



City of Madison

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

Monday, October 5, 2009

4:45 PM

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

NOTE - ROOM CHANGE: The Landmarks Commission will be in Room LL-110 of the Madison Municipal Building. Unless noticed differently, Room LL-110 will be the permanent new location for the Landmarks Commission.

CALL TO ORDER / ROLL CALL

Present: 5 -

Bridget R. Maniaci; Daniel J. Stephans; Stuart Levitan; Robin M. Taylor and Erica Fox Gehrig

Excused: 2 -

Michael J. Rosenblum and Christina Slattery

APPROVAL OF September 14, 2009 MINUTES

A motion was made by Levitan, seconded by Maniaci, to Approve the Minutes from the September 14, 2009 Landmarks Commission meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

- [15894](#) 1252 Williamson Street - Third Lake Ridge Local Historic District, Proposal for a new three story mixed-use building on a former service station site at the corner of Williamson Street and South Baldwin Street.
Contact: J. Randy Bruce, Knothe & Bruce Architects
Scott Lewis, 106 E. Doty St., and Randy Bruce, 7601 University Ave, gave a brief description of the proposed demolitions, project design and material selection for the proposal.

Staff handed out an e-mail from Ald. Rummel indicating her support of the project.

Mr. Levitan asked if the building has a name. Mr. Lewis replied that it will, but they do not know what it will be yet.

Ms Taylor asked if there had been any neighborhood meetings, and what the neighborhood has been saying about the project. Mr. Bruce replied that there had been some neighborhood meetings, from which the design presented today has evolved.

Ald. Maniaci asked about the materials of the windows, sills, and headers. Mr. Bruce described the cast stone and brick materials.

Ms Gehrig noted that the design seems to be respectful of the neighborhood, and surrounding

buildings including the chamfered corner that reflects the Crystal Corner Bar.

A motion was made by Levitan, seconded by Taylor, to Approve the Certificate of Appropriateness for both the demolition, and the new project proposal as submitted. The motion passed by voice vote/other.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [16118](#) 914 Regent Street - Italian Workmen's Club - Designated Local Landmark, proposal for a new metal roof.
Contact: Frank Alfano
Frank Alfano, 4809 Eldorado Ln., presented the proposed project and brought a large sample of the proposed roofing material. He mentioned that the roof is in great need of repair, and that the metal roofing material will last for a long time.

Ald. Maniaci preferred the mocha color, over the brown color.
A motion was made by Levitan, seconded by Taylor, to Approve a Certificate of Appropriateness for the roof proposal, in either color. The motion passed by voice vote/other.
3. [16120](#) 1427 Spaight Street - Marquette Bungalow Local Historic District, proposal to re-shingle shake siding with a vinyl shake, and expand windows on eastside dormer.
Contact: Guy and Eileen Somers
Guy and Eileen Somers, 1427 Spaight Street presented information about the proposed project. She mentioned that the proposed siding will only be going on the newer dormers that were added in the 1980s and that they will comply with the staff conditions about keeping the stucco on the front, and making sure that the window details remain, or are duplicated. Ms. Somers also mentioned that the original cedar shake that is below the eaves will remain, as it has been protected against the weather by the overhang.

Ald. Maniaci asked why they are choosing to use a new type of siding. Ms Somers replied that the existing siding has several maintenance issues, including rotting sections and moss issues. The new siding will have much less maintenance issues.
A motion was made by Maniaci, seconded by Taylor, to Approve a Certificate of Appropriateness for the project. The motion passed by voice vote/other.

OTHER BUSINESS - DISCUSSION

4. [15932](#) Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.
Staff handed out an e-mail from Ledell Zellers about her concerns regarding the Zoning Code Rewrite project.

Matt Tucker, Zoning Administrator gave a brief update on the Zoning Code and the ways in which it will impact historic preservation.

He mentioned that the new code will now allow historic carriage houses if there was documented evidence of its previous existence. He also discussed that the new downtown zoning districts are not yet complete, and a staff team is working on them in conjunction with the Downtown Plan.

Ald. Maniaci asked about how the downtown zoning districts would be developed, and how the map would be drawn. Mr. Tucker replied that a staff team, including the acting preservation planner, has been meeting to discuss the different aspects to the downtown areas including the potential overlay maps of building heights, and other districts of special control. Mr. Tucker also mentioned that the R6H height limit, as mentioned in the e-mail from

Ms Zellers, will be discussed during those staff discussions regarding potential height limits in different downtown areas. He said that once the map is drawn, it will be discussed by the Zoning Code Rewrite Advisory Committee, as well as by the Plan Commission and Common Council.

Ald. Maniaci asked if historic districts are being treated differently, some with height limitations, and some without height limitations. Mr. Tucker replied that all of the five local historic districts have some type of height restriction based upon either an actual height limit, or by the limitations about what is allowed by the bulk standards for zoning.

Mr. Levitan would like staff to know that he is concerned about taller allowable heights that could be proposed for the Mifflin Street Neighborhood, and that he would like the existing size, scale and land use to remain.

Ald. Maniaci asked about the timeline. Mr. Tucker replied that staff will be working on the map and the downtown zoning districts in October, and that there will hopefully be a public hearing at the Plan Commission in November.

5. [08717](#) Buildings proposed for demolition

Buildings proposed for demolition. The Commission discussed the possibility of asking the applicants for the potential project on Mendota Court to come for an informational meeting to the Landmarks Commission. Staff agreed to ask the applicants if they would be willing to appear in front of the Commission in an advisory capacity.

6. [07804](#) Secretary's Report

The Commission discussed the 2010 Landmarks Commission meeting schedule, and the availability of meeting on the 2nd and 4th Mondays throughout the year in Room LL-110 of the Madison Municipal Building. The Commission agreed to the proposed schedule.

ADJOURNMENT

**A motion was made by Levitan, seconded by Taylor, to Adjourn at 6:20 p.m.
The motion passed by voice vote/other.**