

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
February 20, 2006

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval to remodel the lower level of an existing 8-unit residential building to allow for the conversion of a vacant space into an efficiency apartment unit located in a building at 141 West Gilman Street.
2. Applicable Regulations: Section 28.08(5)(c)5 requires that the division of or addition to any multiple family dwelling which results in the creation of additional dwelling units must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: Steve Brown, Steve Brown Apartments, 120 West Gorham Street, Madison, WI 53703; and Patrick McGowan, Brownhouse Architects, 202 West Gorham Street, Madison, WI 53703.
2. Status of Applicants: Property owner and architect.
3. Development Schedule: The applicant wishes to commence remodeling this vacant space into a dwelling unit as soon as all land use approvals have been obtained. The applicant wishes to have this unit ready for occupancy by August 2006.
4. Parcel Location: Southeast side of West Gilman Street between the intersections with North Henry and North Carroll Streets, Aldermanic District 4, Madison Metropolitan School District.
5. Parcel Size: 6,864 square feet (0.16 acres).
6. Existing Zoning: R6H General Residence District.
7. Existing Land Use: 8-unit apartment building.
8. Proposed Use: Remodel existing space in the lower level to accommodate an efficiency apartment unit. This will result in 9 dwelling units within this existing structure.
9. Surrounding Land Use and Zoning: This property is surrounded by medium and high density residential uses in the Langdon and Mansion Hill Neighborhoods zoned R6, R6H and PUD(SIP). The subject property is also located approximately two blocks north of the State Street commercial corridor, which is zoned C2 and C4

10. Adopted Land Use Plan: The recently adopted comprehensive plan recommends in part multi-unit high density residential uses (up to 60 or more dwelling units per acre) in the Mansion Hill neighborhood.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

**PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

**STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards.

**ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant owns an existing 3-story apartment building with an exposed lower level located at 141 West Gilman Street. The structure was originally built in 1913 as an apartment building and is located in the Mansion Hill Historic District. The applicant recently replaced the heating system within this building and the change from the original "octopus" furnace to a new high energy efficiency unit has resulted in a former furnace room being used solely for storage purposes. The applicant now wishes to convert this storage room (which has not been used by tenants) into an efficiency apartment unit.

The R6 and R6H zoning districts limit maximum densities through the use of a lot area requirement for each dwelling unit. The existing six dwelling units (a mixture of 2, 3 and 4-bedroom units) requires 6,750 square feet of lot area. This lot contains 6,864 square feet. The addition of one efficiency unit will increase the lot area requirement to 7,050 square feet. The applicant has requested a zoning variance for the 186 square feet excess that the proposed 9-units will require. The proposed efficiency apartment unit will also require the provision of 70 square feet of additional useable open space on this property. The applicant is also requesting a zoning variance for this open space requirement. Since most of the subject property not occupied by the existing building is either front yard, shared driveways along both the northeasterly and southwesterly property lines, or a surface parking facility located in the rear yard, little if any opportunity exists to provide additional open space.

Section 28.12(9)(d)16 provides an authorized variance for the conversion of an existing building or a portion of an existing building to a permitted residential use otherwise prohibited because of insufficient lot area, usable open space or yards provided that the Plan Commission also approve the conversion per the conditional use procedure. This application for a conditional use is being made prior to the zoning variance hearing as specified by this ordinance provision. No additions or other enlargement of the existing structure will be required to accommodate the proposed efficiency unit. The nine total dwelling units proposed for this property will result in 57.12 dwelling units per acre on this 0.157 acre parcel. This is less than the maximum of 60 units per

acre recommended by the adopted Comprehensive Plan. The current use of the space to be occupied by the proposed efficiency unit is a storage area.

This property currently provides five off-street parking stalls to serve the existing 8 dwelling units. This property is located within the central area as defined in the Zoning Code where there is no specific off-street parking requirement. The establishment of one additional efficiency dwelling unit within this existing building will likely have little adverse impact on the overall parking requirements within this residential neighborhood.

In order for this conversion to proceed, it needs conditional use approval by the Plan Commission and a variance to be approved by the Zoning Board of Appeals. Last year the applicant applied for a variance which was rejected. At this time, the Plan Commission is being asked to review this request against the conditional use standards. While the unit being proposed will have only one window and is in the basement of the existing house (where two other units are currently located) and may not be a highly desirable dwelling unit, in reviewing the request against the conditional use standards, staff do not see major problems with this project complying with the standards for conditional use approval. However, if the Plan Commission decides to approve this conditional use, it should, in no way, signal to the Zoning Board of Appeals that staff or the Plan Commission support the approval of a variance for this project. The Zoning Board of Appeals will still need to review the project against the standards for approval of a variance to the lot area and usable open space requirements and determine, based on the merits of the proposal whether the project can comply with the standards for the approval of a variance.

While staff normally require projects to first go to the Zoning Board of Appeals before consideration of a variance request for projects that need both Plan Commission and Zoning Board of Appeals approval, in this case, the ordinance is written in a way that suggests that the applicant can choose to start with either the Plan Commission or Zoning Board of Appeals. And in this case, staff have been informed that the applicant believes that part of the difficulty in getting the variance approved a year ago was that the Zoning Board of Appeals may not have believed that the Plan Commission would be willing to approve a conditional use permit for the conversion of this basement storage area to a dwelling unit.

This application is exempt from the requirements of Section 28.04(25) regarding the provision of inclusionary zoning ordinance.

### **RECOMMENDATIONS:**

Unless the Plan Commission finds evidence indicating that the conditional use standards have not been met based on the record and public hearing testimony, the Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve the conversion of a 309 square foot vacant space within the lower level of an existing 8-unit apartment building located at 141 West Gilman Street to allow for the establishment of one additional efficiency apartment unit within this existing structure. If the Plan Commission approves this conditional use a report of its action shall be provided to the Zoning Board of Appeals which indicates that the Plan Commission action should not be interpreted as a sign of Plan Commission support or opposition for the approval of a variance for this project.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** February 23, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 141 W. Gilman St.

**Present Zoning District:** R6H

**Proposed Use:** Convert a previous mechanical room into an efficiency apt. unit  
**Proposed Zoning District:**

**Conditional Use:** 28.08(5)(c)5. The creating of an additional dwelling unit is a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide 9 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

**ZONING CRITERIA**

| <b>Bulk Requirements</b> | <b>Required</b>                   | <b>Proposed</b>               |
|--------------------------|-----------------------------------|-------------------------------|
| Lot Area                 | 7,050 sq. ft.                     | 6,864 sq. ft. (186 s.f. var.) |
| Lot width                | 50'                               | 52'                           |
| Usable open space        | 1890 sq. ft. (70 s.f. efficiency) | exist. decks (70 s.f. var.)   |
| Front yard               | existing                          | existing                      |
| Side yards               | existing                          | existing                      |
| Rear yard                | existing                          | existing                      |
| Floor area ratio         | existing                          | existing                      |
| Building height          | existing                          | 3 stories                     |

| Site Design                | Required                   | Proposed |
|----------------------------|----------------------------|----------|
| Number parking stalls      | 0 (Central business distr) | 0        |
| Accessible stalls          | n/a                        | n/a      |
| Loading                    | n/a                        | n/a      |
| Number bike parking stalls | 9                          | (1)      |
| Landscaping                | n/a                        | n/a      |
| Lighting                   | n/a                        | n/a      |

| Other Critical Zoning Items |     |
|-----------------------------|-----|
| Urban Design                | No  |
| Historic District           | No  |
| Landmark building           | No  |
| Flood plain                 | No  |
| Utility easements           | No  |
| Water front development     | No  |
| Adjacent to park            | No  |
| Barrier free (ILHR 69)      | Yes |

With the above conditions, the proposed project **does** comply with all of the above requirements.



Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dailey, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: February 23, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 141 West Gilman Street Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. N/A

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 141 West Gilman Street Conditional Use

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**



- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way.

The approval of this development does not constitute or guarantee approval of the encroachments.

- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)



- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

#### Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295  
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 2/21/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: 141 W. Gilman St.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

## **GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

2. No comments.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Department of Public Works  
**Parks Division**

Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH: 608 266 4711  
TDD: 608 267 4980  
FAX: 608 267 1162

February 15, 2006

TO: Plan Commission  
FROM: Simon Widstrand, Parks Development Manager  
SUBJECT: **141 West Gilman**

- 1. Total Park Fees for one added unit = \$1,742.16, which shall be paid prior to signoff on the CU. (Fee in lieu of dedication = \$1218. Park Development Fee = \$524.16).**

Please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com) if you have questions regarding the above items.



**MANSION HILL NEIGHBORHOOD ASSOCIATION,**  
A Member of Capital Neighborhoods Association  
28 E. Gilman Street, Madison, Wisconsin 53703

February 13, 2006

Department Planning and Development  
City of Madison  
Madison Municipal Building  
215 Martin Luther King Jr. Boulevard, LL100  
P.O. Box 2985  
Madison, WI 53701-2985

RE: 141 West Gilman Street – Steve Brown Apartments

Dear Sir or Madam:

A committee of the Mansion Hill Neighborhood reviewed the plans for the addition of an efficiency apartment at 141 West Gilman Street, a building with which we are familiar. The purpose of this letter is to register our support for the proposed apartment.

Sincerely,

A handwritten signature in black ink, appearing to read "E. S. Devitt", with a large circular flourish at the end.

Eugene Devitt

FEM:kjc