



City of Madison

Proposed Certified Survey Map

CSM Name
UW CSM

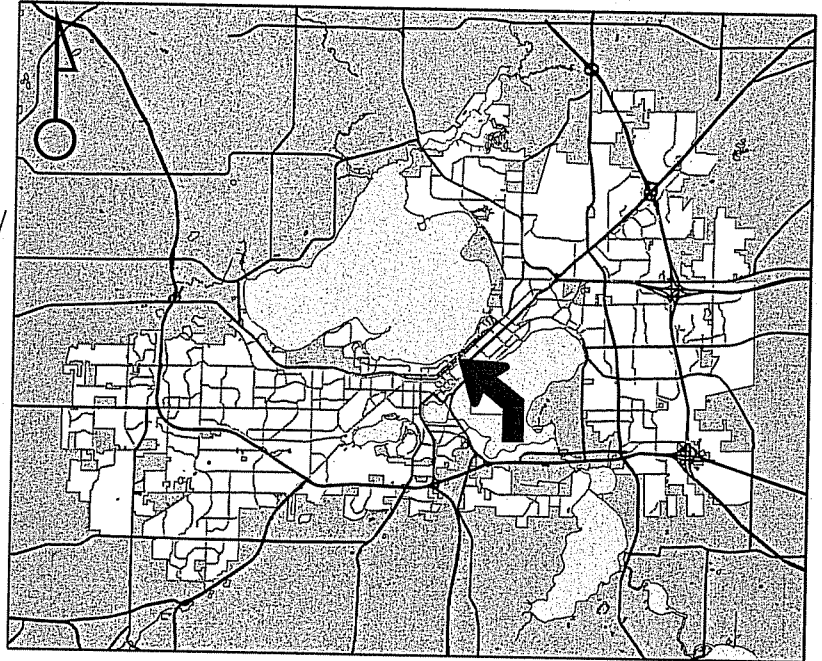
Location
130 East Gilman Street

Applicant
Gary Brown-University of WI Board of Regents/
Michelle Burse-Burse Surveying & Engineering

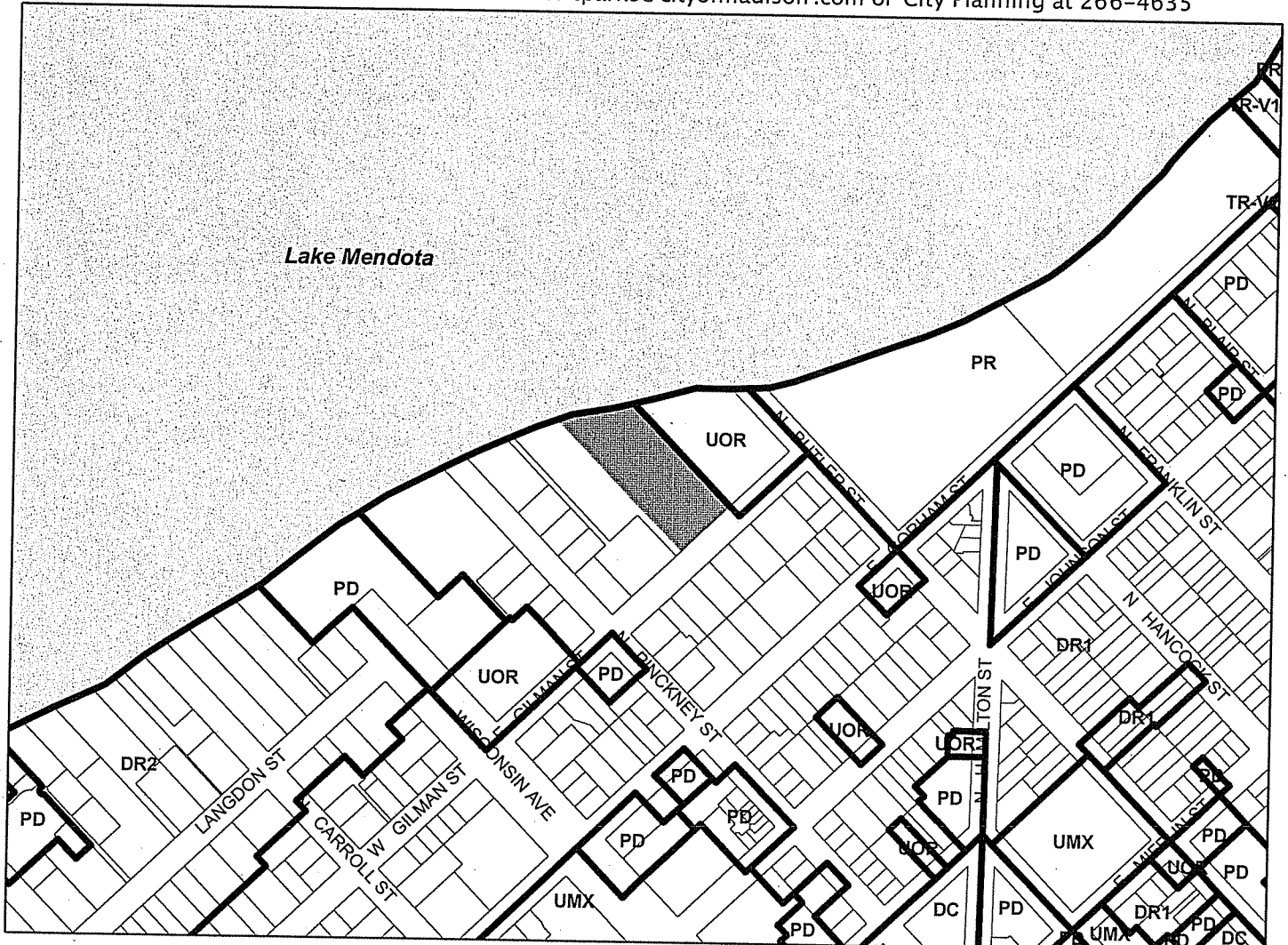
Within City Outside City

Proposed Use
Create 1 residential lot and 1 institutional lot
in Mansion Hill Historic District, including
consideration of a deep residential lot

Public Hearing Date
Plan Commission
23 May 2016
Common Council
07 June 2016



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 May 2016

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SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****
 This application form may also be completed online at www.cityofmadison.com/planning/plan.html

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.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: University of WI Board of Regents Representative, if any: Gary Brown

Street Address: 30 N. Mills Street City/State: Madison, WI Zip: 53715

Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gary.brown@wisc.edu

Firm Preparing Survey: Burse Surveying & Engineering, Inc. Contact: Michelle L. Burse

Street Address: 1400 E. Washington Ave Suite 158 City/State: Madison, WI Zip: 53704

Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: mburse@bse-inc.net

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City) : 130 East Gilman Street

Tax Parcel Number(s): 251-0709-144-0203-0

Zoning District(s) of Proposed Lots: DR1 HIS-L School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.5844
Retail/Office			
Industrial			
Other (state use):	1		1.5167

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			2.1011

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent:** Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project; and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association:** Two (2) copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Gary A. Brown

Signature 

Date April 13, 2016

Interest In Property On This Date owner's representative



Facilities Planning & Management
UNIVERSITY OF WISCONSIN-MADISON

April 13, 2016

Tim Parks
City of Madison Plan Commission
215 Martin Luther King, Jr. Blvd., Suite LL-100
PO Box 2985
Madison, WI 53701-2985

**RE: 130 EAST GILMAN STREET – LAND DIVISION/CERTIFIED SURVEY MAP
KNAPP HOUSE GRADUATE CENTER – OLD EXECUTIVE RESIDENCE**

Dear Tim,

The Board of Regents of the University of Wisconsin System is submitting an application to subdivide our current parcel at 130 East Gilman Street (Parcel #251-0709-144-0203-0). This action will allow us to dispose of approximately the front half of our property as the University no longer has a use for the building on the proposed Lot 1. The facility will be first offered to other University of Wisconsin System campuses/functions before a public sale would occur.

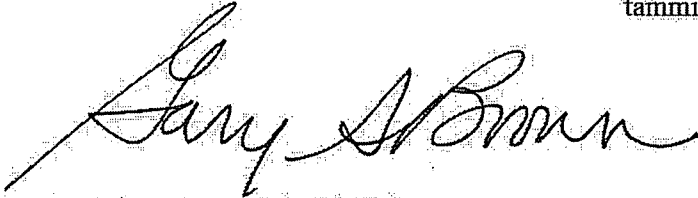
The Board of Regents will continue use of Lot 2, which houses the university's Life Saving Station, part of our Department of Environmental Health & Safety. The station, on Lake Mendota, provides lake safety and rescue operations serving boaters and swimmers of the UW-Madison and greater Madison community.

It is difficult to project what the future use of Lot 1 will be, but likely it will be residential or office/commercial uses based on the size and layout of the large house. The house was built in 1855-1856, by Julius T. White and was first known as the "White House". The building was purchased in 1883 by then governor Jeremiah Rusk, who sold it to the State of Wisconsin for use as the governor's executive residence. Including Rusk, seventeen Wisconsin governors have lived in the house through 1949. Governor Warren P. Knowles resided there for a short period of time in 1956 during the remodeling of the present executive residence in Maple Bluff. The house was purchased in 1950 by the University for use as graduate student housing for our Knapp Scholars program. The building was listed on the National Register of Historic Places in 1973 and has been designated as a city of Madison Landmark. If the Board of Regents sells the property, a permanent historic preservation easement/covenant will be attached to the transfer deed to assure the historic building is maintained appropriately per the National Park Service's Secretary of Interior Standards.

The house on Lot 1 is in generally fair condition and useable in its current state, but will need some improvement to keep some of the old sandstone exterior from further deterioration. The house is also not fully accessible for individuals with disabilities. Interior walls are lathe and plaster which shows some minor cracking in a few rooms. At this time there are no plans by the university to further develop Lot 2 (property around the Life Saving Station) or make significant changes to Lot 1 prior to disposition. Those involved in this land division/CSM process include:

Michelle Burse
Burse Surveying & Engineering, Inc.
2801 International Lane #101
Madison, WI 53704
608-250-9263
mburse@bse-inc.net

Tammi Alexander
Senior Real Estate Specialist
UW-Madison Facilities Planning & Management
30 N. Mills Street, 4th Floor
Madison, WI 53715-1211
608-263-3043
tammi.alexander@wisc.edu

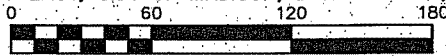


Gary A. Brown, PLA, FASLA
Director of Campus Planning and Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

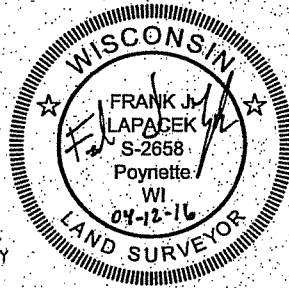
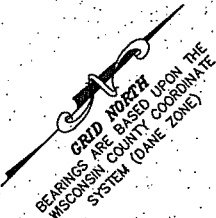
CC: *Michelle Burse, Tammi Alexander*

CERTIFIED SURVEY MAP No.

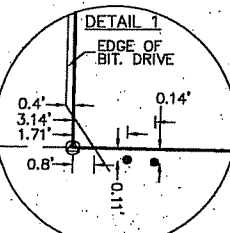
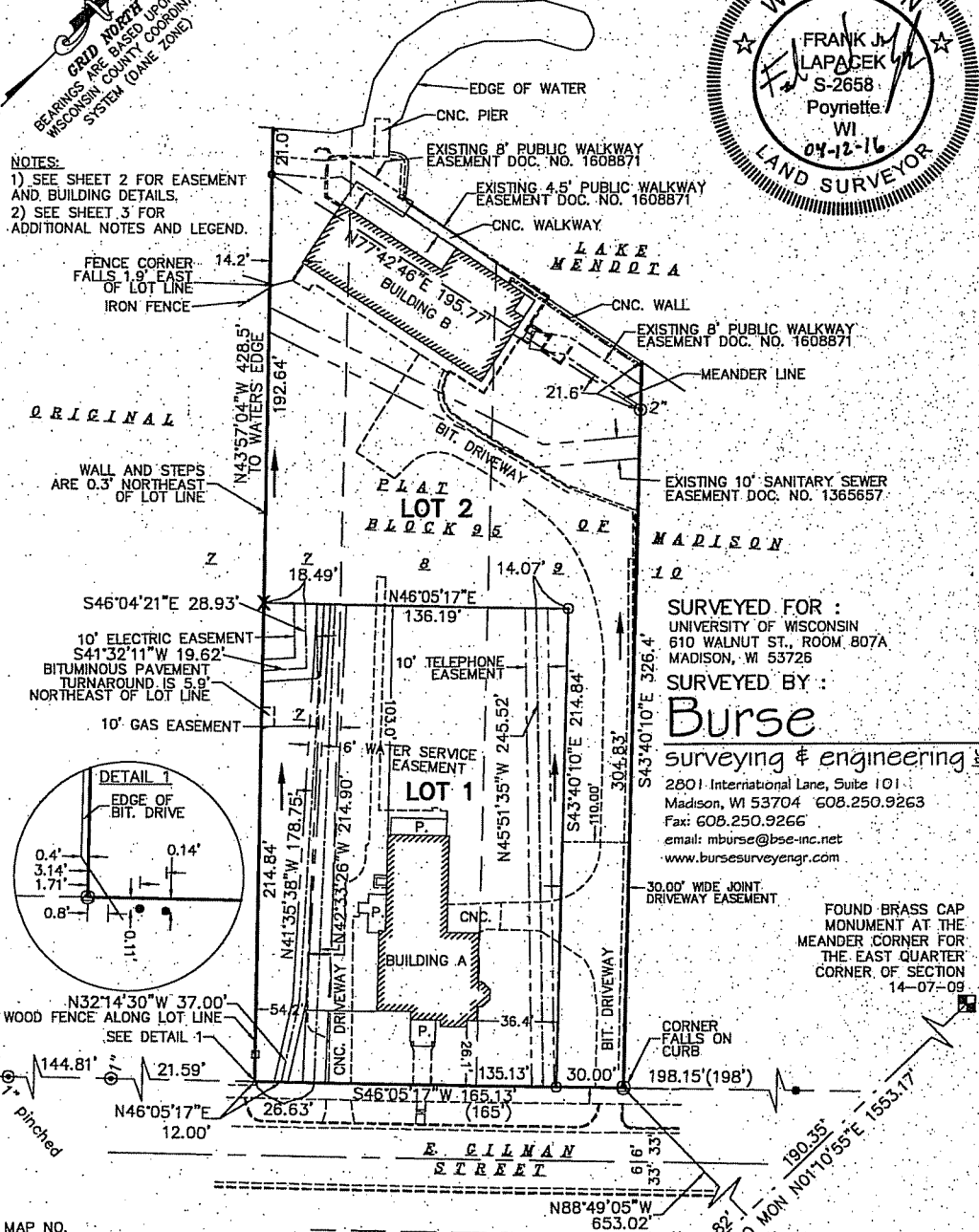
ALL OF LOTS 8 AND 9 AND PART OF LOT 7, BLOCK 95, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = SIXTY FEET



NOTES:
 1) SEE SHEET 2 FOR EASEMENT AND BUILDING DETAILS.
 2) SEE SHEET 3 FOR ADDITIONAL NOTES AND LEGEND.



SURVEYED FOR :
 UNIVERSITY OF WISCONSIN
 610 WALNUT ST., ROOM 807A
 MADISON, WI 53725

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

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE EAST QUARTER CORNER OF SECTION 14-07-09

CORNER FALLS ON CURB
 198.15'(198')
 1362.82'
 MON TO MON N01°10'55"E 1553.17'

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 04-12-2016

Plot View: csm

PROJECTS\BSE1625\dwg\BSE1625.DWG

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHEAST CORNER OF SECTION 14-07-09

SHEET 1 OF 4

8

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 8 AND 9 AND PART OF LOT 7, BLOCK 95, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

The Regents of the University of Wisconsin, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I 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 _____, 20____

Brent Smith, President

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

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 _____, 2010, 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 _____, 20____.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE


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

Dated this _____ day of _____, 20____.

Steven R. Cover, Secretary of Planning Commission.

SURVEYED BY :

Burse

surveying & engineering 

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

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____ , 20____ at

_____ o'clock _____ M. as

Document No. _____

in _____

Register of Deeds

MAP NO. _____

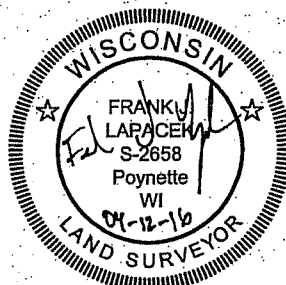
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VOLUME _____ PAGES _____

Date: 04-12-2016

Plot View: csm

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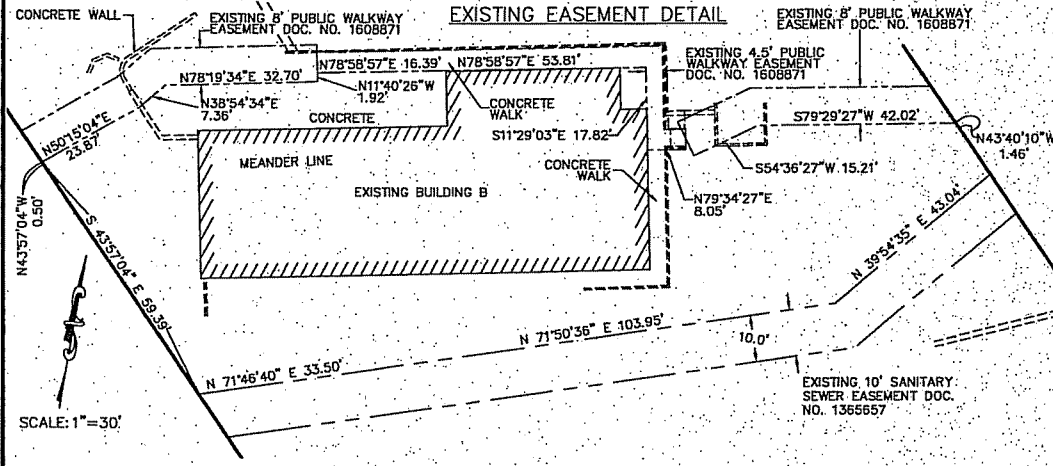


SHEET 4 OF 4

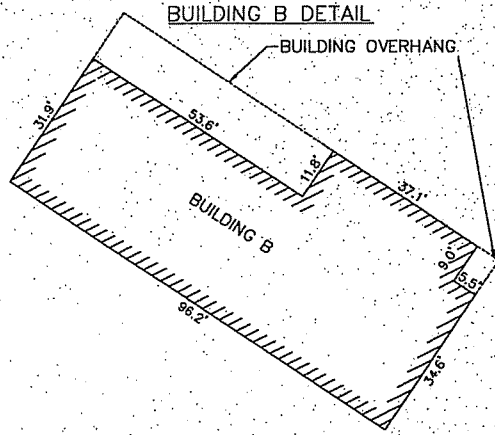
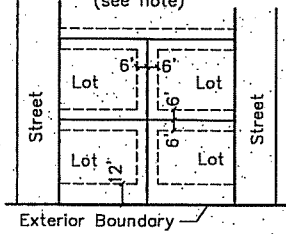
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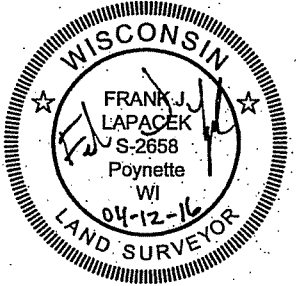
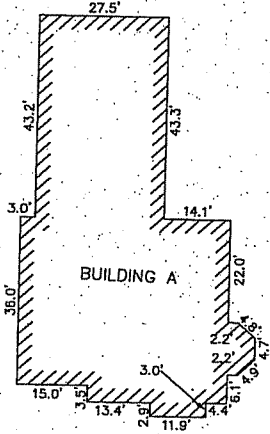
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TYPICAL DRAINAGE EASEMENTS:
(see note)



BUILDING A DETAIL



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

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: 04-12-2016
Plot View: csm
PROJECTS\BSE1625\dwg\BSE1625.DWG

CERTIFIED SURVEY MAP No. _____

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LEGEND

- 3/4" DIAMETER SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON ROD SET, WT. 1.50 lbs/ft.
- P. PORCH
- ← DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- X SET CHISELED "X" IN CONCRETE WALL
- ⊙ IRON PIPE FOUND SIZE NOTED
- ⊗ MAG NAIL SET
- () INDICATES RECORDED AS

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS SHOWN ON THIS MAP ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NOTES:

- 1) Date of field work: 04-11-2013, 04-15-2013 and 04-30-2013
- 2) Lot 1 Area=29,144 sq. ft. or 0.6690 acres.
Lot 2 Area to the meander line=29,973 sq. ft. or 0.6881 acres and 36,923 sq. ft. including lands between the waters edge and the meander line.
Total CSM area to meander line= 59,117 sq. ft. or 1.3571 acres and 66,067 sq. ft. including lands between the waters edge and the meander line.
- 3) All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. No obstructions to drainage including landscaping are permitted without the prior written approval of the City Engineer.
- 4) In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 5) Surveyor was provided with a copy of Title Report Number 113040078 dated March 28, 2013 from Preferred Title, LLC; therefore Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence.
Said Title report references the following: [Surveyor's notes are in brackets]
-Notice of Designation recorded in Vol. 394 of Records, page 396, as #1346989. [This document designates a landmark.]
-Sanitary Sewer Easement recorded in Vol. 441 of records, page 144, as #1365657. [shown hereon]
-License for Public Walkway Purposes recorded in Vol. 1034 of Records, page 74, as #1608871.
- 6) Wood piers/docks within Lake Mendota are not shown on this survey.

LEGAL DESCRIPTION:

ALL OF LOTS 8 AND 9 AND PART OF LOT 7, BLOCK 95, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER FOR THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 01 DEGREE 10 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14, 190.35 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 05 SECONDS WEST, 653.02 FEET TO THE POINT OF BEGINNING, ALSO TO THE NORTHWEST RIGHT OF WAY LINE OF EAST GILMAN STREET; THENCE SOUTH 46 DEGREES 05 MINUTES 17 SECONDS WEST ALONG SAID NORTHWEST RIGHT OF WAY LINE OF EAST GILMAN STREET, 165.13 FEET; THENCE NORTH 43 DEGREES 57 MINUTES 04 SECONDS WEST, 407.48 FEET TO A MEANDER CORNER FOR LAKE MENDOTA; THENCE NORTH 77 DEGREES 42 MINUTES 46 SECONDS EAST, 195.77 FEET ALONG SAID MEANDER LINE TO A MEANDER CORNER FOR LAKE MENDOTA; THENCE SOUTH 43 DEGREES 40 MINUTES 10 SECONDS EAST, 304.83 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of The Regents of the University of Wisconsin, 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 the division of that land, 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 12th day of APRIL, 2016

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658

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. _____

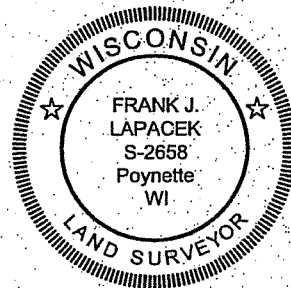
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VOLUME _____ PAGES _____

Date: 04-12-2016

Plot View: csm

PROJECTS\BSE1625\dwg\BSE1625.DWG



SHEET 3 OF 4