

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

DATE SUBMITTED: <u>OCT. 20, 2010</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>NOV. 10, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 120 EAST LAKESIDE STREET

ALDERMANIC DISTRICT: \_\_\_\_\_

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>LAKESIDE CONDOMINIUM ASSOC. INC.</u>	<u>ENGELBERG ANDERSON, INC.</u>
<u>120 EAST LAKESIDE STREET</u>	<u>2 EAST CONGRESS ST. SUITE 400</u>
<u>MADISON, WI 53715</u>	<u>TUCSON, AZ 85701-1701</u>

CONTACT PERSON: BRIAN MUNSON

Address: 120 EAST LAKESIDE STREET  
MADISON, WI 53715

Phone: 608.255.3988

Fax: 608.255.0814

E-mail address: B.MUNSON@VANDEWALLE.COM

**TYPE OF PROJECT:**  
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

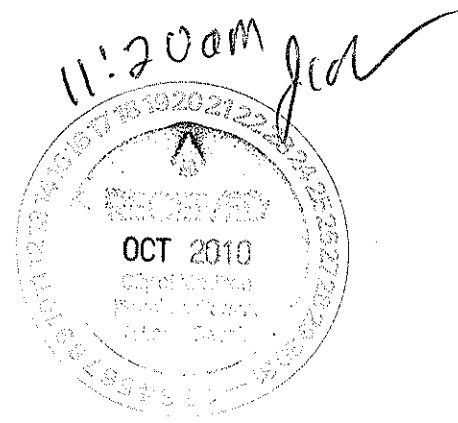
- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

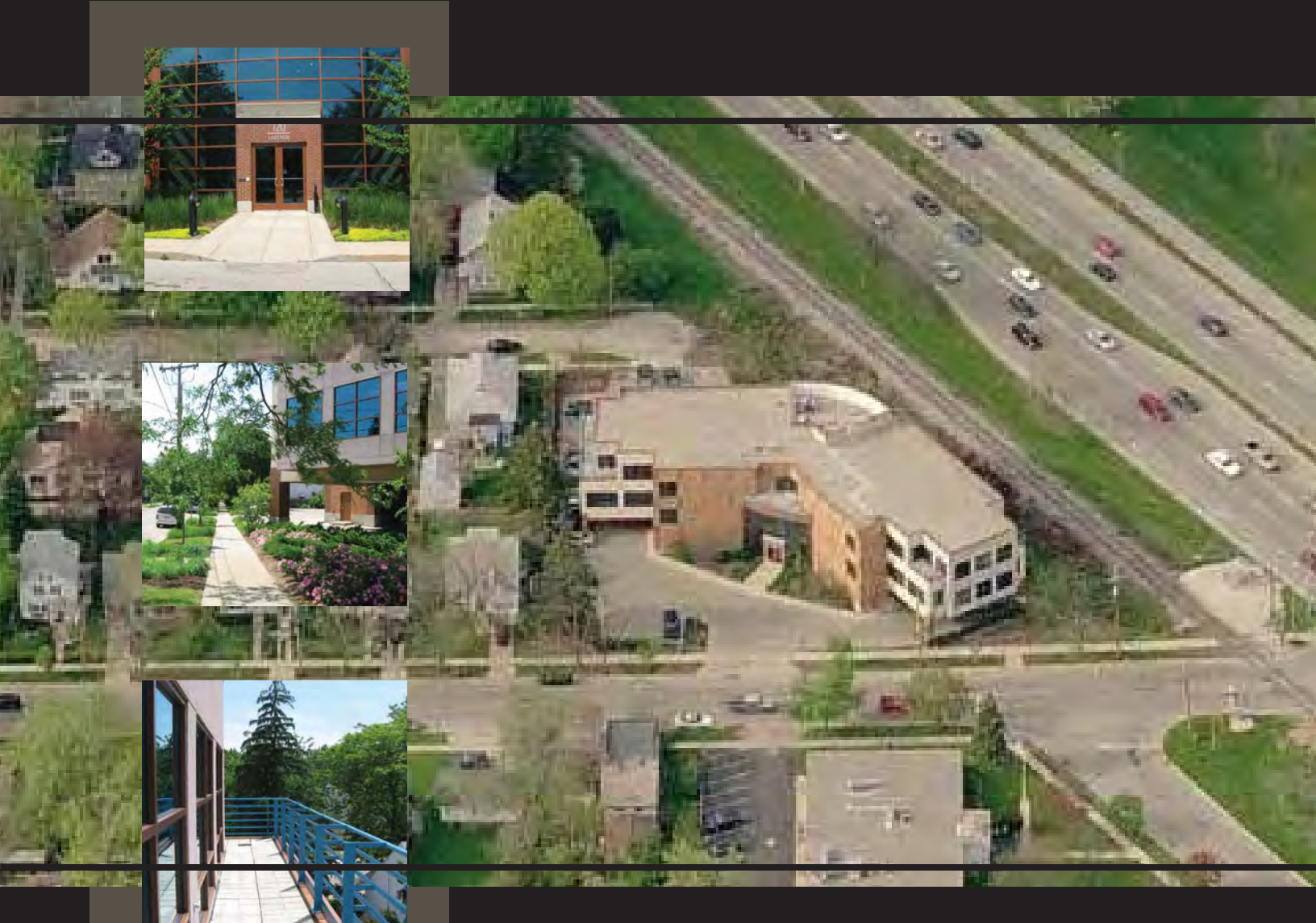
(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_



\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



# 120 East Lakeside Street Amended PUD:GDP/SIP

October 6, 2010

**Intent of Document**

This document summarizes the Planned Unit Development: General Development Plan and Specific Implementation Plan amendment proposal for the addition of one floor onto the existing office building located at 120 East Lakeside Street. This addition will create one residential unit and 4,050 gross square feet of additional Office.

**Zoning Request**

Amended PUD:GDP/SIP

**Project Information**

Address: 120 East Lakeside Street  
PIN: 0709-252-513-4  
Existing Zoning: PUD/SIP  
Adopted August 6, 1991  
# 2344792  
  
Urban Design District #1

*Applicants*

Lakeside Condominium Association, Inc.

**Contacts:**

Brian Vandewalle  
C/O Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715

Scott Kelly  
C/O Kelly Financial  
120 East Lakeside Street  
Madison, WI 53715

*Project Manager*

Brian Munson  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715  
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Fax: 608.255.0814  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

*Architect*

Bill Williams  
Engberg Anderson, Inc.  
2 E Congress St, Suite 400  
Tucson, AZ 85701-1701  
Tel: (520) 882-6900  
Fax: (520) 882-6901  
[billw@engberganderson.com](mailto:billw@engberganderson.com)

Construction Schedule: 2011-2012

The project may be built in phases consisting of the construction of the residential unit first followed by the office components, or both pieces being built simultaneously, depending on market conditions for the office space.

Legal Description:

Lots five (5), six (6), seven (7), eight (8), nine (9), and ten (10) of Block 2 of the O'Sheridans addition to South Madison, City of Madison, Dane County, Wisconsin.

Permitted Uses:

Office  
Residential (up to one unit)

Lot Area:

30,548 square feet



Existing Office Square Footage:	16,480
Existing Building Height:	40' 8"
Proposed Addition:	4,050 square feet of Office One Residential Unit
Proposed Maximum Height:	56'
Yard Requirements:	Yard areas will be provided as built on approved plans, no modifications are proposed to existing site
Landscaping:	Site landscaping will be provided as built on the approved plans, no modifications are proposed. Areas damaged during construction will be restored per the approved plans.
Off-Street Parking & Loading:	Accessory off-street parking and loading will be provided as built on approved plans.
Lighting:	Site lighting will be provided as built on approved plans.
Signage:	Signage will be as built
Family Definition:	The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6 zoning district.
Alterations and Revisions:	No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



**Existing Building Plans**

Existing Site  
Regional Context  
Elevations  
Ground Floor  
First Floor  
Second Floor  
Landscape Plan



**LAKESIDE OFFICE BUILDING**  
**Existing Conditions**  
*Madison, Wisconsin*

**BRESLAND COURT**



**Railroad**

**JOHN NOLEN DRIVE**

**Bike Path**

● **Bus Stop**

**Olin Park**

**EAST LAKESIDE STREET**

**COLBY STREET**

**Apartment Building**

**VFW**

**SAYLE STREET**

● **Bus Stop**



Bird's Eye - Looking North

Base Image Source: Bing Maps, 2010 Microsoft Corporation



Bird's Eye - Looking South

Base Image Source: Bing Maps, 2010 Microsoft Corporation

**LAKESIDE OFFICE BUILDING**  
**Existing Conditions**  
*Madison, Wisconsin*



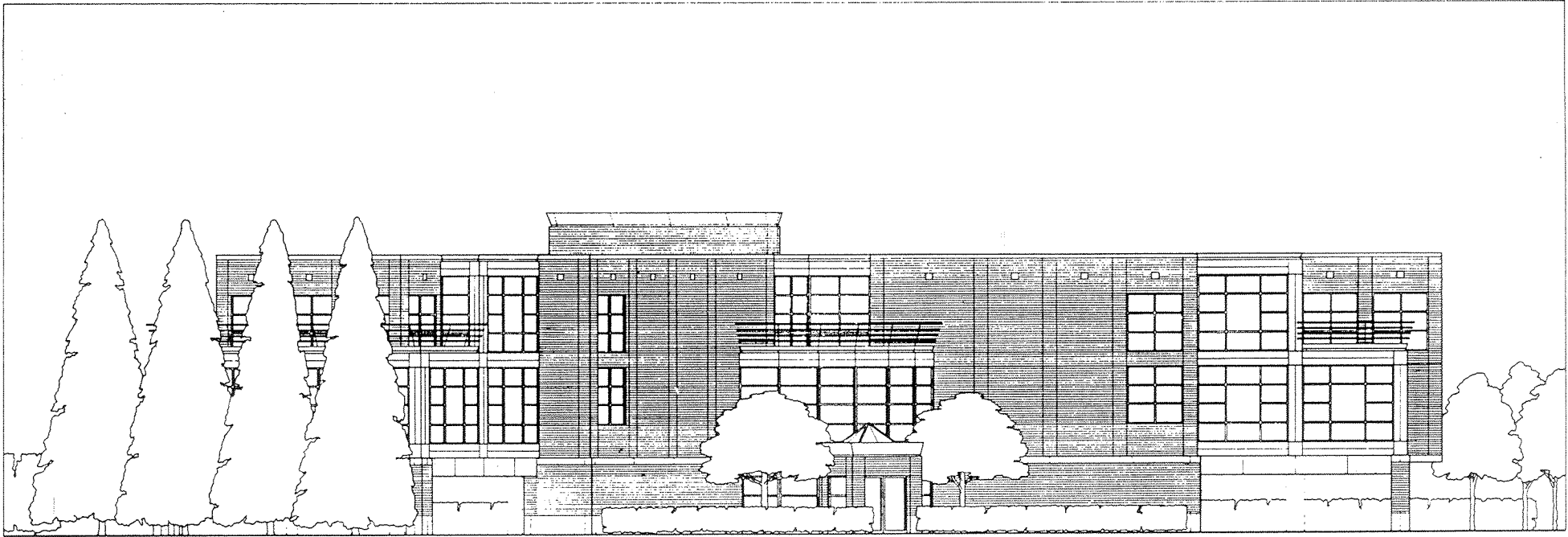
Eye Level - Looking West across John Nolen Drive



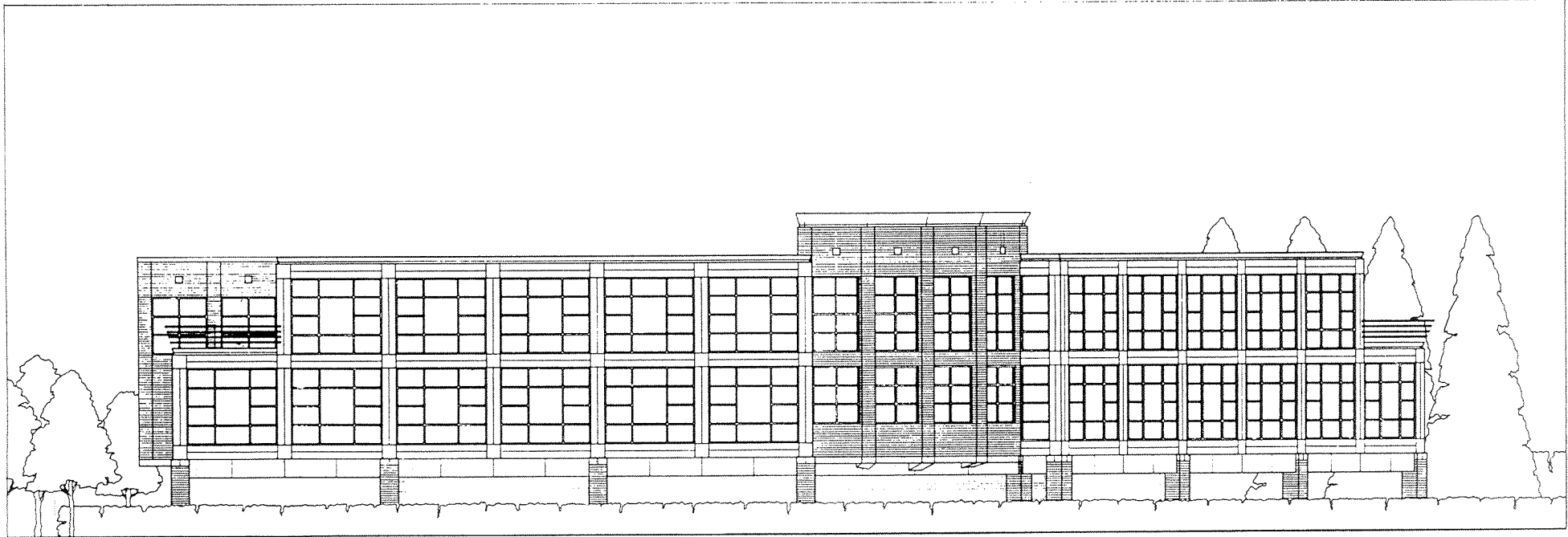
Eye Level - Looking East on Lakeside Street



Eye Level - Looking West on Lakeside Street

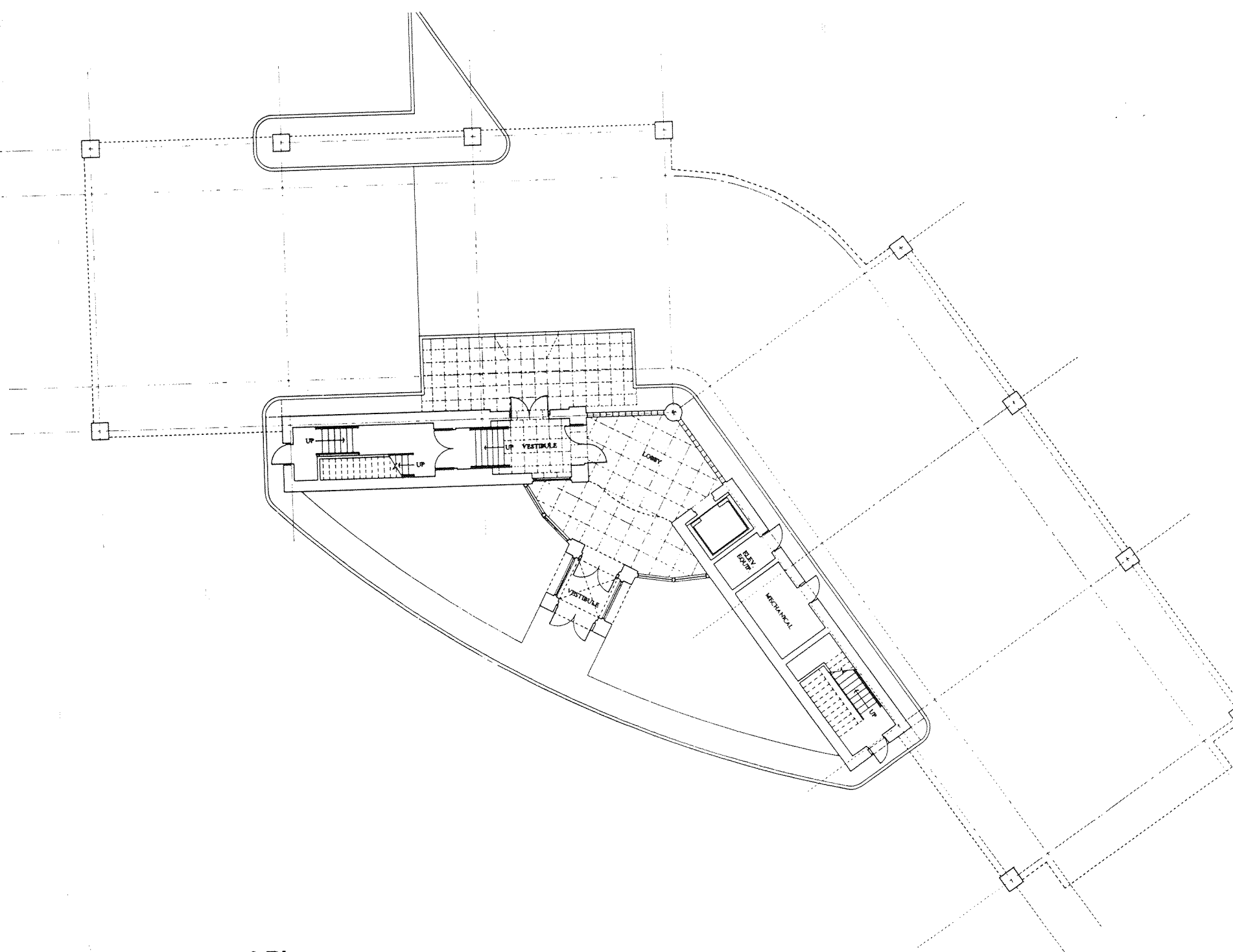


LAKESIDE STREET ELEVATION

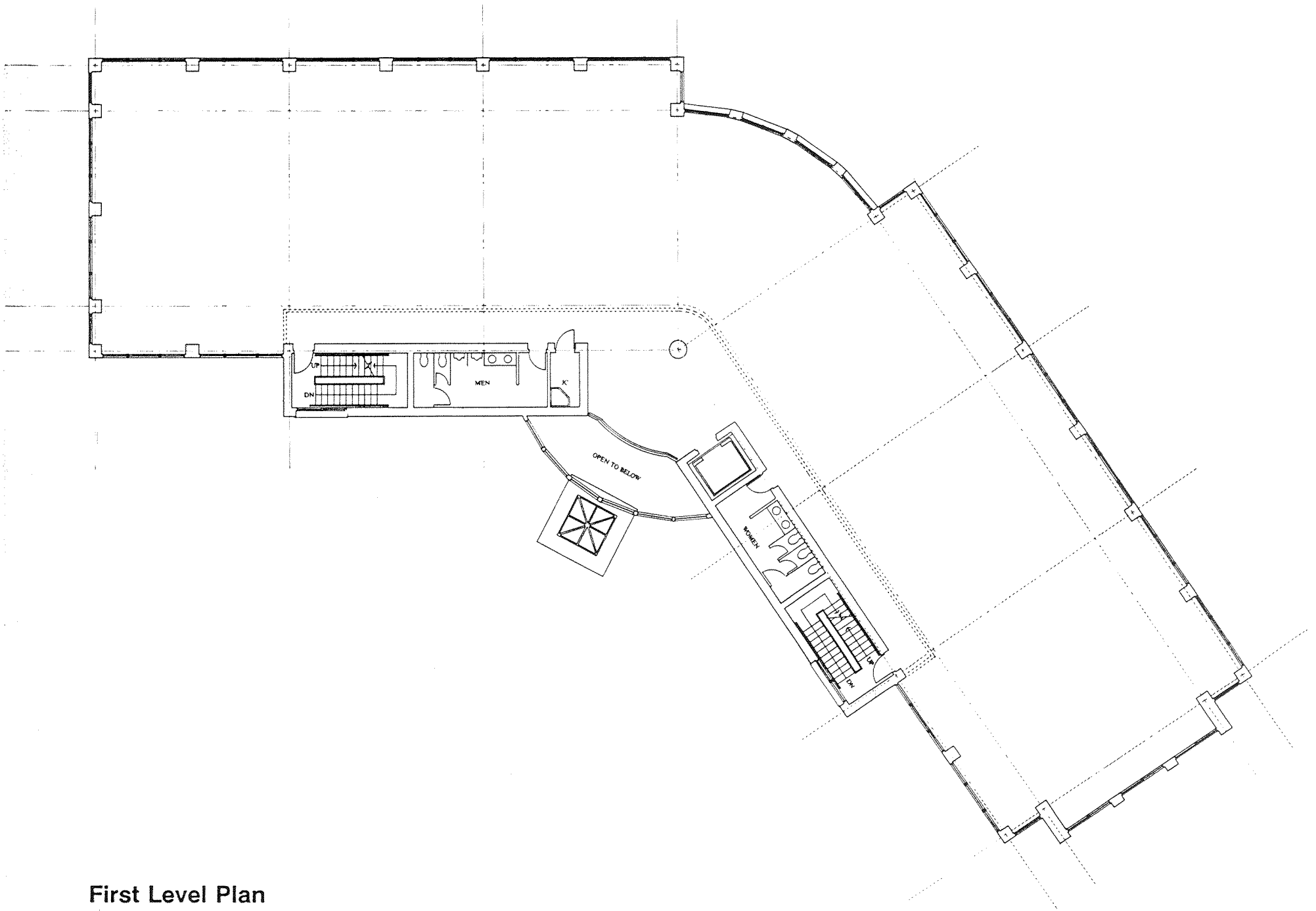


NOLAN DRIVE ELEVATION

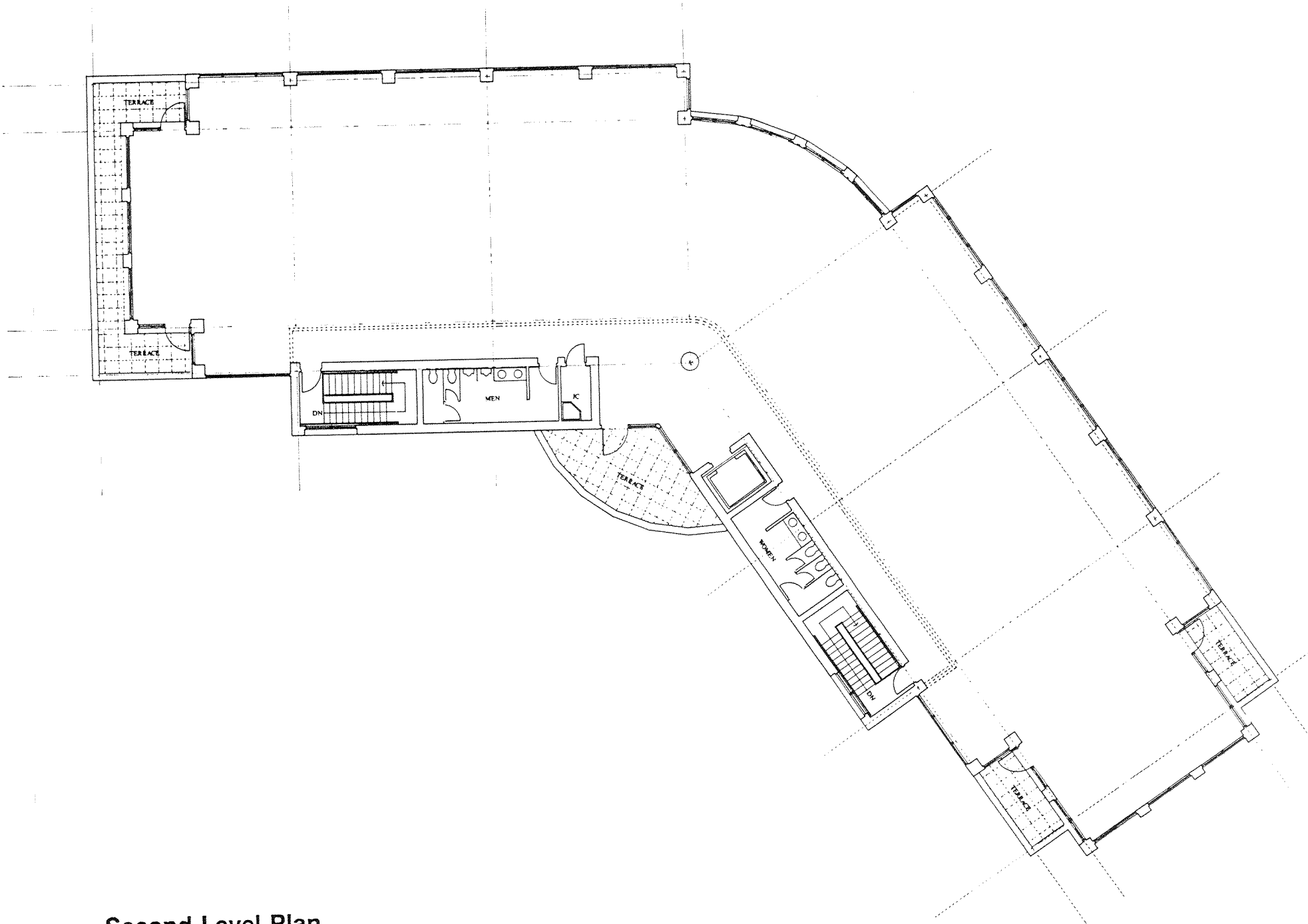




Ground Level Plan



First Level Plan



Second Level Plan

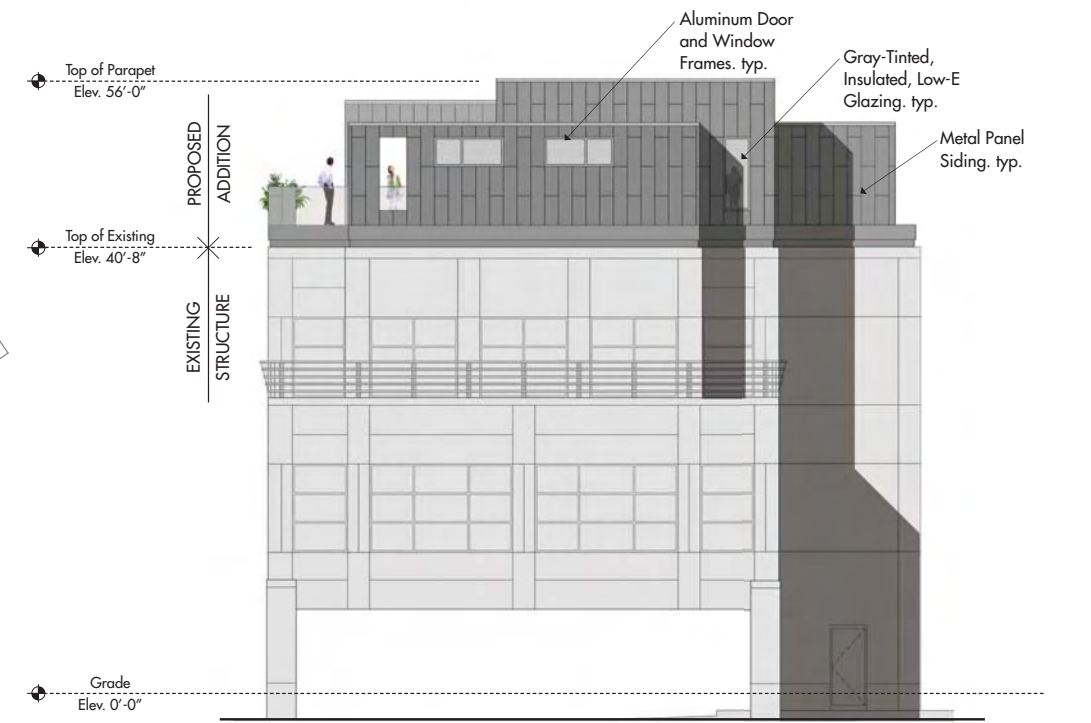
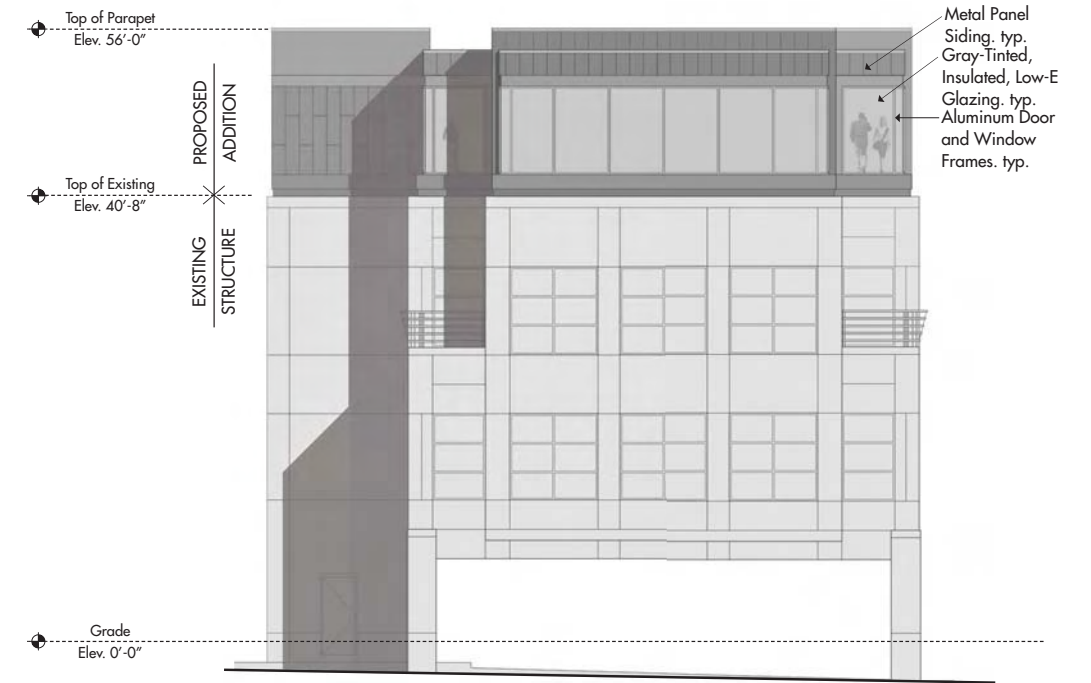
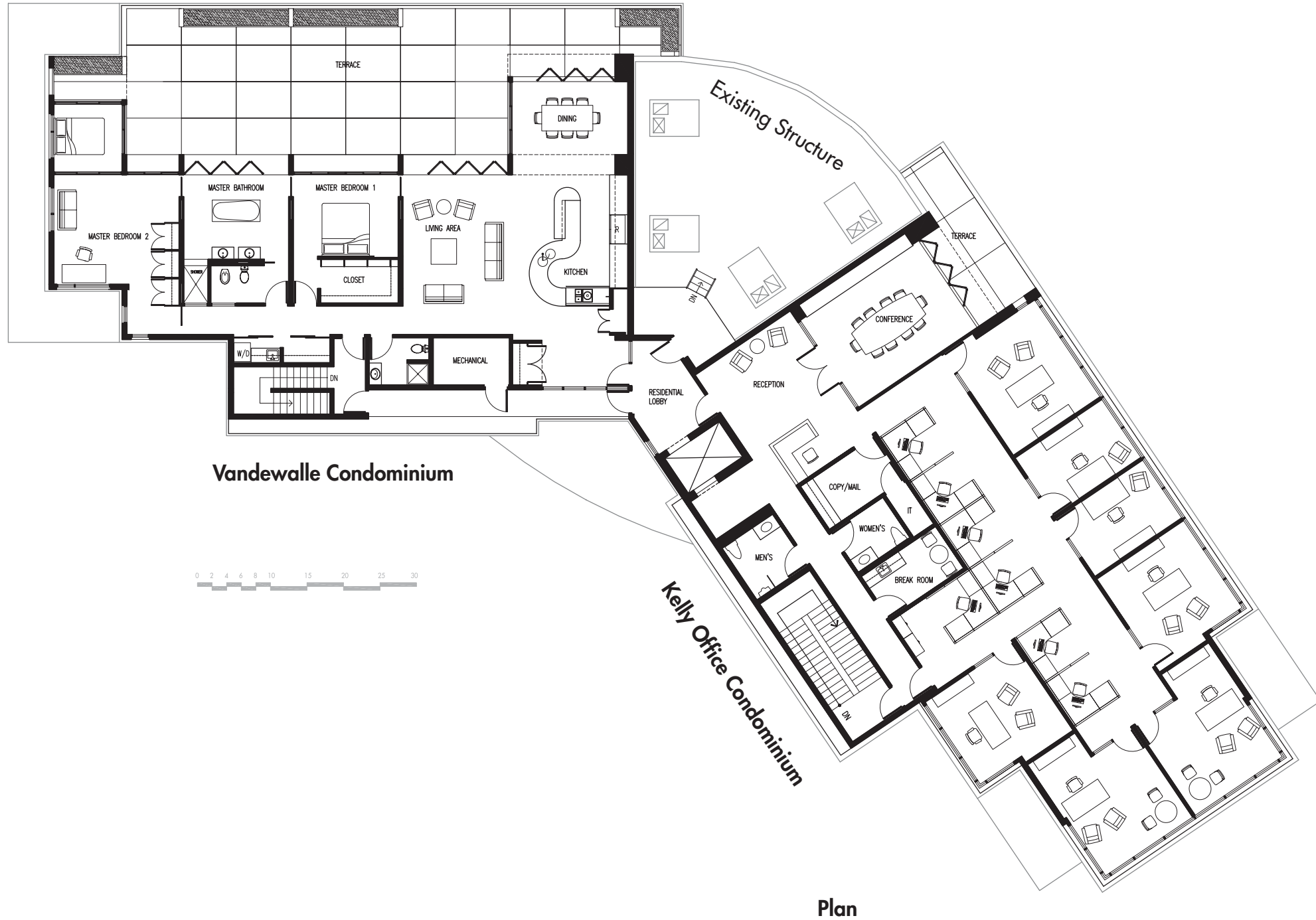


**Proposed Addition Plans**

Third Floor

Elevations





# Vandewalle Condominium - Kelly Office Condominium

**Submittal Drawings**

Scale: 1/8" = 1'

08-16-10

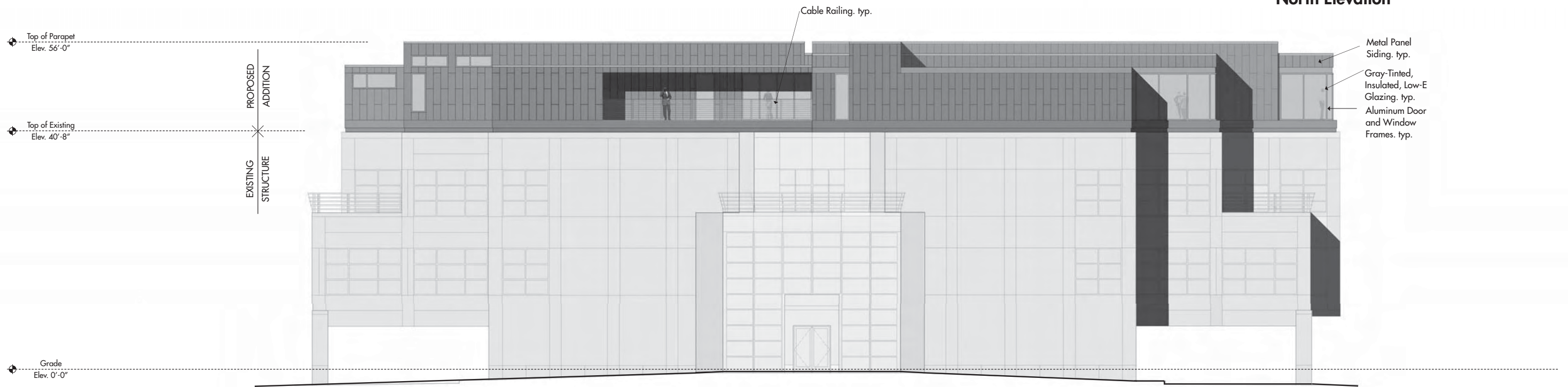
Engberg Anderson Project No. 091928 - 102011





Note: Due to the non-rectangular shape of the Building, the Elevations have been unfolded for legibility.

North Elevation



Note: Due to the non-rectangular shape of the Building, the Elevations have been unfolded for legibility.

South Elevation



# Vandewalle Condominium - Kelly Office Condominium



Submittal Drawings

Scale: 1/8" = 1'

08-16-10

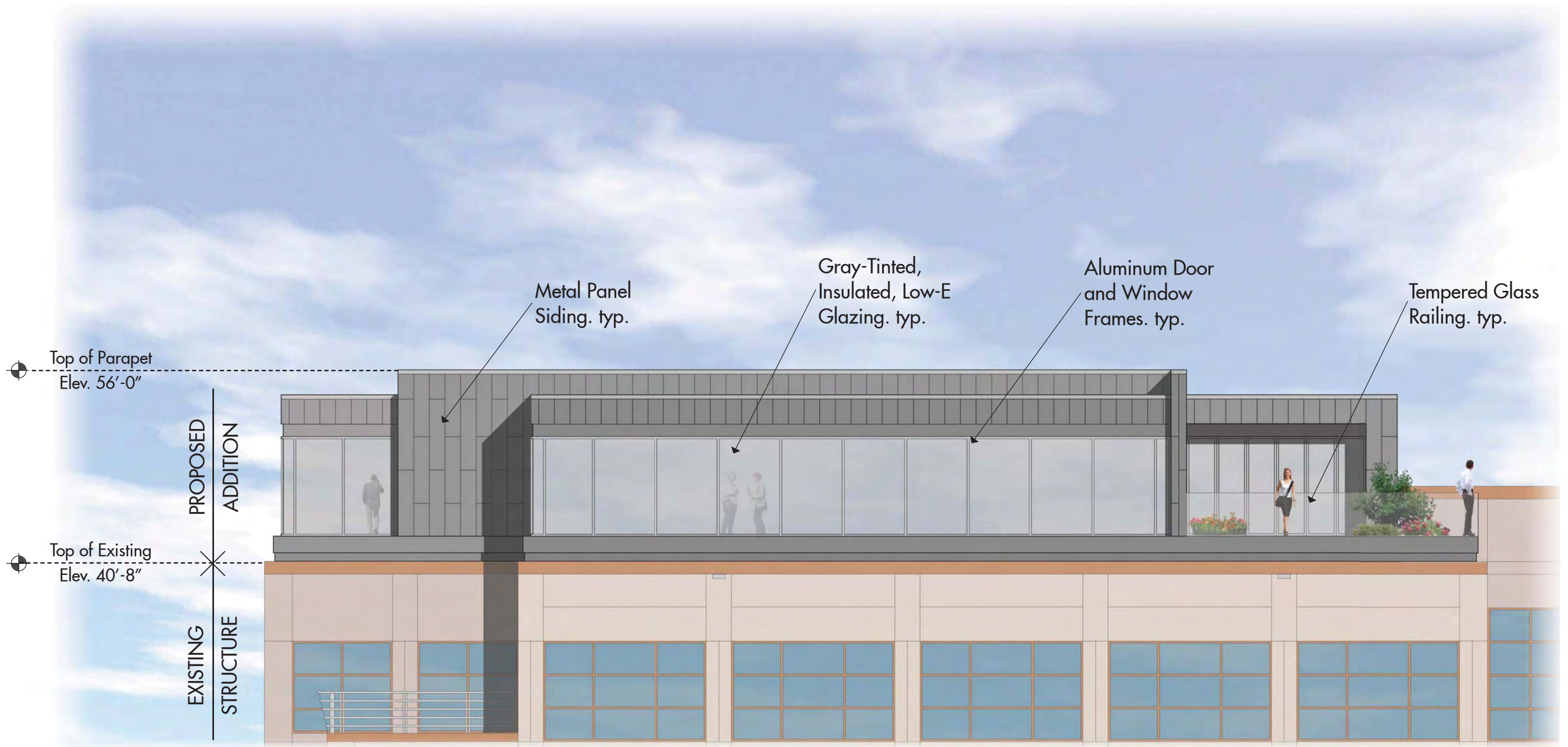
Engberg Anderson Project No. 091928 - 102011



# Kelly Office Condominium

**East Elevation**  
 1/8" = 1'  
 08-26-10  
 Engberg Anderson Project No. 102011





# Kelly Office Condominium

**North Elevation**  
 1/8" = 1'  
 08-26-10  
 Engberg Anderson Project No. 102011



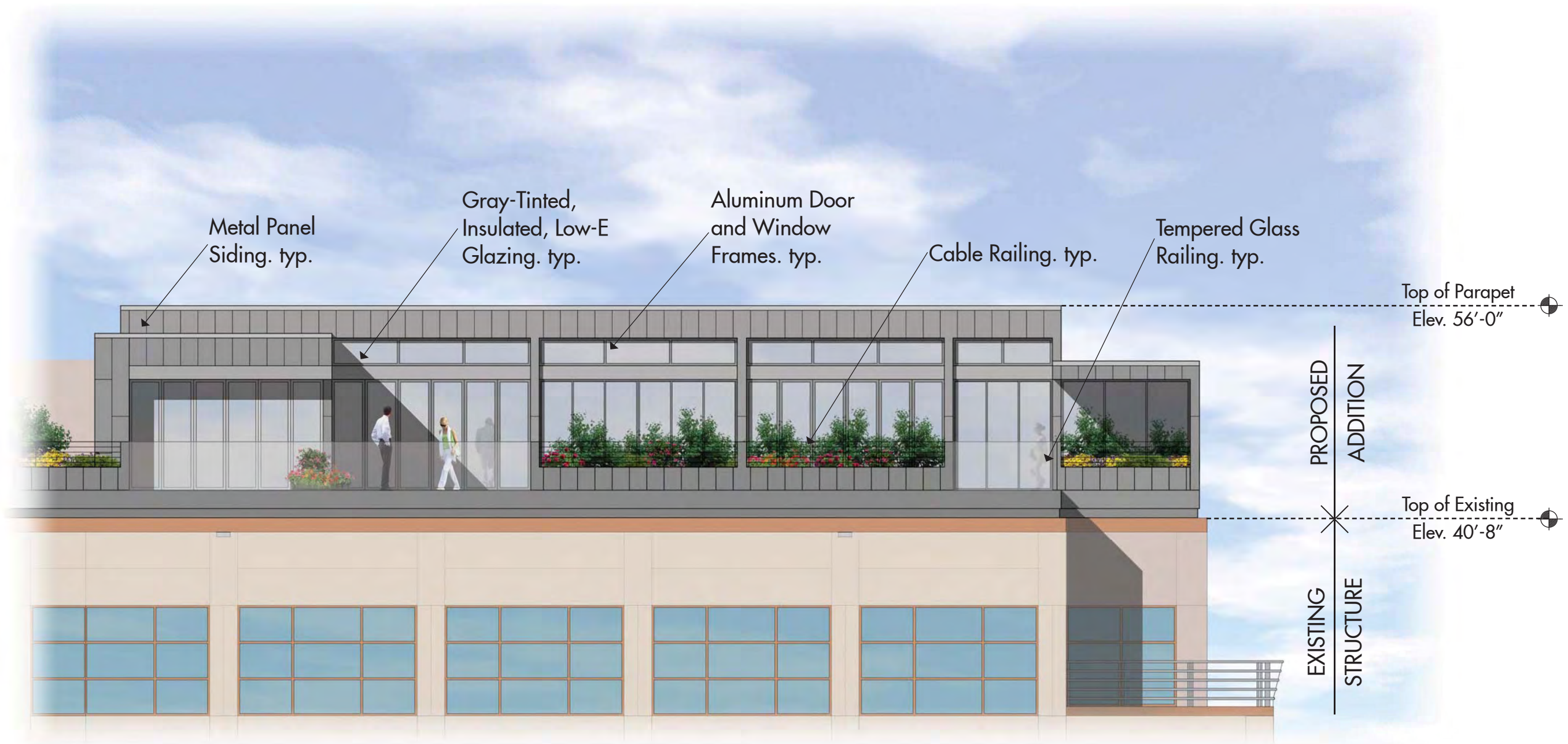
# Kelly Office Condominium

**South Elevation**

1/8" = 1'

08-26-10

Engberg Anderson Project No. 102011



# Vandewalle Condominium

**North Elevation**  
 1/8" = 1'  
 08-26-10  
 Engberg Anderson Project No. 091928



# Vandewalle Condominium

**South Elevation**  
 1/8" = 1'  
 08-26-10  
 Engberg Anderson Project No. 091928



## Vandewalle Condominium

**West Elevation**

1/8" = 1'

08-26-10

Engberg Anderson Project No. 091928



## Vandewalle Condominium - Kelly Office Condominium

**Plan**

1/8" = 1'

08-26-10

Engberg Anderson Project No. 091928 - 102011

