

City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL-100, P.O. Box 2985, Madison, WI 53701-2985



1. LOCATION

Project Address: 711/719 Jenifer Street Aldermanic District: 6

2. PROJECT

Project Title / Description: ELKS #410 land division - Reconfigure parcel to accommodate sale of Residential piece

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

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
Land Division/Combination in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
New Construction in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

43525 Registrar #
PLANNING DIVISION USE ONLY

3. APPLICANT

Applicant's Name: Paul Spetz Company: Isthmus Surveying LLC
Address: 450 N. Baldwin Street Madison WI 53703
Telephone: 608-244-1090 E-mail: isthmussurveying@sbcglobal.net
Property Owner (if not applicant): Madison Lodge #410 BPOE
Address: 711 Jenifer Street

Property Owner's Signature: [Signature] for Lodge 410 as Rep. Date: 6/14/16

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 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

The Madison Lodge 410, Benevolent Protective Order of Elks

Property Address 719 Jenifer Street

Property Address 711 Jenifer Street

The Madison Lodge 410, Benevolent Protective Order of Elks (The Elks) property is made up of several lots in Block 127, Original Plat of Madison. The Lodge Property has an address of 719 Jenifer Street and is known as part of Lots 1, 2 and 3, Block 127, Original Plat of Madison. The residential property, known as the SW 1/2 of Lot 4, Block 127, Original Plat of Madison, contains a Historic Structure, and lies in the Third Lake Historic District. This parcel is adjacent to their Existing Lodge parcel at 711 Jenifer Street. It is the Elk's desire to combine their parcel into 2 lots.



Existing Historic Structure from Jenifer Street view

The historic residential structure is Deed Restricted and currently vacant, and the Elks desire to Sell it, and a portion of the lands it currently lies upon. We have prepared a Certified Survey Map to create a 4,019 Square Foot Parcel which will contain the structure (shown as proposed Lot 2 on the Certified Survey Map). The remainder of the residential parcel will become part of proposed Lot 1 on the Certified Survey Map, including all of the Shore frontage.

The Elk's, in ownership of both parcels have made improvements to their Lodge that lie in the area between the residence and the Shoreline of Lake Monona including a fence, storage shed, stairwell, etc. as shown on the map and this photo.



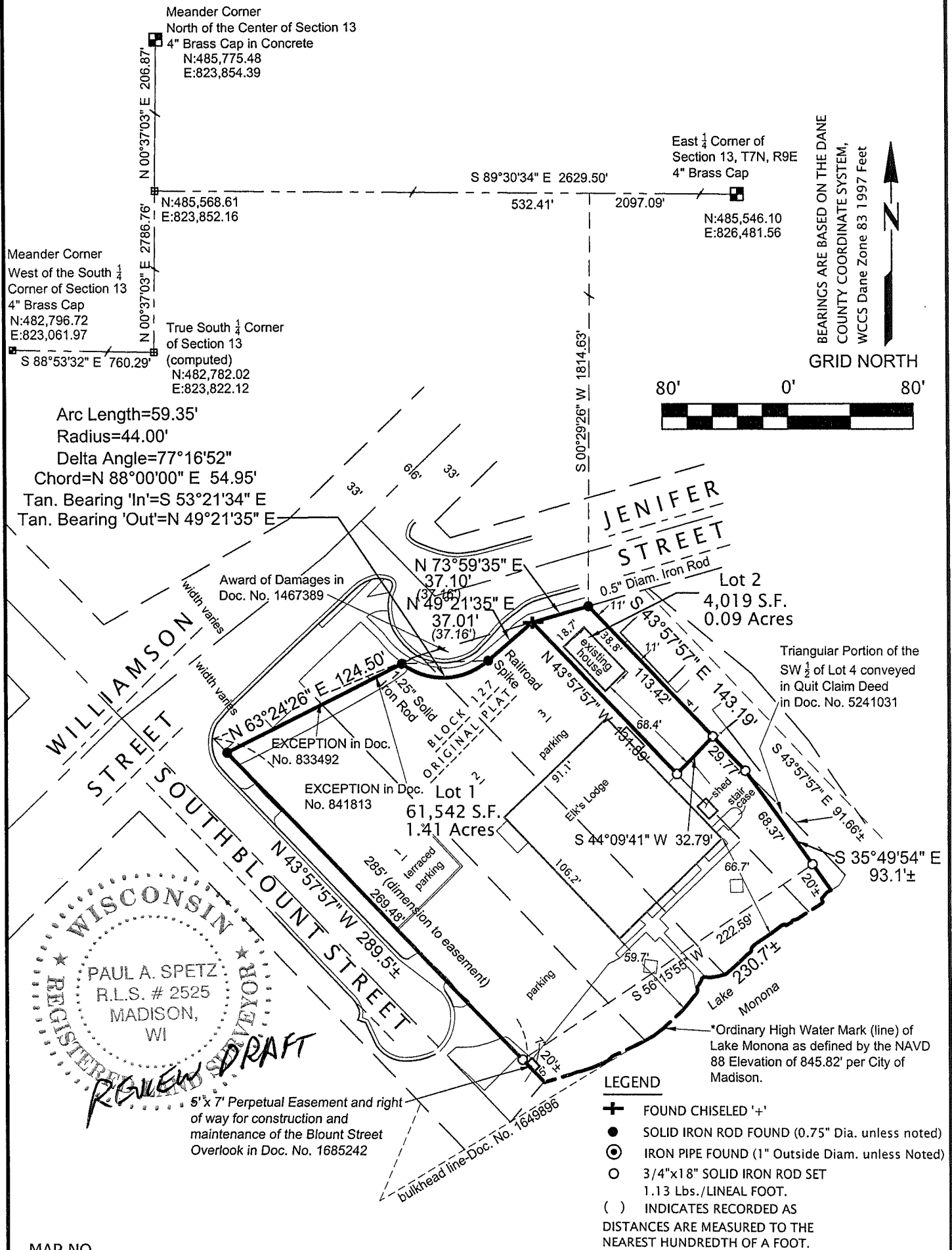
View from existing residence toward Lake Monona

The Elks wish to better define the boundaries for both the historic structure, and accommodate the improvements to the existing Lodge. The proposed lot with historic structure would not include shore frontage, but as a result, would have a parcel size appropriately proportionate to the size of the structure, and could sell for a more affordable amount.

# CERTIFIED SURVEY MAP

LOCATED IN:

Located in Lot 1, Lot 2, Lot 3 and Lot 4, Block 127, Original Plat of Madison, all in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of fractional Section 13, in the City of Madison, Dane County, Wisconsin.



WISCONSIN REGISTERED SURVEYOR  
PAULA A. SPETZ  
R.L.S. # 2525  
MADISON, WI  
*REVIEW DRAFT*

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

PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

PREPARED FOR:  
MADISON LODGE No. 410 BPOE  
711 JENIFER STREET  
MADISON, WI 53703

# CERTIFIED SURVEY MAP

## LOCATED IN:

Located in Lot 1, Lot 2, Lot 3 and Lot 4, Block 127, Original Plat of Madison, all in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of fractional Section 13, in the City of Madison, Dane County, Wisconsin.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Madison Lodge No. 410, Benevolent and Protective Order of Elks, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

### Record Legal description:

Lot 1, and the Southwest 1/2 of Lot 2, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT parcels conveyed to The City of Madison as set forth in Vol. 581 of Deeds, page 544, as #838456 and in Vol. 577 of Deeds, page 349, as #833492.

The Northeast 1/2 of Lot 2, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed to the City of Madison as set forth in Vol. 584 of Deeds, page 600, as #841813.

Lot 3, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT Award of Damages recorded in Vol. 675 of Records, page 401, as #1467389.

The Southwest 1/2 of Lot 4, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin EXCEPT that portion conveyed in Quit Claim Deed recorded as #5241031.

### Measured Legal Description More Particularly described as follows:

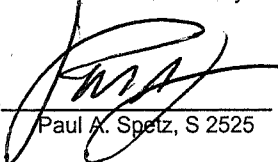
That portion of Lots One (1), Two (2), Three (3) and Four (4), Block One Hundred and Twenty-Seven (127), located in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin;

Commencing at the East  $\frac{1}{4}$  Corner of Fractional Section 13, T7N, R9E, thence N 89°30'34" W, along the East-West  $\frac{1}{4}$  Section line of said Fractional Section 13, 2097.09 feet; thence S 00°29'26" W, along a random line, 1814.63 feet to a point being the northeast corner of the SW  $\frac{1}{2}$  of said Lot 4, Block 127, said point being on the southeasterly right-of-way line of Jenifer Street, and the point of beginning of this description;

thence S 43°57'57" E, along the northeasterly line of the SW  $\frac{1}{2}$  of Lot 4, Block 127, 143.19 feet;  
thence S 35°49'54" E, along the southeasterly line of a parcel of land as described in a Quit-claim Deed in Document No. 5241031, 68.37 feet to a point on the Northeast most end of a Meander line of Lake Monona;  
thence continue S 35°49'54" E, along aforementioned line extended, 20.00 feet more or less to the Ordinary high water mark (line) of Lake Monona;  
thence Southwesterly along the Ordinary High water mark (line) of Lake Monona, 230.7' more or less;  
thence N 43°57'57" W, along the southwesterly platted boundary line of said Lot 1, Block 127, and northeasterly right-of-way line of South Blair Street, 20 feet more or less to a point on the southwesterly most end of a meander line of Lake Monona which is S 56°15'55" W, 222.59 feet from the previously mentioned Northeasterly end of said meander line;  
thence N 43°57'57" W, along the southwesterly platted boundary line of said Lot 1, Block 127 and northeasterly right-of-way line of South Blair Street, 269.48 feet;  
thence N 63°24'26" E, along the southerly line of a parcel of land as described in Documents No. 833492 and 841813, and southeasterly right-of-way line of Williamson Street, 124.50 feet;  
thence along the southerly line of a parcel of land described in an Award of Damages in Document No. 1467389, 59.35 feet along the arc of a 44.00 foot radius curve to the left with a chord bearing, N 88°00'00" E, 54.95 feet, and a delta angle of 77°16'52";  
thence N 49°21'35" E, along the southeasterly line of said Award of Damages, 37.01 feet;  
thence N 73°59'35" E, along the northwesterly platted boundary line of said Lot 4, Block 127, and southeasterly right-of-way line of Jenifer Street, 37.10 feet to the point of beginning.

This description contains 61,542 square feet, or 1.41 acres more or less.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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 15<sup>th</sup> day of June, 2016.   
Paul A. Spetz, S 2525



### NOTES:

1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
2. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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# CERTIFIED SURVEY MAP

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: Natalie Erdman, Secretary Plan Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 \_\_\_\_\_, 2016, and that said resolution 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 \_\_\_\_\_, 2016.

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

REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at o'clock \_\_\_\_\_ m. and recorded in recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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