




Department of Planning & Community & Economic Development  
**Building Inspection Division**

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**DATE:** May 20, 2013  
**TO:** Plan Commission  
**FROM:** Matt Tucker, Zoning Administrator   
**SUBJECT:** PD Alteration Request, Aspen Court, 201 S. Bedford St.

The owner of this development has submitted a request for alteration to the Planned Development, which is scheduled for consideration by the Plan Commission on May 20 2013. The alteration replaces a community space with a 1-bedroom apartment and alters the bicycle parking under the building.

Conversion of the work out space to a 1-bedroom dwelling unit

I have no general concern with this aspect of the request, except that a copy of the agreement with Capitol Fitness referenced in the letter of intent has not been provided, and there is no guarantee this agreement would be in place perpetually. I suggest the Plan Commission not give weight to the Capitol Fitness alternative in consideration of this request, but rather focus on the appropriateness of replacing the work-out space with a dwelling unit.

Modification to the bicycle parking

As this project is a Planned Development; there is no code-specified bicycle parking requirement, however, the project needs to adequately address its bike parking needs. Including the requested new unit, this building is comprised of fifty-one 1-bedroom units, four 1-bedroom plus den, and four 2-bedroom units. When originally approved, the development required a minimum of 62 bike parking spaces, one space per bedroom. The approved plans showed 85 total bike parking spaces on the site, 79 under building and an additional 6 exterior spaces for short-term parking. The proposed 60 3'-10" w x 5' d storage lockers replace 79 code-complaint bicycle parking spaces.<sup>1</sup>

The lockers would not meet the dimensional requirements for typical bike parking spaces (2' x 6' with a 5' access aisle). Staff has not typically counted storage lockers unless they met the bike parking dimensional requirements and were available to all users/occupants of the building. Even then, this was not always seen as viable bike parking. I suppose one could vertically stack their bike in the storage locker space, but it has not been demonstrated that this will work. This also requires the installation of a vertical-style bike rack, which is not being proposed at this

<sup>1</sup> 11 of the storage lockers are encumbered by building support columns, making the spaces even smaller. This compares to 12 of the bike parking spaces that were encumbered by the columns on the approved plans.

time. Otherwise, the bikes would probably be stored in apartments or attached to porches or exterior features around the site.

With this alteration, the 6 stalls outside the building, intended for visitor/short-term parking is the only bike parking that is consistent with zoning code requirements. Also, looking to the new zoning code (not applicable, but good to analyze as a comparison), up to 25% of the bike parking could be vertical style, but the new code also specifically prohibits the counting of storage lockers as qualifying bike parking.

As submitted, this proposed alteration does not appear to address the bike parking needs for the development.

CAPITOL  
NEIGHBORHOODS, INC.  
MADISON, WISCONSIN

April 16, 2013

Mr. Bill Fruhling  
City of Madison  
Planning Department  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Aspen Court Apartments – W. Doty and S. Bedford  
Bassett District Steering Committee Feedback

Dear Mr. Fruhling,

The Bassett District of Capitol Neighborhoods established a steering committee to work with the developer of the Aspen Court Apartments located on the corner of W. Doty and S. Bedford. In May 2012 we submitted a letter of support of the plans. Recently it was brought to the steering committee's attention that the developer is requesting two changes to the project which is currently under construction.

The first modification is to turn the small workout room into a one-bedroom apartment. While the committee feels that this is not a substantial change and would likely have been approved as part of the initial proposal, the last-minute nature of the change to an already-approved plan is concerning. Additionally, if this will become another apartment, the committee requests that additional vehicle and bike parking be provided to accommodate this additional apartment at the same ratio given to other units.

The second modification is more concerning to the committee. This modification proposes to build private storage units for each apartment instead of open bike racks. While the proposal states that this will increase the number of bikes stored, these storage areas do not seem appropriately sized to fit or accommodate a bike, especially with an inswing door. Also these storage units may be used for other purposes, not just bike parking. If appropriate bike storage is not provided, this could cause bikes to be stored inappropriately within the building or chained to other neighborhood and city property. The committee recommends revisiting the bike parking and storage to more appropriately accommodate bikes.

Thank you for your consideration,



Maureen Miner, for the Aspen Court Apartments Steering Committee  
Bassett District, Capitol Neighborhoods