



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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 complete all sections of the application, including the desired meeting date and the type of action requested.

| | |
|---------------------------------------------------------------|----------------------------------------------------------------|
| Date Submitted: <u>19 May 17</u> | <input checked="" type="checkbox"/> Informational Presentation |
| UDC Meeting Date: <u>7 Jun 17</u> | <input type="checkbox"/> Initial Approval |
| Combined Schedule Plan Commission Date (if applicable): _____ | <input type="checkbox"/> Final Approval |

1. Project Address: 130 E Gilman St 53703
Project Title (if any): Governor's Mansion Inn

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Robert KLEBBA
Street Address: 704 E Gorham St
Telephone: (608) 209 8100

Company: _____
City/State: Madison WI Zip: 53703
Email: bob.klebba@gmail.com

Project Contact Person: _____
Street Address: _____
Telephone: (____) _____ Fax: (____) _____

Company: _____
City/State: _____ Zip: _____
Email: _____

Project Owner (if not applicant): _____
Street Address: _____
Telephone: (____) _____ Fax: (____) _____

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant _____ Relationship to Property _____

Authorized Signature _____ Date _____

Governor's Mansion Inn

130 E Gilman St

Bob Klebba and David Waugh

18 May 2017

Overview

We propose to convert the former Governor's Mansion/Executive Residence at 130 E Gilman St to an 8-room hotel with an event space and café. The building was most recently used as the Knapp House, a graduate student residential scholarship program, and is being sold after being vacant for the past 4 years. It will be exciting to reopen the grand Victorian spaces on the first floor to the public. The building is registered as a national historic landmark and is the location for many significant developments in Madison's and Wisconsin's history.

We have over 4 years' experience operating the Mendota Lake House B&B in the historic Wm & Dora Collins House. Our business model focuses on exploring the historic nature of the building in its neighborhood, all while providing a range of room rates. We feel strongly that everyone should be able to enjoy our local historic buildings such as hipsters enjoying the local music scene to tourists from overseas travelling in the Midwest to scholars visiting the University of Wisconsin.

The current layout of the Governor's Mansion suits our proposed use well. Our collaboration with the Wisconsin State Historical Society will allow us to bring the building up to code and preserve the look and the feel of the former Governor's Mansion. We intend to decorate it as a house museum, celebrating its history including the birth of the Wisconsin Idea with Robert La Follette up to the Knapp House scholar program.

We have had our architect and many contractors through the building, giving us a thorough analysis of the process required to get to commercial building code. Even though many variances and a rezoning of the property will be required for any commercial use, we are comfortable we will achieve collaboration between the State Historical Society and City fire and building inspection. We expect to have the building open to the public again by May 2018.

Our proposal conforms to the City of Madison Downtown Plan. "Objective 7.1: Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods." Not only will important interior features of the house be maintained and restored, but the exterior and the surrounding landscape will be preserved.

Changes

Conversion to hotel

The layout for hotel accommodations is well defined on the second floor with 7 existing bedrooms. The eighth bedroom on the first floor will be accessible. 5 guest bathrooms will need to be added however all of the bathrooms will need updating. 2 additional restrooms will be added to accommodate events. Other remodeling includes changing the kitchen space for a café business and adding an accessible access on the west side of the building. We also hope to restore the historic porch which went from the front entrance on the southeast to the side entrance on the southwest.

Mechanicals

Structurally, the building is sound and has been well maintained by the University for the past 50 years and by the State for the previous 80. Our proposed commercial use will require some major mechanical changes. A sprinkler system and

zoned air conditioning will be installed throughout. The 125A electrical service will need updating and plumbing will be added for the new bathrooms.

Accessibility

A ramp will be built from the accessible parking on the west side of the building to allow access from the west entrance. This entrance may need to be changed in order to accommodate wheelchairs. From this point access can be made to the event space in the front of the building and to the accessible guest room in the rear.

Historic preservation – Interior

None of the key remaining architectural features will be changed. The kitchen/service area on the first floor will be completely remodeled; however the dining room, parlor and living room will be restored to their original use. On the second floor, 2 bedrooms will be slightly reconfigured to add bathrooms, and a short hallway will be moved to add 2 more. The grand staircase will be preserved.

On-site Parking

We will collaborate with the City on the addition of 7 car parking spaces to the existing 3 on site. There is an existing parking lot on the west side of the building and the east side has a driveway that leads to a basement entrance. The west parking lot will allow for accessible parking. We intend to install a 20 unit bike rack on the west side of the building. We have contacted Fiore Companies next door and they expressed a willingness to make their parking lot across E Gilman St available after business hours for events at the Governor's Mansion.

Café

Along with the kitchen remodel, we will be adding a small café to accommodate guests and the general public. The café space will be in the dining room, behind the parlor and living room. The café will serve non-alcoholic beverages and local bakery items and will be open from 6:30 am to 2:00 pm, seven days a week. Most café patrons will be expected to arrive on foot or bike. Patrons in cars will park in the street. In the summer months, We hope that café patrons will be able to enjoy the restored wrap-around porch on the south corner of the building.

Outdoor events

Landscaping will respect the historic use of the deep lot leading to Lake Mendota. We will be developing a patio area nearer to the house which can be used for entertaining and events. We will also have outdoor events with no amplified sound no more than 3 nights a week, lasting no later than 10:00 pm Friday-Saturday and 9:00 pm Sunday-Thursday. In the summer months we wish to provide Friday evening public "sunsets on the governor's terrace" with local musicians where wine and beer would be served. Hours would be from 6-10PM. Hotel guests as well as the general public would be invited to attend.

Longer term lodging

We expect to accommodate guests longer than 30 days in the slower winter months. Otherwise most rooms will be rented on a nightly basis with an average occupancy of 2 days.

Caretaker's quarters

Caretaker's quarters will be constructed in an exposed basement room. The room has an outside door and will be completely separated from the hotel and café operation.

**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



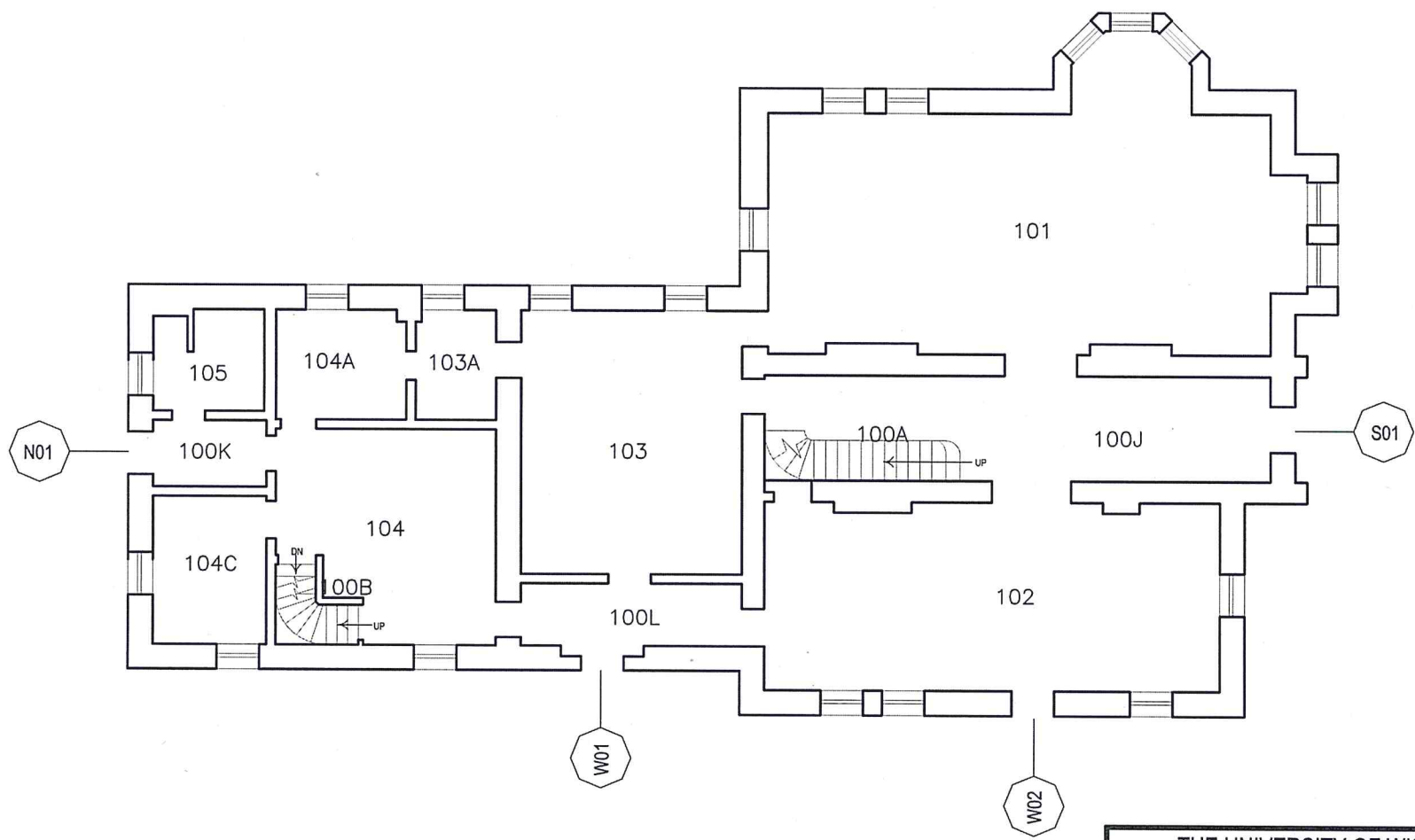
Residential buildings, across the street to the southeast



Residential apartment building to the south

SF CURRENT 10/13/05

| Room No. | Area |
|----------|------|
| 100A | 37 |
| 100B | 24 |
| 100J | 224 |
| 100K | 37 |
| 100L | 81 |
| 101 | 660 |
| 102 | 427 |
| 103 | 289 |
| 103A | 43 |
| 104 | 205 |
| 104A | 70 |
| 104C | 84 |
| 105 | 53 |



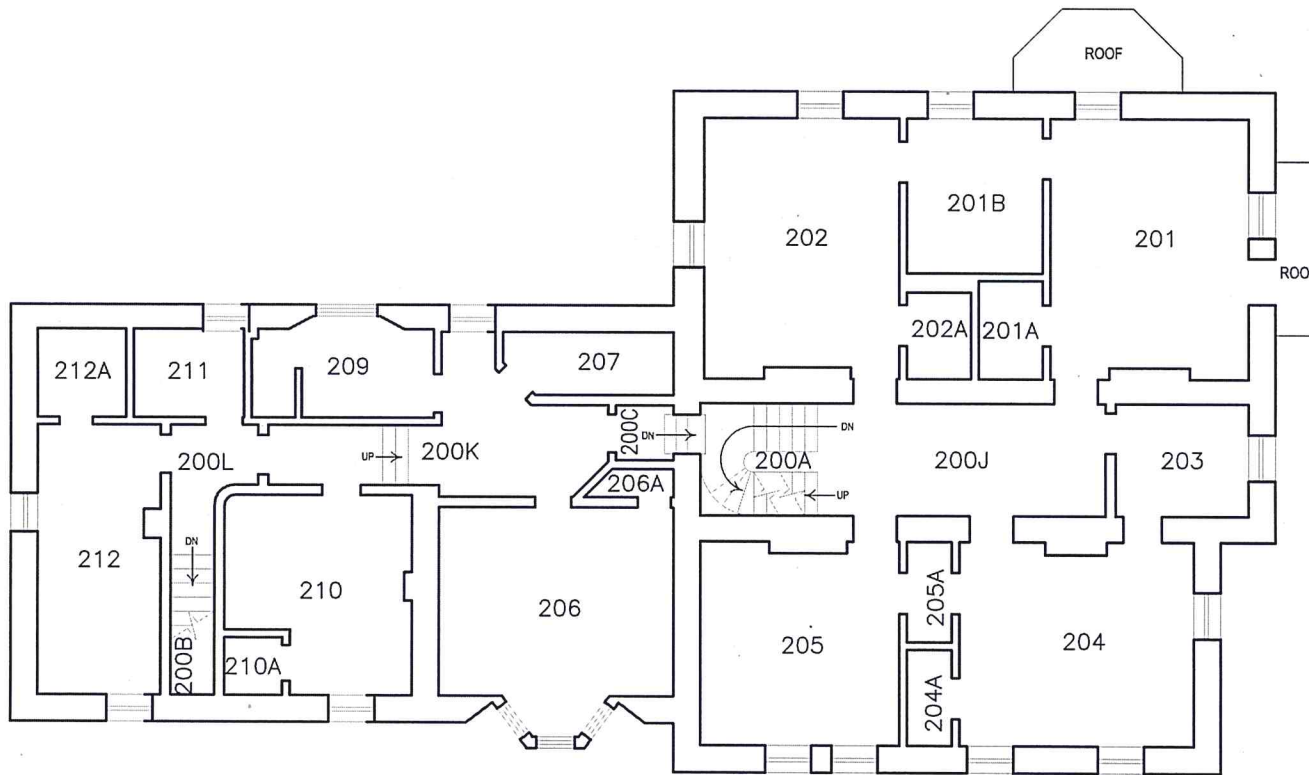
FIRST FLOOR PLAN

SCALE: 1" = 8'

FLOOR PLANS PROVIDED FOR
OFFICIAL UNIVERSITY OF WISCONSIN
BUSINESS PURPOSES ONLY.
PUBLIC DISTRIBUTION OR WEB
POSTING IS NOT APPROPRIATE.



| | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THE UNIVERSITY OF WISCONSIN-MADISON DIVISION OF FACILITIES PLANNING AND MANAGEMENT OFFICE OF SPACE MANAGEMENT | |
| KNAPP HOUSE 130 EAST GILMAN ST | |
| DATE: 01-98 DRAWN BY: JPK REVISIONS: 10-05 | BLDG NO#: 0009 FILE NO#: 0009A01 <div style="text-align: center; border: 1px solid black; width: 20px; height: 20px; margin: 0 auto;"> 2 4 </div> |



SE CURRENT 10/13/05

| Room No. | Area |
|----------|------|
| 200A | 55 |
| 200B | 25 |
| 200C | 18 |
| 200J | 137 |
| 200K | 125 |
| 200L | 35 |
| 201 | 215 |
| 201A | 26 |
| 201B | 89 |
| 202 | 212 |
| 202A | 23 |
| 203 | 63 |
| 204 | 198 |
| 204A | 18 |
| 205 | 168 |
| 205A | 18 |
| 206 | 186 |
| 206A | 9 |
| 207 | 43 |
| 209 | 71 |
| 210 | 139 |
| 210A | 14 |
| 211 | 41 |
| 212 | 138 |
| 212A | 33 |

SECOND FLOOR PLAN

SCALE: 1" = 8'

FLOOR PLANS PROVIDED FOR
OFFICIAL UNIVERSITY OF WISCONSIN
BUSINESS PURPOSES ONLY.
PUBLIC DISTRIBUTION OR WEB
POSTING IS NOT APPROPRIATE.



NORTH

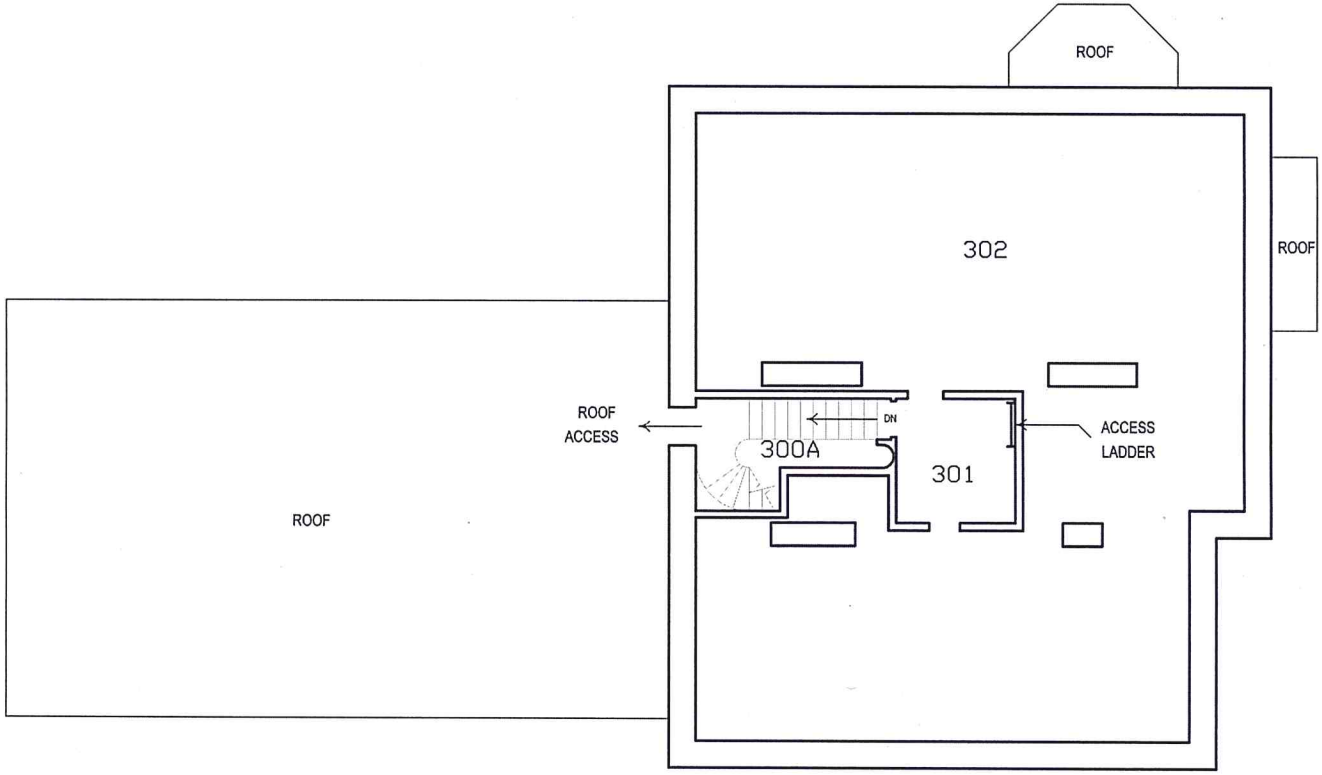
THE UNIVERSITY OF WISCONSIN-MADISON

DIVISION OF FACILITIES PLANNING AND MANAGEMENT
OFFICE OF SPACE MANAGEMENT

KNAPP HOUSE
130 EAST GILMAN ST

| | |
|---------------------|---------------------|
| DATE: 01-98 | BLDG NO: 0009 |
| DRAWN BY: JPK | FILE NO: 0009A02 |
| REVISIONS: 10-05 | 3 |
| | 4 |

| SF CURRENT 09/02/03 | |
|---------------------|------|
| Room No. | Area |
| 300A | 72 |
| 301 | 62 |
| 302 | 1240 |



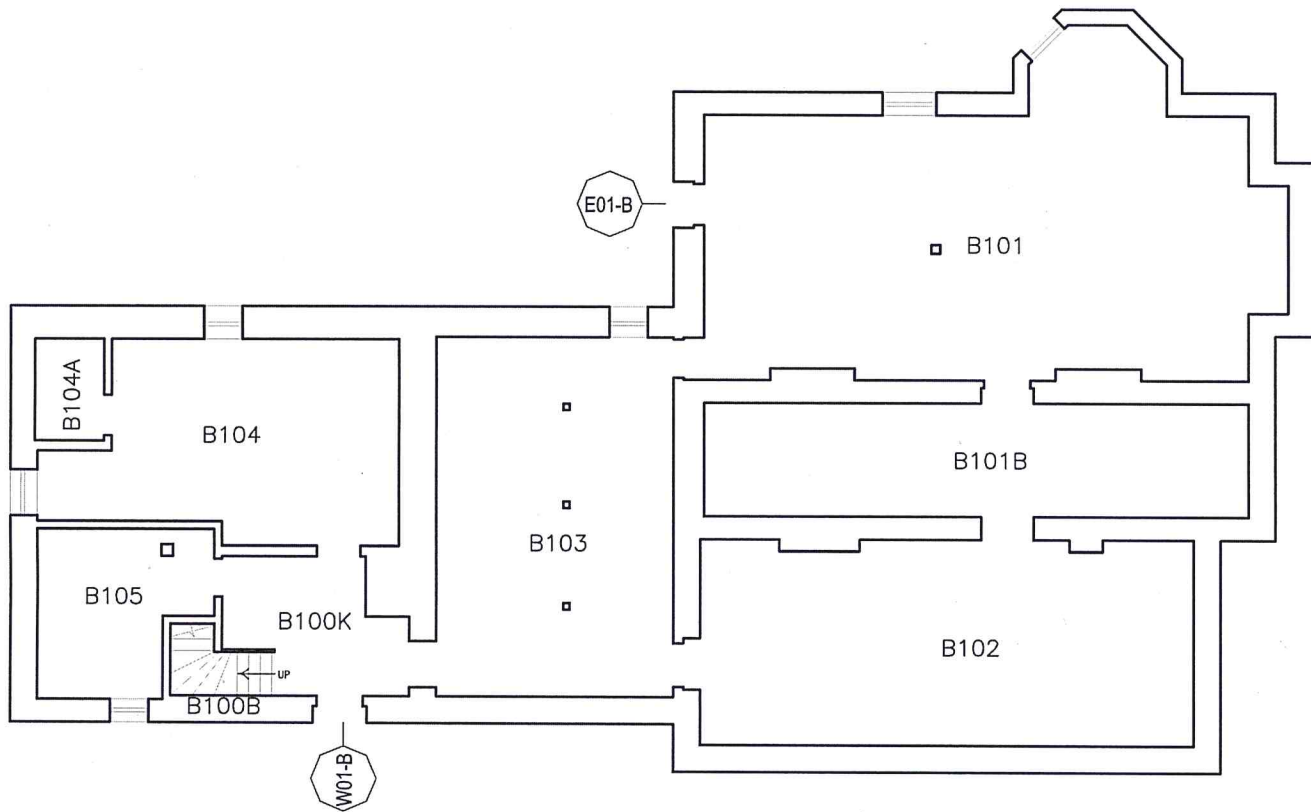
THIRD FLOOR PLAN
 SCALE: 1" = 8'

FLOOR PLANS PROVIDED FOR
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 BUSINESS PURPOSES ONLY.
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|----------------------------------------------------------------------------------------------------------------------------|---------------------|
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| KNAPP HOUSE 130 EAST GILMAN ST | |
| DATE: 01-98 | BLDG NO: 0009 |
| DRAWN BY: JPK | FILE NO: 0009A03 |
| REVISIONS: 10-05 | 4 <hr/> 4 |

| SE CURRENT 10/13/05 | |
|---------------------|------|
| Room No. | Area |
| B100B | 23 |
| B100K | 89 |
| B101 | 675 |
| B101B | 263 |
| B102 | 423 |
| B103 | 360 |
| B104 | 262 |
| B104A | 30 |
| B105 | 108 |



BASEMENT FLOOR PLAN

SCALE: 1" = 8'
SCALE REFLECTED ON 11 x 17 SHEET

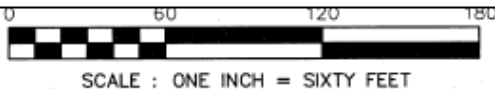


THE UNIVERSITY OF WISCONSIN-MADISON
DIVISION OF FACILITIES PLANNING AND MANAGEMENT
OFFICE OF SPACE MANAGEMENT

KNAPP HOUSE
130 EAST GILMAN ST

| | |
|-----------------------------|---------------------|
| DATE: 01-98 | BLDG NO: 0009 |
| DRAWN BY: JPK | FILE NO: 0009AB1 |
| REVISIONS: 5-98 10-05 | 1 4 |

Site Plan



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.
- 3) UTILITY EASEMENTS ON LOT 1 ARE FOR UNDERGROUND UTILITIES

FENCE CORNER FALLS 1.9' EAST OF LOT LINE

IRON FENCE 14.2'

N43°57'04"W 4428.5' TO WATERS EDGE

WALL AND STEPS ARE 0.3' NORTHEAST OF LOT LINE

S46°04'21"E 28.93'

10' PRIVATE ELECTRIC EASEMENT TO BENEFIT LOT 2

S41°32'11"W 19.62'

BITUMINOUS PAVEMENT TURNAROUND IS 5.9' NORTHEAST OF LOT LINE

10' PRIVATE GAS EASEMENT TO BENEFIT LOT 2

6" PRIVATE WATER SERVICE EASEMENT TO BENEFIT LOT 2

N32°14'30"W 37.00'

WOOD FENCE ALONG LOT LINE SEE DETAIL 1

144.81'

N46°05'17"E 12.00'

21.59'

26.63'

1362.82'

MON TO MON

190.35'

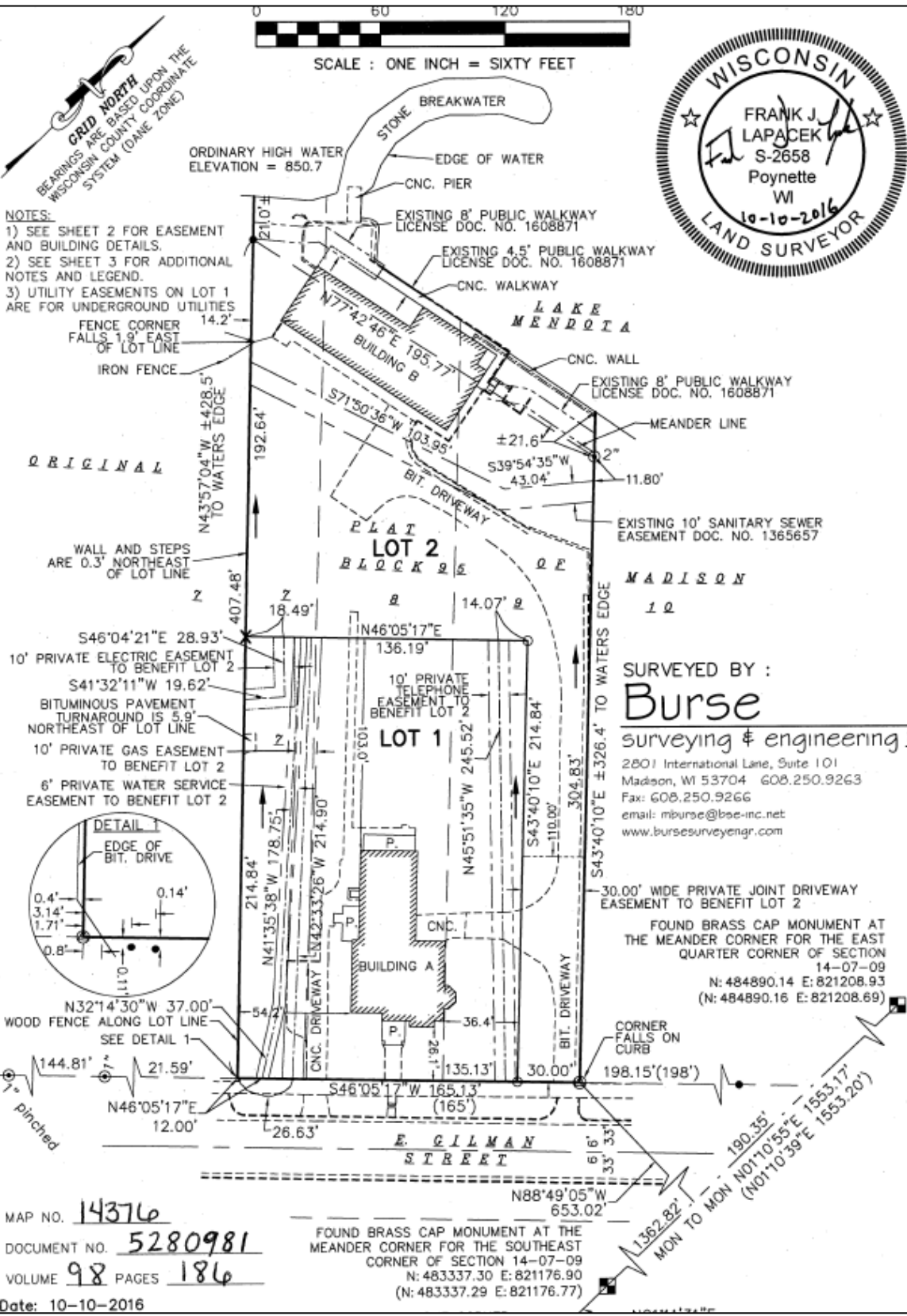
1553.17'

1553.20'

1362.82'

1553.17'

1553.20'



MAP NO. 14376

DOCUMENT NO. 5280981

VOLUME 98 PAGES 186

Date: 10-10-2016

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHEAST CORNER OF SECTION 14-07-09
N: 483337.30 E: 821176.90
(N: 483337.29 E: 821176.77)

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

30.00' WIDE PRIVATE JOINT DRIVEWAY EASEMENT TO BENEFIT LOT 2
FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE EAST QUARTER CORNER OF SECTION 14-07-09
N: 484890.14 E: 821208.93
(N: 484890.16 E: 821208.69)

144.81'

21.59'

26.63'

1362.82'

MON TO MON

190.35'

1553.17'

1553.20'

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(N: 484890.16 E: 821208.69)

Governor's Mansion – Parking

West driveway

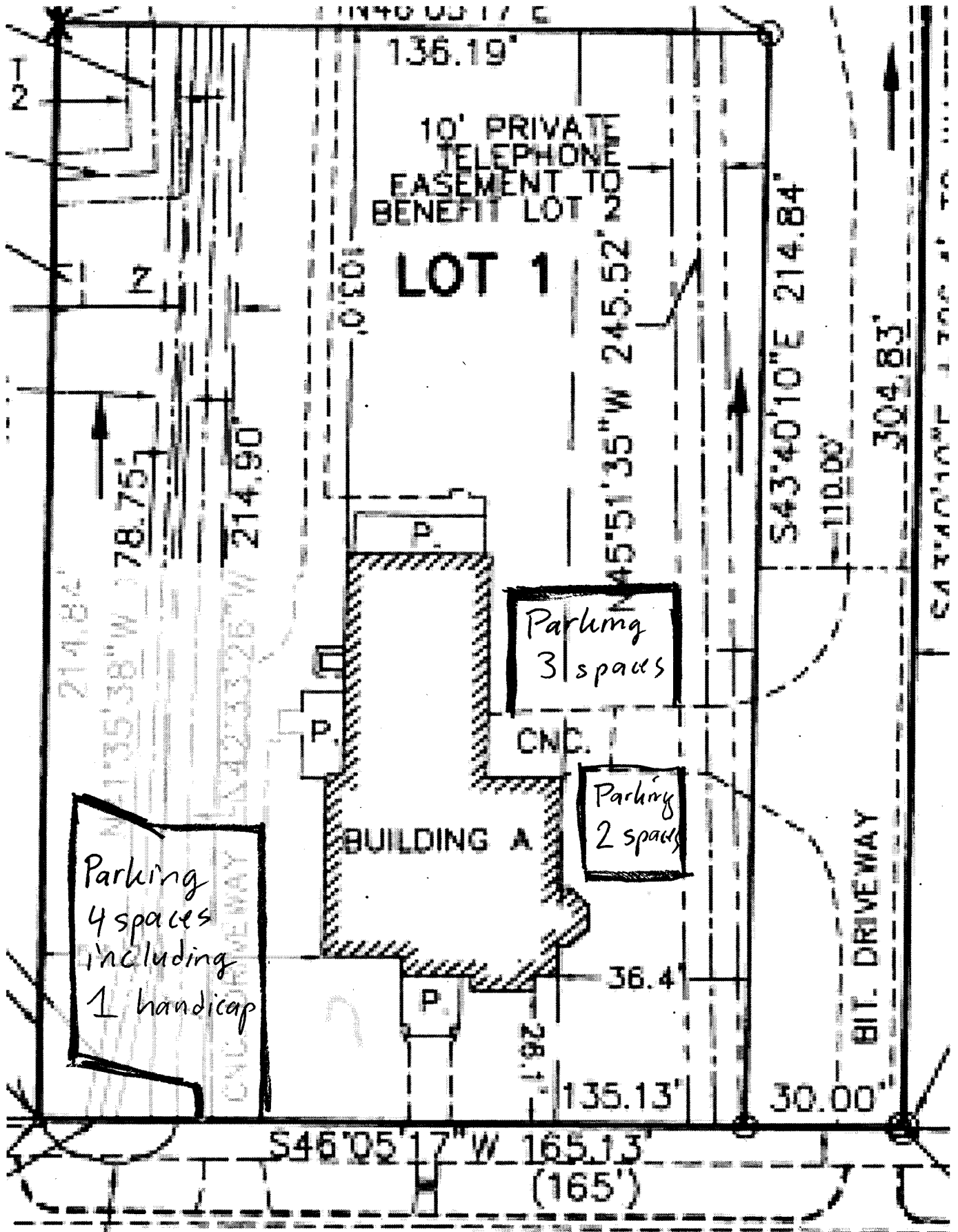
We propose 4 parking spaces, including 1 handicap on the west side of the building. The parking will be concealed by landscaping along the sidewalk and the neighbor's fence on the west. This parking will also provide access for catered events.



East driveway

We propose 5 parking spaces, north and south of the existing driveway. The grade between the sidewalk and the parking will effectively hide the parking. All the area will be at the level of the house's basement, further concealing the parking from views from the house.





10' PRIVATE TELEPHONE EASEMENT TO BENEFIT LOT

LOT 1

BUILDING A

Parking 3 spaces

CNC.

Parking 2 spaces

Parking 4 spaces including 1 handicap

BIT. DRIVEWAY

E. GILMAN STREET

N88°49'05" E

214.84'

78.75'

214.90'

103.0'

135.19'

245.52'

214.84'

110.00'

304.83'

36.4'

28.1'

135.13'

30.00'

S46°05'17" W 165.13'

(165')

26.63'

6
6