



PLANNING DIVISION STAFF REPORT

April 13, 2015

PREPARED FOR THE LANDMARKS COMMISSION

Project Name/Address: 710 E Mifflin

Application Type: New development adjacent to designated landmark site
(Badger State Shoe Factory)

Legistar File ID # [37630](#)

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Date Issued: April 7, 2015

Summary

Project Applicant/Contact: Veritas Village LLC

Requested Action: The Applicant is requesting an advisory recommendation for the proposed new development and its impact on the adjacent landmark site.

Background Information

Parcel Location: The subject site is located on the eastern portion of the block bordered by East Mifflin, East Dayton, and East Livingston Streets adjacent to the designated landmark Badger State Shoe Factory.

Relevant Zoning Ordinance Section:

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 four story proposed building is located approximately 130 feet away from the Badger State Shoe Factory landmark building and 20 feet away from the landmark site. The sites are technically adjacent. The City Market landmark building is located approximately 70 feet away from the proposed new building, but the landmark site is not technically adjacent to the new development site so the review by the Landmarks Commission technically relates to the affect on the Badger State Shoe Factory.

The site of the proposed development is located on the eastern portion of the block bordered by East Mifflin, East Dayton, and East Livingston Streets adjacent to the locally designated landmark Badger State Shoe Factory which is listed on the National Register of Historic Places. Sanborn maps from the 1940s and 1950s indicate that the proposed development site contained industrial buildings and open supply yards. This similar context would have been present when the Badger State Shoe Factory was constructed in 1910.

While staff believes that this proposal meets the broad ordinance standard, staff feels that there are some modest design changes that would result in a better overall visual relationship with the adjacent landmark. Those changes include:

- Reduce the size of the brick.
- Simplify materials.
- Create numerous building masses.

Recommendation

Staff believes that the historic character and integrity of the landmark and landmark site will not be adversely affected by the proposed new development. The Badger State Shoe Factory has existed in an urban industrial and residential context since its construction.

Staff recommends that the Landmarks Commission advise the Plan Commission and Urban Design Commission that the proposed development is not so large and visually intrusive that it adversely affects the historic character and integrity of the adjoining landmark or landmark site. In addition, staff recommends that the design suggestions in this report be forwarded to the Urban Design Commission and Plan Commission for further consideration.