

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: April 4, 2016
TITLE: 412-414 South Baldwin Street – Third Lake Ridge Historic District – Combine parcels and build The Marquette Hotel & Café. 6 th Ald. Dist. Contact: James Montgomery, Marquette Hotel LLC	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: 4/4/16 POF:
DATED: April 4, 2016	ID NUMBER: 42148

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, Lon Hill, David WJ McLean, and Christina Slattery

SUMMARY:

James Montgomery, registering in support.

Jim Glueck, registering in support and wishing to speak. Glueck provided a brief description of the proposed project and described the existing site conditions including the lot configuration and rezoning. Glueck described the design of the addition (new building) and noted that alterations to the existing building may come in a future phase. Glueck addressed the staff report comments and explained that the glass storefront openings are able to be opened completely which explains why there is not a sill. Glueck also explained that the existing stair tower is being extended in height to allow access to the addition (new building) and its roof.

Glueck explained that materials samples could be provided to staff and that vents will be added to the building as the design progresses and those will also be provided for staff review and final approval. He confirmed that the exterior material of the stair tower extension will match the existing adjacent vinyl siding.

John Coleman, registering neither in support nor opposition and wishing to speak. Coleman explained that he is providing personal comments. He explained that the setback from the sidewalk is minimal and is not consistent with a residential street. Coleman explained that the tree in the terrace has been removed and replaced with bike parking and that parking is not addressed. Coleman explained that the applicant met with the subcommittee, but there was confusion about when the Board needed to review the project.

Levitan asked for direction toward pertinent ordinance standards. Coleman explained that the set back relates to rhythm of masses and spaces.

Levitan noted that Jess Vaughn, the current planner for this project is in the room and asked if she had anything to add to the discussion. Vaughn explained that a formal land use or rezoning application has not been submitted.

Glueck addressed the comments of Coleman and explained that the tree that will be removed is an ash and that required fire access to the addition (new building) will not allow another tree to be planted. TSS zoning districts encourage buildings to be located close to the street with minimal setback and the proposed set back is similar to adjacent buildings.

Lisa Jacobson, registering in support, not wishing to speak, and available to answer questions.

Jessica Newman, registering in support and not wishing to speak.

Nicole Anderson, registering in support and available to answer questions.

Adam Chern, registering in support and available to answer questions.

Andrzejewski explained that she feels the standards are met and that the zoning change in this transitional block seems to maintain the character of the district.

McLean explained that he also feels the standards are met and explained that the operable storefront could have a solid panel at grade to create a more traditional storefront condition and that the frames on the doors should not be silver. He explained that the setback seemed fine.

ACTION:

A motion was made by Gehrig, seconded by Slattery, to approve the Certificate of Appropriateness for the land division as submitted. The motion passed by a voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the exterior alteration with the conditions of approval in the staff report and that staff review the final details. The motion passed by voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the new construction with the conditions of approval in the staff report and that staff review the final details including vent locations. The motion passed by voice vote.