



Project Name & Address: American Exchange Development: 1 N Pinckney Street, 5 N Pinckney Street, 7 N Pinckney Street, 15 N Pinckney Street, 19 N Pinckney Street, 120 E Washington Avenue, and 22 N Webster Street

Application Type(s): Certificate of Appropriateness for a land combination

Legistar File ID # [61118](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: July 7, 2020

Summary

Project Applicant/Contact: Mark Binkowski, Urban Land Interests

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land combination.

Background Information

Parcel Location/Information: The subject site includes a Designated Madison Landmark.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

Analysis and Conclusion

The applicant is requesting a Certificates of Appropriateness to combine the following lots as part of its redevelopment proposal: 1 N Pinckney, 5 N Pinckney, 7 N Pinckney, 15 N Pinckney, 19 N Pinckney, 22 N Webster, and 1202 E Washington. As part of their proposal, the boundary for the landmark designation of 1 N Pinckney would remain the same. As such, the Landmarks Commission’s role in reviewing future alterations to 1 N Pinckney would remain the same and the historic character of that former parcel would be preserved as the adjacent context evolves.

A discussion of the relevant ordinance sections follows:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (4) Land Divisions and Combinations. As configured and proposed, the structure at 1 N Pinckney will remain in place with no changes to the historic character of that building. The size of the landmark site would remain the same. While the new parcel would be larger than the adjacent lots, it is in keeping with the pattern of development in the downtown core and while the new parcel would contain a landmark site, the entirety of the new parcel would not be a landmark site.

Recommendation

Staff believes that the standards for granting Certificates of Appropriateness for the land combination are met and recommend that the Landmarks Commission approve the land combination with the landmark designation boundary of 1 N Pinckney to remain unchanged.