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November 14, 2023

TO: Maribeth Witzel-Behl, City Clerk, City of Madison

Via: Email: clerk@cityofmadison.com

cc: Matthew Wachter, mwachter@cityofmadison.com
Heather Stouder, hstouder@cityofmadison.com
William Fruhling, wfruhling@cityofmadison.com
Heather Bailey, hbailey@cityofmadison.com
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FROM: Kristine D. Andrews

Attached please find a petition to object to and appeal the decision of the City of Madison Landmarks Commission to grant a Certificate of Appropriateness for new construction on the site of a designated city landmark at 3701 Council Crest (Legistar File No. 79099).

The appeal has been made pursuant to Madison General Ordinance 41.20 by the owners of 20% or more of the number of parcels of property within 200 feet of the property located at 3701 Council Crest. There are 22 parcels within 200 feet of the subject property. The owners of 14 of those parcels have signed the petition to appeal.

The appeal is made on the grounds that the applicant failed to meet their burden of proof that the proposed new construction meets the Secretary of the Interior's Standards for Rehabilitation.

Please advise us whether this petition provides the information necessary for our appeal to be accepted. If it does not, please advise us about the changes needed to make this an acceptable appeal. Also, please advise us as soon as possible of the date on which the Common Council will hold a meeting to act on the appeal.

Attachment: Landmarks Commission Petition of Appeal

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MADISON CITY CLERK

PETITION FOR APPEAL

Pursuant to sec.41.20, MGO, the undersigned owners of property within 200 feet of 3701 Council Crest file this appeal from the Landmarks Commission approval November 6, 2023 of a Certificate of Appropriateness in Legistar File No. 79099, for the following specific grounds:

1. The Commission's action was contrary to sec. 41.18(1)(b), MGO, in that the proposed work fails to meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 1, 2, 9 and 10, which provide as follows:

   • Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
   • Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
   • Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
   • Standard 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2. The Commission's action was contrary to sec. 41.18(1)(d), MGO, in that the proposed work will frustrate the public interest expressed in this ordinance for protecting, promoting, conserving and using the City's historic resources.

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Madison, WI 53711

Holly Isenhower
3705 Council Crest
Madison, WI 53711

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3702 Council Crest
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