



Department of Planning & Community & Economic Development  
 Planning/Building Inspection/Economic Development/Community Development  
 Steven Cover, Director

Planning Division  
 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635

**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

Gorman Properties - CSM  
 2 West Gorham Street - Create 2 Residential Lots in Mansion Hill Historic District  
 Ben Marshall/Brett Stoffregan-D'Onofrio Kottke & Associates

**PLANNING DIVISION CONTACT:** Timothy Parks

**RETURN COMMENTS BY:** 09 October 2015

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: bstoffregan@donofrio.cc Fax: \_\_\_\_\_

Date Submitted: 16 September 2015 Plan Commission: n/a

Date Circulated: 23 September 2015 Common Council: 17 November 2015

**CIRCULATED TO:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> ZONING               | <input type="checkbox"/> DISABILITY RIGHTS         | <input checked="" type="checkbox"/> ALD. <u>Zellers</u> DIST. <u>2</u> |
| <input type="checkbox"/> FIRE DEPARTMENT      | <input type="checkbox"/> POLICE DEPT. - CHANDLER   | <input type="checkbox"/> MADISON GAS & ELECTRIC                        |
| <input type="checkbox"/> TRAFFIC ENG          | <input type="checkbox"/> CITY ASSESSOR - D. CRARY  | <input type="checkbox"/> ALLIANT ENERGY                                |
| <input type="checkbox"/> PARKS DIVISION       | <input type="checkbox"/> MADISON METRO - SOBOTA    | <input type="checkbox"/> A T & T                                       |
| <input type="checkbox"/> CITY ENG. - SCHMIDT  | <input type="checkbox"/> MMSD BOARD, C/O SUPT.     | <input type="checkbox"/> T D S   |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE  | <input type="checkbox"/> MT. VERNON TELE                               |
| <input type="checkbox"/> WATER UTILITY        |  |  |
| <input type="checkbox"/> ECONOMIC DEV - OLVER | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION |  |
| <input type="checkbox"/> REAL ESTATE          |  |  |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

10/2/15  
 PK  
 LZ



Department of Planning & Community & Economic Development

**Planning Division**

Katherine Cornwell, Director

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December 2, 2015

Gary Gorman  
Gorman & Company, Inc.  
200 N Main Street  
Oregon, WI 53575

Re: Certificate of Appropriateness for 412 Wisconsin Avenue & 2 West Gorham Street

At its meeting on November 16, 2015 the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Historic Preservation Ordinance, the land division of the property located at 412 Wisconsin Avenue & 2 West Gorham Street in the Mansion Hill Historic District. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the request with the following condition of approval:

1. The Applicant shall indicate no build easement(s) on the CSM of record.

This letter will serve as the "Certificate of Appropriateness" for the project.

Please note that any major design changes from the plans submitted and the additional information provided to the Landmarks Commission must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$250 for each day during which a violation of the Historic Preservation ordinance continues (see Madison General Ordinances Chapter 41).

Please contact me (266-6552 or [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)) with any questions.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect  
Preservation Planner  
City of Madison Planning Division

cc: City preservation file  
Tim Parks, Planning Division  
Rachel Snethen, Gorman & Company

# PLANNING DIVISION STAFF REPORT

November 16, 2015

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 412 Wisconsin Avenue/2 W Gorham Street  
**Application Type:** Certificate of Appropriateness (land division)  
**Legistar File ID #** 40258  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** November 10, 2015

## Summary

**Project Applicant/Contact:** Gary Gorman, Gorman & Company, Inc.  
**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for a land division in a historic district

## Background Information

**Parcel Location:** The subject sites are located in the Mansion Hill Historic District.

### Relevant Ordinance Sections:

41.18 (4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties 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.

## Analysis and Conclusion

The property is located in the Mansion Hill historic district. The Applicant is requesting the land division to place each building on an individual lot. This land division will make the lots more compatible with adjacent lot sizes and will create sizes that are more compatible with the general lot size pattern in the historic district.

The submission materials show the building wall of a historic building on the proposed property line which means that wall at the property line must meet building and fire codes. There are ways to address these code issues that include building alterations or no-build easements on the adjacent property. The submission materials indicate that there are no exterior alterations proposed to the existing buildings and that the code requirements can be addressed through the use of easements. A no-build easement is not currently shown on the Certified Survey Map documents. Any exterior alterations will need a Certificate of Appropriateness from the Landmarks Commission.

Map showing existing adjacent lot configuration on reverse.

## Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the land division are met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The Applicant shall revise the CSM to show a no build easements where necessary to protect the buildings from needing exterior alterations.