

# 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: 240 W. Gilman St. Aldermanic District: 2

## 2. PROJECT

Project Title/Description: Land Division

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
- Alteration/Addition to a building 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.)*
- Other (specify):

DP/CD USE ONLY	Registrar #:
	<b>DATE STAMP</b> <div style="font-size: 2em; font-weight: bold; color: red; margin: 5px 0;">RECEIVED</div> <div style="font-weight: bold; margin: 5px 0;">7/2/21</div> <div style="font-weight: bold; margin: 5px 0;">9:06 am</div>
	Preliminary Zoning Review Zoning Staff Initial: Date:        /        /

## 3. APPLICANT

Applicant's Name: Jongyeon Lee Company: HJL Property LLC

Address: 402 W. Gorham St. Madison, WI 53703  
Street City State Zip

Telephone: 608-358-2756 Email: jongyeon@yahoo.com

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Property Owner's Signature:  Date: 7-1-2021

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 12:00 pm 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](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)



**Joseph P. Humphrey**  
joe@wislaw.net  
608-333-0001  
Mezzanine Level  
131 West Washington Avenue  
Madison, WI 53703

July 2, 2021

Landmarks Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701

Submitted Electronically to:  
landmarkscommission@cityofmadison.com

Re: *240 W. Gilman St., Madison*

Dear Commission Members:

Our firm represents, HJL Property, LLC, the owner of 240 W. Gilman St., in the City of Madison. That property contains a Landmark Structure formerly known as the Women's Building. The current parcel consists of two original plat lots, half contains the Women's Building and the other half containing a parking lot. For many years the building has housed the Samba Brazilian restaurant and the parking lot has provided parking for restaurant patrons and staff. An overhead shot of the parcel is attached to this application packet for visual reference.

HJL Property, LLC wishes to divide the parcel into two parcels, one containing the building and one containing the parking lot. The division should generally fall on the lot line established by the Original Plat for the City of Madison and divide the parcel in half except that the lot line will be adjusted so that the building parcel contains the addition at the back of the building that would encroach on the historical lot line. HJL Property, LLC has been working with Birrenkott Surveying, Inc. to draft a CSM to accomplish this purpose and is in communications with City of Madison Planning and Zoning to ensure that all set back requirements are followed.

HJL Property, LLC has no plans to develop or alter the current use of the building or the parking lot. This division will preserve the historic landmark on the lot size envisioned by the Original Plat for the City of Madison and not otherwise impact the historic character of the landmark.

**Cross Plains Office**  
Second Floor  
2615 Westview Court  
Cross Plains, WI 53528  
608-333-0001

**Madison Office**  
Mezzanine Level  
131 West Washington Ave.  
Madison, WI 53703  
608-333-0001

**Sauk City Office**  
635 Water Street  
P.O. Box 458  
Sauk City, WI 53583  
608-370-7175

**Wonevoc Office**  
116 Center Street  
P.O. Box 367  
Wonevoc, WI 53968  
608-415-4545

Letter to Landmarks Commission  
July 2, 2021  
Page 2

HJL Property, LLC hereby requests an approval by the Landmarks Commission of a Certificate of Appropriateness allowing the parcel to be divided. If additional documentation or information is needed to evaluate this request, please do not hesitate to contact my office.

Truly Yours,  
GEIER HOMAR & ROY LLP

A handwritten signature in blue ink, appearing to read "J-H & HR", is centered below the typed name.

Joseph Humphrey

Enc.

CC: HJL Property, LLC  
Birrenkott Surveying, Inc.









**Joseph P. Humphrey**  
joe@wislaw.net  
608-333-0001  
Mezzanine Level  
131 West Washington Avenue  
Madison, WI 53703

July 8, 2021

Landmarks Commission  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701

Submitted Electronically to:  
landmarkscommission@cityofmadison.com

Re: *240 W. Gilman St., Madison*

Dear Commission Members:

Our firm represents, HJL Property, LLC, the owner of 240 W. Gilman St., in the City of Madison. That property contains a Landmark Structure formerly known as the Women's Building. This letter and attachments are submitted to supplement the Application materials submitted on July 2, 2021.

HJL Property, LLC proposes to split the current parcel at 240 W. Gilman St. in half so that one parcel contains the Landmark Women's Building and the other contains a parking lot. There are no plans to develop or alter the use of either resulting parcel. Attached please find a preliminary CSM drawing with the existing parcel and the proposed new lot lines.

The proposed division will not adversely impact the historic character of the Landmark Women's Building since the resulting parcel will still completely contain the Landmark building and its immediate surroundings including required set-backs. There will be no visible change in the Landmark building or its immediate surroundings as a result of this proposed division.

Additionally, the proposed division will not result in lot sizes that are incompatible with adjacent lot sizes. Attached to the application, submitted on July 2, 2021, is an overhead view of the parcel and its adjacent lot. Currently, the parcel is a combination of two historical lots and is thus twice as big as the lots adjacent to the north and south. By contrast, the proposed division will divide the current lot in half

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**Wonewoc Office**  
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Wonewoc, WI 53968  
608-415-4545

resulting in lots of similar size to the adjacent lots to the south and north. If the proposed division is allowed the resulting lot sizes will be more compatible and similar to the lot sizes of adjacent parcels than as currently situated.

Finally, the resulting parcels from the proposed division will maintain the general lot size pattern of the Mansion Hill District. As identified in the attached preliminary CSM, the existing parcel currently combines two lots from the original plat of the City of Madison. As a result, the current parcel is larger than the historical lots created under the Original Plat of the City of Madison in the Mansion Hill District. By splitting the current parcel in half, the proposed division will split the parcel into lots of similar size as the original parcel layout from the Original Plat that defined lot sizes throughout the Mansion Hill District. Again, approval of the proposed division will increase the consistency of the lot size in the immediate vicinity.

HJL Property, LLC hereby requests an approval by the Landmarks Commission of a Certificate of Appropriateness allowing the parcel to be divided consistent with the preliminary CSM provided. If additional documentation or information is needed to evaluate this request, please do not hesitate to contact my office.

Truly Yours,  
GEIER HOMAR & ROY LLP

A handwritten signature in blue ink, appearing to read 'J-H' followed by a stylized flourish.

Joseph Humphrey

Enc.

CC: HJL Property, LLC  
Birrenkott Surveying, Inc.



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**

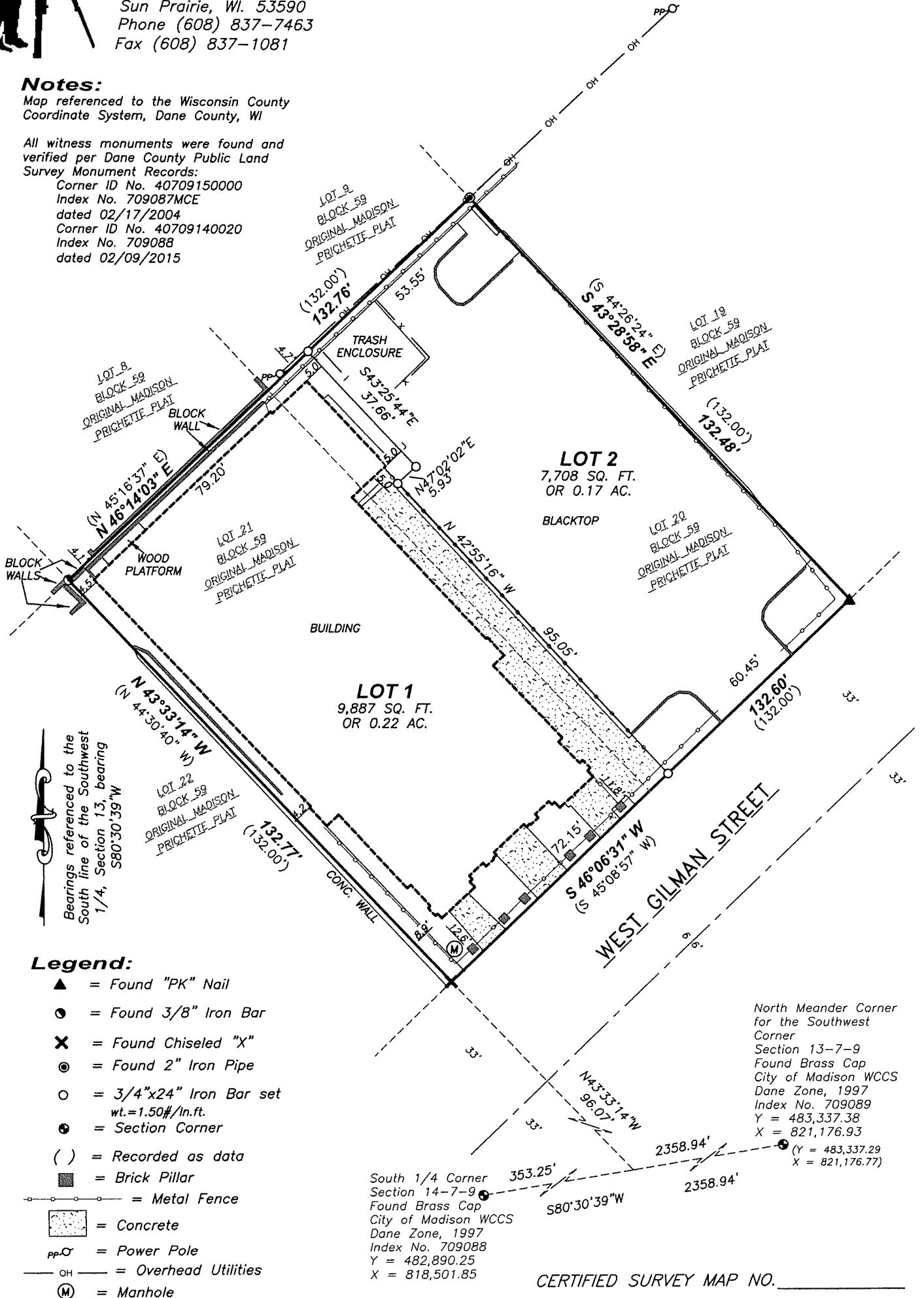
Lot 20 & 21, Block 59, Original Plat of Madison, Located in the Southwest 1/4 of the Southeast 1/4, Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin.

**Notes:**

Map referenced to the Wisconsin County Coordinate System, Dane County, WI

All witness monuments were found and verified per Dane County Public Land Survey Monument Records:

Corner ID No. 40709150000  
Index No. 709087MCE  
dated 02/17/2004  
Corner ID No. 40709140020  
Index No. 709088  
dated 02/09/2015



Bearings referenced to the South line of the Southwest 1/4, Section 13, bearing S80°30'39"W

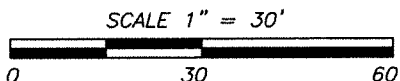
**Legend:**

- ▲ = Found "PK" Nail
- = Found 3/8" Iron Bar
- ✕ = Found Chiseled "X"
- ⊙ = Found 2" Iron Pipe
- = 3/4"x24" Iron Bar set wt.=1.50#/ln.ft.
- ⊙ = Section Corner
- ( ) = Recorded as data
- = Brick Pillar
- = Metal Fence
- ▨ = Concrete
- PP-O = Power Pole
- OH— = Overhead Utilities
- Ⓜ = Manhole

North Meander Corner for the Southwest Corner Section 13-7-9 Found Brass Cap City of Madison WCCS Dane Zone, 1997 Index No. 709089 Y = 483,337.38 X = 821,176.93 (Y = 483,337.29 X = 821,176.77)

South 1/4 Corner Section 14-7-9 Found Brass Cap City of Madison WCCS Dane Zone, 1997 Index No. 709088 Y = 482,890.25 X = 818,501.85

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_





# CERTIFIED SURVEY MAP

DATED: July 6, 2021

## Birrenkott Surveying, Inc.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes and the City of Madison Subdivision Ordinances. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

\_\_\_\_\_  
Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

### Description:

Lots 20 & 21, Block 59, Original Plat of Madison (Pritchette Plat), Recorded in Volume A of Plats, Page 3, Located in the Southwest ¼ of the Southeast ¼ of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Containing 29,129 square feet or 0.668 acres.

### Owner Certificate:

As owner, HJL Property LLC, it hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Madison for approval.

### HJL Property LLC

\_\_\_\_\_  
Jongyeon Lee, Principal Member

### State of Wisconsin )

**Dane County ) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above-named Jongyeon Lee, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Printed name

### City of Madison Plan Commission Certificate

Approved for recording per the Secretary of the City of Madison Plan Commission.

\_\_\_\_\_  
Matt Wachter, Secretary of Plan Commission

\_\_\_\_\_  
Dated

### Madison Common Council Certificate:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021

\_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

### Notes:

- Refer to the building site information contained in the Dane County Soil Survey.
- Wetlands, if present, have not been delineated
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground improvements only; no guarantee is made for below-ground structures.

### Surveyed for Owner/Divider:

Geier Homar & Roy, LLP  
Joseph Humphrey  
131 W Washington Ave  
Madison, WI 53703  
(651)-333-0001

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2021

at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of Dane County on Pages \_\_\_\_\_.

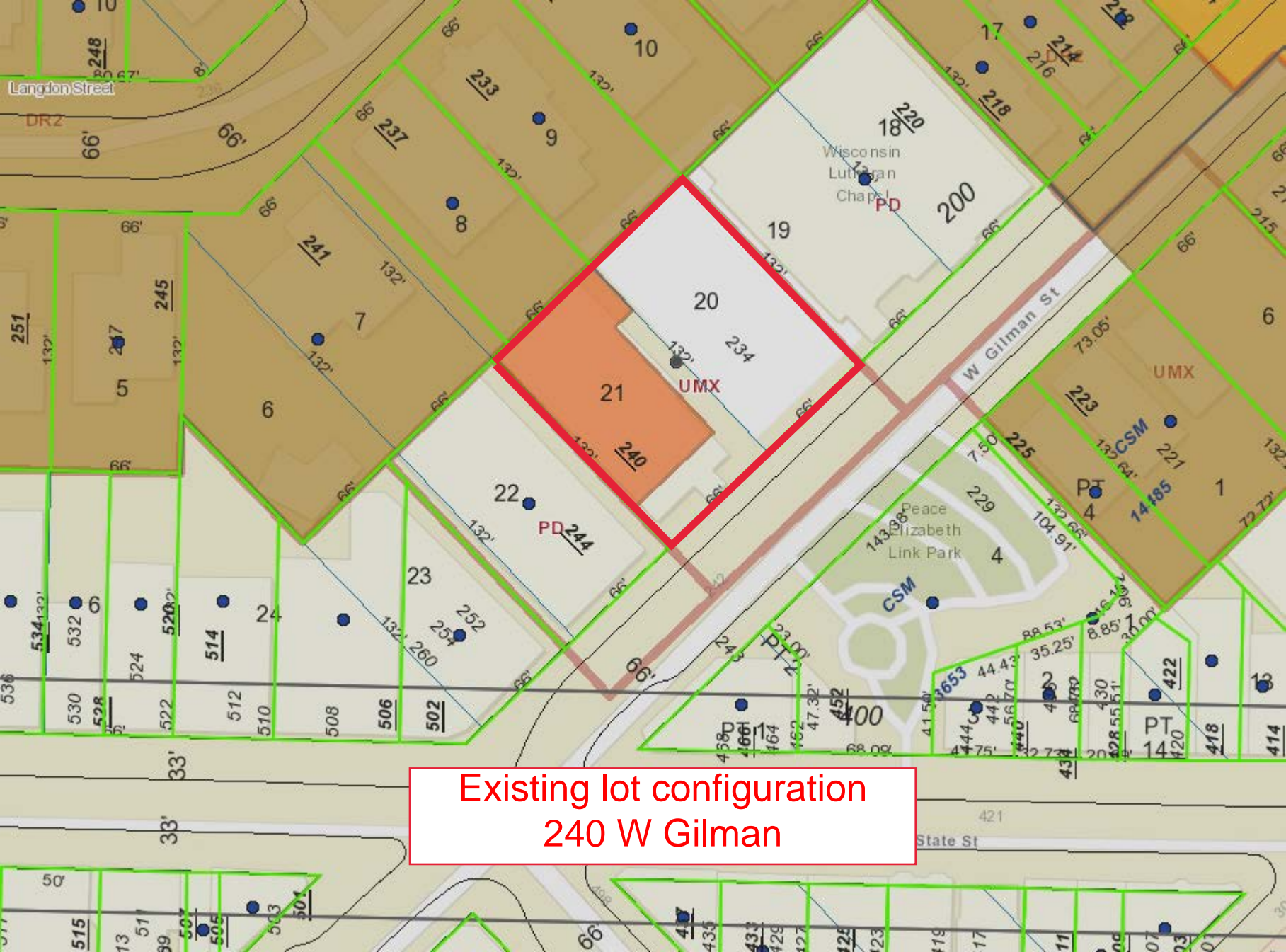
\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Surveyed: TAS  
Drawn: BTS  
Checked: CKC  
Approved: DVB  
Field book: 382/30-31  
Tape/File: J:\210445  
Sheet 2 of 2  
Office Map No.: 210445

Document No. \_\_\_\_\_

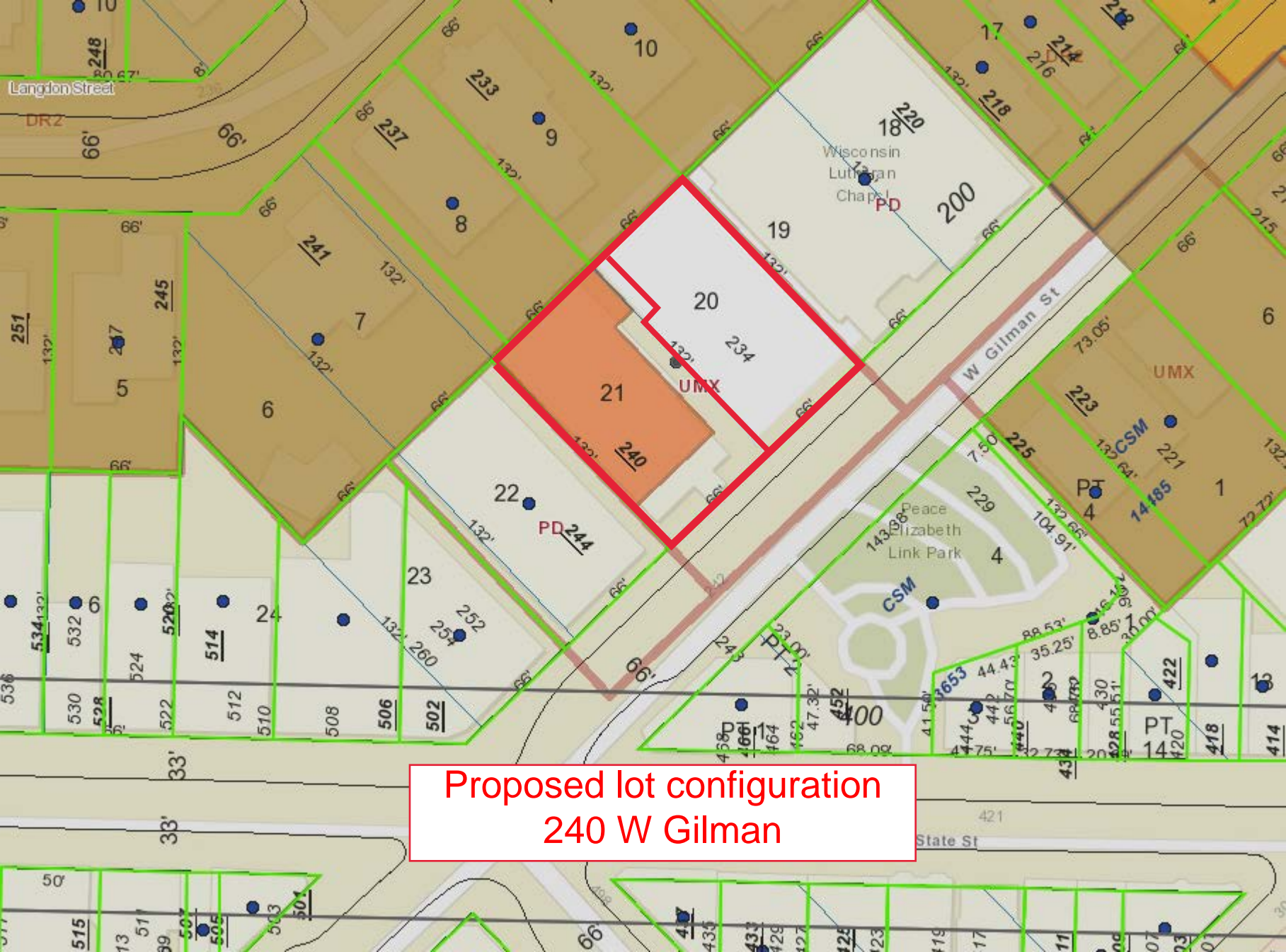
Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_





Existing lot configuration  
240 W Gilman





Proposed lot configuration  
240 W Gilman