



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: 412 Wisconsin Avenue & 2 West Gorham Street Aldermanic District: 2

2. PROJECT

Date Submitted: 11/02/2015


Project Title / Description: Hart House / Quisling Clinic - Land 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): Land Division - Subdividing parcel

3. APPLICANT

Applicant's Name: Gary Gorman Company: Gorman & Company, Inc.
 Address: 200 N Main Street City/State: Oregon, WI Zip: 53575
 Telephone: 608-835-3900 E-mail: rsnethen@gormanusa.com
 Property Owner (if not applicant): Same
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature:  Date: 11/02/2015

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.



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

November 2, 2015

City of Madison Planning Division
Madison Landmarks Commission
215 Martin Luther King Jr. Blvd.
Room LL 100
PO Box 2985
Madison, WI 53701-2985

RE: 2 West Gorham Street / 412 Wisconsin Avenue Land Division

Dear Commissioners:

We are proposing a land division of the above referenced properties to put each of the buildings on their own lots. The land division that we are proposing will be not cause alterations of the buildings. We believe we can accomplish this through various proposed easements. There are no physical changes proposed to the structures listed above or any adjacent structures.

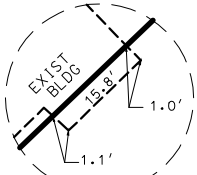
Please feel free to contact us at any time if you have any other questions or concerns.

Sincerely,

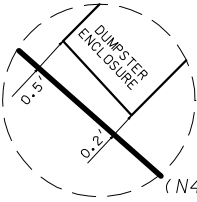
Gary J. Gorman
President/CEO

CERTIFIED SURVEY MAP

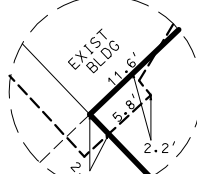
PART OF LOT 3 AND ALL OF LOTS 5, 6, 7 AND 8, BLOCK 80
ORIGINAL PLAT OF MADISON, LOCATED IN THE SE1/4 OF THE SE1/4
OF SECTION 14, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



DETAIL 3
NTS



DETAIL 2
NTS



DETAIL 1
NTS

LINE TABLE

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

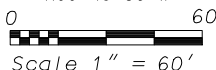
WEST MEANDER CORNER
FOR SE CORNER
SECTION 14, T7N, R9E
N: 482,844.35
E: 820,653.64

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



GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM - DANE ZONE
THE SOUTH LINE OF THE SE1/4
OF SECTION 14 BEARS
N88°46'38"W



Scale 1" = 60'

SHEET 1 OF 5

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

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

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-wt: 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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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.

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'sIII, 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'sIII, LLC has caused these presents to be signed by said member, this _____ day of _____, 2015.

Geo'sIII, LLC

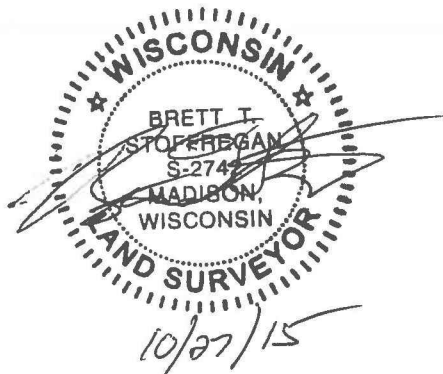
Print name and title

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 _____



TE: October 27, 2015

V.: 14-07-101

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

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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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QUISLING TERRACE









