



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

MEMORANDUM

To: Landmarks Commission

From: Gary Gorman

Re: Hart House / Quisling Lot Separation

Date: November 16, 2015

Hart House Background:



Original Quisling Clinic



After Gorman Construction



Original Hart House



After Gorman Construction



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- **1885** – Single Family Residence located at 2 West Gorham constructed (later to become Qisling Clinic).
- **1904** – Single Family Residence (Hart House located at 412 Wisconsin Avenue is constructed.
- **1945** – Architect Lawrence Monberg designed Qisling Clinic renovation at 2 West Gorham Street.
- **1946** – Construction completed on Qisling Clinic renovation.
- **1962** – Qisling Clinic takes over the Hart House and connects it to the clinic. Hart House is used as an employee lounge.
- **1997 – 1999** – Gorman & Company works with City to develop a plan for renovation of Qisling and Hart House. This includes approval of changes and construction by Landmarks Commission among other committees.
- **1999** – Condo structure is created to put the Qisling Building and Hart House into one LLC (Condo 1 & Condo 2).
- **2000** – Renovation construction on Qisling and Hart House commences.

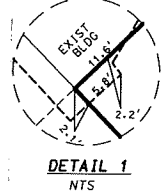
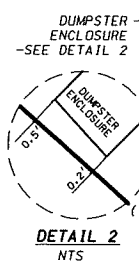
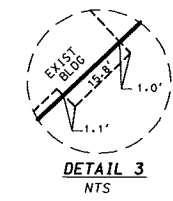
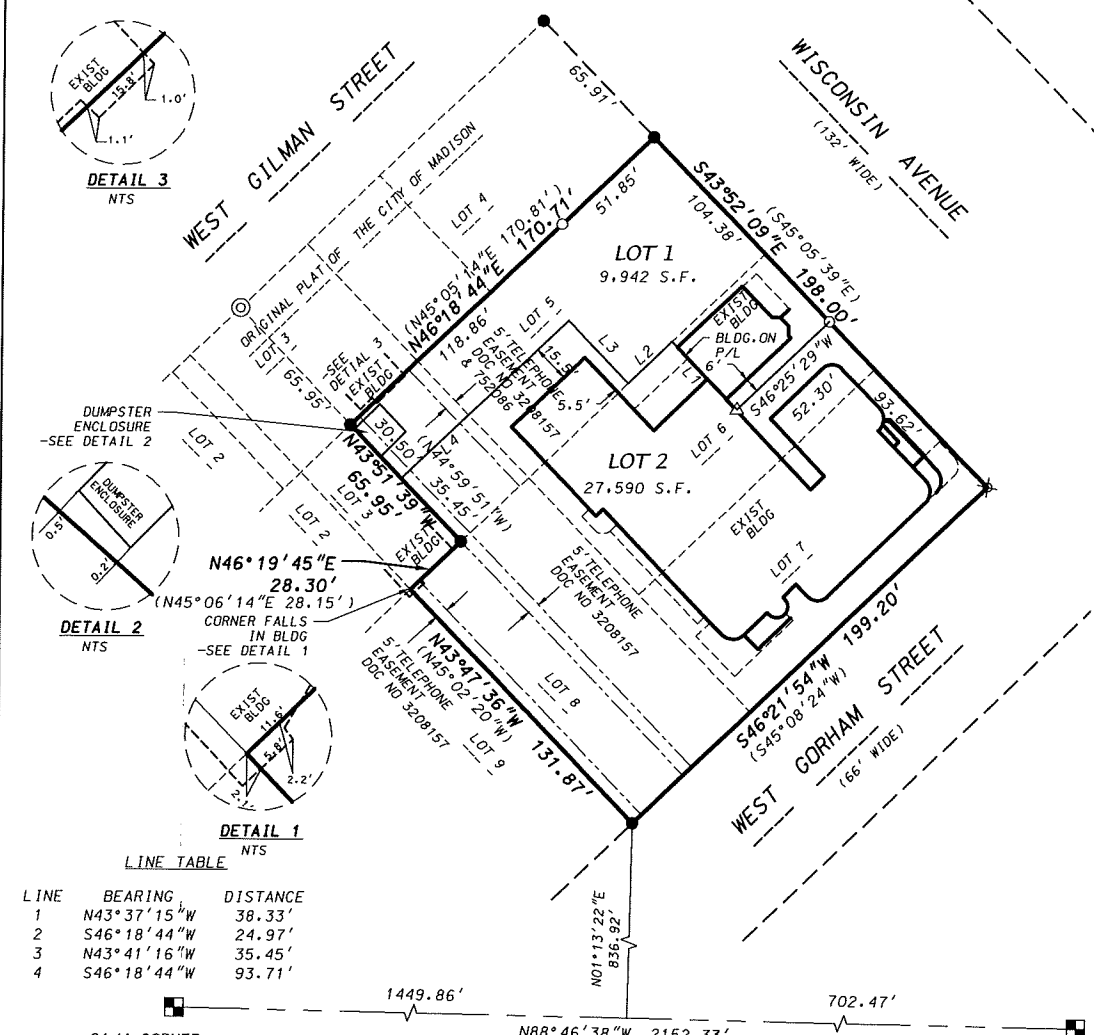
Gorman & Company and their representatives have met with City staff on several occasions throughout 2014 and 2015 to discuss how to separate the parcels without needing to physically alter the buildings.

We are awaiting the City staff report with comments on the draft certified survey map (CSM) so that we can proceed with suggested changes to the proposed CSM. We anticipate getting comments back from both fire and building inspection regarding separation issues.

We request that the Landmarks Commission give conditional approval of the attached certified survey map.

CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 5, 6, 7 AND 8, BLOCK 80
ORIGINAL PLAT OF MADISON, LOCATED IN THE SE1/4 OF THE SE1/4
OF SECTION 14, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

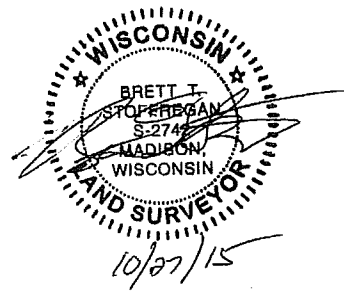


LINE TABLE
NTS

LINE	BEARING	DISTANCE
1	N43°37'15"W	38.33'
2	S46°18'44"W	24.97'
3	N43°41'16"W	35.45'
4	S46°18'44"W	93.71'

S1/4 CORNER SECTION 14 T7N, R9E 1449.86' N88°46'38"W 2152.33' 702.47' WEST MEANDER CORNER FOR SE CORNER SECTION 14, T7N, R9E
N: 482,844.35
E: 820,653.64

- LEGEND**
- FOUND BRASS CAP MONUMENT
 - ⊙ FOUND 1" IRON PIPE
 - FOUND 3/4" IRON REBAR
 - ⊗ FOUND CHISELED "X" IN CONCRETE
 - PLACED 3/4"x18" IRON REBAR (WT=1.5 LBS/FT)
 - △ PLACED PK NAIL
 - () RECORDED AS INFORMATION



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM - DANE ZONE
THE SOUTH LINE OF THE SE1/4
OF SECTION 14 BEARS
N88°46'38"W
0 60
Scale 1" = 60'
SHEET 1 OF 5

DATE: October 27, 2015
F.N.: 14-07-101
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 5, 6, 7 AND 8, BLOCK 80
ORIGINAL PLAT OF MADISON, LOCATED IN THE SE1/4 OF THE SE1/4
OF SECTION 14, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Being a part of Lot 3 and all of Lots 5, 6, 7 and 8, Original Plat of Madison, located in the SE1/4 of the SE1/4 of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the west meander corner for the southeast corner of said section 14; thence N88°46'38"W, 702.47 feet along the south line of said SE1/4; thence N01°13'22"E, 836.92 feet to the point of beginning; thence N43°47'36"W, 131.87 feet along the northeasterly line of Lot 9, Original Plat of Madison; thence N46°19'45"E, 28.30 feet along the southeasterly line of Lot 3, Original Plat of Madison; thence N43°51'39"W, 65.95 feet; thence N46°18'44"E, 170.71 feet; thence S43°52'09"E, 198.00 feet along the southwesterly right-of-way line of Wisconsin Avenue; thence S46°21'54"W, 199.20 feet along the northwesterly right-of-way line of West Gorham Street to the point of beginning. Containing 37,532 square feet (0.862 acres).


Dated this 27th day of October, 2015.


Brett T. Stoffregan, S-2742



NOTES

1. The lots of the Certified Survey map are subject to the following recorded instruments.
 - a. Condominium removal instrument recorded as Doc. No. _____.
 - b. Land Use Restriction Agreement recorded as Doc. No. 3277729.
 - c. Nonexclusive Installation and Service Agreements recorded as Doc. Nos. 4563748 and 5023270.


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ORIGINAL PLAT OF MADISON, LOCATED IN THE SE1/4 OF THE SE1/4
OF SECTION 14, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Quisling Clinic Apartment Homes, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Quisling Clinic Apartment Homes, LLC has caused these presents to be signed by said member, this _____ day of _____, 2015.

Quisling Clinic Apartment Homes, LLC

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2015, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

AnchorBank, S.S.B., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said AnchorBank, S.S.B. has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2015.

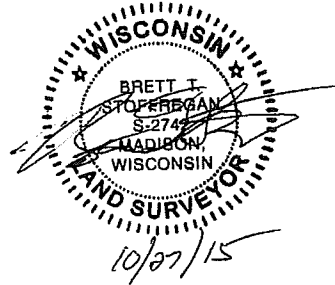
AnchorBank, S.S.B.

Print name and title : _____ Print name and title

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2015, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, _____ County, Wisconsin
My commission expires _____



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OF SECTION 14, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Gorman Properties, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Gorman Properties, LLC has caused these presents to be signed by said member, this _____ day of _____, 2015.

Gorman Properties, LLC

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2015, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____

CONSENT OF MORTGAGEE

Geo's III, LLC, a Wisconsin limited liability company, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Geo's III, LLC has caused these presents to be signed by said member, this _____ day of _____, 2015.

Geo's III, LLC

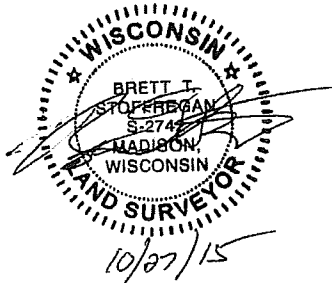
Print name and title

Print name and title

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2015, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____



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SHEET 4 OF 5

TE: October 27, 2015

V.: 14-07-101

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

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PART OF LOT 3 AND ALL OF LOTS 5, 6, 7 AND 8, BLOCK 80
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OF SECTION 14, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Natalie Erdam, Secretary Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map, located in the City of Madison, was hereby approved by Resolution Number _____, File I.D. Number _____, adopted this _____ day of _____, 2015, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

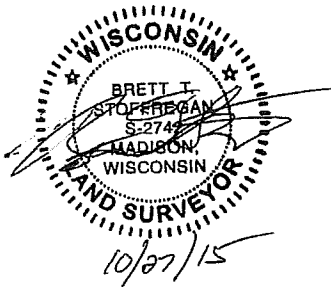
Dated this _____ day of _____, 2015.

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015
at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages
as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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