

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: 4/5/21
TITLE: 1222-1228 Williamson St - Land Division in the Third Lake Ridge Hist. Dist.; 6th Ald. Dist.	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Heather Bailey, Preservation Planner	ADOPTED: POF:
DATED: 4/9/21	ID NUMBER: 64701

Members present were: Anna Andrzejewski, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused were: Richard Arnesen, Betty Banks, and David McLean.

SUMMARY:

John Brandt, registering in support and available to answer questions

Bailey described the proposed work to divide one parcel into four parcels. She discussed the history of the configuration of the lots over time, as well as the applicable standards for land divisions. She said the commission needs to assess whether the proposed lot sizes are incompatible with adjacent lot sizes or fail to maintain the general lot size pattern of the historic district. She said that from 1908-1942, most of the 66' lots in this block had divided down for a single structure, and that came to be the overall development pattern for this section on the north side of Williamson Street. She said that most adjacent lots still have that narrow configuration, so the existing combined lot is what is out of character with the lot size pattern on this particular block. She said that taking it down to four individual parcels would be in keeping with the size of adjacent lots and in keeping with development patterns for this particular block in the historic district. She said that staff believes the standards are met and recommends approval. She pointed out that the proposal will still need to meet zoning and building code standards.

Andrzejewski asked about the standards and if they are assessing that the proposal is incompatible with the adjacent parcels or with the historic district as a whole. Bailey confirmed they were assessing both adjacent parcels and the historic district, and Andrzejewski asked about lot patterns in the district as a whole. Bailey said that different areas of Third Lake Ridge have developed in different ways over time, so she analyzed the development pattern of this particular part of the historic district. Andrzejewski said that the residential areas can be quite different, and different sides of the street can also differ.

Andrzejewski opened the public hearing.

Andrzejewski closed the public hearing.

ACTION:

A motion was made by Taylor, seconded by Martin, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.