

## PLANNING DIVISION STAFF REPORT

February 10, 2025

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name & Address:** 1 S Ingersoll Street

**Application Type(s):** Advisory Recommendation for Development Adjacent to a Landmark Site

**Legistar File ID #** [86671](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** February 6, 2025

### Summary

**Project Applicant/Contact:** Melissa Destree, Destree Architecture & Design

**Requested Action:** The Applicant is requesting that the Landmarks Commission provide an advisory recommendation for development adjacent to a landmark that will be reviewed by the Urban Design Commission.

### Background Information

**Parcel Location/Information:** The subject property is located adjacent to the Gisholt Machine Company Manufacturing Complex (1245-1301 E Washington Avenue) designated landmark site

#### Relevant Ordinance Sections:

##### **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 proposed project is complete a rehabilitation of the Madison Metro campus at 1 S Ingersoll. This building complex includes a portion of what historically was the Gisholt Machine Company Manufacturing Complex. None of the parts of this project involve the portions that are a part of the designated landmark site, but it is adjacent to the designated landmark. The most significant changes are to the 1980s wing that is furthest from the historic resource and it appears to be in keeping with the urban fabric of the E Washington corridor. The rehabilitation will also remove 1980s alterations to the older portion of this building complex that was once a part of the Gisholt factory, returning it to a more historic appearance.

As a significant change to a building in an urban design district, this project will be reviewed by the Urban Design Commission. The Landmarks Commission is not an approving entity but is tasked with providing advisory recommendations on if the proposed work will have adverse impacts on the adjacent landmark.

A discussion of relevant standards follows:

**28.144 - DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.**

The proposed work will not have an adverse impact on the adjacent landmark. The proposed work will enhance the historic character of the adjacent landmark site by returning this adjacent building to a more historic appearance.

## **Recommendation**

Staff recommends the Landmarks Commission advise the Urban Design Commission that the proposed work will not have adverse impacts on the adjacent landmark.