

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 20, 2006

RE: I.D. # 02871: Zoning Map Amendment I.D. 3163, rezoning One University Square from PUD-GDP-SIP to Amended PUD-GDP-SIP

1. Requested Actions: Approval of a request to amend a previously approved PUD-GDP-SIP (Planned Unit Development, General Development Plan; Specific Implementation Plan) for University Square to allow demolition of the existing one-story commercial center and construction of a mixed-use development that will contain a 350-unit apartment tower, 134,000 square feet of retail space and a 236,500 square-foot University of Wisconsin student services center tower.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments; Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. This project is also subject to the Capitol View Preservation building height restrictions in Section 28.04 (14).
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant: Susan Springman, Executive Management, Inc.; 2901 International Lane; Madison.

Property owners: Madison Real Estate Properties (c/o EMI) and the University of Wisconsin.

Agent: Rick Gilbertson, Potter Lawson, Inc.; 15 Ellis Potter Court; Madison.

2. Development Schedule: The applicants will commence demolition in June 2006, with a schedule completion of the project scheduled for September 2009.
3. Location: Approximately 3.4 acres bounded by East Campus Mall on the west; University Avenue on the north, N. Lake Street on the east and W. Johnson Street on the south, Aldermanic District 8; Downtown Design Zone 2; Madison Metropolitan School District.
4. Existing Conditions: The site consists of four one-story commercial buildings organized around a central courtyard, with a variety of retail and service providers including the University Square Theatres, Paisan's restaurant and many others. A metered public surface parking lot (Lot 47) is located between the western edge of the site and the western wall of the commercial center.

5. Proposed Land Use: The site will be redeveloped with a mixed-use development containing a 350-unit apartment tower, 134,000 square feet of retail space on the first two floors above grade and a 236,500 square-foot University of Wisconsin student services center tower. The project will provide structured parking for approximately 425 automobiles.
6. Surrounding Land Use and Zoning: The properties immediately surrounding the subject site are largely included in the University of Wisconsin Campus. The Fluno Center and Southeast Campus Parking Ramp are located east of the site; the Peterson Office Building is located to the northwest; Vilas Communications Hall is located to the west; Ogg Residence Hall and Gordon Commons are located to the south. A row of four privately-held commercial buildings are located east of the Peterson Office Building on the north side of University Avenue opposite the site in C2 zoning, including Brothers and The Red Shed taverns.
7. Adopted Land Use Plan: The Comprehensive Plan includes the site in the framework of the larger, surrounding University campus and provides a secondary recommendation for a transit-oriented development site.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22) and the Planned Unit Development District standards. In addition, the site is located in Downtown Design Zone 2, which includes the following specific criteria for consideration of planned unit developments:

(e) Lot Area, Lot Width, Height, Floor Area Ratio, Yard, Usable Open Space Requirements, Signs And Off-Street Parking Requirements For Planned Unit Development Districts With Residential Components That Are Located In Downtown Design Zones. Requirements other than those specifically listed below shall be consistent with the Exterior and Interior Design Criteria for Planned Unit Development Districts with Residential Components in Downtown Design Zones (Design Criteria) adopted by resolution by the Common Council. The required setbacks for all yards in Planned Unit Development Districts with residential components in Downtown Design Zones shall not apply to any parking structure that is constructed entirely below the existing ground level, which shall mean the natural or existing ground level prior to construction. All such requirements are made a part of an approved recorded precise development plan agreed

upon by the owner and the City and shall be, along with the recorded plan itself, construed to be an enforced as a part of this ordinance.

Downtown Design Zone 2:

- a. **Height.** No building or structure shall have more than ten (10) stories unless an applicant meets the additional criteria for up to two (2) additional stories, as set out in the Design Criteria. *(excerpted)*
- b. **Floor Area Ratio.** The floor area ratio shall not exceed 6.0.
- c. **Yard Requirements**

Front Yard – The front yard shall be a minimum of fifteen (15) feet.

Side Yard – For lots greater than or equal to sixty (60) feet wide, the side yards shall be a minimum of twelve (12) feet on one side and ten (10) feet on the other side. *[None of the other criteria for side yards in this district apply to this site/ project.]*

Rear Yard – The rear yard shall be a minimum of twenty-five (25) feet.

PREVIOUS APPROVAL

On December 13, 2005, the Common Council granted approval of a request to rezone One University Square from C2 (General Commercial District) to Planned Unit Development-General Development Plan (PUD-GDP) to allow future development of a mixed-use development with up to 350 apartment units, approximately 130,000 square feet of retail space and a 225,000 square-foot University of Wisconsin student services center tower upon demolition of the existing one-story commercial center. The approval included a specific implementation plan (PUD-SIP) to provide zoning continuity for the existing building until demolition and construction of the mixed-use development commences in 2006 following approval of this amended specific implementation plan detailing the new project.

PLAN REVIEW

The applicants are requesting final approval of planned unit development zoning for 3.4 acres of land bounded on the west by East Campus Mall, University Avenue on the north, N. Lake Street on the east and W. Johnson Street on the south. The site is developed with the approximately 70,000 square-foot University Square commercial center, which was first developed in the mid-1970s. The center is comprised of four buildings organized around a central courtyard and joined by a central roof system and includes a number of small retail and service uses as well as the University Square Theatre. The architecture of the buildings features white, stucco-like finished walls and blue metal standing-seam roofs evocative of the period the site was developed in its current iteration. Most of the center's users are oriented on the central courtyard, resulting in building walls facing the perimeter streets that lack openings to give the center street presence.

The remainder of the site includes the University of Wisconsin's Lot 47 surface parking lot, which is located adjacent to the western wall of the center.

The area immediately surrounding the site is primarily developed with University of Wisconsin facilities, including Gordon Commons and Ogg Hall across W. Johnson Street, the Fluno Center and Southeast Campus Parking Ramp east across N. Lake Street, Vilas Communications Hall west of Lot 47, and the Peterson Office Building to the northwest across University Avenue. The remainder of the University Avenue frontage opposite the subject site is occupied by four buildings hosting a variety of commercial uses, zoned C2, including two bars located at the corner of N. Lake Street. The recently adopted Comprehensive Plan incorporates the University Square site into the "Campus" designation for the surrounding University campus and includes a note proposing a future transit-oriented development for the property.

The planned unit development proposes demolition of the existing commercial center to accommodate a new mixed-use facility that will include a 350-unit apartment tower, 134,000 square feet of retail space on the first two floors above grade and a 236,500 square-foot University of Wisconsin student services center tower. Parking for the 826,000 gross square-foot mixed-use building will be provided by approximately 425 structured parking spaces.

A high-profile two-story building occupying most of the site will serve as the base for the project, with retail uses occupying most of the first floor. Retail entrances are likely on all four elevations of the building, though the number and layout of individual tenants will determine the location of those entrances. Two apartment tower entry lobbies from University Avenue and N. Lake Street and a lobby for the University student services tower off Murray Mall are proposed. The second floor of the "base" building will include additional retail spaces on the University Avenue and Murray Mall sides, with a two-level parking facility occupying the southeastern corner of the floor.

The remainder of the parking for the development will be provided in a one-level underground facility that will occupy most of the building's basement, save for small mechanical rooms to be located in the southeastern corner. In total, the project will provide parking for 421 automobiles, with 259 spaces to be located in the underground parking level and 162 spaces to be located in the bi-level ramp located on the second floor of the building. The project also will provide 488 indoor bike parking spaces and 115 indoor moped parking spaces. Parking for an additional 28 mopeds will be provided off the southwest corner of the PUD on University land adjacent to East Campus Mall, which will be incorporated into the project during mall construction. Loop bicycle racks will also be incorporated into the streetscape improvements that will surround the site. The developer proposes to reserve some of the 421 parking stalls for tenants of the apartment tower, with the remainder available for patrons of the retail spaces and University tower. A breakout of the parking to be allocated for the various uses should be included in a revised zoning text prior

to recording. In addition, the applicant indicates that some of the 421 spaces may be made available for University special events primarily at the nearby Kohl Center.

An L-shaped loading dock and service area with entry from W. Johnson Street and N. Lake Street will extend through the southeastern quadrant of the first floor, with seven loading zones shown. A driveway from N. Lake Street adjacent to the N. Lake Street loading entrance will provide access to the lower parking level, while a driveway from W. Johnson Street will provide access to the second floor parking level. No interconnection between the two parking areas is proposed.

The first of two towers proposed will rise nine stories above the two-story base building (11-story total building height) and will contain approximately 236,500 square feet of space to be occupied by a number of UW student services. This tower will begin at the southwestern corner of the base building and extend above most of the W. Johnson Street façade of the building. Plans propose 62,000 square feet of space on the first two floors of the tower to be used as office space for various student activity organizations. The four middle floors of the tower totaling 97,000 square feet will be occupied by University Health Services, which will relocate from its current location at University Avenue and Breese Terrace. UW Student Services will occupy the top three floors, containing 71,000 square feet. Uses in this part of the tower will include Student Financial Services and the offices of the registrar and bursar. The tower will also contain 6,500 square feet of unspecified common space. The UW will own this tower following its completion under a condominium agreement the developer has arranged with the University.

The second tower will be a ten-story L-shaped building above the base building (12-story total building height) that will extend along the N. Lake Street and University Avenue elevations and contain 442,000 square feet of space with 350 dwelling units and 1,010 beds. The specific unit distribution calls for 20 one-bedroom units, 140 two-bedroom units, 50 three-bedroom units and 140 four-bedroom units. All of the units will contain living areas, kitchens and bathrooms; two-thirds of the units will have balconies. The applicant has submitted an apartment management plan for inclusion with the specific implementation plan. Highlights of the plan include professional onsite management of the apartment tower, electronically controlled entrances to the building and patio, and a move-in/ move-out plan that will include a schedule for tenants and will take advantage of the structured parking to control access during that period.

The height of the proposed University Square complex varies. The grade of the site falls modestly from the northwestern corner of the site towards the lower southeastern corner. The two-story retail/ parking "base" building will stand 35 feet above University Avenue and N. Lake Street and 40 feet above East Campus Mall and W. Johnson Street, with ten floors and a mechanical penthouse above the base in the residential tower and nine stories above the base in the UW student services tower. In all, the residential tower will stand 150 feet above grade to the

top of the mechanical penthouse, while the University tower will stand 160 feet above grade. Despite being one story taller, the residential tower will be shorter in actual height due to significantly higher floor-to-ceiling heights in the University tower (9 feet, 8 inches residential versus 13 feet, 4 inches in the UW tower). The project employs a modern design aesthetic with facades comprised primarily of precast concrete wall panels of different color and/or texture and an aluminum curtain wall system.

Both tenants of the 350-unit apartment tower and users of the University tower will have access to a rooftop plaza and garden to be located atop the two-story base building. Plans for the rooftop plaza and garden include a separate patio for the University tower overlooking East Campus Mall on the western end of the roof and a separate patio located near the inside corner of the residential tower for apartment tenants. Cedar shade structures will be constructed over portions of each patio. The remainder of the rooftop will be constructed with a patchwork of four different types of planting "trays" each containing a different array of plant materials.

The University Square redevelopment continues implementation of the University's plans to convert the remaining sections of Murray Street between State Street and Regent Street into the non-vehicular East Campus Mall connecting Memorial Union and Red Gym on the north with the Kohl Center on the south. Most of the Lot 47 parking lot is located in the former right of way of the 300-block of N. Murray Street and will be replaced by the continuation of the mall, which is being constructed in segments typically coinciding with other University projects nearby. Plans call for the mall section between University Square and Vilas Communications Hall to feature a colonnade of canopy trees, combined with seating areas featuring cast stone pavers with built-in seating as part of planter seat walls and entry portals to accommodate outdoor eating restaurant use. Existing bicycle racks located along the western edge of the future mall will remain, while 28 moped parking spaces will be provided adjacent to the southwestern corner of the subject site opposite the entrance to the University tower (as discussed earlier in this report).

The redevelopment project also includes significant streetscape improvements to the rights of way of N. Lake Street, W. Johnson Street and University Avenue. Improvements proposed include the installation of raised planters along University Avenue and W. Johnson Street to both substantially enhance the streetscapes adjacent to the site and aid in correcting grade changes that occur along the project perimeter. The planters will include a variety of shade trees including elm, maple and honeylocust, with a mix of perennials, grasses and groundcovers to fill out the planters. Approval of these streetscape improvements in the right of way will require approval of the City Forester and the Real Estate Section as privileges in the public way.

Inclusionary Zoning: The University Square project is required by ordinance to provide 53 of the 350 dwelling units proposed as affordable under the inclusionary zoning program. However, the Community Development Block Grant office has determined that the project meets the

criteria for a waiver from the Inclusionary Zoning provisions of the Zoning Ordinance as detailed in the attached report.

EVALUATION

The Planning Unit is very supportive of the applicant's efforts to redevelop University Square and believes that the proposal complies substantially with the demolition standards. The proposed development plan represents a significant and appropriate intensification of a currently underutilized site on a very significant downtown/ campus property. The condition of the existing commercial center is likely commensurate with buildings of its age and staff has no information that would indicate that the buildings are not structurally sound or capable of being rehabilitated or repaired. Staff believes that the proposed alternative use of the site will allow this property, located in an intensely developed commercial and institutional district, to continue to be economically productive for the foreseeable future. Staff also believes that the scale and massing of the new University Square complex will relate better to other existing buildings in the surrounding area. The new building would also appear to reflect the direction future buildings in the east campus area will take under the University's forthcoming Master Plan.

Conformance with Downtown Design Zone Standards

The consideration of the proposed redevelopment project must be reviewed against the criteria for a planned unit development in Downtown Design Zone 2. This zone is the most intensive of the four design zones and includes a number of large student-oriented residential developments that have been constructed primarily along University Avenue between Lake and Broom streets. The zone permits a maximum floor area ratio (FAR) of 6.0. FAR is a method used to measure the intensity of building coverage and land usage and equals the total floor area of a building divided by its lot area. The University Square development proposes a FAR of 5.58, based on 826,000 square feet of gross floor area on the 148,104 square-foot site (excluding parking by definition), therefore complying with the design zone requirement. The plan proposes a 15-foot front yard parallel to N. Lake Street, a 12-foot side yard along University Avenue, a 10-foot side yard along W. Johnson Street and a 25-foot rear yard along Murray Mall, all in compliance with the design zone standards. The yard spaces provided along University, Lake and Johnson will be incorporated into the streetscapes and sidewalks of those streets through the conveyance of pedestrian easements to the City to be accomplished by a Certified Survey Map.

Design Zone 2 restricts the heights of buildings to ten stories with the opportunity for two bonus stories to be approved if the project meets the additional design criteria. The criteria are intended to allow for up to twelve-story buildings if the bonus "would result in a building design that makes an extraordinary contribution to the architecture of the area and the city as a whole." The criteria encourage the bonus two stories to be stepped back and less massive than the lower

floors, with the result being less boxy at the top in addition to meeting the other design criteria that relate to both the exterior and interior design elements of the building. The authority for granting the bonus stories is given to the Urban Design Commission and Plan Commission.

In reviewing the PUD-GDP for University Square, both the Urban Design Commission and Planning Unit expressed some hesitation based on the amount of information presented with that application, which consisted mainly of fairly general massing diagrams and perspective drawings. The Common Council approved the general development plan essentially approving the scale, massing, density, general building components and design while acknowledging that the specific implementation plan would address the remaining design issues. The elevations and perspective drawings submitted with the specific implementation plan, however, greatly expand upon the character of the proposed development. As noted in the project description, the project represents a modern design consisting of colored and textured precast concrete panels and an extensive aluminum curtain wall system. The facades of the two-story retail base of the complex will feature a number of both horizontal and vertical projections to add visual interest at the street level and reduce the mass of the building above. Though specifics of individual storefronts will be determined at the time tenants begin to occupy those spaces, the plans suggest a number of signage opportunities on canopies, marquees and along the walls of all four elevations.

The Planning Unit believes that the project meets the spirit of the planned unit development criteria including the standards for downtown design zones and the bonus-story provision. While the top two floors are not setback from the rest of the front façade, the design does succeed by incorporating façade elements that will reduce the building mass at the two stories nearest the street. Overall, staff feels the criteria for approval are met with this planned unit development and is very supportive of the project, which will result in a premier urban redevelopment project on an underutilized parcel in the City's core. One revision staff would recommend, though, would be for the applicant to consider more substantial screens for the second-floor parking mezzanine that better match the curtain wall system and hide the presence of automobiles along the W. Johnson Street and N. Lake Street elevations.

Both towers will abide by the Capitol View height preservation ordinance, which restricts building height within a mile of the Capitol to a maximum of 187.2 feet above City datum.

The Urban Design Commission (UDC) reviewed the specific implementation plan and recommended initial approval of the project at its January 25, 2006 meeting and final approval on February 22, 2006 (see attached reports). In general, the UDC felt that the Downtown Design criteria were met with this project and recommended approval, save for signage and site lighting, which the UDC asked come back before them before construction begins on those facets.

Conformance with City Plans

As noted above, the Comprehensive Plan also identifies this site as a future transit-oriented development. While many of the proposed standards for transit-oriented developments contained in the plan pertain to more horizontal developments spread across larger tracts of land, a number of standards apply to the University Square redevelopment. Among the facets of transit-oriented developments present in this project include the variety of land uses proposed (housing, retail, institutional, etc.), the placement of the building to create a sense of street spatial enclosure, creation of a high-quality public realm along the perimeter streets and East Campus Mall and the inclusion of uses that generate pedestrian activity, such as retail, services and offices at the ground floor. The site is located along a heavily traveled transit corridor that operates along University Avenue and W. Johnson Street.

CONCLUSION

In reviewing the standards for planned unit developments and demolition permits, the Planning Unit believes the criteria are met with this redevelopment project, which should result in substantial benefits to the built environment that embody the intent of planned unit developments. In particular, that the proposed planned unit development is "compatible with the physical nature of the site or area" and "would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the [master] plan." Staff believes that the redevelopment represents a building mass that should be significantly more in keeping with its physical surroundings than the existing building. The project should result in a substantial benefit to the City of Madison and the University of Wisconsin campus, providing a centralized location for student services, a retail anchor for the eastern end of campus with the potential to attract a variety of commercial and service opportunities, and additional new high-density housing for the western downtown and east campus area.

The Planning Unit has met with the applicant to discuss the construction timeline for the project. The applicant has a very tight timeline to begin construction as soon as possible in 2006, with an anticipated completion date in August 2008. In order to meet the completion date, the applicant has requested permission to proceed with the demolition of the existing University Square building following Common Council approval of the planned unit development but prior to recording, which will take a month or two following Council approval. The Planning Unit would like to facilitate the redevelopment of this site and is comfortable proceeding with the demolition of the building as soon as the Common Council approves the PUD-SIP in order to do everything possible to allow the developer to maintain the development schedule for this project. The Planning Unit's recommendation on the demolition is conditioned upon the approval of a reuse

and recycling plan. If construction of the new building has not commenced by October 1, 2006, the applicant shall seed and grade the site and remove all driveways.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3163, rezoning One University Square (the 700-block of University Avenue) from Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to Amended PUD-GDP-SIP to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the plan materials be revised per Planning Unit approval as follows:
 - a.) revise the rooftop plaza and garden plan to include a typical list of planting materials to be included in the four rooftop planting trays;
 - b.) revise the residential floorplans to include the number of units by bedroom type;
 - c.) include the final building material colors on the elevation sheets;
3. That the zoning text be revised per Planning Unit approval as follows:
 - a.) a breakout of the parking to be allocated for the various uses shall be included in a revised zoning text;
 - b.) replace the current family definition with a family definition related to R6 zoning;
 - c.) permitted uses shall be revised to state:
 - residential uses as permitted in the R6 zoning district
 - institutional uses
 - commercial uses as permitted in the C2 zoning district
 - uses accessory to those listed above, including outdoor eating areas not in the public right of way;
 - d.) the floor area ratio for the project shall be "as shown on the attached plans" and the references to maximum building height shall be removed;
 - e.) the statement of purpose should also reference the inclusion of the University tower.
4. That the N. Lake Street and W. Johnson Street elevations be revised to include more substantial screen walls for the second-floor parking mezzanine that better match the curtain wall system of the rest of the building and more fully hide the presence of parked automobiles from those streets.
5. That the applicant submit building elevations and any other relevant materials to the

Planning Unit for approval of the exterior finishes of individual tenant spaces for first and second-floor retail spaces. Such plans shall include contextual information showing the relationship between the exterior finishes proposed and the remainder of the retail corridor.

6. That the applicant submit a Certified Survey Map to the City of Madison for approval prior to recording the Amended PUD-GDP-SIP that dedicates the pedestrian easements to serve this development.
7. That all improvements in the public right of way be subject to the approval of a Privilege in Streets approval or any other necessary approvals required from the Real Estate Section of the Community & Economic Development Unit, the City Forester and/ or Common Council. The design of the planters and other landscape materials in the public right of way shall be approved following a recommendation from the Planning Unit.
8. That the applicant submit a Reuse and Recycling Plan for approval by the City of Madison Recycling Coordinator prior to the permits for demolition being issued. Should construction of the new building not commence following demolition by October 1, 2006, that the applicant grade and seed the subject site and close all driveways.
9. That all portions of the building shall observe the Capitol View Preservation limits of 187.2 feet, City datum.
10. That the Plan Commission approves the waiver request as summarized in the report from the Community Development Block Grant Office. If the assumptions made in this report change, the waiver approval may need to be brought back to the Plan Commission for additional review and approval. All provisions of the waiver approval shall be satisfied prior to recording of the PUD-GDP-SIP.

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 22, 2006
TITLE: 700 University Avenue – Amended PUD(GDP-SIP), Mixed-Use Development (University Square). 8 th Ald. Dist. (02772)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 22, 2006	ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Cathleen Feland, Lisa Geer, Lou Host-Jablonski, Michael Barrett, Todd Barnett, Bruce Woods and Robert March.

SUMMARY:

At its meeting of February 22, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of an amended PUD(GDP-SIP) for a mixed-use development (University Square) located at 700 University Avenue. Appearing on behalf of the project were Ingrid McMasters, Daniel Okoli, Julie Grove, Mark Bastian, Greg Rice and Eric Lawson. Registered neither in support nor opposition was Michael Prue. The review of the revised plans emphasized the following:

- Enhanced mall details of plantings, outdoor areas and pavement details were provided, including additional address of infiltration issues, movable furniture, along with the provision of moped parking.
- In regards to the rooftop plan issues, details of a shade study were provided emphasizing a minimum of two hours of available sun that can be accommodated with different types of sedum plantings. Consideration of grass was not feasible because of maintenance issues; paved areas for heavy uses are provided. Plaza areas incorporate physical barriers to protect green tray areas (tray systems) which incorporate a variety of mixed sedums.
- Pedestrian corner treatment at ground level emphasizes building façade articulation and fenestration, along with an array of colors and materials.
- Complete sign options will come back to the Commission for further review.
- Recessed entries for first floor retail will be provided at each building corner.
- The Lake Street and University Avenue façades have been redone to emphasize vertical elements.
- The under-canopy pedestrian area adjacent to the mall has been widened to six-feet in width to provide for pedestrian protection.
- A review of lighting and photometric plans emphasized the consideration of street lights within the public right-of-way on the overall lighting levels of the project.

Following the presentation, the Commission expressed concerns on the following:

- Still an issue with ground level pedestrian interests not being provided. Want to see difference between different storefronts with articulation of setbacks along with minimization of EIFS application.

- The future review of signage details shall be provided.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-1-2) with March, Geer, Feland, Host-Jablonski, Barnett and Woods voting yes, Wagner and Ald Radomski abstaining, and Barrett voting no. The motion required address of the above stated concerns.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 7, 7, 7.5, 8 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 700 University Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	7	7	-	7	7	7
	7	5	7	6	-	6	6	-
	8	8	8	8	8	8	8	8
	-	7	7	7.5	-	-	8	7.5
	8	9	9	9	9	7	10	9
	7	7	6	6	8	7	7	7
	8	6	8	7	6	7	9	7

General Comments:

- Nice addition to area, but I'm worried about the huge scale between two busy streets. Pedestrian control will be important for the crossing of major streets.
- Architecture is fine until you get down to the ground floor, which is stiflingly sterile, sealed up, and just plain boring.
- Nicely done, with responsive improvements. Skyline is improved. Well articulated architecture considering the large and complex nature of the project.
- Superb job. Will be the defining center of the east campus.
- Introduce more ornamented grasses in lieu of just sedums in the tray system to provide more height and texture difference and possibly less damage if walked on.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: January 25, 2006

TITLE: 700 University Avenue – Amended
PUD(GDP-SIP), Mixed-Use Development
– 8th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 25, 2006

ID NUMBER:

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Todd Barnett, Lisa Geer, Robert March, Michael Barrett, and Jack Williams.

Members Excused: Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of January 25, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PUD(GDP-SIP) for a mixed-use development located at 700 University Avenue. Appearing on behalf of the project were Mark Bastian, Eric Lawson, Gary Brown, Michael Duhr, Greg Rice, Adam Smith, Rosemary Lee, and Jim Surentny. Prior to the presentation, Wagner and Ald. Radomski noted their abstention from consideration of the project. Lawson informed the Commission that only initial approval was being requested at this time with additional details as to exterior lighting, exterior building façade materials and signage anticipated to accompany a request for final approval in late February. The revised plans as presented featured the following:

- The east campus mall area features a colonnade of canopy trees, combined with seating areas featuring cast stone pavers with built-in seating as part of planter seat walls and entry portals to accommodate outdoor eating restaurant use.
- A variety of perspective renderings and elevational details were presented, in conjunction with an overview of the previously approved mass studies provided with the overall GDP. A more detailed review of the retail, University of Wisconsin offices and student facilities, as well as residential components was provided, including details of the proposed rooftop gardens which include shade structures and plantings within a tray system.

Following the presentation the Commission expressed concerns on the following:

- Concern with too much shade off the north side of the building on the rooftop. Provide shadow studies on this space relative to survivability of plants and adjust proposed plantings appropriately.
- Attempt to do one area of lawn in a greater open space area on the rooftop; to prevent students from damaging the tray system and to facilitate more activity.

- Additional concerns were expressed with the grid/tray system, which does not take into consideration people actively moving or utilizing the areas.
- Clarify the application of brick and precast over all proposed elevations.
- As details evolve interested in jointing for precast panels; provide greater attention to windows, entrances and signage.
- The "U" graphics need further clarification and study.
- The overall landscaping approach for the East Campus Mall area is friendly/diverse intimate space.
- Like the overall direction of the project such as the canopy element along the mall, consider making it wider to accommodate two-way pedestrian traffic.
- Look at providing more entryway articulation.
- Look at grounding each corner of the lower retail level with a major entryway.
- Like distribution of bike parking around site.
- Look at options for tree plantings to be not in raised beds to accommodate more stormwater.
- Look at providing movable furniture in mall seating areas.
- Relative to the return on windows; the distance between the plane of the wall and mullion system shall consider deeper recesses.
- Problem with Lake Street and University Avenue elevations with residential block; although rhythmic, lack character when compared with other elevational details, looks flat and where it meets the sky is underdone.

ACTION:

On a motion by Barrett, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PUD(GDP-SIP) for a mixed-use development located at 700 University Avenue. The motion was passed on a vote of (6-0-2). Voting in approval was Host-Jablonski, Barnett, Geer, March, Barrett, and Williams, with Wagner and Ald. Radomski abstaining. The motion required address of the above, along with more details relevant to site lighting, signage and building materials.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 8, 8, 8, and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 700 University Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	6	6	-	7	6	6
								Abstain
	8	7	7	6	-	7	8	8
								Abstain
	-	5	-	-	-	-	7	6
	8	7	8	-	6	7	9	8
	8	9	8	9	-	7	10	9
	8	-	-	-	-	-	-	8

General Comments:

- Coming along nicely! Each corner should be grounded with prominent entrances with large triangular plazas. There must be significant entryway features all along the sidewalks, a la North Michigan Avenue in Chicago. Canopy is a nice feature which should be wide enough to be functional as weather protection.
- Facades on University Avenue and Lake Street are inferior to the other facades. They're too flat with no cornice and with under-developed corner elements. Retail facades lack scale and detail.
- Trespassing onto the roof tray system could be a major problem. The open area between the two patios may be too attractive as an open space not to look into providing a lawn area like the shade trellis solution for limiting access and adding shade as well as vertical interest. Overall project is very positive!
- A superb multi-function design with superior aesthetics.
- Careful attention to use of precast, its detailing and joint pattern.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: February 23, 2006

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 700 Block University Avenue (University Square) Amended PUD (GDP/SIP) & Demolition

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant would like to place planters between the sidewalk and the curb and gutter to make up for grade differences between the street and the proposed building.
 - The planters shall be a minimum of 2-feet behind the face of the curb.
 - The planters shall not obstruct any required sight lines at intersections or driveways.
 - The applicant shall obtain a privilege in streets permit for the planters.
2. The applicant shall dedicate an easement for public sidewalk where the proposed sidewalk lies on private property, and dedicate additional public easements and/or right-of-way as needed, by approval and recording of a certified survey map.
3. Owner shall record the certified survey map before GDP approval and concurrent or prior to SIP approval.
4. The applicant shall provide the City with survey and shall obtain approval for the grades of the building prior to sign off. Provide survey to Glenn Yoerger with City Engineering. See comment 3.11.
5. The applicant shall review the provisions for drainage on the site with City Engineering and shall design the site grades to reduce the risk of flooding to below grade parking areas.
6. ADA curb ramps are required at intersections and directional curb ramps will be required to place of the single diagonal ramp proposed. The design may have some effect on the site plan. Applicant shall construct the ramps as required by the City Engineer.
7. Stormwater Management requirement includes erosion control, 40% TSS control for any parking areas.
8. All City Engineer comments to the Plan Commission (11/10/05) are applicable for final approval.
9. Brick pavers are not allowed in the public walkways or within the sidewalk easement unless an agreement for the maintenance is executed to provide for private maintenance of the pavers.
10. Reference vacated North Murray Street and full width (120-foot) easements retained for all public

and private utilities per street vacation document recorded in Volume 302 of records, page 446 as Document No. 1311361.

11. Site plan appears to include improvements on lands not owned by applicant. Pending certified survey map must resolve this issue of ownership.
12. Proposed sanitary manhole No. 2 shown 16-feet north of an existing City of Madison manhole. The existing manhole shall be shown on the plan set and utilized as a point of connection.
13. No sanitary laterals shown for the west half of the development.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 700 Block University Avenue (University Square) Amended PUD (GDP/SIP) & Demolition

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.

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- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred izenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 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.
- 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.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files.
 - b) RECARGA files.
 - c) TR-55/HYDROCAD/Etc...
 - d) Sediment loading calculations
- If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

February 27, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **700 University Avenue – Rezoning – PUD (GDP - SIP) Amended PUD (GDP-SIP) – Build 12 Story building Mix Use, 130,000 Sq. Ft. Retail, 71,000 Sq. Ft. Office, 97,000 Sq. Ft. Health Center, 62,000 Sq. Ft. Activity Center & 350 Dwelling Units – Total Building Gross Square Footage 826,000GSF**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The final results of the developer's traffic impact study shall be reviewed and approved by the Traffic Engineer prior to final sign-off on the first SIP. Preliminary findings indicate considerable impacts on the intersections of Lake and University and Lake and Johnson for which some traffic signal, street and intersection changes will be required to adequately accommodate the proposed development.
2. The proposed University Avenue & Johnson Street layouts of the sidewalks, terrace and streets appears reasonable, however, the North Lake Street curb layout shall be modified to show 56 ft. face of curb to face of curb on the PUD (GDP-SIP) submittal to accommodate the on-street truck loading & bus service. The applicant shall need to obtain separate approval by the Board of Public Works and Common Council for the restoration and/or reconstruction of the public right-of-way including any changes requested by the developer. The final Lake St., University Av. & Johnson St. improvements shall be reviewed and approved by the City Traffic Engineer and City Engineer. The applicant shall note on the site plan, "All work proposed in the right-of-way is not being approved as part of the PUD (GDP-SIP). All work in the right-of-way is approved separate by the Board of Public Works, City of Madison."
3. The applicant shall enter into a subdivision contract or developer's agreement for the reconstruction of the streets and sidewalk adjacent to the development, including Lake Street. The reconstruction of the streets and sidewalk shall be subject to the plans and specifications of the City Traffic Engineer and City Engineer.
4. The applicant shall not improve the right of way as proposed with plantings and outdoor use unless encroachment or privilege in streets is approved by the City.
5. The applicant shall post a deposit or letter of credit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations. This will include the costs for

installation, operation, and maintenance of a temporary signal at Murray St. & University Av.

6. The applicant shall submit a construction staging and traffic control plan prior to approval of the GDP and SIP. A condition of these plans is that the development construction cannot impact the University Ave sidewalk and contra flow bike lane. The site has limited areas on and off site for construction-related use. In addition, there shall no or very limited impact to Johnson St. The applicant shall post a deposit or letter of credit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and hand holes, including labor, engineering and materials for both temporary and permanent installations.
7. Any accessory parking for the University of Wisconsin special events are subject to conditional use approval. The subject conditional use is conditionally approved provided the subject accessory parking is used, managed and operated in accordance with the City-approved Stadium / Kohl Center Transportation Management Plan (TMP). The applicant should contact the UW Athletic Dept. The applicant should provide a letter of approval from the UW Athletic Dept. about management and operating the accessory parking.
8. A condition of approval shall be that no residential parking permits will be issued for this address development, 700 University Avenue, consistent with other projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation, apartment leases and zoning text; however, the designated inclusionary dwelling units at University Ave shall be eligible for residential parking permits according to the inclusionary zoning. The applicant shall provide addresses and apartment numbers for the designated inclusionary dwelling units, eligible for residential parking permits to the City Traffic Engineer/Parking Manager at time of submittal of sign off.
9. The applicant shall install truck service garage doors and electronic lighted signage to parking ramp to prevent vehicles from using the truck service area. The applicant shall note on the site plans garage door operation and signage to prevent unauthorized vehicles from using truck loading area.
10. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

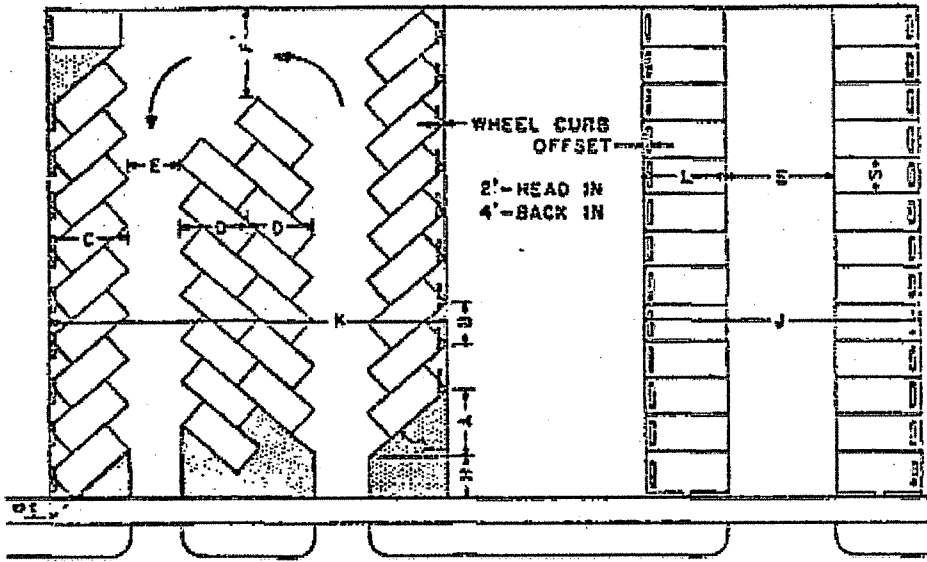
GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

11. 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, total number of parking spaces & bike racks,

dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.

12. The applicant shall install safety Ped/Vehicle Mirrors for both parts of the parking ramp and truck areas for the egress of both ramps and loading areas. "Do Not Block Sidewalk" Lake St. & W. Johnson St., "Service Truck Entrance Only" at both garage doors for loading area, and "Stop" signs shall be installed at all driveway approaches. And "Left Turn Only " & "Stop" signs shall be installed at the West Johnson Street driveway approaches. The applicant shall install electronic light for ingress & egress signs for vehicle access to ramps to be approved with detail signing plans. The applicant shall provide signage to secure truck one-way traffic from Lake St. to Johnson St. (The electronic signs may require to encroach onto the right-of-way, and require additional approval from City Real Estate.) The applicant shall install pavement markings example as double yellow, arrows, keep right sign to secure ingress/egress ramp traffic. All signs at the approaches shall be shown on site. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
13. The applicant shall note on the site plans demonstrate semi trailer ingress/egress movements to the loading docks & public streets.
14. The ramp down to the underground parking and its percent of slope is questionable and shall be designed to accommodate low-clearance vehicles for a transition. The ramp breakover angle (limited by vehicle wheel-base and ground clearance) and angles of approach (affected by front overhang of vehicles) and departure (affected by rear overhang) are critical vehicle clearance points. Standards established by the Society of Automotive Engineers limit the ramp breakover angle to no less than 10 degrees; angle of departure, no less than 10 degrees; and angle of approach, no less than 15 degrees The applicant shall provide a profile of the ramp showing the slopes critical clearance, when plans are submitted for approval. The applicant should explore ramp slopes (grades) less than 10 % that can be blended satisfactorily with an 8-foot transition length. In addition, the applicant shall demonstrate on the plan that vehicles turning ingressing and egressing the ramp can be accommodated in the tight area without encroaching onto adjacent properties.
15. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
16. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime."
17. The applicant shall submit with the site lot plans in zoning text or letter of operations of gates and garage doors for the underground parking areas; a detail drawing of the area showing queuing of at least two to three automobiles to underground off-street parking ramp from Lake St. & Johnson St., if the garage doors or gates are use to secure parking areas showing that the operation will not be blocking the public sidewalk with queuing vehicles.
18. The applicant shall design the underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall maybe used for the underground parking area only, which is a stall S = 8'-9" in width by L = 17'-0" in length with a E = 23'-0" backup. The applicant shall modify and dimensions for proposed parking stalls' items S = 17 ft., B = 8.75 ft., C = 17 ft., D = 17 ft., E = 23 ft., and F = 20 ft., and for ninety-degree angle parking width and backing up. The applicant shall modify ramp parking which no stair cases, elevators, aisles, ramps, columns, offices or work areas are to be excluded from these rectangular parking space S, B, C, D, E, & F, when designing underground parking areas.



19. The attached Traffic Signal and St. Light declaration of conditions and covenants shall be executed and returned to City Traffic Engineering.

20. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Rick Gilbertsen
 Fax: 608-274-3674
 Email: rickg@potterlawson.com

DCD:DJM:dm

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

revised

Date: February 17, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 700 Blk. University Avenue, Downtown Design Zone 2

Present Zoning District: PUD(GDP-SIP)

Proposed Use: Demolish a shopping center and build a 12 story mixed use bldg. with 134,000 sq. ft. retain, 71,000 sq. ft. offices, 97,000 sq. ft. health center, 62,000 sq. ft. activity center, 350 dwelling units. and 425 parking stalls (the public hourly portion of the parking stalls may also be used for UW special events) (20 2-bdrms, 140 2-bdrms, 50 3-bdrms, and 140 4-bdrms)

Proposed Zoning District: Amended PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Commission approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). NONE.

GENERAL OR STANDARD REVIEW COMMENTS

1. The following items in the zoning text shall be revised.
 - a. In the family definition, the number of occupants allowed shall be as per Chapter 28 of the Madison General Ordinances as it applies to the R-6 district. The number of occupants shall also be limited by applicable building and life safety codes.
 - b. In the signage portion of the text, since the sign package has yet to be submitted formally to the UDC, several elements of the sign package, as shown on the elevations, appear to be inconsistent with the street graphic control ordinance. Further discussion of this issue with Zoning and UDC staff is required.
 - c. Include the address in the Zoning text. Include the total number of dwelling units also.
2. On the final plans, include a breakdown of unit mix (ie 20 two bedroom units, etc.)
3. The site plans shall clearly define the property lines with dimensions of the site, setbacks and building.

4. Meet Downtown Design Zone 2 criteria.
5. Comply with the 187.2' capital view height limit. Show the building height per city datum on the elevation drawings. (Section 28.04(14).
6. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of nine accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent. The remaining accessible stalls shall have a minimum of a 5' striped out area adjacent. (Note: on the plan labeled "parking level" one of the accessible stalls does not meet the 5' striped out area adjacent requirement as there is a post next to the stall.)
 - b. Show signage at the head of the stalls.
7. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to zoning sign off of the project.
8. Provide bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The requirement is one per dwelling unit, one per each four students in the UW portion and one per each four employees in the UW portion. (Note: After the first 50 stalls, the remaining requirement may be reduced by 50%). In this case the need may be greater than the requirement. Provide adequate bike parking. **The final plans or letter of intent shall include the number of students and employees that will be on premise (the most) at any one time in the UW portion of the building.** The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
9. Provide 4 (10' x 50') and 7 (10' x 35') loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space.
10. Provide a lighting plan to meet parking garage lighting requirements per 10.08(5) of the Madison General Ordinances.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	256,500 sq. ft.	149,554 sq. ft. *
Lot width	50'	adequate
Usable open space	70,700 sq. ft. (1,010 bdrms)	4,806 sq. ft. + balconies *
Front yard	20'	0' & 8' *
Side yards	50' each side (33' depth pen.)	5' & 66' *
Through lot	20'	0' & 8' *
Floor area ratio	6.0 (Design Zone 2)	5.52 (826,000 s.f.-not incl. gar.)
Building height	10 stories + 2 with ddz2 crit. 187.2' City datum	12 stories (5)

Site Design	Required	Proposed
Number parking stalls	0 (central business district)	401 cars, 95 mopeds
Accessible stalls	9	12 (6)
Loading	4 (10' x 50) (134,000 sf. retail) 7 (10' x 35) UW & residential	(9)
Number bike parking stalls	200 minim. for residential use 1 per each 4 emp. & each 4 students UW portion	255 (8)
Landscaping	Yes	
Lighting	Yes	(10)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-6** district for the residential use and **C-2** for the commercial use, because of the surrounding land uses.



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

February 24, 2006

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **700 University Avenue**

S.W.

1. **The developer shall pay \$541,249.70 for park dedication and development fees. Park fee credits of \$68,506.30 have been deducted for the Murray Mall portion of the site.**
2. **Park Fees shall be paid prior to each SIP signoff, or the developer may pay half the fees and provide a letter of credit for the other half.**

Calculation of fees in lieu of dedication plus park development fees:

Park dedication = 350 multifamily @ 700 square feet/unit = 245,000 square feet. The developer shall pay a fee in lieu of dedication @ \$1.74 / square foot = \$426,300.00
minus credit of \$40,020.00 for 23,000 square feet in Murray Mall = **\$386,280.00**

Park Development Fees = (350 @ \$524.16) = \$183,456.00
minus credit of \$28,486.30 = **\$154,969.70**

TOTAL PARK FEES = \$541,249.70

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.

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Department of Public Works
Parks Division

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February 20, 2006

Greg A. Rice, CEO
Susan A. Springman, President
Executive Management Inc.
2901 International Lane, Suite 100
PO Box 8685
Madison, WI 53708-8685

re: University Square Park Fees

Dear Greg and Susan:

I have reviewed your request for a waiver of park fees for your proposed redevelopment of University Square. The ordinances do not provide for a waiver of park fees, but do provide for credits to be given that can reduce the fees. The comments I sent to the Plan Commission in 2005 recommended credits of approximately \$66,000 for open space and improvements that you will provide with your project. After reviewing the information you sent, I cannot recommend any additional credit or waiver of park fees. The credits you have received are comparable to other recent projects that included IZ units.

The City Inclusionary Zoning Ordinance does not have a provision to waive the park fees, which would violate the state statute for impact fees. It does have a provision for providing credits when the developer provides land or improvements open to the public that reduce the need for public park facilities. The criteria for these credits are explained on page 13 of "Inclusionary Zoning Program Policy and Protocols", adopted by the Common Council February 3, 2004. There are numerous examples in Madison where such credit has been given. There are also other types of incentives that may work better for developers of high-density infill projects.

The East Campus Mall is an good example of privately owned open space that is truly open to the public and meets a public open space need, and we are happy to give credit for that space. The other areas you describe are excellent amenities for the project, but are essentially private in nature, for use by the residential and institutional tenants of the project. The private open space requirement for R-6 zoning is 70 square feet per bedroom. Your project proposes 1010 bedrooms and 55,026 square feet of useable open space in all of the rooftop and balcony areas. That only provides 54 square feet per bedroom; and this space also serves the institutional users and employees of the Student Activity Center, Student Health Center and Student Services Center.

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**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: January 30, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: DEMOLITION / REZONING – 700 Block University Avenue

Madison Water Utility has reviewed this demolition / rezoning request and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

The proposed water main extension on N. Lake Street is required by State Administrative Code to be a public water main. Contact Dennis Cawley (261-9243) for details concerning this proposed extension.

GENERAL OR STANDARD REVIEW COMMENTS

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

The Water Utility will need to sign off the final plans, but not need a copy of the approved plans.

Dennis M. Cawley



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 2/8/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 700 Block University Ave.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
 - b. The site plans shall clearly identify the location of all fire lanes.
 - c. Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

Brad Murphy

From: Austin King
Sent: Thursday, March 16, 2006 2:41 PM
To: Brenda Konkeli; Ken Golden; Lauren Cnare; Brad Murphy
Subject: University Square demolition

Dear PC Alders and Brad,

I just wanted to drop a quick note of aldermanic approval for the accelerated demolition of the University Square complex that will appear on the Plan Commission agenda this coming Monday. I'm not sure if I'll be able to make it myself, but I do hope that the demolition request, though prior to SIP approval it may be, is granted.

Please contact me with any questions.

Thanks sincerely,
Austin