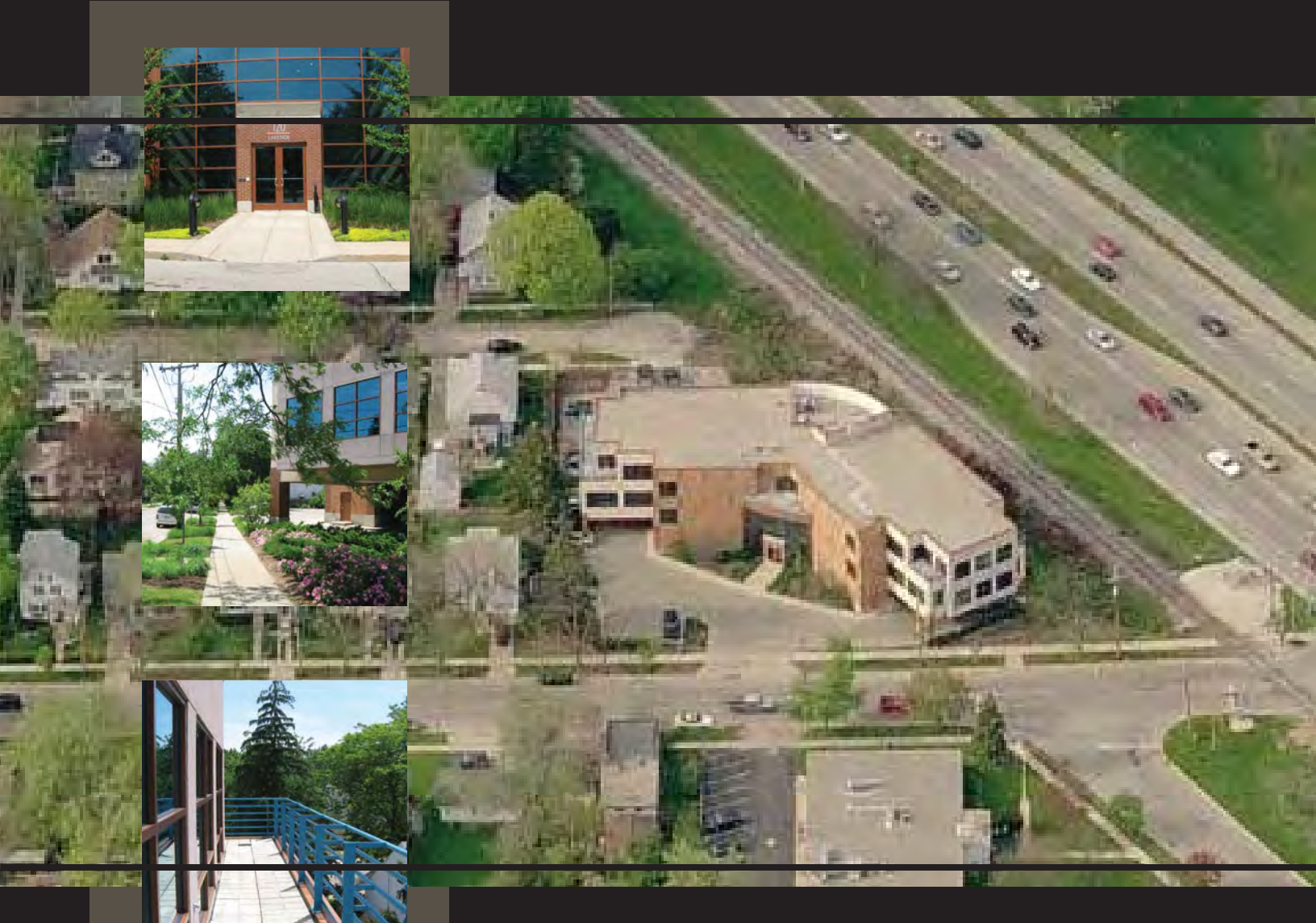




120 East Lakeside Street Amended PUD:GDP/SIP

October 6, 2010

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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Madison, WI 53715

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Madison, WI 53715

Project Manager

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Architect

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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.



Existing Building Plans

Existing Site

Regional Context

Elevations

Ground Floor

First Floor

Second Floor

Landscape Plan



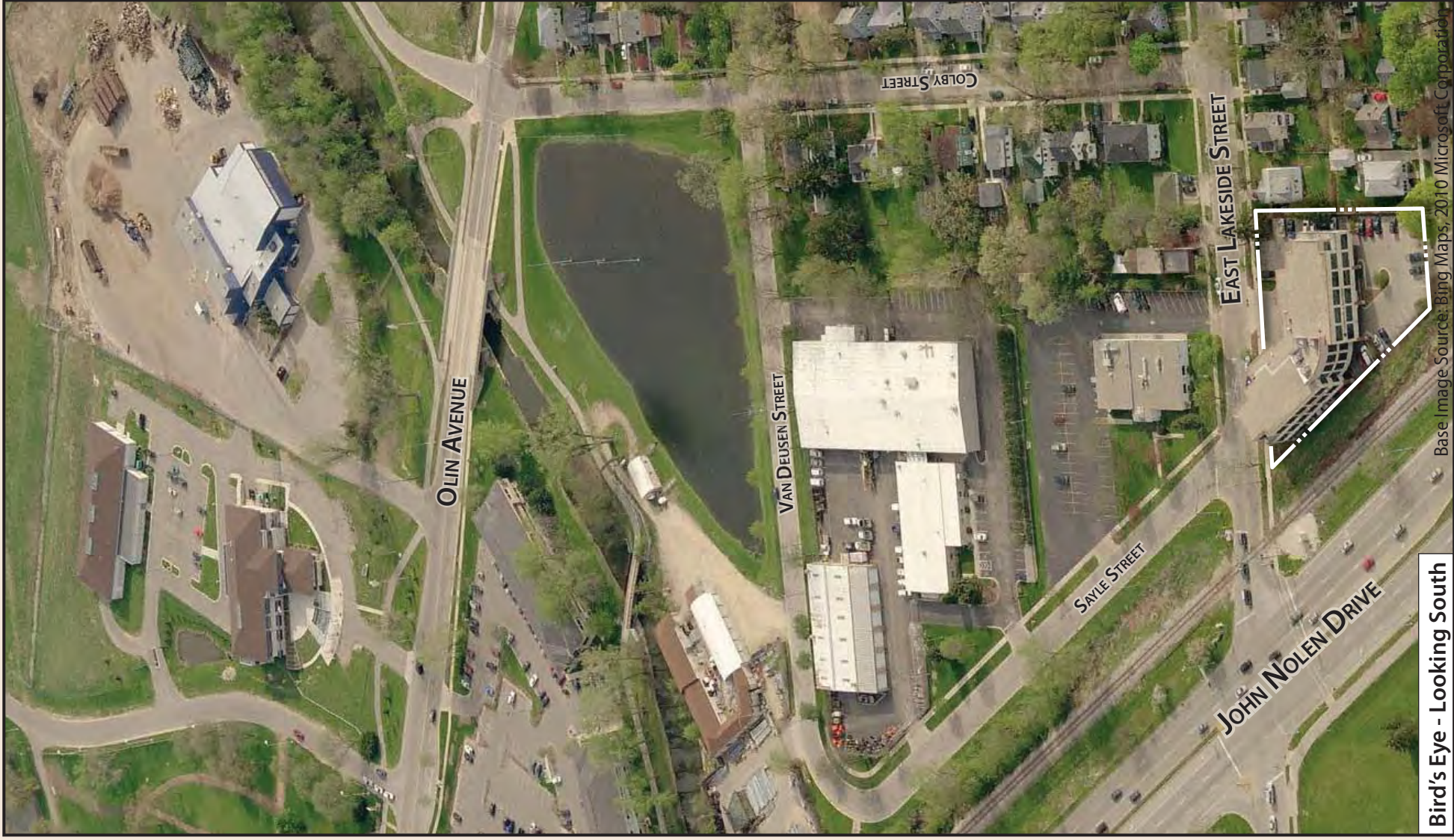
LAKESIDE OFFICE BUILDING
Existing Conditions
Madison, Wisconsin





Bird's Eye - Looking North

Base Image Source: Bing Maps, 2010 Microsoft Corporation



Bird's Eye - Looking South

Base Image Source: Bing Maps, 2010 Microsoft Corporation

LAKESIDE OFFICE BUILDING

Existing Conditions

Madison, Wisconsin



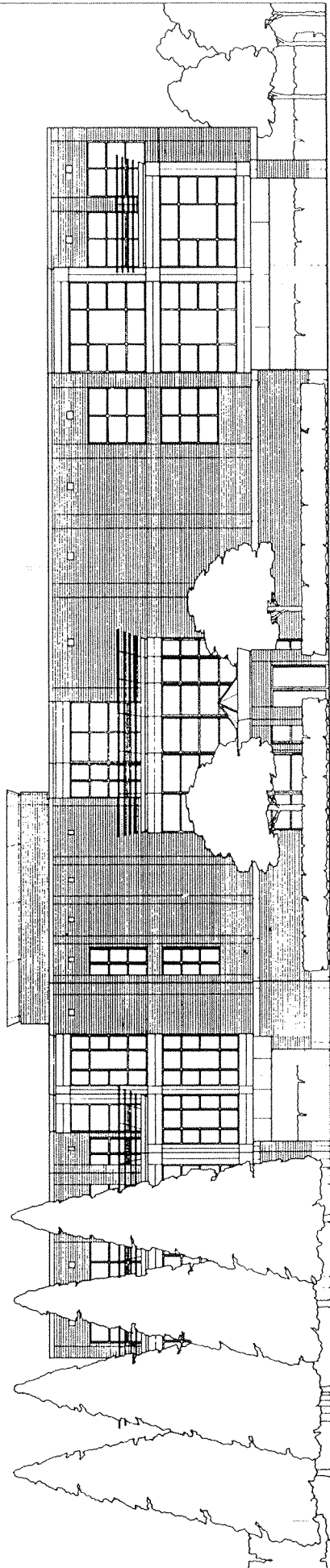
Eye Level - Looking West across John Nolen Drive



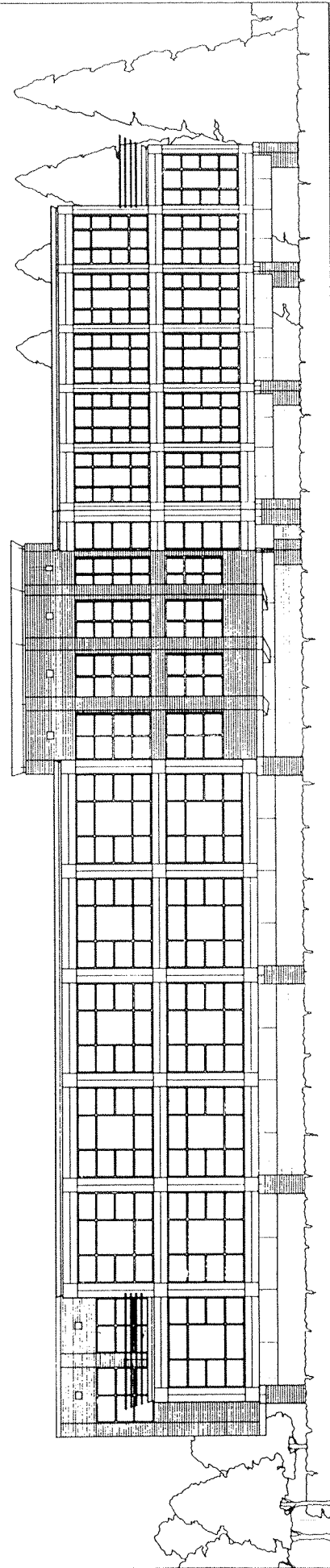
Eye Level - Looking East on Lakeside Street



Eye Level - Looking West on Lakeside Street



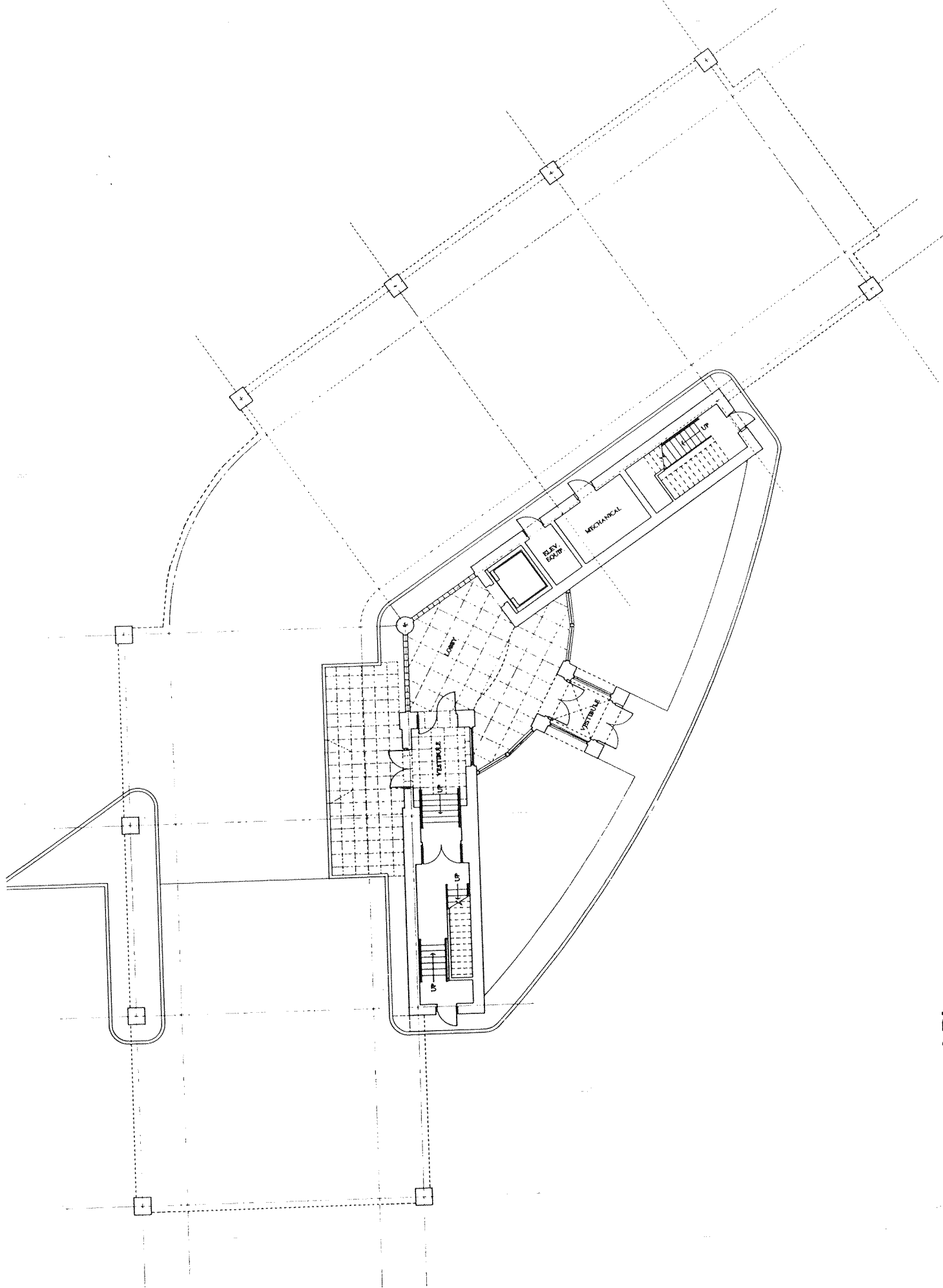
LAKESIDE STREET ELEVATION



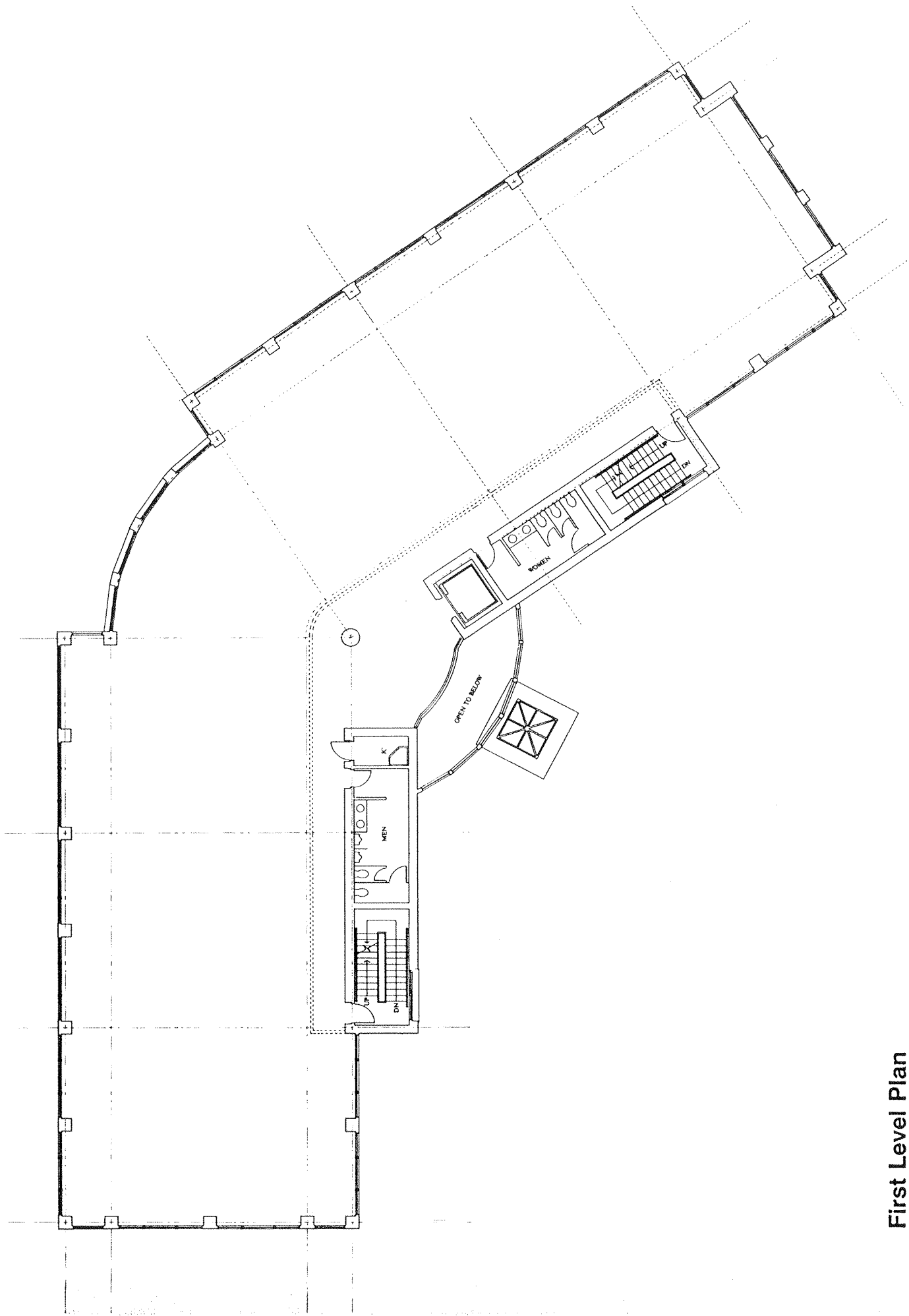
NOLAN DRIVE ELEVATION

ENGBERG ANDERSON

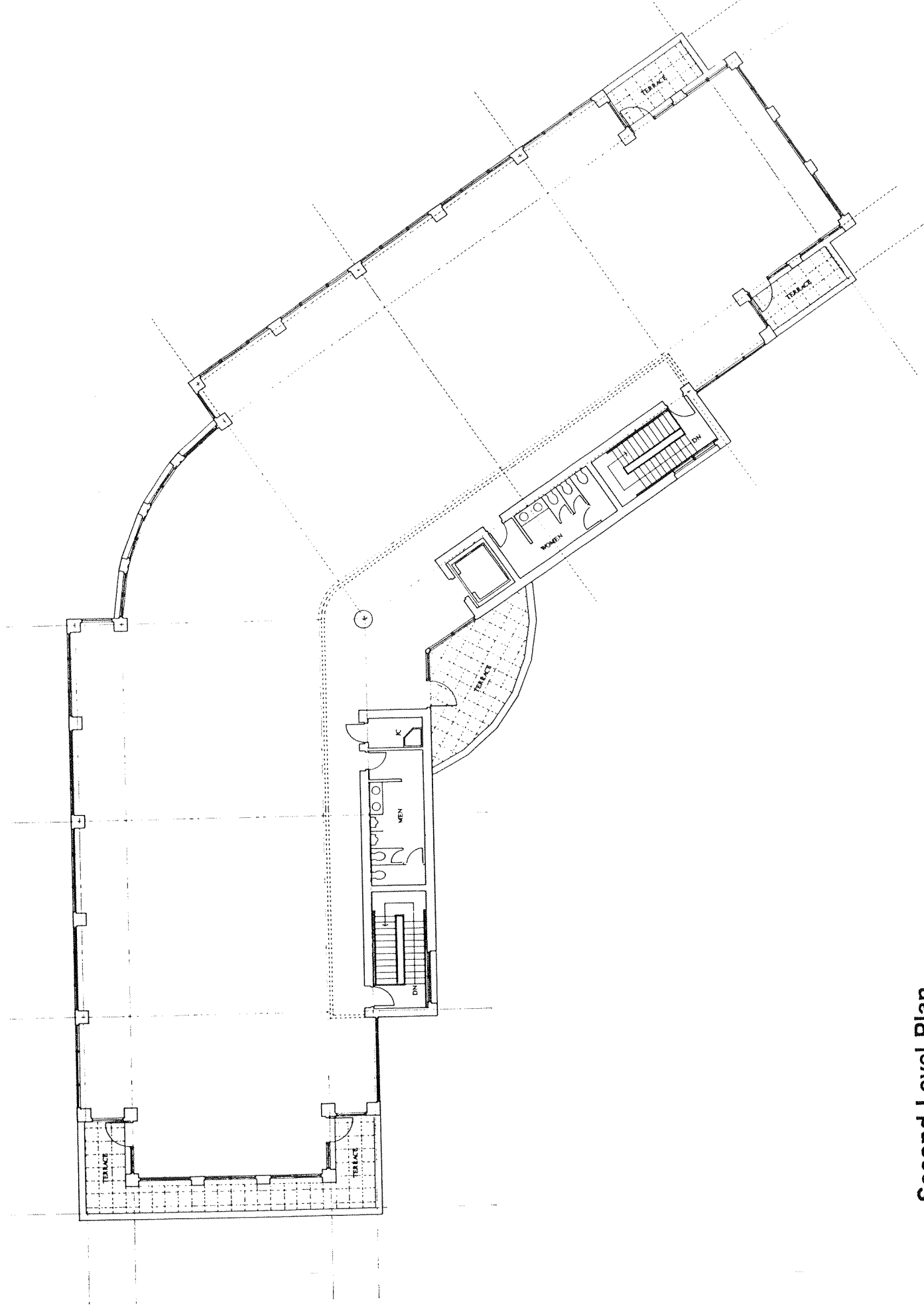
SEPTEMBER 20, 1990



Ground Level Plan



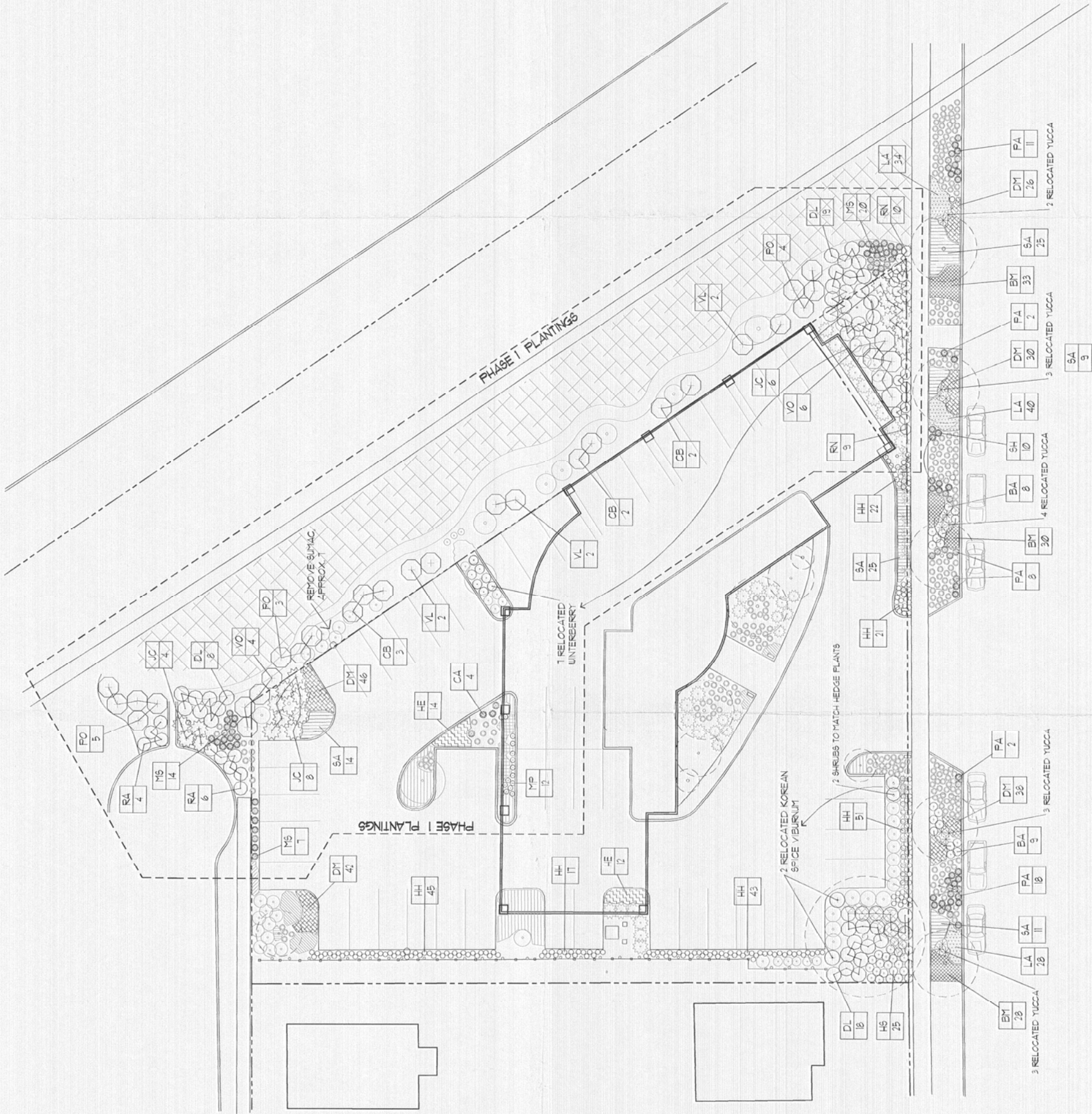
First Level Plan



Second Level Plan



Deciduous Shrubs		SYL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COLD	SPACING
DB	<i>Cornus spicata</i> 'Bailey'			Bailey's Dogwood	27	3" H	BB	36" x 0.5'
CL	<i>Diervilla lonicera</i>			Dwarfish Honeysuckle	21	2 Gal	Container	36" x 0.5'
PO	<i>Physocarpus opulifolius</i> 'Dart's Gold'			Dart's Gold Honeysuckle	12	36" H	BB	36" x 0.5'
RA	<i>Rhus aromatica</i> 'Grp-Low'			Grp-Low Fragrant Sumac	10	2 Gal	Container	48" x 0.5'
RI	<i>Rosa</i> 'Nash's Wild'			Nash's Wild Rose	19	2 Gal	Container	30" x 0.5'
VL	<i>Viburnum acerifolium</i>			Northern Viburnum	6	36" H	BB	60" x 0.5'
VO	<i>Viburnum opulus</i> 'Compactum'			Compact European Viburnum	10	24" H	BB	60" x 0.5'
Evergreen Shrubs		SYL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COLD	SPACING
JY	<i>Juniperus chinensis</i> 'glauca'			Stay Low Compact Pfitzer Juniper	18	36" H	BB	60" x 0.5'
Perennials		SYL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COLD	SPACING
CA	<i>Calamagrostis australis</i> 'Karl Foerster'			Karl Foerster Reed Grass	4	1 Gal	Container	30" x 0.5'
DM	<i>Diarrhiza x lutea</i> 'Baker'			Mass Bluebell Hardy Cream	46	4.5"	Container	15" x 0.5'
H	<i>Hosta Emerald</i> 'Tall'			Emerald Tura Hosta	14	1 Gal	Container	24" x 0.5'
MP	<i>Matricaria pinnatifida</i>			Ostrich Fern	12	1 Gal	Container	15" x 0.5'
MS	<i>Monarda sinensis</i> 'Red Flame'			Red Flame Lilacmint	10	1 Gal	Container	30" x 0.5'
SA	<i>Sedum x Autumn Joy</i>			Autumn Joy	14	4.5"	Container	24" x 0.5'

[illegible]

Lakeside Office Building
LANDSCAPE RENOVATION PLAN - PHASE 1
120 E. LAKEVIEW STREET, MADISON, WISCONSIN

SCALE: 1" = 16'-0"
DATE: JUNE 28, 2005
DRAWN BY: JDS/LT
LAKESIDE LANDSCAPE

L1.0



Proposed Addition Plans

Third Floor

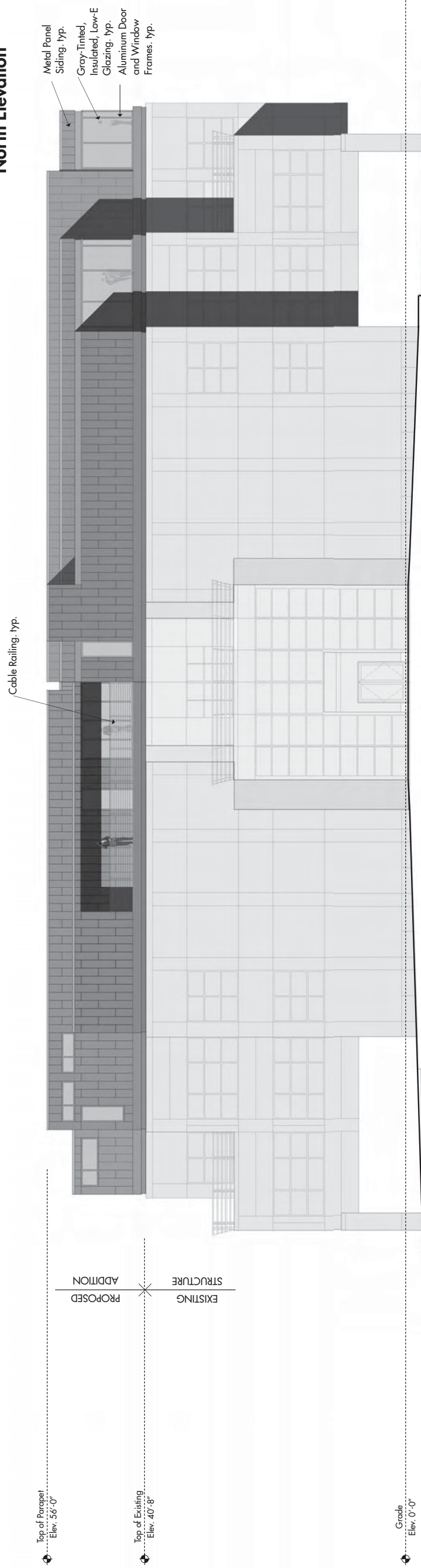
Elevations





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

North Elevation



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

South Elevation



Vandewalle Condominium - Kelly Office Condominium



Submittal Drawings

Scale: 1/8" = 1'

08-16-10

Engberg Anderson Project No. 091928 - 102011



Engberg
Anderson

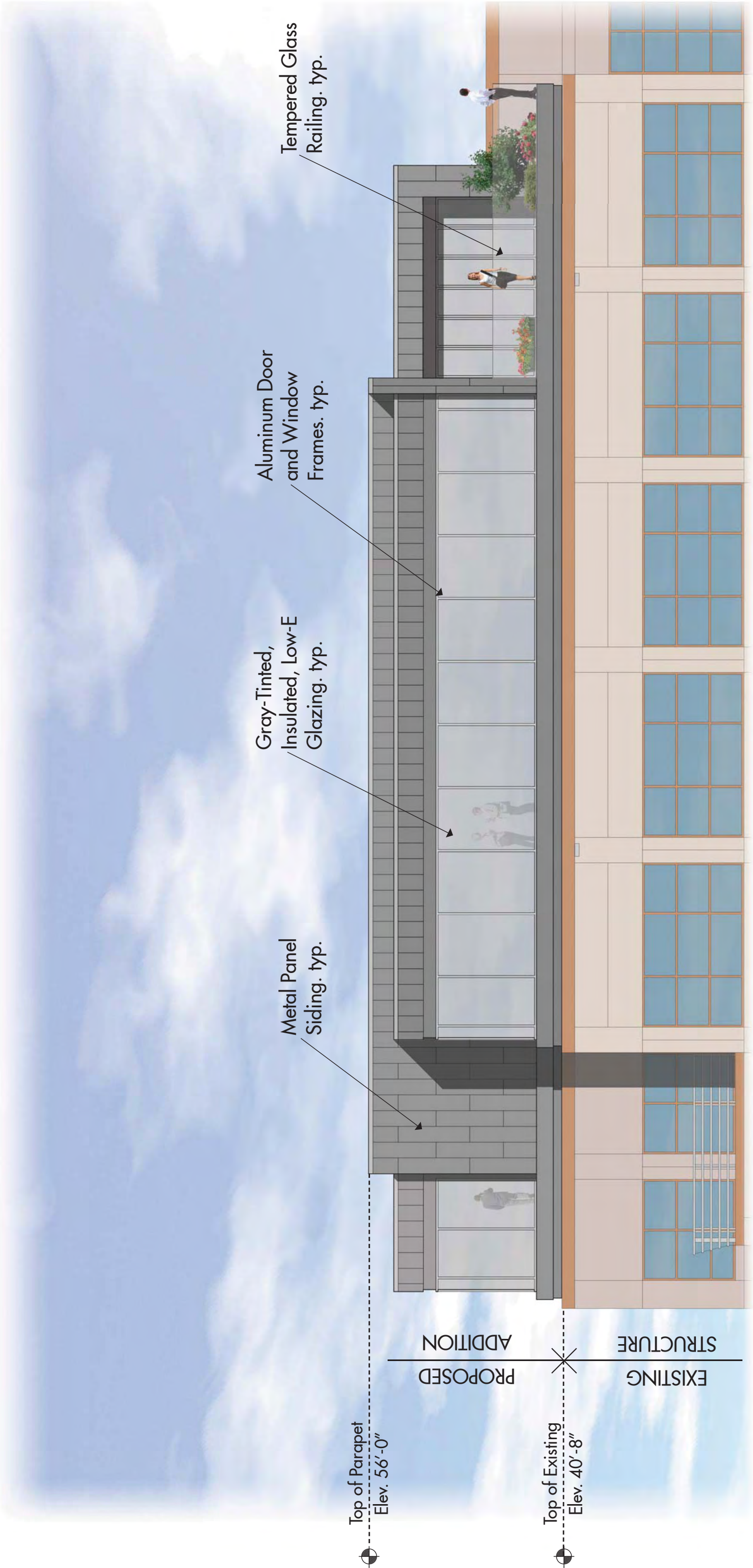
Kelly Office Condominium

East Elevation

1/8" = 1'

08-26-10

Engberg Anderson Project No. 102011



Kelly Office Condominium

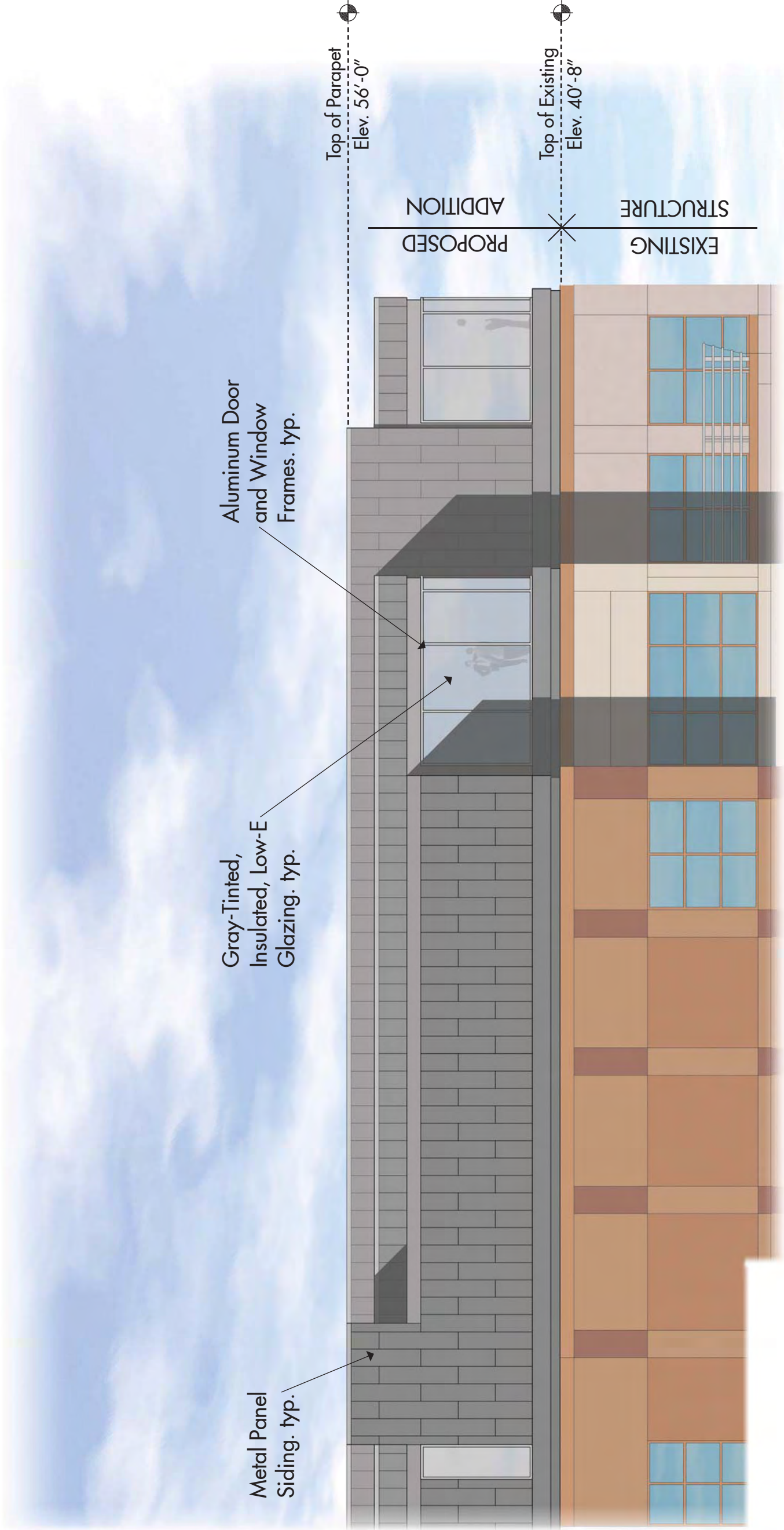
North Elevation

1/8" = 1'

08-26-10

Engberg Anderson Project No. 102011





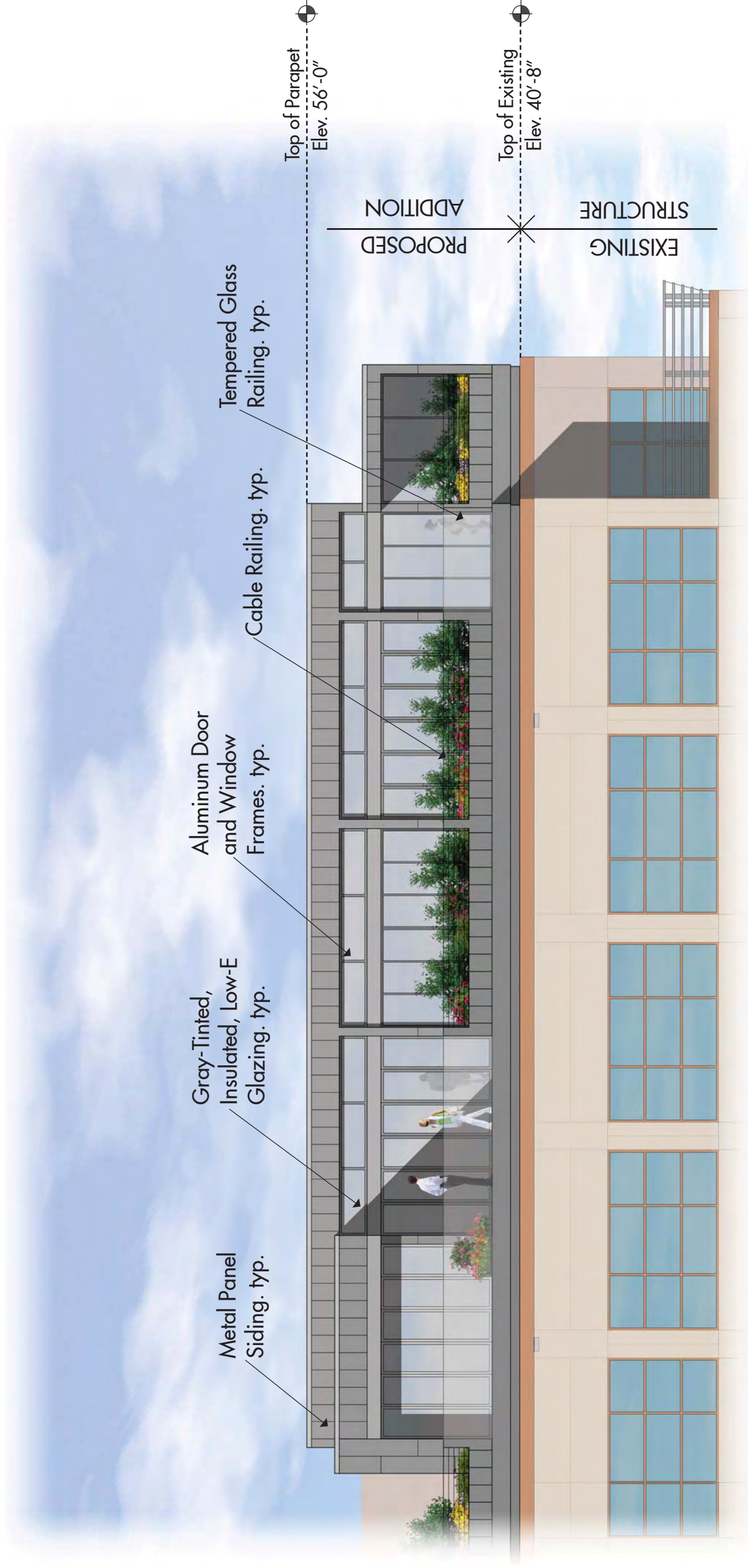
Kelly Office Condominium

South Elevation

1/8" = 1'

08-26-10

Engberg Anderson Project No. 102011



Vandewalle Condominium

North Elevation

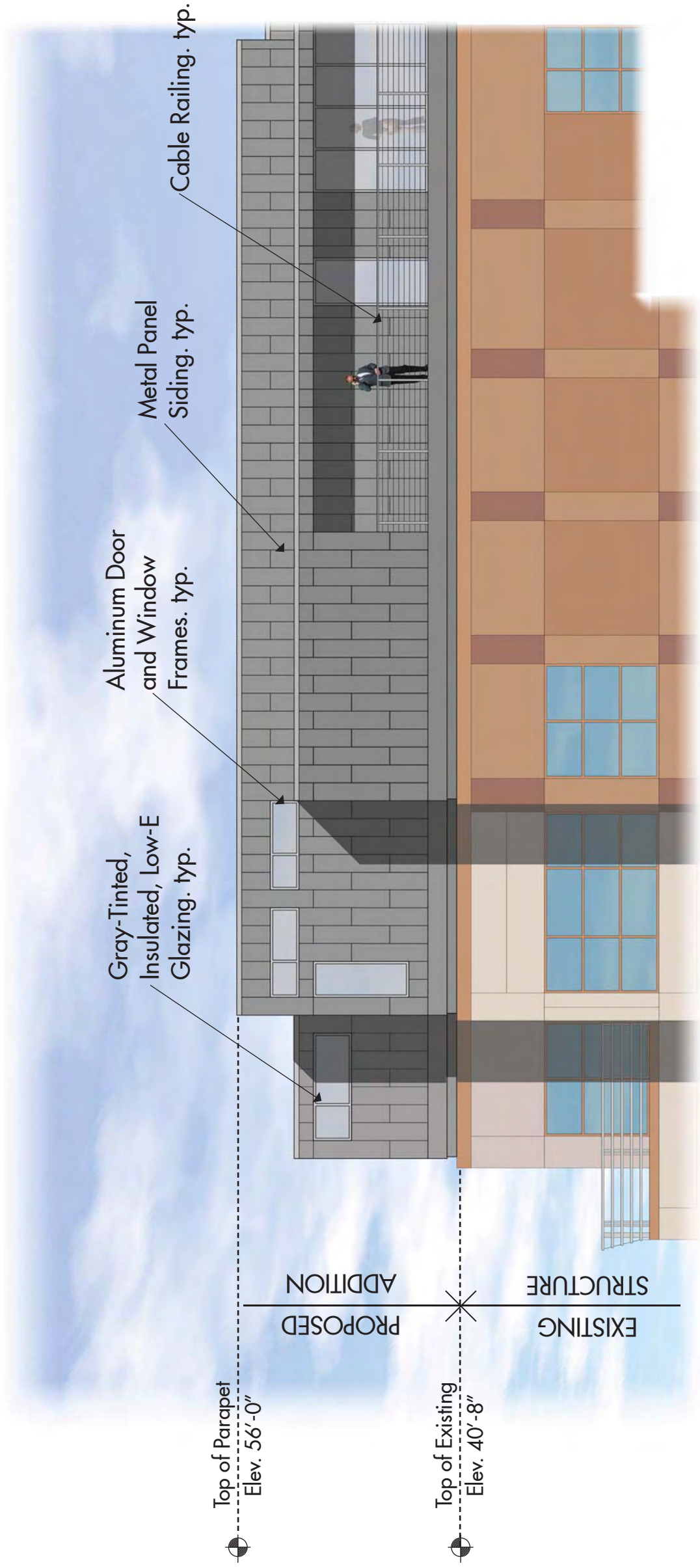
1/8" = 1'

08-26-10

Engberg Anderson Project No. 091928



Engberg
Anderson



Engberg
Anderson

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

Engberg
Anderson

Vandewalle Condominium - Kelly Office Condominium

Plan

1/8" = 1'

08-26-10

Engberg Anderson Project No. 091928 - 102011

