



Department of Planning & Community & Economic Development

Planning Division

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Date: April 20, 2017

To: Matt Tucker, Zoning Administrator
Zoning Board of Appeals

Re: 138 S Franklin Street

From: Amy Scanlon, Preservation Planner

The standards for granting a Certificate of Appropriateness for exterior alterations are stated in the Historic Preservation Ordinance (M.G.O. Ch 41) and relate to being visually compatible with the historic character of the structure and the historic district. In addition, the standards "are intended to maintain a historically accurate appearance." The Historic Preservation Ordinance does not provide standards toward the review of the use of the building.

The Applicant provided a proposal to remove the existing rear portions of an existing residence and construct a large rear addition to create a two family dwelling unit. The plans provided to the Landmarks Commission showed a dwelling unit in the front portion of the building and another dwelling unit in the back portion. A proposal showing the units in a stacked configuration was not provided to the Landmarks Commission for review. The Landmarks Commission does not have review standards that would relate to the allocation or configuration of interior spaces.