



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, January 14, 2008

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 5 -

Daniel J. Stephans; Robin M. Taylor; Michael J. Rosenblum; Randall A. Page and Erica Fox Gehrig

Excused: 2 -

Brenda K. Konkell and Stuart Levitan

Guests: Ms. Carole Schaeffer, Mr. Michael Bridgeman, Ms. Ledell Zellers, Mr. Burke O'Neal

APPROVAL OF MINUTES

A motion was made by Stephans, seconded by Rosenblum, to Approve the Minutes of the September 19, 2007 meeting. The motion passed by voice vote/other.

A motion was made by Stephans, seconded by Taylor, to Approve the Minutes of the October 10, 2007 meeting with one change - under item 3, first line of text, from "Mr. Kilfoy" to "Ms. Kilfoy." The motion passed by voice vote/other.

A motion was made by Stephans, seconded by Taylor, to Approve the Minutes of the October 24, 2007 meeting. The motion passed by voice vote/other.

A motion was made by Stephans, seconded by Taylor, to Approve the Minutes of the November 5, 2007 meeting. The motion passed by voice vote/other.

A motion was made by Rosenblum, seconded by Stephans, to Approve the Minutes of the November 19, 2007 meeting, with one change - under item 1, line 5 of the text, from "Mr. Rankin" to "Ms. Rankin." The motion passed by voice vote/other.

A motion was made by Stephans, seconded by Rosenblum, to Approve the Minutes of the December 3, 2007 meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. [06956](#) Amending Section 28.04(22) of the Madison General Ordinances to change various provisions of the ordinance regulating the demolition of buildings.

A motion was made by Taylor, seconded by Rosenblum, to Rerefer to the LANDMARKS COMMISSION so that they can review a draft that includes the recommendations they discussed at this meeting. The motion passed by voice vote/other.

Ms. Carole Schaeffer said that she had not had time to fully review the text, but that she had some concerns. The first was a concern with the fourth line on page 3 starting with the term "and with." She noted that sometimes new neighborhood plans are being reviewed at the same time as a demolition proposal is made. She did not want proposed projects that might not comply with the old plan but would comply with the new plan to be jeopardized. Second, she supports the changes outlined in Mr. Murphy's memo to the Plan Commission, except that she believes that a 30-day notice would be sufficient, and a longer notice would be potentially detrimental to some redevelopment projects.

Mr. Michael Bridgeman spoke next and said that he thinks the 60-day notice is not long enough. He noted that citizens need sufficient time not only to be made aware of a proposed demolition but also to develop a case for retention of a building. He also said that a definition of the term "demolition" is needed. He expressed concerns with the idea that an alderperson has the option to hold or not hold a public meeting regarding the proposal.

Ms. Zellers agreed with Mr. Bridgeman's comments. She agrees with the idea of keeping "removal" in the ordinances because moving a building ought to receive the same scrutiny as a demolition. She also expressed concerns about the current recycling process because there is a difference between recycling and reuse. Stone can be recycled as aggregate, but that is not necessarily the best use for it, because often it could be reused intact as a building material. She also said that the fines for demolition without permits should be made stronger.

The Commission then reviewed the proposed ordinance, the comments of the registrants, and Mr. Murphy's and Ms. Rankin's recommendations. They also decided to address the recycling issue in the near future.

NEW BUSINESS ITEMS**Preliminary Consideration of Landmark Nomination**

2. [08715](#) Steinle Turret Machine Co., 149 Waubesa Street - Proposed Landmark Nomination
Contact: Becky Steinhoff, Atwood Community Center

A motion was made by Gehrig, seconded by Stephans, to Discuss and continue to hold a public hearing on the consideration of the proposed landmark nomination for this building. The motion passed by voice vote/other.

Ms. Rankin reported that the future tenants, which is the neighborhood center, submitted the landmark nomination. They support the nomination and hope that the building becomes a landmark because they have a small loft area that will not be accessible. City codes require that such areas be accessible, unless the building is a designated landmark. The building has just been listed on the National Register of Historic Places.

Consideration of Issuance of Certificate of Appropriateness

3. [08716](#) 421 Cantwell Court, Third Lake Ridge historic district -consideration of request for Certificate of Appropriateness for solar collectors

A motion was made by Gehrig, seconded by Rosenblum, to Approve the issuance of a Certificate of Appropriateness for the solar collectors as proposed, on the condition that the owner submit photographs of the installation for the Landmarks Commission's information and use in the review of future solar collectors. The motion passed by voice vote/other.

The Commission discussed the possible other options for the installation of solar collectors. Installing collectors on the sides of the front dormer would provide significantly less energy and would be more intrusive because they would be closer to the front of the house and more visible from both sides than those higher on the main roof, as proposed. Mr. Burke said that the triangular collectors will fit in better with the shapes of the roof than solar-thermal collectors, which do not come in a triangular shape. He said this particular solar collector is more expensive than some, but looks better because of its thin profile and solid black color.

OTHER BUSINESS

4. [07804](#) Secretary's Report

5. [08176](#) Communications

Ms. Rankin submitted a memo from City Attorney regarding avoiding conflicts with the Open Meetings Law.

6. [08717](#) Buildings proposed for demolition

Ms. Rankin made a short report on buildings proposed for demolition in recent weeks.

ADJOURNMENT

The meeting was adjourned at approximately 6:35 p.m.