

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: 130 East Gilman Street Aldermanic District: #2 - Zellers

2. PROJECT

Project Title / Description: Knapp House Graduate Center - Old Executive Residence

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):
Land Division/Combination in a Local Historic District (specify):
New Construction in a Local Historic District (specify):
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):

PLANNING DIVISION USE ONLY
Registrar #

3. APPLICANT

Applicant's Name: Gary Brown Company: University of Wisconsin-Madison
Address: 30 N. Mills Street Madison, WI 53715-1211
Telephone: 608-263-3023 E-mail: gary.brown@wisc.edu

Property Owner (if not applicant): Board of Regents, UW System
Address: 1860 Van Hise Hall, 1220 Linden Drive Madison, WI 53706

Property Owner's Signature: Gary A. Brown (owner's rep.) Date: 4/11/14

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.

**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.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- 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, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - 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:
  - Photographs of existing conditions;
  - Photographs of existing context;
  - Manufacturer's product information showing dimensions and materials;
  - Other Certified Survey Map indicating land division

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect  
City of Madison Planning Division  
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)  
P.O. Box 2985 (mailing address)  
Madison, WI 53701-2985  
[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)  
608 266 6552



**Facilities Planning & Management**  
UNIVERSITY OF WISCONSIN-MADISON

April 11, 2016

Amy Scanlon  
Madison Landmarks Commission  
Department of Planning & Development  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

**RE: LAND DIVISION OF THE KNAPP HOUSE GRADUATE CENTER – OLD EXECUTIVE RESIDENCE SITE LOCATED AT 130 EAST GILMAN STREET IN 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).

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

CC: Tammi Alexander, Real Estate Staff  
Aaron Williams, Assistant Campus Planner & Zoning Coordinator



**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**



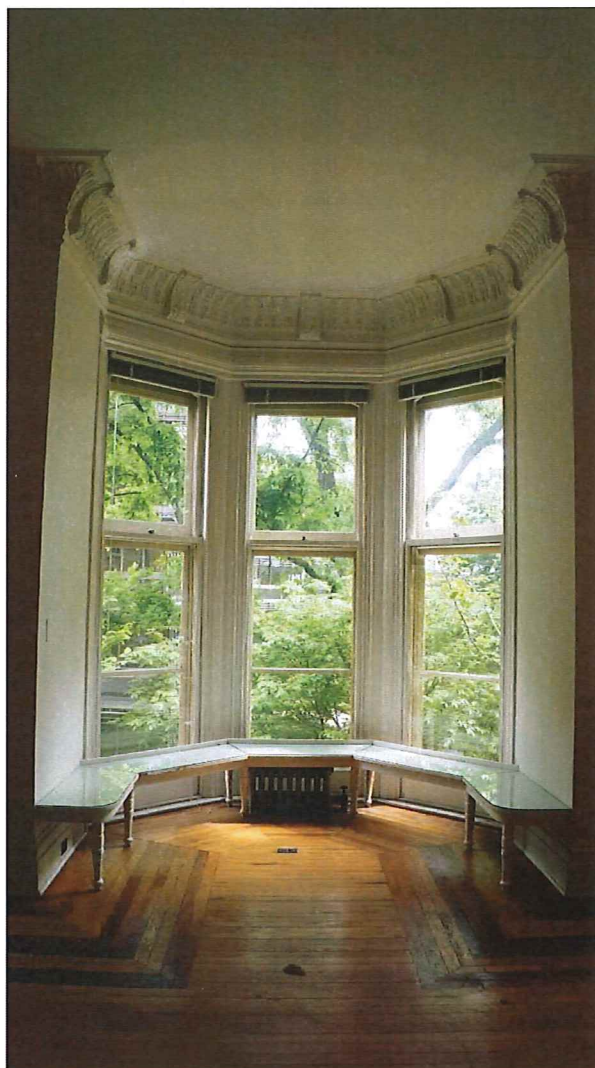
**Interior, main dining room**



**Interior, main dining room**



**Interior, main living room**



**Interior, main living room, front alcove**

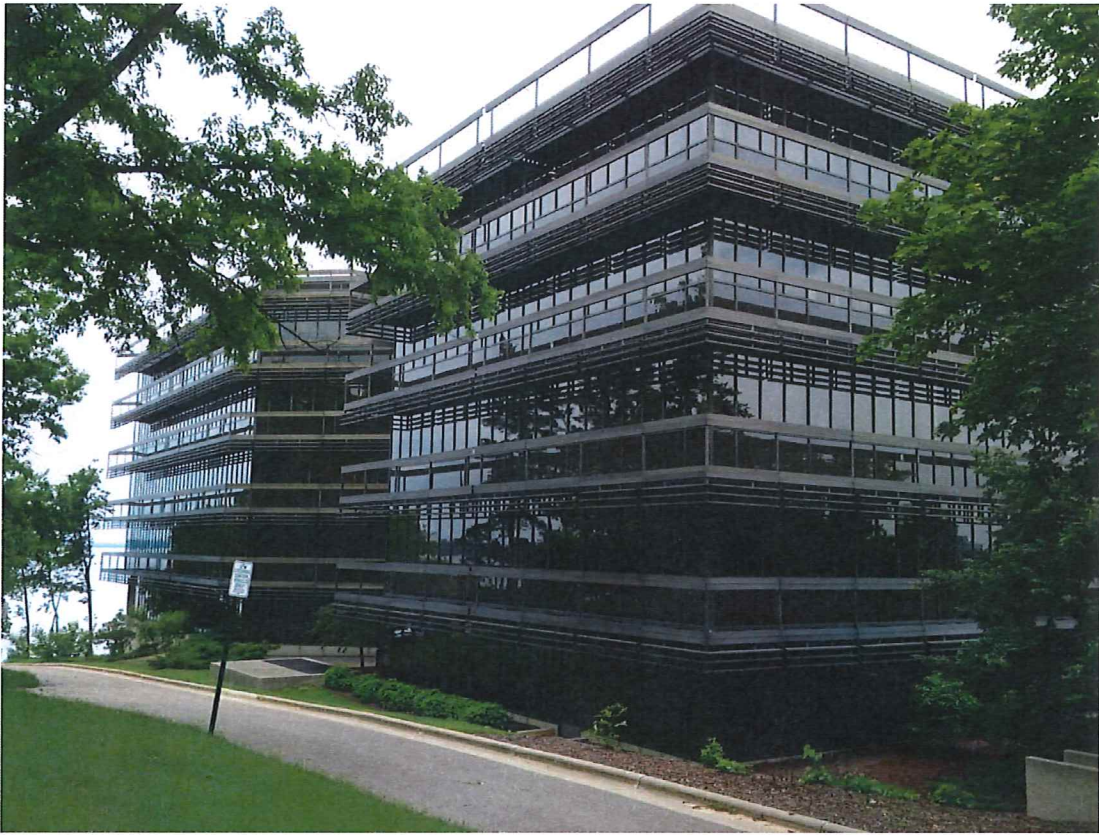


**Interior, kitchen**



**Interior, kitchen**

Contextual Photos



**Office building to the north**



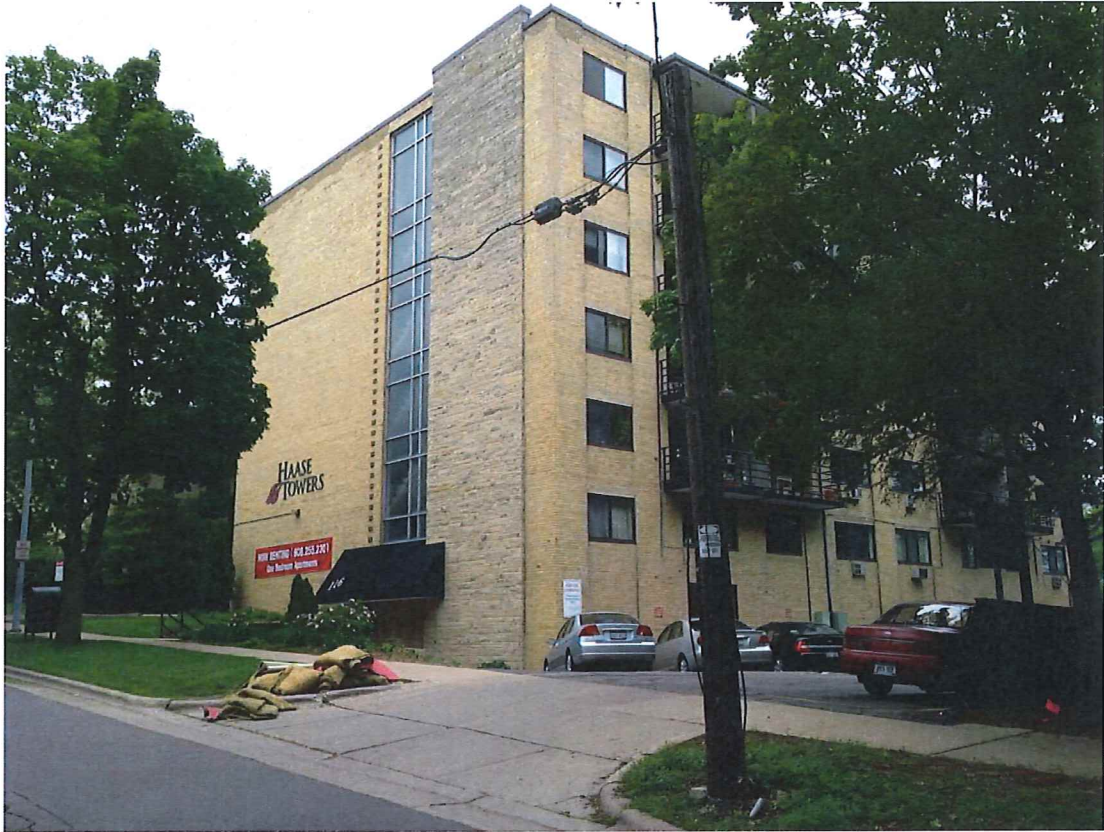
**Residential building, across the street to the northeast**



**Residential building, across the street to the east**



**Residential buildings, across the street to the southeast**



**Residential apartment building to the south**



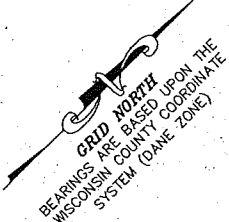
# CERTIFIED SURVEY MAP No.

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.

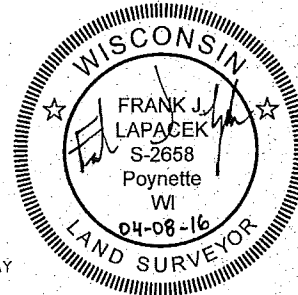
0 60 120 180



SCALE : ONE INCH = SIXTY FEET

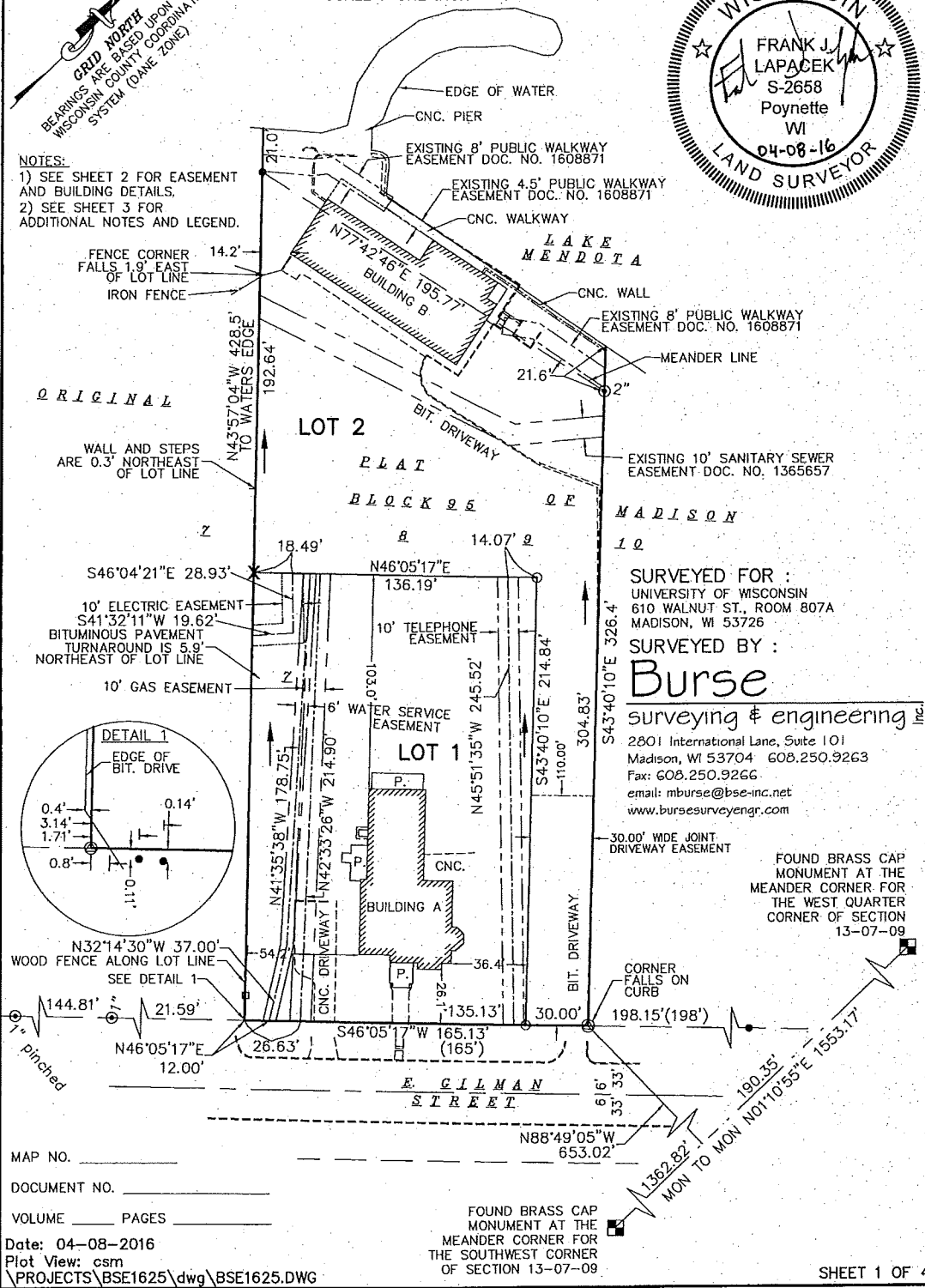


GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



**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.

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 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: 04-08-2016

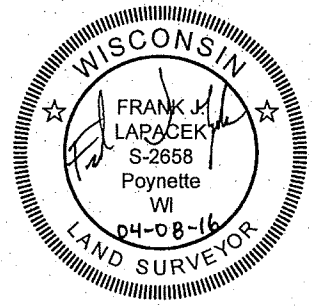
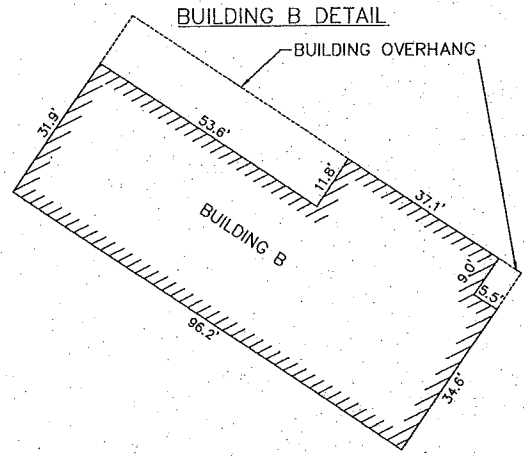
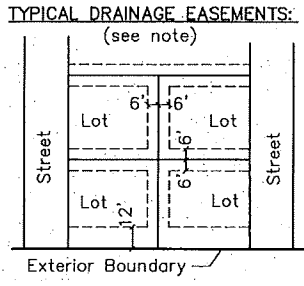
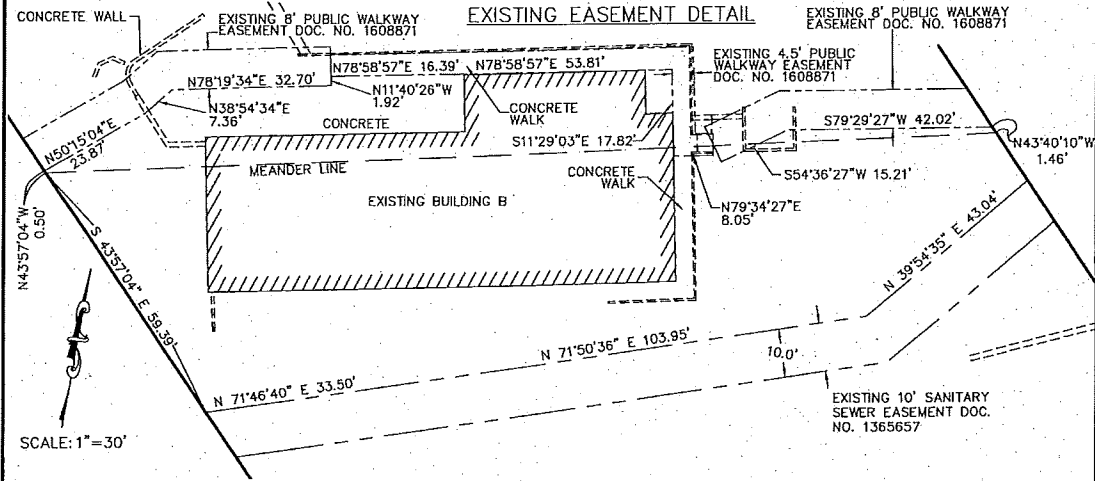
Plot View: csm

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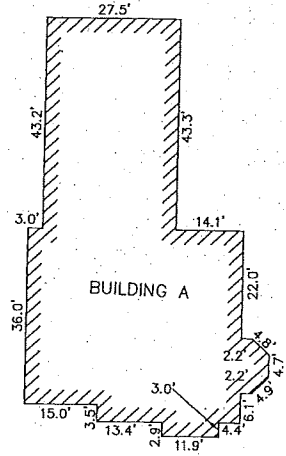
SHEET 1 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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**BUILDING A DETAIL**



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. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 04-08-2016  
 Plot View: csm  
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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:** Quit Claim Deed Doc. No. 793016

Lots 8 and 9 and the NE 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 08<sup>th</sup> day of APRIL, 2016.

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

SURVEYED BY :

Burse

surveying & engineering <sup>LLC</sup>

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
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MAP NO. \_\_\_\_\_

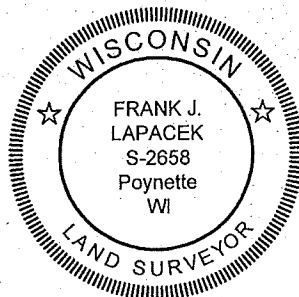
DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 04-08-2016

Plot View: csm

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SHEET 3 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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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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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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Register of Deeds

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

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

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 04-08-2016

Plot View: csm

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