



Project Name/Address: 202 N Pinckney Street
Application Type: Development adjacent to a landmark site
Legistar File ID # [40097](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: September 14, 2015

Summary

Project Applicant/Contact: Stuart Zadra, JDS Development, LLC
Requested Action: The Applicant is requesting a recommendation for the appropriateness of the development adjacent to a landmark site.

Background Information

Parcel Location: The subject site is adjacent to a designated landmark site (U.S. Post Office and Federal Courthouse) located at 215 Martin Luther King Jr. Blvd.

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 City of Madison (Engineering Division) came before the Landmarks Commission on August 17, 2015 for an advisory recommendation for the land division that would reduce the size of the landmark site to the western portion of Block 88 so that the eastern portion could be developed. The development on Block 105 which included in the submission materials is being reviewed under a different application for Legistar # 40098.

The proposed building is located on the eastern portion of Block 88. There is not a physical connection between the landmark building and the proposed building and they will be separated by approximately 24'. The proposed building has a consistent form and appearance on the rear elevation and side elevations that are generally compatible with the adjacent landmark building especially given the urban downtown context.

Recommendation

Staff recommends that the Landmarks Commission advise the Urban Design Commission and Plan Commission that the proposed development is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.

Staff suggests that the Landmarks Commission advise the Urban Design Commission and Plan Commission that the horizontal treatment of the exterior wall cladding on the west elevation, which is directly behind the landmark building, should be revised to exhibit a vertical expression. Staff believes that the horizontal treatment makes the proposed building seem wide and heavy and that the vertical treatment would relate to the vertical expression of the landmark building and tie into the vertical treatment of the side elevations of the proposed building.