



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved LANDMARKS COMMISSION

---

Monday, November 16, 2015

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

---

### CALL TO ORDER / ROLL CALL

**Present:** 6 - Marsha A. Rummel; David W.J. McLean; Stuart Levitan; Anna Andrzejewski; Christina Slattery and Erica Fox Gehrig

**Excused:** 1 - Lon Hill

### APPROVAL OF November 2, 2015 MINUTES

A motion was made by Andrzejewski, seconded by Gehrig, to Approve the Minutes of the meeting of November 2, 2015. The motion passed by voice vote.

### PUBLIC COMMENT

None

### DISCLOSURES AND RECUSALS

Levitan disclosed that he serves on a Board of Directors with Rich Arneson who is the developer related to one of the demolition reviews, but that will not affect his ability to review the request as a Commissioner

Gehrig disclosed that she had retained TDS Construction owned by Sam Briedenbach for work on her home, but this will not affect her ability to review the request as a Commissioner.

### PUBLIC HEARING - REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [40258](#) 412 Wisconsin Avenue & 2 West Gorham Street - Hart House/Quisling Clinic - Land Division. 2nd Ald. Dist.  
Contact: Gary Gorman, Gorman & Company, Inc.

Levitan opened the public hearing.

Gary Gorman, registering in support and wishing to speak.

Levitan closed the public hearing.

A motion was made by Gehrig, seconded by Rummel, to approve the Certificate of Appropriateness for the land division with the condition that a no build easement shall be placed on the CSM of record. The motion passed by

voice vote.

2. [40646](#) 1825-1833 Regent Street - University Heights Historic District - CSM to combine lots. 5th Ald. Dist.  
Contact: Rev Andrew Jones/ St. Andrews Church  
Levitan opened the public hearing.

Reverend Andy Jones, registering in support and wishing to speak.  
Mary Hastings, registering in support and wishing to speak.

Levitan closed the public hearing.

**A motion was made by Rummel, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the land combination. The motion passed by voice vote.**

3. [40644](#) 211 North Spooner Street - University Heights Historic District - Demolish an existing garage and construct a new garage structure. 5th Ald. Dist.  
Contact: Tom Haver; Haver Design & Construction, Inc.  
Tom Haver, registering in support and wishing to speak.  
Reed Jones, registering in support.

Levitan opened the public hearing.

Levitan closed the public hearing.

**A motion was made by Andrzejewski, seconded by McLean, to approve the certificate of appropriateness for the demolition of the existing garage. The motion passed by voice vote.**

**A motion was made by Slattery, seconded by McLean, to approve the certificate of appropriateness for the construction of the garage with the addition of windows as discussed and any final changes reviewed by staff. The motion passed by voice vote.**

#### ADJACENT TO A LANDMARK ADVISORY RECOMMENDATION

4. [40733](#) 625 East Gorham Street - Alteration to a building adjacent to a Designated Madison Landmark, the Spangenberg Residence, and located in a Planned Development District. 2nd Ald. Dist.  
Contact: Sam Breidenbach, TDS Custom Construction  
Joe Lusson, registering in support and available to answer questions.  
Sam Briedenbach, registering in support and available to answer questions.

**A motion was made by Rummel, seconded by Gehrig, to recommend to the Plan Commission and Urban Design Commission that the proposed work is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark and that the proposed exterior alterations**

have an appropriate aesthetic appearance and enhance the visual compatibility within the context of the National Register historic district. The motion passed by voice vote.

5. [39582](#) 101 King Street - Transforming the Former Isthmus Building into a Bar/Restaurant - Adjacent to a historic landmark: King street Arcade. 4th Ald. Dist.  
Contact: Mark Binkowski, Urban Land Interests  
Mark Binkowski, registering in support and wishing to speak.  
Brett Rottinghaus, registering in support and wishing to speak.

**A motion was made by Andrzejewski, seconded by McLean, to recommend to the Plan Commission and Urban Design Commission that the proposed work is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark. The motion passed by voice vote.**

#### REGULAR BUSINESS

6. [39571](#) Landmarks Commission policy document development  
  
There was general discussion about the draft policy document. The commission requested the following revisions: add submission requirements from ordinance to policy document; add motion options including indefinite referral and place on file with and without prejudice; clarify role of the demolition report of the Preservation Planner and the Landmarks Commission; change the education series to occur at a regular or special meeting; written comments should be received by noon on meeting day or they may not be provided for review at the meeting and will be added to the public record.

7. [36427](#) Buildings Proposed for Demolition - 2015  
  
**A motion was made by Slattery, seconded by Andrzejewski, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular fabric regarding the demolition of the building at 829 S Brooks at that there is no known historic value for the buildings located at 21 N Orchard and 1002 E Washington. The motion passed by voice vote.**

#### ADJOURNMENT

**A motion was made by Gehrig, seconded by Rummel, to Adjourn the meeting at 7:05 p.m. The motion passed by voice vote.**