



Report to the Plan Commission

May 24, 2010

Legistar I.D. #17780

1208-1214 Spring Street

PUD Rezoning & Demolition Permit

Report Prepared By:
Timothy M. Parks, Planner
Planning Division Staff

Requested Action: Approval of a request to rezone 1208-1214 Spring Street from R5 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of three existing residential buildings and construction of an 75-unit apartment building (was initially submitted as an 87-unit building of the same bulk and mass).

Applicable Regulations & Standards: Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12(9) provides the process for zoning map amendments; Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3481 & 3482, rezoning 1208-1214 Spring Street from R5 to PUD-GDP-SIP, to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Applicant: Otto Gebhardt III, Gebhardt Development, LLC; 222 North Street; Madison; Joey Bunbury, representative.

Property Owner: Capitol Spring, LLC, 914 West Shore Drive; Madison.

Proposal: The applicant proposes to demolish 3 existing residential buildings containing a total of 44 dwelling units at 1208, 1212 and 1214 Spring Street to accommodate construction of an eight-story, 75-unit apartment building. Construction is scheduled to commence in August 2010, with completion approximately one year later.

Parcel Location: A 0.43-acre parcel located on the north side of Spring Street between N. Orchard and N. Charter streets; Aldermanic District 8 (Eagon); Madison Metropolitan School District.

Existing Conditions: The subject site is developed with a single-family residence located at 1208 Spring Street, a 35-unit rooming house at 1212 Spring and a 14-unit apartment building at 1214 Spring, all zoned R5 (General Residence District).

Surrounding Land Use and Zoning:

North: University of Wisconsin: Weeks Hall (Geology), Rust Hall, Schreiner Hall, and Atmospheric, Oceanic & Space Sciences Building, zoned R5 (General Residence District);

South: Multi-family residence, zoned R5; Southwest Bike Path and National Primate Research Center, zoned M1 (Limited Manufacturing District);

West: Multi-family residences, zoned R5;

East: UW Lot 54; Multi-family residence, zoned R5. The Charter Street Heating Plant is also located approximately 200 feet east of the site across N. Charter Street.

Adopted Land Use Plans: The Comprehensive Plan generally identifies the subject site and nearby surrounding properties north of Regent Street and east of N. Orchard Street as part of the University of Wisconsin Campus. Residential uses such as the building proposed are identified among the myriad uses identified within the “campus” designation that are intended to serve the educational institution.

The Regent Street–South Campus Neighborhood Plan identifies the future land use of the subject site and the rest of the block bounded by Spring Street on the south, N. Charter Street on the east, W. Dayton Street on the north and N. Orchard Street on the west in the University “academic/ research” category. The Plan references the University of Wisconsin’s Campus Master Plan, which includes a placeholder for such an academic/ research facility and includes a note indicating that new uses not allowed under the existing zoning should be granted only when consistent with the Regent Street–South Campus Neighborhood Plan.

On March 17, 2010, Gary Brown, University Director of Campus Planning, appeared before the Urban Design Commission to address questions raised by the UDC at an earlier meeting about the proposed residential project with regard to the University’s long-term plan for the area. Mr. Brown spoke to the Campus Master Plan’s call for an academic facility on the subject site and the University’s long-term needs. He noted, however, that the University does not plan to acquire the site and expand into the area in the long-term. He also noted that he did not believe there would be conflicts with the proposed residential development and the nearby Charter Street Heating Plant.

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is generally served by a full range of urban services. However, Kay Rutledge of the Parks Division provided the following comment regarding this project: “There is a need for public open space in this area; fees in lieu of dedication from this project and other projects in this area will be utilized to pursue acquisitions (via purchase and dedication) of land to help accomplish this goal.”

Zoning Summary: The site is currently zoned R5 (General Residence District) and will be rezoned PUD-GDP-SIP with this request, which will be reviewed in the following sections.

| Other Critical Zoning Items | |
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| Yes: | Urban Design, Wellhead Protection (Zone B, WP-27), Utility Easements, Barrier Free |
| No: | Landmarks, Floodplain, Waterfront Development |
| Prepared by: Pat Anderson, Asst. Zoning Administrator | |

Project Review

The applicant is requesting approval of a request to rezone three parcels totaling 0.43-acres of land located on the north side of Spring Street between N. Charter and N. Orchard streets from R5 (General Residence District) to PUD-GDP-SIP to allow construction of an 8-story, 75-unit apartment building (originally submitted as an 87-unit building of the same bulk and mass), which will replace three existing residential buildings containing 47 dwelling units.

Existing Conditions

Moving from east to west, the subject site is developed with a two-story single-family residence located at 1208 Spring Street. According to City Assessor records, the building was constructed in 1880 and contains 4 bedrooms and 1 bath and approximately 1,350 square feet of living area. The residence is wood-framed and topped with a shingled pitched roof. A three-season porch extends across the front façade, with a one-story addition found at the rear of the structure. The single-family residence sits on a 35-foot wide, 75-foot deep (2,590 square-foot) parcel, which is shallower than the other two parcels that comprise the proposed PUD, which are each 53.5-foot wide and 149.1-foot deep (7,882 square-foot) parcels.

The second building is a three-story multi-family residential building addressed as 1212 Spring Street, which contains 30 rooming house rooms and 2 efficiency apartments. The building was constructed circa 1958 and includes a brick exterior with an exterior door and landing windows facing Spring Street. Windows for the dwelling units line the side walls. The final parcel comprising the PUD site is a 14-unit multi-family building addressed as 1214 Spring Street. The two-story building, which was built in 1964, includes a partially exposed basement level. The exterior of the building is clad in board and batten siding and does not include any window or door openings along the Spring Street façade. The remainder of the three-parcel subject site is primarily improved with shared surface parking serving the existing residential units, including bike and moped parking, which occupies most of the space between the multi-family buildings at 1212 and 1214 Spring Street.

The applicant has submitted information prepared by a structural engineer that provides a preliminary exterior assessment of the three structures to be demolished. The assessment submitted suggests that all three buildings exhibit “signs of age beyond either functionality or cosmetic criteria.” The assessment goes on to note that some of the brick veneer “shows signs of distress” that could lead to water damage to building interiors and windows, creaking floors, settlement of the rear-building addition at 1208 Spring Street, cracks in the foundation at 1214 Spring Street and potential for interior damage caused by ponding on the flat roof at 1212 Spring Street. The assessment concludes by suggesting that the cost of maintaining or renovating the buildings may exceed the value of the structures. Staff did not conduct an inspection of the three buildings but observed them from Spring Street and nearby properties.

The area surrounding the subject site includes a variety of land uses either directly or indirectly related to the University of Wisconsin–Madison. Properties generally north of the proposed PUD are developed with University uses generally located along W. Dayton Street, including Weeks Hall (Geology), the Atmospheric, Oceanic and Space Sciences Building, Rust Hall and Schreiner Hall, while properties to the south of the site include the Southwest Bike Path directly across Spring Street, an apartment building at 45 N. Orchard Street, and National Primate Research Center located south of the bike path. Properties along the Spring Street frontage on each side of the subject site are developed with multi-family residences. The Charter Street Heating Plant is located 150 feet east of the site across N. Charter Street.

Project Summary

The 8-story, 75-unit apartment building proposed to replace the 3 existing buildings will primarily occupy the wider, deeper 1212 and 1214 Spring Street parcels, with the narrower, shallower 1208 Spring Street property to be primarily occupied by a driveway that will provide access to an under-building parking area that will include parking for 20 automobiles, 52 bicycles and 20 mopeds. Access to the under-building parking area will be located along the eastern side wall of the building. A 10-foot by 35-foot loading zone is proposed along the western edge of the driveway and adjacent to the street-facing

pedestrian entrance and lobby that will be located at the southeastern corner of the proposed apartment building. A small courtyard is proposed between the entrance and Spring Street, with 7 bike parking stalls adjacent to the public sidewalk. Sheet A1.0 of the plans also show 23 bike parking stalls to be provided along the western wall of the building just off the public sidewalk. Additional bike parking spaces will be provided in front of or above many of the automobile stalls.

The front wall of the first three floors of the new building will be set back approximately 10 feet off the Spring Street property line. The southern wall of the remainder of the building will step back 15 feet above the third floor, with terraces for three units shown along the southern wall at the fourth floor. The new building will be set back approximately 10 to 11 feet along the western side wall, 14 feet, 5 inches along the eastern side property line north of the side-loaded garage entrance, and approximately 10 to 12 feet along the northern property line.

Floorplans for the apartment building propose 10 dwelling units on the lower 3 residential floors of the building, and 9 units on each of the remaining 5 floors above. In total, the project includes a mix of one-through five-bedroom units, with a total of 234 bedrooms proposed. Units on the fifth through eighth floors on the Spring Street side of the building will have shallow balconies, with French balconies proposed for certain units along the side elevations. A rooftop terrace for use by building tenants is proposed above the eighth floor.

The proposed apartment building will feature a modern architectural aesthetic and will be constructed primarily of tri-toned precast concrete panels accented by a variety of metal features including awnings, coping, balcony rails and accent panels. The 8-story building will principally stand 86.25 feet above the sidewalk of Spring Street as measured to the top of the eighth floor. A recessed ninth floor penthouse to provide access to the rooftop terrace will add 10 more feet to the overall height of the project.

Analysis & Conclusion

The applicant is requesting approval of a planned unit development to allow 2 apartment buildings and a single-family residence located on the north side of Spring Street between N. Orchard and N. Charter streets to be razed to allow a new 8-story, 75-unit apartment building to be built on the 0.43-acre site. The proposed building cannot be built in the existing R5 zoning and requires PUD zoning in order to proceed. The proposed development would not meet the lot area, useable open space, parking and required front, side and rear yards of the R5 district, and would also greatly exceed the 3-story/ 40-foot maximum building height.

The Comprehensive Plan identifies the subject site and surrounding area north of Regent Street and east of N. Orchard Street for uses related to the University of Wisconsin campus. Among the uses identified within the Campus designation in the Comprehensive Plan are student, faculty and employee housing, with no density range specified. The proposed development of 75 dwelling units on the 0.43-acre site will result in a net density of 174.4 units per acre. The 234 bedrooms proposed will result in a density of 544.2 bedrooms per acre.

In reviewing projects developed in the downtown and campus area since 1990, the densest development to date was The Embassy Apartments located at 505 University Avenue (at N. Bassett Street), which was developed in 2001 with a net density of 315.9 units per acre (126 units on 0.4 acres). Of the projects that have been developed since 1990 in the south campus area, which generally extends from and includes University Avenue on the north, Frances Street on the east, N. Randall Avenue on the west and Regent Street on the south, project densities have ranged widely from 53.8 to

247 units per acre. Examples of residential density in similar student-oriented projects reviewed recently in this area include a density of 106 units an acre at University Square, 128 units an acre at 621 Mendota Court, 247 units an acre at 1022 W. Johnson Street, and 155 units an acre at 4 N. Park Street (corner of Regent Street). Bedrooms per acre have also varied widely, with bedroom densities varying from 200-800 per acre in the same area of the City.

Staff believes that the proposed high-density residential development can be found to be consistent with the land uses generally recommended in the Campus designation in the Comprehensive Plan, especially in light of there not being more specific density recommendations in the Regent Street–South Campus Neighborhood Plan, which also governs the subject site.

The Regent Street–South Campus Neighborhood Plan was adopted in 2008 to provide more detailed neighborhood-level planning for the area roughly bounded by Monroe Street and N. Randall Avenue on the west, W. Johnson Street on the north, East Campus Mall on the east and the south side of Regent Street on the south. That plan identifies the future land use of the subject site in the “academic/ research” category and references the University of Wisconsin’s Campus Master Plan, which includes a placeholder for such an academic/ research facility on the north side of Spring Street in the vicinity of the subject site and includes a note indicating that new uses not allowed under the existing zoning should be granted only when consistent with the Regent Street–South Campus Neighborhood Plan. The plan further distinguishes a “University” district from 2 “Student Housing” districts north of Regent Street, with the subject site located in the former. However, the plan acknowledges a certain amount of fluidity along the edges between the student housing areas and University-dominated area and suggests that it may not be inappropriate for a non-University use to be approved in an area generally shown in the plan for future University uses.

On March 17, 2010, Gary Brown, University Director of Campus Planning, appeared before the Urban Design Commission to address questions raised by the UDC at an earlier meeting about the proposed residential project’s potential incongruity with the University’s long-term plan for the area. Mr. Brown noted the Campus Master Plan’s call for an academic facility on the subject site and the University’s long-term needs. He noted, though, that the University does not plan to acquire the site and expand into the area in the long-term. He also stated that he did not believe there would be any conflicts between the proposed apartment project and the nearby Charter Street Heating Plant.

The Regent Street–South Campus Neighborhood Plan is best characterized as a form-based plan that emphasizes the design of a project over its land use. The plan makes detailed recommendations on building height, building character and massing throughout the planning area. The subject project is located in an area generally north of Regent Street and south of W. Dayton Street that is recommended for maximum building heights of 8 stories and 116 feet intended to blend future developments in the area with existing primarily University buildings of a similar scale and mass. The proposed apartment building appears to conform to this general recommendation, with a principal height above grade of 8 stories. While the project includes a small, recessed ninth floor penthouse to provide access to the rooftop terrace, the overall height of the building will remain well below the 116-foot maximum threshold.

The project also appears to reflect many of the building character recommendations contained in the Regent Street–South Campus Neighborhood Plan. The modern-themed building employs modest color variations and metal accent features to differentiate the Spring Street façade, uses durable building materials and incorporates a substantial amount of windows on all elevations to accomplish many of the plan’s character recommendations. The building also follows the specific massing recommendations in

the plan for Spring Street, which calls for a 10-foot building setback and a 15-foot stepback above the third floor.

As noted earlier, the applicant is proposing a recessed terrace and penthouse on a portion of the roof above the eighth floor, which staff supports as an opportunity to increase the amount of useable open space to serve the proposed development. However, staff feels that the terrace amenity as currently shown may not be sized to provide sufficient open space for this relatively dense infill development, and recommends a condition of approval that the applicant work with staff prior to final approval of the PUD to further improve and enhance the proposed rooftop terrace, including exploring opportunities to increase the size of the terrace and its programming.

The Urban Design Commission reviewed the proposed planned unit development on May 5, 2010 and recommended initial approval (see attached reports). The project received final approval of the from the UDC on May 19, 2010; the report will be forwarded to the Plan Commission as soon as it is available.

In closing, the Planning Division believes that the standards for both planned unit developments and demolition permits can be met with the applicant's request. Staff believes that the project proposed 75-unit apartment building conforms to the many recommendations contained in the Regent Street-South Campus Neighborhood Plan for new development north of Regent Street, and appears to be consistent with the Comprehensive Plan recommendations applicable to the subject site and surrounding area. Staff feels that the density of the project is appropriate given that the proposed building form substantially implements many of the specific design recommendations contained in the neighborhood plan.

Finally, staff believes that the proposed alternative use of the property will be more economically productive and will better reflect adopted plan recommendations for the neighborhood than the three existing buildings, which appear to be in average condition but in likely need of costly renovation to extend their useful life. The City's Acting Preservation Planner, Rebecca Cnare, presented the three buildings to be demolished to the Landmarks Commission, and no concerns were expressed about their demolition.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3481 & 3482, rezoning 1208-1214 Spring Street from R5 (General Residence District) to PUD-GDP-SIP (Planned Unit Development, General Development Plan/Specific Implementation Plan), to the Common Council with a recommendation of **approval** subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. That the zoning text be revised per Planning Division approval prior to recording as follows:
 - 1a. the list of permitted uses shall be revised to state: "Multi-family residential uses as shown on the approved plans and accessory uses directly associated with those permitted uses";
 - 1b. signage for the project shall be limited to the maximum permitted in the R5 zoning district, and as approved by the Urban Design Commission and Zoning Administrator;
 - 1c. all references to "as shown on submitted plans" shall be revised to "as shown on approved plans";

- 1d. building heights and floor area ratio in section D shall simply state "As shown on approved plans";
 - 1e. the Statement of Purpose shall be revised to simply state: "This Planned Unit Development is proposed to facilitate construction of an 8-story, [75]-unit apartment building with [234] bedrooms as shown on the approved plans." The building area breakdown and new construction data should be removed from the zoning text and stated instead in a revised final letter of intent;
 - 1f. the family definition shall be revised to state that there shall only be one tenant allowed per bedroom.
2. That the specific implementation plan be revised per Planning Division approval prior to final signoff and issuance of demolition or building permits as follows:
 - 2a. revise the plans to specify the total dwelling unit count and variety, number of bedrooms, total number of auto, bike and moped parking stalls;
 - 2b. provide additional detail on the rooftop penthouse and terrace, including landscaping of the terrace, any interior spaces proposed, the location of the elevator access, outside dimensions, and setbacks from perimeter walls;
 - 2c. revise the floorplans to identify/label the bathrooms and bedrooms in each unit and to identify the unit types be clearly labeled; all four- and five-bedroom units and at least 50% of the three-bedroom units shall have a minimum of two full bathrooms.
 3. That one bike parking stall be provided for each bedroom in the development. The first 75 bike parking stalls shall be provided as required by the Section 28.11 of the Zoning Ordinance as approved by the Zoning Administrator, with the remaining 159 stalls to be provided as approved by Planning and Zoning staff.
 4. No moped parking shall be allowed in the Spring Street right of way or in any yard except as shown on the approved plans.
 5. That the applicant work with Planning Division staff to further improve and enhance the proposed rooftop terrace prior to final approval and construction, including opportunities to increase the size of the terrace and its programming.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

6. In accordance with MGO 10.34–Street Numbers: Submit a PDF of each floor plan to Lori Zenchenko in the Engineering Mapping Section (Lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
7. When final site plans are approved, the GIS – Mapping Unit of the Engineering Division will require the submittal of a CAD file for this development.
8. City Engineering Division records indicate the existence of a private (University of Wisconsin-owned) 12-inch RCP storm sewer pipe draining the UW property located at 116 N. Charter Street (Lot 14, Block 11, Brook's Addition). This existing pipe alignment traverses the 1214 Spring Street

property and may require relocation coordination with the UW. City Engineering recommends coordination with Gary Brown, UW Facilities & Planning (263-3023) or Tammi Alexander, UW Real Estate (263-3043). The City of Madison does not have evidence of a recorded easement granting the UW this private storm sewer facility.

9. Any relocated University of Wisconsin storm sewer shall be shown including elevations and types of pipe. An agreement shall be required detailing their rights and responsibilities for the shared storm sewer.
10. The applicant shall submit a Certified Survey Map as required collectively by the Engineering, Planning and Zoning. [Author's Note: The CSM will be required following recording of the PUD and prior to the applicant requesting a building permit for this project.]
11. A pumping plan stamped by a Professional Engineer or Master Plumber is required for the inlet serving the underground parking.
12. Prior to [final] approval, obtain permit to plug existing private storm sewer.
13. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
14. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
15. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
16. A City-licensed contractor shall perform all work in the public right of way.
17. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree-planting plan (in PDF format) to Dean Kahl, of the City Parks Division - dkahl@cityofmadison.com or 266-4816.
18. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
19. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
20. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Wisconsin Department of Commerce and Department of Natural Resources. As this project is on a site with disturbance area less than 1 acre, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.

21. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: control 40% TSS (20 micron particle) off of new paved surfaces, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
22. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
23. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
24. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
25. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
26. Prior to approval of the project, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
27. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.

Traffic Engineering Division (Contact John Leach, 267-8755)

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| <p>28. A condition of approval shall be that no residential parking permits shall be issued for 1208-1214 Spring Street, as would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the restriction in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit a copy of the lease for the 1208-1214 Spring Street project noting the above condition in the lease when submitting plans for City approval.</p> |
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29. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineer Division to accommodate the microwave sight and building. The applicant shall submit grading plans and elevations if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

30. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

31. The applicant shall dimension all driveway approaches that any two driveway approaches shall be at least 10 feet apart and in no case less than the sum of the approach flare. The applicant will need to show the proposed approach is a minimum of 10 feet apart from the existing easterly approach. In addition, the applicant shall modify the plan so no part of the driveway approach shall extend in front of the property belonging to a person other than the permittee unless both property owners sign a joint application for a permit or driveway radii waiver letter prior to submittal of plans for approval.

32. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

33. The applicant shall design the surface or underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall shall be used for the residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas. The applicant will need to dimension the underground parking area according to MGO or use "One Size Fits All."

34. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

35. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

36. There appears to be a lot line running through the proposed building. This issue will need to be resolved before any building permits are issued pursuant to these plans so that the project may comply with applicable State building codes.

37. Meet applicable building codes, including accessible requirements.

38. Submitted plan shows stacked bicycle racking that does not appear to meet minimum bicycle parking requirements. Details provided on plan set page A1.0 are not legible, but these racks do not appear to comply with Zoning Code requirements. Provide 87 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Note: Bike parking shall comply with MGO Section 28.11, a bike-parking stall is two feet by six feet with six feet of vertical clearance, with a five-foot access area. Please show legible details for stalls on the plan, including detailed drawings of bike racks.
39. Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
40. Some elevation details have not been included, provide detailed elevations of all four sides and a rooftop plan as part of the SIP request.
41. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a.) Provide a minimum of 1 accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent to and on the passenger side for the surface parking.
 - b.) Show signage at the head of the stalls.
 - c.) The stalls shall be as near the elevator as possible.
42. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Section 31 and must be approved by the Urban Design Commission and Zoning Section. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.
43. If exterior lighting is provided, it must comply with MGO Section 10.085 outdoor lighting standards. Lighting will be limited to .10 watts per square foot.
44. Parking and loading shall comply with MGO Section 28.11 (4). Please revise in the body of zoning text, item G. to read: A 10'x35' loading zone will be provided as shown on the submitted plans.
45. Submitted plans show a grade patio, a fourth floor terrace and some units with balconies. These spaces may count as useable open spaces. Provide calculations showing the size of these spaces and the planned access to them, and revise the final plans to show these spaces.
46. Moped parking is proposed, but detail is not provided to describe the size of these stalls. Please show width of moped parking stalls on final plans. Note: Previous approvals for moped parking have used the following dimensions: Spaces shall be a minimum of 3 feet by 6 feet in size, with a vertical clearance of 6 feet, and with a drive aisle of 5 to 6 feet.

Parks Division (Contact Kay Rutledge, 266-4714)

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| 47. 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. |
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48. The developer shall pay \$91,954.32 in park dedication and development fees for 75 multi-family units, which is the remaining amount due after a credit is given for the three existing structures. The developer must select a method for payment of park fees before signoff on the rezoning. This development is located within the Vilas-Brittingham (SI27) park impact fee district. Fees in lieu of dedication=(75 units@\$1,477)=\$110,775.00; Park development fees=(75 units@\$592.50)=\$44,437.50, for a total park impact fee before credit of \$155,212.50. Credits for existing units = \$63,258.18: 30 existing efficiency/ single-room occupancy units @ \$1,034.75 combined fee = \$31,042.50; 1 single-family residence @ \$3,242.68 combined fee, and; 14 multi-family units @ \$2,069.50 combined fee = \$28,973.00.

Fire Department (Contact Scott Strassburg, 261-9843)

49. Per IFC 508, where a fire command center is provided, a plan submittal of the location and accessibility shall be provided to the department for approval. Please note: A fire department permit and plan review is required of the layout of the fire command center and all features required by section IFC 508.1.4 to be contained therein and shall be submitted for approval prior to installation.

50. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.03(17), and MGO 34.19, as follows:

- a.) The site plans shall clearly identify the location of all fire lanes;
- b.) IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height;
- c.) Provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered.

51. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Water Utility (Contact Dennis Cawley, 261-9243)

52. This property is in a Wellhead Protection District. The proposed use is permitted in the district. Any proposed change in use shall be reviewed by the Water Utility General Manager or his designated representative.

53. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this project.

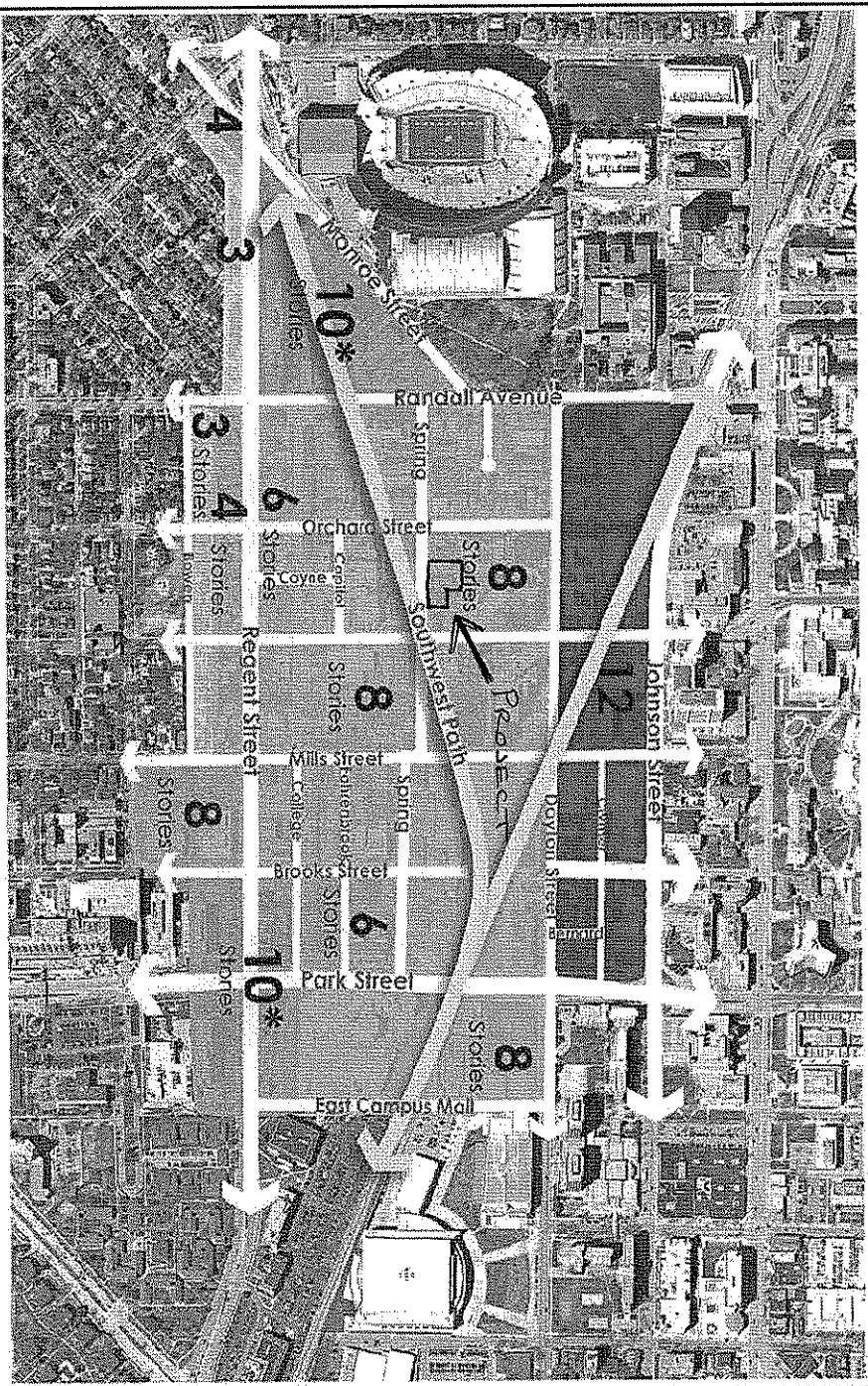
Map 4.4 Maximum Building Heights

Regent Street
South Campus
August 2007

Key

- 3 Stories / 46 Feet
- 4 Stories / 60 Feet
- 6 Stories / 88 Feet
- 8 Stories / 116 Feet
- 10 Stories / 144 Feet
- 12 Stories / 172 Feet

* Includes two 'bonus' stories for LEED Silver Certification



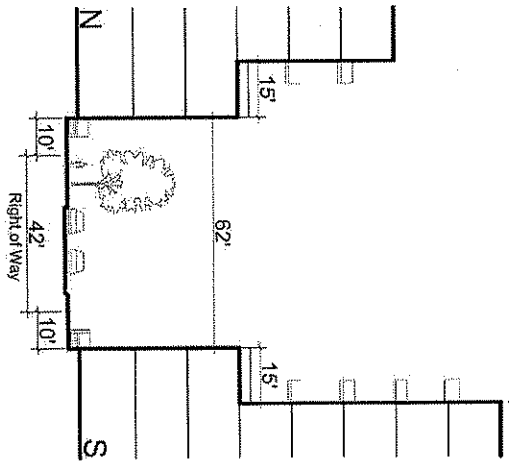
Maximum building heights were determined based on a first floor height of 18' and upper floor heights of 14'. Although different floor heights are permissible, buildings may not exceed the indicated maximum number of stories or height in feet (whichever is less) indicated on this map.

The 10-story maximum height areas shown on this map at the Park St./ Regent St. intersection and in the triangle formed by Regent Street, Monroe Street, and Randall Avenue include two 'bonus' stories above the maximum height of 8 stories for environmentally-friendly development. See plan document for further details on requirements for bonus stories.



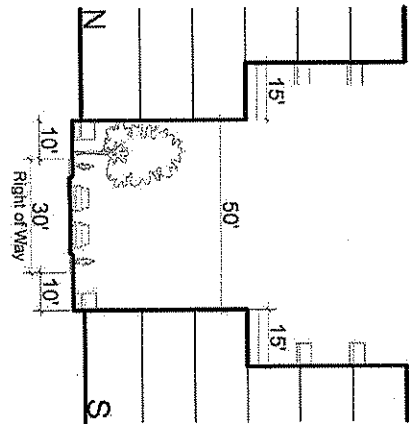
Urban Design

2 Bonus Stories with LEED Silver Certification



9: College Court

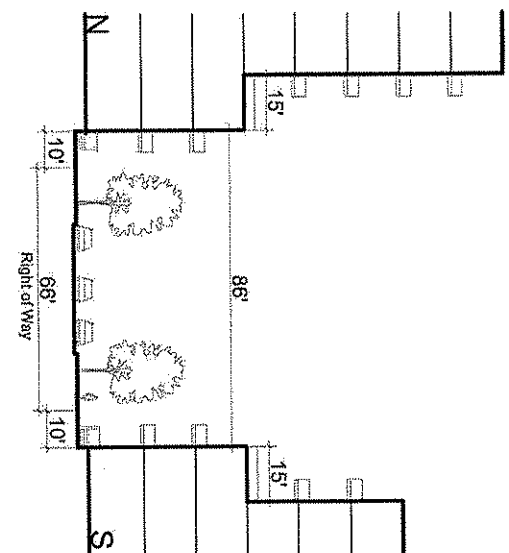
| | |
|--------------------------|---|
| Maximum Stories: | North side: 6 |
| | South side: 10 (upon meeting LEED requirement for 2 bonus stories) |
| Maximum Building Height: | North side: 88 feet |
| | South side: 144 feet (upon meeting LEED requirements for 2 bonus stories) |
| Minimum Stories: | North side: 2; South side: 3 |
| Building Stepback: | 15 feet, above the 3rd floor |
| Building Setback: | 10 feet |



10: Fahrenbrook Court

| | |
|--------------------------|------------------------------|
| Maximum Stories: | 6 |
| Maximum Building Height: | 88 feet |
| Minimum Stories: | 2 |
| Building Stepback: | 15 feet, above the 3rd floor |
| Building Setback: | 10 feet |

→ 11: Spring Street



| | |
|--------------------------|------------------------------|
| Maximum Stories: | North side: 8 |
| | South side: 6 |
| Maximum Building Height: | North side: 116 feet |
| | South side: 88 feet |
| Minimum Stories: | North side: 3; South side: 2 |
| Building Stepback: | 15 feet, above the 3rd floor |
| Building Setback: | 10 feet |



Regent Street
South Campus

City of Madison