



ADDENDUM - Report to the Plan Commission

2/9/2009

Legistar I.D. #13110
904 - 906 Regent St. / 909 - 913 College Ct.
Demolition and (PUD) Zoning Map Amendment

Report Prepared By:
Kevin Firchow, AICP
Planning Division

The applicant provided the following clarifications on the original staff report. These clarifications reflect revisions that occurred to the project since the original submittal. The updated statistics match the plan set approved by the UDC, included in the Plan Commission packets. This information does not impact the Planning Division's recommendation.

1. Latest plan sets include **5,400 sf of retail** (not 4,200 sf indicated in the application materials).
2. The project site has a **total area of 0.45 acres**, when adding the "surplus" College Court right-of-way that the applicant plans to purchase. (The original application materials did not include this area and lists a site area of 0.42 acres). Using the larger site acreage, the **density would be 144 du/ac** (dwelling units per acre), not 155 du/ac calculated in the report.
3. One five-bedroom unit has been replaced with one four-bedroom unit. The unit count remains the same (65 units) and the number of total bedrooms would be reduced from 171 to 170.
4. Staff note that there is a one-foot setback proposed for the top floor on the College Court elevation.
5. The conditions referenced in the zoning summary table should note:
 - Building Height – addressed in Condition #42
 - Loading – addressed in Condition #40



Department of Public Works
Parks Division

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January 5, 2009

TO: Plan Commission
FROM: Tom Maglio, Parks Landscape Architect
SUBJECT: 904 Regent Street

1. The developer shall pay approximately \$120,180.30 for park dedication and development fees for 65 new multifamily units minus 3 existing single-family units.
2. The developer must select a method for payment of park fees before signoff on the SIP.

fees in lieu of dedication = $(65 @ \$1407) - (3 @ \$2211) = \$ 84,822.00$
park development fees = $(65 @ \$586.05) - (3 @ \$911.65) = \$ 35,358.30$
total fees = \$120,180.30

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Tom Maglio at 266-6518 or tmaglio@cityofmadison.com if you have questions regarding the above items.

Standard Park Fees and Payments:

Based on the Existing Ordinance, new park fees will be in effect for all projects approved by the Common Council after January 1, 2009.

The Park Development Impact Fee will increase based on the Construction Cost Index increase of 5.7% from Dec. 07 to Dec. 08. The new fees are:

- SF single family or duplex unit up from \$862.49 to \$911.65
- MF multifamily unit up from \$554.45 to \$586.05
- E-SRO elderly or rooming house unit up from \$277.23 to \$293.03

Fee in Lieu of Dedication is based on current property values up to a maximum. The maximum rate for fee in lieu of dedication increases 5%, from \$1.9144222 (rounded to \$1.91 for 2008) to \$2.0101433 (rounded to \$2.01 for 2009).

Max fee in lieu per unit: SF = 1100 sq.ft. @ \$2.01 = \$2211.00
MF = 700 sq.ft. @ \$2.01 = \$1407.00

E-SRO= 350 sq.ft. @ \$2.01 = \$ 703.50.

Total combined fees: SF = \$3,122.65
MF = \$1,993.05
E-SRO = \$ 996.53

Parkland impact fees and park development impact fees shall be paid for this project. Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.
2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.
3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.
4. The Developer has elected to defer the payments until such time as the building permits are applied for, with fees due and payable at the time building permits are issued. The following shall be required prior to plat sign off:
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
 - b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
 - d) The Developer shall put the following note on the face of the plat:

LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

Firchow, Kevin

From: Anderson, Patrick
Sent: Monday, February 09, 2009 2:10 PM
To: Firchow, Kevin
Subject: RE: Regent St. Mixed Use - Plan Commission 2/9/09

From: Anderson, Patrick
Sent: Monday, February 09, 2009 1:45 PM
To: Firchow, Kevin
Subject: FW: Regent St. Mixed Use - Plan Commission 2/9/09

Kevin,

Regarding item number 2 below. The major comment on loading in my review is successfully addressed with this explanation. The issue maybe further memorialized by showing the Commercial loading area on the site plan.

Patrick Anderson

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From: Stuart LaRose [mailto:stuartl@eua.com]
Sent: Monday, February 09, 2009 1:04 PM
To: Tucker, Matthew; Anderson, Patrick; Firchow, Kevin
Cc: Tom Degen; Dale Streitenberger
Subject: Regent St. Mixed Use - Plan Commission 2/9/09

Matt, Pat, and Kevin:

Thank you for meeting with Tom Degen and Dale Streitenberger (by phone) on Friday, Feb. 6. Based on that meeting, we would like to supplement our submittal with the following information.

1. Regarding item 45, we can accommodate (70) 2' x 6' bicycle stalls within the northeast corner of the site under the overhang, and within the lower level parking area. In addition, we can re-stripe (4) lower level car parking stalls to be leased to mopeds as the need arises.

2. Regarding item #40: residential and commercial loading. The proposed project is in close proximity to the UW campus, so we anticipate that the majority of residential loading will occur 2 or 3 times a year at semester and summer breaks. Large furniture items (beds, desks, sofas, etc) will be provided by the Landlord, so we anticipate that most residents will move their belongings by vehicles that can park inside the building in the parking stalls. For larger vehicles, the drive lanes of the ground level parking area will be available for short term loading and unloading. Regarding commercial loading, the retail tenants of the proposed project will use the existing loading

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zone located directly east of the site on Regent Street.

Please inform me as soon as possible if any additional changes must be made to address items 45 and 40 in the Report to the Plan Commission.

Also, we are in the process of discussing items 8 and 27 with the City Engineering Division. We will use a combination of steps and accessible ramps along Regent Street and at the corner of Park and Regent Streets to access the retail. We will also provide the combination of ramps and stairs to access the apartments. In discussions with Jenkins Survey and Design, Degen and Associates' civil engineer, we believe an approximate 1'-2" to 1'-6" increase in elevation can be accommodated without sacrificing building configuration and overall concept.

Thank you for your review of our project.

Stu LaRose

Senior Project Manager : Associate



epstein uhlen architects

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