



January 20, 2014

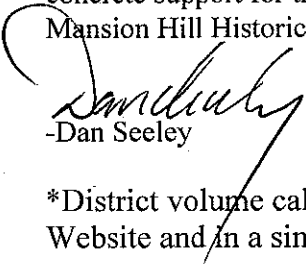
Re: Gilman St. Development – VRA Volumes

Margaret -

Under Guideline Criteria for new Development in the Mansion Hill District, 33.19(10)(e)1 indicates "The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related (visually related area). Accepting Mr. Martens previously submitted volume calculations as accurate; the average volume of the existing buildings within the VRA is 50,241 CFT. Per our submittal documents, our proposed buildings will be approximately 206,205 CFT or 4.1 times the average. In asserting our proposal is appropriate, I would suggest the following:

- The precedent for variances of this size and greater has already been set in the Mansion Hill Historic District and likely exists on most of if not every block within the District*. Three such examples include 1 Langdon St. at 440,540 CFT as compared to its neighbor 516 Wisconsin Ave. at 34,660 CFT (x12.71), 116 E. Gilman at 351,280 CFT as compared to its neighbor 104 E. Gilman at 77,060 CFT (x4.55) and 2 W. Gorham at 497,990 CFT as compared to its neighbor 412 Wisconsin Ave. at 30,110 CFT (x16.54)
- The precedent for variances of this size has already been set within the VRA. According to the Martens calculations, 412 N. Carroll St. is 23,140 CFT. Its neighbor, 416 N. Carroll St. is 95,625 or 4.13 times the volume of 412 N. Carroll St. 124 W. Gilman St. is 22,940 CFT. Its neighbor 114 W. Gilman St. is 107,250 CFT or 4.68 times the volume of 124 W. Gilman St.
- With regard to the visual compatibility of the proposed structures as they are related to 120 W. Gorham St, the 11/25/13 Staff Report concluded "the proposed buildings are not so large and visually intrusive and do not adversely affect the historic character and integrity of the adjacent landmark.

Visual compatibility remains subjective criteria. However, the three bullets above provide concrete support for the compatibility of this proposal as appropriate within the VRA and the Mansion Hill Historic District.


-Dan Seeley

*District volume calculations were performed with data provided on the City Assessors Website and in a similar manner to those of Mr. Martens. See attached.

*Martons Calculation
of 412 N. Carroll Volume*

Property Search Results: Property Details

ADDRESS
412 N Carroll
St

PARCEL
NUMBER
070914418235

[Property
Details](#)

[Sales
Details](#)

[Legal
Description](#)

[Tax Details](#)

[Special
Assessment](#)

[New
Property
Search](#)

Owner(s)

KORB 412
LLC
% CHT
APARTMENT
RENTALS

PO BOX 512
MADISON, WI
53701-0512

**Related
Details**

[Pay Taxes
Online](#)

[Assessment
Area
Map\(PDF\)](#)

[Sales for
this Area](#)

Refuse
Collection

- District:
07A
- [Schedule](#)

**School
Details**

District:
[Madison](#)

- Franklin-Randall
- Hamilton
- West

City Hall

Aldermanic

Information current as of 1/18/14 12:00AM

Property Value

Assessment Year	Land	Improvements	Total
2012	\$131,900	\$161,100	\$293,000
2013	\$131,900	\$161,100	\$293,000

2013 Tax Information

[2013 Tax Details](#)

[Pay Property Taxes](#)

Net Taxes:	\$7,213.00
Special Assessment:	\$352.01
Other:	\$0.00
Total:	\$7,565.01

Property Information

Property Use:	2 Unit	Property Class:	Residential
Zoning:	DR1, HIS-MH	Lot Size:	4,752 sq ft
Frontage:	36 - N Carroll St	Water Frontage:	NO
TIF District:	32	Assessment Area:	2023

Residential Building Information

Exterior Construction

Home Style:	Flat	Dwelling Units:	2
Stories:	2.0	Year Built:	1918
Exterior Wall:	Stucco Brick		
Foundation:	Concrete		
Roof:	Asphalt	Roof Replaced:	1991
Garage 1:	Detached	Stalls:	1.0
Driveway:	Concrete	Shared Drive:	YES

District: 2

Ald. Ledell

ADDRESS

412 N Carroll St

PARCEL NUMBER

070914418235

Property Details

Details

Sales

Details

Legal

Description

Tax Details

Special

Assessment

New

Property

Search

Residential Building Information

Interior Information

Bedrooms:	4	Full Baths:	3
Fireplace:	0	Half Baths:	0

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	
1st Floor:	1,183		
2nd Floor:	1,131		
3rd Floor:	0		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement: 1,183	
Crawl Space:	0		

2,314 × 10 = 23,140 CFT

Other Structures (Size in sq ft)

Open Porch:	200
Encl Porch:	52

Mechanicals

Central A/C:	NO
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Applicant Calculation of 1 Langdon Volume

Parcel Number 0709-144-0801-2

Situs 1 Langdon St

Assessment Area

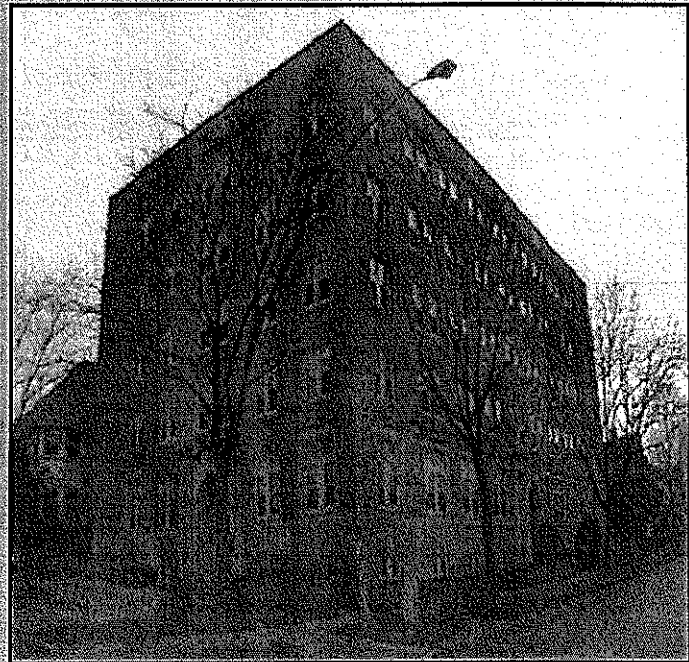
9935

Owner MOHS, FREDERIC E 20 N CARROLL ST MADISON, WI 53703-2707	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 32	Property Type: Apartments Property Code: 004 Property Data Revised: 04/06/2013 Building Data Revised:
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Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio

Zoning: DR2 HIS-MH Width: 0 Depth: 0 Lot Size: 14,124 sqft Acreage: 0.32 acres Buildability: 1-Buildable Lot	Lot Characteristics 1-Regular 1-Corner 1-Level 2-Medium Traffic 0-None Wooded	Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Street Paved Curb-gutter Sidewalk No Alley	Frontage Primary: 67.42 Langdon St Secondary: 82 Wisconsin Ave Other 1: 0 Other 2: 0 Water: 0 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	8,666	8,666	Total Units: 58
2nd Floor:	8,722	8,722	Rooms: 13
3rd Floor:	8,722	8,722	Efficiency: 12
4th Floor:	8,722	8,722	1 Bdrm: 27
5th Floor:	8,722	8,722	2 Bdrm: 6
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	11,140	4,753	Other:
Building Summary			
Parking			Buildings: 1
Level 1:			Apartment 44,054
Level 2:			Restaurant / 2,944
Level 3:			<i>x 10 = 440,540</i>
Other lvls.:			
Total:			
Total:	54,694	48,307	



Notes:

Building Remarks:

Assessment changes		
	Board of Assessor	Board of
Year	2000	2003
Hearing #	0646	0873
Schedule #	006	021
Change	-402,000	0

Assessment Record			
	2011	2012	2013
Change Code			/ 5
Land	565,000	565,000	565,000
Improvement	1,509,000	1,509,000	1,716,000
Total	2,074,000	2,074,000	2,281,000

Parcel Number 0709-144-0801-2

Situs 1 Langdon St

Assessment Area

9935

Applicant Calculation of 516 Wisconsin Volume

Property Search Results: Property Details

Information current as of 1/18/14 12:00AM

[Print Tax Receipt](#)

ADDRESS 516 Wisconsin Ave
PARCEL NUMBER 070914408145
Property Details
Sales Details
Legal Description
Tax Details
Special Assessment

Owner(s)

WISCONSIN
AVE HOUSE
LLC
% FREDERIC
E MOHS

20 N
CARROLL ST
MADISON, WI
53703

Related Details

[Pay Taxes Online](#)

[Assessment Area](#)

[Map\(PDF\)](#)

[Sales for this Area](#)

Refuse
Collection

- District: 07A
- [Schedule](#)

School Details

District:
[Madison](#)

- Franklin-Randall
- Hamilton
- West

City Hall

Property Value

Assessment Year	Land	Improvements	Total
2012	\$102,900	\$369,800	\$472,700
2013	\$102,900	\$369,800	\$472,700

2013 Tax Information

[2013 Tax Details](#)

[Pay Property Taxes](#)

Net Taxes:	\$11,683.38
Special Assessment:	\$0.00
Other:	\$0.00
Total:	\$11,683.38

Property Information

Property Use:	7 unit Apartment	Property Class:	Residential
Zoning:	DR1, HIS-MH	Lot Size:	3,300 sq ft
Frontage:	50 - Wisconsin Ave	Water Frontage:	NO
TIF District:	32	Assessment Area:	3109

Residential Building Information

Exterior Construction

Home Style:	Flat	Dwelling Units:	7
Stories:	2.0	Year Built:	1894
Exterior Wall:	Wood		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	2003
Garage 1:		Stalls:	0.0

Aldermanic
District: 2
Ald. Ledell
Zellers

- Who are my elected officials?
- Where do I vote?

Residential Building Information

Driveway: Asphalt **Shared Drive:** NO

Interior Information

Bedrooms: 8 **Full Baths:** 7

Fireplace: 0 **Half Baths:** 0

Living Areas (Size in sq ft)

Description: **Living Area:** **Total Living Area:** 3,466

1st Floor: 1,733

2nd Floor: 1,733

3rd Floor: 0

Above 3rd Floor: 0

Attic Area: Finished: 0

Basement: Finished: 0 **Total Basement:** 1,733

Crawl Space: 0

$3,466 \times 10 = 34,660$

Other Structures (Size in sq ft)

Encl Porch: 36

Enc-Fin Porch: 120

Mechanicals

Central A/C: NO

Applicant Calculation
of 116 E. Gilman Volume

Parcel Number 0709-144-0205-6

Situs 116 E Gilman St

Assessment Area

9935

Owner ZILBER TRUST ET AL, JAMES % STEPHEN J CHEVALIER, TR 710 N PLANKINTON AVE 1200 MILWAUKEE, WI 53203-2402	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Apartments Property Code: 004 Property Data Revised: 04/06/2013 Building Data Revised:
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Record of Transfer of Ownership

Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
TOWNE REALTY INC	22205014	3/1993	1	450,000	OTHER	I	I

Zoning: DR1 HIS-MH Width: 0 Depth: 0 Lot Size: 24,448 sqft Acreage: 0.56 acres Buildability: 1-Buildable Lot	Lot Characteristics 4-Thru-lot 0-None 1-Level 2-Medium Traffic 0-None Wooded	Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Street Paved Curb-gutter Sidewalk No Alley	Frontage Primary: 144 E Gilman St Secondary: 16 Mendota Lake Shore Other 1: 0 Other 2: 0 Water: 16 1-Owned
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Parcel Building Summary

Floor Area	GFA	PFA	Apartments
1st Floor:	6,100	6,100	Total Units: 48
2nd Floor:	5,732	5,732	Rooms:
3rd Floor:	5,732	5,732	Efficiency:
4th Floor:	5,732	5,732	1 Bdrm: 48
5th Floor:	5,732	5,732	2 Bdrm:
Above:	5,732	5,732	3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	6,100	368	Other:
Parking			
Level 1:			Buildings: 1
Level 2:			Apartment 35,128
Level 3:			<i>x10 = 351,280</i>
Other lvls.:			
Total:			
Total:	40,860	35,128	



Notes:

Building Remarks: Tenants pay electric. Bldg lobby in basement. Bldg has narrow access/frontage on lake. Has parking lot for about 28 cars. 2008: Roof.

Assessment changes

	Board of Review	Board of
Year	1989	1989
Hearing #	0124	0598
Schedule #	000	011
Change	0	0

Assessment Record

	2011	2012	2013
Change Code			/ 5
Land	733,000	733,000	733,000
Improvement	1,842,000	1,842,000	2,100,000
Total	2,575,000	2,575,000	2,833,000

Parcel Number 0709-144-0205-6

Situs 116 E Gilman St

Assessment Area

9935

Parcel Number 0709-144-0206-4

Situs 104 E Gilman St

Assessment Area

9935

Owner HARCROFT 104 LLC % CHT APARTMENT RENTALS PO BOX 512 MADISON, WI 53701-512	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Apartments Property Code: 004 Property Data Revised: 04/06/2013 Building Data Revised:
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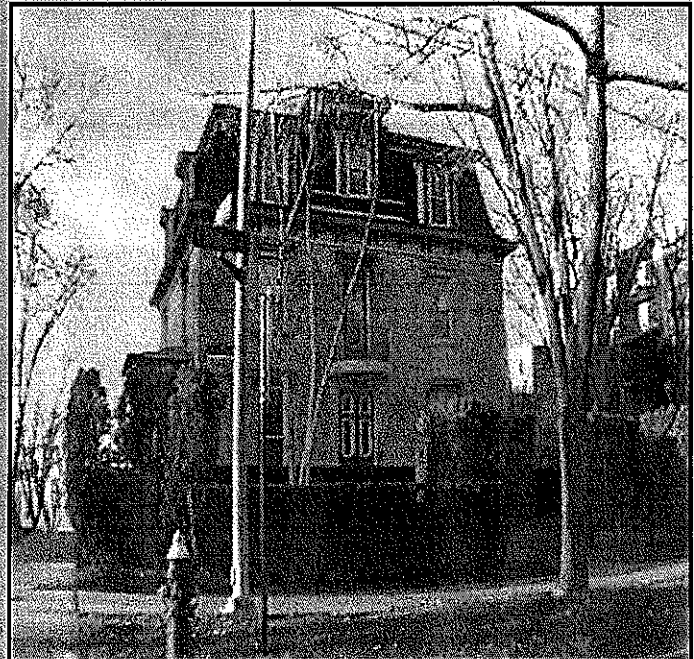
Record of Transfer of Ownership

Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio
JARLENE, JAMES & MARLENE HARCROFT & CO	93017945	9/1998	1	0	W.D.	I	I
	93017944	9/1998	1	0	W.D.	I	I

Zoning: DRI HIS-L Width: 0 Depth: 0 Lot Size: 9,035 sqft Acreage: 0.21 acres Buildability: 1-Buildable Lot	Lot Characteristics 1-Regular 1-Corner 1-Level 2-Medium Traffic 0-None Wooded	Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Street Paved Curb-gutter Sidewalk No Alley	Frontage Primary: 65 E Gilman St Secondary: 139 N Pinckney St Other 1: 0 Other 2: 0 Water: 0 0-No Water Frontage
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Parcel Building Summary

Floor Area	GFA	PFA	Apartments
1st Floor:	2,556	2,556	Total Units: 17
2nd Floor:	2,484	2,484	Rooms:
3rd Floor:	1,600	1,600	Efficiency: 16
4th Floor:			1 Bdrm: 1
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	2,484	1,066	Other:
Building Summary			
Parking			Buildings: 1
Level 1:			Apartment 7,706
Level 2:			
Level 3:			
Other lvls.:			
Total:			
Total:	9,124	7,706	x10 = 77,060



Notes: KENDALL HOUSE-1855-CITY LANDMARK

Building Remarks: Converted to apts in 1969. One 1-bdrm unit in basement. Bldg is landmark (Kendall House). Part is 2-sty and part is 3-sty. Has parking for 5 cars (tandemn) on site. Fireplaces are in 3-sty portion of bldg.

Assessment changes

	Board of Assessor	Board of	Board of
Year	1984	1987	2009
Hearing #	0691	0211	0112
Schedule #	018	006	004
Change	-10,000	0	-209,000

Assessment Record

	2011	2012	2013
Change Code			/ 5
Land	271,000	271,000	271,000
Improvement	415,000	415,000	484,000
Total	686,000	686,000	755,000

Parcel Number 0709-144-0206-4

Situs 104 E Gilman St

Assessment Area

9935

Parcel Number 0709-144-1214-6

Situs 2 W Gorham St

Assessment Area

9935

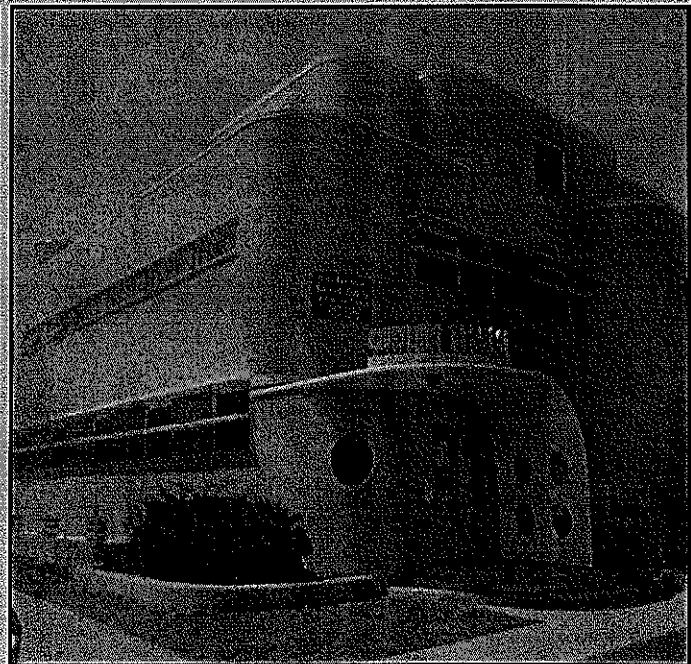
*Applicant Calculation
of 2 W. Gorham Volume*

Owner QUISLING CLINIC APARTMENT HOMES LLC 200 N MAIN ST OREGON, WI 53575-0	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 0	Property Type: Condominium -apt Property Code: 710 Property Data Revised: 04/06/2013 Building Data Revised:
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Record of Transfer of Ownership								
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio	
GORMAN PROPERTIES LLC	93183274	12/1999	1	2,211,800	W.D.	I	I	

Zoning: DRI HIS-MH Width: 0 Depth: 0 Lot Size: 0 sqft Acreage: 0.00 acres Buildability: 0-none	Lot Characteristics 5-Other 0-None 0-None 0-none Traffic 0-None Wooded	Utilities Water: 2-Stubbed In Sewer: 2-Stubbed In Gas: 2-Stubbed In	Street Paved Curb-gutter No Sidewalk No Alley	Frontage Primary: .01 W Gorham St Secondary: 0 Other 1: 0 Other 2: 0 Water: 0 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	10,781	10,781	Total Units: 60
2nd Floor:	10,587	10,587	Rooms:
3rd Floor:	8,003	8,003	Efficiency: 19
4th Floor:	5,641	5,641	1 Bdrm: 34
5th Floor:	3,718	3,718	2 Bdrm: 7
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	11,069	11,069	Other:
Parking			
Level 1:			Buildings: 1
Level 2:			Apartment 49,799
Level 3:			<i>x 10 = 497,990</i>
Other lvls.:			
Total:			
Total:	49,799	49,799	



Notes:

Building Remarks: Unit 1 Quisling Clinic Condominium. Originally built in 1946(?) addition in 2000. Property has surface parking for 60 cars. 46 of the units are Section 42. There are apartments in the partially exposed basement. 5 units on the fourth floor have 2 levels. The fifth floor has a fitness room and sundeck. 1 two bed unit has 1 full bath, 5 have 1.5 baths and 1 has 2 baths. 32 one-bedroom units have 1 full bath and 2 have 1.5 baths. All efficiency units have 1 bath.

Assessment changes		
	Proration	Board of
Year	2000	2002
Hearing #	0000	0923
Schedule #	000	013
Change	0	-341,000

Assessment Record			
	2011	2012	2013
Change Code			/ 5
Land	1,042,000	1,042,000	1,042,000
Improvement	1,705,600	1,705,600	1,980,600
Total	2,747,600	2,747,600	3,022,600

Parcel Number 0709-144-1214-6

Situs 2 W Gorham St

Assessment Area

9935

Applicant Calculation of 412 Wisconsin Volume

Property Search Results: Property Details

Information current as of 1/18/14 12:00AM

ADDRESS 412 Wisconsin Ave
PARCEL NUMBER 070914412138
Property Details
Sales Details
Legal Description
Tax Details
Special Assessment

Owner(s)

GORMAN
PROPERTIES
LLC

200 N MAIN
ST
OREGON, WI
53575-3900

Related Details

[Pay Taxes Online](#)

[Sales for this Area](#)

[New Property Search](#)

Refuse
Collection

- District: 07A
- [Schedule](#)

School Details

District:
[Madison](#)

- Franklin-Randall
- Hamilton
- West

City Hall

Aldermanic
District: 2
Ald. Ledell
Zellers

- [Who are my elected](#)

Property Value

Assessment Year	Land	Improvements	Total
2012	\$68,500	\$245,800	\$314,300
2013	\$68,500	\$245,800	\$314,300

2013 Tax Information	2013 Tax Details	Pay Property Taxes
Net Taxes:		\$7,742.88
Special Assessment:		\$0.00
Other:		\$0.00
Total:		\$7,742.88

Property Information

Property Use:	Condominium	Property Class:	Residential
Zoning:	DR1, HIS-MH	Lot Size:	0 sq ft
Frontage:	0 - W Gorham St	Water Frontage:	NO
TIF District:	0	Assessment Area:	5023

Residential Building Information

Exterior Construction

Home Style:	Townhouse	Dwelling Units:	1
Stories:	2.5	Year Built:	1904
Exterior Wall:	Stucco		
Foundation:	Stone		
Roof:	Asphalt	Roof Replaced:	1904
Garage 1:		Stalls:	0.0
Driveway:	Asphalt	Shared Drive:	NO

officials?

- Where do I vote?

Residential Building Information

Interior Information

Bedrooms:	3	Full Baths:	1
Fireplace:	0	Half Baths:	1

Living Areas (Size in sq ft)

Description:	Living Area:	Total Living Area:	
1st Floor:	1,124		
2nd Floor:	1,110		
3rd Floor:	777		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement: 1,124	
Crawl Space:	0		

3,011 x 10 = 30,110 CFT

Mechanicals

Central A/C: NO