



Project Name/Address: 917 E Mifflin, Breese Stevens Field

Application Type: PUBLIC HEARING
Certificate of Appropriateness for exterior alterations on a landmark site

Legistar File ID # [51718](#)

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Date Prepared: May 24, 2018

Summary

Project Applicant/Contact: Mike Sturm, City of Madison Parks Division

Requested Action: The Applicant is requesting a Certificate of Appropriateness to remove underlying platted lot lines from a landmark site.

Background Information

Parcel Location: The subject site is a landmark site located along East Washington Ave.

Relevant Landmarks 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

41.18(4) instructs the Landmarks Commission to approve a Certificate of Appropriateness for this type of land division/combination unless the proposed lot sizes adversely impact the historic character or significance of the landmark site.

Breese Stevens Field was constructed over platted lot lines 100 + years ago. The platted lot lines are considered to be property lines by the current building code and since buildings cannot be constructed over property lines, the Parks Division is submitting this Certified Survey Map (CSM) to remove the underlying platted lot lines to create one lot. This action will not affect the historic character or significance of the landmark site, but will allow the concessions addition to be constructed. The concessions addition was approved by the Landmarks Commission on December 11, 2017.

This is a technical review that the ordinance specifies must have a public hearing and be reviewed by the Commission.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the land division/combination are met and recommends that the Landmarks Commission approve the request.