

From: [John Martens](#)
To: [Scanlon, Amy](#)
Cc: ["Ledell Zellers"](#); ["David and Leigh Mollenhoff"](#); ["Fred Mohs"](#); ["Franny Ingebritson"](#)
Subject: Correction to VRA 121, 125, 127 West Gilman
Date: Tuesday, November 26, 2013 10:24:51 AM

Ms. Scanlon,

As pointed out in the last night Landmarks Commission hearing, my analysis of the visibly related area for 121, 125, and 127 W. Gilman St. mistakenly included the volume of the buildings to be demolished. Attached please find a revised copy that does not include the buildings to be demolished as part of the VRA, as well as a spreadsheet showing how the calculation for the volume of the new buildings was made.

If you have any further questions, feel free to contact me.

Thank you,

John Martin's

121-127 W. Gilman Project Visual Impact

Data used for these calculations include City of Madison Assessor records, aerial photographs, visual inspection walking the neighborhoods, and information on Brownhouse documents, "121, 123, 127 West Gilman Submittal 112413".

| VRA Address | Stories | Built | Length | Width | Stories | Living sf: | Visible CF (see above) |
|-------------|-------------|-------|--------|-------|---------|------------|------------------------|
| 408 | Carroll, N. | 2 | 1878 | | 2 | 2,582 | 25,820 |
| 412 | Carroll, N. | 2 | 1918 | | 2 | 2,314 | 23,140 |
| 416-418 | Carroll, N. | 2.5 | 1914 | 85 | 45 | 2.5 | 95,625 |
| 420 | Carroll, N. | 2.5 | 1871 | | 2.5 | 2,741 | 27,410 |
| 504 | Carroll, N. | 2.5 | 1915 | | 2.5 | 3,534 | 35,340 |
| 510 | Carroll, N. | 2 | 1858 | | 2 | 3,304 | 33,040 |
| 109 | Gilman, W. | 3.5 | 1912 | | 3.5 | 5,880 | 58,800 |
| 110 | Gilman, W. | 2 | 1915 | | 2 | 4,203 | 42,030 |
| 114 | Gilman, W. | 3 | 1856 | 65 | 55 | 3 | 107,250 |
| 124 | Gilman, W. | 2 | 1874 | | 2 | 2,294 | 22,940 |
| 128 | Gilman, W. | 2 | 1884 | | 2 | 4,527 | 45,270 |
| 131 | Gilman, W. | 2 | 1897 | | 2 | 2,260 | 22,600 |
| 134 | Gilman, W. | 3 | 1883 | | 3 | 6,110 | 61,100 |
| 135 | Gilman, W. | 2 | 1882 | | 2 | 2,873 | 28,730 |
| 137 | Gilman, W. | 2.5 | 1906 | | 2.5 | 3,550 | 35,500 |
| 140 | Gilman, W. | 2.5 | 1896 | 85 | 40 | 2.5 | 85,000 |
| 141 | Gilman, W. | 3 | 1913 | 75 | 40 | 3 | 90,000 |
| 114-116 | Gorham, W | 2 | 1853 | | 2 | 2,896 | 28,960 |
| 120 | Gorham, W | 2.5 | 1885 | 70 | 42 | 2.5 | 73,500 |
| 134 | Gorham, W | 3 | 1897 | 60 | 35 | 3 | 63,000 |
| 138 | Gorham, W | 2.5 | 1897 | 50 | 40 | 2.5 | 50,000 |

Data used for these calculations include City of Madison Assessor records, aerial photographs, visual inspection walking the neighborhoods, and information on Brownhouse documents, "121, 123, 127 West Gilman Submittal 112413".

| | |
|---|----------------------|
| Quantity of Buildings: | 21 |
| Total Above Grade Volume All Buildings: | 1,055,055 Cubic Feet |
| Average of Above Grade Volume: | 50,241 Cubic Feet |
| Average # of Stories: | 2.43 |
| Smallest Above Grade Volume: | 22,600 Cubic Feet |
| Largest of Above Grade Volume: | 107,250 Cubic Feet |

| | |
|---|--------------------------------------|
| Visible Volume Smallest New Building: | 267,425 Cubic Feet (from Drawings) |
| Visible Volume of All New Building: | 802,274 Cubic Feet (from Drawings) |
| Total Volume of Project w/Parking @16': | 1,113,135 Cubic Feet (from Drawings) |

CONCLUSIONS - Proposed Construction Compared to VRA:

*The above grade volume of 1 of 3 towers would be **12** times that of the smallest building in the existing VRA*

*The above grade volume of 1 of 3 towers would be **2.5** times that of the largest building in the existing VRA*

*The above grade volume of 1 of 3 towers would be **5.3** times that of the average of buildings in the existing VRA*

*The height of each tower would be **2.1** times that of the average of buildings in the existing VRA*

*The above grade volume of all 3 towers would be **41** times that of the smallest building in the existing VRA*

*The above grade volume of all 3 towers would be **7.5** times that of the largest building in the existing VRA*

*The above grade volume of all 3 towers would be **16** times that of the average of buildings in the existing VRA*

One of the three new towers would have 5.3 times the volume of the average of other buildings the VRA.

All three of the new towers would have 16 times the volume of the average of other buildings in the VRA.

Data used for volume calculations 121, 123, 127 West Gilman VRA analysis

The values for visible volume do NOT include the additional above grade volume of the parking structure resulting from the negative slope of the lots from front to back.

| | footprint | ht A: fl-roof | ht B: sidewalk-roof | ht C: sidewalk-parapet | volume A | volume B | volume C |
|----------------------|-----------|---------------|---------------------|------------------------|-----------|-----------|-----------|
| 127 | 4343 | 55 | 58.5 | 60.5 | 238,865 | 254,066 | 262,752 |
| 123 | 4265 | 60 | 62.5 | 64.5 | 255,900 | 266,563 | 275,093 |
| 121 | 4265 | 57.5 | 60 | 62 | 245,238 | 255,900 | 264,430 |
| Visible Total | | | | | 740,003 | 776,528 | 802,274 |
| Average | | | | | 246,668 | 258,843 | 267,425 |
| | L | W | H | | | | |
| Parking | 111.66 | 174 | 16 | | 310,861 | 310,861 | 310,861 |
| Total Volume | | | | | 1,050,864 | 1,087,389 | 1,113,135 |