

**Partial Draft Public Meeting Presentations
For Discussion by the
Landmarks Ordinance Review Committee**

December 21, 2021



Agenda- Meeting #1

All Districts / General Public

- 1) Welcome/Introduction *10 mins.*
 - Welcome
 - Review meeting format and purpose
- 2) Process and Ordinance Overview *20 mins.*
 - Background (origin, LORC purpose, process, etc.)
 - Changes from Existing Ordinance (structure and general standards)
 - Next Steps
- 3) Discussion - Breakout Rooms by District *60 mins.*
- 4) Adjourn

Agenda- Meeting #2

Development Professionals + Contractors

- | | |
|---|-----------------|
| 1) Welcome/Introduction | <i>10 mins.</i> |
| -Welcome | |
| -Review meeting format and purpose | |
| 2) Process and Ordinance Overview | <i>20 mins.</i> |
| -Background (origin, LORC purpose, process, etc.) | |
| -Changes from Existing Ordinance (structure and general standards) | |
| -Case study(ies) of projects under existing and proposed ordinances | |
| -Next Steps | |
| 3) Discussion – Large Group | <i>60 mins.</i> |
| 4) Adjourn | |

Agenda- Meeting #3

New Construction

- | | |
|---|-----------------|
| 1) Welcome/Introduction | <i>10 mins.</i> |
| -Welcome | |
| -Review meeting format and purpose | |
| 2) Process and Ordinance Overview | <i>20 mins.</i> |
| -Background (origin, LORC purpose, process, etc.) | |
| -Changes from Existing Ordinance RE: New Construction
(structure and new construction standards) | |
| -Case study(ies) of projects under existing and proposed ordinances | |
| -Next Steps | |
| 3) Discussion – Large Group | <i>60 mins.</i> |
| 4) Adjourn | |

Introductions

1) LORC Members

- Ald. Keith Furman, Dist. 19 (Chair)
- Ald. Patrick Heck, Dist. 2 (Vice-Chair)
- Ald. Arvina Martin, Dist. 11
- Ald. Regina Vidaver, Dist. 5
- Ald. Tag Evers, Dist. 13
- Marsha Rummel, resident member

2) Staff

- Heather Bailey, Preservation Planner
- Bill Fruhling, Principal Planner
- Kate Smith, Assistant City Attorney

Meeting Purpose

- 1) Present and solicit feedback on the Draft Ordinance (AKA the 90% Draft)
- 2) Not to revisit the format
- 3) Not about processes or how to use the documents, as such information will come after the new ordinance is adopted

LORC

1) LORC 1

- “Front End” revisions
- Began 2014
- Ordinance adopted 2015

2) LORC 2

- District specific revisions
- Began 2017
- 3 Public meetings in each historic district (15 meetings total)
- 34 LORC meetings (to date)



Madison City Council upholds Landmarks Commission denial of project in historic district

Dean Mosiman | Wisconsin State Journal | Apr 9, 2014 | 0



Edgewater developer appeals, calls Landmarks decision flawed

Dean Mosiman | 608-252-6141 | Dec 3, 2009 | 0

And, saying the process is deeply flawed, Mayor Dave Ciesleweicz vowed Tuesday to explore changes to the city's 1971 landmarks ordinance designed to protect historic sites, buildings and districts and the process for reviewing major development projects after the Edgewater matter is fully decided.

Goals of Ordinance Revision

- 1) Comply with State Statutes (2018)
- 2) Create consistent standards across all districts
- 3) Incorporate current industry practices
- 4) Make ordinance easier to understand
- 5) Clarify the approval process

Current Ordinance

Need to revise graphic for readability or delete

Standards for Alterations	Historic Districts							
	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X							
Proportions and relation of width to height of doors and windows	X		X					
Proportion and rhythm of solids to voids	X		X	X				
Directional Expression	X							
Compatible Height	X	X	X	X	X	X		
Compatible Gross Volume	X							
Rhythm of buildings and masses								
Chimneys						X	X	
Retain Original Historic Materials		X	X	X	X			
Architecture								
Retain historical roof appearance		X	X	X	X	X	X	
Restoration				X				
Residing				X	X		X	
Alterations to visible street facades	X			X	X			
Alteration to non-visible facades				X	X			
Dormers and other roof alterations						X	X	
Windows and doors - general standards						X	X	
Windows and doors - street facades						X		
Windows and doors - non-street side facades						X		
Windows and doors - Rear facades						X		
Porches						X		
Additions and other alterations						X	X	
Foundations						X	X	
Tuckpointing and brick repair						X	X	
Decks							X	
Entrance Doors							X	
Double or Multiple Doors							X	
Storm Windows and Doors						X	X	
Lighting Fixtures							X	
Shutters							X	
Repairs							X	
Alterations to Post-1930 Structures							X	
Site								
Landscape Treatment			X					
Parking lots				X	X			
Fences						X	X	
Retaining Walls in Front Yards							X	
Accessory Structures								
Accessory Structures							X	
Other								
2" e-its				X		X		
Skylights						X	X	
Accessibility Ramps							X	
Fire Escapes and Rescue Platforms							X	
Permanently installed Air Conditioners							X	

Standards for New Structures	Historic Districts							
	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X						X	
Proportions and relation of width to height of doors and windows	X			X			X	
Proportion and rhythm of solids to voids	X		X	X			X	
Directional Expression	X		X	X			X	
Compatible Height	X	X	X	X	X		X	
Compatible Gross Volume	X	X	X	X				
Rhythm of buildings and masses and spaces			X	X			X	
Visual Size					X			
Scale						X	X	
Architecture								
Design of the roof			X	X	X		X	
Materials Used in the Street Facade			X	X			X	
Facade Design							X	
Materials, Patterns and Textures			X	X				
Architectural Details						X		
Roof Materials					X		X	
Siding Materials							X	
Windows and Doors								
Site								
Landscape Treatment				X				
Parking lots					X			
Fences						X	X	
Retaining Walls in Front Yards							X	
Setbacks, side yards and other visible features						X		
Accessory Structures								
Accessory Structures				X		X	X	
Other								

Changes from Current Ordinance

	Current Ordinance	Draft New Ordinance
Structure	5 districts with 5 different sets of standards written over decades	Consistent set of standards written (and revised) at one time
Structure	Ordinance only	Ordinance and Guidelines to address differences among districts and help users with illustrations and “plain language”
Organization	Different for each district	Consistent for all districts
Process	Some vary by district- confusing for users (including Landmarks Commission)	Consistent process for all districts

Changes from Current Ordinance

2 Parts:

1) Ordinance

- Requirements that must be followed

2) Guidelines

- Provides guidance on how to comply with the ordinance
- Allows for differences among districts
- Illustrations for examples
- Plain language explanations, including glossary

Draft Ordinance Organization

5 Sections Based on Type of Work:

- 1) Maintenance
- 2) Repairs
- 3) Alterations
- 4) Additions
- 5) New Construction

Draft Ordinance Organization

Each of the 5 Sections (Type of Work) is organized as follows:

- 1) General
- 2) Building Site
- 3) Exterior Walls
- 4) Roofs
- 5) Windows and Doors
- 6) Entrances, Porches, Balconies and Decks
- 7) Building Systems

Draft Guidelines Key Features

Need to add some content here

Case Study

Need to add some content here

Next Steps – Public Meetings

MEETING	DATE
All Districts / General Public Meeting	<i>need to insert dates</i>
Development Professionals + Contractors Meeting	<i>need to insert dates</i>
New Construction Meeting	<i>need to insert dates</i>

Next Steps

1) LORC - approval of public input Draft Ordinance (90% Draft)	DEC 21, 2021
2) Meeting scheduling, media preparation, advertising	early-mid JAN, 2022
3) Public meetings and survey	early FEB, 2022
4) LORC - approval of Draft Ordinance (100% Draft) -possible joint meeting with Landmarks Commission?	mid-late FEB, 2022
5) Common Council – Introduction	MAR 15, 2022
6) Landmarks Commission – special meeting	mid MAR, 2022
7) Common Council - Adoption	MAR 29, 2022

More Information / Input Opportunities

To Learn More

Project Website: <https://www.cityofmadison.com/dpced/planning/>

- Draft Ordinance and Guidelines, LORC meeting minutes, etc.

Additional Input Opportunities

- 1) Survey- (same questions as this meeting)
- 2) Email: landmarkscommission@cityofmadison.com
- 3) Mail: City of Madison Planning Division, PO Box 2985, Madison, WI 53701-2985
- 4) LORC Meetings

Staff Contacts:

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Thank You!

Please visit the project website regularly for updates and/or to sign up for the project email list:

<https://www.cityofmadison.com/dpced/planning/>

Discussion Questions- Meeting #1

All Districts / General Public

- 1) Is the ordinance easy to understand?
- 2) Will you be able to find what you need before starting a project?
- 3) Given this structure, are there specific changes that could make the ordinance more user friendly?
- 4) What specifically do you think will work well with this ordinance?
- 5) What specific changes would you like LORC to consider as it finalizes the ordinance?
- 6) Should the Period of Significance be changed from 1850-1929 to 1850-1944 for the Third Lake Ridge local historic district to align with the National Register District designation? (Third Lake Ridge Breakout Room only)

Discussion Questions- Meeting #2

Development Professionals + Contractors

- 1) Is the ordinance easy to understand?
- 2) Will you be able to find what you need before starting a project?
- 3) Given this structure, are there specific changes that could make the ordinance more user friendly?
- 4) What specifically do you think will work well with this ordinance?
- 5) What specific changes would you like LORC to consider as it finalizes the ordinance?

Discussion Questions- Meeting #3

New Construction

- 1) Is the Ordinance easy to understand?
- 2) Do you feel the revised ordinance will result in more appropriate infill/redevelopment projects than the current ordinance? Why or why not?
- 3) What specifically do you think will work well with this ordinance?
- 4) What specific changes would you like LORC to consider as it finalizes the ordinance?