

## PLANNING DIVISION STAFF REPORT

August 17, 2015

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 101 King Street  
**Application Type:** Development adjacent to a local landmark  
**Legistar File ID #** [39385](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** August 11, 2015

### Summary

**Project Applicant/Contact:** Mark Binkowski, Urban Land Interests  
**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 (King Street Arcade) located on King Street.

#### 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 project scope involves the replacement of brick at the flat-iron corner of the building, general brick repair, and window replacement. The applicant is applying for a City of Madison Façade Improvement Grant. The Urban Design Commission reviews all façade grant applications.

### 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.