



Department of Planning & Community & Economic Development

Building Inspection Division

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
Phone: (608) 266-4551
Fax (608) 266-6377
www.cityofmadison.com

DATE: July 27, 2015

TO: Plan Commission

FROM: Matt Tucker, Zoning Administrator

SUBJECT: Request for PD Alteration for Front Yard Parking, 403 W. Doty Street

The applicant requests approval of alterations to this particular Planned Development (PD) district, as a remedy to noncompliance issues relative to an as-built condition of the property. The request asks to approve a front yard parking space, adjacent to an existing shared driveway.

Per Sec. 28.098(6), the Plan Commission is charged with reviewing requests for alterations to Planned Developments that are not approved administratively or approved through the full Common Council PD rezoning process. A copy of Sec. 28.098(6) is attached for reference (attachment #1).

Summary of History and Background

This Planned Development district was originally approved in 1981. A copy of the original approved PD is attached to this memo (attachment #2). The zoning allowed for the demolition of a principal residential structure, the construction of an addition to the existing office building, and surface parking lot for the office building, at that time occupied by the State Bar of Wisconsin. The two remaining homes in this PD had their backyard areas transferred to the state bar property for the purpose of constructing a surface parking lot. Part of the reasoning behind the approval of this PD was that the remaining residential lots and buildings on those lots would not conform to the R6 zoning requirements for lot area, open space, and building setback, and likely would not receive zoning variances for the desired changes to the lots; hence the Planned Development rezoning allowed the condition to be approved. Apparently, State bar allowed neighborhood folks to park in their parking facility on nights and weekends as a "good neighbor" gesture, although there is no record in the PD file memorializing this activity.

The State Bar sold the office building part of this PD to the current owner in 2009, the Center for Cosmetic Dentistry. City records show the home at 403 W. Doty has had several owners since 1981. The current owner purchased the home at 403 W. Doty Street in April 2009.

The home at the corner, 401 W. Doty Street, constructed a two-story addition in 2001, including a single-stall garage and driveway from S. Broom Street. The home at 403 W. Doty has an existing shared driveway with the adjacent neighboring property. The applicant has indicated the driveway is used by the neighboring property, but no information has been presented to explain who has rights to use this

driveway/parking area. It is possible both parties have rights to share this area, and thus the subject property would have a place to park, although it would require working out the daily use details with the neighbor.

The requested space does not align with a curb cut and driveway apron, and no modification to said curb or apron is being proposed. This is an unusual condition as city code requires driveways and aprons to align. The lack of an apron results in difficulty accessing the space and likely pedestrian-vehicle conflicts at the sidewalk. As proposed, accessing the space will result in driving across a part of the terrace area, resulting in erosion control problems. An existing telephone pole and traffic sign, and possibly a street tree, would need to be moved or removed to accommodate the otherwise-required driveway and apron.

The petitioner has submitted some information that they believe is relevant to the request; however, I would disagree with the initial findings. I believe there are probably more legal nonconforming front yard parking areas in this neighborhood and the general downtown area. The data is not available to perform a detailed analysis of the submitted information.

Findings and Recommendation

The project is a Planned Development, where there are not specific pre-determined requirements for lot area, yards, parking, etc. The intent of the PD was to split the homes off so they may function as home sites, while the balance of the land was to be used for the office building development. There was no preference toward owner occupancy or renter occupancy, nor should there be such a distinction made to prefer one over the other in this case. Parking impacts are the same regardless of the occupant of the property. The provision of on-site parking for occupants of dwelling units varies greatly in the neighborhood. Some places have on-site parking and others do not. The zoning ordinance does allow for rental of residential parking areas in the block. Typically, not needed residential parking areas at properties with such facilities are rented to the occupants of other dwelling units in the block.

The request involves allowing a front yard parking area which would not otherwise be allowed, either in the previous R6 Zoning District or in the current DR2 zoning, which directly abuts this site and applies to other residential properties in the block and general area. The City extends significant enforcement efforts to eliminate illegal front yard parking, and to approve an arrangement that would otherwise allow such parking creates an inconsistency in how the city chooses to allow and regulate parking uniformly and consistently at residential property. For any other property to have a similar front yard parking arrangement, a zoning variance would be required. It is doubtful such a variance would be approved, given the City's long-standing regulations and policy against front yard parking and that all variances are tested against rigorous standards of approval. Because this property it is a Planned Development, it gets to bypass what would be a process requirement for other conventionally zoned properties in the area that would want to ask for the same consideration. Also, approval of this alteration could set precedent for other front yard parking variance requests in the area.

Staff recommends the alteration be found inconsistent with the original Planned Development approval, in conflict with the statement of purpose for the district, and inconsistent with development found in the

403 W. Doty Street

July 27, 2015

Page 3

general area, and the requests be placed on file.

Should the Plan Commission determine the standards can be met and the parking area be approved, a condition requiring the installation of a code-complaint apron and curb cut to serve this parking area should be applied.

Attachments

Attachment #1

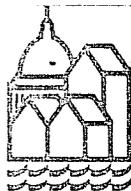
Sec. 28.098 (6) Changes to a Planned Development. *

No alteration of a Planned Development District shall be permitted unless approved by the Plan Commission. However, the Zoning Administrator may issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development following consideration by the alderperson of the district that are consistent with the development approved by the Common Council. If the alderperson of the district and the Director of Planning and Community and Economic Development do not agree that a request for minor alteration should be approved, then the request for minor alteration shall be decided by the Plan Commission after payment of the applicable fee in Section 28.206, MGO. If the change or addition constitutes a substantial alteration of the original plan, the procedure in Sec. 28.098(5) shall be required. Telecommunications towers, Class 1 Collocations, Class 2 Collocations and Radio Broadcast Service Facilities shall be considered minor alterations under this section. Criteria for review are provided in Sections 28.143 and 28.148. See Wis. Stat §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013)

* Effective 4/18/15

City of
Madison

Charles R. Dinauer, Acting Director



April 2, 1981

Mr. Paul R. Soglin
505 Riverside Drive
Madison, WI 53704

Dear Mr. Soglin:

The City Council, at its' March 31, 1981 meeting, conditionally approved your application for rezoning from R6 to P.U.D.(G.D.P.) and P.U.D.(S.I.P.) for property located at 402 West Wilson Street, 403 and 407 West Doty Street, and 208 South Broom Street for the expansion of the State Bar office and parking lot. This approval includes the demolition of the single residential unit at 208 South Broom Street. The conditions of approval are:

1. The screen hedge along Broom Street shall be relocated 3.5 feet behind the property line and the parking lot shall be placed five feet from the property line.
2. The proposed drainage plan shall be revised to connect the new parking area into the existing drain in the driveway, rather than a new crossing of South Broom Street.
3. Storm water drainage fee calculated at the rate of \$10.00 per 1,000 square feet of impervious area will be collected at such time as the parking lot plans for this site are submitted for approval.
4. The plan shall indicate that the existing driveway opening serving the existing house, is to be closed as part of the development of this site.
5. The Water Utility shall be notified to remove the water meter two work days prior to demolition.
6. Provide fire extinguisher as required by M.G.O. 34.14(5). Contact the Fire Department if you have questions.
7. The developer shall contact Traffic Engineering for revised parking design and signing required to provide for proper vehicle operation.
8. The portion of the text covering permitted uses shall be amended to read as follows:

Madison Municipal Building
215 Monona Avenue
Madison, Wisconsin 53709
608 266 4635

#80

Permitted Uses

1. Offices, professional and business.
2. Accessory uses including off-street parking as indicated on the approved plans.
3. Occupancy by a family only in each of the dwelling units located in the existing two unit buildings located at 401 and 403 West Doty Street. For this purpose, the term family is defined the same as it is for the R6 district in Section 28.03(2) of the Madison General Ordinances.
4. Expansion of the office building as indicated on the approved plans.

After the plans have been changed as per the above conditions, please file 5 sets of the parking lot plans with the Zoning Administrator, Madison Municipal Building, Lower Level, for parking lot approval.

No alteration of the PUD (S.I.P.) shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Planning Director and are compatible with the concept approved by the City Plan Commission. The Zoning Administrator will receive any requests for such permits.

As soon as these conditions have been satisfied, bring in the original plans to the various reviewing departments and obtain their signature on the cover sheet. After this is accomplished, please file six (6) sets of the signed plan with the Building Inspection Division for the City files. One set of plans reduced to 8 1/2 by 14 inches along with the written material shall be recorded with the Dane County Register of Deeds as the Specific Implementation Plan before any permits will be issued. If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. If the General Development Plan has not previously been recorded, it shall be recorded prior to the S.I.P. One copy of each of this material with the recording information shall be returned to City Planning for our files.

Sincerely,



Charles R. Dinauer
Acting Director
Planning & Development

CRD:1k

cc: Zoning Administrator ✓
City Engineering
Traffic Engineering
Water Utility
Fire Department
Lawrence Bugge - State Bar of Wis., P.O. Box 7159, Madison 53707
Strang Partners, Inc., 3800 Regent St., Madison 53705

ZONING TEXT

PUD District Block 46 Lot 9, 10, 11 Madison Wisconsin

- a. Statement of Purposes: This district is created to provide for the existing two 2-flat residential uses and business and professional offices.
- b. Permitted uses:
 1. Offices, professional and business.
 2. Accessory uses including off-street parking as indicated on the approved plans.
 3. Occupancy by a family only in each of the dwelling units located in the existing two unit buildings located at 401 and 403 West Doty Street. For this purpose, the term family is defined the same as it is for the R6 district in Section 28.03(2) of the Madison General Ordinances.
 4. Expansion of the office building as indicated on the approved plans.
- c. Conditional Uses: None
- d. Lot Area Requirements: Same as R6
- e. Floor Area Ratio: The floor area shall not exceed 2.0
- f. Yard Requirements: Shall be as indicated in the plan. Note proposed future addition.
- g. Usable Open Space: As shown on the site plan or as amended with any future SIP amendment.
- h. Signs: Existing identification signs and additional necessary traffic directional signs. Other signs as approved by director of planning and development.
- i. Off-Street Parking and Loading: Off-street parking shall be provided as indicated on the plan. Note future addition.



BAR CENTER BUILDING ADDITION STATE BAR OF WISCONSIN MADISON

Strang Partners, Inc. - Architects

consultants:

Gilbert S. Feldman, Inc. - Structural

Arnold & O'Sheridan, Inc. - Electrical

Strang Partners, Inc. - Mechanical

SEE
CSM 3786
ALSO



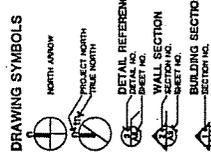
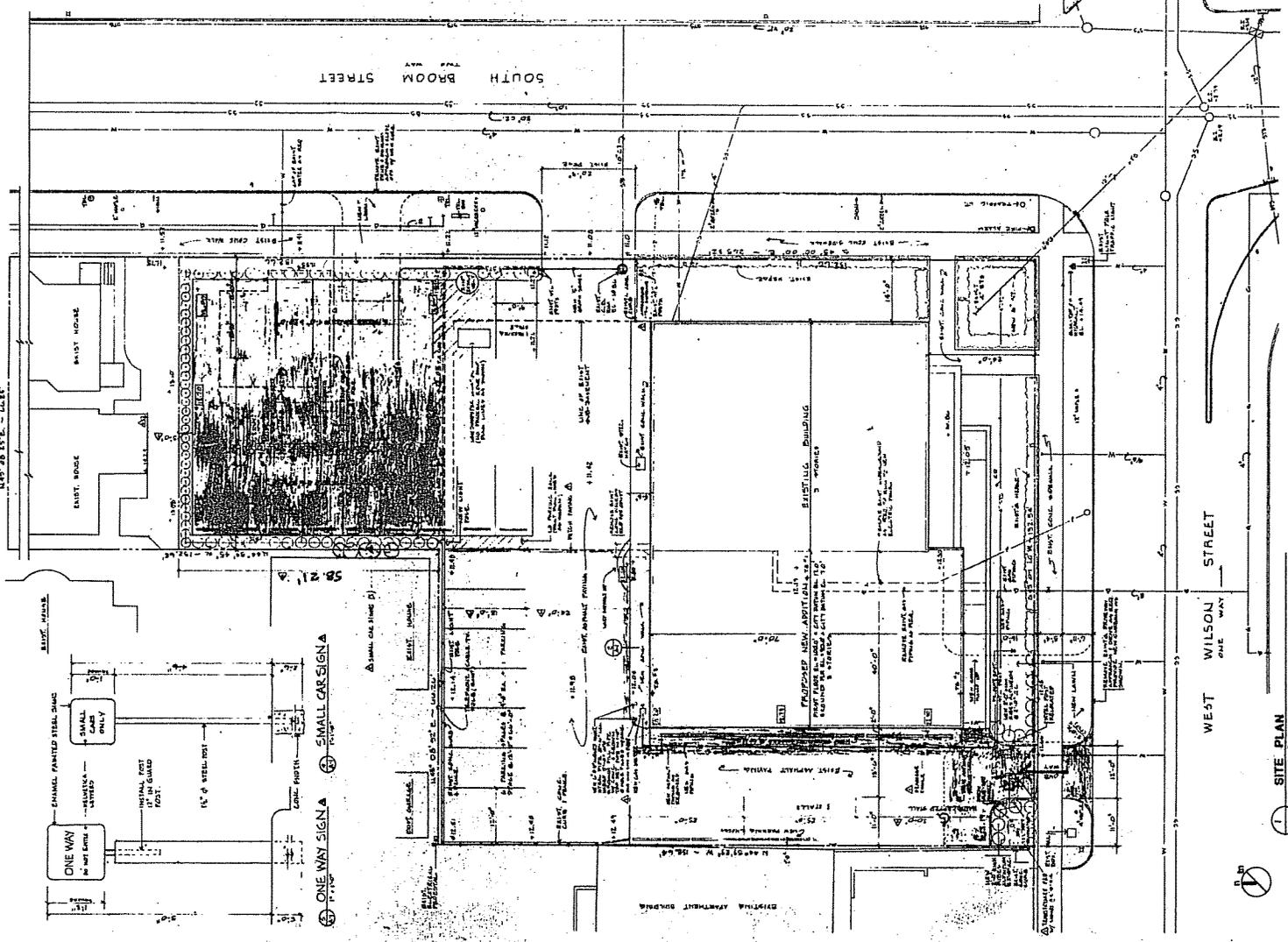
1720321
Vol. 3114
page 44
Sept. 24, 1988

ORIGINAL

3. 1/4" X 3/4" X 3/4" ONE
2. 3/4" X 1/2" X 1/2" ONE
1. 1/2" X 1/2" X 1/2" ONE

APPROVALS

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*
7. *[Signature]*
8. *[Signature]*
9. *[Signature]*
10. *[Signature]*



SHEET INDEX

A-1	SITE PLAN
A-2	FOUNDATION PLAN
A-3	FOUNDATION PLAN
A-4	FLOOR PLAN & ROOF PLAN
A-5	ELEVATIONS
A-6	WALL SECTIONS
A-7	WALL SECTIONS
A-8	ELEVATION SECTIONS & DETAILS
A-9	DOOR SCHEDULES & DETAILS
A-10	WINDOW SCHEDULES & DETAILS
A-11	INTERIOR ELEVATIONS, COLORS
A-12	REFLECTED CEILING PLAN & DETAILS
A-13	STRUCTURAL FLOOR & FIRST FLOOR FRAMING PLAN & DETAILS
A-14	STRUCTURAL SECOND FLOOR & ROOF FRAMING PLAN & DETAILS
A-15	PLUMBING-SECOND FLOOR & FIRST FLOOR PLANS
A-16	PLUMBING-SECOND FLOOR & ROOF PLANS
A-17	Mechanical SECOND FLOOR PLAN
A-18	Mechanical SECOND FLOOR PLAN
A-19	Mechanical SECOND FLOOR PLAN
A-20	Mechanical SECOND FLOOR PLAN
A-21	Mechanical SECOND FLOOR PLAN
A-22	Mechanical SECOND FLOOR PLAN
A-23	Mechanical SECOND FLOOR PLAN
A-24	Mechanical SECOND FLOOR PLAN
A-25	Mechanical SECOND FLOOR PLAN
A-26	Mechanical SECOND FLOOR PLAN
A-27	Mechanical SECOND FLOOR PLAN
A-28	Mechanical SECOND FLOOR PLAN
A-29	Mechanical SECOND FLOOR PLAN
A-30	Mechanical SECOND FLOOR PLAN
A-31	Mechanical SECOND FLOOR PLAN
A-32	Mechanical SECOND FLOOR PLAN
A-33	Mechanical SECOND FLOOR PLAN
A-34	Mechanical SECOND FLOOR PLAN
A-35	Mechanical SECOND FLOOR PLAN
A-36	Mechanical SECOND FLOOR PLAN
A-37	Mechanical SECOND FLOOR PLAN
A-38	Mechanical SECOND FLOOR PLAN
A-39	Mechanical SECOND FLOOR PLAN
A-40	Mechanical SECOND FLOOR PLAN
A-41	Mechanical SECOND FLOOR PLAN
A-42	Mechanical SECOND FLOOR PLAN
A-43	Mechanical SECOND FLOOR PLAN
A-44	Mechanical SECOND FLOOR PLAN
A-45	Mechanical SECOND FLOOR PLAN
A-46	Mechanical SECOND FLOOR PLAN
A-47	Mechanical SECOND FLOOR PLAN
A-48	Mechanical SECOND FLOOR PLAN
A-49	Mechanical SECOND FLOOR PLAN
A-50	Mechanical SECOND FLOOR PLAN

SITE LEGEND

1	EXISTING FOOTING
2	EXISTING FOUNDATION
3	EXISTING CONCRETE
4	EXISTING CONCRETE
5	EXISTING CONCRETE
6	EXISTING CONCRETE
7	EXISTING CONCRETE
8	EXISTING CONCRETE
9	EXISTING CONCRETE
10	EXISTING CONCRETE
11	EXISTING CONCRETE
12	EXISTING CONCRETE
13	EXISTING CONCRETE
14	EXISTING CONCRETE
15	EXISTING CONCRETE
16	EXISTING CONCRETE
17	EXISTING CONCRETE
18	EXISTING CONCRETE
19	EXISTING CONCRETE
20	EXISTING CONCRETE
21	EXISTING CONCRETE
22	EXISTING CONCRETE
23	EXISTING CONCRETE
24	EXISTING CONCRETE
25	EXISTING CONCRETE
26	EXISTING CONCRETE
27	EXISTING CONCRETE
28	EXISTING CONCRETE
29	EXISTING CONCRETE
30	EXISTING CONCRETE
31	EXISTING CONCRETE
32	EXISTING CONCRETE
33	EXISTING CONCRETE
34	EXISTING CONCRETE
35	EXISTING CONCRETE
36	EXISTING CONCRETE
37	EXISTING CONCRETE
38	EXISTING CONCRETE
39	EXISTING CONCRETE
40	EXISTING CONCRETE
41	EXISTING CONCRETE
42	EXISTING CONCRETE
43	EXISTING CONCRETE
44	EXISTING CONCRETE
45	EXISTING CONCRETE
46	EXISTING CONCRETE
47	EXISTING CONCRETE
48	EXISTING CONCRETE
49	EXISTING CONCRETE
50	EXISTING CONCRETE

GENERAL SITE PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
14. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
15. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
16. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
17. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
18. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
21. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
22. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
23. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
24. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
25. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
26. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
27. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
28. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
29. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
30. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
31. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
32. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
33. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
34. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
35. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
36. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
37. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
38. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
39. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
40. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
41. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
42. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
43. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
44. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
45. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
46. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
47. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
48. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
49. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
50. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

A1

BASSETT NEIGHBORHOOD ASSOCIATION, LTD.

P. O. BOX 788
MADISON, WI 53701

23 March 1981

To the Plan Commission

Re: File No. 5034-1878, an application for a demolition permit for 208 S. Broom and a rezoning of 402 W. Wilson from R6 to PUD(GDP-SIP).

At its meeting of 11 March, the Bassett Neighborhood Coordinating Council unanimously approved the following resolution:

"Resolved that the BNA support the State Bar's expansion plan, provided that an Option to Purchase, on terms satisfactory to the Board of Directors of BNA, Ltd., is granted to BNA or its assignees. If the parties are unable to enter into an agreement prior to 23 March, BNA shall inform the Plan Commission that it opposes the proposal."

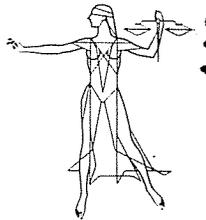
I am please to report that such an agreement was reached, on mutually satisfactory terms. For that reason, and in keeping with the Bassett Neighborhood Plan's emphasis on the rehabilitation and renovation of existing houses, the BNA supports File No. 5034-1878, and urges the Plan Commission to grant approval.

Over the years, the State Bar has been a multi-faceted asset to the neighborhood. In addition to providing employment to several area residents, it has been a fine, even generous landlords for the residents of 401 and 403 W. Doty. We are confident that this project will mark a continuation of that positive tradition.

For the BNA


Stuart Levitan
Secretary/Treasurer

**STATE BAR
OF
WISCONSIN**



Stephen L. Smay
Executive Director

**BOARD OF
GOVERNORS**

Officers

Lawrence J. Bugge
President
Madison

Myron E. LaRowe
President-Elect
Reedsburg

Richard E. Sommer
Past President
Rhineland

Paul M. Ryan
Secretary
Janesville

Adrian P. Schoone
Treasurer
Racine

Thomas B. McKenzie
Chairman of the Board
Appleton

Governors

Thomas D. Bell
New Richmond

Barbara Bouffard
Manitowoc

Philip R. Brehm
Green Bay

James P. Brennan
Milwaukee

Irvin B. Charne
Milwaukee

David Y. Collins
Beloit

Edward M. Conley
Rice Lake

Thomas J. Drought
Milwaukee

Hibbard H. Engler
Oshkosh

Milo G. Flaten, Jr.
Madison

Manuel Garcia-Nunez
Madison

Franklyn M. Gimbel
Milwaukee

Robert L. Habush
Milwaukee

Ernest O. Hanson
LaCrosse

Donald L. Heaney
Madison

Dennis W. Herrling
Appleton

Richard J. Kelly
Eau Claire

E. Campion Kersten
Milwaukee

Steven Levine
Madison

Thomas P. Maroney
Milwaukee

Donald E. Mayew
Kenosha

Charles W. Mentkowski
Milwaukee

William J. Mulligan
Milwaukee

Arthur J. Olsen
Sheboygan

John M. Potter
Wisconsin Rapids

David A. Saichek
Milwaukee

Celia Seraphim
Milwaukee

Joseph P. Stadtmueller
Milwaukee

Roy D. Stewart
Racine

Don Tikalsky
Waukesha

Konrad T. Tuchscherer
Wausau

Gerald S. Wilcox
Madison

Donald W. Zautcke
Cedarburg

March 17, 1981

City of Madison
210 Monona Ave.
Madison, WI 53709

**DEPARTMENT OF
PLANNING AND DEVELOPMENT**

MAR 20 1981

City of
Madison, Wisconsin

Dear Sir:

The State Bar of Wisconsin, 402 W. Wilson, Madison, Wisconsin is scheduled to appear before the City of Madison Plan Commission on March 23rd and the Common Council on March 31, 1981 in support of a rezoning for its offices which would allow for expansion of the present building and relocation of its parking facilities.

The existing facility was built in 1957 at the corner of Broom and West Wilson streets. During 1967-68 the second floor was added and the present parking lot was constructed. Besides owning the site of its office building the State Bar has acquired 401 and 403 W. Doty and has an option on 208 S. Broom, presently occupied by the owner Charlotte Hustad.

Briefly, the State Bar which has grown substantially in size because of demand for greater public service and an increase in the number of attorneys in the State of Wisconsin from 6,500 in 1957 to 12,100 in 1981 wishes to remain in downtown Madison. The expansion can be accomplished at the existing facility by relocating the parking to the north on to the property owned by Mrs. Hustad and the rear of the lot of 403 W. Doty. The original proposal has undergone substantial modification after discussions with the Bassett Neighborhood Association (BNA).

The present plans call for the removal of Mrs. Hustad's home, either through demolition or moving, if a site is available and the retention of both 401 and 403 W. Doty. The parking will be screened pursuant to city regulations and the informal arrangement which allows neighborhood residents to park in the lot in the evenings will continue. The State Bar is prepared to formalize the arrangement if the BNA so desires.

The expanded facility will include access for those with physical disabilities as well as modifications which would allow for the implementation of active solar collectors used as an adjunct to the building's heating system and/or domestic hot water supply.

The BNA has not yet taken a formal position on the final plans in that it is still negotiating with the State Bar over the future ownership and use of 401 and 403 W. Doty.

P. O. Box 7158, Madison, WI 53707

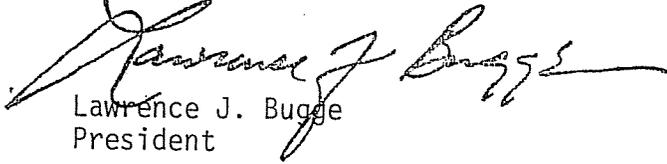
Located at: 402 W. Wilson St., Madison, WI 53703

Telephone (608) 257-3838

3.

The proposal which has been reviewed at four meetings, with the Bassett Neighborhood Association and the tenants does have the support of Mrs. Hustad. If you have further questions or comments about the project, please join us at the Plan Commission meeting at the City-County Building on March 23, 1981 at 4:30 P.M. when a complete presentation will be made or call Paul R. Soglin at 249-2838.

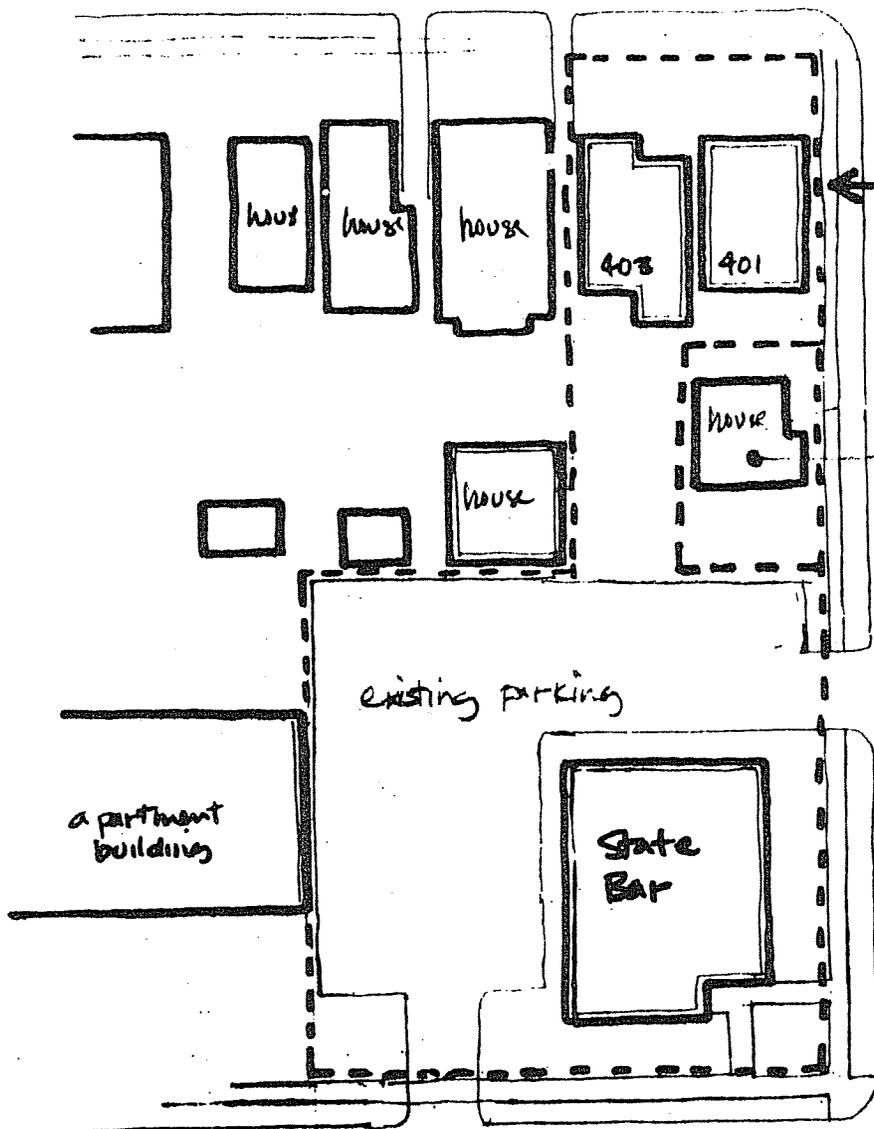
Very truly yours,



Lawrence J. Bugge
President

----- present property line

west doty street



State Bar owns 401-403 W. DOTY

State Bar has option to purchase

brown street

existing parking

apartment building

State Bar

west wilson street

note: no scale
site plan - no scale

Strang Partners, Inc.



Architects
Engineers
Planners

Project

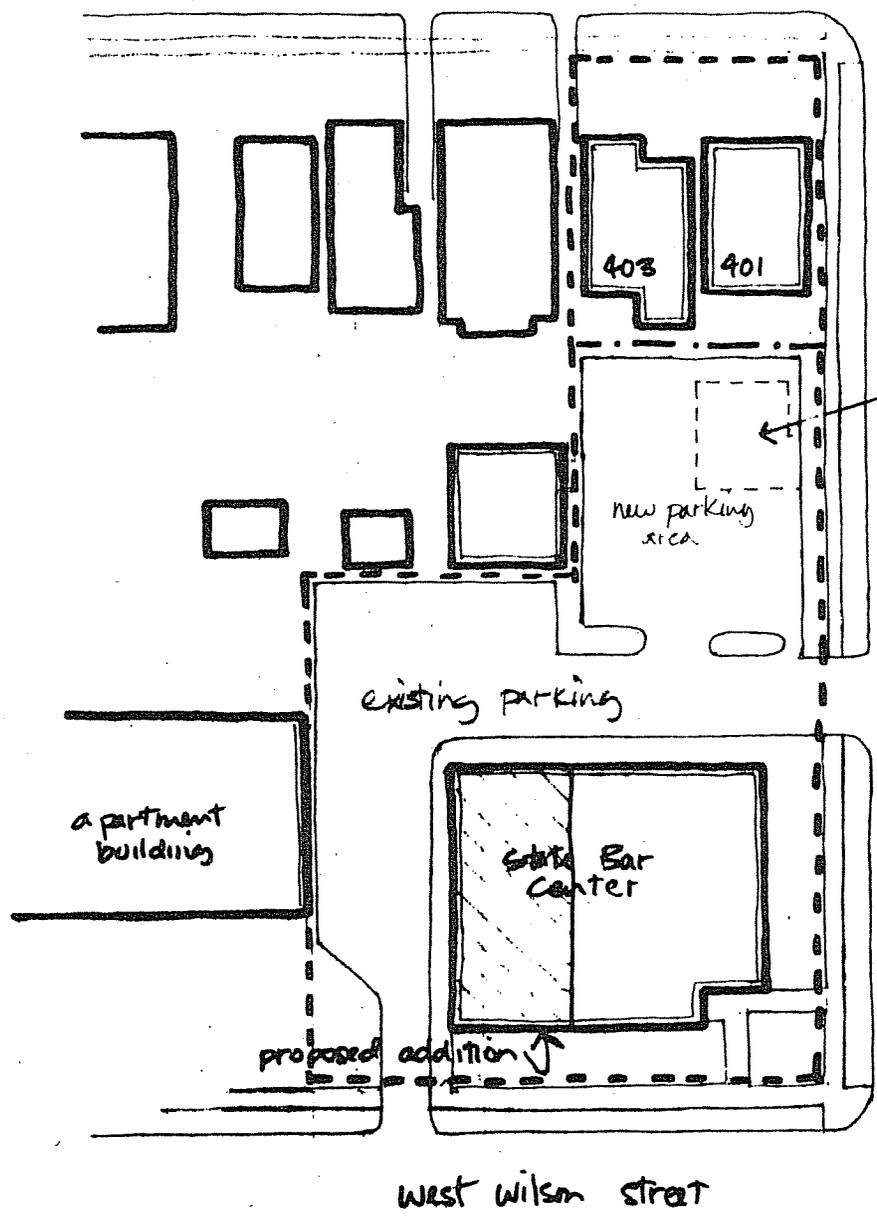
State Bar Center Addition 3.

EXISTING SITE CONDITIONS

3/23/81

----- present property line
- - - - - proposed revised property line

west doty street



remove or relocate existing frame house

broom street

west wilson street

north →
site plan - no scale

Strang Partners, Inc.

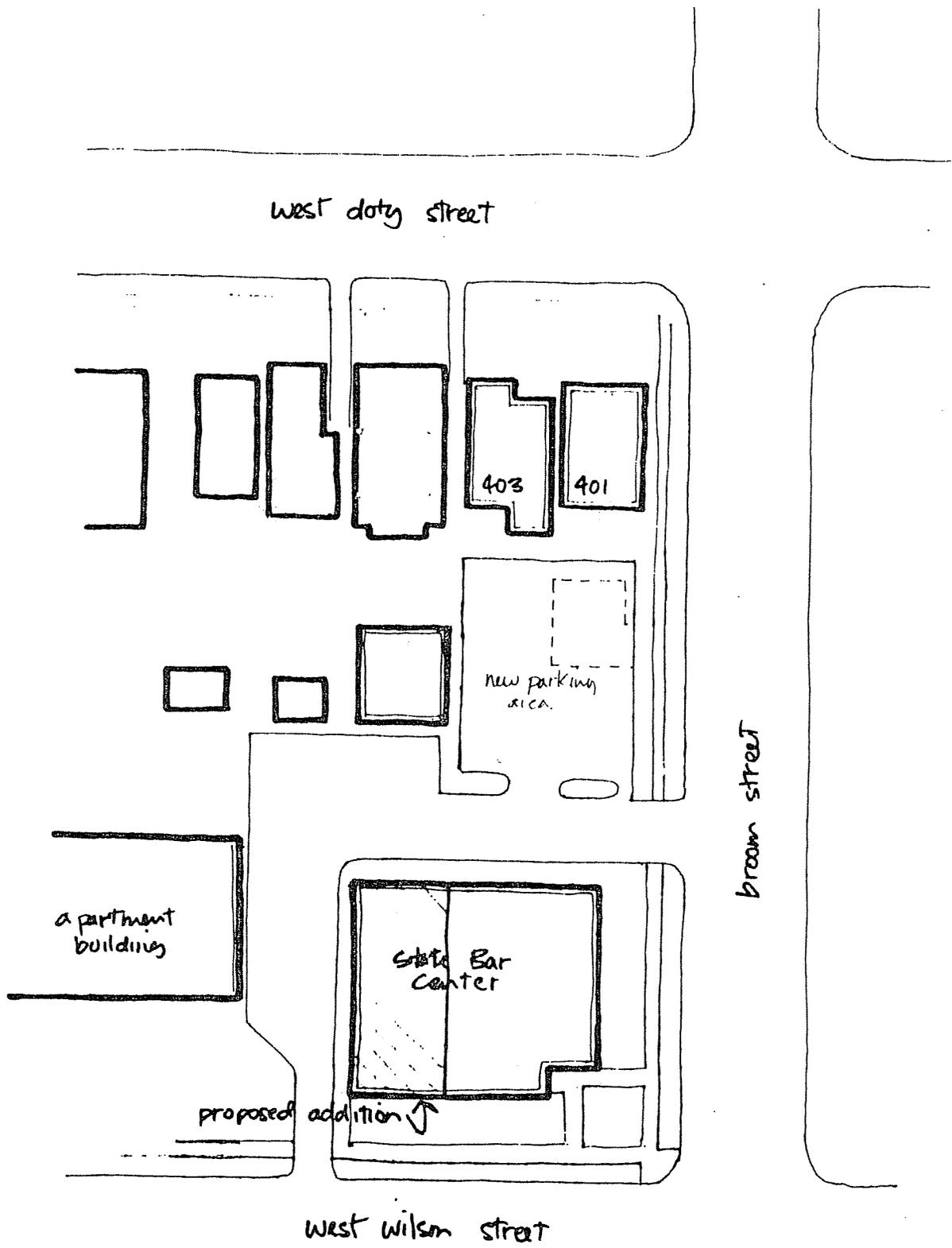


Architects
Engineers
Planners

1 of 1

Project

State Bar Center Addition
3/23/81



north
site plan - no scale

<p>Strang Partners, Inc. Architects Engineers Planners</p> 	<p>1 of 1</p>	<p>Project State Bar Center Addition III.A.3.</p>
--	---------------	---

Planning Department comments on a proposal to rezone the properties located at 402 West Wilson, 401 and 403 West Doty and 208 South Broom Street, from R6, residential to PUD(GDP) and PUD(SIP) (Planned Unit Development - Specific Implementation Plan) to allow expansion of the building and parking for the State Bar Association offices. This project includes the demolition of one house at 208 South Broom Street.

- I. Location: Located on the north side of Wilson, just west of Broom Street.
- II. Parcel Area: 26,136 sq. ft.
- III. Existing Zoning: R6, Multi-family residential.
- IV. Proposed Zoning: To PUD(GDP) and ultimately to PUD(SIP), Planned Unit Development (Specific Implementation Plan).
- V. Existing Use: A three story professional office building and related parking, and 3 houses used as rental properties.
- VI. Proposed Use: A 3 story addition to the SW elevation of the existing 3 story building and 13 additional parking spaces on the northwest side along Broom Street. This will require a demolition permit to remove the existing small house at 208 South Broom St. The other two houses included in the rezoning will remain as residential rental properties. The proposed expansion will add 6,000 sq. ft. total (2000 sq. ft./floor) and a future proposed expansion indicates that ultimately the building may go to the west property line.
- VIA. Land Use Plan: RMH-M, medium to high density residential (26-40 D.U.'s/acre) Multi-family housing type.
- VII. Development Schedule: Construction would occur between April of '82 and December of '82.
- VIII. Public utilities and public facilities presently serve this area.
- IX. Recommendation: The State Bar of Wisconsin owns the subject property and has their offices in the three story building at Wilson and Broom. They intend to construct a three story addition to the office building, remove a single family residential building at 208 South Broom St. and add 13 new parking stalls. They are considering having the building moved to a new location.

Even though the land use plan proposes residential use and this proposal would remove a single family residence, staff support the GDP proposal based on the following:

1. The office building and use exists and should the State Bar move out, the new use could be detrimental to the neighborhood by generating increased traffic and congestion in the area.
2. The existing building and addition provides for employment in the central area and the increased office could provide for increased employment by those living in the area.
3. Permitting the State Bar to expand at the subject site would retain a use which belongs in downtown Madison and not cause a move to the periphery of the City.

VII.A.3

4. ~~That~~ ^{SHALL BE} the screen hedge along Broom St. ^{SHALL BE} be relocated 3.5 feet behind the property line and the parking lot, placed five feet from the property line.
5. Input at the public hearing which could be incorporated into the PUD - SIP.

Please see page 7 of the Resolution (Amended Second Substitute) on the 1979 Bassett Neighborhood Plan which provides for the PUD process for developments different than the generalized Proposed Land Uses. The adopted Land Use Plan provides for a similar approach. Also attached is a Resolution adopted July 15, 1980, adopting criteria for evaluating design aspects of Isthmus development.

1

VII.A.3

SIP/FUD PREAPPLICATION CHECKLIST REPOSSES

1. Letter Of Intent:

- a. State Bar of Wisconsin
Headquarters Office Building Expansion
402 West Wilson Street
Madison, WI 53703

- b. It is our intention to include in our planning the construction of a three story, 6,000 square foot addition directly to the southwest elevation of our present facility and provide for future expansion of an additional 6,200 square feet of expansion potential beyond to the adjacent southwest property line. In addition, we propose to make provisions for 13 additional parking stalls paralleling Broom Street.

The proposed three story addition will be directly contiguous to and align itself with the three levels of the existing building and will be of a new architectural character encompassing the present facility. The intended use of this new space will be to accommodate additional administrative and clerical office personnel whose functions will be similar in nature to present staffing.

The development of the additional parking area will include a setback along Broom Street deep enough to allow for a fence and visual screenings. It is our intention to construct this parking area in conjunction with the building expansion program.

With regard to maintenance and snow removal we intend to continue our present operation of retaining on-staff maintenance of building and grounds in conjunction with private contracting for solid refuse and snow removal.

- c. Architect: Strang Partners, Inc.
3800 Regent Street
Madison, WI 53705

Engineer: Strang Partners, Inc.
3800 Regent Street
Madison, WI 53705

VII.A.3

Landscape Architect: Joel Minkoff, B.L.A.
Strang Partners, Inc.
3800 Regent Street
Madison, WI 53705

Surveyor: N/A

d. Expected construction schedule:

1981	Sept/Oct	Design Development
	Nov./Jan	Working Drawings
1982	February	Bid
	March	Contract & obtain permits
	December	Completion

e. Landscaping: \$2,500

f. N/A

g. 1. see enclosure
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A

h. See site plan

2. Title Sheet:

a. See site plan

b. 1. 2 in-houses
2. N/A
3. N/A
4. 3 (including two existing houses)

c. 1. 26,136 s.f.
2. 2,277 s.f.
3. N/A
4. houses - 2,144 s.f.
office building - 5,712 s.f.

d. 1. 1,000 s.f.
2. 250 s.f.

e. 1. 30, see site plan
2. N/A
3. 11,682 s.f.

f. see site plan
1. see site plan
2. see site plan
3. see site plan & attached fence & curb detail
4. see site plan
3. see site plan

VII.A.3.

11. Landscaping:

- a. It is anticipated that the landscaping that will be included with this project will be consistent with the present formal landscaping theme that has been established in the original project. That is, extension of the present shrubery, hedges and parking lot screening and additional shade trees. It is also expected that a planter will be integrated into the east elevation of the new addition in a manner quite similar to the one that presently exists on that elevation of the building.
- b. As the project has not been subjected to competitive bidding, it is not possible to anticipate who will be installing these materials. However, the landscape architect who will be retained for the specific design work and supervision of the construction will be David R. Schreiber & Associates - Madison, Wisconsin.

The time schedule for implementing this plan is anticipated that plant materials will be installed in the fall of 1982.

12. Site Design:

- a. yards shall be shown on plans
- b. N/A
- c. N/A
- d. Bassett Street Neighborhood Association - agreement to permit residents and visitors to use parking at night and on Saturdays and Sundays
- e. no parking restrictions
- f. back door

13. City Services:

- a. see site plan
- b. handle in-house staff
- c. N/A
- d. see site plan

14. Home Owners Association or other Approving Authority:

a,b,c,d,e,f,g, - N/A

Legal Description: Block 46, Plat Lots 9, 10, 11

Development Schedule: See ID

Economic Impact/Cost Benefit Schedule: N.R.

VII.A3

Primary emphasis on the design of the addition will be placed on passive solar design technology. Large amounts of glass will be utilized on the south facing elevation and lesser amounts on the east and west elevations. The south elevation will be provided with generous overhangs for solar control from summer sun and the other roof and wall areas of the outside envelope will be heavily insulated. The north elevation of the building which will not require modification for this addition has been earmarked as an area of the building that will receive some remodeling at a future date when additional construction funds can be solicited for that work. At that time the amount of glass on the north elevation will be reduced by about 35 percent, and the remaining insulated spandrel panels will be supplemented with additional surface applied spandrel panels on top of them. It is anticipated that the existing window units that are to remain will not be replaced with new units because of the significant costs involved.

It is intended that the overall building design reflect every strand simplicity and that the general low uniform profile of the present will be retained with the construction of the additional 6,000 sq. ft. of space. The general landscaping plan that has been established in the original project and its subsequent additions will also be reinforced with additional plantings both on the present corner site as well as for the screening of the new parking area that is proposed directly west of the present building.

- c. Not applicable.
- d. It is anticipated that the present level room will be retained over the addition. However, State Bar desires that the roof structure be designed to allow for the addition of active solar panels at some later date should the installation and operation of the panels provide a cost effective supplement to their present heating/cooling system. Also, the Bar wishes to reserve the right to add one additional vertical story on top of the new addition so that the total overall height of the building will be very similar to the height of the adjacent apartment building located directly south of this area.
- e. Not applicable.
- f. None

VII.A.3.

- g. 1. One
- 2. Office

3. Site Plan:

- a. see site plan
- b. see site plan
- c. The construction specifications will outline contractor requirements to; 1) clean dirt from truck tracking once a week; 2) confine excavation dirt to prevent run off, while it is stored on the site.
- d. see site plan and floor plans
- e. see site plan
- f. none
- g. see attached detail sheets
- h. see site plan for location
mounting height: 15'-0", M
type: 70 WHPS Manufacturer: McGraw Edison
IES: IV Night time: photocell control
- i. N/A
- j. see site plan
- k. N/A
- l. N/A
- m. N/A

4. Landscaping Plan:

- a. see site plan
- b. N/A
- c. see site plan
- d. see site plan
- e. N/A

VII.A.3

5. Circulation Plan:

a,b,c,d,e,f,g,h,i,j - see site plan

6. Utilities Plan:

a,b,c - see site plan

7. Building Plan:

a. 1. see floor plan
2. see elevations
3. N/A

b. N/A

8. Miscellaneous:

a. N/A

b. N/A

c. N/A

d.

e. see site plan, floor plans & detail sheets

9. Land Use:

a. office use

b. see zoning text

c. N/A

d. N/A

10. Architectural Character and Building Functions:

a. The entire functioning area of this building will house space for all of the administrative tasks of the State Bar Center of Wisconsin. Included in this will be offices, conference areas, secretarial areas, printing and mailing areas and general storage.

b. The design of the addition for this building is dictated in very large part to the architectural character of the existing structure. The use of cut limestone will be continued on in the new addition, bronze colored duronotic aluminum spandrel panels will be used, and operable double and triple glazed window units will be provided on the east, south and west elevations.

VII.A.3

ZONING TEXT

PUD District

- a. Statement of Purposes: This district is created to provide for the existing two 2-flat residential uses and business and professional offices.
- b. Permitted Uses: The following uses are permitted in this district:
 - 1. Any R6 use presently allowable as it applies to the State Bar Building and any use the building and lot may have been permitted by the city zoning code at the time the building was constructed.
 - 2. Any use permitted in the R6 district and office space may exceed 1500 square feet in a building where the principal use is residential.
 - 3. Professional and business offices.
 - 4. Accessory uses including parking.
 - 5. The existing 2 flat dwelling at 401 West Doty, which includes a one bedroom and a three bedroom unit totalling 1826 square feet.
 - 6. The existing 2 flat dwelling at 403 West Doty, which includes a one bedroom and a two bedroom unit totalling 2400 square feet.

It would be allowable to convert interiors of these two dwellings as permitted in the R6 district.

- c. Conditional Uses: None
- d. Lot Area Requirements: Same as R6
- e. Floor Area Ratio: The floor area shall not exceed 2.0
- f. Yard Requirements: Shall be as indicated in the plan. Note proposed future addition.
- g. Usable Open Space: As shown on the site plan or as amended with any future SIP amendment.
- h. Signs: Existing identification signs and additional necessary traffic directional signs. Other signs as approved by director of planning and development.
- i. Off-Street Parking and Loading: Off-street parking shall be provided as indicated on the plan. Note future addition.

VII-A-3.

ZONING TEXT

PUD District

- a. Statement of Purposes: This district is created to provide for the existing residential uses and business and professional offices.
- b. Permitted Uses: The following uses are permitted in this district:
 1. Any use permitted in the R6 district
 2. Professional and business offices
 3. Accessory uses
- c. Conditional Uses: None
- d. Lot Area Requirements: Same as R6
- e. Floor Area Ratio: The floor area shall not exceed 2.0
- f. Yard Requirements: Shall be as indicated in the plan. Note proposed future addition.
- g. Usable Open Space: As shown on the site plan or as amended with any future SIP ammendment.
- h. Signs: Existing identification signs and additional necessary traffic directional signs. Other signs as approved by director of planning and development.
- i. Off-Street Parking and Loading: Off-street parking shall be provided as indicated on the plan. Note future addition.

WRECKING PERMIT APPLICATION

APPLICATION FOR CONDITIONAL USE PERMIT
MADISON, WISCONSIN

Date February 23, 1981 Voucher No. 50680 Fee: \$50.00

The undersigned owner (contract owner) of property herein described hereby applies for a conditional use permit for the following described property:

(1) Location of Property: Existing Zoning R-6
Street Address 402 W. Wilson Aldermanic District _____
Applicant has talked with Alderperson Yes X No _____

(2) Legal Description of Property: Block 46, lots 9, 10, 11

(3) Proposed Use of Property: Professional offices

(4) This is a conditional use because Office building of this size is not permitted in R-6 zone

(5) Development Schedule construction period from April '82 to December '82

(6) Attached is the checklist, plans, and letter of intent Yes X No _____

Section 28.12(10)(g) Standards. No application for a conditional use shall be granted by the City Plan Commission unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.

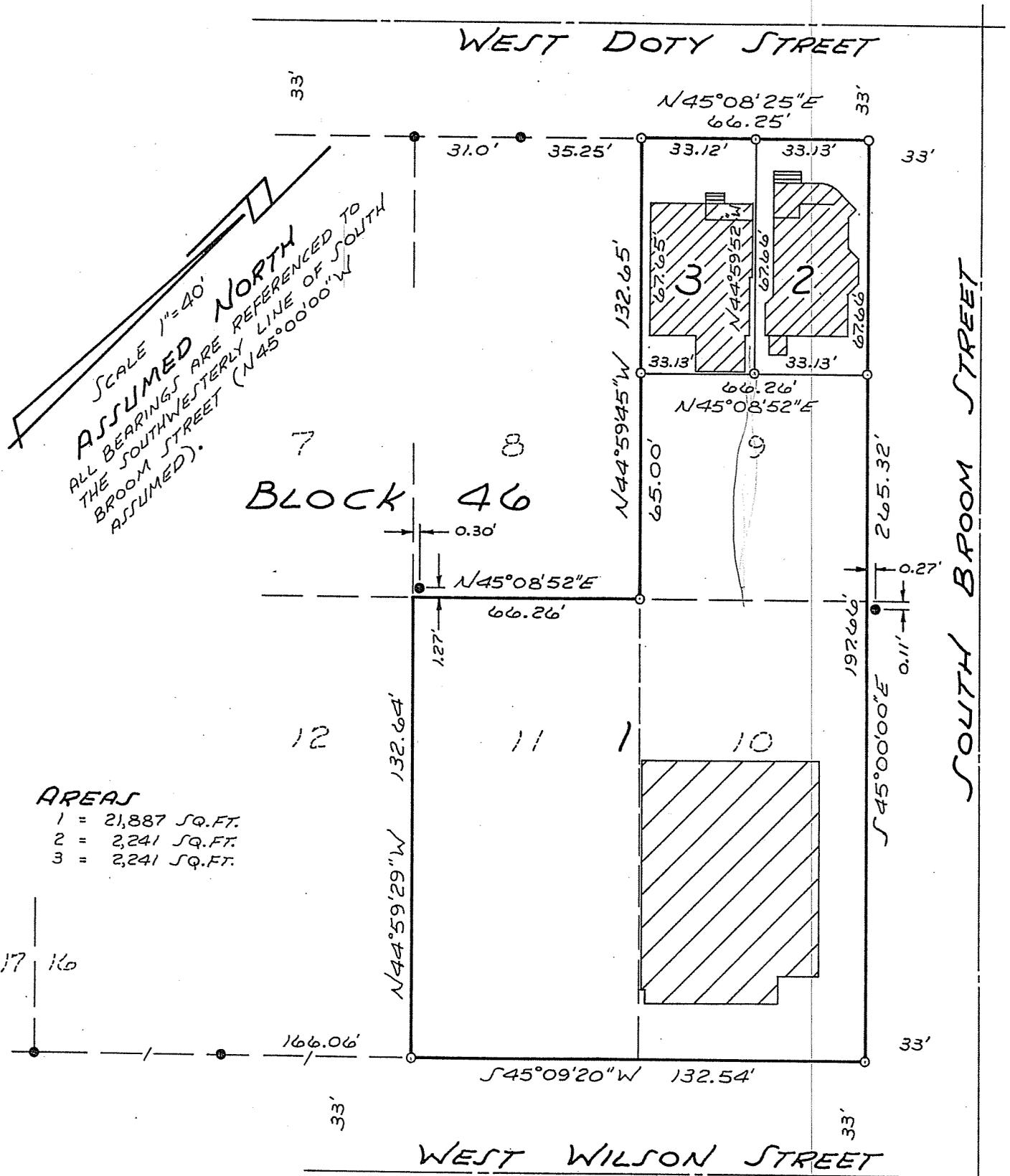
I own X lease _____ rent _____ this property.

I have reviewed the above standards to the best of my knowledge this proposed conditional use complies with the standards for conditional use.

Respectfully submitted,
STATE BAR OF WISCONSIN
R. Soglin 505 Randall Dr 249-2838
Name R. Soglin (Authorized representative) Telephone No.

Referred to Plan Dept Date Feb 23, 1981

CERTIFIED SURVEY MAP
 DONALD L. PAULSON
 LAND SURVEYOR
 MADISON, WISCONSIN



STRANG PARTNERS, INC.
 3800 Regent Street
 Madison, Wisconsin 53705

ARNOLD & O'SHERIDAN, INC.
 815 Forward Drive
 Madison, WI 53711

August 19, 1981
 81198-C

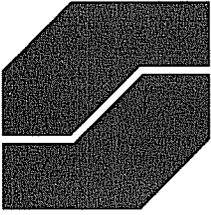
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PRO-
 PERTY DESCRIBED HEREON ACCORDING TO THE DESCRIP-
 TION FURNISHED AND THAT THE ABOVE MAP IS A
 CORRECT REPRESENTATION OF THE LOT LINES THEREOF
 AND I HAVE COMPLIED WITH SECTION 236.34 OF THE
 STATUTES OF THE STATE OF WISCONSIN.

CERTIFIED SURVEY MAP NO. _____

DOCUMENT NO. _____

Madison, Wisconsin
 Donald L. Paulson S-728

Sheet 1 of 2



Strang Partners, Inc.

Architects
Engineers
Planners

March 9, 1981

Mr. Bernard Reilly
City Zoning Administration
City-County Building
215 Monona Avenue
Madison, WI 53709

Re: Wisconsin State Bar Center
PUD/SIP Rezoning Application

Dear Barney:

I am writing to you with regard to the materials which have been previously submitted for this rezoning application and would like to include as an addendum additional information regarding the "Single Ownership Statement."

It is the wish of the Owner to clarify their position regarding ownership of the land by including the following statement:

"It is the intent of the Owner to pursue one of three ownership options for the land comprising their present parcel, i.e., Lots 9, 10 and 11 of Block 46. The three options would be as follows:

- a. Maintain ownership of all of the property both land and buildings.
- b. Sell the land and buildings which presently include all of 401 West Doty Street and the western most half of 403 West Doty Street for either a condominium or cooperative residential development or any other residential use permitted in the R-6 zone.
- c. Sell the buildings on 401 West Doty Street and 403 West Doty Street but retain ownership of the land."

Principals:
Roger E. McMullin, AIA
Frederick J. Parfrey, AIA
Edward D. Ornes, P.E.

3800 Regent Street
Madison, WI 53705
608 233 9753

Mr. Bernard Reilly
March 9, 1981
Page 2

If you have any questions regarding this statement, please feel free to contact either myself or Paul Soglin the legal counsel representing the State Bar.

Sincerely,

STRANG PARTNERS, INC.

Rick Parfrey

Frederick J. Parfrey, AIA

FJP/cls

cc: Joel Peterson, City Plan Dept.
Steve Smay
Paul Soglin

