



# City of Madison

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

## Meeting Minutes - Approved LANDMARKS COMMISSION

---

Monday, April 4, 2016

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL110 (Madison Municipal Building)

---

### CALL TO ORDER / ROLL CALL

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

**Excused:** 1 - Marsha A. Rummel

### APPROVAL OF March 14, 2016 MINUTES

A motion was made by Slattery, seconded by Andrzejewski, to Approve the March 14, 2016 Minutes. The motion passed by voice vote.

### PUBLIC COMMENT

None

### DISCLOSURES AND RECUSALS

None

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

1. [42148](#) 412-414 South Baldwin Street - Third Lake Ridge Historic District - Combine parcels and build The Marquette Hotel & Cafe. 6th Ald. Dist.  
Contact: James Montgomery, Marquette Hotel LLC  
James Montgomery, registering in support.  
Jim Glueck, registering in support and wishing to speak.  
John Coleman, registering neither in support nor opposition and wishing to speak.  
Lisa Jacobson, registering in support, not wishing to speak, and available to answer questions.  
Jessica Newman, registering in support and not wishing to speak.  
Nicole Anderson, registering in support and available to answer questions.  
Adam Chern, registering in support and available to answer questions.

A motion was made by Gehrig, seconded by Slattery, to approve the Certificate of Appropriateness for the land division as submitted. The motion passed by a voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the exterior alteration with the

conditions of approval in the staff report and that staff review the final details. The motion passed by voice vote.

**A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the new construction with the conditions of approval in the staff report and that staff review the final details including vent locations. The motion passed by voice vote.**

2.     [42149](#)     1802 Regent Street - University Heights Historic District - Addition. 5th Ald. Dist.  
Contact: Steve Kieckhafer; Plunkett Raysich Architects, LLP  
Molly Cabaj, registering in support and wishing to speak.  
Abby Steig, registering in support and wishing to speak.

**A motion was made by Gehrig, seconded by Slattery, to approve the Certificate of Appropriateness for the addition project as submitted. The motion passed by voice vote.**

3.     [42150](#)     1917-1921 University Avenue - University Heights Historic District - Demolition of a 2-car detached garage. 5th Ald. Dist.  
Contact: Dan Seeley; Steve Brown Apartments  
Dan Seeley, registering in support and wishing to speak.

**A motion was made by Andrzejewski, seconded by Gehrig, to approve the Certificate of Appropriateness for the demolition of the garage. The motion passed by voice vote.**

4.     [42151](#)     1421 Williamson Street - Third Lake Ridge Historic District - Addition on the back of the house. 6th Ald. Dist.  
Contact: Earl Keleny  
Jim Glueck, registering in support and wishing to speak.  
Earl Keleny, registering in support and available to answer questions.  
John Coleman, registering neither in support nor opposition and wishing to speak.

**A motion was made by Slattery, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the rear addition as submitted. The motion passed by voice vote.**

5.     [42152](#)     29 North Spooner Street - University Heights Historic District - 2-story addition to existing structure. 5th Ald. Dist.  
Contact: Michael Webster; Associated Housewrights  
Phil Hands, registering in support and available to answer questions.  
Michael Webster, registering in support and available to answer questions.

**A motion was made by Andrzejewski, seconded by Hill, to approve the Certificate of Appropriateness for the exterior alteration with the conditions of approval in the staff report and that staff review the final details. The motion passed by voice vote.**

---

**REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS**

6. [41825](#) 2020 Eastwood Drive - Construct an addition on the Kennedy Dairy Barn landmark. 6th Ald. Dist.  
Contact: Jon Brakebill; Filament Marketing, LLC  
Russell Kowalski, registering in support and available to answer questions.  
Edward Kuharski, registering neither in support nor opposition and wishing to speak.  
**A motion was made by McLean, seconded by Gehrig, to approve the Certificate of Appropriateness to construct an addition to the landmark building consistent with the discussion of the Commission and final details to be reviewed and finalized by staff. The motion passed by voice vote.**
7. [42249](#) 11 East Gilman Street - Mansion Hill Historic District - Window Replacement. 2nd Ald. Dist.  
Contact: Dan Seeley, Steve Brown Apartments  
Dan Seeley, registering in support and wishing to speak.  
**A motion was made by Slattery, seconded by Andrzejewski, to approve the Certificate of Appropriateness to replace the existing windows and repair the existing decorative windows as possible with the conditions of approval in the staff report. The motion passed by voice vote.**

**NEW BUSINESS**

8. [41826](#) Review of Landmarks Commission Nomination Forms as required by Ordinance  
Levitan asked that the criteria be added to nomination form as check boxes.  
The Commission asked that the form be typable and that the document can be saved and revisited by the applicant. Staff will review with City IT.
9. [42252](#) Review of Historic Preservation Plan Scope of Services  
Slattery explained that she is concerned that there is not enough budget to complete the proposed scope of services. She requested that the scope language be revised to request that the consultant provide a proposal based on what can be accomplished given the budget.  
Staff requested that Slattery come in to review some of the research documents and how that may affect the scope of services.  
Andrzejewski explained that a map showing the previously surveyed areas should be included in the RFP.  
There was general discussion about the need for priorities and that Parts A and B are the base information that informs Part D. There was discussion about the concern of the Commissioners about the amount of the budget and the needed scope of services. The Commissioners were unanimous in their desire to discuss the scope of services in more detail to prioritize the work

and the allocation of the resources toward Part B.

**A motion was made by Andrzejewski, seconded by Slattery, to refer the discussion of the scope of services to the next meeting. The motion passed by voice vote.**

#### REGULAR BUSINESS

10.     [07804](#)           Secretary's Report

Staff explained that Certified Local Government grant funds have been awarded for an architectural survey and preparation of National Register nomination for a historic district in Eken Park.

Staff also shared the recent article about Madison in Preservation magazine and that the Wisconsin Historical Society is providing webinars related to historic preservation topics.

11.     [41270](#)           Buildings Proposed for Demolition - 2016

The Commission briefly discussed the building proposed for demolition. The discussion resulted in the following motion:

**A motion was made by McLean, seconded by Slattery, to report to the Plan Commission that the Landmarks Commission finds that the building located at 1438 Wright Street has no known historic value. The motion passed by a voice vote.**

#### ADJOURNMENT

**A motion was made by Hill, seconded by Gehrig, to Adjourn the meeting at 6:55 p.m. The motion passed by voice vote.**