



Project Name & Address: 909-915 Jenifer Street

Application Type(s): Certificate of Appropriateness for a land combination in the Third Lake Ridge historic district

Legistar File ID # [60205](#)

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Summary

Project Applicant/Contact: Dave Drapac, RefineJenifer LLC

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 combine the two existing parcels at 909 and 911-915 Jenifer Street into a single parcel that would contain both principal structures. This block was originally platted to have the approximately 65-foot wide lots. Some of the houses were constructed with a substantial side yard that later contained a second principal structure. Over time some of these lots divided into separate lots for only one principal structure and some of them recombined into double lots. Of the parcels currently under consideration, both were on separate double-wide lots. In 1908, 909 Jenifer was contained in a double-wide lot with 907 Jenifer, and 909-911 Jenifer shared a double lot with 917 Jennifer Street. In 1950, the Sanborn maps show 909 Jenifer as a single parcel and 911-915 Jenifer still combined with 917 Jenifer. At some point

afterwards, 911-915 Jenifer became its own single parcel. While this proposal would not return the parcel to the historic division, it would return the lot to approximately the original parcel dimensions. As both of the existing buildings will remain as historic resources constructed within the period of significance, this request is more of a platting exercise.

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 lot size will not adversely impact the historic character or significance of the Third Lake Ridge Historic District. It is compatible with adjacent lot sizes and follows the general lot size pattern within the district.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project as proposed.