



PLANNING DIVISION STAFF REPORT

August 26, 2019

PREPARED FOR THE LANDMARKS COMMISSION

Project Address: 636 W Washington Ave.
Regarding: Development Adjacent to a Landmark
Legistar File #: [56726](#)
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Background

Per Madison General Ordinances 28.144, when the Plan Commission is reviewing a proposal for development adjacent to a landmark, the Landmarks Commission must review proposed to determine if the new construction will adversely affect the historic property. The proposal is redevelopment of a gas station at 636 W Washington Ave. to construct a mixed-use commercial building. It is adjacent to the Wiedenbeck-Dobelin Warehouse buildings to the north at 619 W Mifflin and the Milwaukee Road Depot to the south at 640 W Washington Ave.

MGO 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.

Conclusion

The siting and massing of the proposed project is significantly stepped away from the two adjacent landmarks. The scale of the proposed new building does not appear to be overly large or visually intrusive to either of the adjacent landmarks.

Staff recommends that the Landmarks Commission provide their advisory recommendation to the Plan Commission that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmarks.