

LAND USE APPLICATION

Submitted April 20, 2011



1001 University Avenue
Madison, Wisconsin 53715

Applicant: LZ Ventures
Contact: Bill White
Address: c/o Michael Best & Friedrich, LLP
1 S. Pinckney St. Ste 700
Madison, WI 53703-5154
Phone: (608) 257-3501

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LIST OF EXHIBITS

- A. Check in the amount of \$1250 made payable to Madison City Treasurer
- B. Letter to Alderperson Bryon Eagan - Alder- District #8
- C. Zoning Text
- D. Neighborhood Context and Existing Building Heights
- E. Legal Description
- F. Deconstruction Photos
- G. CSM

I. REQUEST FOR APPLICATION

In this application LZ Ventures seeks the following approvals: (1) Granting of Zoning Map Amendment from R-6 to PUD-SIP.

- | | |
|---------------------|---|
| a. Project Address: | 1001 University Avenue
Madison, WI 53715 |
| b. Property ID: | 251/0709-232-0601-9 |
| c. Total Lot Size: | .57 Acres |
| d. Applicant/Owner: | LZ Ventures
John Leja, Managing Member
c/o Michael Best & Friedrich, LLP
1 S. Pinckney St. Ste 700
Madison, WI 53703-5154
(608) 257-3501
(608) 283-2775 Fax
Contact: Bill White
WFWhite@michaelbest.com |
| e. Architect: | Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
(608) 836-3690
(608) 836-6934 Fax
Contact: Randy Bruce
RBruce@knothebruce.com |
| f. Surveyor: | Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
(608) 826-0530 Fax
Contact: David Glusick
DGle@vierbicher.com |
| g. Civil Engineer: | Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
(608) 826-0530 Fax
Contact: David Glusick
DGle@vierbicher.com |

h. Landscape Architect: Ken Saiki Design
303 S. Paterson St. Ste I
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
KSaiki@KSD-la.com

2. FEES PAID:

ZONING MAP AMENDMENT	\$1200
ADJACENT PROPERTY NOTIFICATION	\$50
	<hr/>
	\$1250

3. WRITTEN INDICATION THAT ALDERPERSON HAS BEEN CONTACTED

A letter has been sent to Alderperson Bryon Eagan - Alder- District #8 notifying him of our Land Use application submittal. It is enclosed as Exhibit B.

4. WRITTEN INDICATION THAT THE APPLICABLE NEIGHBORHOOD GROUP HAS BEEN NOTIFIED OF THE SUBMITTAL

A neighborhood group does not exist for the proposed project site. The development team has met with neighbors, representatives of the University Facility and Planning Department as well as the UW Student ASM Legislative Committee.

5. DESCRIPTION OF PROJECT

The project proposes a redevelopment at the corner of University Avenue and North Brooks Street. The site is currently occupied by the St. Francis House and Episcopal Student Center. The existing building was built in 1930 with a 1960's addition. St. Francis House Episcopal Student Center occupies the building, however the space far exceeds their needs and much of the building has become functionally obsolescent. The planned development includes preserving the original 1930 St. Francis House and relocating it on-site in order to facilitate the construction of a student housing apartment building. The 1960's addition to the chapel shall be deconstructed. The St. Francis House Episcopal Student Center will continue it's mission of serving the student community.

As part of this proposal, a CSM will be submitted to create two separate parcels; one for the St. Francis House and the second for student housing building. The student housing building will be a privately owned and operated facility distinct from the St. Francis House.

The site is well located on the southern edge of the UW-Madison campus and presents an excellent opportunity for infill redevelopment. The project proposal envisions new, high density housing that will complement the University's development plans. The site is currently zoned R-6.

The redevelopment plans for a 12 story residential building consisting of 90 units, ranging from in size from studio to 5 bedroom apartments. Residents for the building shall be sophomores,

juniors, seniors, and graduate students. The main entry shall be from the corner of University Avenue and Brooks Street. Vehicular access is provided from Brooks Street, keeping traffic on Conklin Place to a minimum. The project will provide 67 underground parking spaces on two levels. Convenient bicycle and moped parking is provided both on-site and within the underground parking structure.

The apartment will be responsive to the surrounding neighborhood, which poses unique challenges of tying into academic and religious buildings with a variety of architectural styles. The development will be sensitive to the solar impacts and view lines to the neighboring church and bell tower. The proposed building is a post-tensioned concrete structure with two levels of under-building parking. The contemporary exterior skin will be a combination of pre-cast wall panels, cast stone, metal panels, and spandrel glazing. Metal balconies and railings will articulate the facade and create usable open space for the residents.

6. VERIFICATION OF HISTORICAL STATUS

This project site is not located within a historic district and there are no buildings on the site with historic designation.

7. SITE DEVELOPMENT DATA

Dwelling Unit Mix		
Efficiency	3	
One-Bedroom	12	
Two-Bedroom	25	
Three-Bedroom	19	
Four-Bedroom	22	
<u>Four-Bedroom + Den</u>	<u>9</u>	
Total dwelling Units	90	
Densities		
Lot Area	24,661	or .57 acres
Lot Area/D.U.	274	sf/unit
Density	158	units/acre
Building Height	12	stories
Floor Area		
Total Floor Area (floors 1-12)	102,704	
Parking Ratios		
Automobile Parking (underground)	63 Stalls	.7 stall/unit
Moped Parking		
(surface)	37 Stalls	
<u>(underground)</u>	<u>21 Stalls</u>	
Total	58 Stalls	.64 stall/unit

Bicycle parking

(underground-standard 2'x6')	33 Stalls	
(underground-wall hung)	115 Stalls	
(surface - standard 2' x 6')	41 Stalls	
Total	189 Stalls	2.1 stall/unit

8. COMPREHENSIVE PLAN AND UW-MADISON CAMPUS MASTER PLAN

Neither of the major land-use plans directly addresses the subject site. The City of Madison Comprehensive Plan defers to the UW-Madison Campus Master Plan, while the Campus Master Plan does not include the site within its scope. In meetings with University officials they have reiterated that the property is not in their current or future plans for growth. Although the site is not directly within the City of Madison Comprehensive Plan, the development proposal does meet many of the objectives of the plan:

- It increases in development densities in the downtown/campus area.
- It increases the amount of housing available to the University population within convenient walking distance to campus and downtown.
- It decreases rental housing demand in the traditional residential neighborhoods bordering campus, encouraging the increase in single family home ownership.

9. DOWNTOWN DESIGN STANDARDS

Although this site is not in a downtown design district, the architectural requirements of the Downtown Design Zone 2 are worthy of review and comparison to this proposal. The following is a discussion of the project design as outlines in the Zone 2 guidelines:

Building Height

Height: The building height is consistent with the buildings in the immediate surroundings. It has a total of 12 stories with multiple step backs.

Floor Area Ratio: The FAR is 4.16 (Downtown Design Zone 2 requirement is less than 6.0)

Exterior Building Design

Massing: The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The building is composed of twelve stories of glass, metal panel and stone and precast panels.

Orientation: The building is directly oriented to the public sidewalk and street corner on two facades. The arching building facade at University Avenue creates a symbolic gesture, embracing the church.

Articulation: The building is well articulated with vertical modulation, horizontal stepbacks and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types and is reinforced with the use of exterior materials.

Openings: The size and rhythm of the window openings within the body of the building express a the residential architecture.

Materials: A variety of materials are used to reinforce the building articulation and to provide visual interest. The exterior glass with spandrel panels and stone and precast panels provide a high-quality building shell. The articulation of building material is consistent on all facades except along University Avenue. Here there is a poetic dialogue of the new with old as the reflective glass wall pays homage to surrounding buildings.

Entry Treatment: The building has a clearly defined pedestrian entry on the corner, which opens to the plaza and public sidewalk.

Terminal Views and High Visibility corners: The building is located at a street corner and the architecture has been designed to respond to its location. A curved spandrel glass wall spanning all twelve stories at the north elevation wraps the corner of the facade and is a strong gesture setting up a site line and giving the adjacent bell tower prominence.

Site Design/Function

Semi-Public Spaces: The street-side setback has been devoted to a thoughtfully designed semi public plaza space. A landscaped plaza with raised lawn panels provides an area for the building and its occupants to interact with the street.

Landscaping: A detailed and comprehensive landscape and hardscape plan has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. Raised planters, scored concrete patios and terraces, and crushed stone are used to enhance the architecture and defines interesting private, public and semi-public spaces.

Lighting: Exterior lighting will be used to provide appropriate lighting at the entry and terrace areas and to provide architectural accents to the upper levels.

Interior Building Design

Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the building from studio apartments to five bedroom apartments.

Dwelling Unit Size, Type and Layout: The unit sizes are larger than typical student housing to provide living areas that are sufficient for proper furniture placement and to meet the social needs of the occupants. Some of the bedrooms in the apartments are sized to allow for double-occupancy, however, the bedrooms in the larger apartments are sized to discourage multiple occupants and limit occupancies to no more than five unrelated individuals.

Interior Entryway: The entryway has a transparent vestibule leading to an inviting elevator lobby.

Usable Open Space: Both private and public open spaces are provided. The street-side terrace provides a public space at the front of the building, while a roof terrace on the fifth floor provides views for social gatherings and views to the University. Private balconies and patios provide private outdoor spaces and exceed the 4 feet by 8 feet suggested minimum size.

Trash Storage: A centrally located trash chute will be located on each floor for

the convenience of the residents. The trash is then collected in the basement level of the building and compacted. The refuse disposal company will have access to the basement trash room from the overhead garage door.

Resident Parking for Vehicles, Bicycles and Mopeds: A significant level of parking is provided in the multilevel underground parking garage. Based on the applicants experience with similar housing on this block, the level of parking provided should meet the needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located immediately inside the parking garage entrance.

Building Security and Management: The building will be professionally managed and an on-site management office on the first floor of the building will provide a continuous management presence. The building will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

10. EXISTING STRUCTURES AND DEMOLITION STANDARDS

This proposed redevelopment will preserve the original 1930 St. Francis House on-site and allow for reinvestment in the mechanical and structural components of the building. The concrete and wood structure will be relocated over a new foundation that will be constructed along University Avenue. The 1960's chapel addition is functionally obsolescent and will be deconstructed. Components the 1960's addition, including the stained glass and mosaic may be incorporated into the original St. Francis House. A Re-use and Recycling Plan will be prepared for review prior to demolition.

The Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

This development proposal will preserve the original St. Francis House, provide in-fill development of R-6 lands immediately adjacent to the University and substantially increase the taxable value of the property. The applicant believes that the demolition standards are met if the following standards cited in the Zoning Code are considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

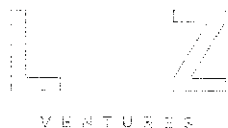
11. PROJECT SCHEDULE

It is planned that construction will start as soon as development approvals are in place in Summer of 2011 and be completed by August of 2012.

12. SOCIAL & ECONOMIC IMPACTS

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Exhibit B
Letter to Alderperson



March 22, 2011

Alderman Bryon Eagon, District 8
City of Madison Common Council Office
210 Martin Luther King, Jr. Blvd, Room 417
Madison, WI 53703

RE: 1001 University Ave.

Dear Bryon,

Pursuant to your recent meeting with Bill White, Randy Bruce and John Leja, we are writing to notify you of our intention to submit an application for a zoning change from R6 to PUD/SIP to facilitate the relocation on the site of the existing St. Francis House and the construction of private student housing apartments. As part of the City of Madison Demolition Permit Application requirements, we are also writing to notify you of our intention to deconstruct the 1965 addition to St. Francis House. In addition to this notification, we have filled out online the required 'Plan Commission Demolition Permit Interest Parties Notification Form'.

LZventures

At this time we are unable to discern the relevant neighborhood association to give similar notification. If you can assist us in this matter please contact Bill with their contact information as soon as possible.

Thank you for your cooperation in this matter. Bill is our contact person. Please do not hesitate to contact him at 257-3501 if you have any additional questions or needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley S. Zellner'.

Bradley S. Zellner, Partner

LZ Ventures, LLC

Cc. Bill White, Michael Best and Friedrich, LLP
Randy Bruce, Knothe & Bruce Architects, LLC

1012 W. JOHNSON ST.
SUITE ONE
MADISON, WI 53715

608.576.3489 LEJA
608.444.0666 ZELLNER

Exhibit C

Zoning Text

Legal Description: See attached Exhibit E.

A. Statement of Purpose: This zoning district is established to allow for the construction of a student housing development with 90 dwelling units.

B. Permitted Uses: Following are permitted uses:

1. Multifamily residential uses as allowed in the R-6 zoning district.
2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

C. Lot Area: As shown on the approved plans.

D. Height Regulations: As shown on the approved plans.

E. Yard Regulations: As shown on the approved plans.

F. Landscaping: Site Landscaping will be provided as shown on the approved plans.

G. Usable Open Space Requirements: Usable open space will be provided as shown on the approved plans.

H. Parking & Loading: Off-street parking and loading shall be provided as shown on the approved plans.

I. Family Definition: The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-6 zoning district.

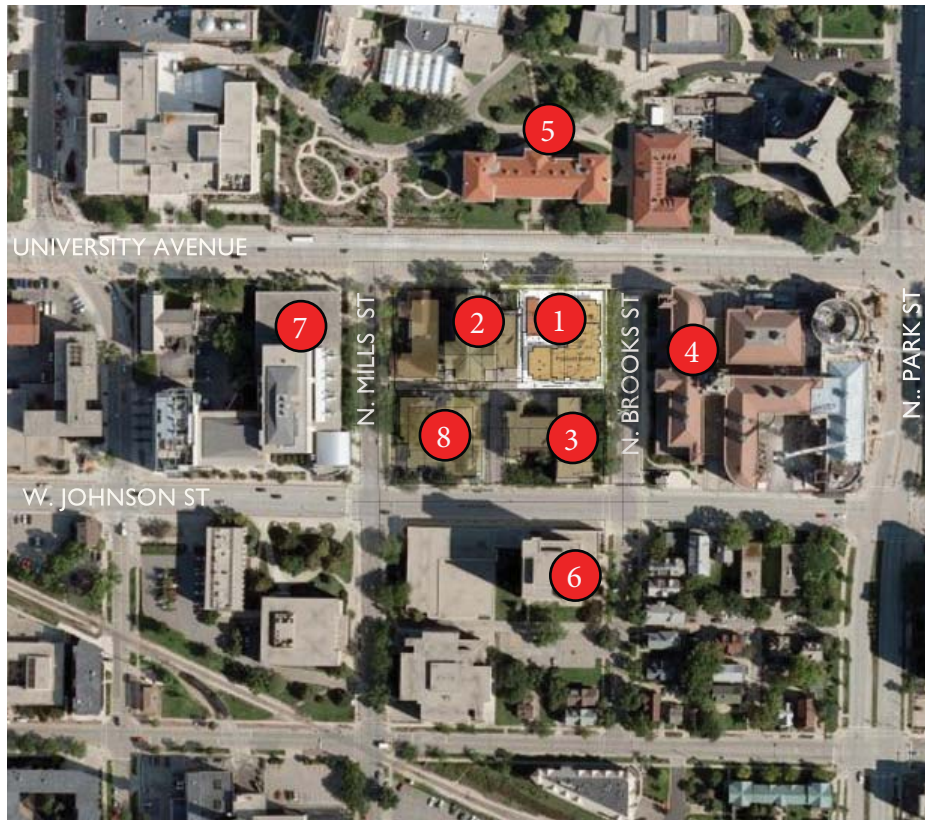
J. Signage: Signage for the residential buildings will be allowed as per the R-6 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.

K. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Exhibit D

Neighborhood Context and Existing Building Heights

Aerial Key and Building Heights



Building Heights-According to City Datum

1. 1002.5' (top of 12th story parapet)
1013.5' (top of penthouse)
2. 1006' (church bell tower)
971' (church roof peak)
3. 917'
4. 971'
5. 987'
6. 1028'
7. 1012' (top of 14th floor parapet)
1022' (top of mech roof)

University Street Elevation



I. St. Francis



2. Lutheran Memorial Church



3. Porchlight



4. Grainger Hall



5. Lathrop Hall



Exhibit E

Legal Description

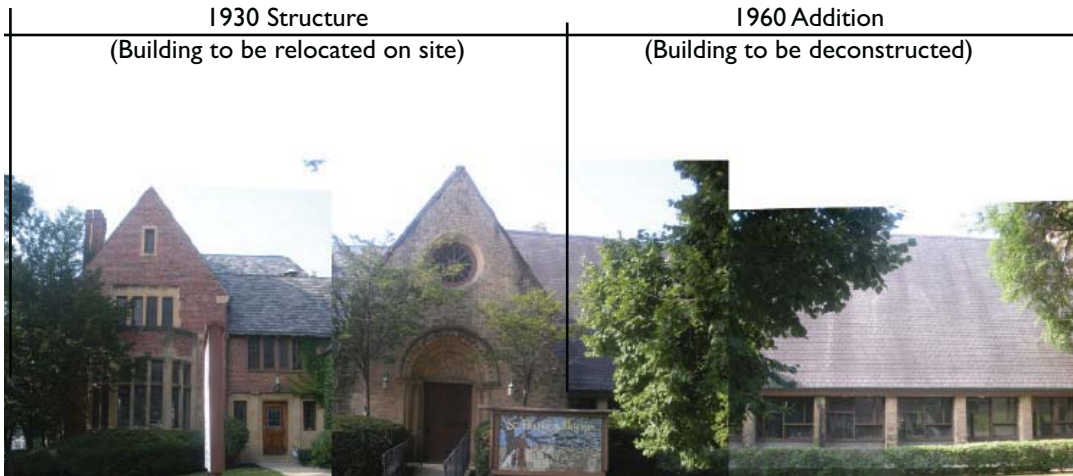
Part of Lot 3 and all of Lots 4 & 5, Block 1, University Addition to Madison, as recorded in Volume A of Plats, on Page 9, as Document Number 179949A, Dane County Registry, Located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 07North, Range 09 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Meander Corner for the Northwest corner of said Section 23; thence S88°45'37"E along the North line of said Northwest Quarter (NW $\frac{1}{4}$), 359.12 feet; thence S01°10'13"W, 664.53 feet to the Northeast corner of said Block 1 and the point of beginning; thence continuing S01°10'13"W along the East line of said Block 1, 166.20 feet to the northerly right-of-way line of Conklin Place; thence N88°46'54"W along said northerly right-of-way line, 148.65 feet; thence N01°20'42"E, 166.11 feet to the northerly line of said Block 1; thence S88°48'55"E along said northerly line of Block 1, 148.14 feet to the point of beginning. Said description contains 24,656 square feet or 0.566 more or less

Exhibit F

Deconstruction Photos

Existing St. Francis House-view from University Avenue



Existing St. Francis House-view from Conklin Place

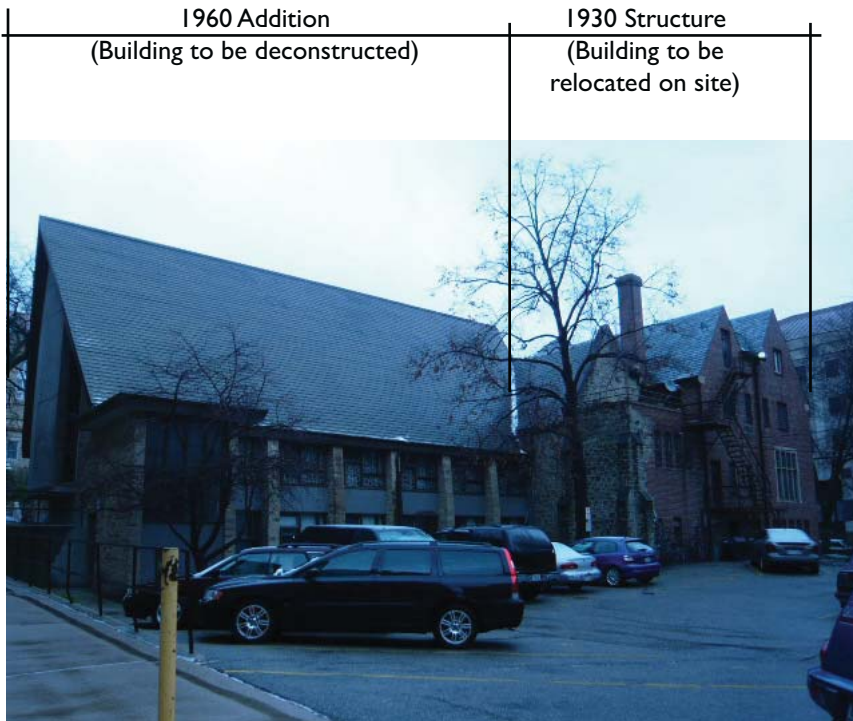


Exhibit G
CSM