

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [31241](#) 240 West Gilman Street - Designated Madison Landmark - Signage for Side Door Grill. 2nd Ald. Dist.
Contact: Jeremy Cynkar, Destree Design Architects, Inc.

A motion was made by Slattery, seconded by Rosenblum, to Refer to the LANDMARKS COMMISSION for final approval. The motion passed by voice vote/other.

3. [31295](#) 1500 Rutledge Street - Marquette Bungalows Historic District - Replace screened porch. 6th Ald. Dist.
Contact: Jim Murphy

A motion was made by Rummel, seconded by Slattery, to Approve the Certificate of Appropriateness with staff recommendations. The motion passed by voice vote/other.

INFORMATIONAL PRESENTATION

4. [31212](#) 632 Howard Place - Langdon Street National Historic District - Demolish two buildings and construct a 33 unit apartment building. 2nd Ald. Dist.
Contact: Mark Smith

No action taken. Received an Informational Presentation.

REGULAR BUSINESS

5. [28640](#) Buildings Proposed for Demolition - 2013

A motion was made by Rummel, seconded by Rosenblum, to Recommend to the PLAN COMMISSION that the numerous buildings on the 900 Block of East Washington Avenue (939 East Washington Avenue, 925 East Washington Avenue, 905 East Washington Avenue, 910 East Main Street, 924 East Main Street, 922 East Main Street, and 945 East Washington Avenue) have structural integrity, historic value for reuse, and usefulness and relevance as a commercial asset in the Capitol East District; and therefore, the Landmarks Commission opposes demolition until there is a comprehensive proposal for the future use of the site. The motion passed by voice vote/other.

A motion was made by Rosenblum, seconded by Slattery, to recommend to the Plan Commission that the building at 124 North Livingston Street has no known historic value. The motion passed by voice vote/other.

A motion was made by Rosenblum, seconded by Slattery, to recommend to the Plan Commission that the buildings at 622 and 632 Howard Place are both contributing structures in the Langdon Street National Register Historic

Districts, that one was designed by a master architectural firm, that one is the last bungalow in the area, that this proposal goes against the recommendations for the area in the Downtown Plan, and that the buildings appear to be structurally sound; and therefore, the Landmarks Commission strongly opposes their demolition and the accelerated pace of redevelopment within the historic district. The motion passed by voice vote/other.

6. [07804](#) Secretary's Report

Communication from Elizabeth Miller. Ms. Miller is looking for our input on any cultural resources, historic resources in the development corridor as noted on the map. Staff will respond.

ADJOURNMENT

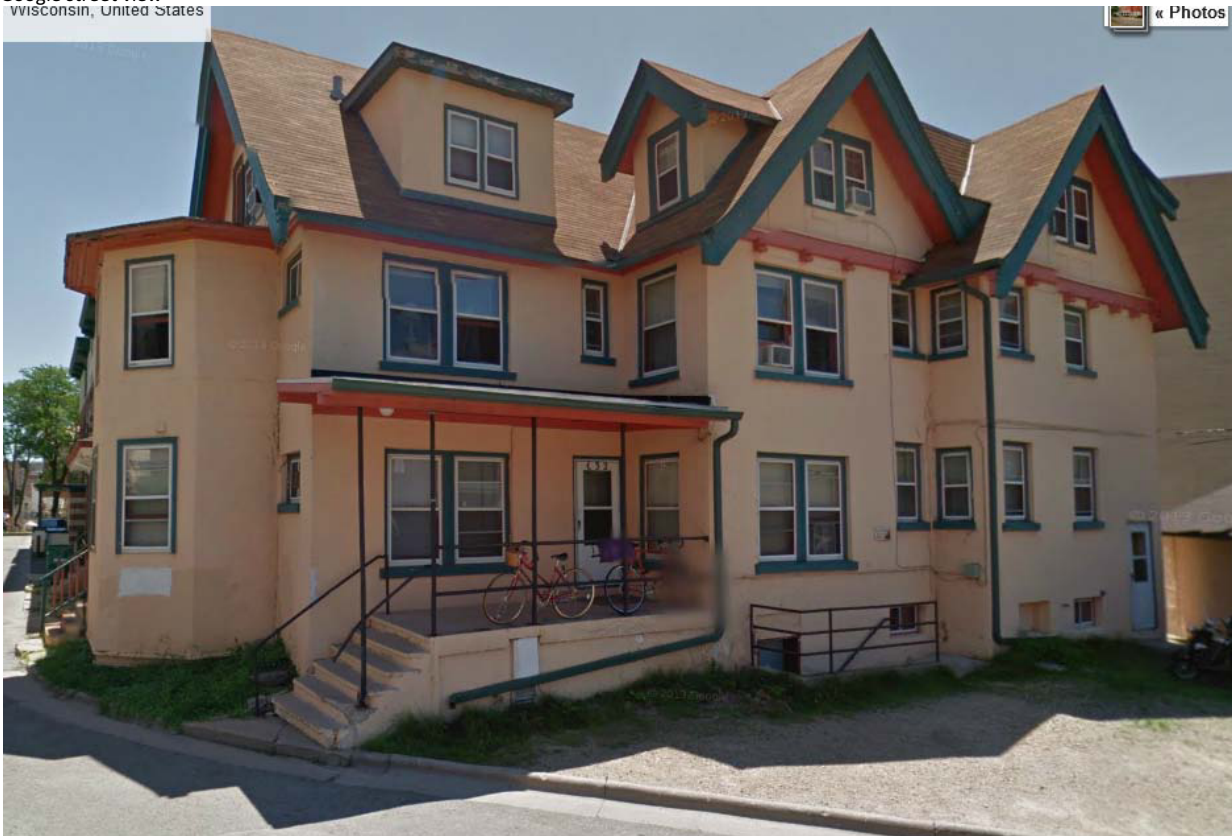
A motion was made by Rosenblum, seconded by Fowler, to Adjourn the meeting at 6:30 p.m. The motion passed by voice vote/other.

622 and 632 Howard Place

Multi-unit residential structures



Google street view
Wisconsin, United States



Google street view

558 is approximate



Google street view



Google street view

Applicant: Mark Smith, JLA Architects

Applicant's Comments:

Existing buildings would be razed to allow for the construction of a 37 unit Apartment Building

Staff Findings: The Langdon neighborhood has a distinctive character that is based on the development pattern of the area and the architectural trends of the time. The Langdon neighborhood was originally part of the Mansion Hill neighborhood and was home to prominent businessmen and University faculty. As the University population grew, the Langdon area became a popular neighborhood for Greek letter societies and housing for students. These Greek letter societies established chapter houses in existing stately structures or constructed new high-style period revival buildings. With significant growth in University enrollment, the neighborhood transitioned from a prestigious neighborhood of professionals to a student enclave that is known for its buildings of high-style period revival architectural styles.

The building at 622 Howard Place was constructed in 1909 for owner Mary Harnden in the bungalow style. The building at 632 Howard Place was constructed in 1910 for Harry Curtis as a multi-unit rental house in the Tudor Revival style as designed by Claude and Starck. 622 and 632 Howard Place are contributing structures in the Langdon Street National Register Historic District.

Plans and programs including the Langdon Street National Register Historic District, the Downtown Plan and the 2006 Comprehensive Plan have been put in place to protect the context and character of the Langdon neighborhood.

The Langdon Street National Historic District was listed on the National Register of Historic Places in 1986. The nomination form is linked to Legistar.

The recently adopted Downtown Plan features the Langdon area in Key 4: Maintaining Strong Neighborhoods and Districts and in Key 7: Build on Historic Resources. The historic preservation related objectives, recommendations, and discussion points that relate to this proposal have not been provided for this Demolition Report, but include pages 56, 57, 92 and 93 of the draft plan. Excerpts of the 2006 Comprehensive Plan that relate to historic preservation issues have not been provided in this Demolition Report, but include Objectives 34, 40, 41, 42, 44, and 51.

“Contributing Buildings” in a National Registered Historic District

National Park Service guidelines define a contributing property in National Register Historic Districts as a property “within the boundaries of the district that adds to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. A contributing property must also retain its ‘integrity.’ In other words, the property must retain enough of its historic physical features to convey its significance as part of the district.”

Common Council, February 5, 2013

Legistar File No. 28414

RE: Henry Street / Iota Court PUD; Demolition of 3 Contributing Buildings to the Langdon Street National Register of Historic Places.

Steve Cover: As planners, architects, and landscape architects, we have to look past the testimony and the opinions and the controversy and the passion and really try to picture what the building should look like, how it fits in the context, and if it truly contributes to the community. **Contributes goes way beyond whether its just an old building or not. Does it contribute to the community?**

When I decided to take a whole fresh look at this and go visit the site, one of the pieces of correspondence that was presented was that you should stroll through the historic neighborhood and enjoy its special sense of place and character. I agree with that statement, but when you go out there, and take a look at the sense of place and character, it's not special. **If you look at the contributing buildings, and I mean contributing in a lot of different ways, they're not contributing. Just because its old doesn't mean its contributing. This area looks tired.**

I think we need -- some of the other factors that we really should keep in the back of our minds is, the issue was brought up about -- will this project result in this area losing National Register status? Well, absolutely not. **The project actually changes the number of contributing buildings from 86 to 83 and noncontributing buildings from 28 to 29. After this project is built, 3/4 of the buildings will still be left in this area and will still be contributing.**

Once again, like I mentioned at the very beginning, after taking a fresh look at this project with the well thought revisions that were made by the architect, personally I think this project works on this site.

The site is no longer going to look tired. Its not going to look worn out. It creates a sense of place which doesn't exist there now.

S Cover: I think the building will contribute to the community in the truest sense of the word, contribute.

Plan Commission, March 18, 2013

Legistar No. 29435

RE: Special Item of Business, Discussion with staff about the role of neighborhood and special area plans in the development review process and the Plan Commission's standards.

S Cover: There is a lack of clarity as to what contributing means and so that's one of our assignments that our planning division is going to be undertaking, led by Amy Scanlon.

Landmarks Commission, May 13, 2010

Legistar File No. 29322

RE: The obliquely defined consideration of historic preservation planning concerns in other planning and land use decisions.

Commission Member: To hear people on the floor misusing the contributing and non-contributing -- that was just terrifying to watch. This was at the Council meeting, right -- to have this whole discussion on what is contributing and have nobody stop that conversation about the misunderstanding about what that means in a National Registered District. This goes to a bigger issue. Staff needs to be called on and maybe not just you, but staff who are familiar with historic districts need to be called on to answer those questions so there is no misunderstandings because that can cause trouble.

Cover: Well, I mean the discussion was what it was - some of it was on base and some of it was a little off base. I mean we specialized what is was and suddenly some of it was on-base and other off-base.

Langdon Recommendations

Objective 4.9: *The Langdon neighborhood should build on its history as a traditional student neighborhood, including a concentration of fraternities and sororities. It should continue to accommodate a limited amount of higher-density residential redevelopment on selected sites while maintaining the area's historic and architectural integrity. Preserving and enhancing Langdon Street as the spine of the district will be key. The pedestrian walkway between the lake and Langdon Street should be formalized to enhance its aesthetics and safety and to make stronger connections to the lakefront path.*

Recommendation 94: *Encourage preservation and rehabilitation of contributing historic buildings.*

Recommendation 95: *Encourage relatively higher-density infill and redevelopment that is compatible with the historic context in scale and design on non-landmark locations and sites that are not identified as contributing to the National Register Historic District.*

Recommendation 96: *Update the Downtown Design Zone standards for the Langdon Street area and incorporate them into the Zoning Ordinance.*

Recommendation 97: *Explore financial incentives (such as small cap Tax Increment Finance loans or grants) to rehabilitate landmarks, potential landmarks, and contributing buildings within existing TIF districts, including for rental properties.*

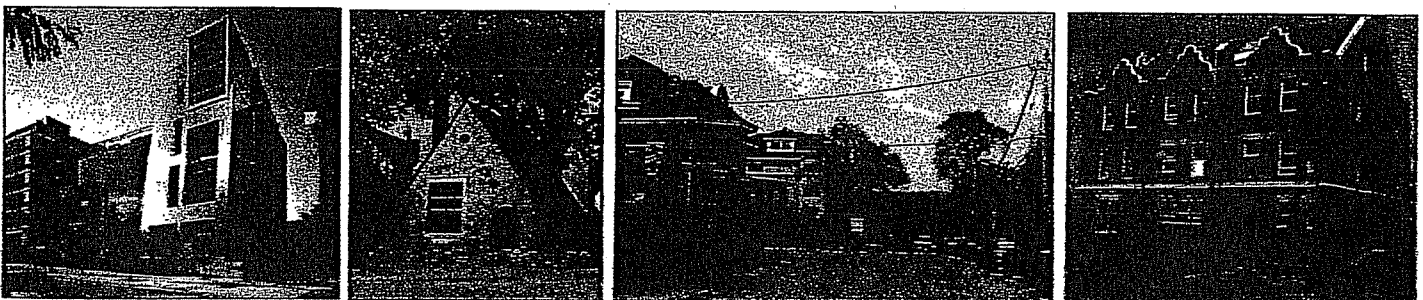
■ Langdon

The Langdon neighborhood is a traditional student-oriented neighborhood, including a concentration of fraternities and sororities and multi-family rental structures. The vast majority of residents are college students. It is located adjacent to the UW campus, between Lake Mendota and State Street. The majority of the area is in the Langdon Street National Register Historic District and it contains many contributing buildings and several local landmarks. The eastern portion of the area is in the Mansion Hill local and National Register Historic Districts. Because much of the neighborhood is already in a National Register Historic District, there can sometimes be confusion about the applicable regulations when new development is proposed. Many of the highest quality buildings from an historic architectural perspective, have been converted to apartments resulting in inefficient internal layouts. Langdon Street is also the center of "Greek Row", a number of co-ops, and other student housing. Fraternities and sororities as a whole have done a particularly good job of maintaining their houses over time. Although other buildings have suffered from years of neglect as student rental properties, they collectively establish a clear identity for the area. The area is in need of some revitalization, but it has a well grounded character that still makes it a very popular place to live.

The Langdon neighborhood is well situated to continue as a predominately student neighborhood. It is one of the most densely developed areas of the city, but can accommodate a limited amount of higher-density residential redevelopment on selected sites while preserving the historic and architectural heritage of the area. New development must enhance the essential character of the neighborhood and not diminish views of the lake.

This plan recommends that a local historic district be considered to support the National Register designation and clarify the desire to preserve the historic character. Wholesale redevelopment is not the goal, but a limited amount of new development to replace non-contributing, blighted housing will benefit the area.

Lake access should be enhanced through implementation of the recommended lakefront path and the development of street ends to become viable public spaces. The pedestrian walkway between the lake and Langdon Street should be formalized to enhance its aesthetics and safety and to make stronger connections to the proposed lakefront path. Opportunities for implementing these amenities should be pursued in conjunction with new development that occurs adjacent to these corridors, but that potential should not be justification for approving new development that is otherwise inconsistent with the recommendations of this plan.



Scenes from Langdon

Key 7: Build on Historic Resources

Downtown is home to the majority of the city's historic resources. These resources include dramatic structures that are iconic within the community and smaller collections of historic houses, but all contribute to the uniqueness of Downtown. This plan embraces Downtown's heritage by recommending a more comprehensive approach to bolstering the preservation of its historic districts and structures. This means not only addressing these buildings and districts from a reactive regulatory perspective, but being more proactive in establishing clear district-wide identities and objectives. These recommendations will create a more complete experience for Downtown's historic areas, including properly restored buildings, distinctive streetscape amenities, and a measured amount of new development that preserves and reflects the area's historic attributes.

The City's *Downtown Historic Preservation Plan* (adopted in 1998) includes many recommendations that are reflected in this plan relative to historic districts. It also identifies potential historic landmark properties. The recommendations of the *Downtown Historic Preservation Plan* were made after an extensive public process and were based on research, context, and the preservation goals of the City.

It has long been the City's policy to protect its historic resources. Tools currently available to preserve them include both regulatory measures through the Madison Landmarks Ordinance, and financial incentives through the National Register of Historic Places designation. Of these, the Landmarks Ordinance is the one that the City relies on most heavily. This plan proposes a more

proactive approach to enhance historic neighborhoods' true cultural amenities that, over time, will attract new investment. Brief descriptions of the existing local and National Register historic districts can be found later in this section.

Historic preservation and the desire for increased densities and new development can and should complement each other. This plan does not suggest that every building be saved simply because of its age, but its recommendations will advance a more deliberate and complete approach to historic buildings. It will also provide a degree of predictability to the development review process, while maintaining the high quality of Downtown architectural variety. Historic buildings are often successfully integrated into creative new construction projects and many times are restored as part of a larger more comprehensive development. However, simply preserving historic building facades as applied architectural treatments that are really demolition and redevelopment projects is not preservation and should not be viewed as such. Likewise, new structures in historic districts should not attempt to replicate historic buildings.

The maintenance of historic properties, especially rental properties, is an ongoing issue. This problem can be magnified when buildings are occupied by students. While many owners and landlords take great pride and reinvest significantly to keep properties at a high quality for the long term, others do not. There is a perception that some landlords simply seek to make the most of their investment by spending only what is necessary to meet the minimum housing codes. Still others purchase

Landmark Buildings and Local Historic Districts Recommendations

Objective 7.1: *Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods.*

Recommendation 182: *Review, and if necessary, revise the requirements of the Mansion Hill and First Settlement Local Historic Districts to better reflect their uniqueness, protect contributing structures, and identify opportunities for compatible new development that would strengthen these historic districts for the long term.*

Recommendation 183: *Consider establishing local Historic Districts as identified and as described in this Downtown Plan.*

Recommendation 184: *Preserve and restore landmark buildings.*

Recommendation 185: *Study the creation of financial incentives, such as a local property tax credit program, reduced assessment for improvements, grants, revolving loan fund, and/or a small cap tax increment finance (TIF) program, for the renovation and restoration of local landmarks and properties in local historic districts, including rental properties.*

Recommendation 186: *Complete the Downtown Historic Preservation Plan (1998) to ensure that it is an effective tool for preserving Downtown's heritage resources, including determining if potential landmarks are still valid and to identify whether previously unidentified buildings are now potentially eligible for landmarking.*

(continued on the next page)

Objectives and Policies for Established Neighborhoods

Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.

Policy 1: In established neighborhoods identified in the Comprehensive Plan as recommended locations for near-term or longer-term transition to different or more-intensive land uses, prepare and adopt a detailed neighborhood plan that clearly defines the locations where redevelopment, changes in use and/or increased density are recommended, the areas where no significant changes in use or intensity are recommended, and the essential character, scale and design elements that are critical to ensuring that new development is compatible with existing development.

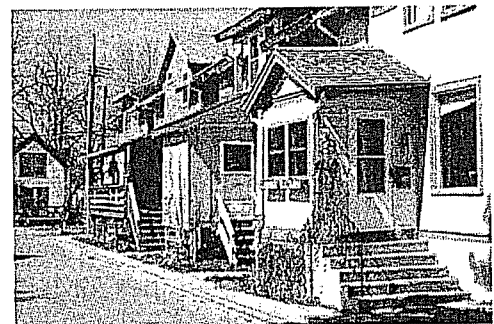
Note: Where only relatively limited portions of a neighborhood are identified as areas where redevelopment is recommended, a detailed plan for just those areas may be prepared as a substitute for, or supplement to a complete neighborhood plan. These plans should cover an area larger than the proposed redevelopment site in order to address issues such as land use and density transitions between the redevelopment site and adjacent neighborhoods and districts and traffic impacts.

Policy 2: Develop and implement a process for regularly reviewing, evaluating, and updating neighborhood plans to keep the recommendations current.

Policy 3: Changes in established neighborhoods should be carefully planned in collaboration with neighborhood residents, businesses, owners and institutions.

Policy 4: Balance the preferences of residents with City-wide and neighborhood planning objectives and priorities when determining the acceptability of changes to parcels of land in or adjacent to existing residential development.

Policy 5: Adopt regulations and design standards to protect the desired street and block patterns, land use patterns, and development characteristics of the City's established neighborhoods, such as building size and height, building setbacks and placement on the lot, density, parking, landscaping, and streetscape improvements.



Schley Pass residents want to preserve the character of their unique neighborhood.



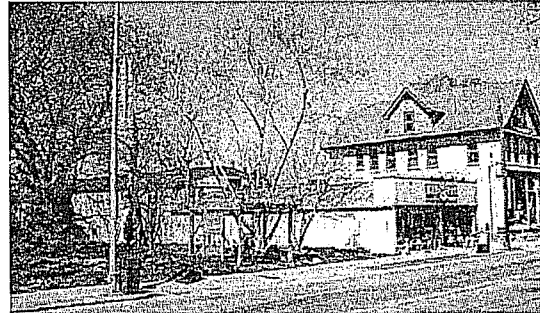
Objectives and Policies for Established Neighborhoods, continued

Objective 35: Maintain and enhance economically viable neighborhood business centers as a source of local employment, a focal point for neighborhood activities and a centralized convenience shopping and service center for area residents.

Policy 1: Support the retention of neighborhood-based businesses and employers and public uses as centers of neighborhoods.

Policy 2: Actively promote Madison's existing neighborhood commercial centers as a neighborhood amenity and destination for residents.

Policy 3: Identify in City plans declining or obsolete commercial districts or centers where additional planning for rehabilitation or redevelopment may be beneficial.



The Williamson Street Business District includes this pet store, adjacent veterinary clinic and Willy Street Park, a small local open space.

Note: There are several commercial districts and centers along East Washington Avenue, for example that could be redeveloped.

Objective 36: Provide a range of housing opportunities, including affordable housing, that will be attractive to both owner and renter households of different sizes, lifestyles, incomes and tastes.

Policy 1: In established neighborhoods characterized predominantly by single-family and two-family housing types, generally maintain the current housing mix while encouraging multi-family and mixed-use projects in neighborhood centers and business districts and along major transit corridors.

Policy 2: Encourage a mixture of owners and renters in neighborhoods by including single-family housing within multi-family housing developments.

Policy 3: In established neighborhoods that are or are expected to be characterized predominantly by multi-family housing types, maintain opportunities for larger families by providing some larger apartments as well as smaller units in projects, and encourage both condominium as well as rental housing to provide tenure choices.

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Objectives and Policies for Established Neighborhoods, continued

Policy 4: Promote the availability of quality, owner-and renter-occupied market rate and affordable housing in Madison’s neighborhoods.

Policy 5: Explore alternative and non-traditional housing solutions such as co-housing that will provide greater choice in affordable dwelling units.

Policy 6: Encourage the rehabilitation of both single-family and multi-family dwellings to provide safe, decent quality housing.

Objective 37: Create a balanced system of neighborhood parks and open spaces to serve Madison’s neighborhoods.

Policy 1: Address identified park deficiencies in established neighborhoods and improve existing recreational and open space facilities, including the accessibility to parks both within and beyond the neighborhood.

Policy 2: Work with school districts and the City’s Parks Division to coordinate school and park recreational planning and seek opportunities for mutually beneficial shared use of facilities.

Objective 38: Retain and enhance public and community-based institutions and facilities, such as schools, churches, libraries and parks, as important neighborhood centers and providers of employment, services and amenities.

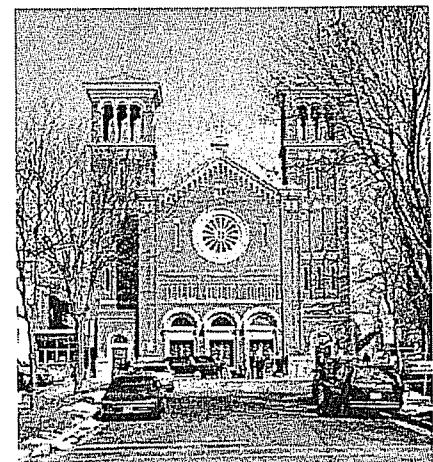
Policy 1: Ensure that community facilities or neighborhood schools that are no longer utilized for their originally intended use, remain an asset to the neighborhood through cooperative efforts between the facility/building owner, the City, the neighborhood and local stakeholders.



Co-housing development on Mills Street



House renovations



St James Catholic Parish and School

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Objectives and Policies for Established Neighborhoods, continued

Objective 39: Provide for the growth and expansion of major community institutions such as colleges and universities; schools, medical facilities; governmental, civic and cultural facilities, and similar uses while protecting the character and integrity of adjacent neighborhoods.

Policy 1: Work with major institutions located within and adjacent to established neighborhoods to set growth boundaries and develop mutually-agreed master plans for those facilities to help ensure that their expansion projects are consistent with the Madison Comprehensive Plan and protect neighborhoods from the potential negative impacts associated with such expansions.



St Marys Hospital is currently expanding to create a new campus that will add vitality to South Park Street

Policy 2: Expansions of major institutions should be carefully planned and constructed so as to avoid undue negative impacts on adjacent neighborhoods, such as loss of housing stock, increased traffic congestion, or spill over parking on neighborhood streets.

Objective 40: Protect Madison's historic structures, districts and neighborhoods and encourage the preservation, rehabilitation, maintenance and adaptive reuse of high-quality older buildings.

Policy 1: Continue to enforce existing City regulations, policies and programs that protect Madison's historic structures, districts and neighborhoods and foster the preservation, rehabilitation and maintenance of existing buildings.



Machinery Row has been adapted into office and retail space.



Objectives and Policies for Established Neighborhoods, continued

Objective 41: Maintain a balance between redevelopment and preservation in established neighborhoods that recognizes the general satisfaction of many residents with their neighborhoods as they currently are and focuses redevelopment activity on selected areas and sites within the neighborhood where the objectives of increased density and a wider range of uses will be most supportive of objectives to maintain existing neighborhood character and quality.

Policy 1: Protect residential areas from inappropriate commercial and industrial encroachment by directing those activities to the locations identified in adopted plans.

Policy 2: General locations where a transition into a denser neighborhood or district is appropriate should be identified in the Comprehensive Plan and in detailed neighborhood development plans and other special area plans.

Note: In many cases, not all sites within a "transition" area are necessarily recommended or expected to be redeveloped. Often redevelopment will be directed toward the smaller, more obsolete or poorly maintained sites, while more substantial, attractive or historically interested structures are recommended for rehabilitation or adaptive reuse.

Policy 3: In general, predominantly single-family blocks within established neighborhoods should continue in this use, since significant intensification in these areas could be detrimental to the neighborhood and exceed infrastructure capacities.

Policy 4: In neighborhoods that currently are deficient in neighborhood-supporting uses, such as neighborhood activity centers and gathering places, convenience shopping and services, or recreational opportunities, neighborhood plans should explore the interest in these amenities and seek to identify appropriate locations where limited amounts of these additional uses might beneficially be introduced.

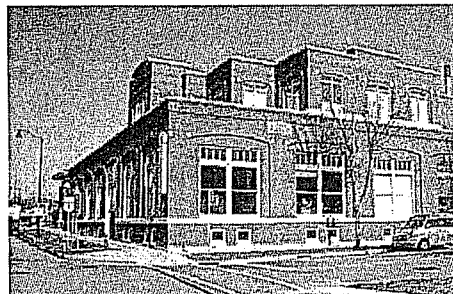
Policy 5: Where appropriate, as determined by adopted neighborhood plans, established neighborhoods may be retrofitted with neighborhood-serving civic uses such as parks, recreation centers, library branches, schools, or day care, which offer opportunities for building community, but which do not unnecessarily dislocate viable existing housing stock.

Objective 42: Ensure that new development is compatible with the existing and planned design and development characteristics of the neighborhood and minimize land use conflicts between infill or redevelopment projects and existing neighborhood development.



Objectives and Policies for Established Neighborhoods, continued

Policy 1: Infill development or redevelopment in existing neighborhoods should be designed to incorporate or improve upon existing positive qualities such as building proportion and shape, pattern of buildings and yards, building orientation to the street, and building materials and styles.

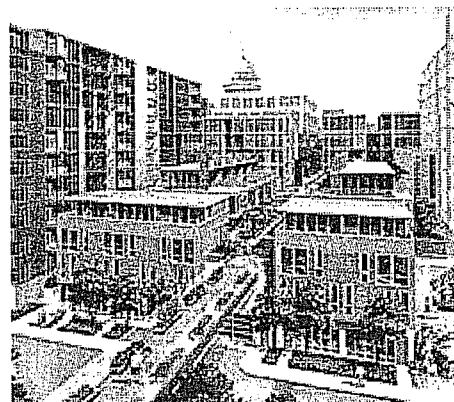


700 E. Washington Avenue has been adapted into a restaurant and entertainment space.

Policy 2: Recognize that infill development is not inherently “good” simply because it is infill, or higher density because it is higher density. Where increased density is recommended, it is always only one among many community and neighborhood objectives, and other factors such as architectural character and scale (including building height, size, placement and spacing) block and street patterns, landscaping and traffic generation are also important.

Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Policy 1: Target public resources and programs such as Community Development Block Grants (CDBG) and tax increment finance districts (TIDs) to neighborhoods that are challenged by aging infrastructure, blight, brownfield sites, deteriorating structures, high levels of crime, lack of basic City facilities and services, and private sector disinvestments.



Capitol West development proposal

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

Policy 1: The City shall continue to offer programs and incentives to property owners to foster the maintenance and enhancement of existing properties.



Objectives and Policies for Established Neighborhoods, continued

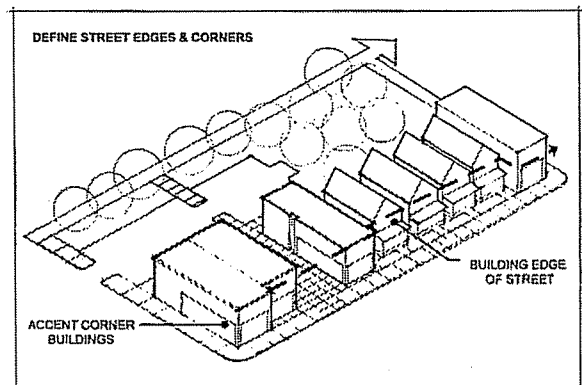
Policy 2: The City shall continue to enforce applicable property maintenance, building, and zoning codes to minimize the physical deterioration of properties in established neighborhoods.

Policy 3: Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while also recognizing the need for flexibility that comes with rehabilitating existing buildings.

Policy 4: Public and private monies can be used to develop new programs that attract private property owners to redevelop strategic sites.

Objective 45: Continue public and private efforts to beautify Madison’s neighborhoods.

Policy 1: Adopt and enforce urban design principles, standards, and guidelines for infill and redevelopment projects in established neighborhoods. These guidelines should address building design, height, setback, materials and orientation to the street.



This is an illustration of the urban design guidelines that may be found in neighborhood and special area plans.

Note: Urban Design principles are objectives that explain the purpose of standards and guidelines. Standards are mandatory requirements for approval. Guidelines are recommendations that may be used as criteria for approval depending on the circumstances. The Williamson Street BUILD II Plan is an example of a plan with detailed design guidelines for an existing, older neighborhood.

Policy 2: Preserve and enhance the beauty of Madison’s neighborhoods through landscaping and tree planting in streets terraces and other highly visible locations, placement of neighborhood identification signs, removal of graffiti and litter, and installation of decorative lighting, benches, kiosks and other improvements.

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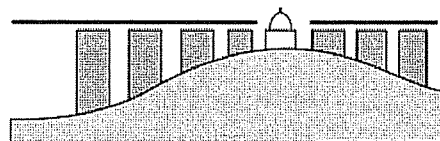


Objectives and Policies for Planning the Built Environment, continued

Objective 50: Create a visually striking and dramatic Isthmus skyline, while at the same time protecting views to the State Capitol.

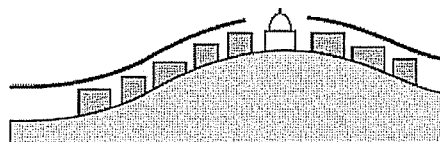
Policy 1: Establish building height standards that promote variety rather than uniformity in the heights of structures on the Isthmus and at other locations where relatively tall buildings are consistent with adopted plans.

Policy 2: Establish building height standards for the Downtown/Isthmus area that will result in a skyline that reflects and emphasizes the natural topography, with taller buildings on the high ground and lower buildings toward the lakeshores.



Skyline effect resulting from establishing maximum building heights relative to the base of the Capitol dome.

Policy 3: Establish building design standards that encourage tall buildings with interesting and varied upper stories and tops rather than buildings that are essentially large rectangular boxes.

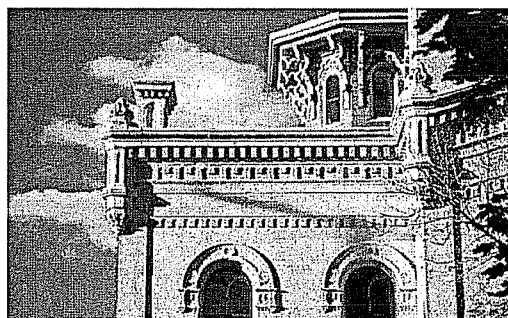


Skyline effect resulting from establishing maximum building heights relative to the natural topography of the Isthmus.

Policy 4: Identify key view corridors toward the Capitol from points within the Downtown/Campus/Isthmus area and the major entryways to Downtown and establish building standards that will preserve these views as new development occurs.

Objective 51: Protect and enhance features and places within the community that are of architectural and historical significance.

Policy 1: Continue to enforce existing City regulations, policies and programs that protect Madison's historic structures, districts and neighborhoods and foster the preservation, rehabilitation and maintenance of existing buildings.

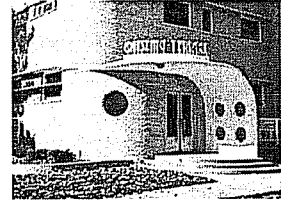


Mansion Hill

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Objectives and Policies for Planning the Built Environment, continued

Policy 2: Existing buildings that add to the vitality of the street and the historic fabric of the City should be preserved or adapted to meet the changing needs of our neighborhoods.



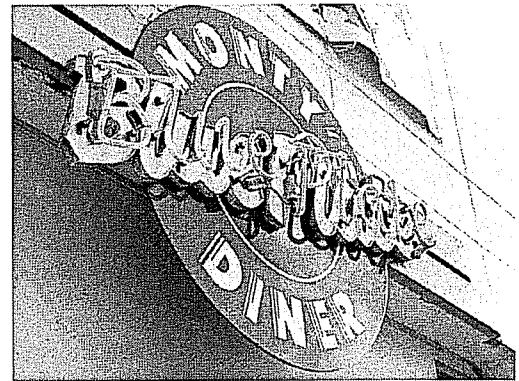
Policy 3: New developments should create harmonious design relationships between older and newer buildings, particularly in older neighborhoods with an established character and buildings of historic or architectural interest and value.



The Quisling Clinic was adapted into apartment housing.

Objective 52: Seek to ensure that the placement and design of signage and public utility facilities are consistent with the goal of creating a beautiful city.

Policy 1: Regulate the size, location and design of signage as needed to maintain an attractive built environment, especially in commercial, industrial and mixed-use areas.



Policy 2: Prohibit off-premise signs (i.e. billboards) in the City of Madison.

Policy 3: Whenever possible, require utility wires to be placed underground.



Unique signage is found throughout the Schenk-Atwood and Williamson Street Business Districts.

A

Franny Ingebritson

I agree with both staff reports that oppose the demolition of the 2 contributing houses.

Several times in the last few years Madison residents have witnessed a dismissive approach to the removal of our historic buildings by people with a vested interest -- be it financial, political or whatever.

You have a handout with the National Park Service definition of a "contributing property" within a National Registered Historic District. I also provided some examples of how the most senior staff person in the Dept. of ~~Planning~~ completely **dismissed** the architectural significance of 3 "contributing buildings" in the Langdon Street Historic District. All were demolished.

Attempts to **minimize** and **marginalize** the importance of sections in the Downtown Plan that focus on Langdon Street as well as other downtown historic resources usually accompany new development proposals.

I listened on March 18 as this Commission was told that the Comprehensive Plan **had not been amended** to include the Downtown Plan, so the recommendations in the DT Plan were only advisory. Commission members were encouraged to follow the recommendations but they didn't have to because they weren't law.

That line of reasoning provoked a fair amount of citizen outrage.

I attended the Lamp House Design workshop last week and was told by a city planner (not a City of Madison planner) that Madison was not a historic City. How can one live and work in Madison and not notice the stunning 19th c.

buildings and homes and be clueless about the contributions that early Madison residents have made to this City, state, nation, and the world.

If we are only interested in the amount of tax dollars a building generates then this City is going to lose its heart and soul. As far as I know, there hasn't been a study to determine the potential economic benefits of heritage tourism to the City. No one is against development. There are areas all over the City, some of them downtown, that are ripe for development. But there are areas that deserve to be preserved for future generations.

If you approve this proposal - this Nat'l. Historic District would have lost 5 contributing Buildings in less than a year

At a meeting of the Landmarks Commission on May 13, the head of the Dept. of Planning was asked which plan had more weight -- the Comp. Plan or the supplemental plans?or were they equal in weight?

He responded, "I think personally they have equal weight. The Comprehensive Plan covers the whole City, the neighborhood plans and the Downtown Plan cover specific areas because they are more detailed versions of the Comprehensive Plan. They have equal weight. Please remember that when you vote tonight."

Why would Ms. Anderson buy a property that was in such bad shape. She was gambling.



