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Landmarks Commission  
Monday, March 17, 2014  
Agenda Item #1

I respectfully request that the Commission decline to issue a Certificate of Appropriateness on this project as the proposed construction does not conform to the historic preservation plan.

“The Commission shall act in these matters as they regard the Third Lake Ridge Historic District in the manner specified by Sec. 33.19(5)(b) and (c), Madison General Ordinances.” MGO Sec. 33.19(11)(c).

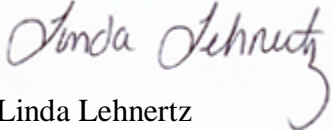
Sec. 33.19(5)(b)(4) requires the Commission to determine whether proposed construction conforms “to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.” Sec. 33.19(5)(b)(5) allows the Commission to issue a Certificate of Appropriateness if the proposed construction so conforms.

The plan adopted by the Common Council, the “Design Guidelines & Criteria for Preservation” for the 600-1100 blocks of Williamson Street can be found here:

<http://www.cityofmadison.com/planning/DesignStandardsBookFinal%204.pdf>

The “Criteria for Review of New Construction” begins on page 31 of this document. The map on page 31 places 706 Williamson in Zone III. Zone III properties can be 54 feet or 5 stories, whichever is less. The proposed new construction is 6 stories, or 72.6 feet, according to the materials submitted by the property owner. This is 18.6 feet higher than the maximum 54 feet – or 34% higher than what is permitted under the criteria in the “Design Guidelines & Criteria for Preservation”

Respectfully Submitted,

  
Linda Lehnertz