



**Project Name & Address:** 933 Williamson Street  
**Application Type(s):** Certificate of Appropriateness for a land division  
**Legistar File ID #** [73459](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** October 4, 2022

## Summary

**Project Applicant/Contact:** Fareed Guyot  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land division.

## Background Information

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

### Relevant State Statute Section:

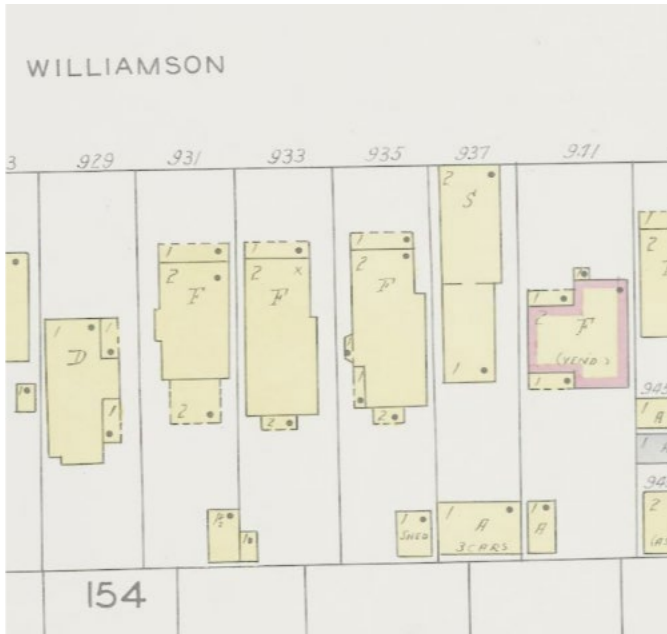
**Wisc SS 62.23(7)(em)2m.** In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural 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 divide the existing 66-foot wide lot to create two 33-foot wide lots. There is plenty of precedent in the residential areas in the historic district for the originally platted 66-foot wide lots to be divided down to 33-foot wide lots. The properties on either side of the current subject property are 33-foot wide lots containing residential structures. The 1942 Sanborn maps shows that there used to be two separate lots in this location and the steps that used to run to the residential building at 935 Williamson are still in place today (see photos in the application materials).



1942 Sanborn Map showing previous lot configuration.

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. The proposed land division is compatible with and replicates adjacent lot sizes and maintains the general lot size pattern of the residential areas of the historic district, particularly this area of the historic district.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the request as proposed. This project will need to meet Zoning standards and secure those approvals in order to complete a CSM.