



**Project Name/Address:** 619-699 W Mifflin Street  
**Application Type:** Development adjacent to a Designated Madison Landmark  
**Legistar File ID #** [84154](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** October 2, 2024

## Summary

**Project Applicant/Contact:** Linda Irving, Trinitas Ventures  
**Requested Action:** The Applicant is requesting an adjacency review for development adjacent to a Designated Madison Landmark.

## Background Information

**Parcel Location:** The subject site is located adjacent to a Designated Madison Landmark, the Milwaukee Road Depot (640 W Washington Avenue).

**Relevant Zoning Code:**

**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 application is for review and an advisory recommendation related to the proposed construction of a multi-unit residential complex at 619-699 W Mifflin Street that will be adjacent to the designated landmark at 640 W Washington Avenue, the Milwaukee Road Depot. The proposed project shares a property line with the designated landmark property. The new development would demolish the nonhistoric apartment buildings at 699 W Mifflin and 619 W Mifflin and construct a new 10-story apartment building on the site.

At the July 1, 2024, Landmarks Commission meeting, the commission reviewed the informational presentation for the project and requested that the applicant pull the mass of the building away from the adjacent historic resource. Staff has worked with the project team, and they explored several methods that included variations on having a chamfered corner on the portion of the building closest to the historic depot. Ultimately the project team found that cutting out a recessed corner in that area pulled more of the mass away from the depot. The current three-story apartment building is set back 34'-7" from the historic depot and the proposed 10-story building would be set back 48'-11" in an effort to make the new construction less visually intrusive. The masonry base along the side facing the depot begins with a three-story configuration towards the street, stepped down to a two-story masonry base to mimic a mirrored version of the taller passenger depot and the shorter baggage depot on the adjacent historic site. The combination of these factors creates a new building that balances blending with the

surrounding mass, scale, and architectural character of the new construction in the vicinity, while also integrating elements that relate to the historic resource.

A discussion of the relevant ordinance sections follows:

**28.144 - DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.**

Staff has determined that the proposed development is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent designated landmark due to the new development being significantly setback from the adjacent historic depot and the integration of a masonry base with a similar height datum to the historic resource to allow for the two buildings to relate to one another.

## **Recommendation**

Staff recommends that the Landmarks Commission provide their advisory recommendation to the Plan Commission and Urban Design Commission that the proposed new structure is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark, the Milwaukee Road Depot, at 640 W Washington Avenue.