



Project Name & Address: 826 Williamson Street
Application Type(s): Certificate of Appropriateness for a land combination
Legistar File ID # [71567](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
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Summary

Project Applicant/Contact: John Seamon, SEA Design
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 resolve the underlying lot lines on the parcel for 826 Williamson and extend the north property boundary an additional 14 feet. This land combination request is part of a larger project for redevelopment of the site. The applicant will submit materials for the rest of the project at a future date.

The current parcel for 826 is composed of three 66'-wide lots. The applicant's materials show that this parcel has a history of operating as a single parcel and is part of the general lot size pattern of the district in its current configuration. The north side of Williamson Street features an irregular lot size pattern, with several large parcels.

The proposal to extend the parcel north would be an aberration for that block. All of the parcels stop at the mid-block line and on this block. On this block the northern boundary of the Third Lake Ridge Historic District follows the current series of property lines. The boundary of the historic district stopped there because the parcels on the opposite side of the block were determined not to contribute to the character of the historic district. In addition to proposing a new parcel configuration that would extend outside of the historic district, it would create an odd-shaped lot that does not have precedent in the district.

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. While a lot that replicates the boundaries of the current parcel would maintain the lot size pattern of the district in that this parcel has operated as a single parcel for a significant period of time, extending the boundary of the parcel 15 feet to the north would create a lot that is incompatible with adjacent lot sizes, is out of character with the boundary of this section of the district, and does not have precedent in the district.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the request with the following condition:

1. Submit updated materials reflecting a lot that matches the current parcel boundary for 826 Williamson.