



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, August 24, 2009

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 7 -

Bridget R. Maniaci; Daniel J. Stephans; Stuart Levitan; Robin M. Taylor;
Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig

APPROVAL OF August 10, 2009 MINUTES

A motion was made by Taylor, seconded by Rosenblum, to Approve the Minutes of the August 10, 2009 Landmarks Commission meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

There was no public Comment.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

3. [15483](#) Edgewater Redevelopment - 666 Wisconsin Avenue - Mansion Hill Local Historic District.
- Contact: Amy Supple, Hammes Company
Robert Dunn, 22 E. Mifflin Street, D. Manfredi, 300 A Street, Boston, MA; and Amy Supple, 22 E. Mifflin Street #800 registered in support and gave a presentation on the proposed development project.
- Mark Sardegna, 86 Walnut Street, Natick, MA; Tina Kurt, 22 E. Mifflin Street #800, and Sarah Carpenter, 22 E. Mifflin Street registered in support and were available to answer questions as part of the development team.
- Mr. Levitan asked that the Commission receive copies of the new renderings.
- Ms. Maniaci asked the architect to describe the style of the building and further explain the design considerations. Mr. Manfredi discussed the postwar beaux-arts design and residential feel of the new tower with a traditional base, middle and top. He stated that intent is to create a lot of design details, noting the use of the buff colored materials typical of the area.
- Mr. Rosenblum asked about the materials of the penthouse. Mr. Manfredi replied that the penthouse would be pre-cast concrete, the precast material would only be located very high-up on the building façade.
- Ms Slattery asked the architect to describe additional details about changes to the existing hotel tower. Mr. Manfredi described the new story, the glass bridges, and the restoration of the brick.

Mr. Levitan asked about the gross volume of the new tower, and about the design of the new dock/pier. Ms Supple replied that the new tower is approximately 204,000 square feet, and that they are discussing the pier with the Wisconsin Department of Natural Resources, using historical references to restore the pier.

Mr. Levitan asked when the decision was made to go up eleven stories, instead of lower. Mr. Manfredi replied that it was due to the required program of the building. Mr. Dunn added that they also wanted to have to tower step back from the water's edge.

Ms. Maniaci asked what design features they are using to relate to the neighborhood. Mr. Manfredi said that the new tower has residential like details, including the proportion of windows and the inclusion of balconies, however, the size and scale of the tower relates more to the civic buildings on Wisconsin Avenue, than the 3-4 story wood-frame residential buildings in the Historic District.

Ms Taylor asked about design changes/materials on the 1970's addition. Mr. Manfredi said that since they are pulling away the cantilevered top floors of the 1970's addition to create a terrace the new facade would be glass, and metal.

Ms Gehrig asked for clarification of the Historic District boundaries, zoning of the site, height limitations, and how blight is determined. Staff replied that it is in the Mansion Hill Local and National District, and that the site has a mixture of OR and R6H zoning. Staff added that part of the Mansion Hill Neighborhood is also in the Langdon Street National Historic District. Staff mentioned that the R6H zoning limits the height to 50 feet, but that the applicant is pursuing a PUD zoning that would potentially allow a taller building. Also, staff discussed that the term "blight" has a particular definition for TIF districts.

Public Testimony.

Mr. Stephans noted that the Commission had received a letter from the National Trust for Historic Preservation's Midwest Office, opposing the project. The letter included a press release stating from the Madison Trust for Historic Preservation stating that they do not support the project.

Adam Plotkin, 304 N. Pinckney Street, registered in opposition and stated that he believes that the new tower does not fit the gross volume criteria as stated in the Mansion Hill District Ordinance. He also stated his concern about the leveling off the hill, and the many cars that will potentially be on the auto court.

Steve Holtzman, 105 Glen Highway, registered in opposition, stating that he thought the the tower is taller than shown on the renderings. He also noted the great value that the city puts on the street ends and emphasized their importance for public lake access.

Tori Jennings, 2505 Dahle Street, registered in opposition and asked the applicant if they were asking for any city subsidy. It was clarified that an application for TIF assistance money will be made by the applicant.

Paul Schoeneman, 1108 E. Gorham Street #3, registered in opposition and asked the developer to adhere to the fifty-foot (50) height limit for the district. He noted that the new tower is a massive building, and the suggestion that moving it out of the right of way as a concession is preposterous, because it wasn't their property to begin with. He also asked that the staircase be widened, and that the new plaza be designed to be centered on the Wisconsin Avenue right-of-way. He also wished that the auto court would be depressed by one level.

Rosemary Lee, 111 W. Wilson Street, registered in support and stated that not all CNI members are against the project, and that the larger community should decide. She said that the project is vital to the downtown economy, and that Madison should be allowed to grow and evolve. She also questioned the motives of Ms. Zellers and Mr. Mohs of the CNI neighborhood steering committee. Mr. Levitan asked that since she mentioned them by name, if she was suggesting that Ms Zellers and Mr. Mohs were not good stewards of the Mansion Hill Historic District? She replied that they were not as good as they could be from her knowledge.

Doreen Adamany, 504 Wisconsin Avenue, registered in opposition and stated that she would be in favor of a more reasonably-sized hotel expansion, as recently described in a newspaper article by Ron McCrea. She said that Mansion Hill is a mixed-use vibrant neighborhood, and that the new traffic associated with the hotel expansion may overwhelm its narrow streets.

Richard Baker, 1 Langdon Street #510, Kennedy Manor, registered in support. He said that this is a grand old hotel and 75 years from now someone will think that the addition should be designated a landmark.

Jim Skrentny, 511 E. Main Street, registered in opposition and asked the Commission to vote for referral. He said that he is a member of CNI in First Settlement and is concerned about the precedent that the approval of this project would set for other historic districts. If this tower is historically and visually appropriate and compatible, than anything could get built anywhere. He said that the proposed tower does not meet the gross volume compatibility requirement in the Historic District Ordinance, as the visually related area has buildings that are 2-5 stories. He added that the ordinance says new development 'shall be compatible'; not 'should be compatible' with buildings in the visually related area - it is mandatory.

Stephanie Stender, 601 N. Henry Street, registered in opposition and represents Kappa Kappa Gamma Sorority Board. She noted that there are several sororities and fraternities on Langdon, and that the Historic District is important to the Greek community. The approval of this project could set a dangerous precedent to the vulnerable district. She added that she doesn't want to see a series of tall towers along the lakefront.

Pat Sheldon, 504 Wisconsin Avenue, registered in opposition and talked about the unique landscape of the area. She said that a design that is lower against the hill, much like the Ron McCrae article, would be more appropriate.

Scott Watson, 6217 Piedmont Road, registered in support and said that the public access to the lakefront will be improved. As a representative of the carpenters union, he thinks the proposal will create jobs.

John Martens, 4118 Hegg Ave, registered in opposition and noted that there seems to be a lot of promotional details about the project with little detail provided. The plans do not seem to be accurate or consistent. He also mentioned the massive underground addition to this project, and would like the Commission to refer it until better information is provided.

Fae Dremock, 1211 Rutledge Street, registered in opposition and said that the city is like a garden, and that this project is like milkweed and will be invasive to our beautiful garden city.

Mr. Levitan asked about the auto plaza. Mr. Dunn replied that the busses will offload on Langdon, and cars will be able to drop off and turn around in the auto plaza, like the Hilton. Mr. Levitan stated that we may be able to see more cars with this proposal.

Sherman Hackbarth, 102 E. Gorham Street, registered in opposition. He said that this proposal overshadows the whole historic district as well as the Lake Mendota skyline. He noted that the Ordinance also talks about the "environment", and that the hill is a very important feature. He mentioned the 1965 ordinance that discussed the substantial preservation and enhancement of important views.

Mr. Levitan asked about the consideration of the "environment" in the Ordinance. Staff replied that the Ordinance does provide for consideration both the buildings and the environment within the visually related area.

Ledell Zellers, 510 N. Carroll Street, registered in opposition. She said that the Historic District is a big draw to visitors, many of whom she has opened her home to when they go on tours. Developers want predictability from the development process. She asked why couldn't the neighborhood count on the predictability that the Landmarks Ordinance will be enforced? She said that this proposal is clearly not compatible, and would loom over the neighborhood and existing Edgewater tower. She asked the Landmarks Commission to reject this proposal.

Donald Sanford, 1211 Garfield Street, registered in opposition and showed some photos of the existing views. He said that he is about to publish a social history of Lake Mendota and talked about the great differences between downtown lakefronts, noting that in the downtown

area, Lake Monona is much more urban, and Lake Mendota is much softer. He noted that there are only a few precious views left and that we need to make sure that they are protected.

Eugene Devitt, 28 E. Gilman Street registered in neither support nor opposition. He discussed the showcase of architectural styles in the Mansion Hill Neighborhood, noting that we have already lost some of our best jewels. He talked about the development review process from the Quising Clinic apartments. He said that at first the developers wanted to tear the old clinic down for a tall tower, but after meetings with the Landmarks Commission and the neighborhood, the developer found a way to build an addition that fit within the height and design guidelines for the district. He also noted that developer Scott Lewis was able to move a house and build a new development under the height limit. He said that Mansion Hill is under going a renaissance that could be affected by such a large tower.

James Westring, 5224 Trafalgar Place, registered in opposition and noted that he is the immediate past president of the Madison Trust for Historic Preservation. He noted that there are good arguments for and against this hotel proposal. He said that the Trust's role is about advocacy and education of historic preservation issues. He said that there seems to be a massing problem with this design, and it should be toned down a bit.

Fred Mohs, 512 Wisconsin Avenue, registered in opposition and discussed the 1965 ordinance about setbacks. He believes that the developer still has not met the ordinance setback requirements. He said that the neighborhood has encouraged the developer to find ways to make the proposal fit within the guidelines, but they have been rebuffed, noting that the columns of the 1970's addition were built as to allow for a tower expansion.

Doug Amen, 144 Langdon Street, registered in opposition and wondered if we let this tower be built, are more going to be built up and down Langdon Street. Will it affect the property taxes of smaller buildings in the district? He also worried that this proposal could add traffic and could make some of the current safety issues in the neighborhood worse.

Konrad R. Krebs, 12 Langdon Street, registered in opposition. He is worried about the precedent of taller buildings in the neighborhood that would cast perpetual shadows over the historic buildings. He discussed the new towers on University and Gorham, and how the smaller houses in their shadow have become very blighted since the construction of the towers.

Alex Hitch, 150 Iota Court, registered in opposition. He said that even though the UW Greek community residents only live in the neighborhood for a few years, they are a part of the Greek Community for the rest of their life, and continue to care about and visit the neighborhood and the houses. He noted that he is worried that development pressure could make the Langdon area become as awful as the student high rises on Gorham and University Avenue.

John Sheean, 25 Langdon Street, registered in opposition and said that while he lives in multi-unit building, he is an owner -occupant of his condo. He is concerned about the spectacular views of the lake to the east that will be walled off by the new tower.

Michael Bridgeman, 106 S. Franklin Street, registered in opposition and stated that the position of the Madison Trust for Historic Preservation, is outlined in the press release and the MTHP does not support the proposed expansion. He also stated that the reason that many of the guidelines for the Mansion Hill District are simple is because it was the first Historic District created in Madison, which also speaks to its value to the community. He said that we have learned a lot since then about what language is needed to preserve our districts. He added that contrary to earlier comments, that both Ms. Zellers and Mr. Mohs are excellent stewards of the Mansion Hill District, and that they even open up their homes to tours and other people interested in the district.

In addition the following people registered but did not wish to speak.

Karen Numbers, 155 E. Wilson Street #403, registered in neither support nor opposition.

Kim Donovan, 531 B North Pinckney, registered in support.

Margaret Walker, 34 Cherokee Circle #102, registered in opposition.

Richard Walker, 34 Cherokee Circle #102, registered in opposition.

Leonard Shelton, 1515 Grand Avenue, Prairie du Sac, WI, registered in support.

Jerry Klubertanz, 1979 Williams Drive, Stoughton, WI, registered in support.
Sonya Newenhouse, 1425 Rutledge Street registered in support.
Joe Lusson, 627 E. Gorham Street, registered in opposition.
Joe Bonardi, 1 E. Gilman Street #404, registered in opposition.
Jon Atwell, 423 N. Pinckney Street, registered in opposition.
Ross Faulkner, 205 Del Mar Drive, registered in support.
Lynne M Faulkner, 205 Del Mar Drive, registered in support.
Mary Mohs, 512 Wisconsin Avenue, registered in opposition.
Erik Minton, 21 N. Butler Street, registered in support.
Cheri Baker, 517 Division Street, registered in support.
Jamie McCarville, 121 S. Butler Street #3, registered in opposition.

Mr. Levitan asked the applicant to provide the remainder of the needed information and graphics, as shown on the staff list, before the next meeting.

A motion was made by Levitan, seconded by Maniaci, to Refer to the LANDMARKS COMMISSION meeting of September 14, 2009. The motion passed by voice vote/other.

OTHER BUSINESS

5. [08717](#) Buildings proposed for demolition

The Commissioners noted that they are concerned about the proposed demolition/moving of 151-153 W Wilson Street, and that they would like Ms Maniaci to consider adding the Landmarks Commission as an official referral when it is introduced at the Common Council.

6. [07804](#) Secretary's Report

Staff stated that there is only one meeting in September, and that it may be a long agenda. The Commission discussed that they may want to consider an optional meeting for September 28 if there are too many cases scheduled for the September 14 meeting.

ADJOURNMENT

A motion was made by Levitan, seconded by Maniaci, to Adjourn at 7:50 p.m. The motion passed by voice vote/other.