



**Joseph P. Humphrey**  
joe@wislaw.net  
608-333-0001  
Mezzanine Level  
131 West Washington Avenue  
Madison, WI 53703

July 27, 2021

Planning Division  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701

Submitted Electronically to:  
PCapplications@cityofmadison.com

Re: *240 W. Gilman St., Madison*

Dear Commission Members:

Our firm represents, HJL Property, LLC, the owner of 240 W. Gilman St., in the City of Madison. 240 W. Gilman currently consists of a landmark building known as the Women's Building on one half of the parcel and parking lot on the other half. An overhead shot of the parcel (outlined in red) is attached to this application packet for visual reference. (Exhibit #3). Also attached is a Title Report showing ownership of the parcel and all encumbrances. (Exhibit # 5). Since the Title Report was issued, HJL Property, LLC has fully satisfied all 2020 property tax payments for the parcel. An E-Receipt is included in this packet showing satisfaction of all property tax payments. (Exhibit #6). All property taxes and assessments on the property are current.

The parcel is currently zoned UMX or Urban Mixed-Use, which includes uses for high-density residential and office uses in combination with limited retail and service uses. Among the specific allowed uses under a UMX zoning is office space, restaurant space and parking lot uses. The Women's Building is currently used for offices and restaurant purposes. The parking lot on the parcel provides parking for restaurant patrons and staff. The parcel is currently in compliance with allowed zoning uses. Following this application, HJL Property, LLC has no plans to develop or alter the current use of the building or the parking lot and thus does not need to change the zoning of the parcels resulting from this application.

In this application, HJL Property, LLC proposes to divide the parcel into two (2) lots, one containing the building and one containing the parking lot. Attached to this

**Cross Plains Office**  
Second Floor  
2615 Westview Court  
Cross Plains, WI 53528  
608-333-0001

**Madison Office**  
Mezzanine Level  
131 West Washington Ave.  
Madison, WI 53703  
608-333-0001

**Sauk City Office**  
635 Water Street  
P.O. Box 458  
Sauk City, WI 53583  
608-370-7175

**Wonewoc Office**  
116 Center Street  
P.O. Box 367  
Wonewoc, WI 53968  
608-415-4545

application packet is a visual graphic showing the current boundaries of the parcel and the proposed parcel division. (Exhibit #4). Also attached to this packet is the preliminary CSM identifying the exact resulting boundaries of the proposed parcel division. (Exhibit #2). The proposed division will result in two parcels that continue to comply with uses allowed under the UMX designation. Additionally, the new resulting parcels will be in excess of 3,000 square feet and over 30 feet in width and meet all other minimum standards outlined in MGO 28.076 that govern Urban Mixed-Use District zoning lot sizes.

HJL Property, LLC is aware that the proposed new boundary line dividing the parcel is not a straight line but instead jogs to the northeast in order to encapsulate the addition to the Women's Building and accommodate the required side yard set back. This jog results in the entire parking lot being on one resulting parcel, and the entire building, including all set backs, being on the other resulting parcel. If a straight line were used to divide the parcel, a sliver of the parking lot would be cleaved off from the rest of the parking lot and included on the building parcel or a portion of the building would be cleaved off onto the parking lot parcel. In either case, a straight property line would complicate future sales or use of either parcel by requiring additional easements, management agreements and other encumbrances to accommodate a property line encroachment. By approving the proposal for a property line that jogs, the City would be simplifying the use of the parcels with a property line that is intuitive to the current and future parcel use and surroundings.

The current and resulting parcel would contain the Women's Building, a Designated Madison Landmark. This proposed division was presented to the Landmark Commission and approved for a Certificate of Appropriateness at their hearing held on July 26, 2021. The proposed division will preserve the historic landmark status of the Women's Building and its surroundings. Attached is the Landmarks Commission Report prepared by Landmarks Commission staff describing the history of the parcel and recommending approval of a Certificate of Appropriateness for the division proposed by HJL Property, LLC. (Exhibit #7).

Since the proposal will not result in any change in use, density or population, no changes to the public transportation, public infrastructure or public services will be necessary as a result of the proposed division. Approval of the CSM will not affect any public services.

HJL Property, LLC has been working with Birrenkott Surveying, Inc. to survey and draft the proposed CSM. A PDF and CADD version of the preliminary CSM are digitally included with this application packet. (Exhibit #2).

HJL Property, LLC hereby requests an approval of this CSM by the Secretary of the City Plan Commission. In support of this application, please find the following attachments:

1. City of Madison Subdivision Application
2. Preliminary CSM in PDF and CADD format (attached as zip files)
3. Overhead Photo
4. Visual Graphic of existing parcel and proposed division
5. Report of Title
6. E-Receipt showing full payment of 2020 property taxes
7. Landmarks Commission Report

If additional documentation or information is needed to evaluate this request, please do not hesitate to contact my office.

Truly Yours,  
GEIER HOMAR & ROY LLP



Joseph Humphrey

Enc.

CC: HJL Property, LLC  
Birrenkott Surveying, Inc.