



Project Name/Address: 415 N Lake Street, State Street Campus Garage

Application Type: Development adjacent to a Designated Madison Landmark (Luther Memorial Chapel)

Legistar File ID # [72860](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Michael Oates, EUA

Requested Action: The Applicant is requesting an adjacency review for development adjacent to a Designated Madison Landmark.

Background Information

Parcel Location: The subject site is located adjacent to a Designated Madison Landmark.

Relevant Zoning Code:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Analysis and Conclusion

The application is for review and an advisory recommendation related to the proposed construction of a mixed-use structure that will be adjacent to the designated landmark at 626 University Avenue. The proposed project shares a property line with the designated landmark property. The new development would demolish the existing parking ramp and replace it with a new parking ramp with City bus service, topped by residential units. The proposed new structure will be significantly taller than the adjacent historic structure. However, this new building is adjacent to the rear of the landmarked property and will be both substantially setback from the rear of the landmarked structure and significantly setback from the front façade of historic structure. Typically the Landmarks Commission asks for a setback and/or stepback from a historic structure in order to ensure that the new adjacent structure will not be so visually intrusive as to adversely affect the historic character of the designated landmark. The arrangement of the subject properties in effect creates compliance with that type of condition.

The historic structure at 626 University Avenue was constructed in 1914 and designed by noted Madison architects Claude & Starck. The Elizabethan Revival structure was designed as an urban church and originally housed the Luther Memorial Chapel. The lot-line form building is largely intended to be viewed from the front façade where all of the stone ornamentation is located. There is a small area at the rear of the property for

access to the back of the structure. The proposed new development will not have impacts on the character-defining front façade of the structure and the new development is in keeping with the urban setting of Madison's downtown core.

A discussion of the relevant ordinance sections follows:

28.144 - DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Staff has determined that the proposed development is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent designated landmark due to the new development being located along the rear property line of the designated landmark and that the new construction is in keeping with the urban context of downtown Madison.

Recommendation

Staff recommends that the Landmarks Commission provide their advisory recommendation to the Plan Commission and Urban Design Commission that the proposed new structure is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark at 626 University Avenue.