



City of Madison

Proposed Certified Survey Map

CSM Name
Quisling CSM

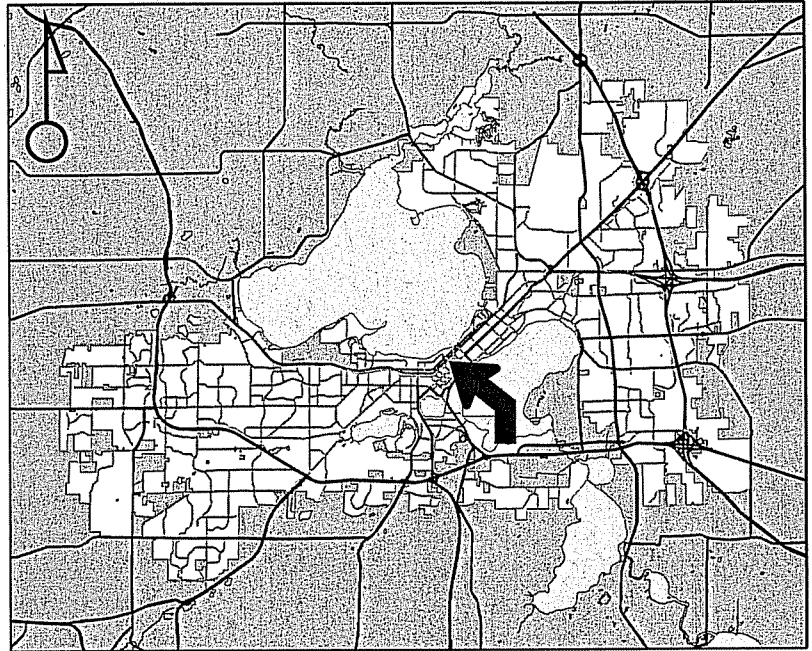
Location
2 West Gorham Street

Applicant
Ben Marshall-Gorman Properties, LLC/
Brett Stoffregan-D'Onofrio Kotke & Assoc

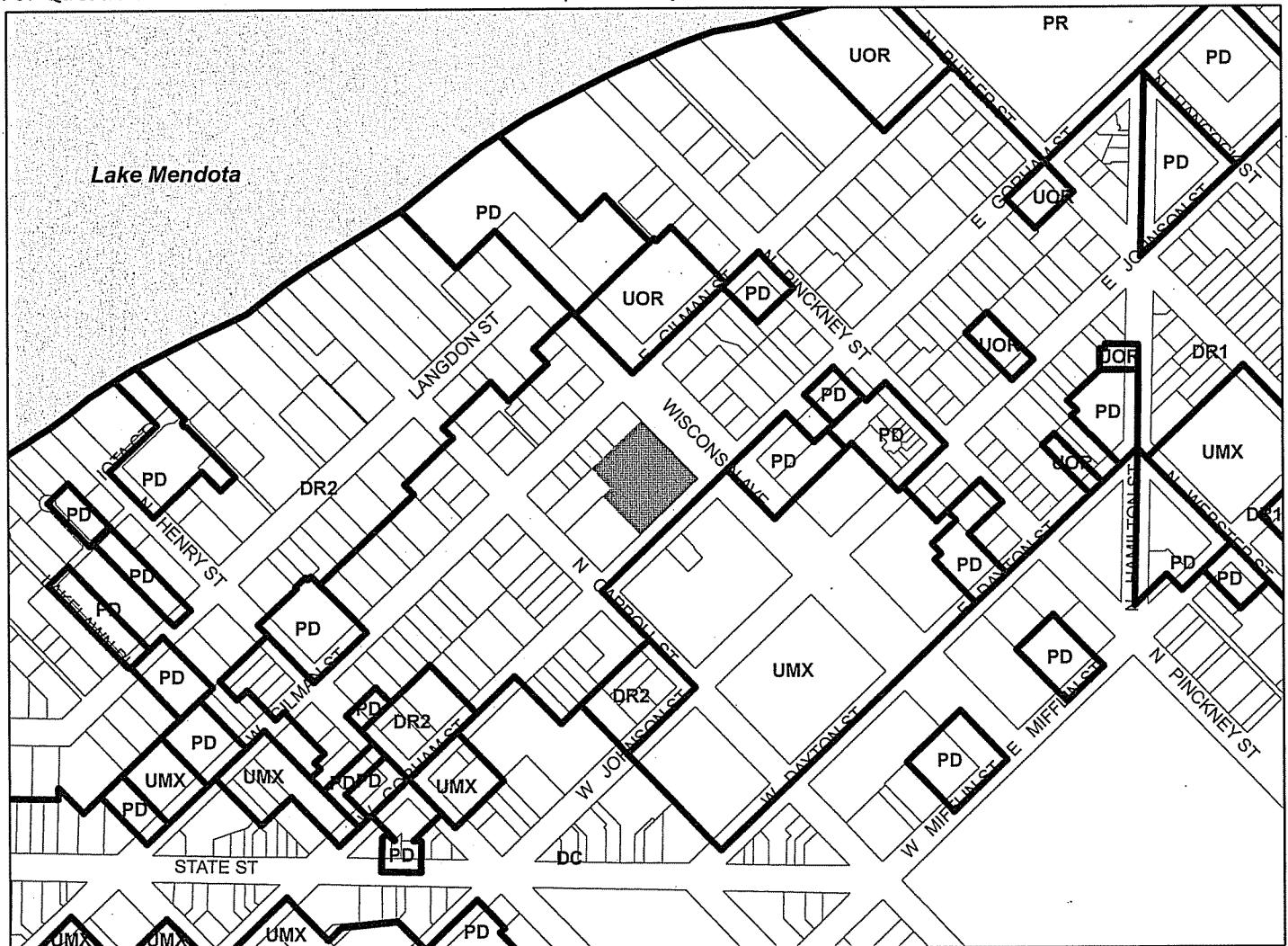
☒ Within City ☐ Outside City

Proposed Use
Create 2 residential lots in
Mansion Hill Historic District

Public Hearing Date
Plan Commission
07 December 2015
Common Council
05 January 2015



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date.: 30 November 2015

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SUBDIVISION APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

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.

1a. Application Type.

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☒ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For **Preliminary** and/or **Final Plats**, an application fee of **\$250, plus \$50 per lot or outlot** contained on the plat.
- For **Certified Survey Maps**, an application fee of **\$250 plus \$200 per lot and outlot** contained on the CSM.

2. Applicant Information.

Name of Property Owner: Gorman Properties, LLC Representative, if any: Ben Marshall
Street Address: 200 N. Main Street City/State: Oregon, WI Zip: 53575
Telephone: (608) 835-5534 Fax: () Email: bmarshall@gormanusa.com
Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: () Email: bstoffregan@donofrio.cc

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 2 W. Gorham Street
Tax Parcel Number(s): 0709-144-1212-0
Zoning District(s) of Proposed Lots: DR1, HIS-MH School District: Madison
→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Planning & Community & Economic Development

3b. For Properties Located **Outside** the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2		0.862
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		0.862

OVER →
20

5. **Required Submittals.** Your application is required to include the following (check all that apply):

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.

☒ **Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

☒ **Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

☒ **For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

☐ **For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.


☐ **For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

☒ **Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Brett T. Stoffregan

Signature 

Date 09-15-15

Interest In Property On This Date Representative



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

Tim Parks
City of Madison – Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

Re: 2 W. Gorham CSM

Dear Tim:

On behalf of Gorman Properties, LLC, please accept this re-submittal for a Certified Survey Map for the Quisling Clinic Condominium.

Enclosed please find 16 copies of the revised Certified Survey Map. You should have previously received the application form, application fee and title as part of the initial application.

This land division is proposed to separate the main building and the smaller residential building on to their own separate lots. This is to comply with HUD financing standards. Parking, storm water drainage, and site access will be shared between the two lots via easement agreements. No physical alterations are proposed to the structures as part of the land division.

We look forward to working with you on this project. Please let us know if you have any questions.

Sincerely,
Gorman & Company, Inc.

Ben Marshall, AIA
Director of Architecture

CITY OF MADISON

NOV - 2 2015
3:55 pm
Planning & Community
& Economic Development



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 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

QUISLING CLINIC CONDOMINIUM

A CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

The southwest 66 feet of the northeast 38 feet of Lot 3 and all of Lots 5, 6, 7 and 8, Block 80, Original Plat, City of Madison, Dane County, Wisconsin. Area of parcel: 37,545 square feet.



SURVEYOR'S CERTIFICATE

I, Wayne D. Baraness, Registered Land Surveyor, S-1561, hereby certify that the plat hereon is a correct representation of the property described and further that the floor plans are reproduced from plans furnished by the architect and that the identification and location of each unit and the common elements can be determined from the plat.

Dated this 3rd day of DECEMBER, 1999, at Madison, Wisconsin.

Wayne D. Baraness
Wayne D. Baraness, Registered Land Surveyor, S-1561

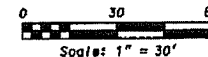
REGISTER OF DEEDS CERTIFICATE

Received for record this 21st day of DECEMBER, 1999, at 1:15 o'clock A.M. and recorded in Volume 3-0808 of Condominium Plats on Pages 1-7.

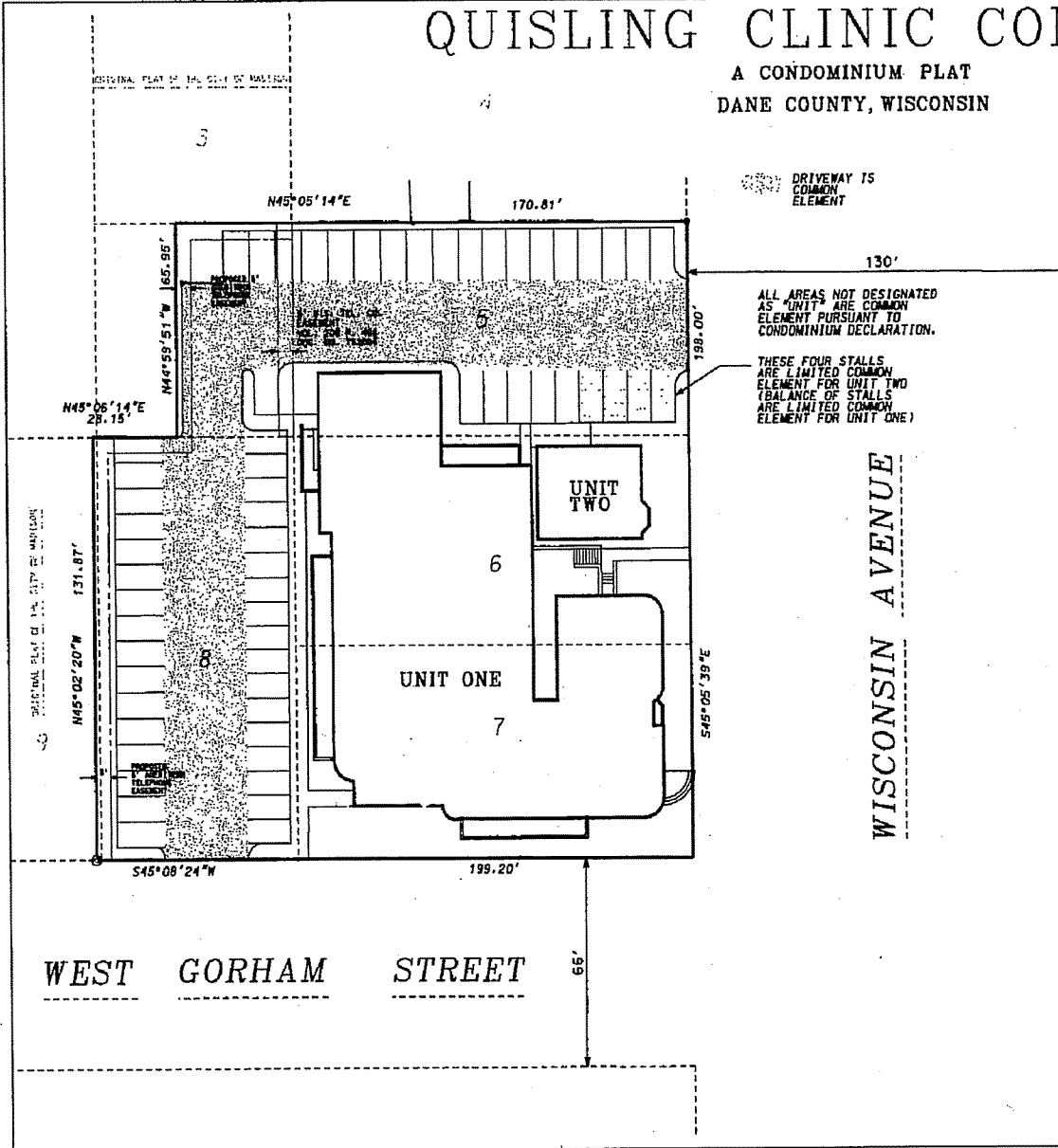
Jane Licht
Jane Licht, Dane County Register of Deeds



NORTH

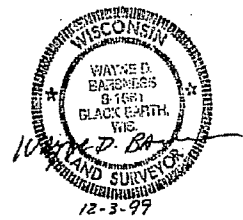
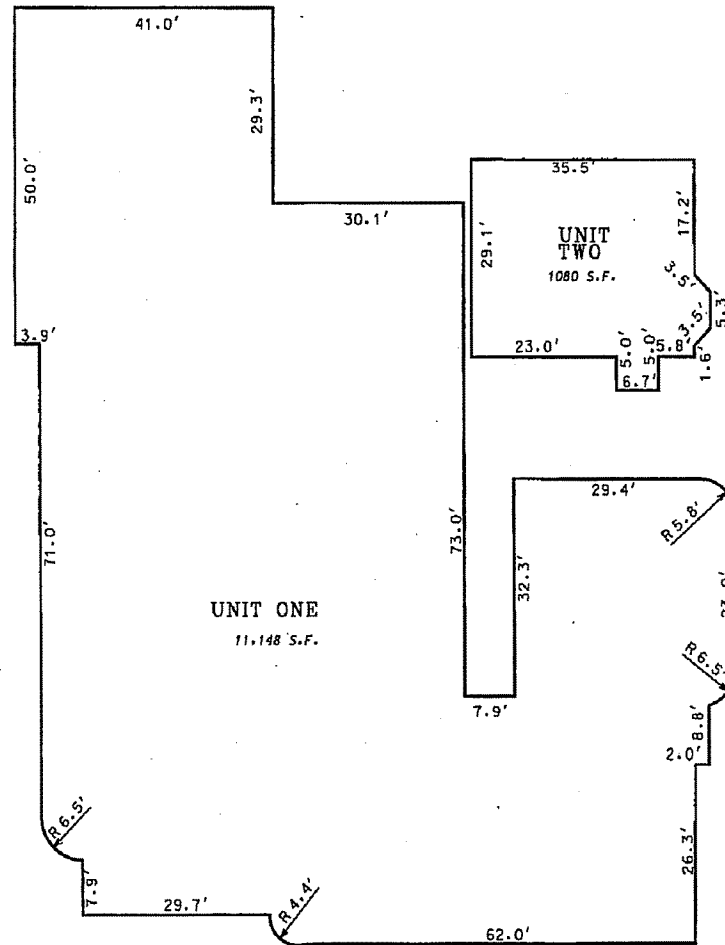


Scale: 1" = 30'



QUISLING CLINIC CONDOMINIUM

A CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN

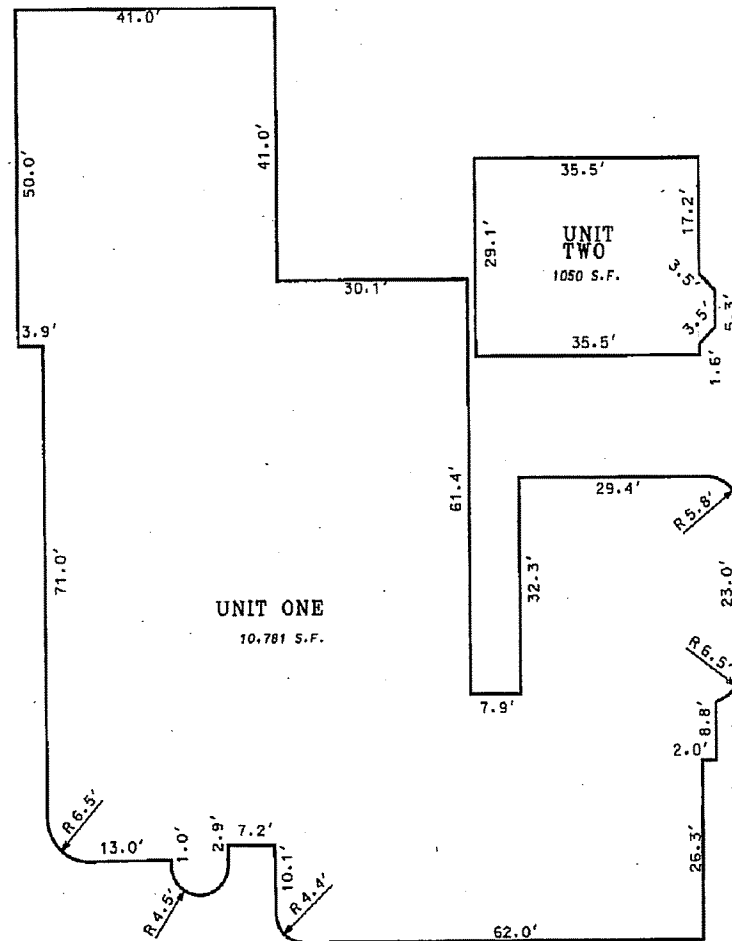


GROUND FLOOR

2 WEST GORHAM STREET

QUISLING CLINIC CONDOMINIUM

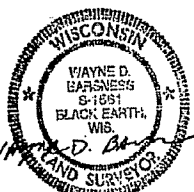
A CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN



FIRST FLOOR

2 WEST GORHAM STREET

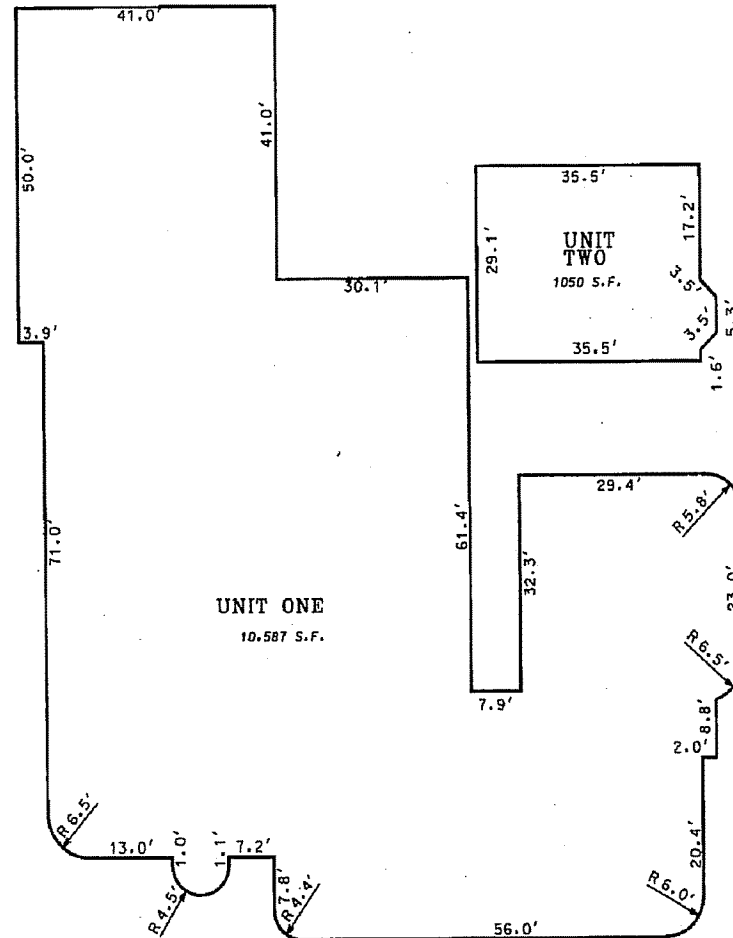
FN: 99-03-112 DATE: 12-3-99 PAGE 3 of 7



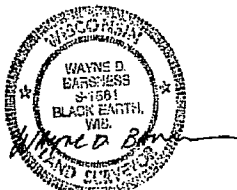
12-3-99

QUISLING CLINIC CONDOMINIUM

A CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN



SECOND FLOOR



12-3-99

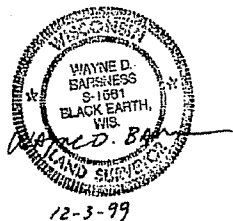
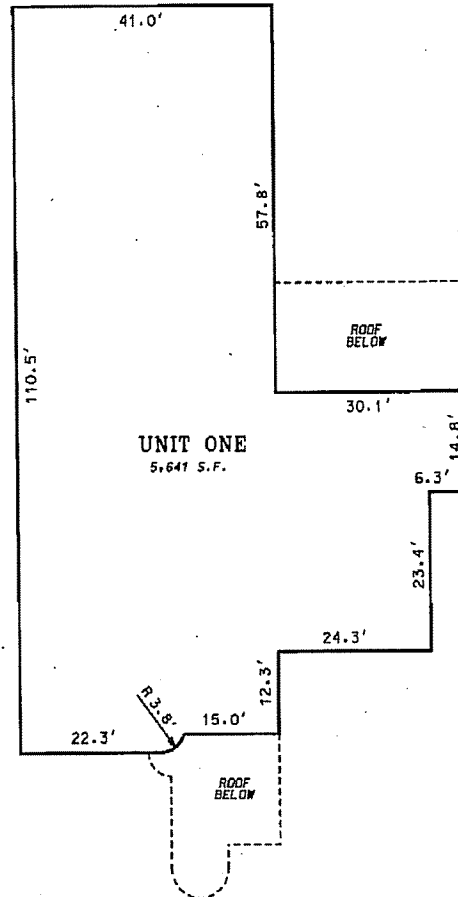
2 WEST GORHAM STREET

FN: 99-03-112 DATE: 12-3-99 PAGE 4 of 7

12-3-99

QUISLING CLINIC CONDOMINIUM

A CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN



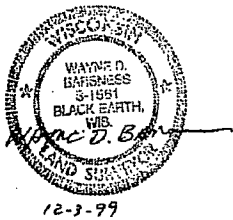
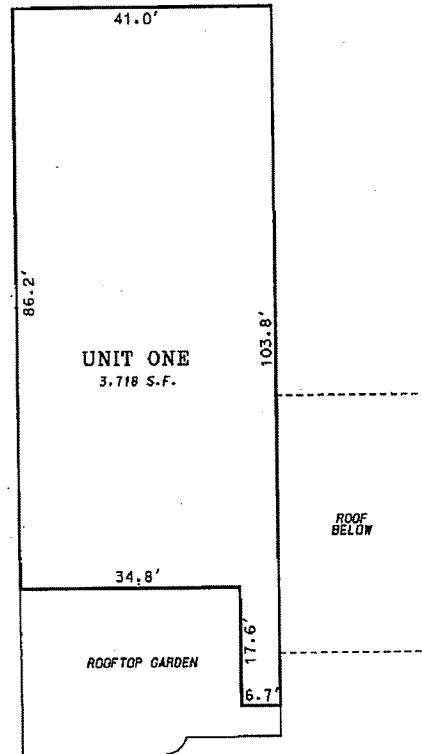
FOURTH FLOOR

2 WEST GORHAM STREET

FN: 99-03-112 DATE: 12-3-99 PAGE 6 of 7

QUISLING CLINIC CONDOMINIUM

A CONDOMINIUM PLAT
DANE COUNTY, WISCONSIN

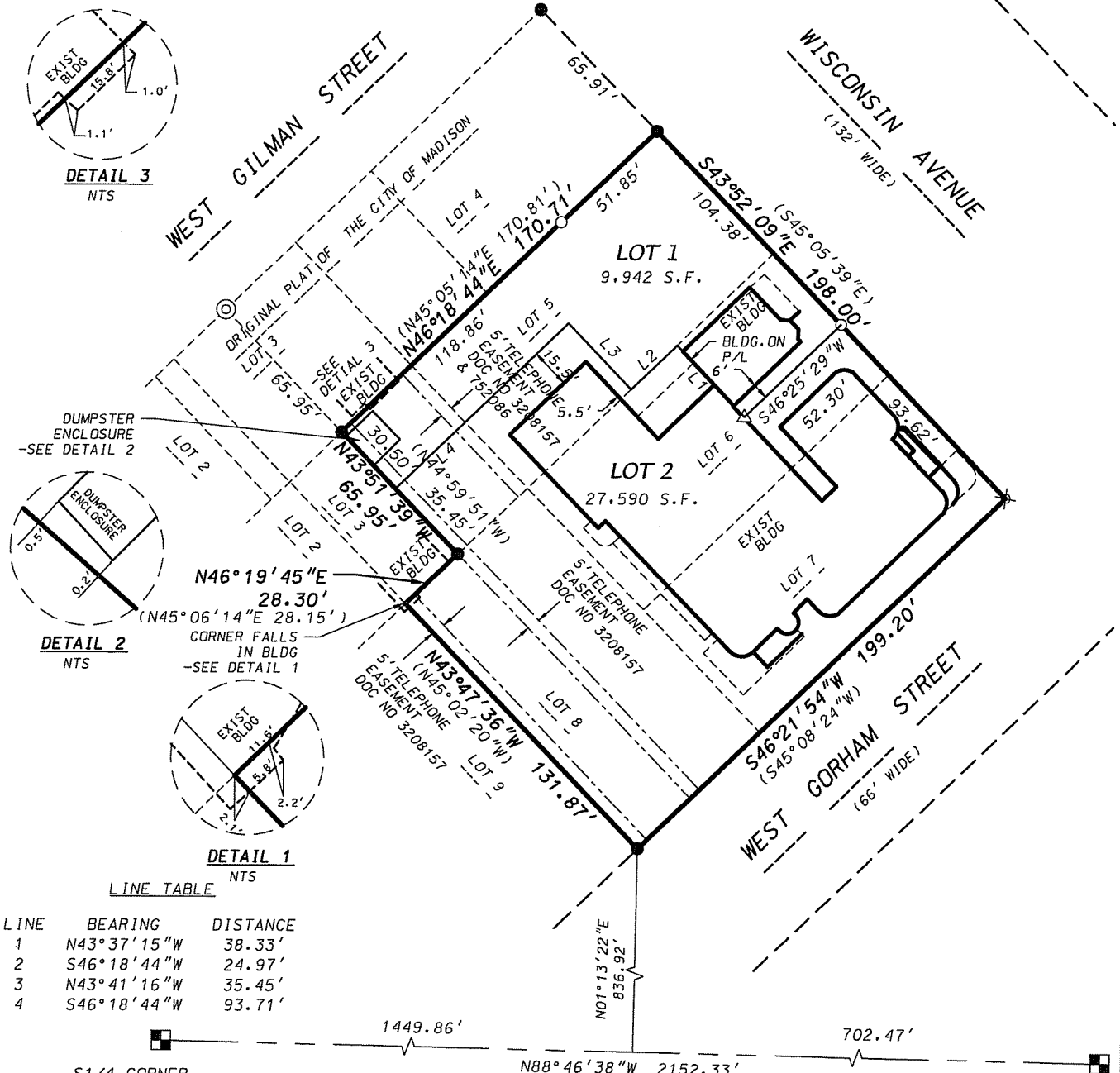


FIFTH FLOOR

2 WEST GORHAM STREET

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

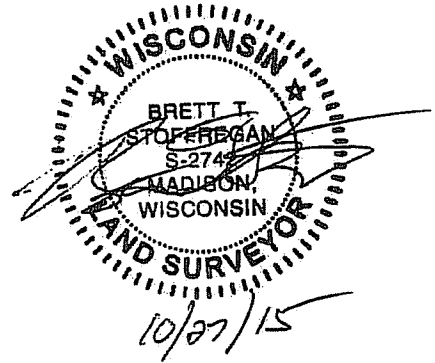


S1/4 CORNER
SECTION 14
T7N, R9E

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

0 60
Scale 1" = 60'
SHEET 1 OF 5

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

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-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.


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 27, 2015
F.N.: 14-07-101
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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

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.

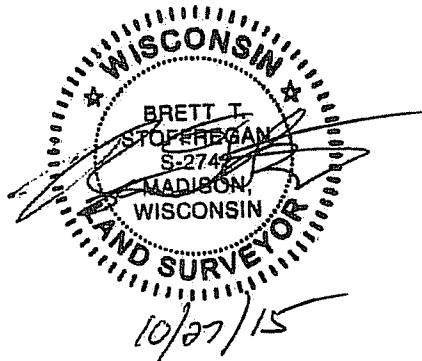
Print name and title

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 _____



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

SHEET 3 OF 4

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

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

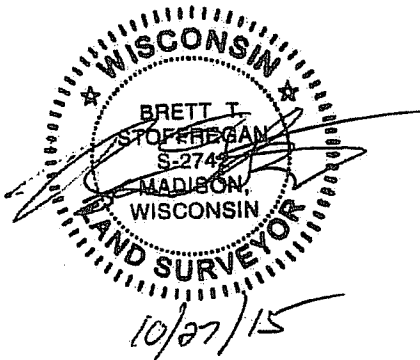
Print name and title

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 _____



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

SHEET 4 OF 5

TE: October 27, 2015
V.: 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

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Natalie Erdamn, 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.

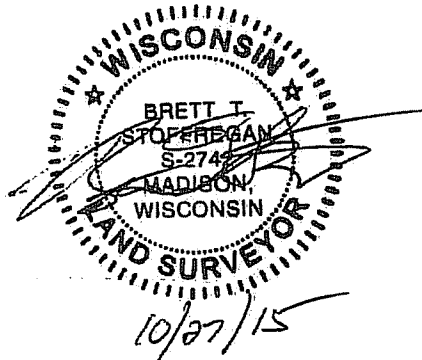
Dated this _____ day of _____, 2015.

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



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

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