

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, including checklist on page 2.
 To request an interpreter, translation, or accommodations, call (608)266-4910.
 Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.
 Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau
 kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910
 如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

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: _____ Alder District: _____

2. PROJECT

Project Title/Description: _____

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 Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other** *(specify):* _____

DPCED USE ONLY	Registrar #:
	DATE STAMP

3. APPLICANT

Applicant's Name: _____ Company: _____

Address: _____
Street City State Zip

Telephone: _____ Email: _____

Property Owner *(if not applicant)*: _____

Address: _____
Street City State Zip

Property Owner's Signature: Samuel Blavin Date: _____

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 emailed by 12:00pm on the submission date with the Landmarks Commission. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled submittal date. Submission deadlines can be viewed here: 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.** 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;
 - 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;
 - 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:
 - Perspective drawing
 - Other _____

Landmarks Commission staff will preliminarily review projects for 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
 (608) 266-6552

LETTER OF INTENT

To: Landmarks Commission

Project Address: 1151 Jenifer Street, Madison, WI

Applicant/Owner: Sam Glavin, Glavininvestments LLC

Project Description

I am requesting approval for a land division within the Third Lake Ridge Historic District to divide the existing parcel at 1151 Jenifer Street into two residential lots. The existing single-family home will remain on one lot, and a second lot will be created for future single-family residential construction.

Existing Conditions

The property is currently developed with a single-family residence constructed in 1889 and is located within a well-established historic neighborhood characterized by a range of traditional lot widths and building patterns. The surrounding area includes a mix of similarly scaled homes and lot configurations reflective of the historic development pattern.

Proposed Lot Division

The proposed division will create two lots with approximate widths of 32 feet and 34.5 feet. These dimensions are consistent with lot widths found throughout the surrounding historic district and reflect the established rhythm of development along Jenifer Street and nearby blocks. The existing home will remain unchanged on one lot. The newly created lot will remain vacant until future construction.

Future Development Considerations

Any future construction on the newly created lot will be designed to be compatible with the scale, massing, and architectural character of the surrounding historic district. Specific design details will be reviewed separately at the time of future development.

Consistency with Historic Character

The proposed lot division maintains the existing historic structure and introduces a lot configuration that aligns with the historic pattern of development in the neighborhood. Review of historic Sanborn Fire Insurance Maps and surrounding lot dimensions indicates that similarly sized parcels have historically existed in the area. The proposal preserves the existing streetscape while allowing for context-sensitive infill consistent with the character of the district.

Conclusion

This proposal represents a modest and compatible land division that maintains the existing historic structure and reflects the established development pattern of the Third Lake Ridge Historic District.



Subject property at 1151 Jenifer Street showing the existing single-family residence and side yard area where the proposed lot division will occur.



Front elevation of the existing single-family residence at 1151 Jenifer Street, which will remain on one of the proposed lots.



Side yard and surrounding context showing spacing between structures consistent with the development pattern along Jenifer Street.



Rear view of the existing residence and lot depth, illustrating existing conditions of the property.



Nearby properties at 1150 and 1154 Jenifer Street, directly across from the subject site, demonstrating narrow lot widths and building spacing consistent with the proposed lot split and the established historic development pattern.



Nearby properties at 1206 and 1208 Jenifer Street demonstrating consistent lot widths and building spacing patterns found throughout the Third Lake Ridge Historic District, supporting compatibility with the proposed land division.



Nearby properties at 1129 and 1131 Jenifer Street demonstrating narrow lot widths and building spacing patterns consistent with the proposed land division and the established character of the Third Lake Ridge Historic District.

CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIES

SCALE : ONE INCH = SIXTY FEET

FOUND CHISELED X IN WATER VALVE BOX AND ALL 4 TIES AT THE NORTHEAST CORNER OF SECTION 13-07-09
 N: 488361.80' (488361.60')
 E: 826483.38' (826483.82')

S00°02'31"W 848.44'
 TO MEANDER CORNER
 S00°02'31"W 612.62'
 TO TRUE CORNER

BLOCK 182

FOUND BRASS CAPPED MONUMENT AND ALL 4 TIES AT MEANDER CORNER TO THE WEST QUARTER CORNER OF SECTION 07-07-10
 N: 486394.60' (486394.46')
 E: 826482.45' (826482.24')

FOUND BRASS CAPPED MONUMENT AND ALL 4 TIES AT THE EAST QUARTER CORNER OF SECTION 13-07-09
 N: 485546.16' (485546.10')
 E: 826481.83' (826481.56')

GRID NORTH
 BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 2011)

BLOCK 202

JENIFER STREET

N64°15'21"E
 184.14'

(6'6")
 (33')

THIS SURVEY

ORIGINAL PLAT
 OF MADISON
 BLOCK 181

SOUTH FEW
 STREET

BLOCK 203

(6'6")
 (33')

SURVEYED FOR :
 GLAVINVESTMENTS, LLC

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

MAP NO. _____

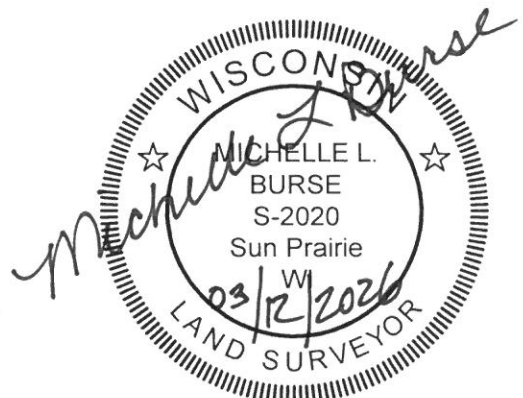
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
 Plot View: CSM 1

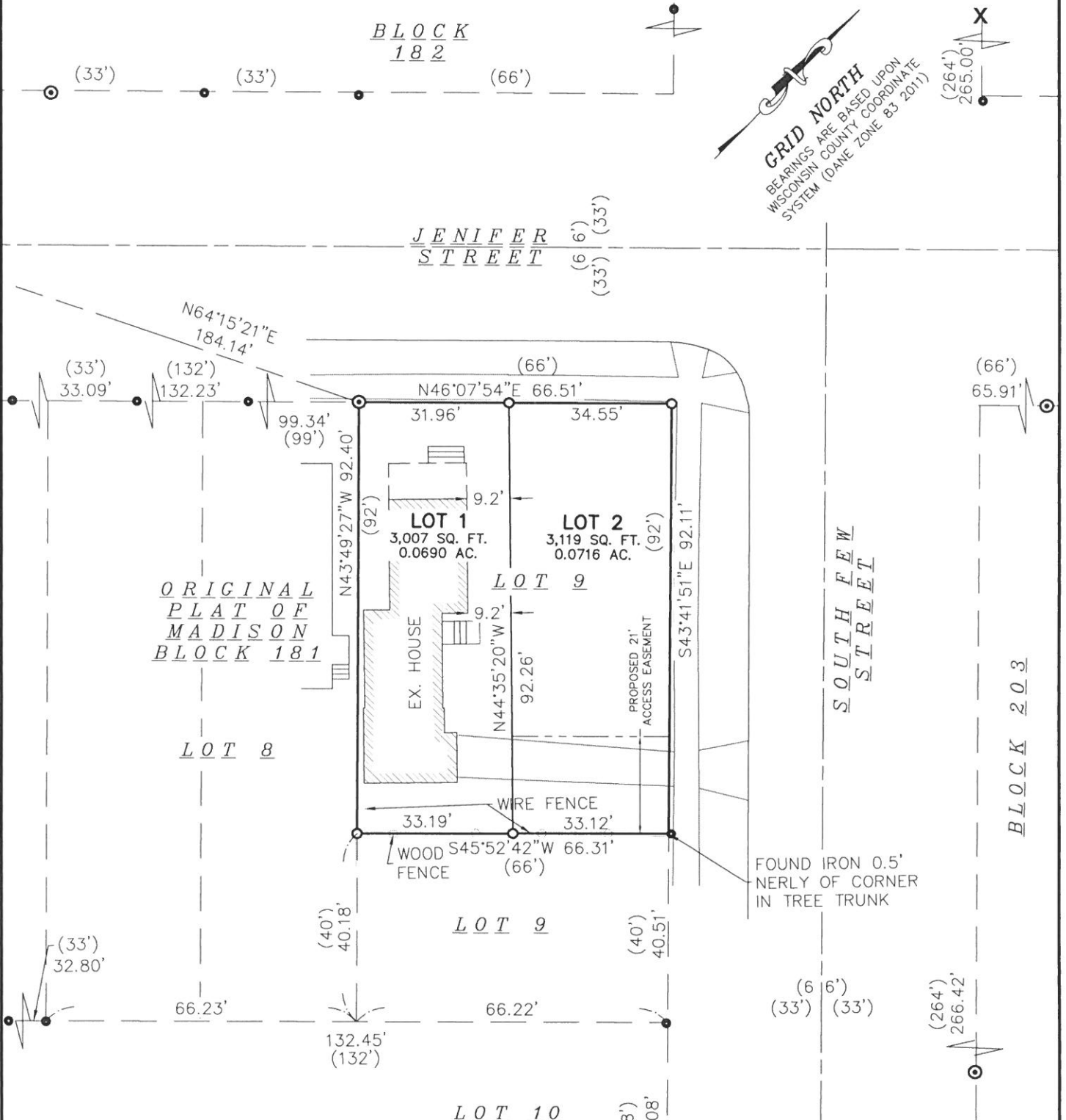
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SEE SHEET 5 FOR LEGEND



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SURVEYED BY : **Burse**
 SURVEYED FOR : GLAVINVESTMENTS, LLC

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 email: mburse@bse-inc.net
 www.bursesurveyengr.com

SEE SHEET 5 FOR LEGEND
 SEE SHEET 4 FOR BUILDING DETAILS



SCALE : ONE INCH = THIRTY FEET

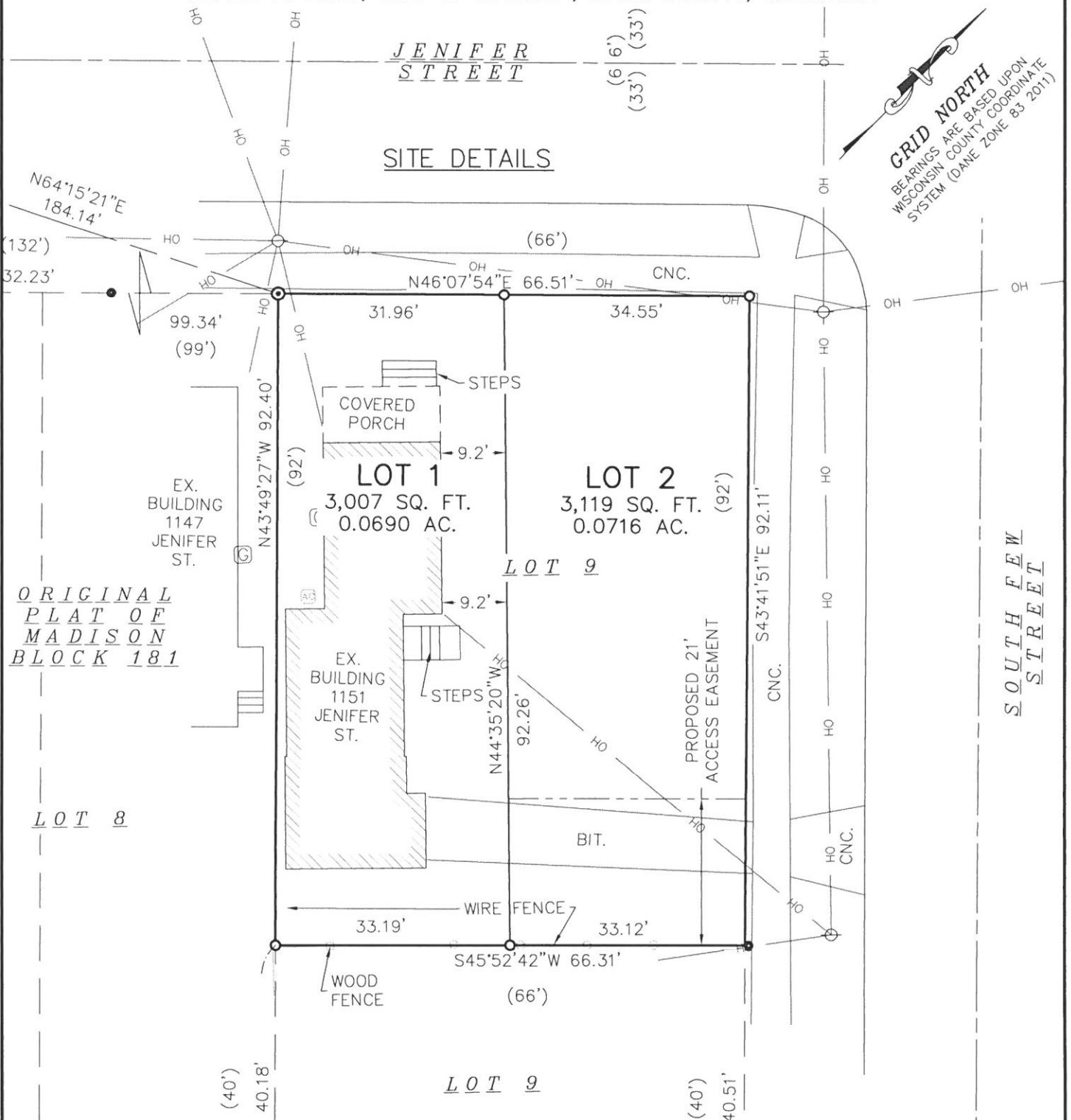


MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

Date: March 12, 2026
 Plot View: CSM 2
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GRID NORTH
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 2017)

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SEE SHEET 5 FOR LEGEND



SCALE : ONE INCH = TWENTY FEET

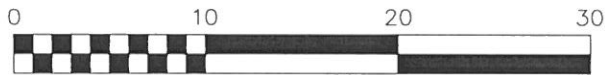


MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____

Date: March 12, 2026
 Plot View: CSM 3
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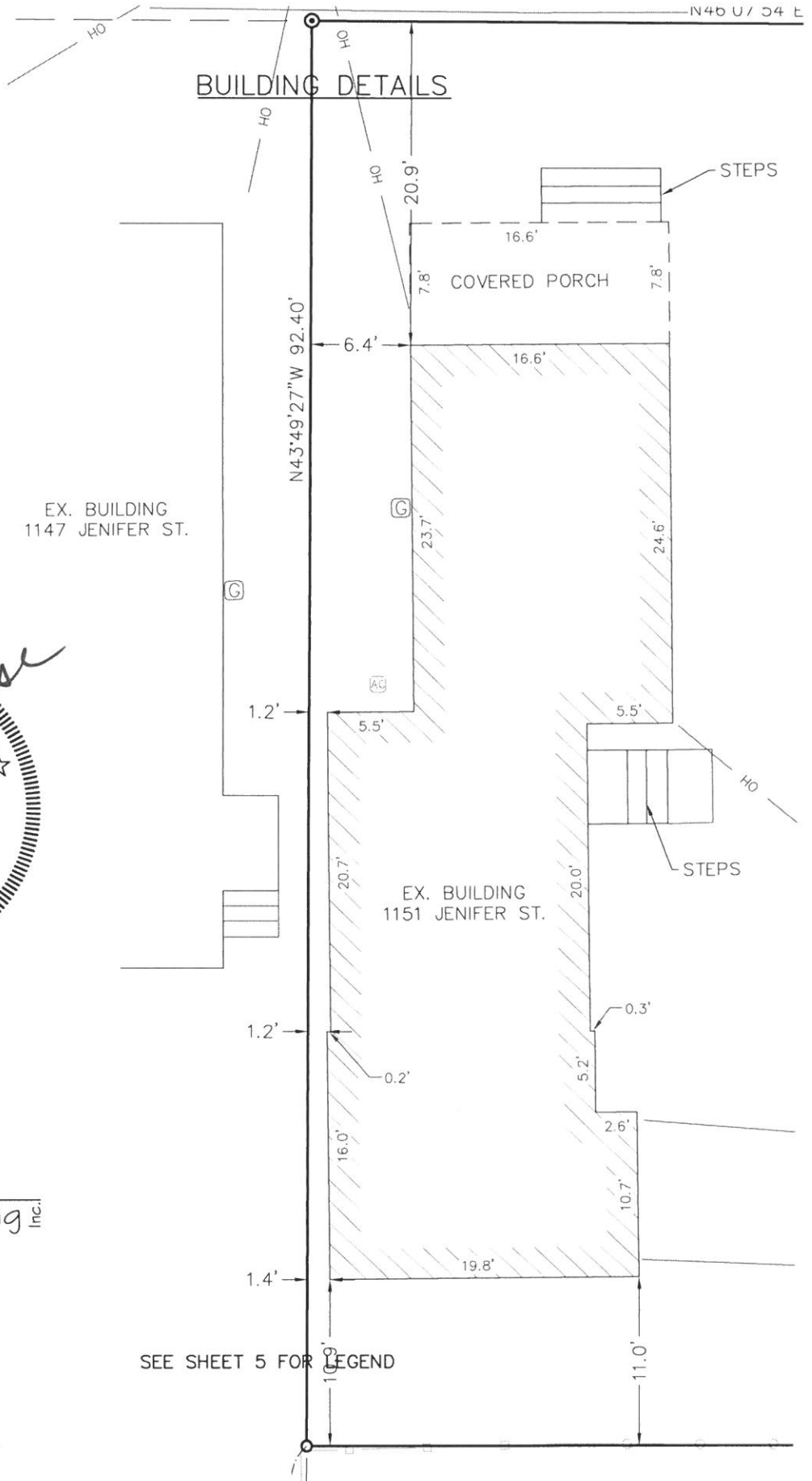
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SCALE : ONE INCH = TEN FEET

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
Plot View: CSM 4

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SEE SHEET 5 FOR LEGEND

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LEGEND

- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊙ MAG NAIL FOUND
- X FOUND CHISELED "X" IN CONCRETE
- ⊙ FOUND NAIL
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, Part of Lot 9, Block 181, Original Plat of Madison, as recorded in Volume A of plats, on Page 3, as Document Number 102, Dane County Registry, Located in Northwest Quarter of the Southwest Quarter of Section 07, Township 07 North, Range 10 East, City of Madison, Dane County Wisconsin, more fully described as follows:

Commencing at the Meander Corner to the West Quarter Corner of said Section 07; thence South 00 degrees 02 minutes 31 seconds West along the west line of said Southwest Quarter, 848.44 feet to the East Quarter Corner of Section 13, Township 07 North, Range 09 East; thence North 64 degrees 15 minutes 21 seconds East, 184.14 feet, to the Easterly right of way line of Jenifer Street and the Point of Beginning; thence North 46 degrees 07 minutes 54 seconds East, along said easterly right of way line, 66.51 feet to the Southerly right of way line of South Few Street; thence South 43 degrees 41 minutes 51 seconds East, along said southerly right of way line, 92.11 feet; thence South 45 degrees 52 minutes 42 seconds West, 66.31 feet; thence North 43 degrees 49 minutes 27 seconds West, 92.40 feet to the Point of Beginning. This description contains 6,126.7 square feet or 0.1406 acres, under the direction of Elaine A. Survivor's Trust, 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 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 12 day of MARCH, 2026

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse

surveying & engineering ^{LLC}

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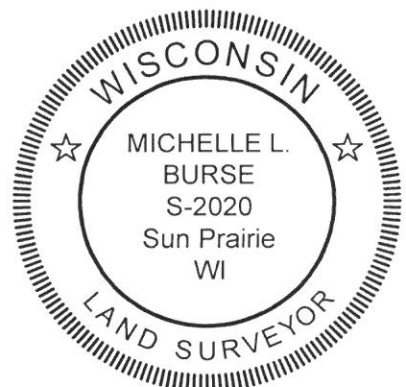
MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 15, 2026
Plot View: CSM 5

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CERTIFIED SURVEY MAP No. _____

PART OF LOT 9, BLOCK 181, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

GLAVINVESTMENTS LLC, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. It also certifies 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 _____, 202__.

Samuel Glavin

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 202__, the above named Samuel Glavin, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public: _____

My commission expires/is permanent: _____

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse

surveying & engineering 

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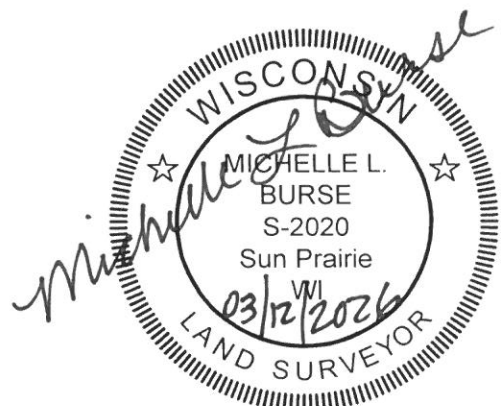
MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: March 12, 2026
Plot View: CSM 6

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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 _____, 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 _____, 2024.

Lydia A. McComas, 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 _____, 202__.

Matthew Wachter, Secretary of the Plan Commission.

SURVEYED FOR :
GLAVINVESTMENTS, LLC

SURVEYED BY :

Burse

surveying & engineering ^{LLC}

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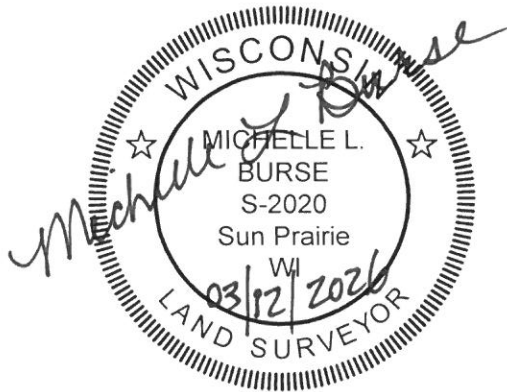
MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 12, 2026
Plot View: CSM 7

\\BSE3114\dwg\Survey\BSE3114 CSM V2020.dwg



Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds