



WORK PLAN AND SCHEDULE: PHASE 2

The LORC will review the ordinance recommendations and consider amendments and alternative language. Staff proposes that the review of the ordinance recommendations occur in the following order:

November 5, 2020 ————— “Parking Lot” issues (see attached for list of issues)
-Spectrum of standards for review
-Expedited tax credit review process

November 19, 2020 ————— “Parking Lot” issues
-Standards for accessory structures
-Commercial & Mixed-use Buildings

December 8, 2020 ————— -“Parking Lot” issues
-Signage
-Vinyl as prohibited building material
-Cultural resources

December 15, 2020 ————— -Review Ordinance
-“Parking Lot” issues
-Corner vs. Interior Property Standards

Week of January 11-15, 2021 -Virtual public meetings
-Virtual and mailed feedback on ordinance

Week of Feb. 8-12, 2021 ————— -Final review of ordinance

The LORC will provide descriptions of topics to be addressed on upcoming agendas to provide clarity to this work plan. Topics may require more discussion and may be continued at a future meeting. Please refer to agendas for the most current topic to be discussed.

“Parking Lot” Issues to be Addressed

The following is a running list of items that will require further discussion as the ordinance is developed and before it is finalized. The list is in no particular order of priority.

- ✓ 1) Code Required Work (Accessibility/Life Safety/Lead/Asbestos)
Include recommended language from Parking Lot Issues Memo 1 in the ordinance, highlight areas in the draft ordinance that involve hazardous materials for additional future discussion
- ✓ 2) Whether accessory structures should be reviewed with same standards as primary structures
- ✓ 3) Period of significance (differential treatments and current periods)
Properties outside of the period of significance should have changes that are compatible with themselves, with additions, alterations, and maintenance following same standards as historic resources
- ✓ 4) How to treat alterations/additions not visible from the street
Language should use “visible from the developed public right-of-way” and final wording reviewed by the City Attorney’s Office.
- 5) Potential revisions to other sections of Chapter 41
- ✓ 6) Commercial and Mixed Use Buildings
Staff will compile standards about corner lots vs. interior lots as opposed to standards based upon use.
- 7) Signage
- ✓ 8) Measuring 200’ (see proposal below for discussion)
Adopt as proposed
41.03 GENERAL ADMINISTRATIVE PROVISIONS
(5) Measuring 200 Feet Around Properties. Certain provisions of this chapter reference properties that are within two hundred (200) feet of a subject property. Under this chapter, measurements around properties shall be taken from the lot lines of the subject property two hundred (200) feet in all directions. In the case of landmark properties, measurements shall take into account all historic resources within the 200 foot measurement. In the case of historic districts, measurements shall take into account all historic resources within 200 feet that are contained within the district.
- ✓ 9) Expedited tax credit review process
Committee was amenable to the staff proposed compromise, with details about how to incorporate that process to be finalized.
- 10) Vinyl as prohibited building material
- 11) Cultural resources
- ✓ 12) Spectrum of Review

Definitions

The following is a running list of terms that may need to be defined upon completion of the draft ordinance. There are working definitions for many (including from the Madison Alliance for Historic Preservation (see memo submitted on 5/19/19, not all of which are listed below), the current Historic Preservation Ordinance, other City ordinances, and the National Park Service), but they are not provided in the list at this time.

Accessory Structures

Addition

Alteration (prefer working in ordinance language to existing definition)

Area of visual compatibility?

Balcony

Character defining features

Compatible

Deck – uncovered over 50 sf

Decorative window

Directional expression

Entrances (primary and secondary)

Feature

Front façade/visible from the street – Russell Walk does not have front facing the street.

Guideline

Height to width ratio? (proportionality)

Historic district

Historic Resource

Maintenance

Massing

Mechanical – to include cellular antennas

New Structure

Openings

Porch

Proportion

Repair

Requirement

Rhythm

Scale

Solid

Visible from the street

Visually compatible

Void

Volume