

LANDMARKS COMMISSION MEETING REPORT

September 15, 2025



Agenda Item #: 2

Project Title: 748 Jenifer Street - Demolition on a Designated Madison Landmark Site in the Third Lake Ridge Historic District, Klose Cottage (District 6)

Legistar File ID #: 89575

Prepared By: Heather Bailey, Preservation Planner

Members: Present: Richard Arnesen, Ald. John Duncan, Molly Harris, Katie Kaliszewski, and Jacob Morrison
Excused: Edna Ely-Ledesma and Maurice Taylor

Summary

Zoe Kuntze, registering neither in support nor in opposition and wishing to speak
Craig Balbach, registering in support and available to answer questions
Russ Endres, registering in support and available to answer questions
Judith Strand, registering in opposition and not wishing to speak
Joy Newmann, registering in opposition and not wishing to speak

Bailey provided background information on the project. The applicant team was available to answer questions.

Arnesen opened the public hearing.

Zoe Kuntze spoke neither in support nor in opposition.

Arnesen closed the public hearing.

Morrison asked about the proposed parking pad, noting that the applicant seemed incomplete. Bailey reported that the applicant said the parking pad will encompass the area where the garage is currently located. She agreed that a site plan would be helpful in understanding the parking pad's proposed location and size. Harris had similar comments concerning the parking pad and asked about the typical approval process for the garage demolition and parking pad. Bailey said that a parking pad on its own could be reviewed and approved administratively, but because the commission was already reviewing the demolition of the garage, the parking pad was included in this request. Bailey said that based on the condition of the garage and the fact that the landmark nomination called out the house as significant, not the garage, that the demolition meets the standards. After this review by the Landmarks Commission, the applicant will go through the site plan review and building permitting processes. She suggested the commission could recommend approval of the demolition and place conditions on the approval of the parking pad that it be no larger than the existing footprint of the garage and be reviewed and approved by staff administratively. Harris said that if something needs to be replaced due to neglect, that is not a good reason for granting approval.

Action

A motion was made by Morrison, seconded by Harris, to Approve the request for the Certificate of Approval with the conditions that the parking pad be no larger than the existing footprint of the garage and final specifications for the parking pad be submitted to staff for administrative approval. The motion passed by voice vote/other. The motion passed by voice vote/other. Kaliszewski abstained because she arrived during this item and wasn't present for the discussion.