



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

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 130 EAST GILMAN ST. Aldermanic District: 2

2. PROJECT

Date Submitted: 05/04/2013

Project Title / Description: KNAPP HOUSE CSM - LOT DIVISION

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building 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 Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): CSM LOT DIVISION

3. APPLICANT

Applicant's Name: GARY BROWN Company: UNIV. OF WISCONSIN-MADISON
 Address: 610 WALNUT ST City/State: MADISON, WI Zip: 53726
 Telephone: 608.263.3023 E-mail: gbrown@fpm.wisc.edu
 Property Owner (if not applicant): BOARD OF REGENTS OF THE UW SYSTEM
 Address: 1220 UNDER DR. City/State: MADISON, WI Zip: 53706
 Property Owner's Signature: Gary A Brown Date: 05/04/13

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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.

**Knapp House Graduate Center – Old Executive Residence
130 East Gilman Street
Madison, Wisconsin**

Narrative Description

The Knapp House Graduate Center, located at 130 E. Gilman Street, is owned by the Board of Regents of the University of Wisconsin and is a city of Madison landmark located in the Mansion Hill Historic District. The building is also on the National Register of Historic Places (1973) due to its significance having served as the State of Wisconsin's executive residence from 1885 to 1949. It is of local architectural significance due to its exceptional Victorian design and its use of indigenous, Madison Sandstone materials. The university is in the process of transferring the property to either another state agency, non-profit or other potentially interested private owner.

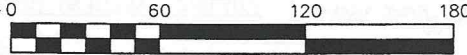
The University acquired the property in 1950. For the past 62 years it has been used by the Knapp Graduate Center program. That program has recently been reorganized and moved to other on-campus housing facilities. Our preliminary analysis to bring the facility up to public-use codes is well over \$2 million. UW-Madison can no longer justify maintaining the building for university use and are currently working with UW System and the State of Wisconsin's Department of Administration to determine if there are other state agencies interesting in acquiring the property.

The university has been working closely with the Wisconsin Historical Society on the formal disposition process which will include an historic easement on the property. Anyone who takes ownership will need to maintain the historic integrity of the facility. They are also documenting the building photographically for historic archival purposes before a transfer takes place.

The first step in this process is for university to subdivide the existing large parcel that also includes the UW Life Safety Station on Lake Mendota. The university will be keeping the west half of the parcel and the remaining eastern half would remain as part of the historic house property. An existing driveway access to the life safety station will be maintained along the north property line which would include a cross access easement for the eventual users of the house. A certified survey map (CSM) has been drafted that outlines the proposed subdivision of the lot (see attached).

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.

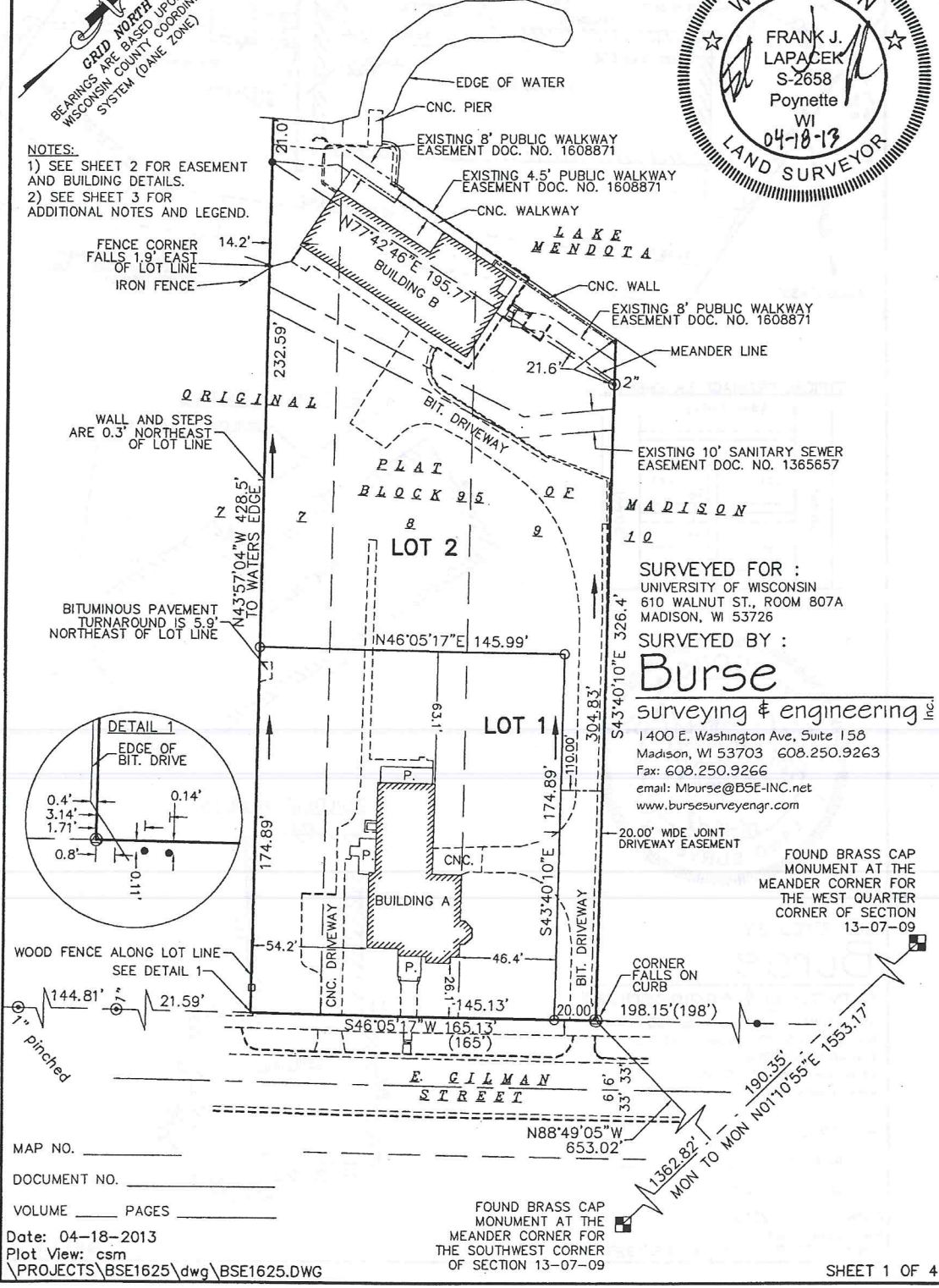


SCALE : ONE INCH = SIXTY FEET

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



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 53726

SURVEYED BY :
Burse
 surveying & engineering inc.
 1400 E. Washington Ave, Suite 158
 Madison, WI 53703 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 WEST QUARTER CORNER OF SECTION 13-07-09

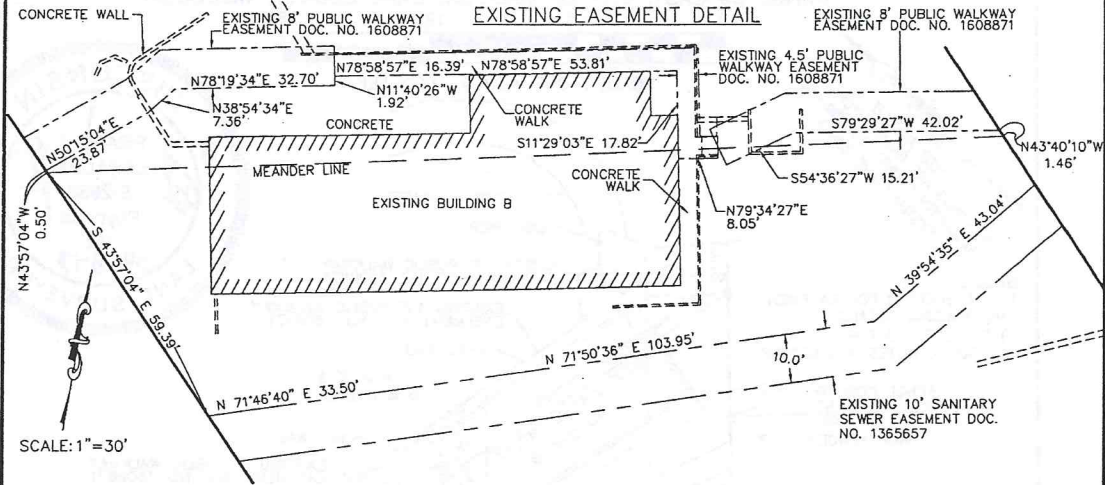
FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13-07-09

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

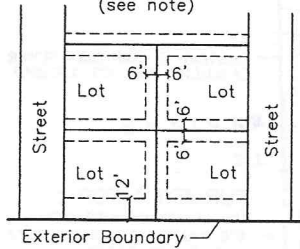
Date: 04-18-2013
 Plot View: csm
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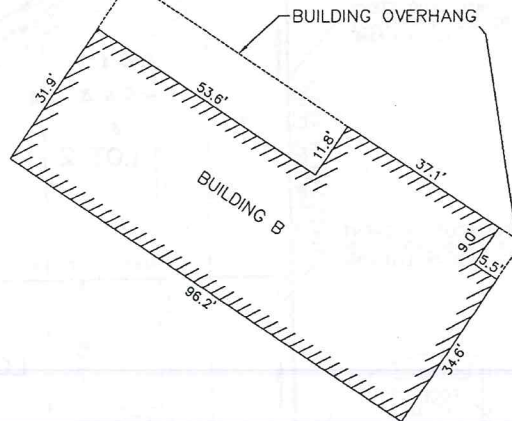
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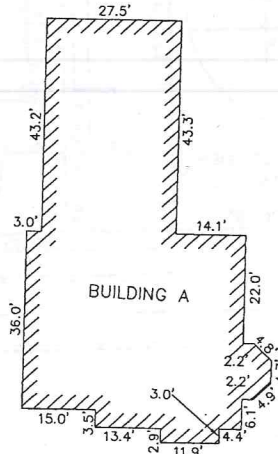
TYPICAL DRAINAGE EASEMENTS:
(see note)



BUILDING B DETAIL



BUILDING A DETAIL



SURVEYED BY :

Burse

surveying & engineering INC.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
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MAP NO. _____

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LEGEND

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

← 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 and 04-15-2013
- 2) Lot 1 Area=25,457 sq. ft. or 0.5844 acres.
Lot 2 Area to the meander line=33,660 sq. ft. or 0.7727 acres and 40,610 sq. ft. including lands between the waters edge and the meander line.
Total parcel 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: Quit Claim Deed Doc. No. 793016

Lots 8 and 9 and the NE $\frac{1}{2}$ of Lot 7, Block 95 in the City of Madison.

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 18th day of APRIL, 2013.

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

SURVEYED BY :

Burse

surveying & engineering 

1400 E. Washington Ave., Suite 158
Madison, WI 53703 608.250.9263
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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 ^{LLC}

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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. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

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Plot View: csm
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**Knapp House Graduate Center – Old Executive Residence
130 East Gilman Street
Madison, Wisconsin**



Front (southeast) elevation

Brief History

The existing Knapp House Graduate Center (aka Old Executive Residence) was originally built in 1855 by Julius T. White, and his wife Catherine, and was first known as the “White House” to local residents in Madison. Mr. White was a prominent local businessman and legislator. It was one of the first sandstone mansions in what would become known as Mansion Hill. White was a local art collector and had a leading role in the artistic and social life of Madison until his departure in 1857. White sold the house to George and Emeline Delaphine from whom he originally purchased the land. In 1868, they sold the house to J.G. Thorp and his wife Amelia Chapman Thorp from Eau Claire, Wisconsin where they had compiled a fortune in the lumber industry. In 1883, the Thorps sold the mansion to Governor Jeremiah Rusk who lived there for two years. He then sold it to the State of Wisconsin for use as a permanent executive residence. All seventeen governors from 1885 to 1949 lived in the house and maintained its social standing and festive reputation in the community. In 1950, a new governor’s mansion was purchased in Maple Bluff and the State sold the house to the University for \$60,000 using earnings from the Kemper K. Knapp endowment fund. Since that time the university has used the facility for graduate student housing as the Knapp Graduate Center. That program has recently been reorganized and move onto campus. The university is working with UW System, the State of Wisconsin’s Department of Administration, and the Wisconsin Historical Society to transfer the property.



Front elevation from north



North elevation, left



North elevation, right



Northwest elevation (lakeside)



Adjacent apartment building to the southwest



UW Lifesaving / Lake Safety Station, view to the west & Lake Mendota



South elevation, left



South elevation, right



Interior, main entry foyer



Interior, main entry foyer looking back to main door



Interior, main dining room



Interior, main dining room



Interior, main living room



Interior, main living room, front alcove



Interior, kitchen



Interior, kitchen

Contextual Photos



Office building to the north



Residential building, across the street to the northeast



Residential building, across the street to the east



Residential buildings, across the street to the southeast



Residential apartment building to the south