

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: 2012-2020 Chadbourne Ave

Alder District: \_\_\_\_\_

### 2. PROJECT

Project Title/Description: Lot Line Adjustment CSM

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

### 3. APPLICANT

Applicant's Name: Eric & Joann Eisenhart

Company: \_\_\_\_\_

Address: 2020 Chadbourne Ave      Madison      WI      53726

Street      City      State      Zip

Telephone: 860-501-2103      Email: ebizmail@gmail.com

Property Owner (if not applicant): same

Address: \_\_\_\_\_

Street      City      State      Zip

Property Owner's Signature: Eric & Joann Eisenhart      Date: Oct 12, 2023

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](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](mailto: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;
- N/A ☐ 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;
- N/A ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
- N/A ☐ Floor Plan views of levels and roof;
- N/A ☐ 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](mailto:landmarkscommission@cityofmadison.com)  
 (608) 266-6552



# **WILLIAMSON SURVEYING & ASSOCIATES, LLC**

**104A WEST MAIN STREET, WAUNAKEE, WI 53597**

**NOA T. PRIEVE and CHRIS W. ADAMS**

**PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM**

## **Letter of Intent**

Dear Landmarks Commission:

October 12, 2023

Eric & Joann Eisenhart are the owners of 2012-2020 Chadbourne Ave described as: The east 20 feet of Lot 14 and all of Lots 15 & 16, Block 24, University Heights.

The existing home is at 2020 Chadbourne Ave and entirely within the east 20 feet of Lot 14 and all of Lot 15. With that said, the existing property line between Lots 15 and 16 is currently 1.8 feet east of the existing foundation and there are concrete corner pillars that stick out past the foundation of the home which run over this common property line. The Eisenharts currently have no intentions of selling the vacant Lot 16, but are simply trying to plan for any future sales or projects on their home. They would like to adjust the lot line in order to give their existing and historic home some buffer between the side yards of the lots.

I have attached a proposed Certified Survey Map (CSM) that would adjust this common lot line between the existing 2020 home site and the vacant 2012 site. The proposed vacant lot will meet all zoning requirements for the existing TR-C2 zoning. The proposed lots would not be equal in size for the existing home site is much larger than what is left over for the vacant lot. The proposed existing 2020 site will be 11990 sq. ft., while the vacant 2012 site would be 4800 sq. ft. This size difference is consistent with the neighborhood. Historically as can be seen on the included Sanborn 1950 Historical maps, you can see there are several blocks immediately adjacent to this which have similar varying sized parcels as we have proposed. Also, within this block 24, there are several lots that are similar to the larger sized parcel and smaller sized parcel that we are proposing.

We are asking that the Landmarks Commission recommend approval of this proposed lot line adjustment CSM so that it can proceed to the Common Council meeting.

Thank you for your consideration.

Chris Adams  
Williamson Surveying & Associates, LLC



SIMILAR VARIING  
LARGE & SMALL  
LOT SIZES ON  
THIS BLOCK

SIMILAR LARGE  
LOT SIZE

SIMILAR SMALL  
LOT SIZE

2012-2020  
CHADBOURNE  
AVE SITE

SIMILAR VARIING  
LARGE & SMALL  
LOT SIZES ON  
THIS BLOCK

SIMILAR LARGE  
LOT SIZE

SIMILAR SMALL  
LOT SIZE

SIMILAR VARIING  
LARGE & SMALL  
LOT SIZES ON  
THIS BLOCK

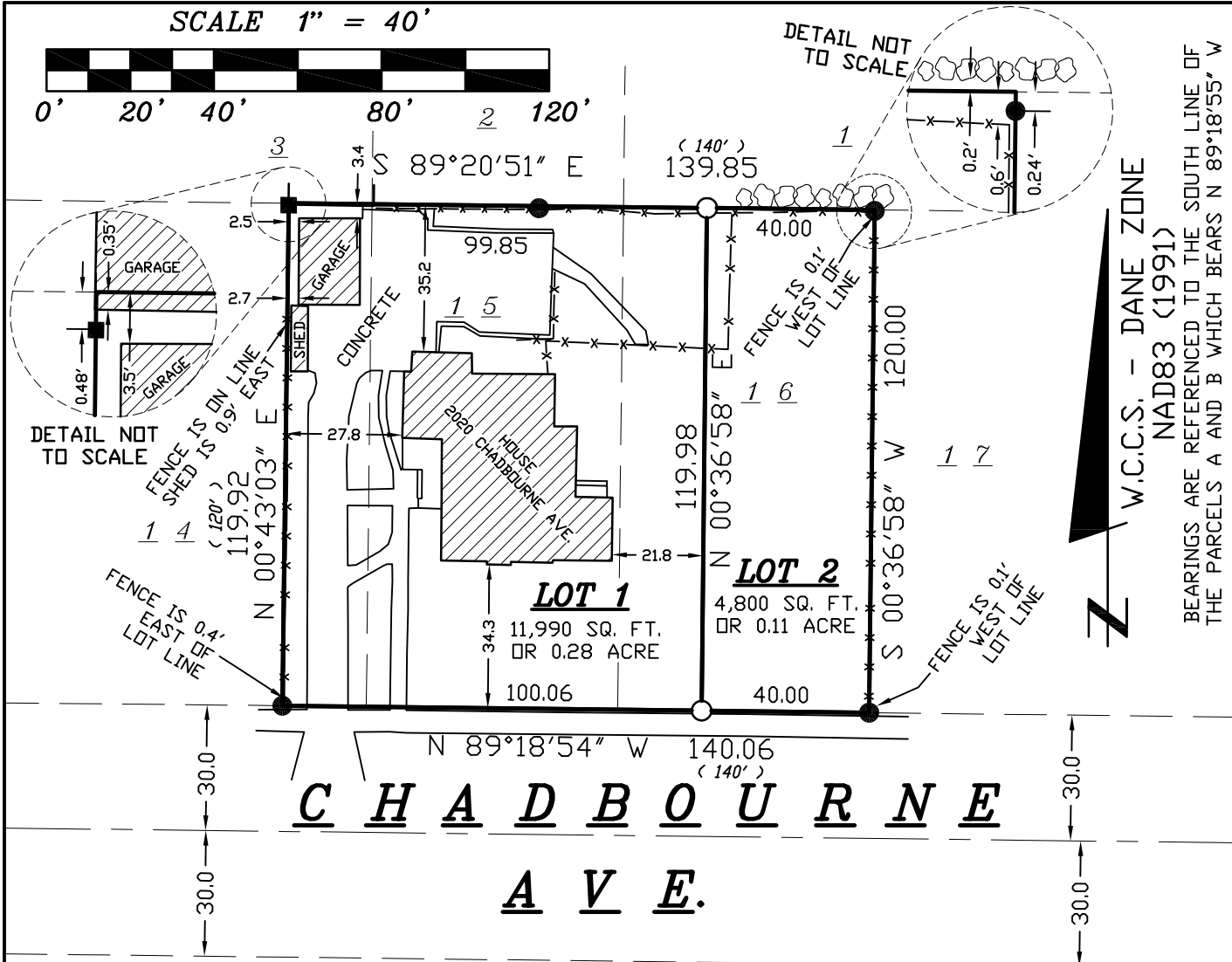


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

ALL OF LOTS 15 & 16, THE EAST 20 FEET OF LOT 14, BLOCK 24, UNIVERSITY HEIGHTS, VOL. 1, PAGE 17, DOC. NO. 197136, LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 22, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- (##) = RECORDED AS
- ☼☼☼ = ROCK WALL

## NOTES:

SEE SHEET 3 FOR ALL NOTES.

## PREPARED FOR:

ERIC & JOANN EISENHART  
2012-2010 CHADBOURNE AVE  
MADISON, WI 53726

SURVEYORS SEAL

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



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## **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being all of Lots 15 & 16, the east 20 feet of Lot 14, Block 24, University Heights, recorded in Vol. 1, Page 17, Doc. No. 197136, located in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, T7N, R9E, City of Madison, Dane County, Wisconsin.

Williamson Surveying and Associates, LLC  
by Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748  
Professional Land Surveyor

## **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Eric K. Eisenhart

\_\_\_\_\_  
Joann M. Eisenhart

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_ the above named  
Eric K. & Joann M. Eisenhart to me known to  
be the person who executed the foregoing  
instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Sheet 2 of 3

**SURVEYORS SEAL**

23W-322



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## **CITY OF MADISON COMMON COUNCIL:**

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 \_\_\_\_\_, 20\_\_\_\_, 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 of Madison, Dane County

## **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per the Secretary of the City of Madison Plan Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Matt Wachter  
Secretary Plan Commission

## **NOTES:**

- 1.) THIS SURVEY WAS PREPARED WITH A 60 YEAR TITLE REPORT FROM NATIONAL TITLE INSURANCE OF WISCONSIN, INC. FILE No. 23NW01516 DATED SEPT. 17, 2023.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) LOTS 1 AND 2 OF THIS CSM SHALL BE REQUIRED TO HAVE A SEPARATE SEWER LATERAL AND WATER SERVICE AS PART OF ANY BUILDING PERMIT FOR SAID LOTS.
- 7.) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

## **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_ o'clock \_\_\_.M.  
and recorded in Volume \_\_\_\_\_ of Dane  
County Certified Surveys on pages \_\_\_\_\_  
through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlekowski  
Register of Deeds

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 3 of 3

**SURVEYORS SEAL**

23W-322

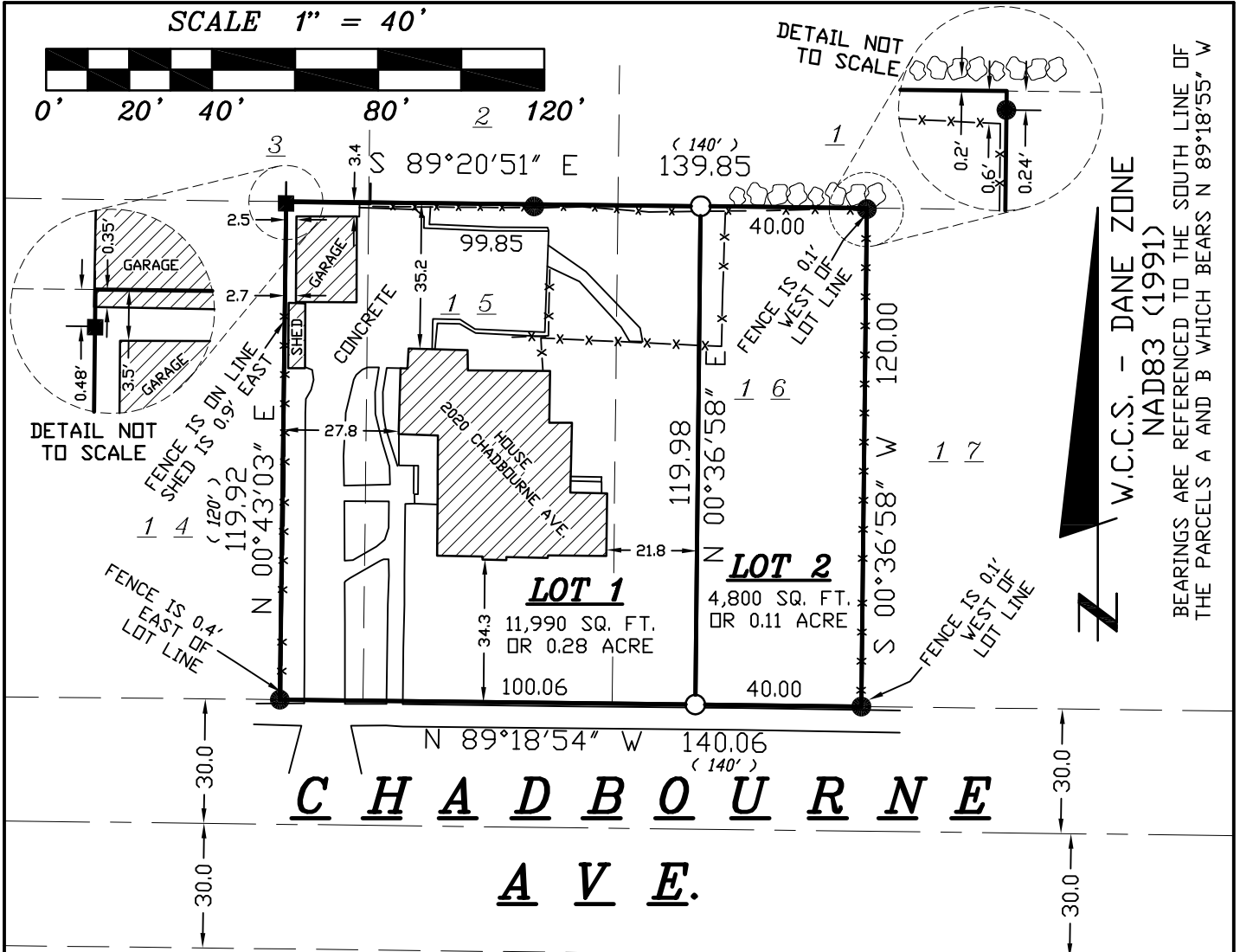


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\_\_\_\_\_  
Eric K. Eisenhart

\_\_\_\_\_  
Joann M. Eisenhart

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_ the above named  
Eric K. & Joann M. Eisenhart to me known to  
be the person who executed the foregoing  
instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
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Register of Deeds

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