

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 11/1/21

TITLE: Amendment to Landmarks Commission  
Policy Manual

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 11/2/21

**ID NUMBER:** 62133

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Members present were: Anna Andrzejewski, Katie Kaliszewski, Arvina Martin, and David McLean. Members excused were: Richard Arnesen and Maurice Taylor.

### **SUMMARY:**

*Alex Saloutos, registering neither in support nor in opposition and wishing to speak*

Saloutos said that they supported the changes to the policy manual aside from removing the new alder orientation because the Landmarks Commission should promote and educate the Common Council on historic preservation. Regarding advisory recommendations to the Plan Commission on the historic value of properties proposed for demolition, they suggested the language be changed from “may” to “shall” where it discussed the Landmarks Commission providing a report to the Plan Commission. They also discussed a demolition delay, which is not currently in the policy manual or ordinance. They said that currently bodies are making decisions about potential historic significance with little to no knowledge, and the delay would give more time to get information and for the community, owner, and city to work together to preserve resources. Regarding window replacement requests, they suggested that the owner be required to provide estimates for repair and replacement using the life cycle cost. They said that is the UW system’s policy and suggested the City use it to write a better policy on window repair and replacement requests.

Bailey summarized the updates to the policy manual discussed at the last meeting and noted in the redlined draft of the policy manual posted in Legistar.

McLean said that he was curious about adding life cycle costs to window replacement estimates. He pointed out that replacement cost usually wins out over repair for up-front cost, but Saloutos is right in that new windows won’t last as long. He said that he wasn’t sure how they would go about getting it into policy format, but it was an interesting thought. Bailey asked who would be providing the life cycle cost information because window replacement companies would be unlikely to provide an accurate estimate. She said there is a variety of information on life cycle cost through links available on the City’s website. McLean said that if it isn’t policy, maybe the commission could put more weight into consideration of life cycle cost as they discuss repair and replacement. Bailey said she could provide relevant informational links to applicants with window projects. Andrzejewski agreed with that idea. She said she would like to stick with the window policy they have for now because it is still a recent policy being tested. She said she appreciated Saloutos raising ideas for the commission to make it better.

Andrzejewski said that Saloutos’ suggestion to change “may” to “shall” for demolition reviews might obligate the commission to do a report, which would increase their burden as well as the burden on staff, who already does a report. Bailey said that would also involve a change to the zoning ordinance. She said that currently,

the ordinance provides flexibility in terms of who provides the report, and the demolition reviews are still going through the public process at Plan Commission. She said that compared to other cities, Madison's demolition ordinance includes a much larger public process for looking at projects from multiple angles.

**ACTION:**

**A motion was made by McLean, seconded by Kaliszewski, to approve the proposed policy manual amendments. The motion passed by voice vote/other.**