



**Project Name & Address:** 826 Williamson Street and 302 S Paterson Street  
**Application Type(s):** Certificate of Appropriateness for a land combination  
**Legistar File ID #** [73458](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** October 4, 2022

## Summary

**Project Applicant/Contact:** John Seamon, SEA Design  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land combination.

## Background Information

**Parcel Location/Information:** The subject site is located in the Third Lake Ridge Historic District.

### Relevant State Statute Section:

**Wisc SS 62.23(7)(em)2m.** In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

### Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

## Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to resolve the underlying lot lines on the parcel for 826 Williamson and 302 S Paterson and combine both of those parcels into a single lot. This land combination request is part of a larger project for redevelopment of the site. The applicant will submit materials for the new construction at a future date. The Landmarks Commission previously approved a CoA for resolving the underlying lot lines for 826 Williamson on June 6, 2022. The applicant has decided to move in a different direction with the project and is asking for this new scope for a land combination.

The current parcel for 826 is composed of three 66'-wide lots. The applicant's materials show that this parcel has a history of operating as a single parcel and is part of the general lot size pattern of the district in its current

configuration. The north side of Williamson Street features an irregular lot size pattern, with several large parcels.

While this large parcel has evidence of historic usage that crosses the underlying lot lines, the parcel that is addressed off of Paterson has a different history and purpose. The properties located within that current parcel addressed the rail line and served a very industrial use separate from the commercial and residential uses around it. Due to that, when the City of Madison established the boundary of the Third Lake Ridge Historic District in 1979, they excluded the 302 S Paterson. There does not seem to be evidence within this area of the historic district for a property of this configuration and the process for creating this historic district excluded the second parcel as not being a part of the historic district. There is no new information that provides evidence of historic lot development in the district or a history that would reimagine the boundaries of the historic district.

A discussion of the relevant ordinance sections follows:

**41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (4) Land Divisions and Combinations. While there is some variability of current lot configurations in the vicinity, most of the large and oddly-shaped lots were created in the recent past, before the standards for land divisions and combinations were a part of this ordinance. There are some challenges to creating a lot that more than doubles the size of the existing parcel in the historic district to then surround much smaller lots in the historic district. The proposal does not seem to maintain the general lot size pattern of the historic district, particularly this area of the historic district.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends the Landmarks Commission deny the request.