

Bailey, Heather

From: Andy Rubsam <ajr82@yahoo.com>
Sent: Sunday, April 30, 2023 8:47 PM
To: Bailey, Heather
Cc: PLLCApplications
Subject: RE: Rubsam - dormer project application

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Based on my meeting with the architect I would like to withdraw my application and I plan to refile it with a modified design.

Thanks,
Andy Rubsam

[Sent from Yahoo Mail on Android](#)

On Thu, Apr 27, 2023 at 10:25 AM, Bailey, Heather
<HBailey@cityofmadison.com> wrote:

Sounds good. Then I'll prepare the staff report and we'll post that this afternoon. You can ask to have the project referred right up to the meeting time at 5pm on Monday.



Heather L. Bailey, Ph.D. *(she/her)*

Preservation Planner

Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: hbailey@cityofmadison.com

Phone: 608.266.6552

From: Andy Rubsam <ajr82@yahoo.com>
Sent: Wednesday, April 26, 2023 8:11 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: Re: Rubsam - dormer project application

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Hi,

I'm meeting with my architect on Friday. I'll let you know after that what we're planning to do.

-Andy Rubsam

On Tuesday, April 25, 2023 at 08:49:52 AM CDT, Bailey, Heather <hbailey@cityofmadison.com> wrote:

Andy,

Following up on my voicemail. We need to know how you would like to proceed. Technically your application is complete and we have publicly noticed this as being on the May 1 Landmarks Commission agenda. At the moment, I'm planning on writing the staff report for it unless you tell me that you want to have it referred to a future meeting while you work out the situation with Zoning. Please let us know how you would like to proceed.



Heather L. Bailey, Ph.D. *(she/her)*

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Email: hbailey@cityofmadison.com

Phone: 608.266.6552

From: Bailey, Heather
Sent: Wednesday, April 12, 2023 4:17 PM
To: 'Andy Rubsam' <ajr82@yahoo.com>
Subject: RE: Rubsam - dormer project application

Andy,

We did publicly notice your application, but only for the alteration. I'm going to talk through the issues with the Landmarks Commission application, but you have a bigger Zoning hurdle that I'll discuss at the end.

You did not check the box for a variance on the application form and your narrative does not cite what standard you are not meeting and therefore need a variance in order to be able to proceed with the project. The variance instructions in [41.19\(2\)](#) say:

Variance Request . A property owner shall make a variance request under sub. (1) above on a form approved by the Landmarks Commission. The request shall include:

- (a) The name and address of the property owner.
- (b) The location of the property to which the request pertains.
- (c) The certificate of appropriateness application under [Sec. 41.17](#) to which the variance request pertains.
- (d) The type of variance requested under sub. (1).
- (e) The specific standard or standards under [Sec. 41.18](#) from which the owner requests a variance.**
- (f) The circumstances and supporting evidence that justify the requested variance.
- (g) Any other materials requested by the Preservation Planner or Landmarks Commission.

Your narrative argues that you are meeting all of the standards and yet are asking for two different types of variances. A variance is for when your project does not meet a standard and you are asking for a specific type of relief (the variance) in order to accomplish your project. From my review of your project, you would not be

meeting the standard of 41.18(1)(c) because your proposal does not meet the following historic district standard:

41.26(4)(a)

1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.

You are introducing a flat roof on a historically gabled roof. It is not compatible with the existing roof form or pitch. Zoning defines your alteration as a 3rd story, not a dormer (see more on that below) and therefore that is how we will approach at Landmarks Commission it as well.





Because we publicly noticed the new construction and your narrative does not request a variance from a specific standard that your project is not meeting, you could proceed with the request for the alteration and this is going to be on the Landmarks Commission agenda due to us already noticing it.. However, I just did the intake meeting for Landmarks Commission applications and Zoning said that this does not meet their standards either. Your Zoning district only allows for 2 story buildings and as your alteration is for more than

50% of the roof plane, they would not define this as a dormer, but as a 3rd story. My recommendation would be to secure a Zoning variance before you proceed with a Landmarks Commission approval. I do not believe that you will have a strong case for a Zoning variance, but I would encourage you to talk with Zoning staff directly. For the Landmarks Commission agenda, we can add a note that this project is being referred to a future meeting. You can then resolve the Zoning issue and come back to Landmarks Commission (ideally with an updated narrative). There is a variance case that will be on this upcoming agenda, and I would recommend you see how they are structuring their case should you return to this design and need for a variance.

In looking at your property, have you considered demolishing the existing garage or altering the existing garage and adding livable space above the garage? That type of proposal has a lot of precedent in your district and would be much more likely to both meet Zoning and Landmarks standards.



Heather L. Bailey, Ph.D. *(she/her)*

Preservation Planner

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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Andy Rubsam <ajr82@yahoo.com>
Sent: Friday, April 7, 2023 12:46 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: Fw: Rubsam - dormer project application

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Ms. Bailey,

Is my application considered complete? If not, please let me know so that I can submit whatever else is necessary.

Thanks,

Andy Rubsam

----- Forwarded Message -----

From: Andy Rubsam <ajr82@yahoo.com>

To: City of Madison <landmarkscommission@cityofmadison.com>

Sent: Monday, April 3, 2023 at 02:41:11 PM CDT

Subject: Rubsam - dormer project application

Good afternoon,

My application to add a dormer to my house is attached. I would like a hearing on May 1 - please confirm that my hearing will be that date.

Thank you,

Andrew Rubsam

710 Orton Court

Madison, WI 53703

608-839-7243