



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Approved LANDMARKS COMMISSION

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Monday, June 14, 2010

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present:** 6 -  
Stuart Levitan; Christina Slattery; Bridget R. Maniaci; Daniel J. Stephans;  
Robin M. Taylor and Michael J. Rosenblum

**Excused:** 1 -  
Erica Fox Gehrig

### APPROVAL OF May 10 and May 24, 2010 MINUTES

On a motion by Mr. Levitan, seconded by Mr. Roseblum, the minutes of the May 10, 2010 meeting were referred because Page 12 was missing. The motion was approved unanimously.

On a motion by Mr. Rosenblum, seconded by Ms. Slattery, the minutes of the May 24, 2010 meeting were approved as written. The motion was approved unanimously.

### PUBLIC COMMENT

Ledell Zellers, 510 N. Carroll St., stated that she is concerned about the proposal to remove historic district overlays from the new Zoning Ordinance and requested that the Commission recommend they not be removed. She is also concerned that the Downtown districts are not yet completed.

Bill Fruhling, of the Planning Division, explained that staff is recommending that the overlay districts be removed because the City Attorney's Office advised that by including them in the Zoning Code, variances currently determined by the Landmarks Commission would go to the Zoning Board of Appeals. He stated that since the Landmarks Ordinance is elsewhere in the City Code, removing this provision from the proposed Zoning Ordinance does not change its status and that the historic district and/or landmark status can still be indicated on the Zoning Map.

Mr. Stephans suggested that the State is exempt from the Landmarks Ordinance, but not the Zoning Code. The Commission asked that this item be placed on the next agenda and suggested that a memo from the City Attorney's Office further explaining this issue would be helpful.

### PUBLIC HEARING - CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [18680](#) 517-523 East Main Street - First Settlement Historic District - Demolition of former City of Madison Water Utility commercial building and construction of a new 21-unit

apartment building.

Contact: Lance McGrath

Mr. Fruhling stated that the alder and applicant agreed to request a referral to allow for a neighborhood meeting.

**A motion was made by Levitan, seconded by Taylor, to Refer to a future LANDMARKS COMMISSION meeting. The motion passed by voice vote/other.**

## CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [18753](#)

3244 Atwood Ave./109 South Fair Oaks Ave. - Garver Feed Mill - Designated Landmark - Rehabilitation of former Garver Feed Mill into a new Arts Incubator Facility.

Contact: Commonwealth Development

Marianne Morton, 610 Schiller Ct., representing Common Wealth Development, gave an overview of the process and programming of the building.

Henry Zimoch, Chicago, IL, representing Common Wealth Development, stated that they are proposing to restore the exterior of the building, including replacing the windows and filled openings, repointing the entire building, and other work. He noted that the plans include a new monitor, solar panels, roof-top garden, and a non-historic entry, entry trellis, doorways, and other components.

Beth Racette, 3121 Emmet, registered in support, stating that this is a needed place for artists to interact with other artists and the public.

Ald. Rummel registered in support, noting the concentration of artists in the neighborhood and the major undertaking of restoring the building.

Ms. Morton stated that the staff conditions are fine with the applicants.

Elizabeth Tucker, 3646 Richard Street, registered in support, stating that she has been watching the building decay and thinks it has great potential.

Jennifer Lapham, 2121 Winnebago St., registered in support, stating that she is excited about the potential to connect with the regional, national, and international arts communities.

Sally Guregian, Chicago, IL, Peter Szołkowski, 2701 Packers Ave., Dan Carlson, 6633 Jacobs Way, and Sarah Hole, 619 Riverside Dr., all representing Common Wealth Development, registered in support. Dan Rolfs, representing the City of Madison, was available to answer questions.

**A motion was made by Levitan, seconded by Maniaci, to Approve the Certificate of Appropriateness with the following items being approved by staff:**

- 1. Construction details of the steel entrance trellis on southern façade.**
- 2. Design of roof monitor addition, including details on corrugated metal siding and proposed windows.**
- 3. Revised south and west building elevations showing the rooftop solar panels.**
- 4. The design and specification of the covered bicycle parking areas.**
- 5. Final landscape design including all site and parking lot landscaping, paving design and rooftop garden.**

**The motion passed by voice vote/other.**

**OTHER BUSINESS - DISCUSSION**

3. [18755](#) Discussion about applying for a Certified Local Government (CLG) Grant from the State of Wisconsin Historical Society.
- Mr. Stephans suggested applying for this grant when there is available staff. He suggested a grant to hire an archeologist to do a survey of archeological and potential archeological sites on City owned properties. He stated that the number of National Register listings is an important metric for this program.
- Ms. Slattery suggested applying for a grant to survey the city's post World War II resources.
- Mr. Fruhling stated that both are worthwhile projects, but expressed concern about the availability of staff resources given other priorities.
- The Commission stated that they would like to apply for a grant and asked staff to report back on the potential scope, geography, and other aspects of the application. The Commission also asked staff to contact Joe DeRose of the State Historical Society about the flexibility of the June 15 deadline for submitting intensive survey boundaries.
4. [17835](#) Landmarks Ordinance Revisions
- Mr. Fruhling distributed the appeals language from 10 selected communities.
- Jason Tish, 2714 LaFollette Ave., representing the Madison Trust for Historic Preservation, stated that he feels the current language is aimed more at existing buildings and suggested the Commission consider new language that would apply to new construction.
- Mr. Levitan stated that the wording in the first paragraph of the appeals section (33.19(5)(f)) is difficult to follow and suggested the following changes:
- (f) Appeal. An appeal from the decision of the Landmarks Commission to grant or deny a Certificate of Appropriateness under Subsection (5)(b) and (c) may be taken to the Common Council by the applicant for the permit. ~~In addition, an appeal from the decision of the Landmarks Commission to grant or deny a Certificate of Appropriateness for any building or demolition project requiring a public hearing, whether this determination is made upon receipt of the application for a demolition permit or at the end of the one-year period in a case where action on the application has been suspended, or to suspend the action on a demolition application, may also be taken to the Common Council by the Alderperson of the district in which the subject property is located, or by 20% of the property owners within 200 feet of the subject property.~~*
- Mr. Fruhling stated he would check with the City Attorney's Office to see if they have any concerns about this potential change and report back at the next meeting.
- Ald. Maniaci asked if there needed to be a different definition of "hardship" and stated that more terms need to be defined.
- Mr. Levitan asked why the Commission is the Landmarks Commission and not the Historic Preservation Commission, suggesting that may be more consistent with their mission.
5. [17150](#) Buildings proposed for demolition - 2010
- There were six buildings listed and the Commission took no action.
6. [07804](#) Secretary's Report

Mr. Fruhling stated that the new Preservation Planner, Amy Scanlon, is scheduled to begin on June 28 and is planning on attending the Commission meeting that evening. The Commission praised the work of Rebecca Cnare during her 18 months of serving as the interim Preservation Planner.

## **ADJOURNMENT**

**A motion was made by Taylor, seconded by Maniaci, to Adjourn at 6:15 p.m.  
The motion passed by voice vote/other.**