

From: BROWN, Gary [REDACTED]
Sent: Friday, June 14, 2013 3:10 PM
To: Fruhling, William; Parks, Timothy; Cornwell, Katherine
Cc: belvey [REDACTED]; Zellers, Ledell; ROSE, Doug; ALEXANDER, Tammi
Subject: Knapp House CSM Referral to July 8

To confirm my recent phone conversation, the university requests that the City of Madison Plan Commission refer action on the proposed Certified Survey Map land division for the Knapp House/Old Executive Residence at 130 E. Gilman Street to their July 8, 2013 meeting.

Thanks,

Gary

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Gary A. Brown, PLA, FASLA

Director, Campus Planning & Landscape Architecture

Director, Lakeshore Nature Preserve

Facilities Planning & Management

610 Walnut Street Suite 919

Madison, WI 53726

[REDACTED]

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AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: June 10, 2013

TITLE: Approving a Certified Survey Map of property owned by the University of Wisconsin Board of Regents located at 130 East Gilman Street – 2nd Ald. District. (30331)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: June 10, 2013

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Jason Fowler, Christina Slattery, Marsha Rummel, David McLean and Michael Rosenblum. Rosenblum left during discussion of Item 3.

SUMMARY:

Gary Brown, representing UW Madison, registering in support and wishing to speak, and available to answer questions.

Staff explained that Mr. Brown responded to the staff report via email which addressed many concerns discussed in the staff report.

Mr. Brown explained that the Knapp House has become surplus property and the University is looking for another State agency to purchase it (Historical Society Museum) or to sell it to a private owner or non-profit organization.

Mr. Brown explained that the rear property line was drawn in the Certified Survey Map (CSM) to allow an electrical transformer to remain on the UW lifesaving station property, but that the University will hold an easement and give the landmark site an additional 40 feet of rear yard.

Mr. Brown explained that the property will have a historic preservation easement placed on it by the Historical Society.

Gehrig expressed concern that subdivision may set precedent for other properties in Mansion Hill.

Mr. Brown handed out a map showing the proposed lot size that will be presented to the Plan Commission. Rummel asked if the University might want to relocate the lifesaving station in the future. Mr. Brown explained that this site is very useful and provides an excellent view of the majority of the lake.

Mr. Brown explained that there is a cross-access agreement for Lot 1 to use the driveway.

ACTION:

A motion was made by Rummel, seconded by Rosenblum, to recommend to the Plan Commission that the Landmarks Commission finds that the amended CSM is compatible with the landmark site and historic district and that the Landmarks Commission is pleased to learn the property will have a historic preservation easement placed on it by State Statute. The motion passed by voice vote/other.

PLANNING DIVISION STAFF REPORT

June 10, 2013

PREPARED FOR THE LANDMARKS COMMISSION



Project Address: 130 E Gilman Street
Application Type: Recommendation for approval of subdivision of landmark site
Legistar File ID # 30331
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Gary Brown, University of Wisconsin

Requested Action/Proposal Summary: The applicant requests that the Landmarks Commission recommend to the Plan Commission to approve the subdivision of the landmark site located at 130 E Gilman in the Mansion Hill (local) Historic District. The property is currently shared with the University of Wisconsin Lifesaving Station.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is a designated landmark site located in the Mansion Hill (local) historic district and in the Mansion Hill National Register Historic District.

Relevant Landmarks Ordinance Sections:

- 33.19(5)(i)1. Review proposed land divisions and subdivision plats of landmark sites and properties in Historic Districts to determine whether the proposed lot sizes negatively impact the historic character or significance of a landmark or landmark site and whether the proposed lot sizes are compatible with adjacent lot sizes and maintain the general lot size pattern of the Historic District. The Landmarks Commission review shall be advisory to the Plan Commission.

Analysis and Conclusion

A brief discussion of 33.19(5)(i)1 follows:

The current lot is large in relation to the lots across E Gilman Street; however, it is waterfront property and the current lot size seems appropriate for its historic context. This property was historically a grand mansion of some of Madison's elite families and then later the official residence of seventeen Wisconsin Governors. Many important social and cultural events took place on this site and certainly many of them were near the water. In 1870 internationally renowned violinist, Ole Bull, married Sara Thorp on the property and according to the landmark nomination, "their wedding was the occasion for the most elaborate festivities Madison had ever seen." Also according to the nomination, Bull is responsible for creating a terraced embankment of Norwegian gardens leading to the lake and a crochet ground.

In 1950 the property was sold to the University of Wisconsin and has been recently used as a student residence hall for Knapp graduate scholars. The date of construction for the boathouse/lifesaving station is unknown, but presumed to be in 1970 or 1971. The Executive Residence was designated a landmark in January of 1972, likely concurrent with or slightly after the construction of the boathouse.

The CSM proposes creating a much smaller lot than what currently exists which may be more consistent with the size of other adjacent lots in the historic district, but somewhat diminishes the historic character of the landmark site. The zoning code requires a 30' cross access easement width instead of 20' as drawn on the site plan in the submission materials dated 4/18/13. This increased easement width would reduce the width of the landmark site (Lot 1) by 10'.

While staff is concerned that the size of Lot 2 may allow for future development that may negatively impact the landmark site (Lot 1), it should be noted that any proposal for future development on Lot 2 requiring Plan Commission approval would come back before the Landmarks Commission for an advisory recommendation for development adjacent to a landmark.

Recommendation

Staff recommends that the Landmarks Commission advise the Plan Commission that, beyond the structure itself, a contributing factor to the landmark status of the site is the large lawn that slopes down to the lake and that staff would prefer to see the rear lot line moved closer to the lake to aid in preserving the historic landscape and context.