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: 113 Ely Pl **Alder District:** _____

2. PROJECT

Project Title/Description: Redivide a Parcel/Land Division

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

Legistar #:

DATE STAMP

3. APPLICANT

Applicant's Name: Robert Quintana **Company:** _____

Address: 113 Ely Pl Madison, WI, 53726
Street City State Zip

Telephone: 6089574911 **Email:** [redacted]

Property Owner *(if not applicant)*: _____

Address: _____
Street City State Zip

Property Owner's Signature: Robert Quintana **Date:** 3/17/26

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

LANDMARKS COMMISSION APPLICATION LC

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 _____

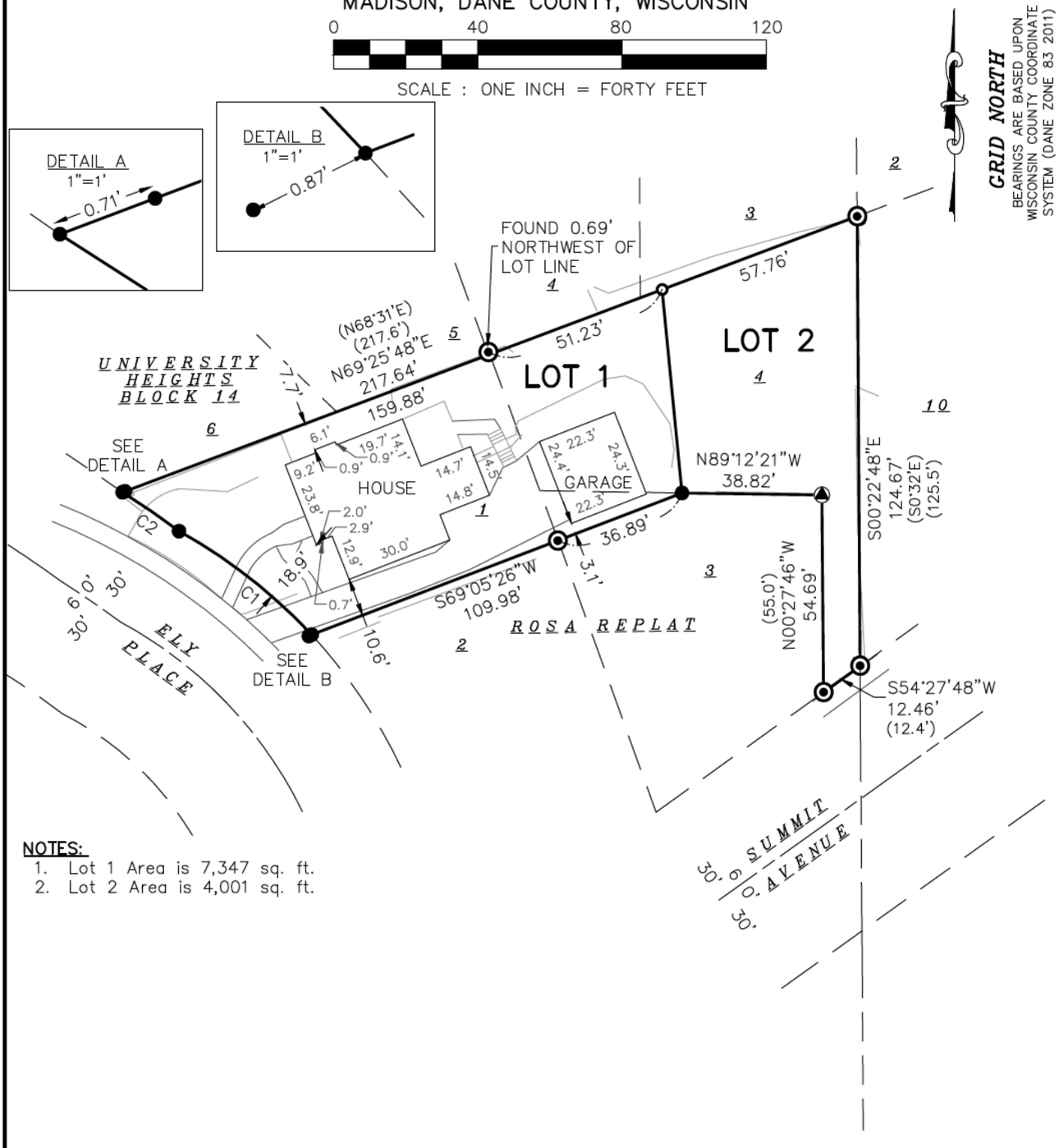
Landmarks Commission staff will preliminarily review projects for additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered 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

CERTIFIED SURVEY MAP No. _____

ALL LOTS 1 AND 4 AND PART OF LOT 3, ROSA REPLAT OF LOTS 7, 8 AND 9, BLOCK 14 UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 5A, AS DOCUMENT NUMBER 436762, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES:

1. Lot 1 Area is 7,347 sq. ft.
2. Lot 2 Area is 4,001 sq. ft.

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

SURVEYED FOR :
Robert Louis Quintana

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: April 20, 2026
Plot View: CSM 1
\BSE3129\dwg\Survey\BSE3129 CSM v2020.dwg

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

Ekberg, Meri Rose

From: Robert Quintana <[redacted]>
Sent: Monday, April 20, 2026 11:04 AM
To: Bailey, Heather; Madison Landmarks Commission
Subject: Final Landmarks Narrative--Redrawing Lot lines
Attachments: CSM Draft.pdf

Categories: Heather

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To the Landmarks Commission:

This narrative is submitted in support of an application for a Certificate of Approval for a land division at 113 Ely Place, located within the University Heights Historic District. The proposed division would create two lots from the existing 11,334 square foot parcel via a Certified Survey Map (CSM), consistent with the original two-lot configuration established in the 1924 Rosa Replat of Block 14, University Heights.

Attached is the new CSM draft from Burse Surveyors with the proposed line where the split will occur between these lots.

The application is governed by Madison General Ordinance 41.18(4), which requires the Commission to approve a Certificate of Approval for land divisions in historic districts unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district. This narrative addresses each standard in turn.

Standard 1: The Proposed Lot Sizes Do Not Adversely Impact the Historic Character or Significance of the District

The proposed division returns the property to the two-lot configuration that was originally platted in 1924 when F.M. Rosa subdivided Lots 7, 8, and 9 of Block 14, University Heights, creating Lots 1 and 4 as separate parcels. The two-lot division is not a new idea imposed on this property — it is close restoration of the original platting intent.

The proposed Lot A (the southern lot, containing the existing house) preserves the historic single-family residence at 113 Ely Place in its entirety. The custom CSM lot line will be drawn to retain the detached garage on Lot A as a legal accessory structure on the same zoning lot as the primary residence. No demolition of any historic structure on Lot A is required or proposed.

The proposed Lot B (the rear lot, accessed via a panhandle connection to Summit Street) is currently unimproved land. Creating a new buildable lot here does not disturb, diminish, or alter any contributing historic resource. Any future new construction on Lot B would be subject to a separate Landmarks Commission review and would need to demonstrate compatibility with the historic district at that time.

The division as proposed strengthens — rather than undermines — the historic character of the property by reestablishing the two-lot density envisioned when this block was originally developed.

Standard 2: The Proposed Lot Sizes Are Compatible with Adjacent Lot Sizes

The University Heights Historic District is characterized by a wide range of lot sizes, reflecting the organic and sometimes irregular way in which development occurred on top of the original 1924 plat. Lot sizes in this part of the district range from compact urban parcels to larger single-family lots, with no single dominant size or configuration.

The proposed division would create two lots from the existing 11,334 square foot parcel:

> **Lot A (house lot):** Approximately 7347 square feet, retaining the existing single-family residence and detached garage. This lot fronts Ely Place.
>
> **Lot B (rear lot):** A minimum of 4,001 square feet of developable area (exclusive of the panhandle strip), accessed via a 10-foot-wide panhandle connecting to Summit Street. Both the panhandle width and the developable area meet the minimum requirements of TR-C2 zoning.

These lot sizes are consistent with the range of parcel sizes found throughout this block and the surrounding neighborhood. The TR-C2 zoning district, which governs this property, establishes a minimum lot area of 4,000 square feet — a threshold that reflects the City's own assessment of what constitutes a compatible and functional lot size in this area. Both proposed lots meet or exceed that standard.

Importantly, the Landmarks Commission's review under MGO 41.18(4) does not require that new lots be identical to adjacent lots in size — only that they be compatible. Given the established range of lot sizes in University Heights, and the TR-C2 minimum as a baseline, the proposed configuration falls well within the range of what is characteristic of this district.

Standard 3: The Proposed Division Maintains the General Lot Size Pattern of the Historic District

University Heights is unusual among Madison's historic districts in that its actual development pattern diverged from the original platted lot lines relatively quickly after the 1924 Rosa Replat was recorded. The 1942 and 1950 Sanborn Fire Insurance Maps document this pattern clearly: structures on this block were built with reference to practical site conditions and existing development, not strictly to the underlying lot lines. Most notably, the residence at 163 N. Prospect was constructed on top of a platted lot line — a clear illustration that the lot development pattern of this block has always been pragmatic and adaptive rather than rigidly tied to the 1924 plat.

Shown here is the 1950's and 1924's Sanborn map for plat 14, which shows previous separation closely resembles my proposes split. I would argue this reflects a reasonable lot development pattern and aligning with the district and this block in particular.

Fire Proof Constr.
W.P.
168
1902
1900
T.H.
60'
163 N. PROSPECT
167
1B. D. A. IN B.
14
(VEND)
A. IN B.
115
ELY
PL.
113
120
101
110
60'
T.H.
SUMMIT
1811

The proposed division is directly consistent with this pattern. The original 1924 plat contemplated two distinct lots on this parcel — Lots 1 and 4 — each with its own access and developable area. The CSM restores that two-lot density using modern boundaries calibrated to the existing structures and current code requirements. This is precisely the kind of practical, site-responsive adjustment that has defined how University Heights has developed over the past century.

The rear lot's panhandle access to Summit Street also reflects the block's established relationship to the surrounding street network, where rear parcels maintain connections to adjacent streets as development has occurred over time.

Conclusion

The proposed land division at 113 Ely Place satisfies all three standards under MGO 41.18(4). The division does not adversely impact the historic character or significance of the University Heights Historic District; the proposed lot sizes are compatible with the range of adjacent lot sizes in the neighborhood; and the division maintains the general lot size pattern of the district by restoring the two-lot configuration originally contemplated in the 1924 Rosa Replat, calibrated to reflect the pragmatic and adaptive development pattern that has historically characterized this block.

A professionally prepared Certified Survey Map showing the proposed lot configuration is attached and incorporated into this application. The applicant respectfully requests that the Landmarks Commission approve a Certificate of Approval for the proposed land division.

Best,

Robert

On Mar 19, 2026, at 6:29 PM, Robert Quintana <rquintana@wisc.edu> wrote:

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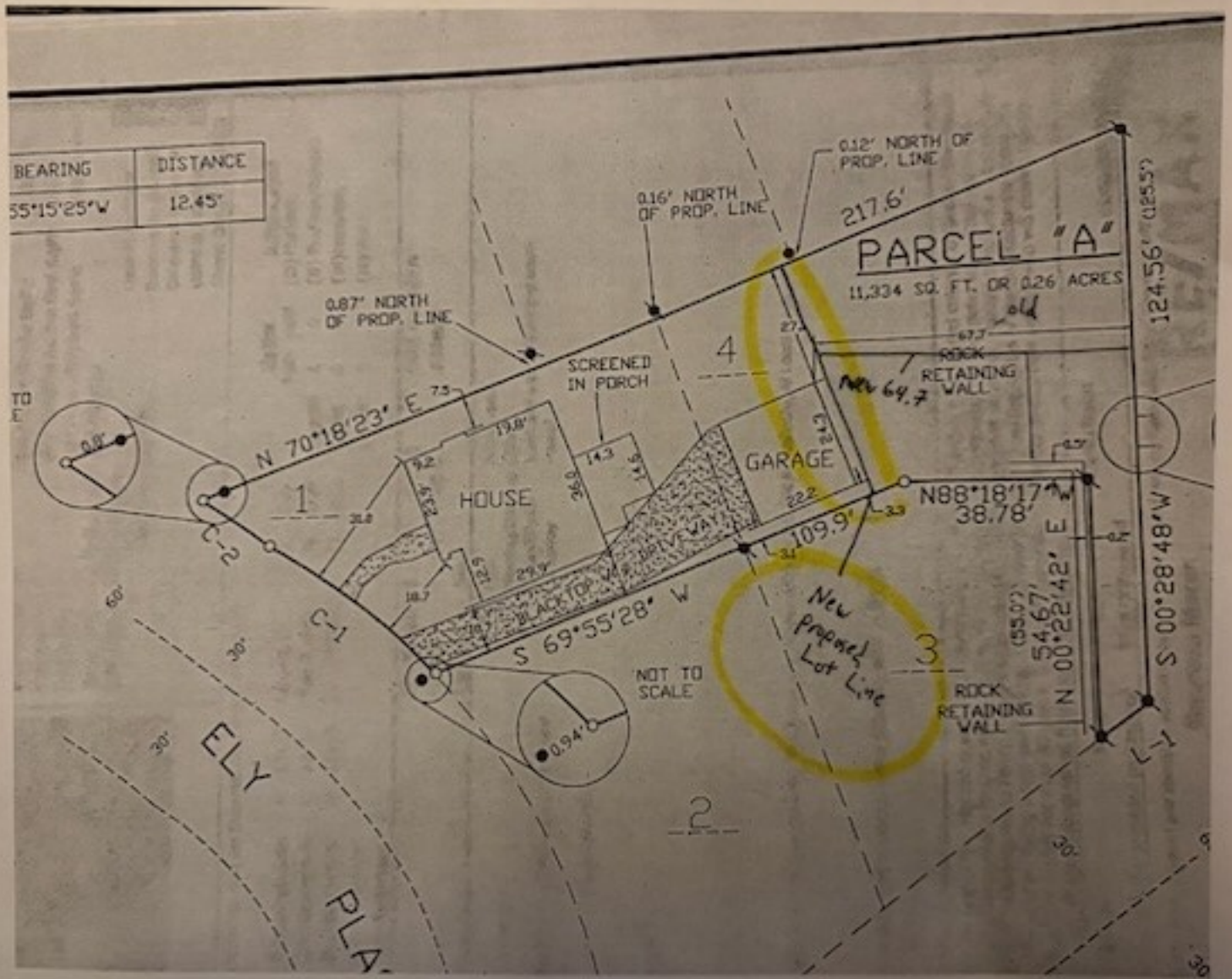
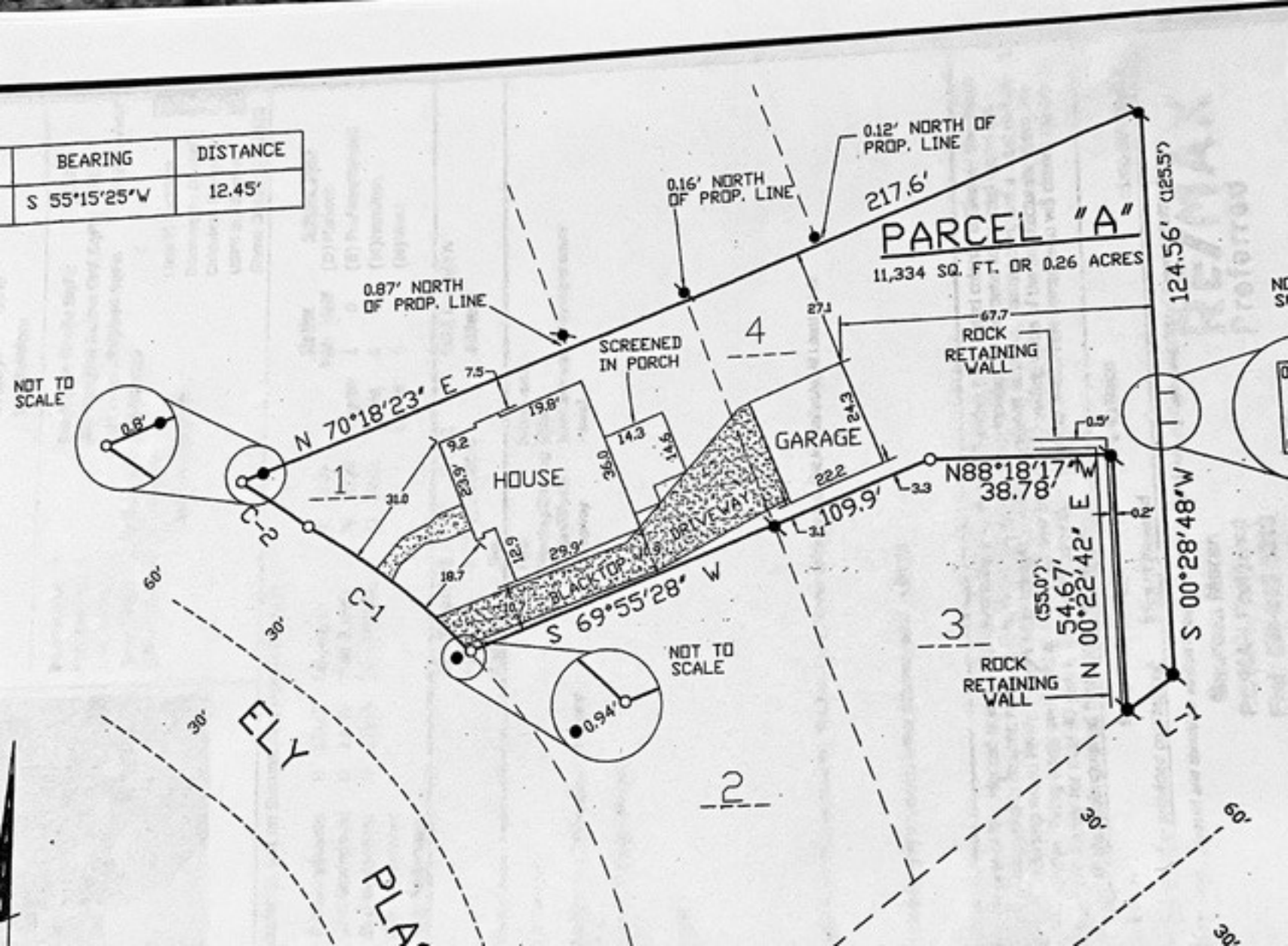


BEARING
DISTANCE
55°15'25"W
12.45'
0.12' NORTH OF PROP. LINE
0.16' NORTH OF PROP. LINE
0.87' NORTH OF PROP. LINE
217.6'
PARCEL "A"
11,334 SQ. FT. OR 0.26 ACRES
124.56' (125.5')
old
ROCK RETAINING WALL
New 64.7
SCREENED IN PORCH
N 70°18'23" E
HOUSE
GARAGE
N88°18'17"W
38.78'
109.9'
BLACKTOP DRIVEWAY
S 69°55'28" W
New Proposed Lot Line
ROCK RETAINING WALL
N 00°22'42" E
54.67'
(55.0')
S 00°28'48"W
NOT TO SCALE
0.94'
C-1
C-2
L-1
ELY
PLA
1
2
3
4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SCREENED IN PORCH
4
27.1
67.7
ROCK RETAINING WALL
NOT TO SCALE
N 70°18'23" E
7.5
19.8'
9.2
23.9'
HOUSE
36.0
14.3
14.6
GARAGE
24.3
22.2
0.5'
N88°18'17"W
38.78'
1
31.0
C-2
109.9'
3.3
3.1
BLACKTOP
DRIVEWAY
29.9'
6.21
18.7
10.7
S 69°55'28" W
C-1
60'
30'
NOT TO SCALE
0.94'
3
(55.0')
54.67'
N 00°22'42" E
S 00°28'48"W
0.2'
L-1
ROCK RETAINING WALL
ELY
PLA
2
30'
60'

436762 VOL. 2 PAGE. 5A

Rosa Replat

LOTS 7, 8 & 9, BLOCK 14, UNIVERSITY HIEIGHTS

CITY OF MADISON

DANE CO. WIS.

OFFICE OF
[illegible]
R. M. Long, Surveyor

RECORDED JULY 3 1924

144

SCALE 1" = 30'

R. M. Long, Surveyor, hereby certify that by the order and under the direction of Charles D. Rosa, I have made a survey and replat of the following described premises to wit:- Lots Seven (7) Lot Eight (8) and Lot Nine (9), of Block Fourteen (14), of University Heights, situated in the City of Madison, Dane Co. Wis. I also certify that the within plat is a correct representation of the exterior boundaries and subdivisions as made by me. Iron stakes have been placed at points indicated on map.

Reproduction of Copy of Original Plat

R. M. Long
Surveyor.

Furnished by Dane County Title Company