

PLANNING DIVISION STAFF REPORT

May 20, 2019



PREPARED FOR THE LANDMARKS COMMISSION

Project Address: 301 E Dean Ave.
Regarding: Development Adjacent to a Landmark
Legistar File #: [55786](#)
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Background

Per Madison General Ordinances 28.144, when the Plan Commission is reviewing a proposal for development adjacent to a landmark, the Landmarks Commission must review proposed to determine if the new construction will adversely affect the historic property. The demolition of the house at 301 E Dean Ave. and construction of a new single-family home at the same location are a project on the agenda for an upcoming Plan Commission agenda. On April 22, 2019, the Landmarks Commission provided comment to the Plan Commission that the house at 301 E Dean had no known historic value in relation to the proposed demolition. Now that the property owner has building plans to submit to the Plan Commission, the Landmarks Commission must provide comment on if the new development would adversely impact the Nathaniel Dean House located at 4718 Monona Drive. The parcel for 301 E Dean Ave. is approximately 1400 feet away from the Nathaniel Dean House, which is located on the northwest corner of the Monona Golf Course.

MGO 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.

Conclusion

The house at 301 E Dean Ave. will be of a similar size and scale as what it is replacing. It is unlikely it will be visible from the landmark property at 4718 Monona Drive and staff does not believe that the new development will be so large or visually intrusive as to adversely affect the historic character and integrity of the Nathaniel Dean House. The applicant has provided their plans for the Landmarks Commission to review and comment upon those plans to the Plan Commission.