



Report to the Plan Commission

December 6, 2010

Legistar I.D. #20285
120 E. Lakeside Street
PUD Amendment

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

Requested Action: Approval of a request to rezone 120 E. Lakeside Street from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow the construction of a fourth floor addition to an existing office building to allow the addition of a dwelling unit and additional office space.

Applicable Regulations & Standards: Section 28.12(10) provides the process for zoning map amendments; Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3505 & 3506, rezoning 120 E. Lakeside Street from PUD-SIP to Amended PUD-GDP-SIP, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicants & Property Owner: Brian Vandewalle & Scott Kelly, Lakeside Condominium Association, Inc.; 120 E. Lakeside Street; Madison.

Agent: Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Proposal: The applicants wish to construct a fourth-story addition to an existing office building, which will contain one residential unit and 4,050 square feet of office space. Construction may occur in phases and is anticipated to commence in 2011, with completion anticipated in 2012.

Parcel Location: An approximately 0.7-acre parcel located at the northwesterly corner of E. Lakeside Street and John Nolen Drive; Aldermanic District 13 (Kerr); Urban Design District 1; Madison Metropolitan School District.

Existing Conditions: The property is developed with an existing three-story, 16,480 square-foot office building, zoned PUD-SIP.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned R2 (Single-Family Residence District);

South: Single-family residence, four-unit apartment building, zoned R4 (General Residence District); Veteran of Foreign Wars post; zoned C1 (Limited Commercial District);

West: Single-family residences, zoned R2;

East: Wisconsin-Southern Railroad; Olin-Turville Park, zoned R5 (General Residence District) and C (Conservancy District).

Adopted Land Use Plan: By error, the adopted Comprehensive Plan does not identify a land use designation for the subject site. Staff believes that a recommendation for Employment uses was intended to be applied.

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

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The site will be rezoned to Amended PUD-GDP-SIP, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design, Utility Easements, Barrier Free
No:	Landmarks, Floodplain, Waterfront Development
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Project Review

The applicants are requesting approval of a major alteration to the approved planned unit development zoning for 120 E. Lakeside Street (northwesterly corner of John Nolen Drive) to allow construction of a fourth floor addition to an existing three-story L-shaped building that includes two floors of office above ground level parking and common lobby space. The proposed fourth floor will include a two-bedroom residential unit on the westerly portion of the addition and approximately 4,050 square feet of office space on the southerly portion. The residential unit will include a generous terrace along the north wall of the addition, with smaller stepbacks proposed along the southerly and western elevations. The office addition on the southerly portion of the addition will largely be built to the wall lines of the existing building below. No changes to the rest of the site are proposed, including to the parking on the ground floor.

The exterior of the existing building includes a combination of brick and two-toned EIFS (exterior insulating finishing system). The proposed addition will be clad in a gray-toned metal panel system and will include gray-tinted windows. The residential terrace and a smaller terrace proposed for the office space will have clear glass railings. The existing building stands approximately 40 feet, 8 inches above grade. The proposed addition will increase the overall height of the building to 56 feet. In general, staff believes that the proposed addition is well designed overall and that it provides the existing building with a sleek, modern top.

The existing building was approved prior to the City's 1991 adoption of the Bay Creek Neighborhood Plan. No specific recommendations are included for the subject site in the 2005 South Madison Neighborhood Plan, though the same plan includes land use and redevelopment recommendations calling for the properties south of the site across E. Lakeside Street along the John Nolen Drive frontage—including the VFW post—to be redeveloped with well designed office and/or mixed-use buildings not to exceed four stories in height and similar in character to the subject building. Given that the South Madison Neighborhood Plan recommends the properties south of the subject site to be developed with four-story office or mixed-use buildings, Planning staff believes it would be similarly appropriate for the subject building to also be allowed to stand four stories in height.

Finally, Planning staff believes that the Plan Commission can find the proposed amendment to the PUD zoning of the property consistent with the Employment land use recommendation intended for the site in the Comprehensive Plan. As noted in the General Information section of the report, Land Use Map 2-2a did not include an "E" for the subject site in the adopted 2006 plan. Staff believes that a mixed-use building with a limited residential component such as the one proposed is not inconsistent with the intent of the original PUD zoning of the site, the primary use of the building for professional offices, or the Employment designation in the Comprehensive Plan.

The Urban Design Commission recommended final approval of the proposed amended planned unit development, which is located in Urban Design District 1, on November 10, 2010 (see attached report).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

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 3505 & 3506, rezoning 120 E. Lakeside Street from PUD-SIP to Amended PUD-GDP-SIP, with a recommendation of **approval** subject to input at the public hearing, the following Planning Division conditions, and the conditions from reviewing agencies:

1. The letter of intent describing the existing conditions and the proposed addition shall be separated from the zoning text for the Amended PUD prior to final approval and recording of the planned unit development.
2. That the plans be revised per Planning Division approval prior to final approval and recording of the planned unit development to provide current, dimensioned site plans for the existing development, including a parking count for the project, and as-built floorplans for the lower three floors.
3. That the zoning text be revised per Planning Division approval prior to final approval and recording of the planned unit development as follows:
 - 3a. that the list of permitted uses be revised to specify:
 - a single-family-family residence as shown on the approved plans;
 - offices, business and professional;
 - accessory uses directly associated with those permitted uses;
 - 3b. that sections be added or re-titled as "Maximum Height and Floor Area Ratio", "Landscaping", "Yard Requirements", "Off-Street Parking and Loading" and "Lighting" and all of those sections shall be "As shown on approved plans";
 - 3c. that the "Signage" section of the zoning text be amended to state that signage for the project shall be limited to the maximum permitted in the C1 zoning district, and as approved by the Urban Design Commission and Zoning Administrator;

The following conditions have been submitted by reviewing agencies:

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

This agency submitted a response with no conditions of approval for this request.

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

4. The applicant shall indicate the type of City-approved bicycle racks to be installed and locations. The bike rack should be located by the entrances to the buildings.
5. 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 and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
6. A "Stop" sign shall be installed at a height of 7 feet at the driveway approach. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. The applicant shall design the existing parking stalls and backing up according to Figures II of the ordinance using the 9-foot or wider stall for the commercial/retail area. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
8. 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.
9. 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)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

10. The developer shall pay approximately \$2,069.50 for park dedication and development fees for the new multi-family unit. (Fees in lieu of dedication=\$1,477.00; Park development fees=\$592.50). The developer must select a method for payment of park fees before signoff on the rezoning. This development is within the Olin-Turville park impact fee district (SI28).

Fire Department (Contact Scott Strassburg, 261-9843)

11. An automatic sprinkler system will be required. IBC 903.2.7
12. Provide fire apparatus access as required by IFC 503 2009 edition and MGO Sections 34.03(17) and 34.19, as follows:
 - 10a. The site plans shall clearly identify the location of all fire lanes.

10b. 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.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

City Assessor's Office (Contact Maureen Richards, 266-4845)

13. The proposed development is Lakeside Office Condominium. Any change to the condominium will require an amendment to the declaration and an addendum to the condominium plat. The amendment and addendum will require approval of a [separate] Condominium Review Application.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.