

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 1/11/21

TITLE: 1315 Rutledge St - Construction of a new garage structure and an addition to a principal structure in the Third Lake Ridge Hist. Dist.; 6th Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 1/25/21

**ID NUMBER:** 63193

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Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, David McLean, and Maurice Taylor. Excused was Betty Banks.

### **SUMMARY:**

*Meri Tepper, registering in support and wishing to speak*  
*Michael Wolff, registering in opposition and wishing to speak*  
*Nate Zolik, registering in support and available to answer questions*  
*Nina Lebwohl, registering in support and not wishing to speak*

Bailey described the proposed work to construct a one-car garage, expand the sunroom, construct a rear breezeway, remove a small shed, and repair the front porch. She said that the additions on the rear of the building are in keeping with other additions in Third Lake Ridge; the height of the additions are not taller than the existing building and they are minimally visible from the street. She said that staff recommends approval of the project as proposed.

Andrzejewski opened the public hearing.

Tepper, the architect for the project, explained that the house is set far back on the lot, so they had to do many studies to find the best placement for the garage. She said that this design is the most appropriate location based on Zoning and the Landmarks Commission's standards.

Wolff said that he is the neighbor greatest affected by the visual and sunlight impacts of the garage. He said that he is not objecting to the sunroom addition or the street view of the garage, but the depth that the garage extends past the rear wall of the existing house. He said that the existing shed drains into his yard, which he spoke to the property owner about today and thinks they can resolve. He said that the proposed garage will present a different view from the rear of his house and shade his yard, making gardening in his garden more difficult. He asked that the depth of the garage be reduced slightly, pointing out that the proposed depth of 22'8" is longer than the average vehicle. He thought the garage would be just as useful even if 4' were removed from the back, and it would be a meaningful change for him. Bailey suggested this issue would be better addressed by Zoning. She said that the project requires a Zoning variance for final approval and suggested the Landmarks Commission add a condition to their approval that the project must secure Zoning approval. McLean asked how certain Wolff was that the garage would produce a significant enough shadow to be detrimental to his property. Wolff said that he just learned of the project today, so he hasn't done any

studies, but the scale of the project will tremendously impact the visuals from his house and he will lose sunlight in his backyard.

Andrzejewski closed the public hearing.

Bailey said that the historic preservation standards are related to historic character and aesthetics, and one element in the Third Lake Ridge standards is related to landscape treatment and siting. She said that with regard to the additions on this property, the proposed locations are appropriate. She explained that questions of whether it moves too deep into the lot or if the garage is the appropriate size are more appropriately handled by Zoning and the Zoning Board of Appeals.

**ACTION:**

**A motion was made by Arnesen, seconded by Martin, to approve the request for the Certificate of Appropriateness pending Zoning approval. The motion passed by voice vote/other.**