

From: [Bailey, Heather](#)
To: [Tishler, Bill](#); [Parks, Timothy](#); [Firchow, Kevin](#)
Cc: [Stouder, Heather](#)
Subject: RE: Question about the landmark designation status of the property at 3706 Nakoma Road
Date: Monday, August 29, 2022 10:44:46 AM

Changing the boundary would have to go through the process to amend a Landmark designation at this point since it wasn't changed as part of the CoA for the land division. Please see [MGO 41.07](#). That process would start at Landmarks Commission and Common Council would be the final authority.



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: Tishler, Bill <district11@cityofmadison.com>
Sent: Monday, August 29, 2022 10:25 AM
To: Parks, Timothy <TParks@cityofmadison.com>; Bailey, Heather <HBailey@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Re: Question about the landmark designation status of the property at 3706 Nakoma Road

Thank you for the clarification on this topic. Is there a risk now that the landmark designation for the "vacant lot" can be removed since the new larger lot doesn't have a historic building on the property?

Best,
Bill

Bill Tishler
District 11 Alder, City of Madison
(608) 333-2745

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<http://www.cityofmadison.com/council/district11/blog/>

From: Parks, Timothy
Sent: Monday, August 29, 2022 9:31 AM
To: Bailey, Heather; Tishler, Bill; Firchow, Kevin
Cc: Stouder, Heather

Subject: RE: Question about the landmark designation status of the property at 3706 Nakoma Road

Heather,

Thank you. I will add this to the attachments on the Plan Commission CSM file for posterity and to avoid confusion should this issue be raised tonight.

Cheers,
TIM



Timothy M. Parks

Planner (Pronouns: He/ Him/ His)
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Beginning September 7, 2021 until further notice, my hours are generally 8:30 AM to 5:00 PM. On Mondays, Wednesdays, and Fridays, I will be in the office. On Tuesdays and Thursdays, I am scheduled to work remotely.

From: Bailey, Heather <HBailey@cityofmadison.com>

Sent: Monday, August 29, 2022 9:29 AM

To: Tishler, Bill <district11@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>

Cc: Stouder, Heather <HStouder@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>

Subject: RE: Question about the landmark designation status of the property at 3706 Nakoma Road

The Plan Commission process has nothing to do with the landmark designation. That CSMs sometimes reconfigured properties with landmark designation in awkward ways that made enforcement of the historic preservation ordinance complicated is the reason why we created the land division/combination process with the Landmarks Commission (MGO 41.18(4)) to ensure that a CSM and the landmark designation boundary didn't get muddled. This property has fulfilled the necessary process with the Landmarks Commission so the designation boundary remains unchanged. Nothing that happens at the Plan Commission impacts the landmark designation. It is not a part of their jurisdiction and this project has proceeded through the necessary regulatory processes correctly. Those process are separate and have different regulations.



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

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From: Tishler, Bill <district11@cityofmadison.com>
Sent: Monday, August 29, 2022 9:15 AM
To: Firchow, Kevin <KFirchow@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Bailey, Heather <HBailey@cityofmadison.com>
Subject: Re: Question about the landmark designation status of the property at 3706 Nakoma Road

Hi Kevin,

Thank you for getting back to me so quickly this morning. If there is even the slightest doubt that approval of the CSM (or a subsequent Lot Line Adjustment) would remove the underlying landmark designation then this information needs to be communicated to the Plan Commission right away so they can remove [Item 35. 72367](#) from their agenda today (8/29) and schedule it for another date and time. This information needs to be communicated to the Landmarks Commission since one of the cornerstones of their motion to approve the request for the Certificate of Appropriateness for the land division was with the condition that the landmark designation remain on the newly configured lots. <https://madison.legistar.com/View.ashx?M=M&ID=901282&GUID=70CF8ABE-673F-4AA1-A1ED-D248FB67FC00>

Best,
Bill

Bill Tishler
District 11 Alder, City of Madison
(608) 333-2745

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From: Firchow, Kevin
Sent: Monday, August 29, 2022 8:46 AM
To: Tishler, Bill
Cc: Stouder, Heather; Parks, Timothy; Bailey, Heather
Subject: RE: Question about the landmark designation status of the property at 3706 Nakoma Road

Good Morning:

Here is the link to the staff report on Legistar:

<https://madison.legistar.com/View.ashx?M=F&ID=11172663&GUID=C6F7079A-7169-41B2-B073-2AD7CB5CA903>

My understanding is that the approval of a CSM (or a subsequent Lot Line Adjustment) would not remove the underlying landmark designation. I've copied Heather Bailey, Historic Preservation Planner and Tim Parks, who is coordinating the CSM review for planning to confirm or to provide any additional information on your question below.

Hope that helps.
Kevin



Kevin Firchow, AICP (He/Him/His)
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From: Tishler, Bill <district11@cityofmadison.com>
Sent: Sunday, August 28, 2022 10:38 PM
To: Firchow, Kevin <KFirchow@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Question about the landmark designation status of the property at 3706 Nakoma Road

Hi Kevin,

Heather is out on vacation so I am contact you to help me understand a statement that Robert Procter made in his August 26th, 2022 letter that is available at <https://madison.legistar.com/View.ashx?M=F&ID=11173984&GUID=E66B3D5C-ED8D-4A3D-BE4F-DCF5E1CE18B1>

In that letter he writes, "Mr. Gordon is now asking for a certified survey map to draw the new lot line. A certified survey map is a cleaner way to move lot lines; however, it is not necessary in this case. As noted in the staff report, Mr. Gordon could simply do a lot line adjustment without a certified survey map and without any required City approval. Accordingly, if the Plan Commission or the City Council denies the CSM or puts conditions on it that would prohibit or limit Mr. Gordon's use of the lot, Mr. Gordon would simply withdraw the CSM and do a lot line adjustment to accomplish the same result (moving the lot line). **We have confirmed this fact with Staff, and they have included it in their report.**"

Please send the specific report that Robert Proctor is referring to and explain if a certified survey map or a lot line adjustment for the property at 3706 Nakoma Road removes the landmark designation that the Landmarks Commission voted to keep on July 11, 2022.

I would appreciate it if you could respond to me before I go into an 11:00 am meeting tomorrow at the City/County building. Thanks for this late night request.

Best,
Bill

Bill Tishler
District 11 Alder, City of Madison
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