

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1908 Arlington Place, Madison, WI 53726 Alder District: 5

2. PROJECT

Project Title/Description: Subdivision

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Development adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Informational Presentation
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP RECEIVED 1/3/24

3. APPLICANT

Applicant's Name: Bryan Rieber Company: 1908 Arlington Place, LLC

Address: 1908 Arlington Place, Madison, WI 53726
Street City State Zip

Telephone: 414-502-8382 Email: bryan.riever@gmail.com

Property Owner (if not applicant): 1908 Arlington Place, LLC

Address: 1908 Arlington Place, Madison, WI 53726
Street City State Zip

Property Owner's Signature: Date: 1/2/2024

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Photographs of comparable historic resources within 200 feet of subject property;
 - Manufacturer's product information showing dimensions and materials.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Other _____

Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
 215 Martin Luther King Jr Blvd, Suite 017
 PO Box 2985 (mailing address)
 Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
 (608) 266-6552

Proposed Land Division

January 2, 2024

Dear Landmarks Commission:

1908 Arlington Place is described as: Part of Lots 8, 9, and 10, Block 9, University Heights.

I am applying to subdivide 1908 Arlington Place into two parcels, consistent with the historic platting of the district as shown in the Sanborn Fire Insurance Map from Madison, published by the Sanborn Map Company in 1942. The western parcel would retain the existing home while the eastern parcel would be a vacant lot. This proposed division would retain the lot development pattern of the district as well as match the lot sizes of neighboring residences. This application is comparable to that of 2012-2020 Chadbourne Ave that was approved unanimously on Monday November 13, 2023.

I have attached a proposed Certified Survey Map (CSM) that would add a lot line between the existing home site and the vacant side yard. Both proposed lots meet all zoning requirements for the existing TR-C2 zoning.

The proposed lots are of comparable size. The proposed lot within which the current home resides is 6,578 sq. ft and the proposed vacant lot would be 4,494 sq ft. This size relationship is consistent with the neighborhood. Historically as can be seen on the included Sanborn maps, there are several parcels in the immediate vicinity which are similarly sized at around 6,500 sq. ft and 4,500 sq. ft. Also, within Block 9, there are several lots that are comparable to both proposed parcels.

I am asking the Landmarks Commission to approve my application.

Thank you for your consideration.

Bryan Rieber

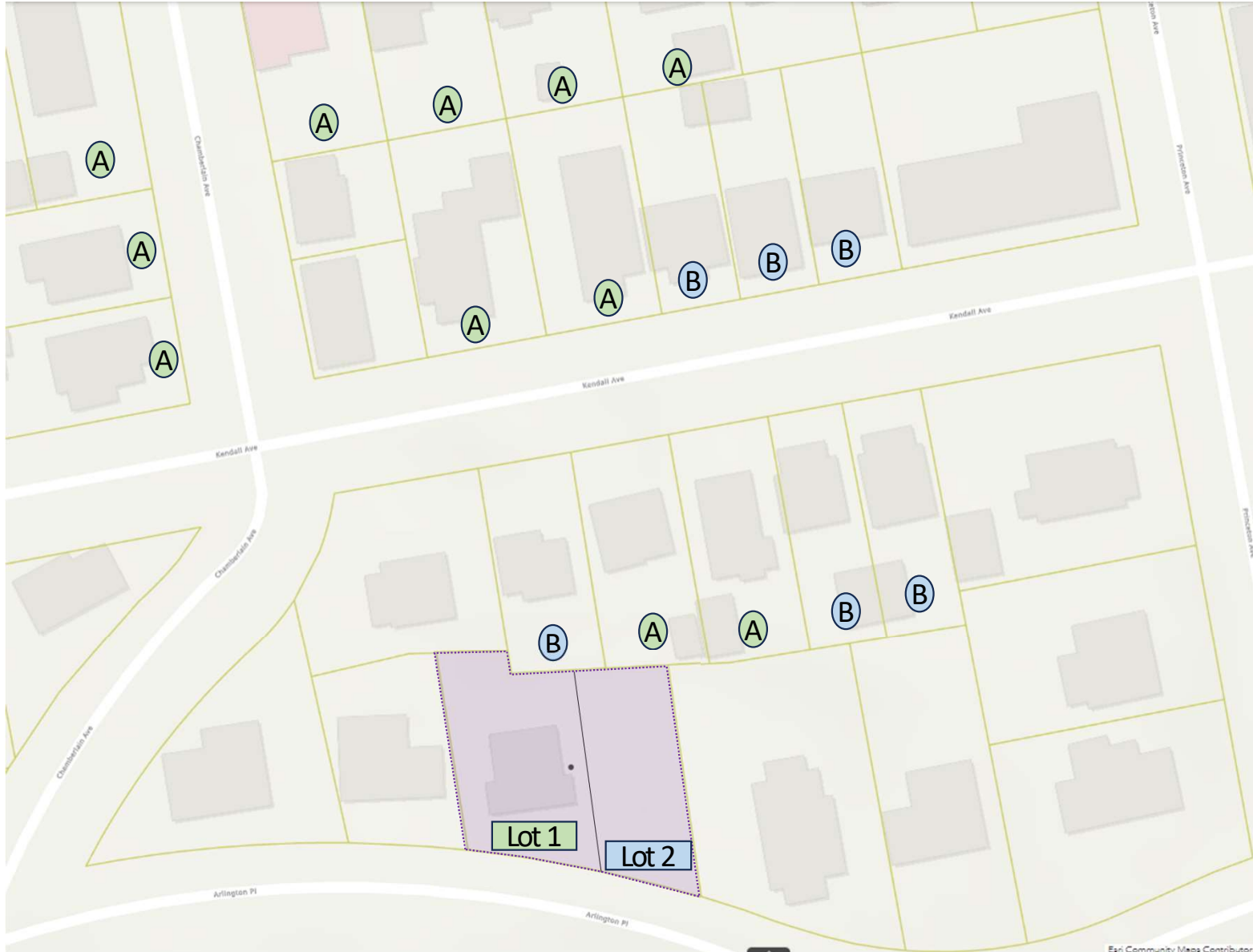
Madison DCiMap, current

This map analysis
demonstrates the
proposed lot sizes are
compatible with
adjacent lot sizes

Subject Property

A Similar size to parcel with
existing home (Lot 1)

B Similar size to proposed
vacant parcel (Lot 2)



Sandborn Fire Insurance Map from Madison, 1942

This map analysis demonstrates the proposed lot sizes maintain the general lot size pattern of the historic district



A Similar size to parcel with existing home (Lot 1)

B Similar size to proposed vacant parcel (Lot 2)

CERTIFIED SURVEY MAP No. _____

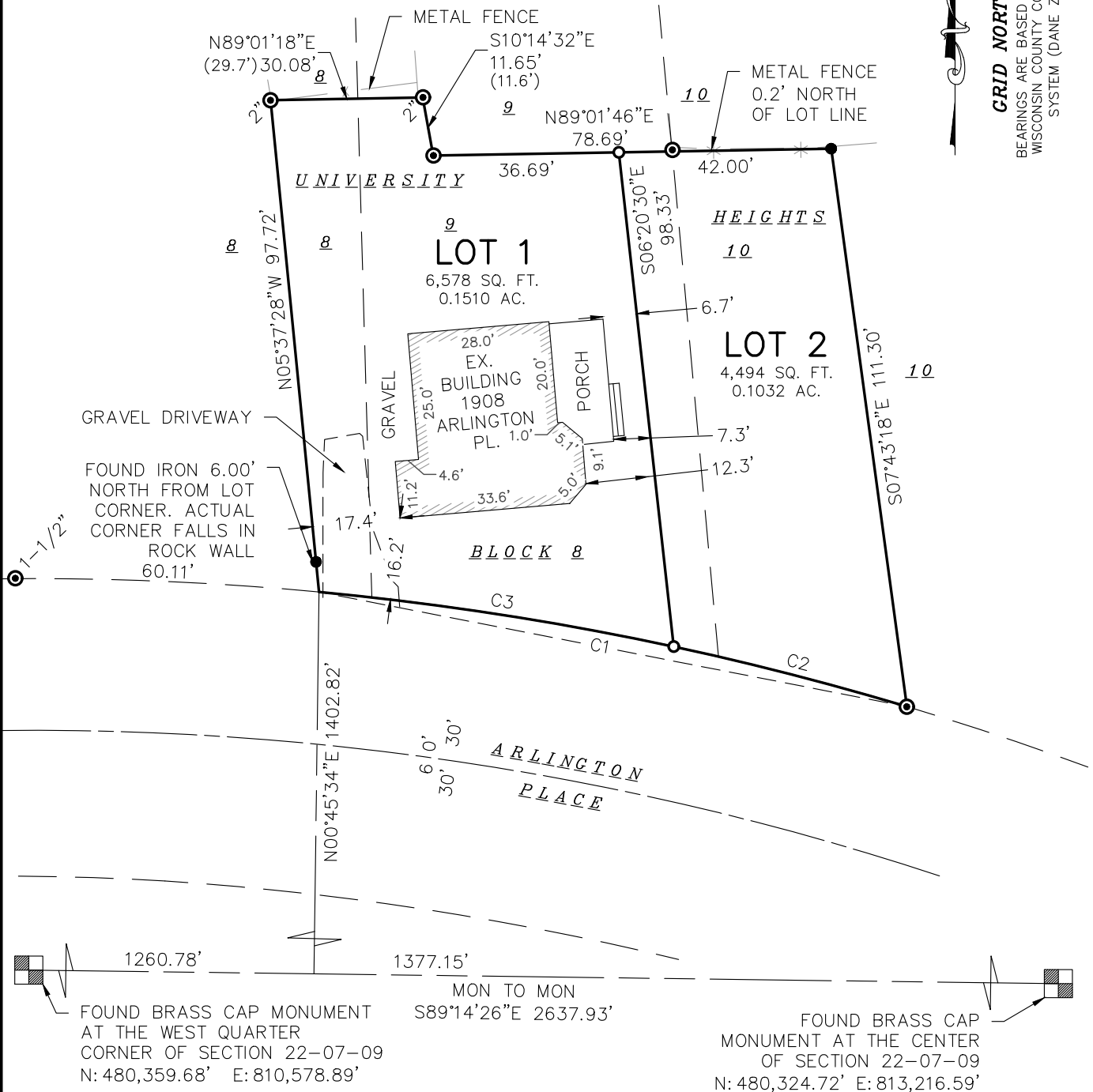
PART OF LOTS 8, 9 AND 10, BLOCK 9, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = THIRTY FEET



GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)



SEE SHEET 2 FOR LEGEND
AND CURVE TABLE

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 20, 2023

Plot View: CSM

\BSE2829\dwg\Survey\BSE2829 Survey v2020.dwg

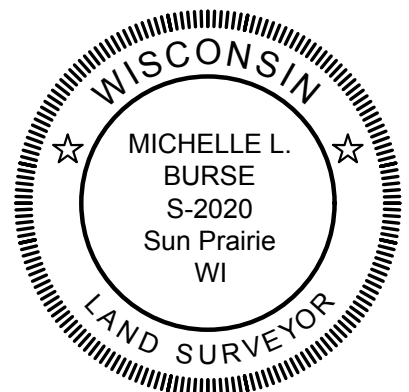
SURVEYED FOR :
1908 Arlington Place, LLC

SURVEYED BY :

Burse

surveying & engineering INC.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



CERTIFIED SURVEY MAP No. _____

PART OF LOTS 8, 9 AND 10, BLOCK 9, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	118.58	600.80	11°18'32"	N78°58'00"W	118.39
C2	47.60	600.80	4°32'21"	S75°34'55"E	47.59
C3	70.99	600.80	6°46'10"	S81°14'11"E	70.94

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the part of Lots 8, 9 and 10, Block 9, University Heights, as recorded in Volume 1 of Plats, on page 17, as Document Number 197136, Dane County Registry, located in the Northwest and Northeast Quarters of the Northwest Quarter of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the West Quarter corner of said Section 22; thence South 89 degrees 14 minutes 26 seconds East along the south line of said Northwest Quarter, 1260.78 feet; thence North 00 degrees 45 minutes 34 seconds East, 1402.82 feet to the north right of way of Arlington Place, also to the Point of Beginning; thence North 05 degrees 37 minutes 28 seconds West, 97.72 feet; thence North 89 degrees 01 minute 18 seconds East, 30.08 feet; thence South 10 degrees 14 minutes 32 seconds East, 11.65 feet; thence North 89 degrees 01 minute 46 seconds East, 78.69 feet; thence South 07 degrees 43 minutes 18 seconds East, 111.30 feet to the aforementioned north right of way, also to a point of non-tangential curvature; thence 118.58 feet along the arc of a curve to the left, also along said north right of way, a radius of 600.80 feet, through a central angle of 11 degrees 18 minutes 32 seconds and a chord bearing North 78 degrees 58 minutes 00 seconds West, 118.39 feet to the Point of Beginning, under the direction of 1908 Arlington Place, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this ____ day of _____, 202__.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

surveying & engineering ^{LLC}

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

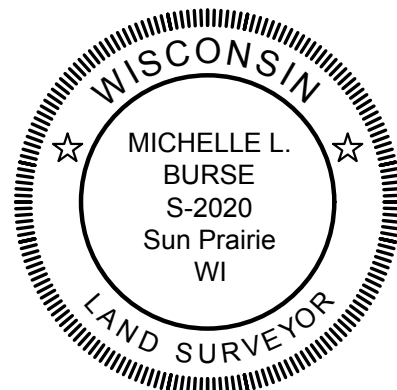
DOCUMENT NO. _____

VOLUME ____ PAGES ____

Date: December 20, 2023

Plot View: CSM

\\BSE2829\dwg\Survey\BSE2829 Survey v2020.dwg



CERTIFIED SURVEY MAP No. _____

PART OF LOTS 8, 9 AND 10, BLOCK 9, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

1908 Arlington Place, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. We also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this ____ day of _____, 202__.

1908 Arlington Place, LLC

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 202__, the above named 1908 Arlington Place, LLC, to me known to be the limited liability company who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CONSENT OF MORTGAGEE

MERS Inc. for Rocket Mortgage, LLC, f/k/a Quicken Loans, LLC, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of 20__.

Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 20__, _____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering LLC
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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
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MAP NO. _____

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CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on the ____ day of _____, 202__, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 202__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

SURVEYED BY :

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Date: December 20, 2023

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\\BSE2829\dwg\Survey\BSE2829 Survey v2020.dwg

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20____ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 202__.

Matthew Wachter, Secretary of the Plan Commission.

SURVEYED BY :

Burse

surveying & engineering

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