City of Madison Landmarks Commission

APPLICATION

City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985 1. LOCATION **Project Address:** 2. PROJECT **Project Title / Description:** ACCOUNT ONT This is an application for: (check all that apply) ☐ Alteration / Addition to a Designated Landmark Land Division/Combination of Designated Landmark site PLANNING DIVISION USE ONLY ☐ Alteration / Addition to a building adjacent to a Designated Landmark ☐ Alteration / Addition to a building in a Local Historic District (specify): □ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement □ University Heights □ Marquette Bungalows **∠** Land Division/Combination 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 Historic Preservation Ordinance (Chapter 41) ☐ Referral from Common Council, Plan Commission, or other referral □ Landmark Nomination/Rescission or Historic District Nomination/Amendment (Please contact the Historic Preservation Planner for specific submission requirements.) □ Other (specify): 3. APPLICANT Applicant's Name: Telephone: dison **Property Owner** (if not applicant): **Property Owner's Signature:**

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.

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

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

The Madison Lodge 410, Benevolent Protective Order of Elks

Property Address 719 Jenifer Street

Property Address 711 Jenifer Street

The Madison Lodge 410, Benevolent Protective Order of Elks (The Elks) property is made up of several lots in Block 127, Original Plat of Madison. The Lodge Property has an address of 719 Jenifer Street and is known as part of Lots 1, 2 and 3, Block 127, Original Plat of Madison. The residential property, known as the SW 1/2 of Lot 4, Block 127, Original Plat of Madison, contains a Historic Structure, and lies in the Third Lake Historic District. This parcel is adjacent to their Existing Lodge parcel at 711 Jenifer Street. It is the Elk's desire to combine their parcel into 2 lots.



Existing Historic Structure from Jenifer Street view

The historic residential structure is Deed Restricted and currently vacant, and the Elks desire to Sell it, and a portion of the lands it currently lies upon. We have prepared a Certified Survey Map to create a 4,019 Square Foot Parcel which will contain the structure (shown as proposed Lot 2 on the Certified Survey Map). The remainder of the residential parcel will become part of proposed Lot 1 on the Certified Survey Map, including all of the Shore frontage.

The Elk's, in ownership of both parcels have made improvements to their Lodge that lie in the area between the residence and the Shoreline of Lake Monona including a fence, storage shed, stairwell, etc. as shown on the map and this photo.



View from existing residence toward Lake Monona

The Elks wish to better define the boundaries for both the historic structure, and accommodate the improvements to the existing Lodge. The proposed lot with historic structure would not include shore frontage, but as a result, would have a parcel size appropriately proportionate to the size of the structure, and could sell for a more affordable amount.

CERTIFIED SURVEY MAP Located in Lot 1, Lot 2, Lot 3 and Lot 4, Block 127, Original Plat of Madison, all in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of fractional Section 13, in the City of Madison, Dane County, Wisconsin. Meander Corner North of the Center of Section 13 4" Brass Cap in Concrete N:485,775.48 E:823,854.39 ш N 00°37'03", BEARINGS ARE BASED ON THE DANE East ¹/₄ Corner of COUNTY COORDINATE SYSTEM, Section 13, T7N, R9E 4" Brass Cap S 89°30'34" E 2629.50' 83 1997 532.41' N:485,568.61 2097.09 E:823,852.16 N:485,546.10 2786 E:826,481.56 Zone Meander Corner West of the South $\frac{1}{4}$ **WCCS Dane** N 00°37'03" Corner of Section 13 4" Brass Cap N:482,796.72 E:823,061.97 True South 4 Corner of Section 13 S 88°53'32" E 760.29' (computed) **GRID NORTH** E:823,822.12 80' 0' 80' Arc Length=59.35' Radius=44.00' Delta Angle=77°16'52" Chord=N 88°00'00" E 54.95' Tan. Bearing 'In'=S 53°21'34" E Tan. Bearing 'Out'=N 49°21'35" E N 73°59'35" E Award of Damages in Lot 2 Doc. No. 1467389 4,019 S.F. 0.09 Acres Triangular Portion of the SW ½ of Lot 4 conveyed in Quit Claim Deed in Doc. No. 5241031 EXCEPTION in Doc No. 833492 EXCEPTION in Doc. Lot 1 No. 841813 61,542 S.F. 1.41 Acres 44°09'41" W 32.79 35°49'54" E 93.1'± CON PAUL A. SPETZ Monona R.L.S. # 2525 MADISON. Ordinary High Water Mark (line) of WI Lake Monona as defined by the NAVD 88 Elevation of 845.82' per City of ື່x ້7' Perpetual Easement and right 4 FOUND CHISELED '+' of way for construction and SOLID IRON ROD FOUND (0.75" Dia. unless noted) maintenance of the Blount Street Overlook in Doc. No. 1685242 ◉ IRON PIPE FOUND (1" Outside Diam. unless Noted) 3/4"x18" SOLID IRON ROD SET 0 1.13 Lbs./LINEAL FOOT. INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. MAP NO. PREPARED BY: PREPARED FOR: MADISON LODGE No. 410 BPOE DOCUMENT NO. ISTHMUS SURVEYING, LLC 450 N. BALDWIN STREET 711 JENIFER STREET MADISON, WI 53703 VOLUME PAGE MADISON, WI 53703 (608) 244.1090 www.isthmussurveying.com C:\PROJECTS\2015\150709-ELKS_711JENIFER\150709-711_JENIFERcsm.DWG SHEET 1 OF 4

CERTIFIED SURVEY MAP

LOCATED IN:

Located in Lot 1, Lot 2, Lot 3 and Lot 4, Block 127, Original Plat of Madison, all in the SW $\frac{1}{4}$ of the $SE_{\frac{1}{4}}$ of fractional Section 13, in the City of Madison, Dane County, Wisconsin.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Madison Lodge No. 410, Benevolent and Protective Order of Elks, owner of said land, I have surveyed, divided, and mapped the following parcel(s)

Record Legal description:

Lot 1, and the Southwest 1/2 of Lot 2, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT parcels conveyed to The City of Madison as set forth in Vol. 581 of Deeds, page 544, as #838456 and in Vol. 577 of Deeds, page 349, as #833492.

The Northeast 1/2 of Lot 2, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT that part conveyed to the City of Madison as set forth in Vol. 584 of Deeds, page 600, as #841813.

Lot 3, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, EXCEPT Award of Damages recorded in Vol. 675 of Records, page 401, as #1467389.

The Southwest 1/2 of Lot 4, Block 127, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin EXCEPT that portion conveyed in Quit Claim Deed recorded as #5241031.

Measured Legal Description More Particularly described as follows:

That portion of Lots One (1), Two (2), Three (3) and Four (4), Block One Hundred and Twenty-Seven (127), located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin;

Commencing at the East $\frac{1}{4}$ Corner of Fractional Section 13, T7N, R9E, thence N 89°30'34" W, along the East-West $\frac{1}{4}$ Section line of said Fractional Section 13, 2097.09 feet; thence S 00°29'26" W, along a random line, 1814.63 feet to a point being the northeast corner of the SW $\frac{1}{2}$ of said Lot 4, Block 127, said point being on the southeasterly right-of-way line of Jenifer Street, and the point of beginning of this description;

thence S 43°57'57" E, along the northeasterly line of the SW $\frac{1}{2}$ of Lot 4, Block 127, 143.19 feet;

thence S 35°49'54" E, along the southeasterly line of a parcel of land as described in a Quit-claim Deed in Document No. 5241031, 68.37 feet to a point on the Northeast most end of a Meander line of Lake Monona;

thence continue S 35°49'54" E, along aforementioned line extended, 20.00 feet more or less to the Ordinary high water mark (line)

thence Southwesterly along the Ordinary High water mark (line) of Lake Monona, 230.7' more or less;

thence N 43°57'57" W, along the southwesterly platted boundary line of said Lot 1, Block 127, and northeasterly right-of-way line of South Blair Street, 20 feet more or less to a point on the southwesterly most end of a meander line of Lake Monona which is S 56°15'55" W, 222.59 feet from the previously mentioned Northeasterly end of said meander line;

thence N 43°57'57" W, along the southwesterly platted boundary line of said Lot 1, Block 127 and northeasterly right-of-way line of South Blair Street, 269.48 feet;

thence N 63°24'26" E, along the southerly line of a parcel of land as described in in Documents No. 833492 and 841813, and southeasterly right-of-way line of Williamson Street, 124.50 feet;

thence along the southerly line of a parcel of land described in an Award of Damages in Document No. 1467389, 59.35 feet along the arc of a 44.00 foot radius curve to the left with a chord bearing, N 88°00'00" E, 54.95 feet, and a delta angle of 77°16'52"; thence N 49°21'35" E, along the southeasterly line of said Award of Damages, 37.01 feet;

thence N 73°59'35" E, along the northwesterly platted boundary line of said Lot 4, Block 127, and southeasterly right-of-way line of Jenifer Street, 37.10 feet to the point of beginning. SCONS

This description contains 61,542 square feet, or 1.41 acres more or less.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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.

NOTES:

2016 Paul A. Spetz, S 2525

- 1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 2. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.

MAP NO	
DOCUMENT NO.	w
VOLUME	PAGE

PREPARED BY: ISTHMUS SURVEYING, LLC 450 N. BALDWIN STREET MADISON, WI 53703 (608) 244.1090 www.isthmussurveying.com

PREPARED FOR: MADISON LODGE 410, BPOE 711 JENIFER STREET MADISON, WI 53703

PAUL A. SPETZ R.L.S. # 2525 MADISON

MADISON

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CERTIFIED SURVEY MAP

LOCATED IN:

Located in Lot 1, Lot 2, Lot 3 and Lot 4, Block 127, Original Plat of Madison, all in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of fractional Section 13, in the City of Madison, Dane County, Wisconsin.

OWNERS	CERTIFICATE:				
and dedicate the State S	er, hereby certify that I have c ated as represented on the M Statutes and to be submitted , 2015.	lap hereon. I further ce	ertify that this Certified Surve	ey Map is required by Chap	ter 236.34 of
By:	horized Officer, Madison Lode	, ge #410, BPOE			
	Visconsin))ss				
County of	•	day of	. 2016. tl	ne	
above nar	y came before me this med it and acknowledged the same	, authorized officer, to	o me known to be the perso	n who executed the forego	ing
My Comm	nission expires:		Notary Public, Sta	te of Wisconsin	
CONSENT	T OF MORTGAGEE:				
State of W	iated Bank, National Associat /isconsin, mortgagee of the la ing of the lands described on	ands described in this C	Certified Survey Map, does h	ereby consent to the surve	ying, dividing
IN V	WITNESS WHEREOF, the sai prized officer (s) listed below the	id Associated Bank, N	ational Association, has cau		
	sociated Bank, National Assoc				
			·		
printed	name and title	printed name an	d title		
State of W County of	•				
known to l	y came before me this be the person(s) who execute ional Association, and acknow	ed the foregoing instrur	nent, and to me known to be	such officer(s) of said Ass	, to me ociated
My Comm	nission expires:	Signed:	Notary Public, State of Wisi		
	PAUL A. SPE	paramet de	rectary r done, order or visc	SONSIN	
	R.L.S. # 252 MADISON,	25 : 8 : N			
NO	, y e o h k da.		PREPARED BY:	PREPARED FOR:	
CUMENT N			ISTHMUS SURVEYING, LLC 450 N. BALDWIN STREET	MADISON LODGE 410, BPOE 711 JENIFER STREET	
	PAGE		MADISON, WI 53703 (608) 244.1090 www.isthmussurveying.com	MADISON, WI 53703	SHEET 3

SHEET 3 OF 4

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CERTIFIED SURVEY MAP

LOCATED IN:

Located in Lot 1, Lot 2, Lot 3 and Lot 4, Block 127, Original Plat of Madison, all in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of fractional Section 13, in the City of Madison, Dane County, Wisconsin.

oved for recording per the Secretary of the City of Madison Plan Commised: Natalie Erdman, Secretary Plan Commission OF MADISON COMMON COUNCIL CERTIFICATE Ived that this certified survey map located in the City of Madison was her tment Number,File I.D. Number	ssion.
OF MADISON COMMON COUNCIL CERTIFICATE Ived that this certified survey map located in the City of Madison was her	
lved that this certified survey map located in the City of Madison was her	
tment Number, File I.D. Number	reby approved by
The state of the s	, adopted on the
of, 2016, and that said resolution further provided fo	or the acceptance of those
dedicated and rights conveyed by said Certified Survey Map to the City	of Madison for Public
d this day of,2016.	
peth Witzel-Behl, City Clerk of the City of Madison, Dane County Wisconsin	
STER OF DEEDS CERTIFICATE	
ved for recording on this day of	_, 2016, at
k m. and recorded in recorded in Volume of	Certified Survey
on pages	
ti Chlebowski, Dane County Register of Deeds	



MAP NO	
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