the concrete continued underneath them. McLean clarified that Satter had enlarged the windows vertically, but not the width, and Satter confirmed this was correct.

Levitan closed the public hearing.

ACTION:

A motion was made by Rummel and seconded by McLean to approve the request for the Certificate of Appropriateness to demolish the existing garage structure. The motion passed by voice vote.

A motion was made by Andrzejewski and seconded by McLean to retroactively approve the request for a Certificate of Appropriateness for the installation of egress windows. The motion passed by voice vote.