

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # 10-68-11
Legistar # 24171

DATE SUBMITTED: <u>December 27, 2011</u>	Action Requested
UDC MEETING DATE: <u>Jan 4, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 202 & 206 North Brooks Street

ALDERMANIC DISTRICT: 8 - Scott Resnick

OWNER/DEVELOPER (Partners and/or Principals)
Mr. Joseph McCormick - JD McCormick Company
101 North Mills Street
Madison, Wisconsin 53715

ARCHITECT/DESIGNER/OR AGENT:
Mr. Joseph Lee - JLA Architects
5325 Wall Street - Suite 2700
Madison, Wisconsin 53718

CONTACT PERSON: Mr. Joseph Lee - JLA Architects
Address: 5325 Wall Street - Suite 2700
Madison, Wisconsin 53718
Phone: 241-9500
Fax: N/A
E-mail address: jlee@jla-ap.com



TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

JDMcCormick LLC.

Development & Property Management

City of Madison Plan Commission & Common Council
215 Martin Luther King Jr. Boulevard - Room LL100
Madison, Wisconsin 53701

Plan Commission & Council Members -

As owners of 202 & 206 North Brooks Street, it is our intent to redevelop our properties to provide a high quality residential building to serve the University and the greater Downtown Area as a whole. This project would involve removing the existing buildings, combining the two parcels, and constructing a single new building. We anticipate that this project would be a 2.5 million dollar re-investment in the area.

The site's existing buildings, built around 1905, are three stories tall with three apartment units in each building. Each building contains (2) three-bedroom units and (1) two-bedroom unit. Both buildings are wood framed, with pitched gable roofs and wood & vinyl siding.

The proposed new apartment building would be a contemporary five-story structure - with a partial loft level in the fifth floor apartments. It would contain 14 total units comprised of (4) two-bedroom units, (4) three-bedroom units, (5) four-bedroom units and (1) five-bedroom unit. In the lower level there will be storage, mechanical equipment, and parking for bikes and/or motorized scooters. It will be a masonry & wood-framed building with a combination of masonry veneer and metal or fiber cement cladding.

Because of the site's location, we anticipate that the potential residents of the proposed building will likely be students from the University, as are the residents of the two existing buildings.

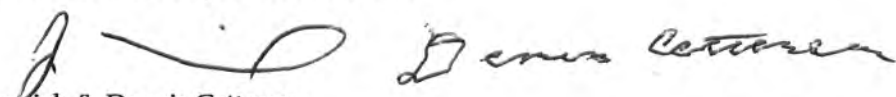
We have owned these properties for some time, 202 (since 1999) & 206 (since 1977). The rest of the block is primarily owned by the State of Wisconsin/University, with only one other private land owner on the block.

It may seem to make sense for the State/University to purchase these parcels for future University development- however, after multiple discussions & opportunities for them to do so, no offers have ever been made. The University had a ten-year 'option to purchase' on the property, but allowed it to expire in 2006. In talks with the University, ten years ago and again this past summer, it was determined that due to a lack of financial resources, no offer to purchase these parcels could be made now, or in the next 5 years, as this site is not in the University's 'Five Year Plan'.

We cannot keep waiting for the University to take action on this site and believe that it is now time for us to re-invest in this neighborhood, and this site specifically, by redeveloping the site and replacing the aging structures with modern, energy-efficient, high-quality, privately owned, student housing.

Thank you, in advance, for your consideration.

Sincerely,


Joe McCormick & Dennis Catterson
Owners of 202 and 206 North Brooks Street

Brooks & Dayton Student Housing
Madison, Wisconsin 53226

C-001	SITE PLAN
C-002	DEMOLITION PLAN
C-003	SITE GRADING AND EROSION CONTROL
C-004	UTILITY PLAN
A-001	LOWER LEVEL PLAN & PROJECT DATA
A-002	STREET LEVEL & SECOND FLOOR PLANS
A-003	THIRD & FOURTH FLOOR PLANS
A-004	FIFTH FLOOR & LOFT PLANS
A-005	ELEVATIONS - SOUTH AND EAST
A-006	ELEVATIONS - NORTH AND WEST



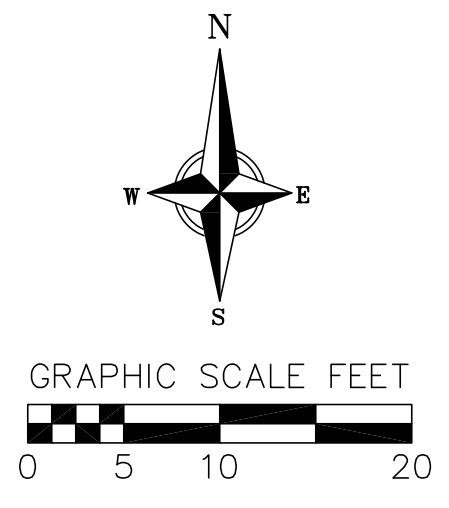
UDC & PLAN COMMISSION
Information Set

TOPOGRAPHIC SYMBOL LEGEND

- ⊞ EXISTING CURB INLET
- ⊕ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE

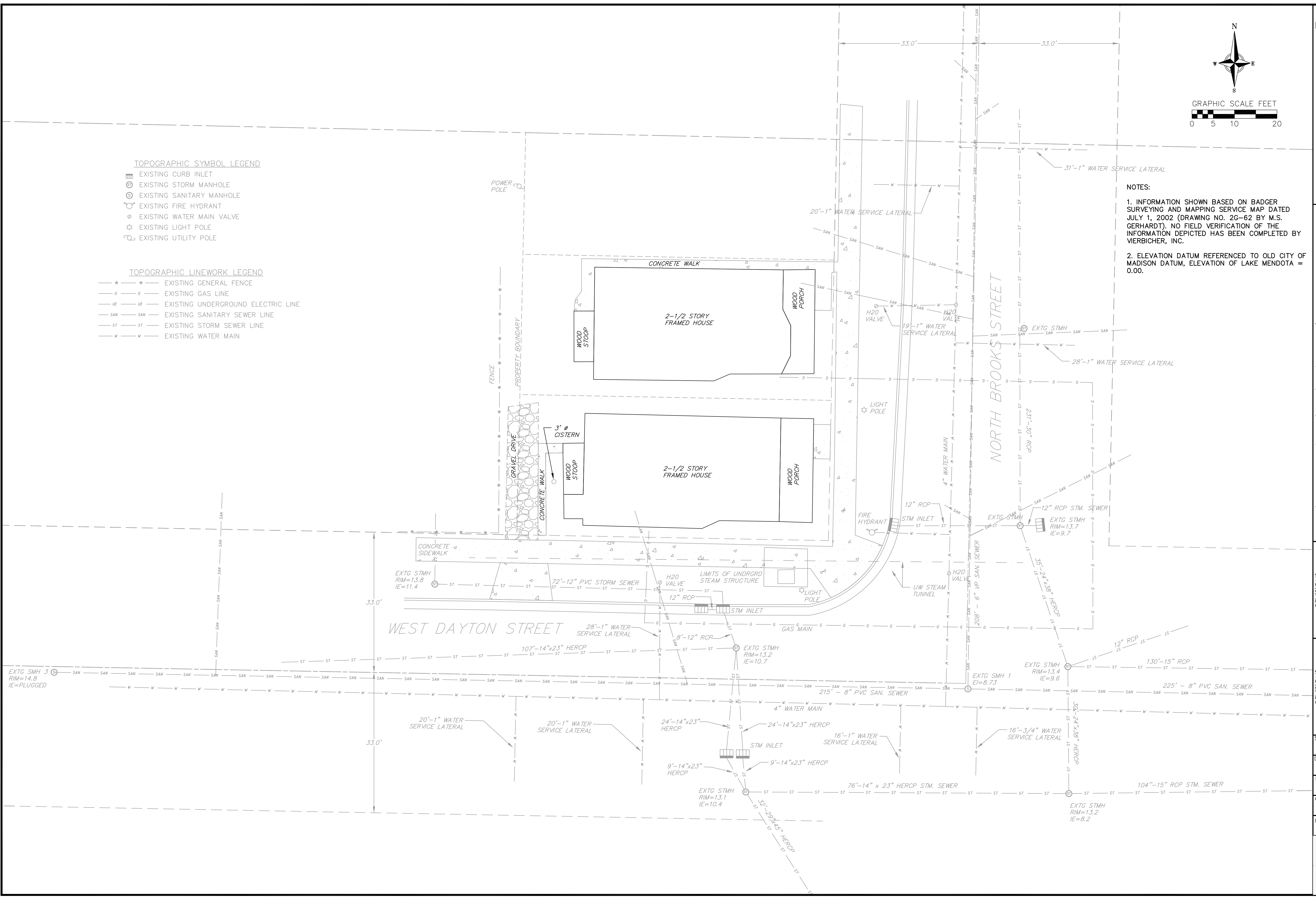
TOPOGRAPHIC LINEWORK LEGEND

- * — * — EXISTING GENERAL FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST — ST — EXISTING STORM SEWER LINE
- W — W — EXISTING WATER MAIN



NOTES:

1. INFORMATION SHOWN BASED ON BADGER SURVEYING AND MAPPING SERVICE MAP DATED JULY 1, 2002 (DRAWING NO. 26-62 BY M.S. GERHARDT). NO FIELD VERIFICATION OF THE INFORMATION DEPICTED HAS BEEN COMPLETED BY VIERBICHER, INC.
2. ELEVATION DATUM REFERENCED TO OLD CITY OF MADISON DATUM, ELEVATION OF LAKE MENDOTA = 0.00.



vierbicher | engineers | architects
planners

REEDSBURG - MADISON - PRAIRE DU CHIEN
1999 Prairie du Chien Road
Reedsburg, WI 53151
Phone: (608) 824-6332 Fax: (608) 824-6333

Brooks & Dayton Student Housing
Site Plan
Madison, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE NOV. 30, 2011




DRAFTER RHAN TPET

CHECKED TSCH








PROJECT NO. 33117752.00

C-001







LEGEND

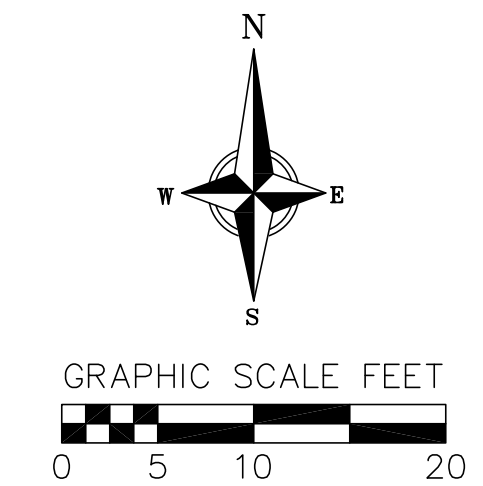
-  EXISTING BUILDING TO BE REMOVED
-  EXISTING CONCRETE/ASPHALT TO BE REMOVED
-  EXISTING GRAVEL TO BE REMOVED

TOPOGRAPHIC SYMBOL LEGEND

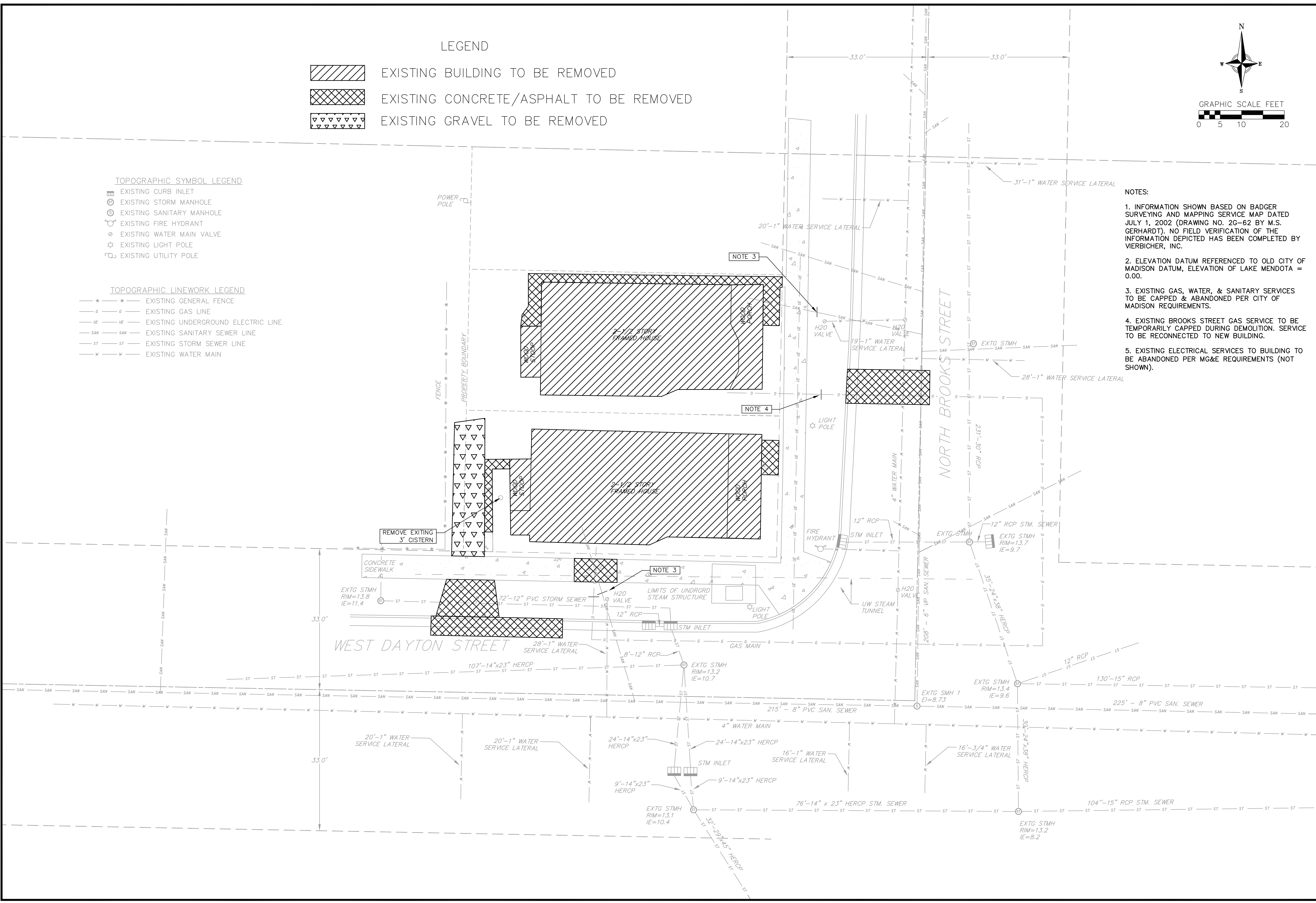
-  EXISTING CURB INLET
-  EXISTING STORM MANHOLE
-  EXISTING SANITARY MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING WATER MAIN VALVE
-  EXISTING LIGHT POLE
-  EXISTING UTILITY POLE

TOPOGRAPHIC LINEWORK LEGEND

-  EXISTING GENERAL FENCE
-  EXISTING GAS LINE
-  EXISTING UNDERGROUND ELECTRIC LINE
-  EXISTING SANITARY SEWER LINE
-  EXISTING STORM SEWER LINE
-  EXISTING WATER MAIN



- NOTES:
1. INFORMATION SHOWN BASED ON BADGER SURVEYING AND MAPPING SERVICE MAP DATED JULY 1, 2002 (DRAWING NO. 2G-62 BY M.S. GERHARDT). NO FIELD VERIFICATION OF THE INFORMATION DEPICTED HAS BEEN COMPLETED BY VIERBICHER, INC.
 2. ELEVATION DATUM REFERENCED TO OLD CITY OF MADISON DATUM, ELEVATION OF LAKE MENDOTA = 0.00.
 3. EXISTING GAS, WATER, & SANITARY SERVICES TO BE CAPPED & ABANDONED PER CITY OF MADISON REQUIREMENTS.
 4. EXISTING BROOKS STREET GAS SERVICE TO BE TEMPORARILY CAPPED DURING DEMOLITION. SERVICE TO BE RECONNECTED TO NEW BUILDING.
 5. EXISTING ELECTRICAL SERVICES TO BUILDING TO BE ABANDONED PER MG&E REQUIREMENTS (NOT SHOWN).



vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRABIE DU CHEN
 999 Prairie Avenue, Suite 200
 Phone: (608) 824-5332 Fax: (608) 824-5330

Brooks & Dayton Student Housing
 Demolition Plan
 Madison, Wisconsin

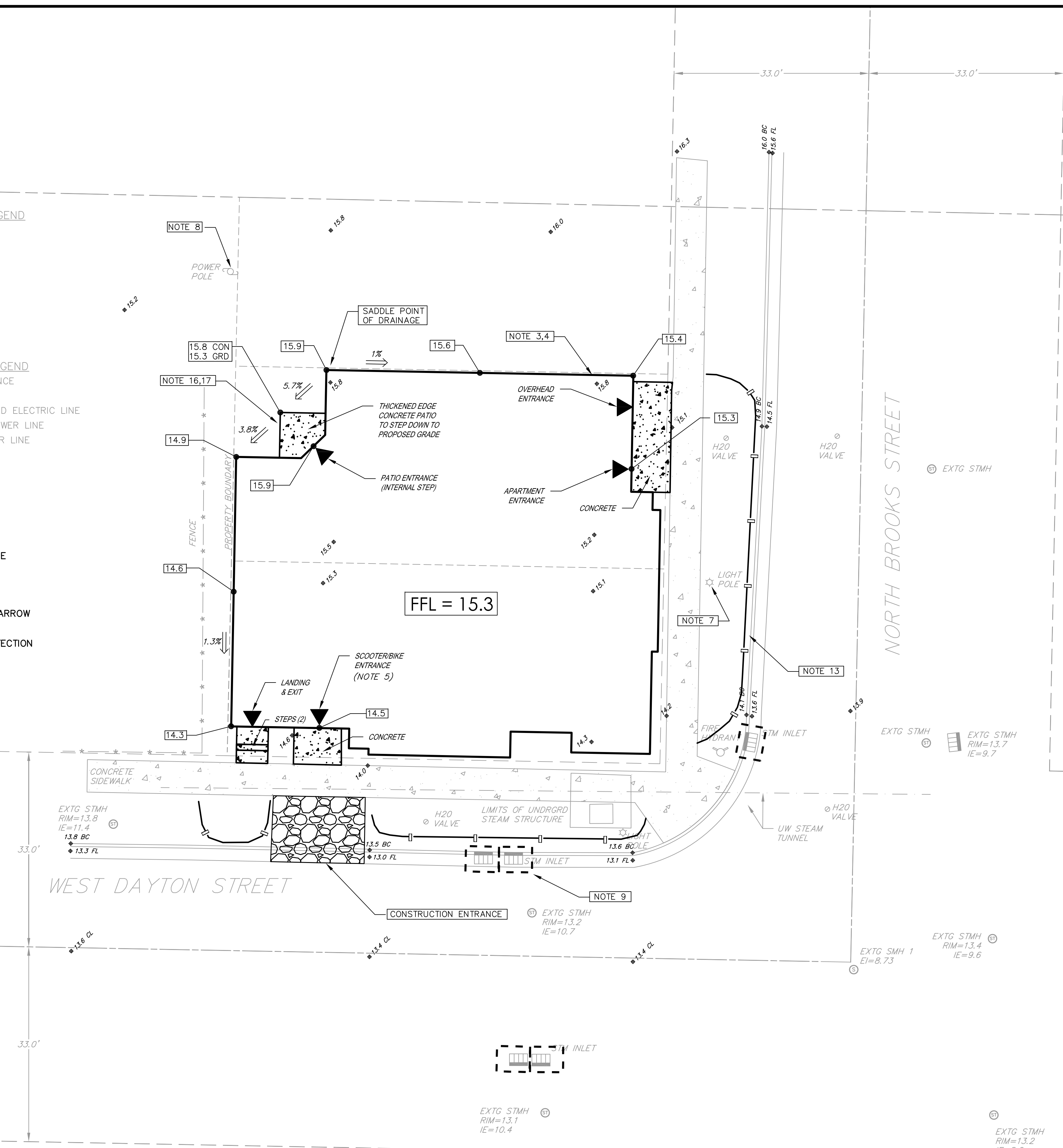
REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE NOV. 30, 2011
DRAFTER RHAN TPET
CHECKED TSCH
PROJECT NO. 33117752.00

C-002

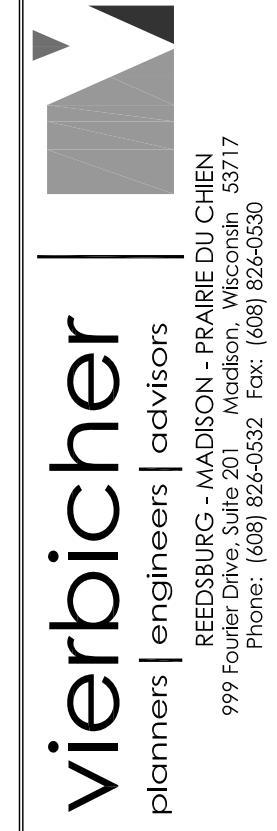
© 2011 Vierbicher Associates, Inc. 29 Nov 2011 - 9:09a M:\JM Properties\33117752_202 N Brooks St\ENGINEERING\Civil\3D\ASP-BrooksDayton_BASE.ENG.dwg by: coop

- TOPOGRAPHIC SYMBOL LEGEND**
- ⊕ EXISTING CURB INLET
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER MAIN VALVE
 - ☆ EXISTING LIGHT POLE
 - ⊕ EXISTING UTILITY POLE
- TOPOGRAPHIC LINEWORK LEGEND**
- *—*— EXISTING GENERAL FENCE
 - G—G— EXISTING GAS LINE
 - UE—UE— EXISTING UNDERGROUND ELECTRIC LINE
 - SAM—SAM— EXISTING SANITARY SEWER LINE
 - ST—ST— EXISTING STORM SEWER LINE
 - W—W— EXISTING WATER MAIN
- LEGEND**
- ▨ NEW CONCRETE
 - 15.5 PROPOSED SPOT GRADE
 - 15.8 EXISTING SPOT GRADE
 - ⇒ PROPOSED DRAINAGE ARROW
 - ⊔ PROPOSED INLET PROTECTION
 - |— PROPOSED SILT FENCE



NOTES:

1. INFORMATION SHOWN BASED ON BADGER SURVEYING AND MAPPING SERVICE MAP DATED JULY 1, 2002 (DRAWING NO. 2G-62 BY M.S. GERHARDT). NO FIELD VERIFICATION OF THE INFORMATION DEPICTED HAS BEEN COMPLETED BY VIERBICHER, INC.
 2. ELEVATION DATUM REFERENCED TO OLD CITY OF MADISON DATUM, ELEVATION OF LAKE MENDOTA = 0.00.
 3. FOUNDATION ALONG NORTH SIDE OF BUILDING TO EXTEND ABOVE THE PROPOSED FIRST FLOOR GRADE. TOP OF FOUNDATION = 16.4.
 4. TEMPORARY GRADING EASEMENTS REQUIRED FROM ADJACENT PROPERTY OWNERS.
 5. FOUNDATION FOR SCOOTER/BIKE ENTRANCE TO BE STEPPED. MINIMUM OPENING ELEVATION TO BE 6 INCHES ABOVE LOW POINT IN ADJACENT SIDEWALK (14.5).
 6. EXISTING FEATURES TO BE DEMOLISHED SHOWN ON SHEET C-001.
 7. EXISTING LIGHT POLES TO REMAIN.
 8. EXISTING ELECTRICAL POWER POLE TO REMAIN.
- EROSION CONTROL MEASURES**
9. INLET PROTECTION (TYPE D) – TO BE INSTALLED IN ALL STORM SEWER CATCH BASIN UNLESS OTHERWISE NOTED.
 10. TRACKING PADS – TO BE PLACED AS SHOWN.
 11. EROSION MATTING (CLASS I, TYPE B) – TO BE INSTALLED IN THE TERRACE.
 12. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET.
 13. INSTALL TRACKING PAD OF BREAKER RUN ROCK AS SHOWN TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC OR PRIVATE ROADWAY. SEDIMENT REACHING THE PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
 14. STABILIZED DISTURBED GROUND ALL DISTURBED GROUND AND SOIL OR DIRT STORAGE PILES SHALL BE CONTAINED ON THE SITE BY FILTER BARRIERS OR OTHER SUITABLE MEANS. THE CONTAINMENT MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS ADEQUATELY STABILIZED.
 15. SITE DE-WATERING WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR THEIR APPROPRIATE CONTROL MEASURES. SUCH SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NOT MORE THAN 1500 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER.
- SITE LANDSCAPING NOTES**
16. ALL DISTURBED AREAS TO BE RESTORED WITH TURF GRASS.
 17. FOUNDATION PLANTINGS TO BE INSTALLED ALONG REAR PATIO AREA OF THE BUILDING.



Brooks & Dayton Student Housing
 Site Grading And Erosion Control
 Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE NOV. 30, 2011
 DRAFTER RHAN TPET
 CHECKED TSCH
 PROJECT NO. 33117752.00

C-003

TOPOGRAPHIC SYMBOL LEGEND

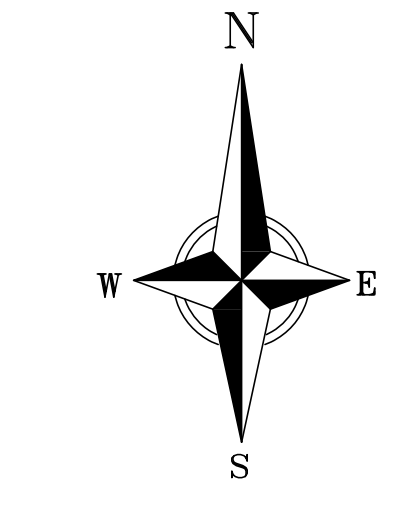
- ⊞ EXISTING CURB INLET
- ⊞ EXISTING STORM MANHOLE
- ⊞ EXISTING SANITARY MANHOLE
- ⊞ EXISTING FIRE HYDRANT
- ⊞ EXISTING WATER MAIN VALVE
- ⊞ EXISTING LIGHT POLE
- ⊞ EXISTING UTILITY POLE

TOPOGRAPHIC LINEWORK LEGEND

- *—*— EXISTING GENERAL FENCE
- G—G— EXISTING GAS LINE
- UE—UE— EXISTING UNDERGROUND ELECTRIC LINE
- SAN—SAN— EXISTING SANITARY SEWER LINE
- ST—ST— EXISTING STORM SEWER LINE
- W—W— EXISTING WATER MAIN

LEGEND

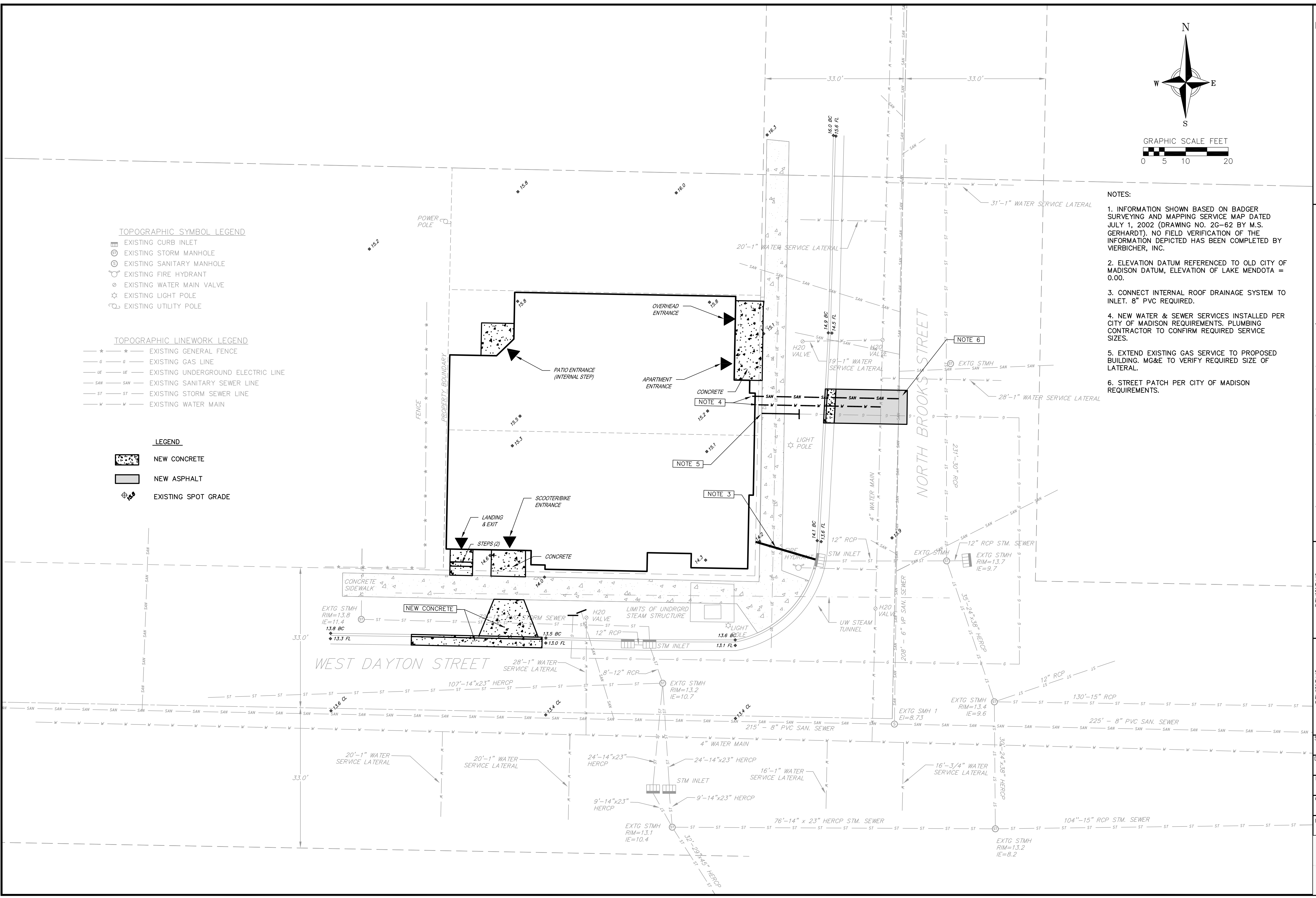
- ▨ NEW CONCRETE
- ▨ NEW ASPHALT
- ⊞ EXISTING SPOT GRADE



GRAPHIC SCALE FEET
0 5 10 20

NOTES:

1. INFORMATION SHOWN BASED ON BADGER SURVEYING AND MAPPING SERVICE MAP DATED JULY 1, 2002 (DRAWING NO. 2G-62 BY M.S. GERHARDT). NO FIELD VERIFICATION OF THE INFORMATION DEPICTED HAS BEEN COMPLETED BY VIERBICHER, INC.
2. ELEVATION DATUM REFERENCED TO OLD CITY OF MADISON DATUM. ELEVATION OF LAKE MENDOTA = 0.00.
3. CONNECT INTERNAL ROOF DRAINAGE SYSTEM TO INLET. 8" PVC REQUIRED.
4. NEW WATER & SEWER SERVICES INSTALLED PER CITY OF MADISON REQUIREMENTS. PLUMBING CONTRACTOR TO CONFIRM REQUIRED SERVICE SIZES.
5. EXTEND EXISTING GAS SERVICE TO PROPOSED BUILDING. MG&E TO VERIFY REQUIRED SIZE OF LATERAL.
6. STREET PATCH PER CITY OF MADISON REQUIREMENTS.



vierbicher
planners | engineers | advisors

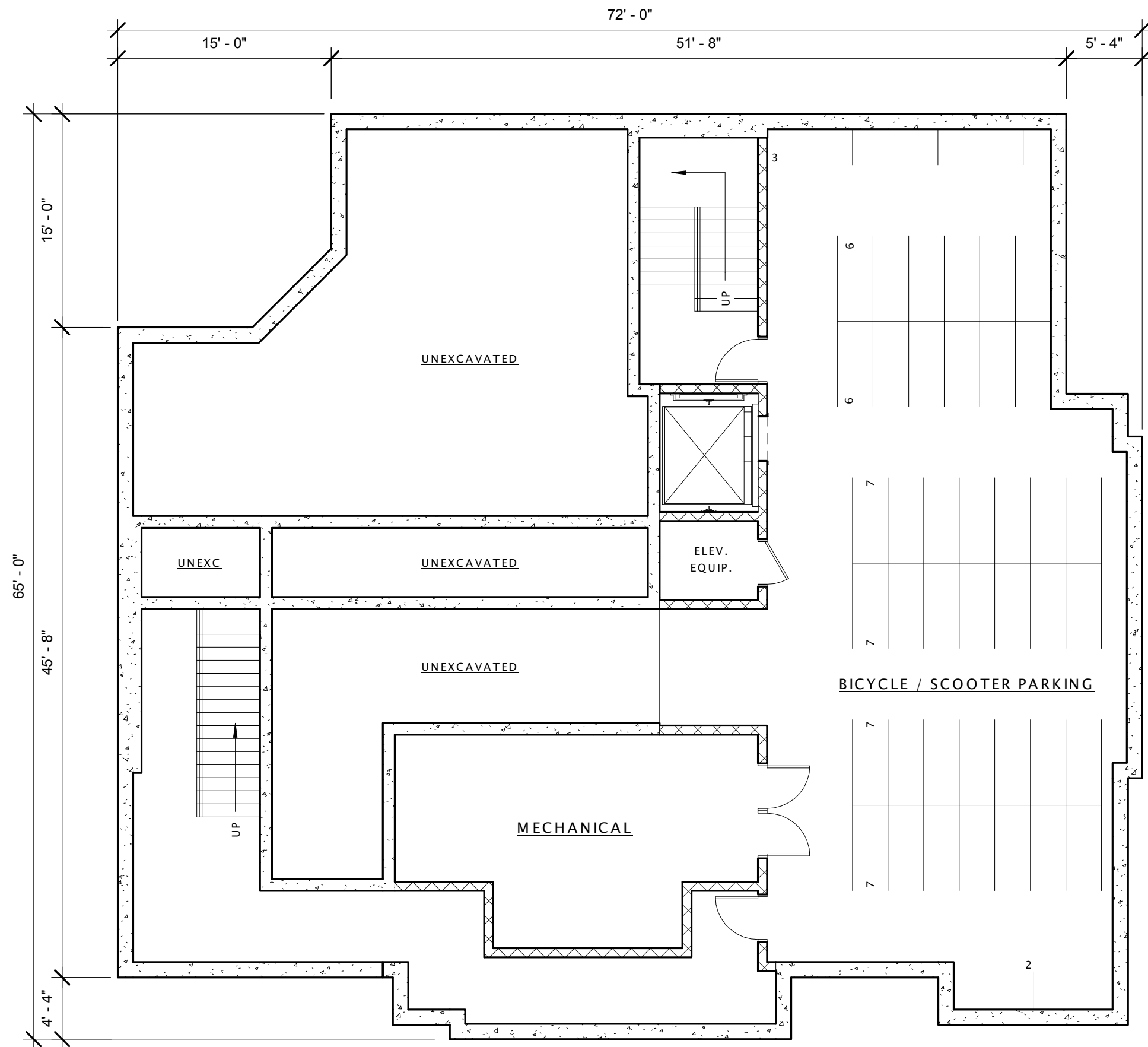
REEDSBURG - MADISON - PRABIRE DU CHIEN
4000 Wisconsin Ave. Madison, WI 53706
Phone: (608) 524-4448 Fax: (608) 524-8318

Brooks & Dayton Student Housing
Utility Plan
Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE NOV. 30, 2011
DRAFTER TPET
CHECKED TSCH
PROJECT NO. 33117752

C-004



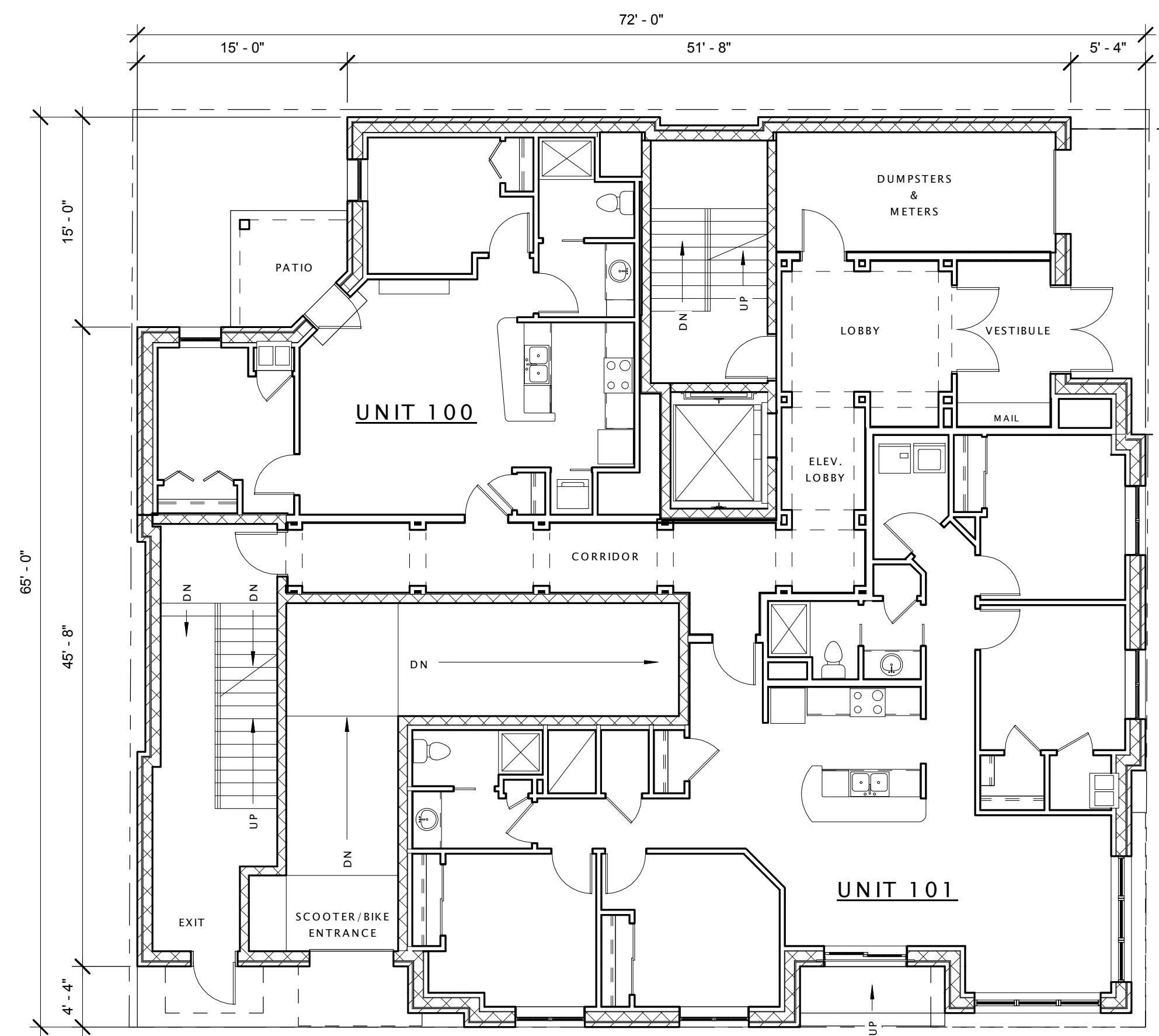
① LOWER LEVEL PLAN
1/8" = 1'-0"

PROJECT DATA:

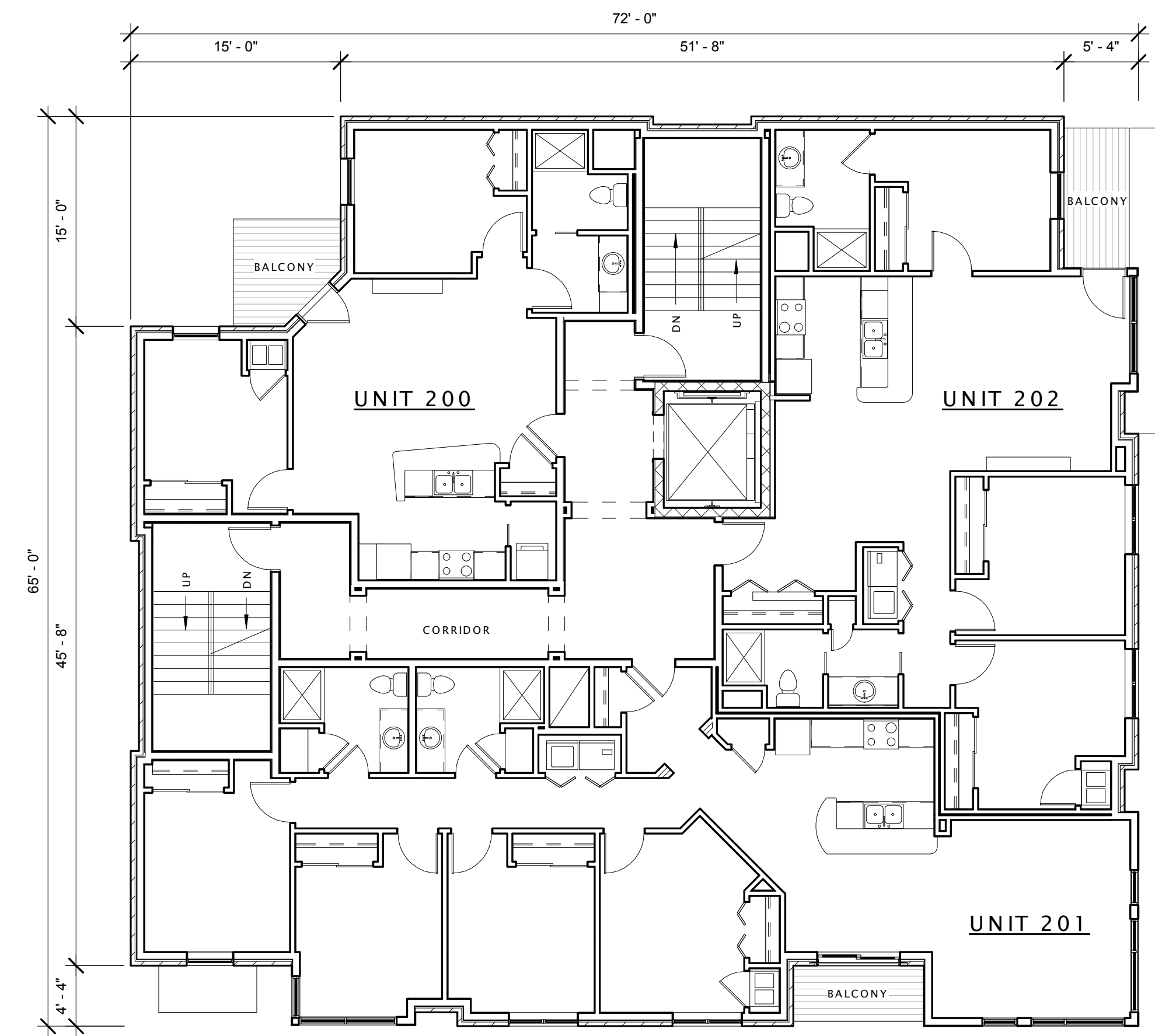
SITE AREA:	4,791.60 sf
PROPOSED DWELLING UNITS:	14 dwelling units
PROPOSED BEDROOMS:	45 bedrooms
TOTAL GROSS FLOOR AREA:	22,025 sf
PROPOSED FLOOR AREA RATIO:	4.60
PROPOSED OPEN SPACE:	55 sf/dwelling unit
PROPOSED BUILDING HEIGHT:	60 feet
PROPOSED BICYCLE/SCOOTER PRK'G:	45 spaces

UNIT DATA

FLOOR	5 BEDS	4 BEDS	3 BEDS	2 BEDS	UNIT TOTAL	BED TOTAL
FIFTH	1	1	1	-	3	12
FOURTH	-	1	1	1	3	9
THIRD	-	1	1	1	3	9
SECOND	-	1	1	1	3	9
GROUND	-	1	-	1	3	6
TOTALS	1	5	4	4	14	45



① STREET LEVEL FLOOR PLAN
1/8" = 1'-0"



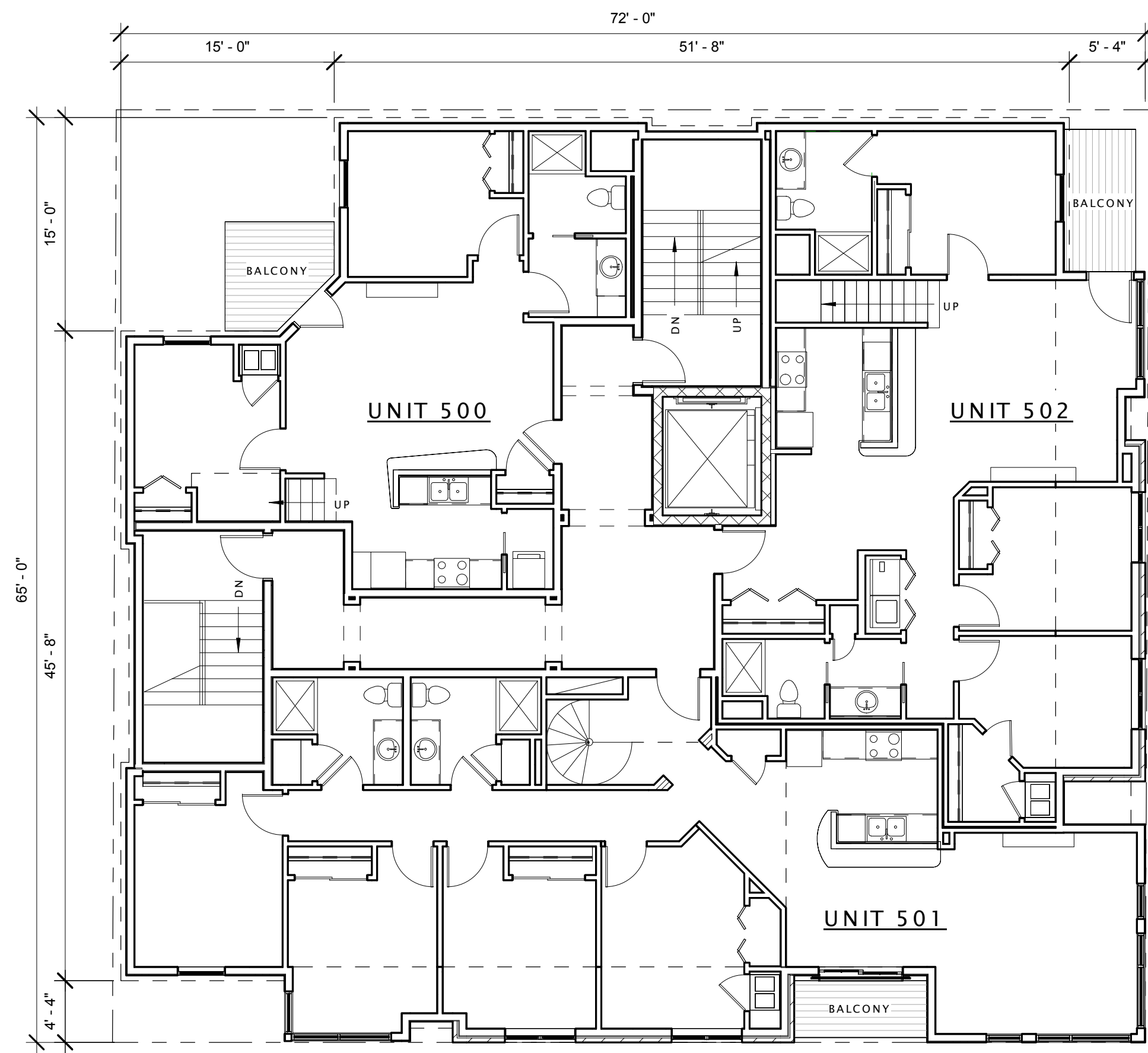
② FLOOR PLANS - FLOORS 2 TO 5
1/8" = 1'-0"



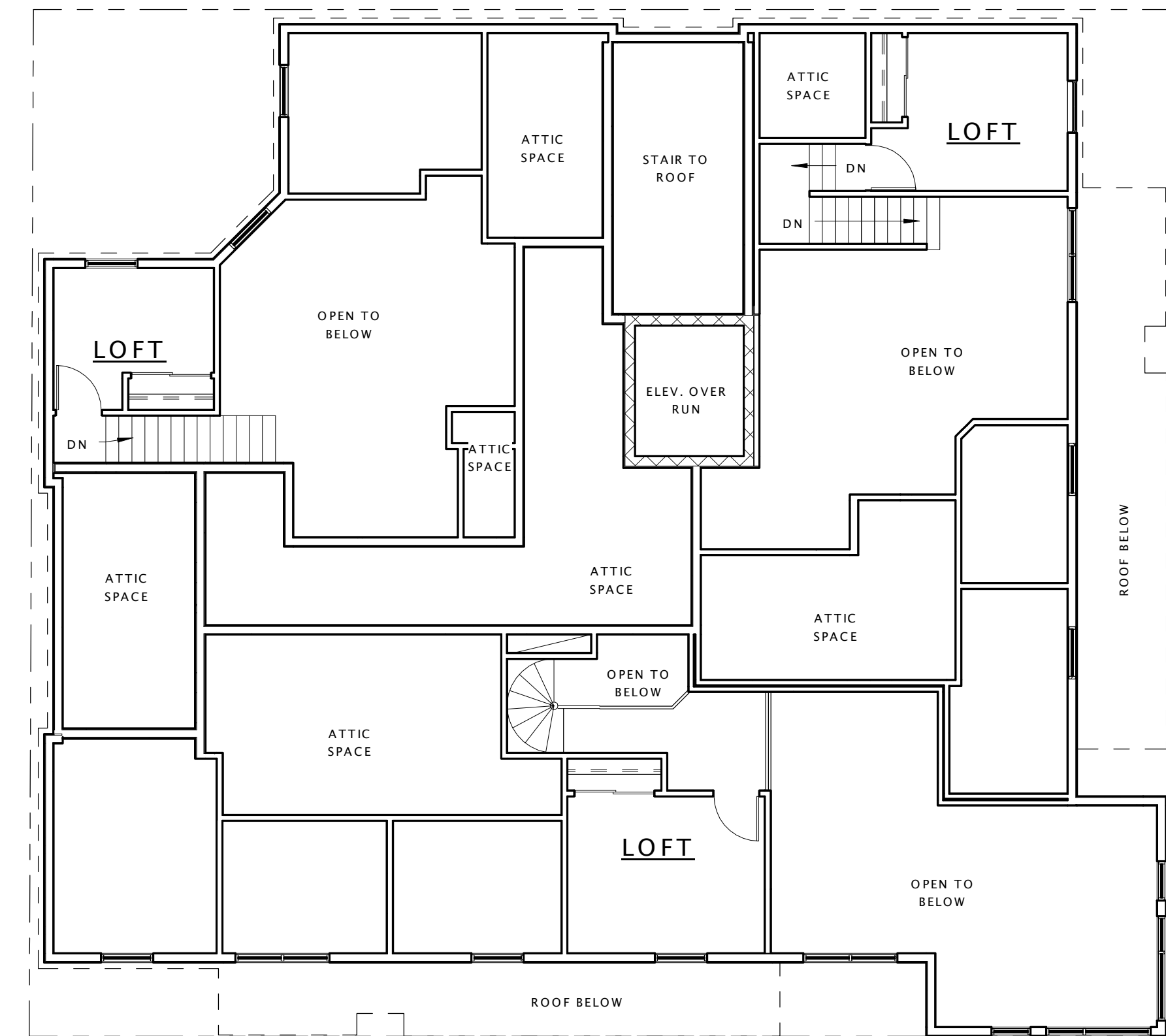
① THIRD FLOOR PLAN
1/8" = 1'-0"



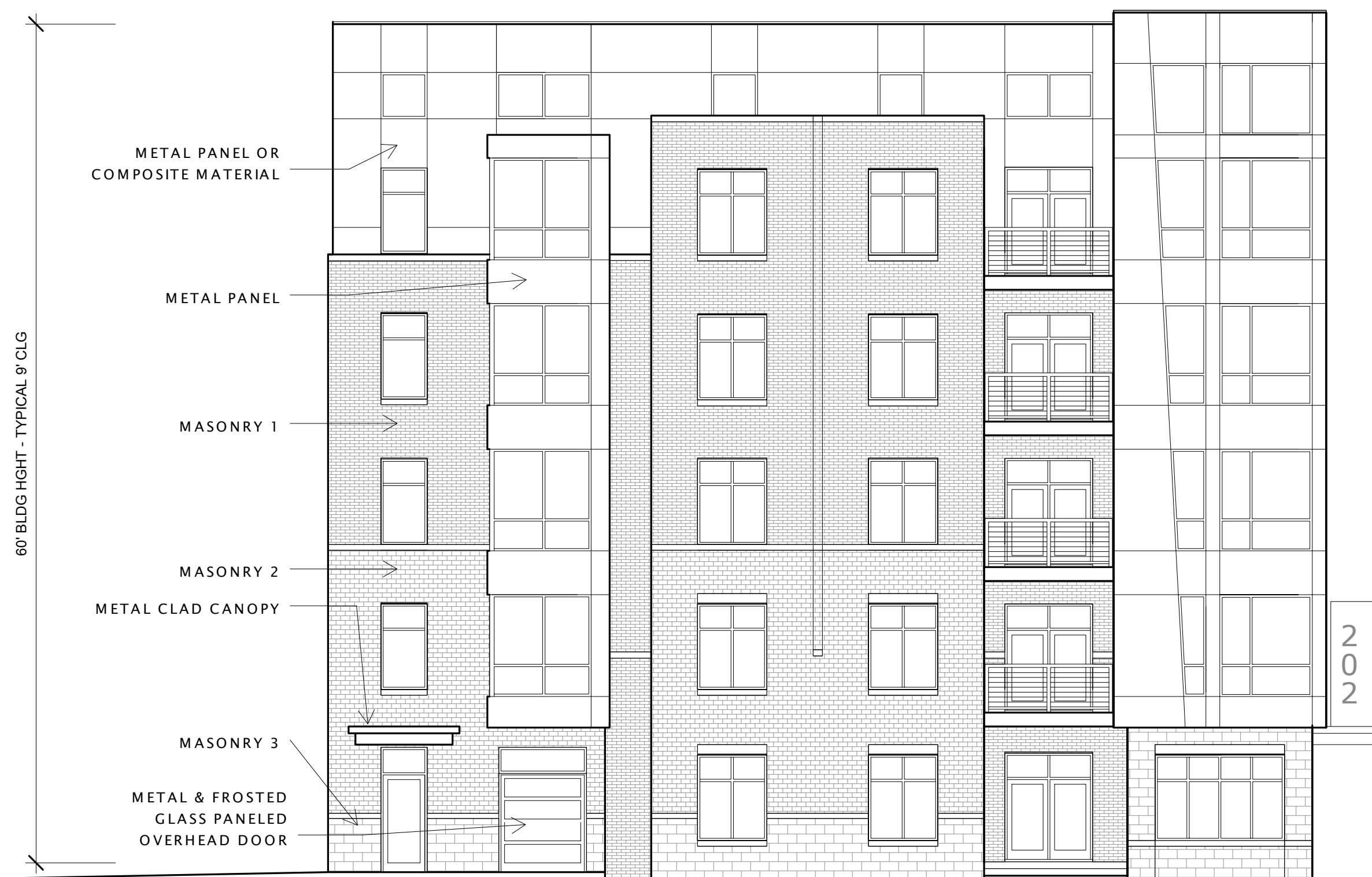
② FOURTH FLOOR PLAN
1/8" = 1'-0"



① FIFTH FLOOR PLAN
1/8" = 1'-0"



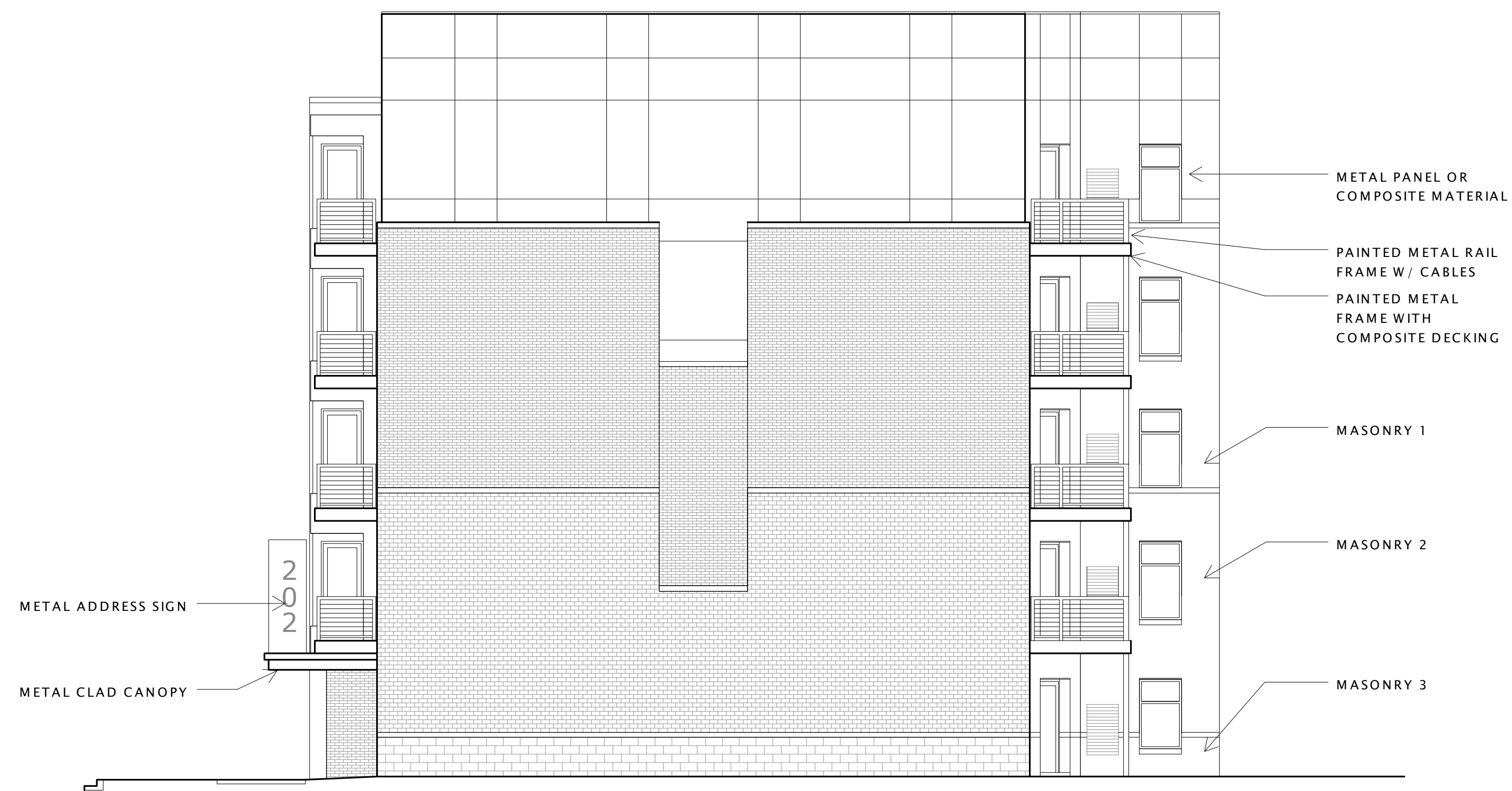
② FIFTH FLOOR LOFT PLAN
1/8" = 1'-0"



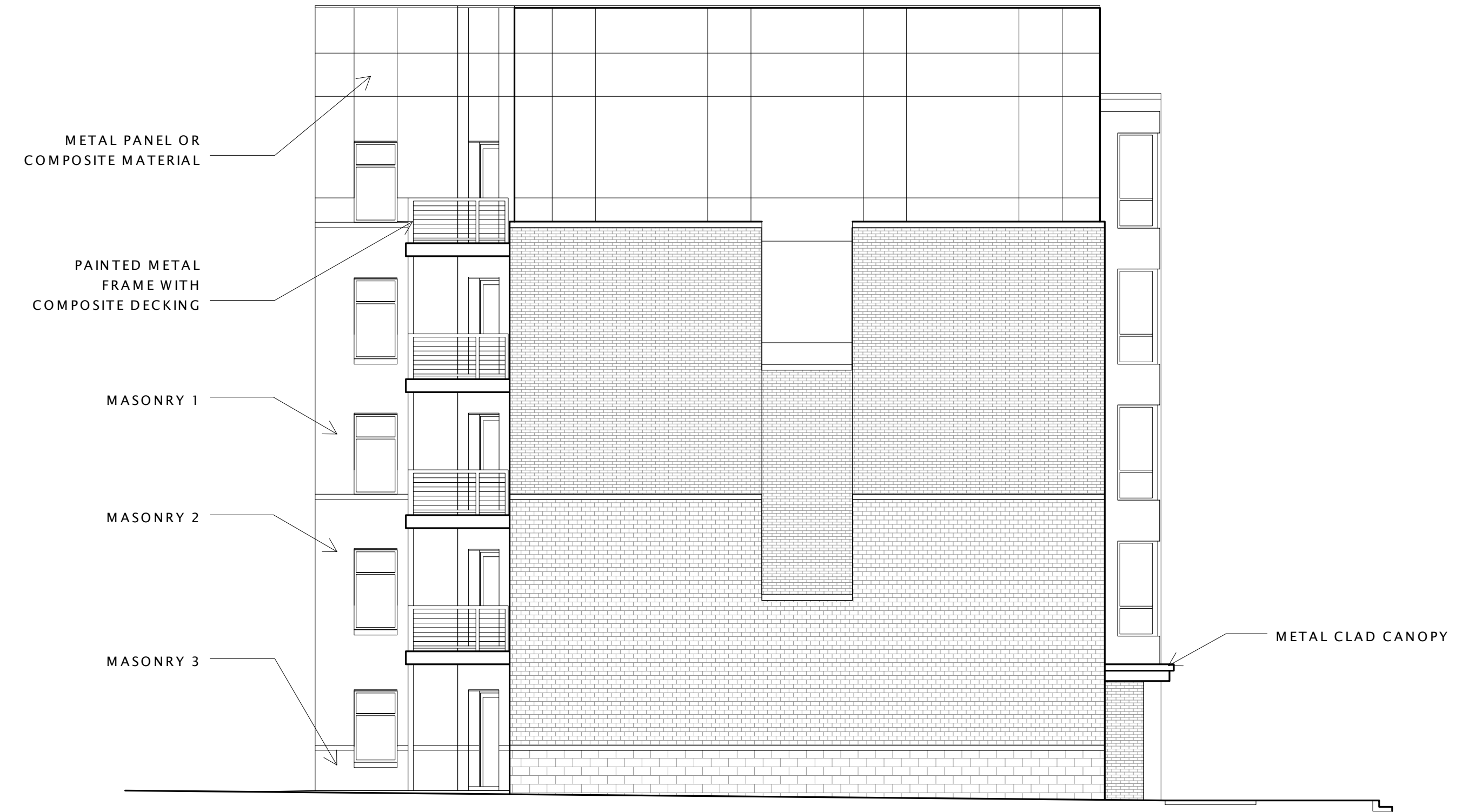
③ SOUTH ELEVATION (WEST DAYTON STREET)
1/8" = 1'-0"



② EAST ELEVATION (NORTH BROOKS STREET)
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

ZONING TEXT

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN

Project: **Brooks / Dayton Student Housing**
 202 & 206 North Brooks Street
 Madison, Wisconsin 53715

Legal Description:

The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

Lot Area:

The lot area for the lands contained within this Planned Unit Development (PUD) is as stated in Exhibit 'A', attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the construction of a five-story multi-dwelling unit residential building at the northwest corner of the intersection of North Brooks Street and West Dayton Street.

B. Permitted Uses:

The following uses are Permitted in this Planned Unit Development (PUD):

1. Those Uses that are stated as Permitted Uses in the R5 Zoning District per Madison General Ordinance - Chapter 28 (Zoning).
2. Those Uses that are stated as Accessory Uses to the Permitted Uses in the R5 Zoning District per Madison General Ordinance - Chapter 28 (Zoning).
3. Multiple Dwelling-Unit Buildings and those associated Accessory Uses.

C. Conditional Uses:

The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R5 Zoning District per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

D. Floor Area Ratio:

The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 5.0.

E. Building Height:

In this Planned Unit Development (PUD), no building or structure shall exceed five (5) stories nor sixty (60) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

F. Yard Requirements:

In this Planned Unit Development (PUD), no minimum front, rear, or side yard is required.

G. Usable Open Space:

In this Planned Unit Development (PUD), Usable Open Space totaling no less than 50 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

H. Accessory Off-Street Parking & Loading:

In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined total of one (1) parking space per residential bedroom.
 - i) Bicycle spaces shall be 24"x72" (minimum)
 - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

I. Signage:

In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

J. Lighting:

In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

K. Landscaping:

In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

L. Alterations & Revisions:

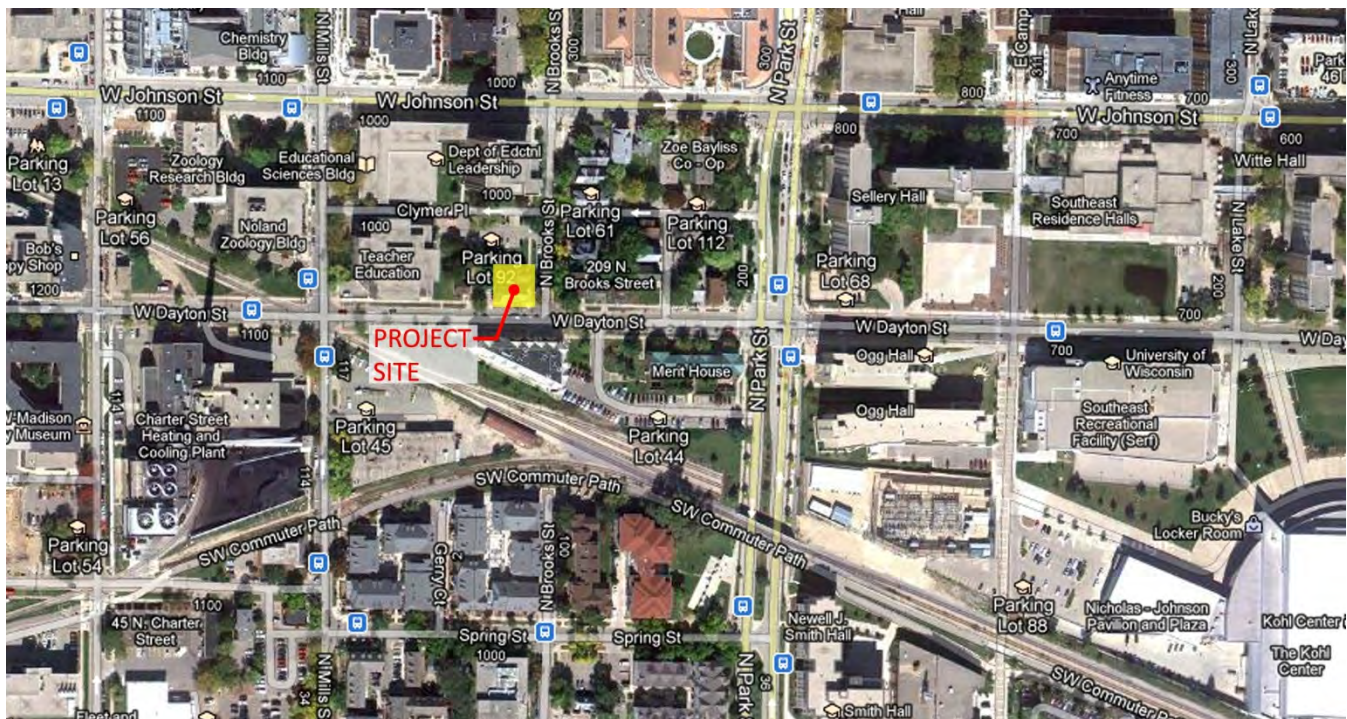
No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

EXHIBIT A

The South Sixty-six feet (66') of Lot Six (6), Block Seventeen (17), University Addition to Madison, as recorded in Volume A of Plats, on Page 9, as Document Number 179949A, Dane County Registry, located in the City of Madison, Dane County, Wisconsin



EXISTING STRUCTURES ON THE PROJECT SITE - (2) THREE STORY RENTAL BUILDINGS



VACINITY MAP - 202 & 206 NORTH BROOKS STREET



EXISTING STRUCTURES IN CONTEXT - LOOKING WEST DOWN DAYTON



PROJECT SITE FROM THE SOUTHEAST



BUILDINGS WEST OF SITE (ALONG DAYTON STREET)



WESTERN BOUNDARY OF SITE (ALONG DAYTON STREET)



PROJECT SITE FROM NORTHEAST



PROJECT SITE FROM THE NORTH - UW LOT #92



APARTMENT BUILDING TO SOUTH (LOOKING SW)



APARTMENT BUILDING TO SOUTH (LOOKING SE)



WEST DAYTON STREET ELEVATION



NORTH BROOKS STREET ELEVATION



202





202