



Project Name/Address: 2007-2011 Van Hise Avenue
Application Type: Land division recommendation in the University Heights Historic District
Legistar File ID # [33865](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Walter and Karen Pridham
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 University Heights 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 move the existing lot line 3.5 feet to the East. This move will allow the existing residence on Lot 1 to be on a conforming lot and allow Lot 2 to be a buildable lot. The resulting lots would be approximately 63.5 feet wide and 56.5 feet wide. The majority of the lots on this block of Van Hise and those across the street have widths of approximately 60 feet. The lot at 2003 Van Hise has a width of 40 feet. A portion of the University Height historic district map is included below to show the approximate existing lot sizes in the context of 2007-2011 Van Hise (shown with red/bold outline below).



Portion of University Heights Historic District map, prepared by the City of Madison Planning Division.

Any new development on the lot at 2007 Van Hise will require Landmarks Commission review and approval and a public hearing.

Recommendation

Staff recommends that the Landmarks Commission advise the Plan Commission that the proposed land division is compatible with adjacent lot sizes and maintains the general lot size pattern in the historic district.