



Location

120 East Lakeside Street

Applicant

Brian Vandewalle & Scott Kelly/
Brian Munson - Vandewalle & Associates

From: PUD-SIP

To: Amended
PUD-GDP-SIP

Existing Use

Office Building

Proposed Use

Construct fourth floor addition to existing office building to create 1 residential unit and additional office space

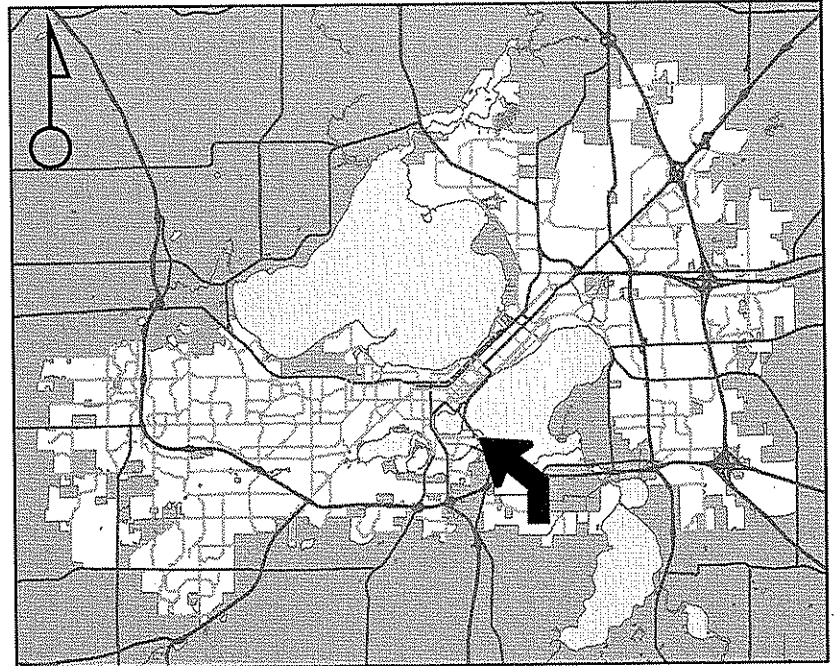
Public Hearing Date

Plan Commission

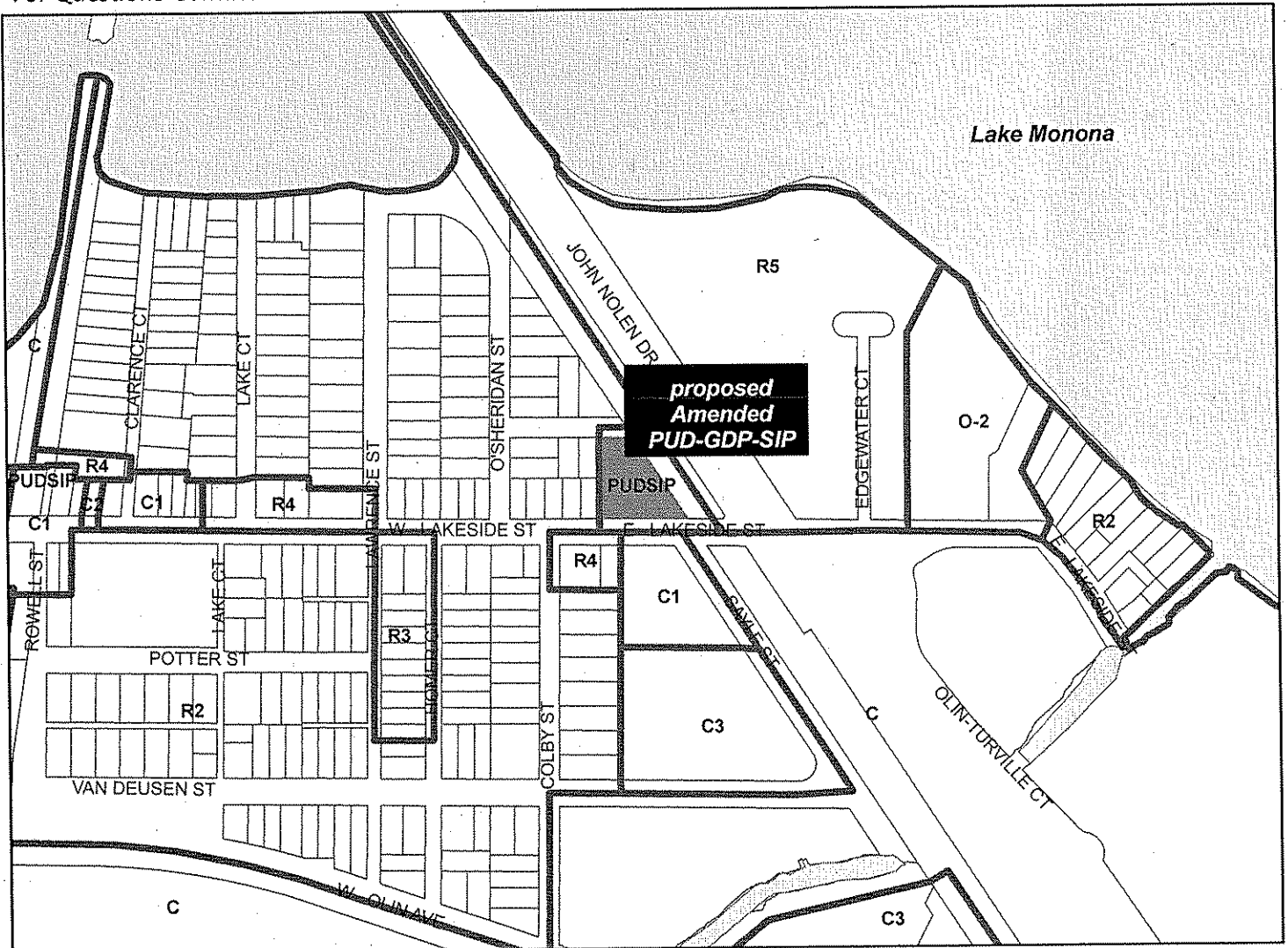
06 December 2010

Common Council

14 December 2010



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

6





120 East Lakeside Street Amended PUD:GDP/SIP

October 6, 2010



Vandewalle & Associates
Planning - Creating - Rebuilding

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:

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120 East Lakeside Street
Madison, WI 53715

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

Project Manager

Brian Munson
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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

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:

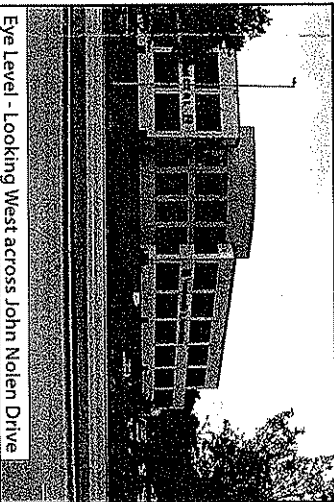
Office
Residential (up to one unit)

Lot Area:

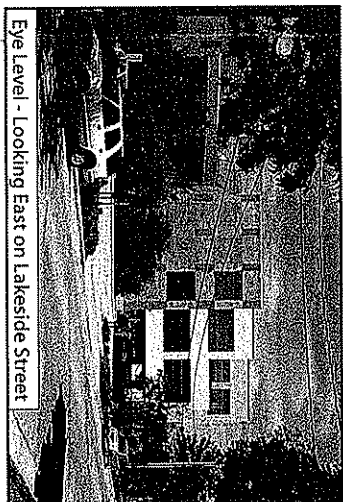
30,548 square feet

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.

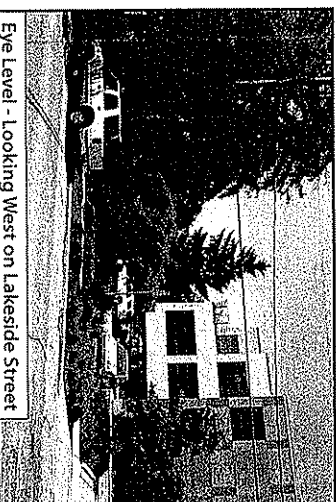
LAKESIDE OFFICE BUILDING
Existing Conditions
Madison, Wisconsin



Eye Level - Looking West across John Nolen Drive

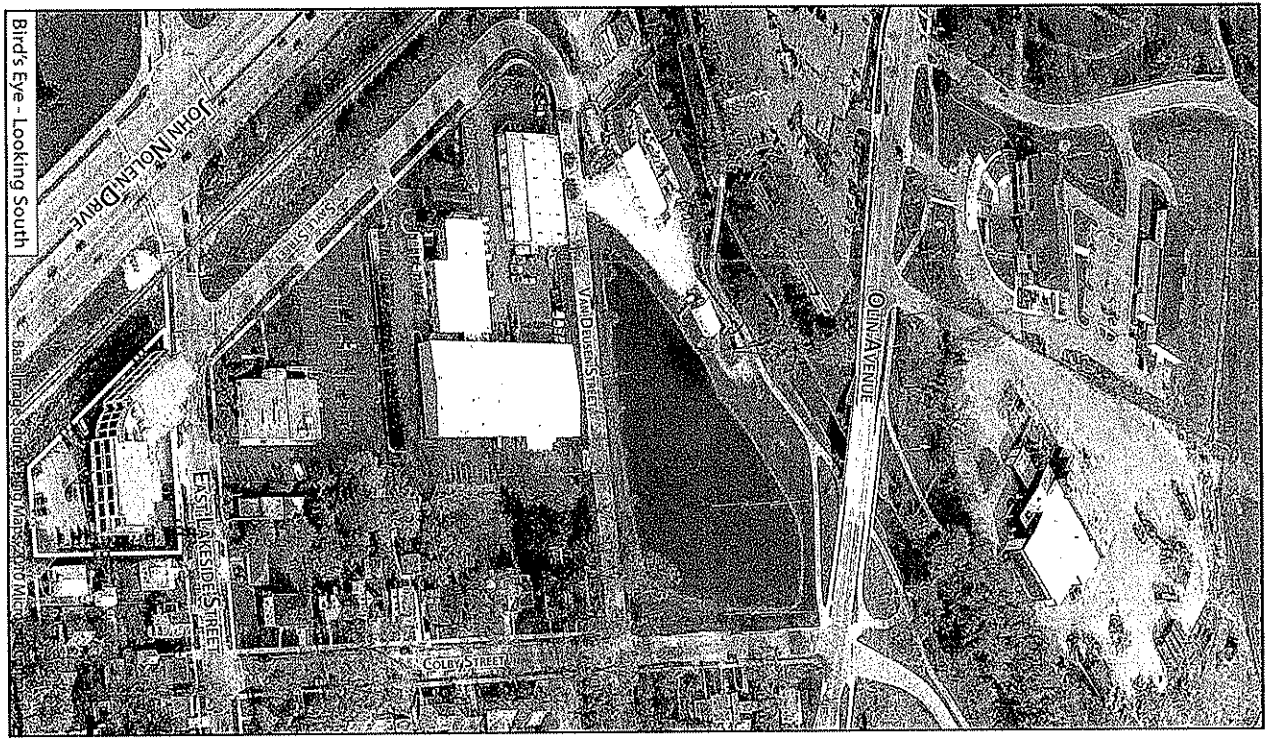


Eye Level - Looking East on Lakeside Street

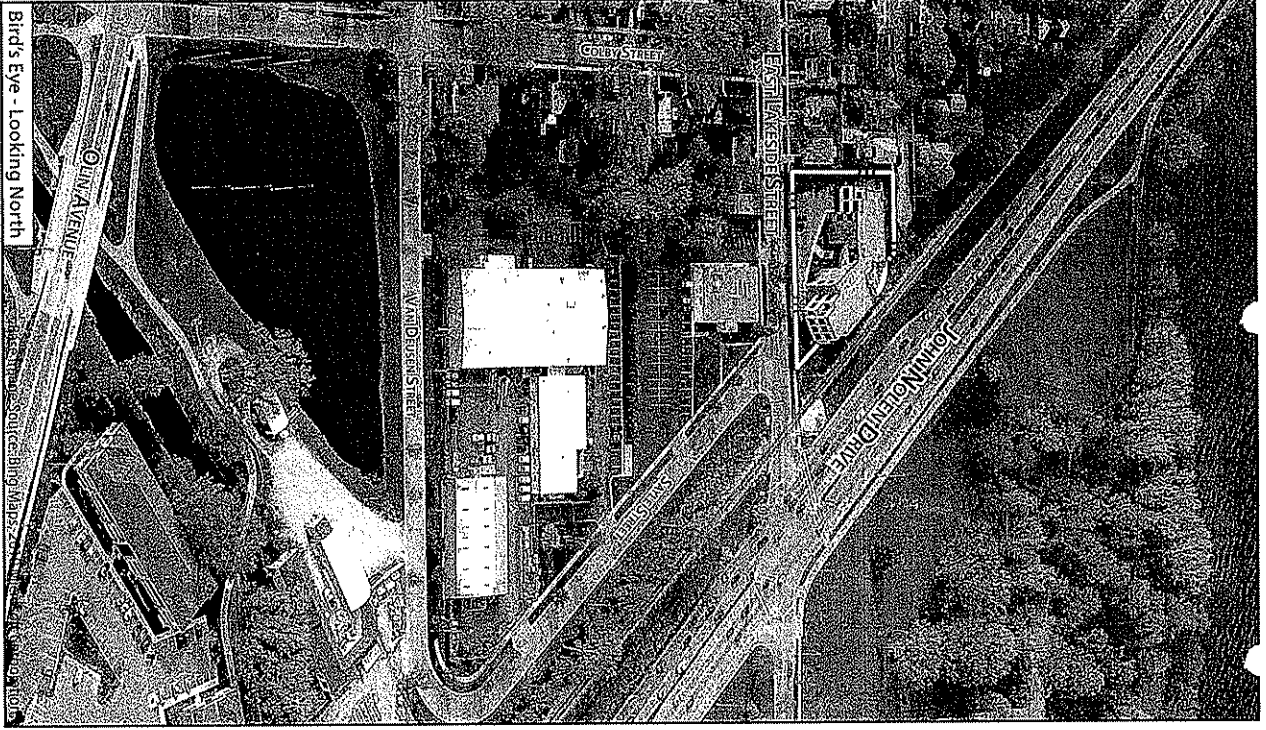


Eye Level - Looking West on Lakeside Street

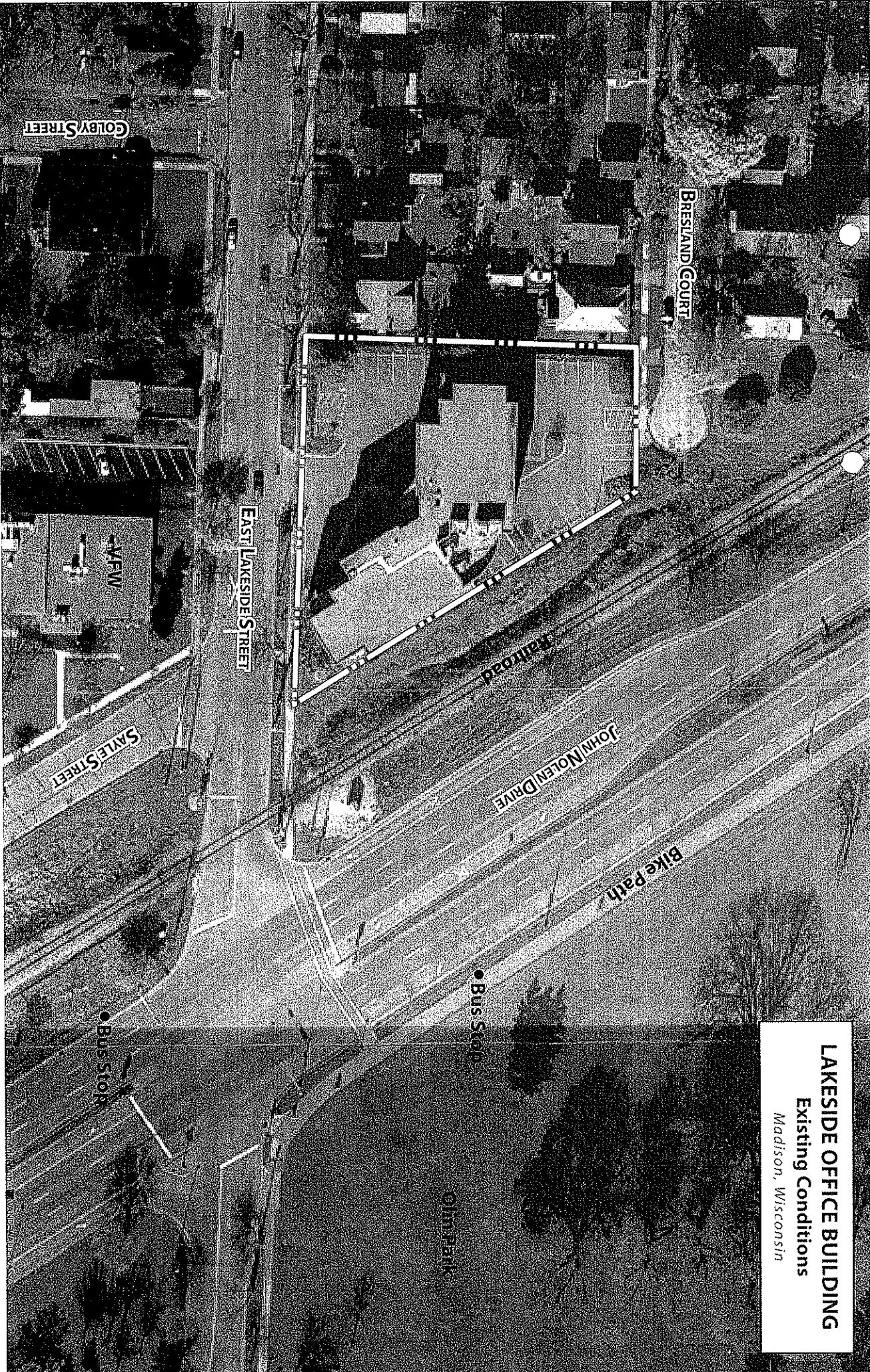
July 14, 2010 Endberg Anderson VANDERVALE & ASSOCIATES, INC. © 2010



Bird's Eye - Looking South



Bird's Eye - Looking North

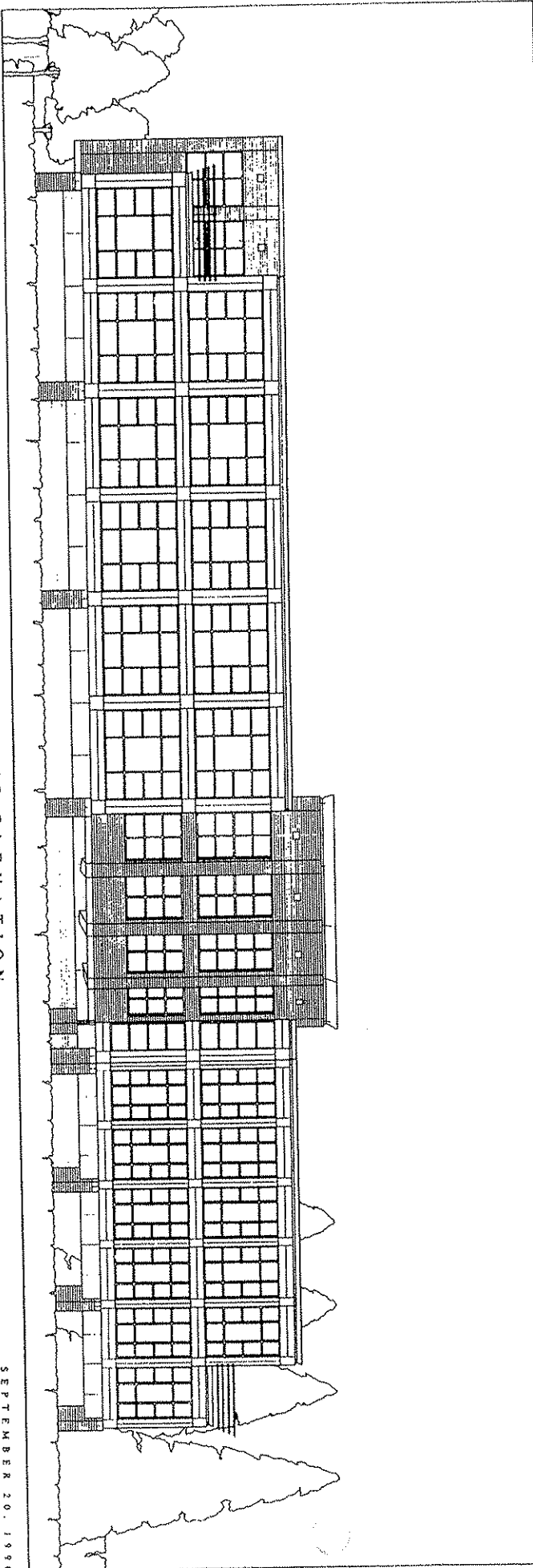


LAKESIDE OFFICE BUILDING
Existing Conditions
Madison, Wisconsin

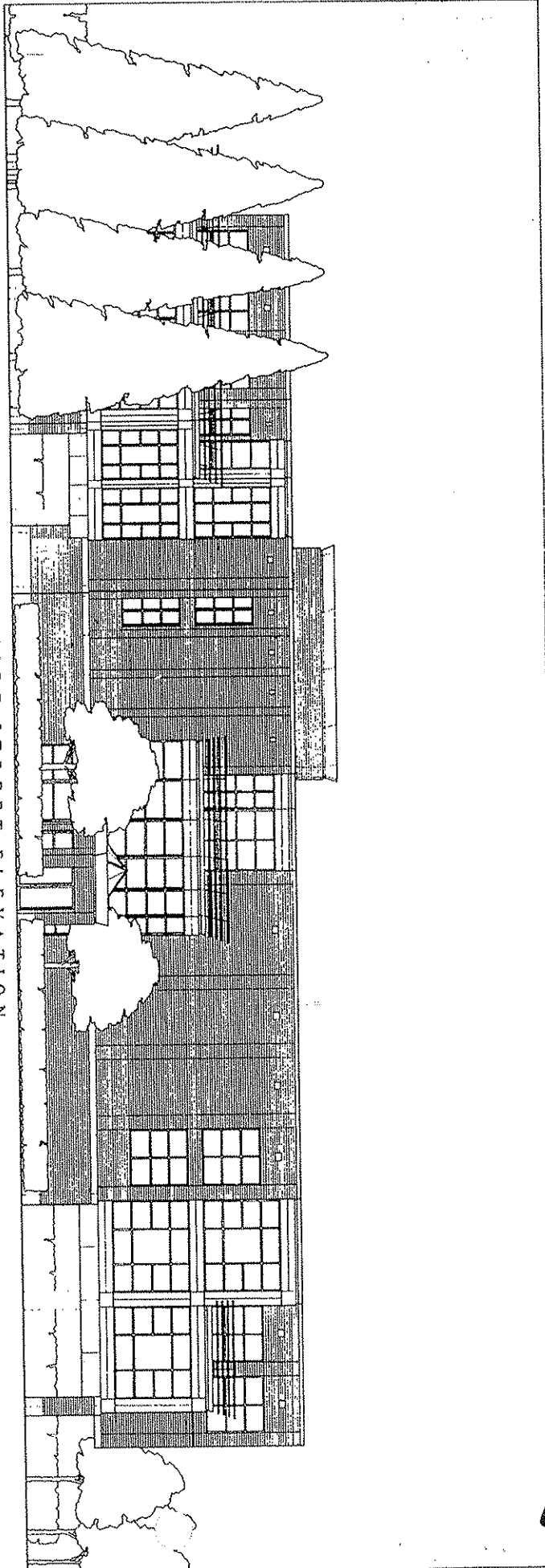
ENGBERG ANDERSON

NOLAN DRIVE ELEVATION

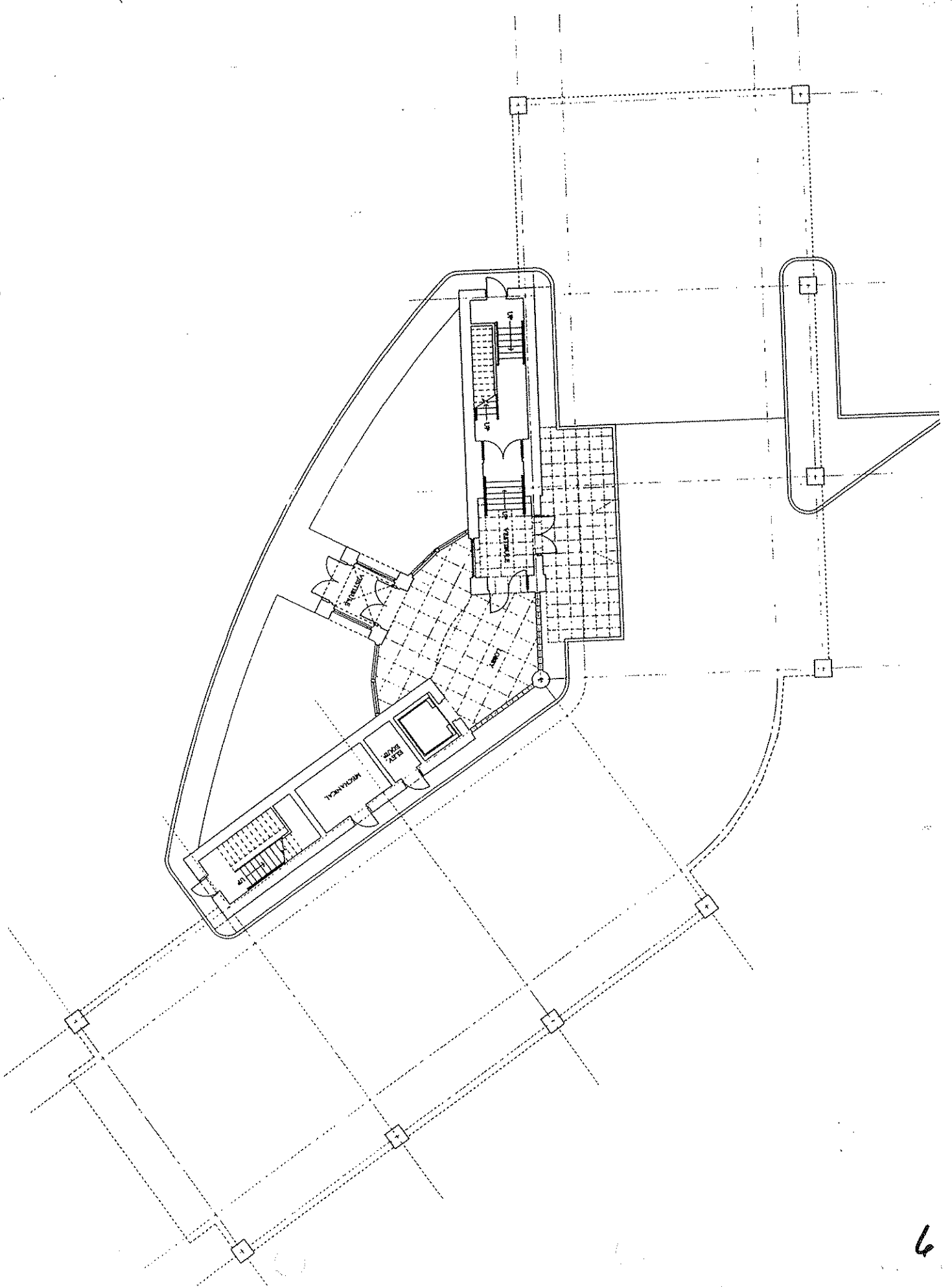
SEPTEMBER 20, 1990



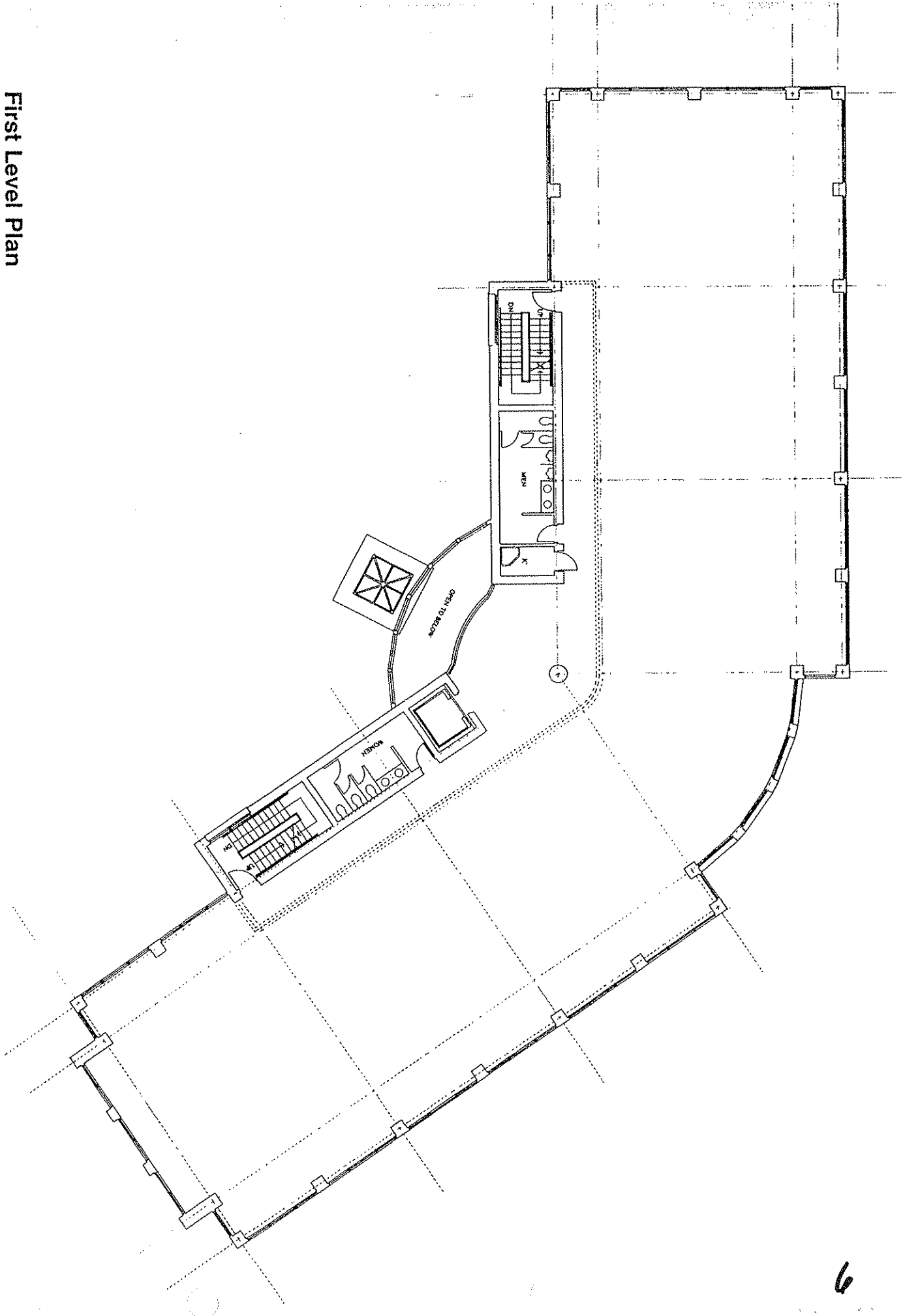
LAKESIDE STREET ELEVATION



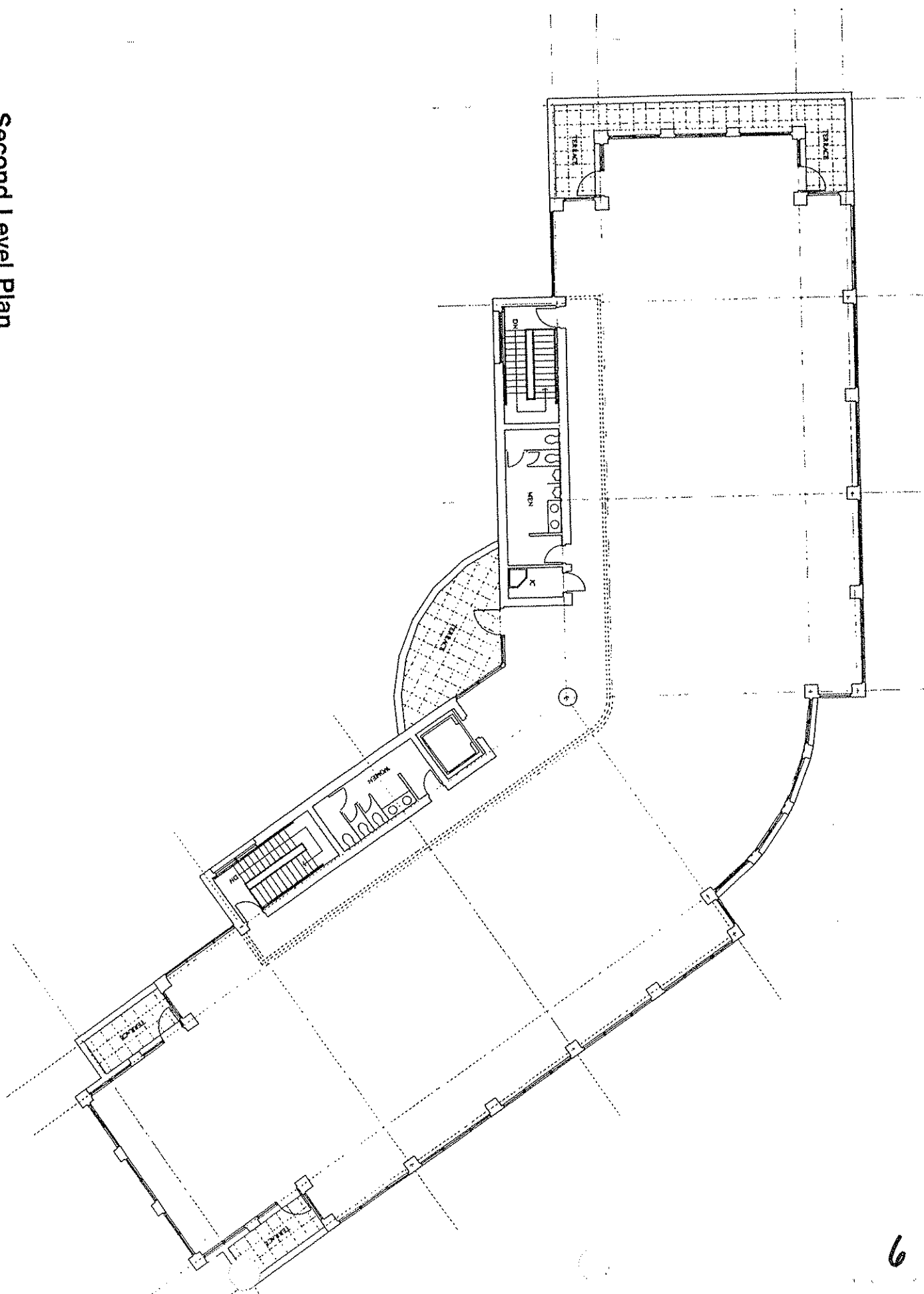
Ground Level Plan



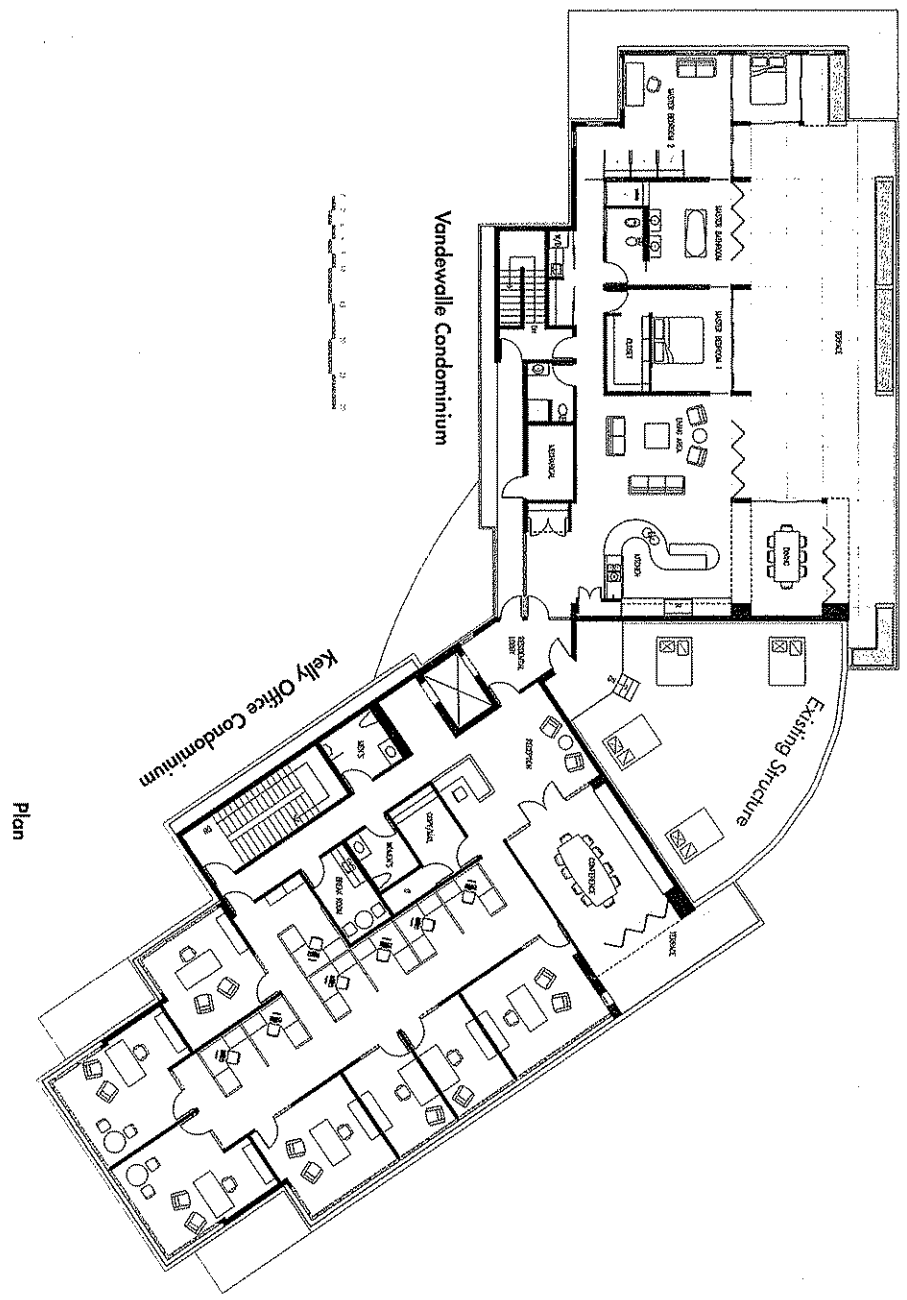
First Level Plan



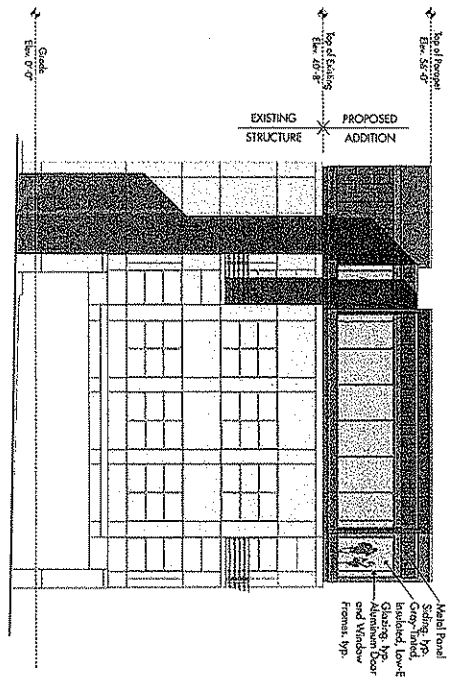
Second Level Plan



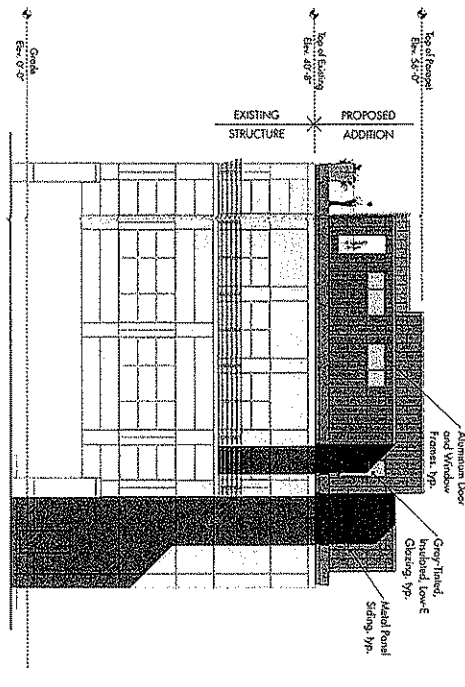
Vandewalle Condominium - Kelly Office Condominium



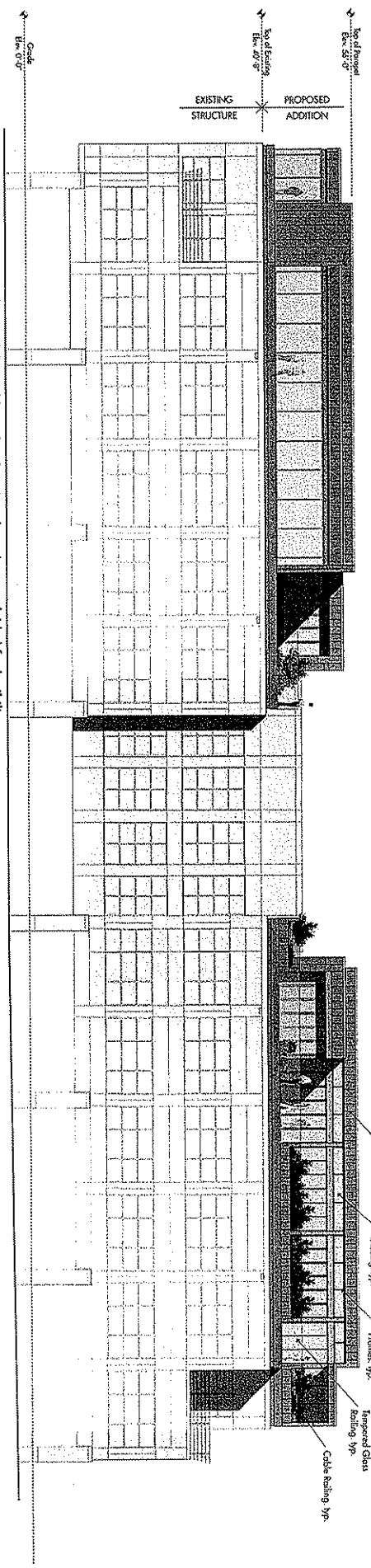
Plan



East Elevation

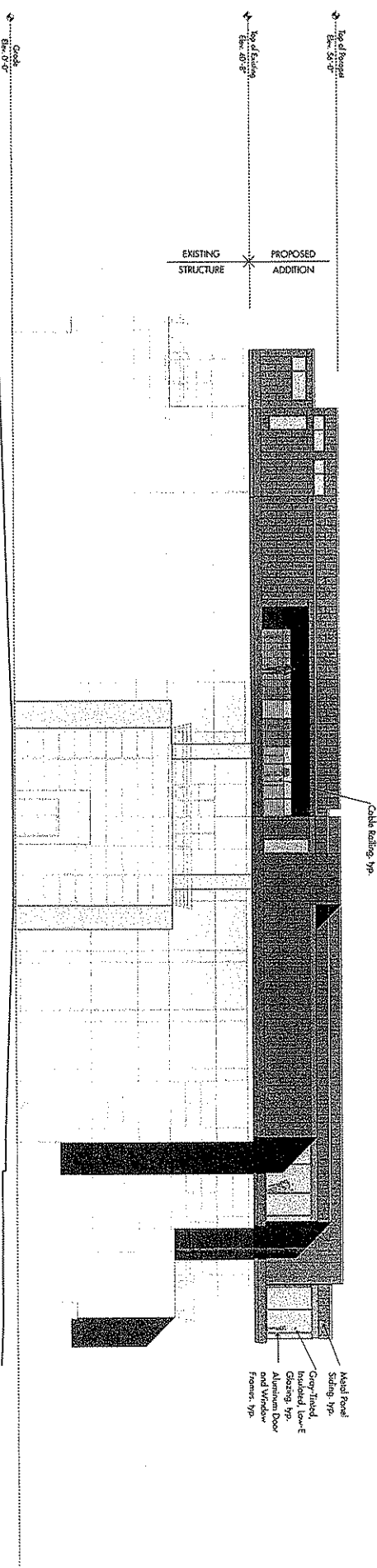


West Elevation



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

North Elevation



South Elevation

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

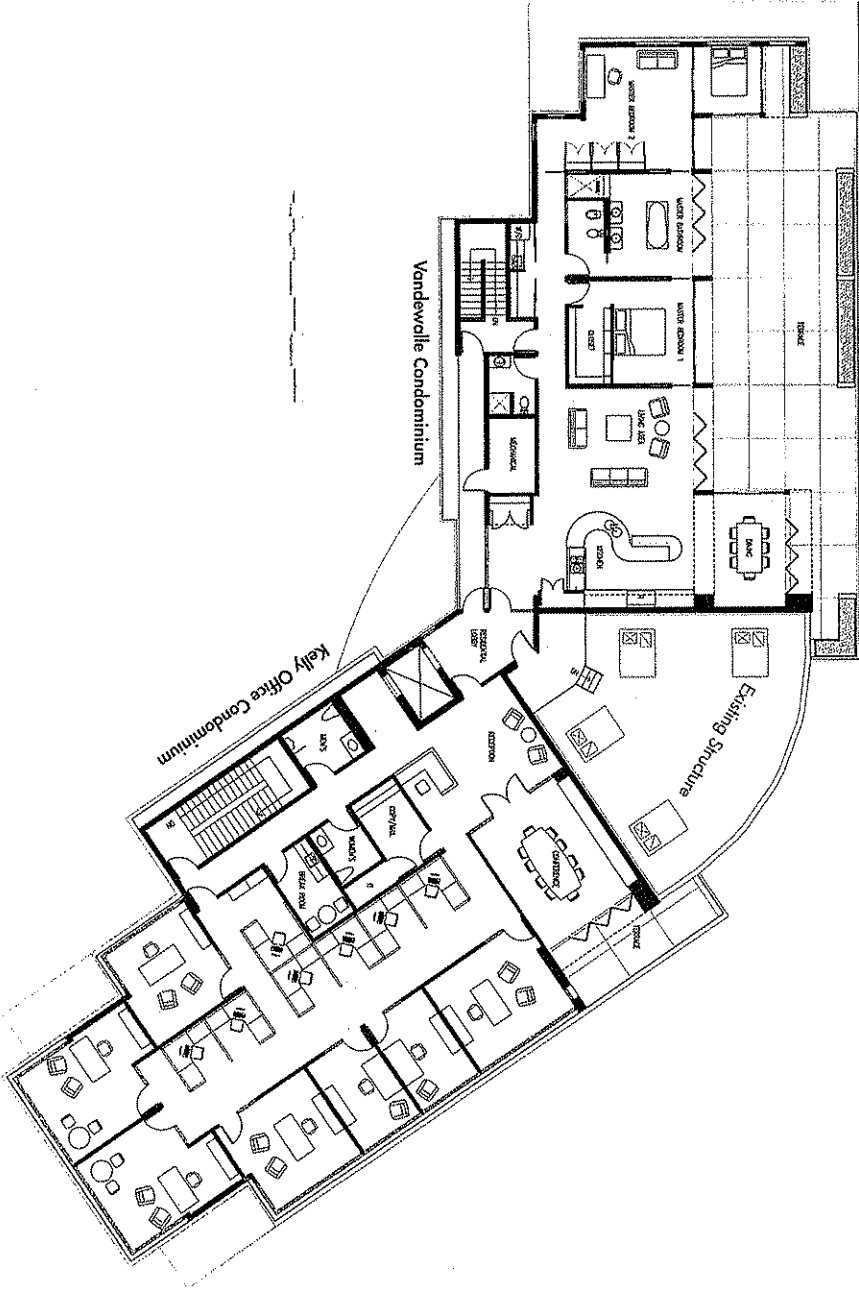
Vandewalle Condominium - Kelly Office Condominium



Submittal Drawings
 Scale: 1/8" = 1'
 08-16-10
 Engberg Anderson Project No. 091928 - 102011

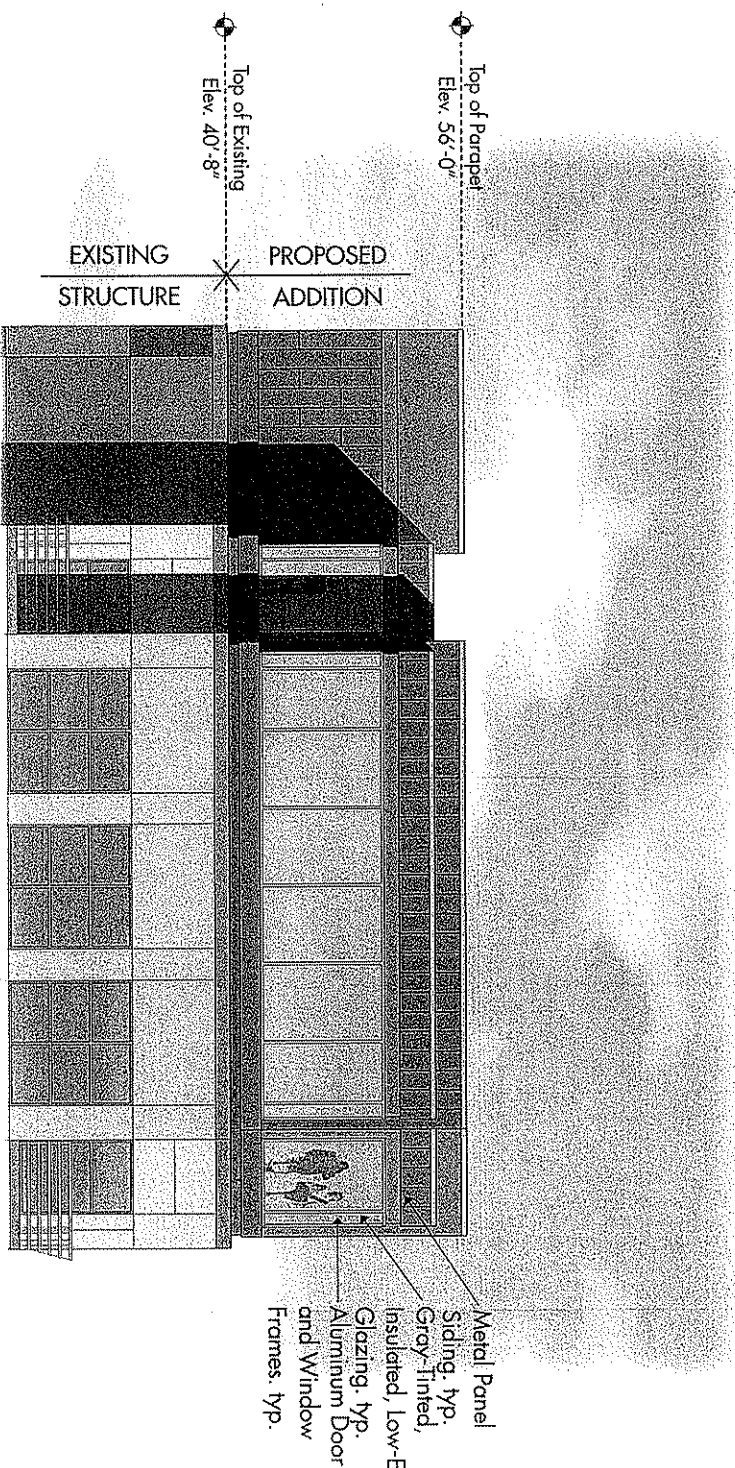
Vandewalle Condominium - Kelly Office Condominium

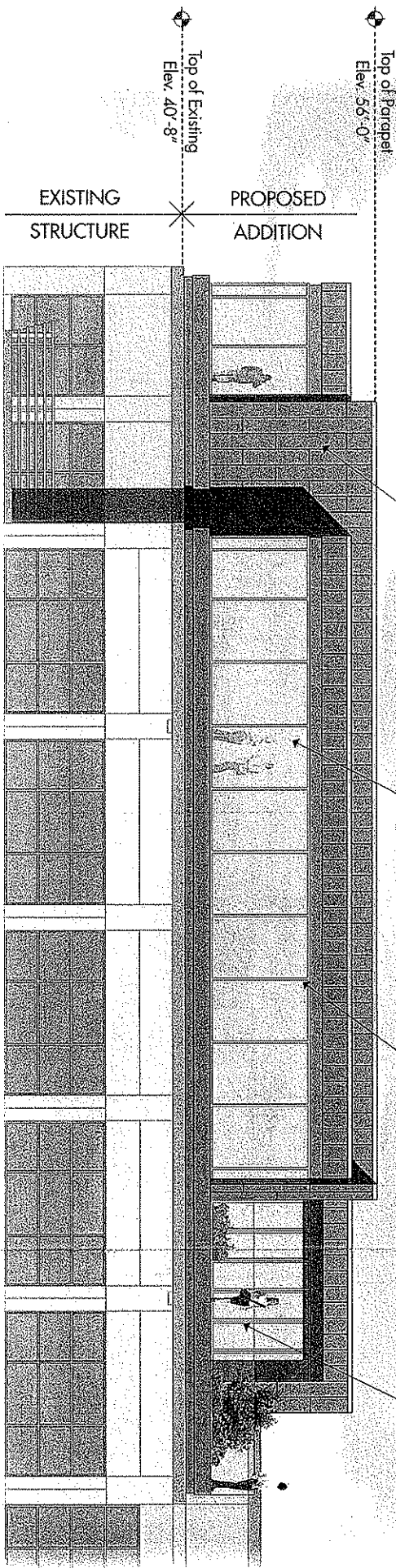
Plan
1/8" = 1'
08-26-10
Engberg Anderson Project No. 091928 - 102011



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

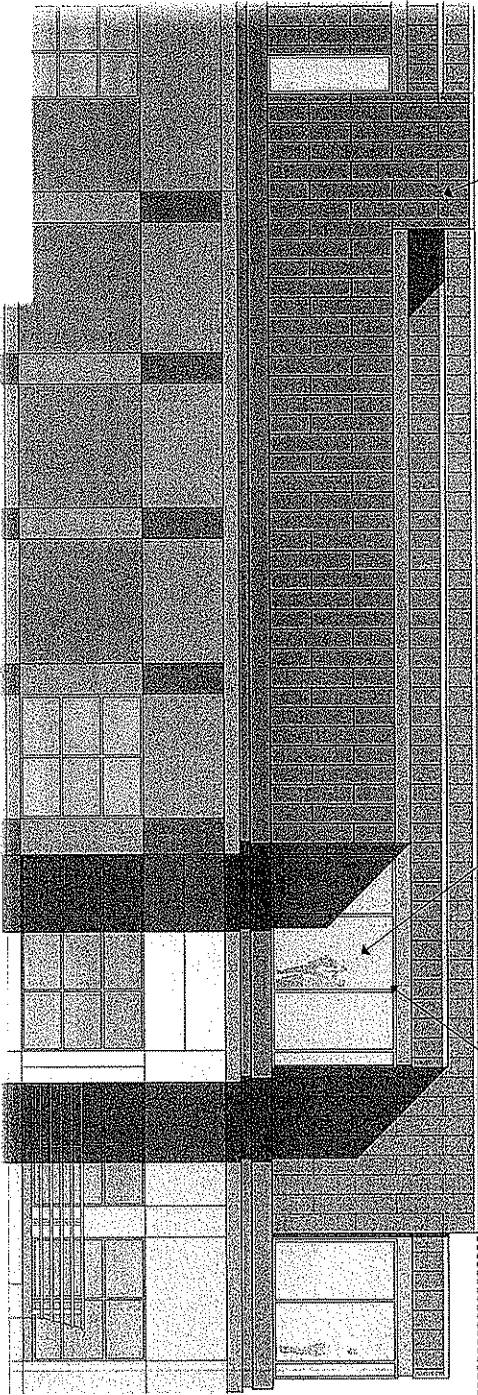
Engberg Anderson Project No. 102011



Metal Panel
Siding. typ.

Gray-Tinted,
Insulated, Low-E
Glazing. typ.

Aluminum Door
and Window
Frames. typ.



EXISTING
STRUCTURE

PROPOSED
ADDITION

Top of Existing
Elev. 40'-8"

Top of Parapet
Elev. 56'-0"

Kelly Office Condominium

South Elevation

1/8" = 1'

08-26-10

Engberg Anderson Project No. 102011





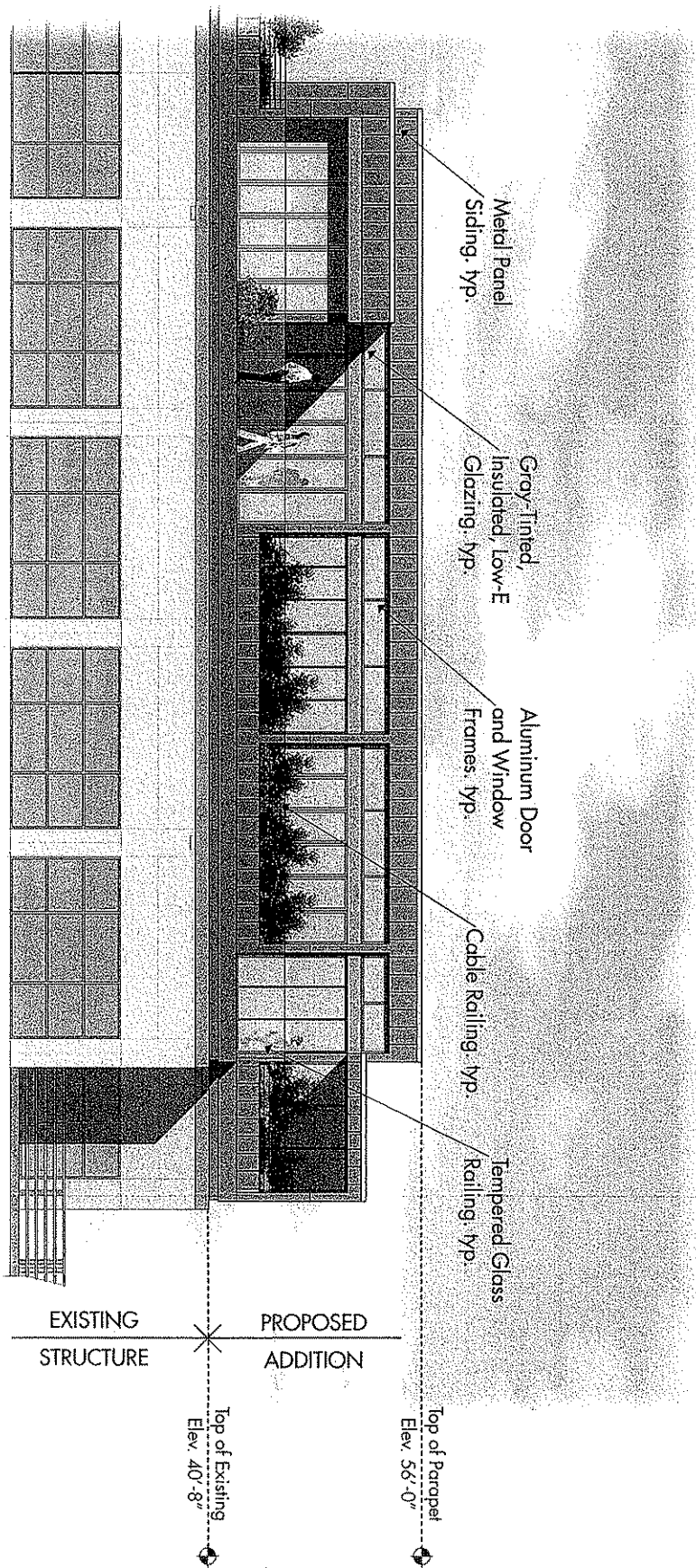
Vandewalle Condominium

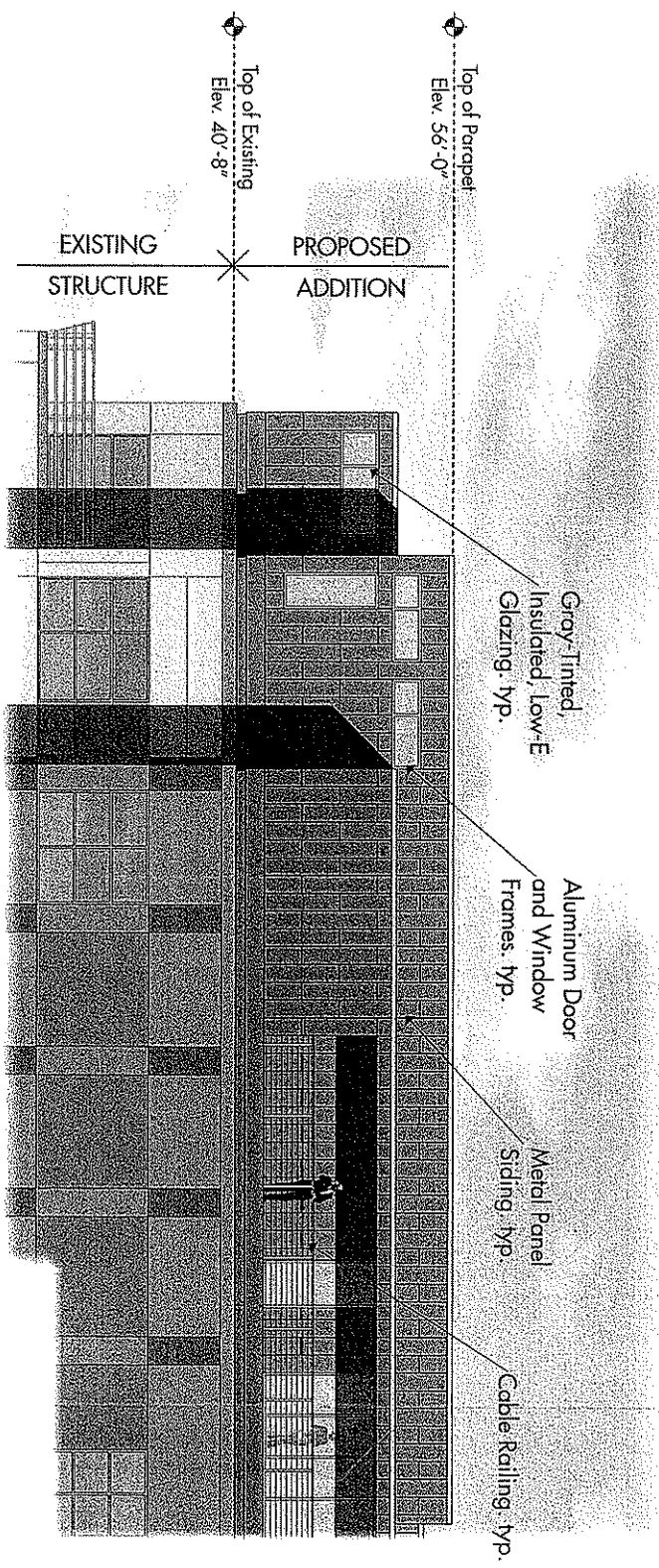
North Elevation

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

