



Project Address: 201 South Bedford Street
Application Type: Planned Development Alteration
Legistar File ID # [29734](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: John W. Sutton; Sutton Architecture; 104 King Street; Madison, WI 53703
Contact: Same as the Applicant
Property Owner: Les Orosz; 505 University Avenue; Madison, WI 53703

Requested Action: The applicant requests approval of a PD-SIP (Planned Development-Specific Implementation Plan) Alteration. The first requested alteration would allow an approved fitness room to be converted into an additional dwelling unit. The second requested alteration would allow the conversion of 79 bike parking stalls beneath the building to be converted into 60 private storage units. These storage units would be included with the rent and assigned to individual dwelling units.

Applicable Regulations & Standards: This proposal is subject to the standards for Planned Developments [Section 28.098 (6)]

Review Required By: Plan Commission

Project History: On July 23, 2012, the Plan Commission approved six demolition permits and recommended approval of a planned development rezoning to allow the construction of a 58-unit building. On August 7, 2012, the Common Council formally approved this rezoning, and the building is now under construction. That approval included a first floor fitness room for tenants, which the applicant now proposes to convert into a 59th dwelling unit. The approved plans include 86 total bike parking stalls, including 79 under the building. As a reference, staff has included selected plan sheets from previous submittals as a reference. The applicant originally applied for these changes to be considered as an administrative “Minor Alteration” to the approved Planned Development. This request is being referred to the Plan Commission.

Project Description and Analysis: The Planning Division is not opposed to the conversion of the fitness room into an additional bedroom unit. The applicant’s letter of intent notes that the building owner has entered into an agreement with Capitol Fitness. This is further discussed in the attached memo from the Zoning Administrator. While the in-house fitness room was arguably a nice amenity, staff believes the project likely could have been approved if originally proposed as a 59-unit building with no fitness room. It is also noted that the existing plans were approved with 79 resident bike parking stalls and 66 automobile parking stalls. With 63 total bedrooms resulting after the subject conversion, there remains more than one bike and automobile parking stall per bedroom with the 79 stalls in open racks underground.

There are, however, some staff concerns from Traffic Engineering and Zoning regarding the proposed conversion of the 79 underground bicycle parking stalls into (3’10” by 5’) storage units. Please see the attached memorandum. Zoning and Traffic Engineering staff has indicated they will be at the May 20 Plan Commission to answer questions. Correspondence from the Bassett Neighborhood Association shares similar concerns. Those comments are also attached.

Recommendation

In regards to the conversion of the fitness room into a dwelling unit, the Planning Division recommends that the Plan Commission find the project meets the applicable standards and **approve** the request for a Planned Development (Planned Development-Specific Implementation Plan) alteration to convert the tenant fitness room into a one-bedroom dwelling unit.

In regards to the conversion of the bike parking into private storage units, concerns have been raised by the Zoning Administrator and the Traffic Engineering Division. Please see the attached memorandum and below comments. The Plan Commission should carefully consider the submitted comments, including those from reviewing agencies and the testimony provided at the public hearing.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. The address of the fitness room that is being converted to an apartment is 201 S Bedford St Apt 101. The 100 number on the plan is not the official address. The addresses are to follow the approved addressing plan created 9/11/2012 (addressing plan sent to John Sutton).
2. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

3. The Traffic Engineering Division does not recommend the use of storage lockers as dedicated bike parking. This will likely lead to parking of bikes in undesired locations.
4. When the applicant shall submit 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 and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
5. 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.
6. 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 Matt Tucker, 266-4569)

Please see the attached memo.

Fire Department (Contact Bill Sullivan, 261-9658)

7. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

8. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

9. The developer shall pay \$2,353.40 for park dedication and development fees for the additional 1 MF unit, which increases the total unit count to 59 units for this development. Since this building is already under construction, park impact fees are due prior to sign-off on the PD-SIP alteration approval

This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID#12117.1 when contacting Parks about this project.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.