

Bailey, Heather

From: jaynemariemiller@gmail.com
Sent: Friday, May 24, 2019 2:32 PM
To: Bailey, Heather; kurt@waunakeeremodeling.com
Subject: Re: 15 E Gilman

Hello Heather -

Thank you for referring us to the June 10 meeting. No one attended the meeting because the project was denied in your May 20 Planning Division Staff Meeting Report.

Regarding the nine missing sashes from recent photographs, one of the construction vendors placed them in a different apartment. They were concerned about them falling out and breaking during their work on site. None have been damaged or destroyed; all are wobbly back in place.

In lieu of this, we will stick with the original application requesting a Certificate of Appropriateness to replace the 14 windows. Waunakee Remodeling will have 12 packets to you by May 28th which will detail:

1. A complete key showing locations of windows which will match the September submission.
2. A description of each window type which includes dimensions of the window and its components.
3. Product sheets for replacements.
4. A narrative that discusses how the dimensions of the new and the old match.

In reference to your comments on page two of the Planning Division Staff Meeting Report dated May 20, Waunakee Remodeling never told me about WI Act 280. I actually found out about this through a City of Madison employee. I also never interpreted the bill to mean it allows us to replace all windows without City approval, nor did I discuss this with Waunakee Remodeling. When I reached out to hire them in August of 2018 for this apartment, they instructed me that we needed to work with the Landmarks Commission as this building is within an historic district. They have the history and experience to work within this system. I was under the assumption that your Commission was to fairly guide us, particularly because it is a rental property. Regarding the WI Act 280, it appears everyone's interpretation is varied. There is nothing black and white regarding this. The public's interest will not be frustrated in replacement of windows; the only ones visible from the street are the front two.

It is interesting that I am trying to follow proper protocol with a small rental company (four buildings) when large companies that own neighboring properties have replaced windows and done other exterior work to date, have never worked with your Commission, and have never been fined.

Regards,

Jayne Miller
Sent from my iPad

On May 23, 2019, at 4:50 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:

Jayne,

I spoke with Ken Miller earlier today and let him know that because no one from the applicant team attended the Monday, May 20, Landmarks Commission meeting, the commission referred the item to the June 10 meeting. As it is a complicated project, the commission had questions that they need someone representing the applicant to answer. If you have additional materials to provide before the meeting, please send them our way.

<image001.jpg>

Heather L. Bailey, Ph.D.

Preservation Planner

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Department of Planning + Community + Economic Development

Planning Division

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Email: hbailey@cityofmadison.com

Phone: 608.266.6552

Bailey, Heather

From: Bailey, Heather
Sent: Wednesday, May 29, 2019 11:57 AM
To: 'Kurt Hartjes'
Cc: 'jayne miller'
Subject: RE: 15 E. Gilman St.

Kurt & Jayne,

I've been thinking about how to best organize these types of submissions so that the commission can follow what you're proposing. I recommend organizing your submission in the following way:

1. Include a letter of intent where you describe the overall project. You need to discuss why all of the windows require replacement rather than repair of some and replacement of only those that are beyond repair.
2. Be sure to include an image of the house as seen from the street as a context view.
3. Provide a picture of each elevation or a diagram, with the windows labelled. This will serve as the key for the windows to be replaced.
4. A page for each window (with an identifier to link it to the key in #3) that includes a photo of the current window and an image of the proposed replacement window. Also include any additional images that make a case for why this window is beyond repair. Include a discussion of how the dimensions of the existing window compare to the dimensions of proposed replacement (width of sashes and muntins is important). Since you have two sets of photos (some from last year and some from this year), I'd recommend including and dating both of those.
5. Include product specification sheets for the replacement window products.

If you have another method that you want to use in order to organize the materials, you're welcome to do that. It's been a struggle to get a submission that a reviewer can follow for these large window replacement proposals, which means that the commission isn't able to apply the standards for the project in order to issue a COA.



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From: Bailey, Heather
Sent: Tuesday, May 28, 2019 4:07 PM
To: 'Kurt Hartjes' <kurt@waunakeeremodeling.com>
Cc: jayne miller <jaynemariemiller@gmail.com>
Subject: RE: 15 E. Gilman St.

https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

The deadline for June 24 meeting is June 10 at noon.



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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Kurt Hartjes <kurt@waunakeeremodeling.com>

Sent: Tuesday, May 28, 2019 1:50 PM

To: Bailey, Heather <HBailey@cityofmadison.com>

Cc: jayne miller <jaynemariemiller@gmail.com>

Subject: 15 E. Gilman St.

Hi Heather,

What is the deadline for submission to get on the June 24th meeting for 15 E. Gilman St?

I am not going to have everything you want in by today for the 10th. I am trying to be as diligent as possible so this can be put to bed and a decision made.

Please let me know.

KURT HARTJES
SALES MANAGER
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