

December 10, 2012
Landmarks Commission
Legistar # 28487

On 26 November 2012, the Williamson Street Grocery Co-op (“Co-op”) submitted an application to (1) add a 2-story addition to the front (Williamson Street) side of the building and (2) add a 2-story addition on the Jenifer Street side of the building (eastern-most portion of the site).

The staff report includes a map of the visually related area. This visually related area is a 200-foot circle drawn from the centerpoint of the Williamson Street lot line. However, since the Co-op parcel has two street frontages, the visually related area should also be calculated from the Jenifer Street side of the parcel.

Calculating the visually related area from both street frontages would be consistent with past practice. The Edgewater development project used two street frontages to calculate the visually related area. (Legistar ID 15483)

<http://legistar.cityofmadison.com/attachments/7e5e6e89-fdcc-40a6-8199-c82cdefa8996.pdf>

The Landmarks Commission asked how staff calculated the visually related area for the Edgewater development project. The minutes of the May 10, 2010 Landmarks Commission meeting reflect the following.

Mr. Levitan asked staff how the visually related area was calculated. Bill Fruhling, Planning Division, described how the entire site was considered one development parcel with two street frontages that resulted in having two 200-foot intersecting circles, one at each street frontage centerpoint.

http://legistar.cityofmadison.com/meetings/2010/5/8187_M_LANDMARKS_COMMISSION_10-05-10_Meeting_Minutes.pdf

If the Co-op’s visually related area were to be calculated only from Williamson Street, a portion of the existing building is omitted from the visually related area. Thus, the Commission’s oversight of future Co-op development plans could, under some circumstances, be severely curtailed. (For example, if the Co-op decided to build a 5-story tower on the Jenifer side of the existing building, such tower would not be within the visually related area.)

Respectfully Submitted,
Linda Lehnertz