



Project Name & Address: 1103 Jenifer Street and 511 S Ingersoll Street
Application Type(s): Certificate of Appropriateness for a land division
Legistar File ID # [66286](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: July 20, 2021

Summary

Project Applicant/Contact: Eric Welch
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 an existing lot into three separate parcels. One of those parcels is currently vacant and would take the shape of an originally platted lot, which is still evidenced on mapping as an unresolved underlying lot line. The other two parcels would divide the existing church structure and the former parsonage onto separate parcels. The lot sizes for those two parcels replicate the configurations found on the ends of blocks in the vicinity of the proposed land division with smaller parcels fronting out onto the north/south streets. There are no landmarked properties located on the current parcel.

The earliest Sanborn maps show the blocks in this area of Third Lake Ridge divided into 66-foot wide parcels. Over time, those parcels start to develop with a single house and then two houses on each parcel. Houses face

out onto the east/west streets with the short sides of a block (the north/south streets) featuring minimal development. By the 1908 Sanborn map, the church and parsonage are included on one lot, which consisted of a 66-foot wide lot. By the 1942 Sanborn Map, the church had acquired the adjacent parcel on Jenifer, a 33-foot wide lot that had previously contained a single-family residence. The majority of the other parcels fronting on Jenifer for that block contained residential structures on 33-foot wide parcels. Likewise, the surrounding blocks that had developed residential structures that fronted onto the side streets often had separated into their own shallow lots.

The current proposal would create a new 40.15-foot wide lot on Jenifer, and separate parcels for the church at 1103 Jenifer and former parsonage building at 511 S Ingersoll. The new parcel on Jenifer would approximate the residential lot sizes of that block face of Jenifer St. The parcels for the church and parsonage structures approximate the development on block ends in the vicinity of the proposed land division by accommodating enough land for pedestrian egress around the existing structures. This follows the pattern of parcel development in the residential areas of Third Lake Ridge.

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 lot sizes appear to be compatible with adjacent lot sizes and maintain the general lot size pattern of the historic district, particularly the lot configurations found on the blocks in the immediate vicinity.

Recommendation

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