

PLANNING DIVISION STAFF REPORT

March 6, 2023

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 1617 Sherman Avenue

Application Type: Development adjacent to a Designated Madison Landmark (Yahara River Parkway)

Legistar File ID # [76447](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: February 28, 2023

Summary

Project Applicant/Contact: Darrin Jolas, Vermilion Acquisitions LLC

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 multi-unit residential complex at 1601-1617 Sherman that will be adjacent to the designated landmark at 501 S Thornton Avenue, the Yahara River Parkway. The proposed project shares a property line with the designated landmark property. The new development would demolish the existing structure at 1617 Sherman and construct new buildings on the site.

The project includes a 30-foot wide landscaping buffer that the development team will design in coordination with Madison Parks to ensure mitigation of invasive plant species into the landscape design of designated landmark and to provide ample screening from users of the river and the park space. This ample buffer and the oversight of Madison Parks related to the type of species included in this area appears to both meet the standard of ensuring that the new development is not so overly large and visually intrusive, and the monitoring of the landscape plan for the buffer area enhances the integrity of the landscape design for the Yahara River Parkway.

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 screened from the designated landmark with a 30-foot landscaping buffer.

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, the Yahara River Parkway, at 501 S Thornton Avenue.