

PLANNING DIVISION STAFF REPORT

November 17, 2014

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 722 Williamson
Application Type: Land division recommendation in the Third Lake Ridge historic district
Legistar File ID # 36060
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 11, 2014

Summary

Project Applicant/Contact: Martin Rifken
Requested Action: The Applicant is requesting that the Landmarks Commission provide a recommendation to the Plan Commission regarding the appropriateness of the proposed land division in a historic district.

Background Information

Parcel Location: The subject sites are located in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Section:

- 33.19(5)(i)1. Review proposed land divisions and subdivision plats of landmark sites and properties in Historic Districts to determine whether the proposed lot sizes negatively impact the historic character of significance of a landmark or landmark site and whether the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the Historic District. The Landmarks Commission review shall be advisory to the Plan Commission.

Analysis and Conclusion

As described in the submission materials, the proposed land division would separate Lot 1 and Lot 2. The Landmarks Commission previously approved a development proposal for Lot 2. While the lot size is larger than what is generally found in the historic district, the proposed building was found to be broken visually into smaller volumes. Any additional development on this lot will require a Certificate of Appropriateness from the Landmarks Commission.

Recommendation

Staff recommends that the Landmarks Commission advise the Plan Commission that while the proposed lot is larger than generally found in the district, the Landmarks Commission previously approved a development on this site which included a building that was visually broken into smaller volumes which resulted in the appearance of smaller underlying lots. This proposal would also result in two smaller lots which would each be more in keeping with the typical lot sizes and patterns in the area.

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: November 17, 2014

TITLE: 722 Williamson Street – Third Lake
Ridge Historic District – Lot Division.
6th Ald. District. Contact: Martin
Rifken, The Rifken Group Ltd. (36060)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: November 17, 2014

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, Jason Fowler, Marsha Rummel, and Michael Rosenblum. David McLean was excused.

SUMMARY:

Martin Rifken registering in support and wishing to speak. Rifken explained that this land division would allow for the existing lot to be divided so that the existing building remains on one lot and the remaining parking lot becomes the other lot.

Rummel asked if this configuration is the best way to divide the lot. Rifken explained that this configuration allows for refinancing, a way to get the contaminated rear portion separated from the existing building, and the ability to redevelop the parking lot site in the future. Levitan explained that the subdivision of the lot creates smaller lots from what currently exists. Rummel explained that the proposed land division seemed to relate to a previous development proposal and there may be better ways to divide the lot. The resulting lot size of the larger lot is not compatible with other lots in the district.

ACTION:

A motion was made by Gehrig, seconded by Rosenblum, to advise the Plan Commission that the Landmarks Commission finds that the land division results in smaller lot sizes which are more compatible with the lot sizes of the historic district. The motion passed by voice vote/other.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 24, 2014

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 722 Williamson Street (CSM)

Present Zoning District: TSS – Traditional Shopping Street District

Proposed Use: Create one lot for existing office building and 1 lot for existing surface parking.

MAJOR OR NON-STANDARD REVIEW COMMENTS: (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). None

GENERAL OR STANDARD REVIEW COMMENTS: None

1. Building code issues shall be resolved in regards to the loading dock on the east façade of the building at 722 Williamson Street.
2. This CSM represents a land division within a Zoning lot and or Planned multi-use site and is subject to the regulations of Section 28.137 MGO.

TSS ZONING CRITERIA

	Dimensional Requirements	Proposed development
Lot width	30' min.	132.54' – Lot 1 65.08' – Lot 2
Front yard setback	0.	TBD
Side yard setback	Two story or higher 6'	Adequate
Rear yard setback	6'	Adequate
Maximum lot coverage	85%	TBD
Maximum height	3 stories / 40'	TBD

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Site Design	Required	Proposed
Number Parking Stalls	Yes for building uses exceeding 10,000 sq. ft. GFA.	TBD
Accessible Stalls	Yes if parking is provided	TBD
Loading	Yes if over 10,000 sq. ft. GFA	TBD
Number Bike Parking Stalls	Yes	TBD
Landscaping	Yes	TBD
Building Forms	Yes	TBD

Other Critical Zoning Items	
Urban Design	No
Historic District	Yes (Third Lake)
Utility easements	Yes
Barrier free (ILHR 69)	Yes
Well Protection District	No
Floodplain	No