

Regarding: **306 (approximately) Livingston Street – Third Lake Ridge Historic District – New construction of mixed use development. 6th Ald. District. (Legistar #23433) INFORMATIONAL PRESENTATION**

Date: August 8, 2011
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General Information:

The Applicant providing an INFORMATIONAL PRESENTATION about a proposal to construct a new mixed use development on a vacant lot zoned C2 (commercial) in the Third Lake Ridge Historic District adjacent to the landmark at 744 Williamson Street known as the Madison Candy Company building.

Relevant Ordinance sections:

33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d); that is, compatibility of gross volume and height.
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19(11)(d) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

28.04(3)(n) 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 Urban design Commission.