



Project Name/Address: 2115 Allen Boulevard (adjacent to the Swenson Estate)
Application Type: Development adjacent to a designated landmark
Legistar File ID # [41565](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: January 26, 2016

Summary

Project Applicant/Contact: Erik Rehr, Madison Metropolitan Sewerage District
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 (Swenson Estate).

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 Swenson Estate landmark site consists of two historic residences, a garage building, and a historic landscape. The historic landscape of the landmark site transitions into Marshall Park which surrounds the landmark site on all sides. Generally Marshall Park is oriented north south along Allen Boulevard and Lake Mendota. The Swenson Estate is located toward the southern end of Marshall Park. The proposed development project is located at the northern edge of the park. Marshall Park is adjacent to the Swenson Estate landmark site. The proposed project site is located a considerable distance away from the landmark site on an adjacent site.

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 site.