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**Regarding:** 1323 West Dayton Street – Development adjacent to Local  
Landmark – Fire Station #4  
(Legistar #24388)

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**Date:** November 7, 2011  
**Prepared By:** Amy Scanlon

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**General Information:**

The Applicant requested an informational appearance before the Landmarks Commission to discuss the proposal to construct a new residential structure adjacent to Fire Station #4, a designated City of Madison Landmark. Staff suggested that the Applicant appear before the Landmarks Commission for a recommendation to the Plan Commission instead of for an Informational Presentation.

The Regent Street South Campus Plan, adopted 2008, allows for 8 story structures on this site.

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**Applicable Landmarks Ordinance sections:**

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) 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.  
(Cr. By Ord. 11,648, 8-20 & 8-26-96)
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**Staff comments:**

The elevations show a three story masonry element located at the west corner of the proposed building (north and west elevations) which complements the massing and scale of the landmark. The upper floors are stepped back at this corner to provide some respectful visual separation. The design is an expression of the time of construction and allows the landmark to remain the focal point on that part of the block. Staff believes the new development does not adversely affect the adjacent landmark.

Staff suggests that the color on the three story masonry mass not be similar to the landmark masonry color.