

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/6/22

TITLE: 826 Williamson St - Land Combination in
the Third Lake Ridge Hist. Dist.; 6th
Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 6/8/22

ID NUMBER: 71567

Members present were: Richard Arnesen, Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, and Maurice Taylor. Excused was: David McLean.

SUMMARY:

John Seamon, registering in support and wishing to speak
Linda Lehnertz, registering in opposition and wishing to speak
Lindsey Lee, registering in support and wishing to speak
Kris Warren, registering in support and available to answer questions
Lynn Lee, registering in support and not wishing to speak
Brandon Blaschka, registering in support and not wishing to speak
David Rodriguez, registering in support and not wishing to speak
Eric Welch, registering in support and not wishing to speak

Bailey provided information on the proposed land combination. She said that staff recommended approval of the request with the condition that the applicant submit updated materials reflecting a lot that matches the current parcel boundary for 826 Williamson Street, without the proposed 14-foot extension of the northern property boundary.

Kaliszewski opened the public hearing.

Applicant John Seamon discussed their proposal to dissolve the underlying lot lines and redraw the boundary to add 2776 square feet of land to the rear of the parcel. They said that adding that extra square footage would allow them to align the rear of the building with the rear façades of adjacent buildings.

Linda Lehnertz pointed out that there are three full lots here, and it doesn't matter how long a single business has operated on the lots, it is still a lot consolidation. They discussed the standards, including lot size patterns in the historic district. They said that using the number of years the lots have been used as a single parcel is not part of the standards. They said it makes sense to leave the lots as is or only allow the two parcels where the building will be constructed to be combined and leave the third parcel on its own.

Lindsey Lee said that this project will continue the revitalization of the neighborhood. They pointed out that Williamson Street is eclectic with a variety of large and small buildings, so this proposal will fit in. They said that maintaining the alley behind the proposed building is important.

Kaliszewski closed the public hearing.

Arnesen requested clarification on staff's recommendation that the project be approved with the three parcels combined, not including the extra 14' to the north. Bailey confirmed that was correct.

Taylor asked if there was precedent for this type of lot combination. Bailey said there was precedent for resolving underlying lot lines, but there was no precedent for bumping up the northern boundary midblock. Arnesen asked if the historic district boundary would also be moved up 14' to match the boundary of the proposed new lot. Bailey said that the historic district boundary would remain the same, but the entire parcel would be subject to the historic preservation ordinance.

Ely-Ledesma asked about the need for an alley as an easement for accessing the new development. Bailey said that parcels 301 & 302 are largely surface lots, and they would not need an alley for public access. She also explained that the Landmarks Commission's decision on the land combination needs to stand on its own based upon language in the standards, not related to the proposed new construction project on the site.

Arnesen asked why the additional 14' to the north was necessary. Seamon said that they are looking to create a new private road running parallel to Williamson Street, and they will be proposing two new buildings, one at 826 Williamson and another at 302 S Paterson. They said that they want the rear façade aligned with other nearby buildings. Bailey said that the current zoning standards weren't in effect when most buildings on Williamson Street were constructed, so the current rear setback requirement wouldn't allow a new building to go back as far toward the property line as other nearby pre-zoning buildings.

Kaliszewski asked what was planned for the additional 14' if this were to move forward, and if they would need to purchase the 14' from a different owner. Seamon said the development would involve 826 Williamson and 302 S Paterson, and they plan to develop those parcels simultaneously, so it will end up being two buildings on two parcels, if the land combination is approved, but the development has one owner.

Taylor asked if the alley will connect as a through street. Warren said there is not an alley between the properties, but there is an alley on the west side of the street toward Livingston Street. They said they were trying to match up with that alley, so they requested the additional 14' to have the building in line with the back of neighboring buildings.

Arnesen said that the proposal would create unusual lot sizes for the historic district, and he didn't see anything in the standards that would allow it.

ACTION:

A motion was made by Ely-Ledesma, seconded by Harris, to approve the request for the Certificate of Appropriateness with the condition that the applicant submit updated materials reflecting a lot that matches the current parcel boundary for 826 Williamson, without the proposed 14-foot extension of the northern property boundary. The motion passed by the following vote:

Ayes: 4 - Molly S. Harris, Maurice D. Taylor, Edna Ely-Ledesma, and Richard B. Arnesen

Excused: 1 - David W.J. McLean

Non Voting: 1 - Katherine N. Kaliszewski