



1908 Arlington Place  
Appeal of Certificate of Appropriateness  
March 19, 2024

# Appeal

- Appeal of Certificate of Appropriateness Landmarks Commission issued for land combination/division at 1908 Arlington Place



# History of Project Approval

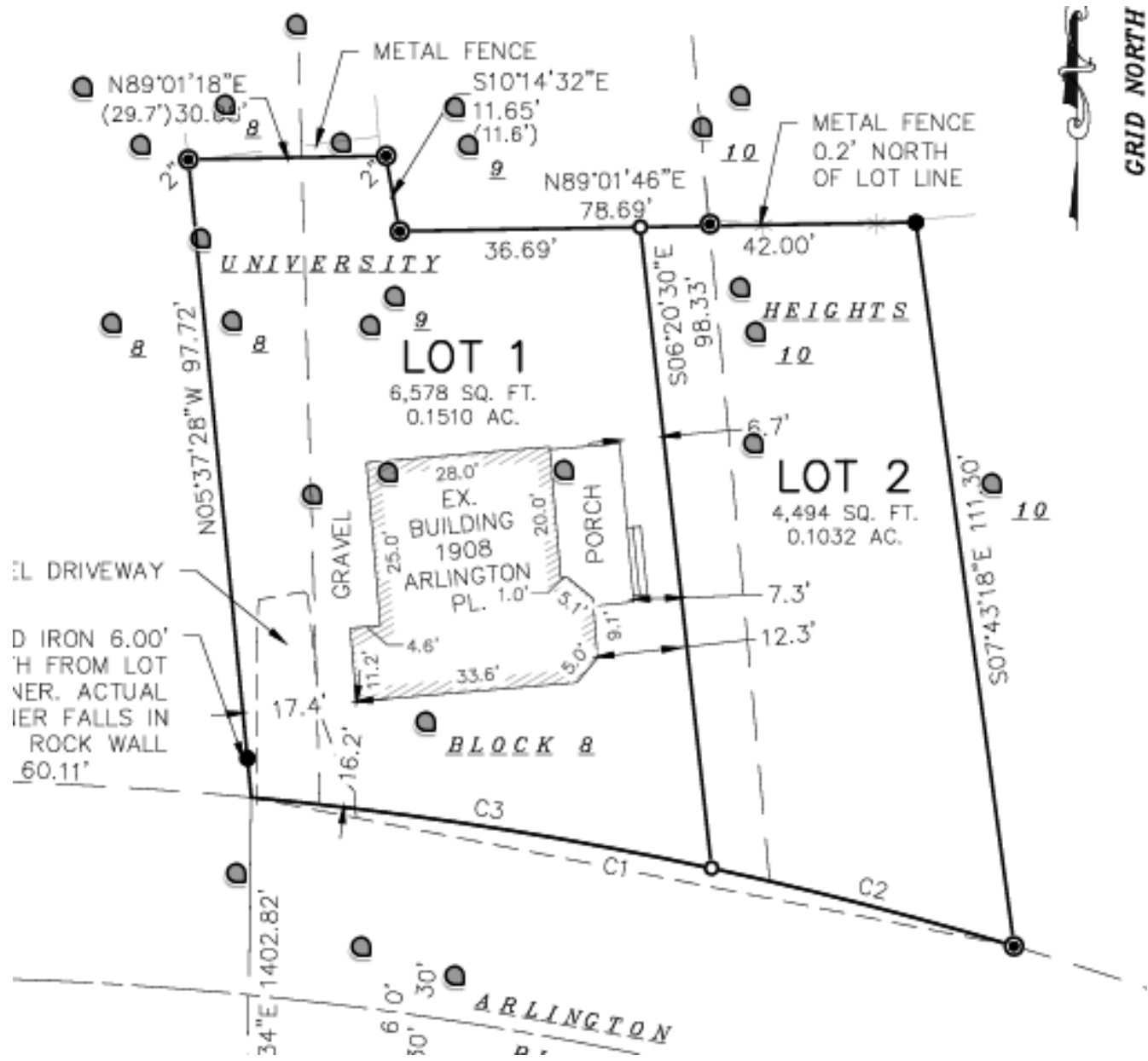
## Land Combination/Division

- 2/12/24 Landmarks Commission approved CoA
- 2/21/24 Neighbors filed appeal of CoA
- 3/5/24 Introduction at Common Council

## CSM

- 1/8/24 Application submitted for review
- 3/11/24 Plan Commission recommended approval
- 3/19/24 Common Council consideration
- 4/7/24 Deadline for City decision, per State Statute

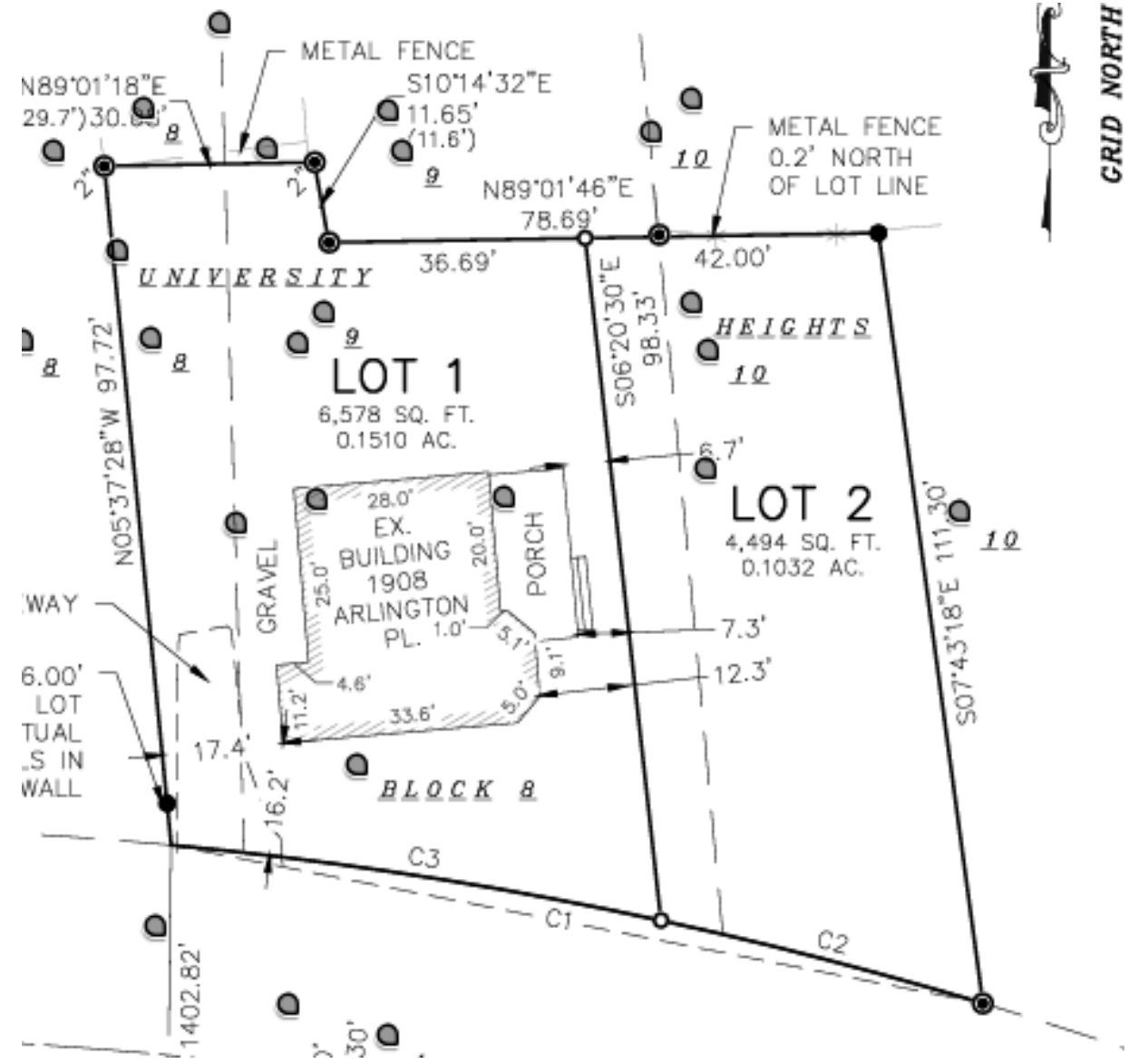
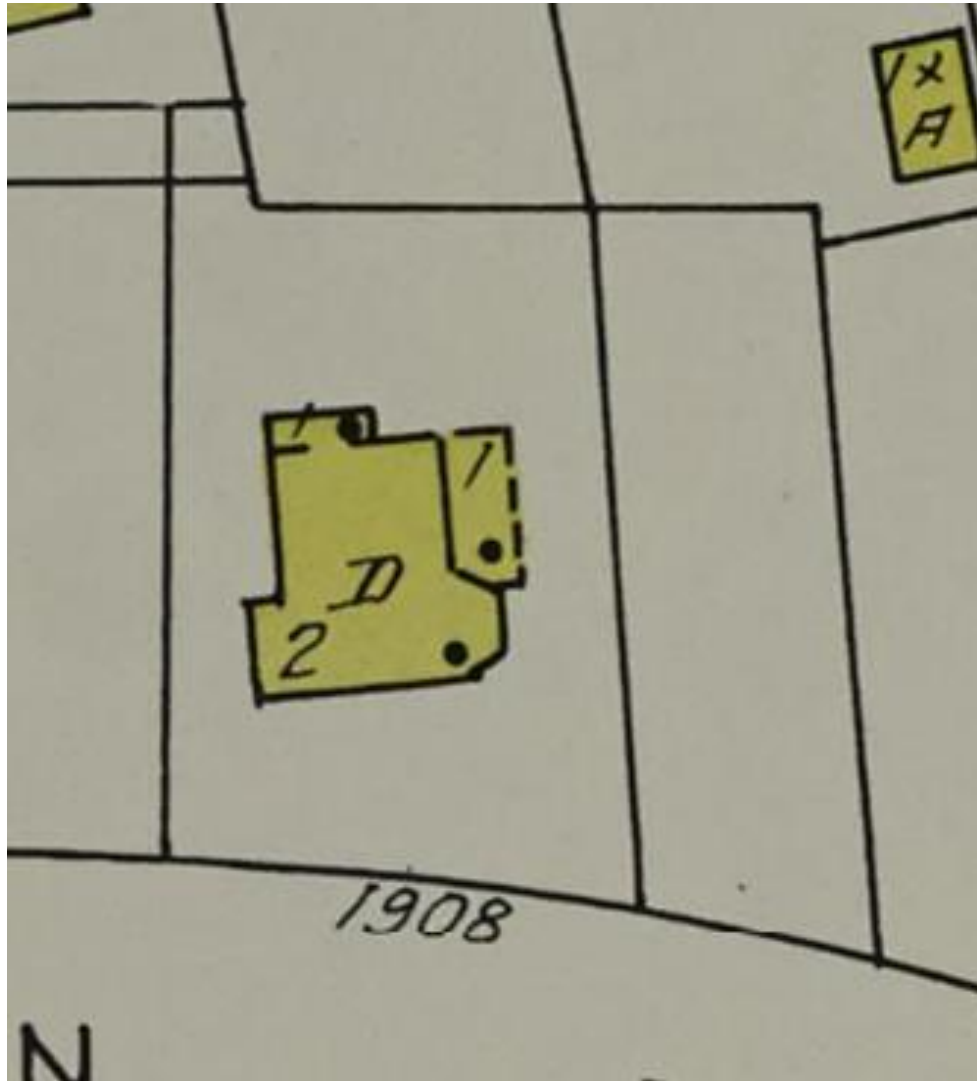




Block Configuration for 1908 Arlington Place

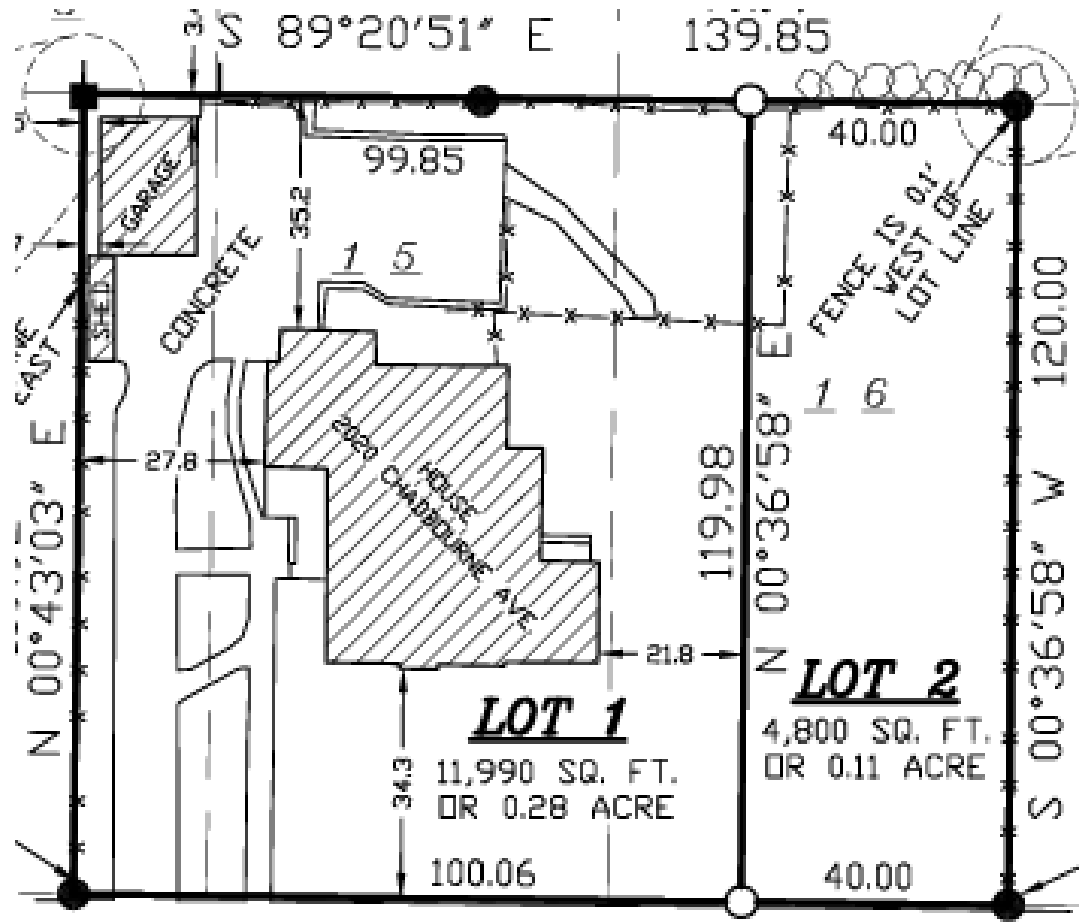


1942 Sanborn Map

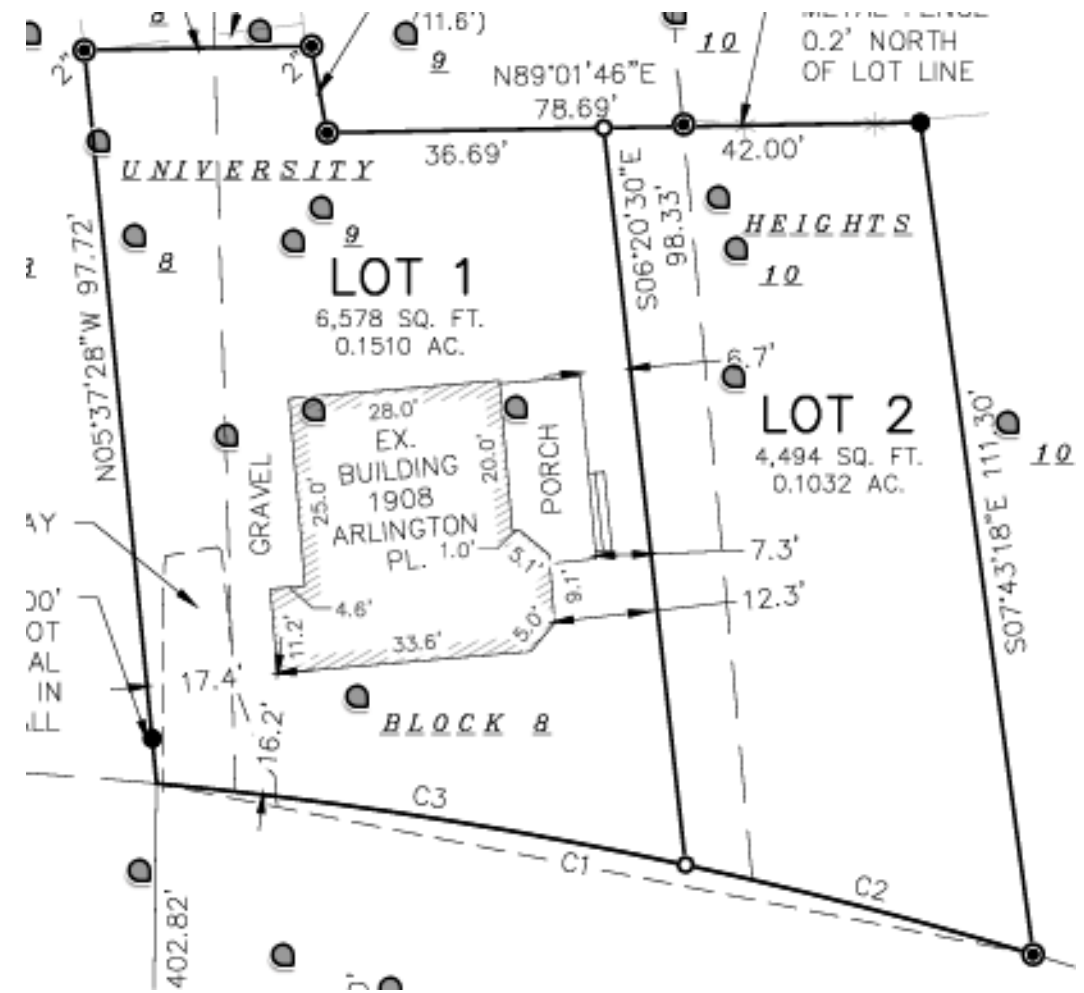




2020 Chadbourne combination/division  
 Approved 11/13/23



1908 Arlington Place combination/division  
 Approved 2/12/24



# Applicable Standards — Design

## MGO 41.18 (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.





# Applicable Standards — Policy

The Historic Preservation Ordinance, per MGO 41.01, encourages the sensitive incorporation of new construction and reinvestment in historic districts and is not intended to prevent development. The standards shape how development happens.

Any new construction would have to comply with the historic district standards for new construction (MGO 41.27)



# Common Council Actions

## MGO 41.20(4)

“After a public hearing, the Common Council may, by a favorable vote of a majority of its members, reverse or modify the decision of the Landmarks Commission with or without conditions, or refer the matter back to the Commission with or without instructions, if it finds that the Commission’s decision is contrary to the applicable standards under Secs. 41.18.”



# Common Council Actions

## 1. Deny the Appeal

Findings: The Landmarks Commission's decision complied with the standards of approval in MGO 41.18

## 2. Approve the Appeal and Reverse or Modify the Decision of the Landmarks Commission

Findings: The Landmarks Commission's decision was contrary to the applicable standards in MGO 41.18

## 3. Refer Back to the Landmarks Commission

Common Council will need to specify how the Commission should reevaluate the project. Note: Any referral back to the Landmarks Commission shall be decided before April 7, 2024 in accordance with MGO Section 16.23(4)(4) and Wis. Stats. Sec. 236.34.

