

CITY OF MADISON  
**INTER-DEPARTMENTAL**  
CORRESPONDENCE

DATE: February 7, 2011

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 21242 – PUD-SIP Alteration – 515 N. Lake Street**

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On July 17, 2000, the Common Council approved a request by Harold Langhammer to rezone a 6,619 square-foot parcel located at 515 N. Lake Street from C4 (Central Commercial District) to PUD-GDP-SIP to allow construction of an 8-story mixed-use building with 28 apartments and 2 retail spaces. The building has since been constructed. The approval of “The Collegiate” included a condition recommended by Planning Division staff that restricted the occupancy of the building to no more than 1 occupant per bedroom (see attached amended letter of approval dated November 7, 2000).

On January 18, 2011, Mr. Langhammer submitted a minor alteration to the approved and recorded PUD-SIP requesting that the zoning text for the project be altered to correct the misspelling of “PUD” in the family definition and to relax the condition of approval restricting the residential occupancy to no more than 1 occupant per bedroom. Specifically, Mr. Langhammer requests the ability to have one additional tenant per dwelling unit. The 28-unit project consists of 14 three-bedroom apartments and 14 four-bedroom apartments. Under Mr. Langhammer’s proposal, the occupancy of these units could increase to 4 and 5 persons per unit, respectively. He indicates that all of the apartments in the project are “spacious” and “could adequately handle an additional person.” Mr. Langhammer cites the desire by his primarily student tenants to have this additional person per unit for the purposes of lowering the effective rent of the units.

The alteration to allow the additional resident per dwelling unit should be reviewed by the Plan Commission as provided in Section 28.07(6)(9)4.d, which allows the Plan Commission to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council. In reviewing the requested alteration, staff believes that Mr. Langhammer’s request is reasonable. The language requested by staff in 2000 has been requested in a limited number of other student-oriented residential developments approved in the last 15 years. However, application of this condition has not been uniform. Staff feels that it would be appropriate for the Commission to approve the modified language given that the subject development has generally been operated well since its opening and that the potential for one additional resident per unit should have little or no impact on surrounding properties, including some that are developed with student-oriented residential properties, which do not have the residency restriction The Collegiate development currently has.