



Project Name & Address: 1222-1228 Williamson Street
Application Type(s): Certificate of Appropriateness for a land division
Legistar File ID # [64701](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: March 30, 2021

Summary

Project Applicant/Contact: John Brandt, Brandt Investment Group
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 to return it to a previous configuration pattern. The proposal is to divide the current large lot into 4 individual parcels. There is no proposed change to the buildings that are located on the parcel. These lot-line buildings have party walls between them and were previously separate properties.

As was the case in most of the rest of Third Lake Ridge, this block was originally platted with 66-foot wide lots, most of which contained one or two houses. The parcels with two structures on them frequently subdivided down to two separate lots.



North side of 1200 Block of Williamson, 1908 Sanborn Map



North side of 1200 Block of Williamson, 1942 Sanborn Map

This block of Williamson gradually transitioned from being exclusively residential to a mix of commercial and residential. The lot configurations shifted to accommodate the size of those new structures, sometimes with an irregular pattern, but typically being smaller than the original 66-foot wide lot.

Of the existing buildings, 1220-1222 Williamson was constructed in 1914 as a commercial building, and the single-story 1224 was constructed in 1935, and 1226 Williamson in 1960 (and was located on a 66-foot wide parcel with 1228 Williamson at that point). There have been a series of additions and reconfigurations, usually

on the rear of the structures. As part of that process, the lots were eventually combined into the present configuration.

The applicant will still need to meet Zoning and Building Code requirements. For the Landmarks Commission, the focus is on if the proposed configurations are compatible with adjacent lot sizes and if the configuration is in keeping with the historic development pattern in the Third Lake Ridge Historic 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. The large combined parcel is currently an aberration on a block that features smaller parcels. The Land division would create parcels that conform to the size of adjacent lots and would be in keeping with the historic development pattern of this block. There are no proposed changes to the exterior of the buildings.

Recommendation

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