



Location

701-737 Lorillard Court &
159-171 Proudfit Street

Applicant

Urban Land Development, LLC/
Christopher J. Schramm, ULI

From: R5 & PUD-GDP To: PUD-GDP-SIP

Existing Use

3 single-family residences & vacant land

Proposed Use

Demolish 3 single-family residences
to allow construction of 116-unit
apartment building

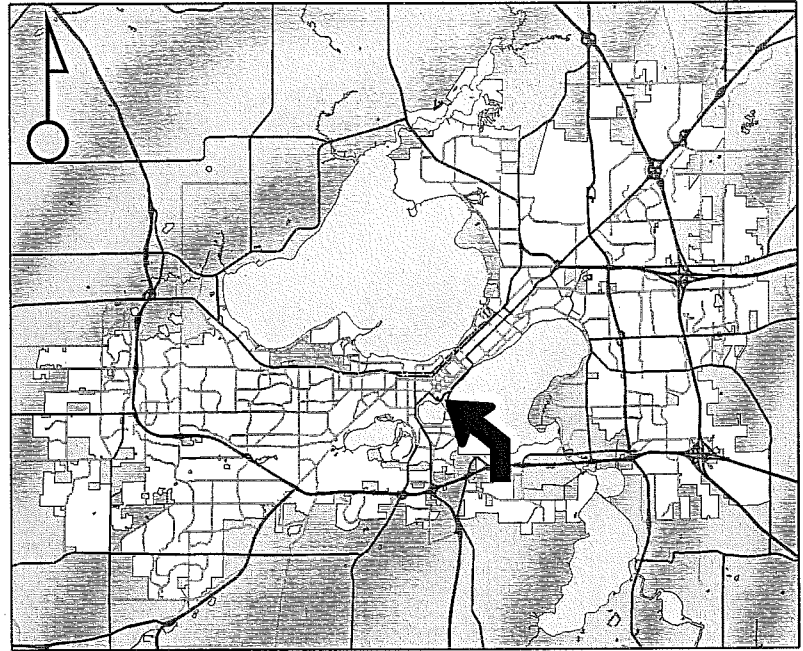
Public Hearing Date

Plan Commission

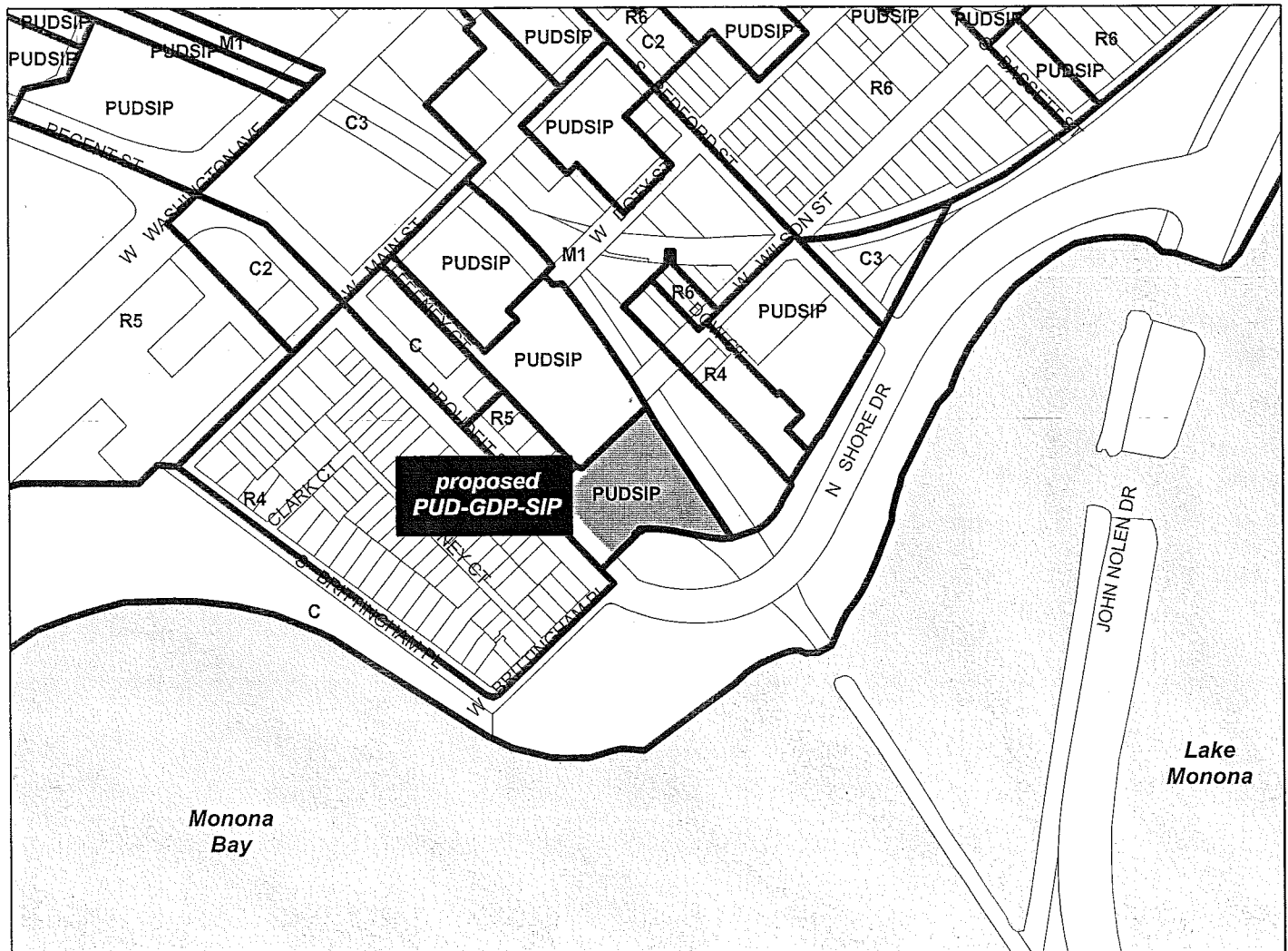
07 May 2012

Common Council

15 May 2012

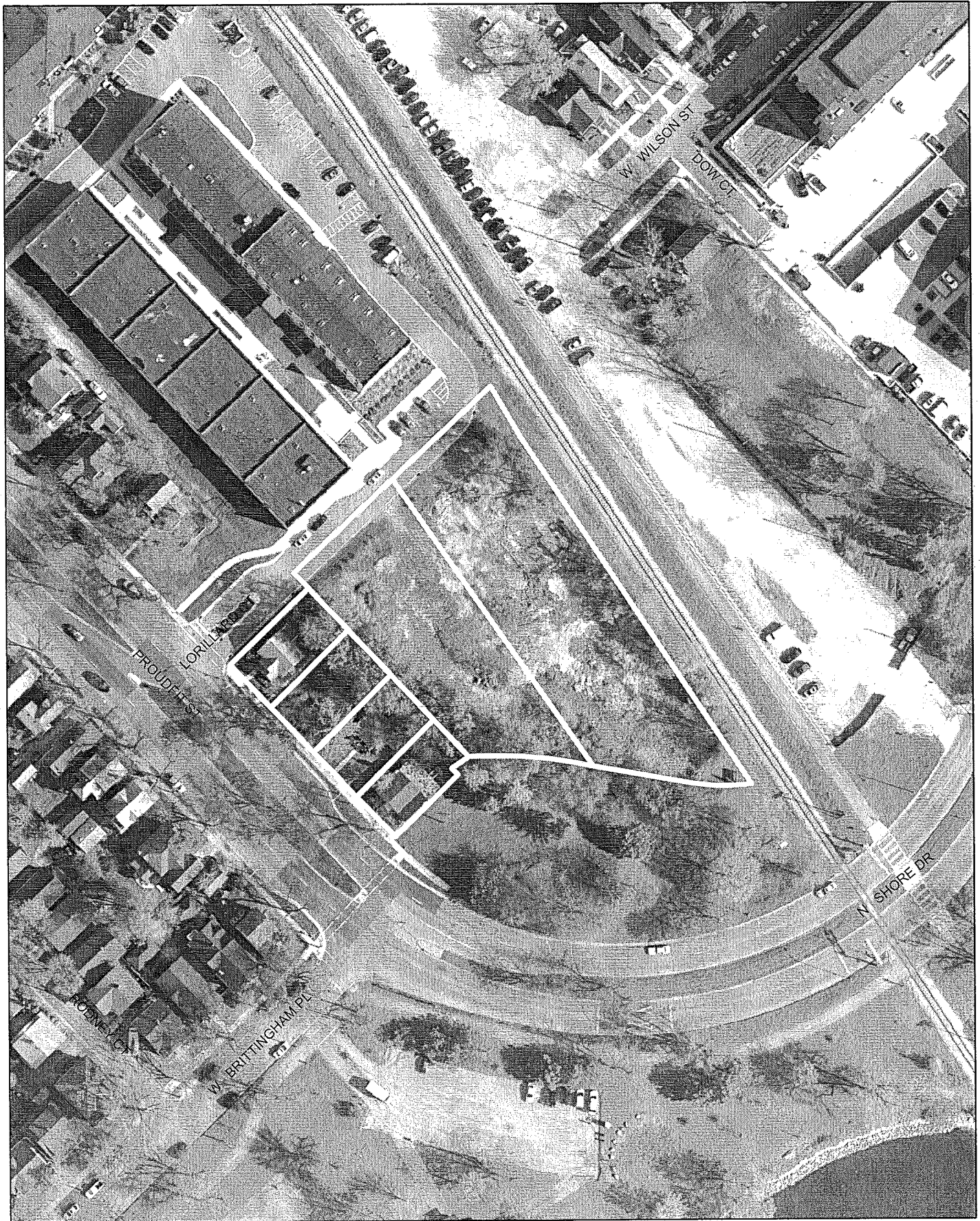


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 April 2012



Date of Aerial Photography : Spring 2010



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1950</u> Receipt No. <u>129515</u>
Date Received	<u>3/7/12</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-234-1016-5</u>
Aldermanic District	<u>4 VERVER</u>
GQ	<u>ADJACENT TO LANDMARK</u>
Zoning District	<u>RS + PUD6DP</u>
For Complete Submittal	
Application	Letter of Intent <u>/</u>
IDUP	Legal Descript. <u>/</u>
Plan Sets	Zoning Text <u>/</u>
Alder Notification	Waiver <u>/</u>
Ngbhd. Assn Not.	Waiver <u>/</u>
Date Sign Issued	<u>/</u>

1. **Project Address:** 701/737 Lorillard Court & 159-171 Proudfit St. **Project Area in Acres:** 1.68

Project Title (if any): 727 Lorillard

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Ex. Zoning: <u>PUD/GDP & R-5</u> to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Christopher J. Schramm Company: Urban Land Interests

Street Address: 10 E Doty St., Suite 300 City/State: Madison, WI Zip: 53703

Telephone: (608) 251-0706 Fax: (608) 251-5572 Email: cschramm@uli.com

Project Contact Person: same Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Urban Land Development, LLC

Street Address: 10 E Doty St., Suite 300 City/State: Madison, WI Zip: 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____

Construction of a multi-family residential building and associated parking.

Development Schedule: Commencement June 2012 Completion June 2013

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1950 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

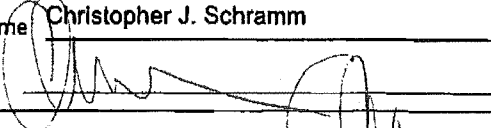
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Bassett Neighborhood Master Plan Plan, which recommends: residential development for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Verveer, Bassett & Monona Bay Neighborhoods (Oct. 18, 2011)


NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Tim Parks/DAT Date: 1/5/12 Zoning Staff: DAT Date: 1/5/12

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Christopher J. Schramm Date 3/7/12

Signature  Relation to Property Owner Employee

Authorizing Signature of Property Owner  Date 3/7/12

Effective May 1, 2009



Urban Land Interests

LETTER OF INTENT
727 Lorillard Apartments

March 7, 2012

To: City of Madison Plan Commission

From: Christopher J. Schramm
Urban Land Interests

Re: 701/737 Lorillard Court & 159-171 Proudfit Street
Madison, Wisconsin

PROJECT ADDRESS

The current addresses of the properties within the development site are:

- 701 Lorillard Court
- 737 Lorillard Court
- 159 Proudfit Street
- 163 Proudfit Street
- 167 Proudfit Street
- 171 Proudfit Street

The proposed development consists of a single building with a requested new address of 727 Lorillard Court.

PROJECT DESCRIPTION

Urban Land Interests (ULI) is proposing to develop a multifamily residential building on a primarily vacant 1.7 acre site south of the existing Tobacco Lofts apartments in the Bassett Neighborhood. The U-shaped building ranges from two to five stories tall and wraps around a central courtyard. The proposed building contains approximately 116 market-rate apartments, including studio, one-bedroom and two-bedroom units.

Proposed resident amenities include an onsite management office, a fitness center, a multi-purpose community room, a landscaped courtyard with a fire pit and gas grills, a roof deck, enclosed bike storage and maintenance areas, a dog run and dog washing area, and resident garden plots.

The building is served by approximately 135 resident parking stalls located on one level of underground parking and a partial level of enclosed at-grade parking under the longer wing of the building, along with limited surface parking for visitors. Access to the site is from Lorillard Court, and utilizes the existing left-in only median break on Proudfit Street.

DEVELOPMENT TEAM

Owner	Urban Land Development, LLC	Brad Binkowski/Tom Neujahr
Developer	Urban Land Interests	Chris Schramm
Architect	Valerio Dewalt Train Associates	David Jennerjahn/Tom Daly
Structural Engineer	Pierce Engineers	Kurt Frey
Landscape Architect	Ken Saiki Design	Ken Saiki/Abbie Moilien
Civil Engineer	Ken Saiki Design	Steve Whayland

CONSTRUCTION SCHEDULE

Construction is anticipated to begin in June of 2012. The projected construction duration is approximately 12 months, with completion of the building and occupancy of the first units in June of 2013.

CURRENT ZONING

The PUD-GDP zoning recorded in 2004 for 701 and 737 Lorillard Court allows for up to 158 residential units in a building up to nine stories tall. The four residential lots at 159-171 Proudfit Street have historically been zoned R-5.

In 2008 and 2009, a PUD-GDP/SIP for two commercial office buildings on this site was conditionally approved but was never recorded.

APPROVALS REQUESTED

As part of this application the following approvals are requested:

- Rezoning of the entire property to Planned Unit Development – Specific Implementation Plan to allow the construction of a 116- unit multifamily residential building.
- Demolition of the three vacant houses at 159, 167 and 171 Proudfit.

CERTIFIED SURVEY MAP

The site for the proposed development consists of Lots 2 and 3 of Certified Survey Map 11210 (701 and 737 Lorillard Court), along with the platted lots identified as 159, 163, 167 and 171 Proudfit Street (which include part of vacated Feeney Court). The boundaries of the site are identified on the survey and legal description included with this application.

A new Certified Survey Map which will combine the six existing parcels into a single lot will be submitted for approval under a separate application. A draft of the proposed CSM is attached.

EXISTING CONDITIONS AND USES

The site has been held for future development since it was purchased in 2004. The majority of the site area is vacant land. It is covered by a combination open grassy areas, trees and heavy scrub brush, gravel, concrete, and stored construction materials.

The four residential lots along Proudfit Street (containing three houses) were purchased from J.H. Findorff as additional development land under the same purchase agreement as the former tobacco warehouses and the other land within the existing GDP. The houses were vacant at the time of purchase by ULI and have remained vacant since that time.

The Tobacco Lofts apartments, ULI's 2005 adaptive reuse of the two historic tobacco warehouse buildings as 61 residential units, is located just north of the site across the private portion of Lorillard Court. The site is bounded by Proudfit Street to the west and the Wisconsin & Southern rail line and Southwest Commuter bike path to the east. An area of City park land is located between the southern edge of the site and the curve of Proudfit Street where it becomes North Shore Drive.

DEMOLITION

The proposed development will require the demolition and recycling of the three vacant houses located at 159, 167 and 171 Proudfit Street. The houses are small (821, 896 and 1,273 square feet) and were constructed in the 1940's. They were acquired as part of a larger development site and have been unoccupied since they were purchased from Findorff along with the adjacent property in 2004.

The demolition of these houses was previously approved by the Plan Commission and Common Council in 2008 as part of the conditional approved for a proposed but unbuilt office development on the site, and is being requested again as part of the current development proposal. Notice of the intent to request a demolition permit was provided to the required parties in the attached October 18, 2011 letter and via the City's online interested parties notification system.

In connection with the 2008 demolition request, an architectural and structural assessment of each of these houses was prepared. The physical inspection of the houses determined that they are in poor condition and would require significant repairs to be made habitable. All have significant water damage in addition to other structural and cosmetic deficiencies. A copy of this report, including photos, is attached.

Each house was also documented in a 2008 report prepared by Katherine Rankin in conjunction with the Landmarks Commission review of the previous demolition request. This report, which is attached to the architectural and structural assessment, found that none of the houses has any known architectural or historical interest. The Landmarks Commission confirmed this conclusion in November, 2011 as part of its review of the current demolition request.

Due to their size, physical condition, and lack of historical or architectural value, these houses are not practical or economically feasible to relocate. The assessment team indicated that the cost of renovation would exceed the cost of new and more functional construction. All applicable provisions of the demolition ordinance will be complied with and a reuse and recycling plan will be submitted for approval prior to the issuance of the demolition permit.

PROPOSED USES

Proposed uses of the site are multifamily residential use and accessory uses, including underground and surface parking, indoor and outdoor resident amenity and recreation spaces and an on-site management and leasing office, as shown on the attached plans and outlined in the proposed SIP Zoning Text included with this submittal.

COMPATIBILITY WITH APPROVED MASTER PLANS

Bassett Neighborhood Master Plan

The 1997 Bassett Neighborhood Master Plan identifies this site for residential development, and the proposed project is consistent with the overall goals of the plan and with the pattern of development in the immediate area since the creation of the plan.

City of Madison Comprehensive Plan

The 2006 City of Madison Comprehensive Plan identifies the Findorff Yards Sub-District as a mixed-use area appropriate for residential and office development of two to four stories. The proposed development is generally compatible with the recommendations of the Comprehensive Plan.

City of Madison Draft Downtown Plan

While the Draft Downtown Plan identifies this site for predominantly employment use, due at least in part to ULI's previously approved but unrecorded rezoning for an office development, the Plan's recommendations for the Tobacco Warehouse district are to "continue its revitalization as a residential and office area blending new buildings and restoration of historic structures. Future emphasis should be on strengthening connections to surrounding areas and enhancing the streetscape and open spaces." The proposed development is consistent with these goals and with the identified maximum building height of 6 stories.

NEIGHBORHOOD AND CITY PROCESS

ULI first presented the possibility of a new residential development on this site to the Bassett Neighborhood in August, 2011, and the preliminary conceptual design for this project was brought to the neighborhood in October, 2011 and again in November, 2011. Since that time, the development team has been in contact with Alders Verveer and Ellingson (Proudfit Street is the dividing line between Districts 4 and 13), and neighborhood steering committee was formed (including representatives from both the Bassett and Monona Bay neighborhoods). The steering committee has met three times to review various aspects of the project, and a presentation was made by the development team to a large joint meeting of the two neighborhoods on January 24, 2012.

The design team has met with various members of City staff from a number of departments, including a meeting with the DAT in January, 2012. A Landmarks Commission presentation and an informational Urban Design Commission presentation were made in December, 2011 and the project received very positive feedback from both groups.

Overall, the proposed design has received good reviews from both the neighborhood and the City for having an appropriate scale for the neighborhood, for its compatibility with both the historic tobacco warehouse buildings and the newer Findorff and Bar Examiner's buildings, for the quality and energy of the architecture, and for the thoughtful approach to the site design and stormwater management plan.

SITE AREA

The site area includes the undeveloped portion of the Tobacco Row PUD (Lots 2 and 3 of CSM 11210) along with the four residential lots at 159-171 Proudfit Street (which now include the adjacent previously-vacated portion of Feeney Court).

The site contains approximately 73,130 square feet (1.679 Acres). A legal description is attached.

BUILDING AREA

Approximate total building areas by use are identified below. Building areas by floor are listed on the attached plans.

Residential Area	133,897 SF
Parking Area	45,493 SF
Total Building Area	179,390 SF

PARKING AND LOADING

It is an important objective of the development to minimize the amount of site area dedicated to surface parking and to provide adequate on-site parking in order to minimize the impact on the adjacent neighborhood. The resident parking ratio is 1.16 stalls per unit, and all of it is located underground or enclosed within the building at grade level. In order to minimize paved site area, the sloped parking access drive along the back of the site also serves as a fire lane. In addition, this location, in close proximity to a

major employment center and next to the bike path, should attract a significant number of pedestrian and bike commuters. The following vehicle and bike parking is provided in the proposed plans:

Enclosed/Below Grade Resident Parking	135 Stalls	(4 Accessible Stalls)
<u>Surface Visitor Parking</u>	<u>5 Stalls</u>	<u>(1 Accessible Stall)</u>
Total Parking	141 Stalls	(5 Accessible Stalls)
Resident Bike Parking (Interior Bike Rooms)		119 Bikes
<u>Visitor Bike Parking (Exterior Bike Racks)</u>		<u>12 Bikes</u>
Total Bike Parking		131 Bikes

If required by resident demand, additional bike parking may be provided in the future with the addition of wall-mounted bike racks in the enclosed parking areas. Motorcycle and moped parking will also be provided in the enclosed parking areas.

Two 10' x 35' loading spaces are located adjacent to the main building entry and are served by a dedicated service entry with direct access to the building elevators to accommodate deliveries and tenant move-ins and move-outs.

TRASH REMOVAL AND STORAGE/SNOW REMOVAL

Trash and recycling storage is located in a dedicated room inside the at-grade enclosed parking area of the building and will not be visible from outside the building. The owner will contract with outside vendors for trash removal, recycling and snow removal.

SUSTAINABLE DESIGN AND ENERGY EFFICIENCY

Sustainability and energy efficiency are integrated into the design of the project at every level, from high efficiency mechanical systems and energy efficient appliances and lighting to water saving plumbing fixtures and low V.O.C. finishes. ULI is working with Focus on Energy to maximize the energy efficiency of the building design and systems. Sustainable design is also a focus of the stormwater management and landscaping approach for the site, with permeable pavers in surface parking and loading areas and multiple rain gardens integrated into the landscape design to help infiltrate stormwater runoff from the site and the roof.

REQUIRED CITY AGREEMENTS AND EASEMENT MODIFICATIONS

Lorillard Court Island Landscaping

The western portion of Lorillard Court between Proudfit Street and Feeney Court is a public right-of-way. A small traffic island, currently planted with grass, exists in the center of the Lorillard Court right-of-way where it meets Proudfit. ULI requests permission to landscape this island, which is a focal point of the entry to ULI's existing Tobacco Lofts apartments as well as the proposed 727 Lorillard development. ULI proposes to improve the island with new plantings as shown on the attached plans at its cost, and to maintain the landscaping within the island.

Storm Sewer Easement Encroachments

In 2004, a 15' wide storm sewer easement was imposed on the perimeter of the development site inside of the Proudfit Street sidewalk. Based on concerns raised by ULI about the impact of this easement on the buildable area of the site, the storm sewer pipe was offset from the centerline of the easement toward the sidewalk during construction, and the possibility of modifying or encroaching into this easement was left open by the City.

As part of this development, a number of minor encroachments are being requested to allow for flexibility in the design and construction of the proposed building, including the ability to provide enhanced landscaping and a number of direct unit entries that connect to and activate the Proudfit Street sidewalk.

Specifically, ULI requests that a retaining wall and planting area, pedestrian access sidewalks, apartment unit entry stairs and a project identification sign be allowed to encroach within the northeast 5' width of the easement, subject to specific provisions acceptable to the City.

These encroachments should not preclude the City from accessing and maintaining the storm sewer line in the future. Similar encroachments were allowed as part of the approval of the office development previously proposed for this site, and a Consent to Occupy Easement was recorded in 2010 to allow those encroachments. ULI requests that this application be amended to reflect the encroachments shown on the exhibits attached to this application. Copies of the existing Consent, along with previous correspondence with the City of Madison Engineering Division regarding this 15' easement area are also included.

Attachments:

Legal Description

Proposed SIP Zoning Text

Supporting Documents

Project Design Narrative

Project Renderings

Draft Certified Survey Map

Title Report (Copies of recorded documents available upon request)

October 18, 2011 Notice of Intent Letter

Structural/Architectural Assessment of Homes for Proposed Demolition

Storm Sewer Easement Encroachment Documentation

Plans

SIP ZONING TEXT

727 LORILLARD COURT
MADISON, WISCONSIN

Legal Description

The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the construction of a multi-family residential building.

B. Permitted Uses

1. Multi-family residential uses.
2. Uses accessory to permitted uses as listed above, including but not limited to the following:
 - a. Underground and surface parking.
 - b. Indoor and outdoor amenity and recreation areas associated with multi-family residential units.
 - c. On-site management office for the management and leasing of multi-family residential units.
 - d. Home occupation. A resident may use a portion of his/her dwelling as his/her own personal office or studio space, subject to the provisions of Home Occupations as specified in Section 28.04(26) of the Madison General Ordinances.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio and Building Height

The maximum floor area ratio and the maximum building height will be as shown on the approved plans.

E. Yard Requirements

Yard areas will be provided as shown on the approved plans.

F. Landscaping

Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading

Accessory off-street parking and loading will be provided as shown on the approved plans.

H. Lighting

Site lighting will be provided as shown on the approved plans.

I. Signage

Permanent signage will meet the requirements of Chapter 31 of the Madison General Ordinances and will be permitted as shown on the approved plans.

Permitted temporary signs will include project construction signs and signs associated with the marketing of the multi-family residential units within the project.

J. Family Definition

The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances as it relates to R6 zoning districts.

K. Miscellaneous

This building is located adjacent to an existing railroad right-of-way and may experience noise and vibration from current railroad traffic and possible future commuter rail services.

L. Alterations and Revisions

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

EXHIBIT A

727 LORILLARD COURT
MADISON, WISCONSIN

Legal Description

Lots 2 and 3 Certified Survey Map No. 11210, recorded in Volume 67 of Certified Survey Maps pages 302-309 as Document No. 3978226, part of Lots 11, 12, and 13, and part of vacated Feeney Court, Warren's Addition to the City of Madison, recorded in Volume A of Plats, Page 8, part of lots 1 and 2, Block 28, Original Plat of the City of Madison recorded in Volume A, page 1 and a parcel of land all located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the most northerly corner of said lot 2 Certified Survey Map No. 11210; thence southeasterly on a curve to the right which has a radius of 2890.56 feet and a chord which bears S30°44'03"E, 47.70 feet; thence S33°55'31"E, 335.37 feet to a point on a curve; thence northwesterly on a curve to the right which has a radius of 155.00 feet and a chord which bears N89°30'52"W, 48.63 feet; thence N80°29'21"W, 80.72 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 350.00 feet and a chord which bears N85°45'11"W, 100.86 feet; thence S55°12'22"W, 16.72 feet; thence S44°01'11"E, 7.09 feet; thence S45°44'14"W, 71.83 feet; thence N44°01'11"W, 192.17 feet; thence N45°44'14"E, 88.33 feet; thence N44°01'11"W, 17.10 feet; thence N46°39'27"E, 219.56 feet to the point of beginning. Containing 73,130 square feet (1.679 acres).

Lot Area

This Specific Implementation Plan contains 73,130 square feet (1.679 acres).

PROJECT DESIGN NARRATIVE

LAND USE APPLICATION
Madison Plan Commission

727 Lorillard – 701/737 Lorillard Court & 159 – 171 Proudfit Street

PROJECT DESIGN NARRATIVE

727 Lorillard Apartments

March 14, 2012

To: Al Martin – City of Madison

From: Christopher J. Schramm – Urban Land Interests
David Jennerjahn – Valerio Dewalt Train Associates

Re: Urban Design Commission – Initial and Final Approval
701/737 Lorillard Court & 159-171 Proudfit Street
Madison, Wisconsin

Site Planning and Building Massing

The proposed apartment building at 727 Lorillard Court is designed to work with the existing Tobacco Lofts to create a larger integrated residential community that responds to the demand for high quality rental units in the neighborhood as well as complete the redevelopment of this important site. The building is sited so as to respect the surrounding city fabric of streets, parks and pathways, while the building's design reflects that seen in the immediate context.

The architectural design of the apartment building takes its cues from the architectural character of the surrounding buildings: the elongated warehouse character of the renovated historic Tobacco Lofts north across Lorillard Court and the Findorff office building and National Conference of Bar Examiners building on the opposite side of the railroad tracks and Southwest Commuter Bike Path to the east. The massing and heights of the proposed apartment building wings are similar to these historic warehouse structures and the more recently completed office building developments, with the tallest wing of the apartment building being slightly shorter than both the Bar Examiners and Findorff buildings.

The siting of the longest wing of the building, the eastern wing, is to set to continue the visual lines of the easternmost Tobacco Lofts warehouse building along the railroad line. This wing is a total of five stories above grade (four levels of apartment units over a level of enclosed at-grade parking).

The west wing is a smaller scale building element that holds the street edge and respects the scale of the existing single family residential buildings in the neighborhood. This building wing has three levels of apartments over a continuation of the main underground parking level. The lowest level apartment units along this façade have private pedestrian entrances from the street and are set back a minimum of fifteen feet to provide green space between the building face and sidewalk similar to the neighboring structures, further reinforcing the connection to the contextual site.

The proposed building has its main entrance off Lorillard Court, on axis with the landscaped courtyard space between the historic warehouses, providing a visual link and connection through to its own landscaped courtyard space. This landscaped plaza, in turn, continues the visual connection south to the City parkland at the curve of North Shore Drive and Proudfit Streets and serves as an active amenity space for residents of the building.

Building Materials

Taking cues from the industrial nature of the adjacent historic Tobacco Lofts, materials have been selected that compliment the scale, texture and feel of the adjacent structures. Smooth textured beige brick encompasses the majority of the facade, interspersed with bronze colored window units with clear glazing. Mill finish crimped aluminum shingles clad the series of angled tubes in the project with windows of similar materials to elsewhere in the project. Metal balconies with cable rail are mounted to the exterior of the building, colored to match the bronze window mullions. The base level of the building is constructed of an exposed cast in place concrete finish.

Landscaping and Stormwater Management

The development of the landscape and site plan continues to emphasize the geometric pedestrian corridor created by walkways from the existing Tobacco Lofts. Direct connection, both physically and visually, is made between the two sites. A simple plant palette of predominantly native vegetation throughout the site supports the transition between existing Tobacco Lofts, the rail corridor, City of Madison Park land, and the Lake Monona shoreline.

The stormwater management plan for the project involves a mix and variety of stormwater water quality and water quantity best practices. Storm inlet oil/grease filters and sumps are proposed for Lorillard Court and the access drive into the parking ramp. Permeable pavers are proposed for the visitor parking, accessible parking and loading areas along Lorillard Court. A portion of the roof area is designed as a roof deck for residents with pavers and landscaping. Five proposed rain gardens on the site will be landscaped with prairie plant mix & seeding, and will provided water quality and water quantity treatment for the access drive and the roof area of the proposed apartment building. These rain gardens will have underdrains and overflow storm yard inlets that connect into the City's storm sewer system on Proudfit Street.

STRUCTURAL/ARCHITECTURAL
ASSESSMENT OF HOMES FOR
PROPOSED DEMOLITION

LAND USE APPLICATION
Madison Plan Commission
727 Lorillard – 701/737 Lorillard Court & 159 – 171 Proudfit Street

Memorandum

July 16, 2008

To: Plan Commission City of Madison
From: Marc Schellpfeffer Engberg Anderson

Re: Structural/ Architectural Assessment of Homes for Proposed Demolition
Findorff Yards Office Lofts
Urban Land Interests
Engberg Anderson Project No. 081780.00

The following memo has been created to provide a structural/architectural assessment of the three homes that would be demolished as part of the proposed Findorff Yards Office Lofts development. The three homes hold the current addresses of 159 Proudfit Street, 167 Proudfit Street, and 171 Proudfit Street.

159 Proudfit Street



The home is approximately 821 sq.ft. and clad with masonry and wood siding on the walls and asphalt shingles on the roof. Single pane windows with a mixture of aluminum and wood framed storm windows cover the openings.

There is noticeable damage to the asphalt shingles as well as flashing or lack of flashing at the chimney and front porch/entry. The deterioration of flashing, or lack of flashing, has led to water infiltration and staining at the chimney in the attic, wall of the back porch and within the ceiling of the back bedroom. A complete removal and replacement of the roofing system would be required to eliminate water infiltration issues. See the following photos that highlight the issues discussed related the water infiltration:

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com



Urban Land Interests



Caulk failing between flashing and masonry and flashing and asphalt shingles



Deterioration of caulking and missing flashing at front porch roof interface with exterior wall



Water staining on roof sheathing and masonry at chimney



Water staining at back porch

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

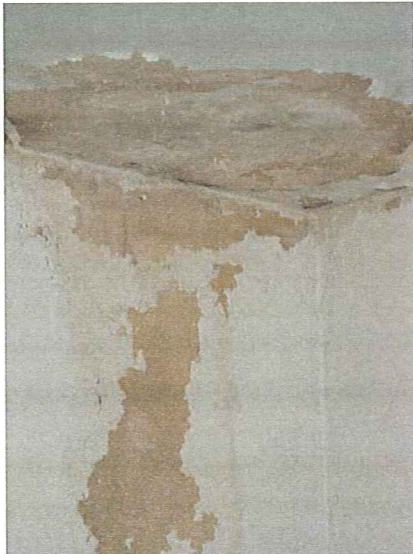
ARCHITECTURE PLANNING INTERIOR DESIGN

10 East Doty Street • Suite 300 • Madison, WI 53703 • P 608.251.0706 • F 608.251.5572 • www.uli.com

6-7



Urban Land Interests



Water staining and deteriorated ceiling and wall plaster in back bedroom

The wood siding and masonry appeared to be in generally good condition. The issues appear where either interface with each other, the roof, or opening conditions. At these conditions there is noticeable rot of wood trim.



Rot of window trim and deterioration of masonry/masonry interface

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703

Ph 608 250 0100 Fx 608 250 0200

www.engberganderson.com

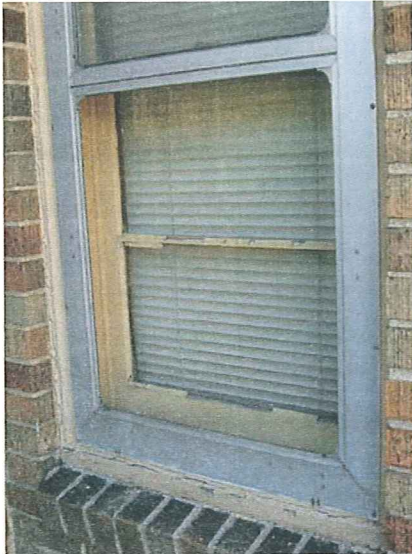
ARCHITECTURE PLANNING INTERIOR DESIGN

10 East Doty Street • Suite 300 • Madison, WI 53703 • P 608.251.0706 • F 608.251.5572 • www.uli.com

6-7



Urban Land Interests



Deterioration of wood trim and caulking at masonry interface

The single pane windows and storms are in poor condition. Most windows were difficult to open, or non-operable, in their current condition. Within the interior of the home there is noticeable cracking and blistering in the plaster; this would suggest water issues in some cases as mentioned earlier. The remainder of the plaster cracking is from typical settling, but would need to be cleaned and recoated. Issues of moisture in the kitchen and bathroom were noticed with the flaking and peeling of finishes on the ceiling and walls.



Blistering and cracking of plaster at window in living room

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

ARCHITECTURE PLANNING INTERIOR DESIGN

10 East Doty Street • Suite 300 • Madison, WI 53703 • P 608.251.0706 • F 608.251.5572 • www.uli.com

6-7

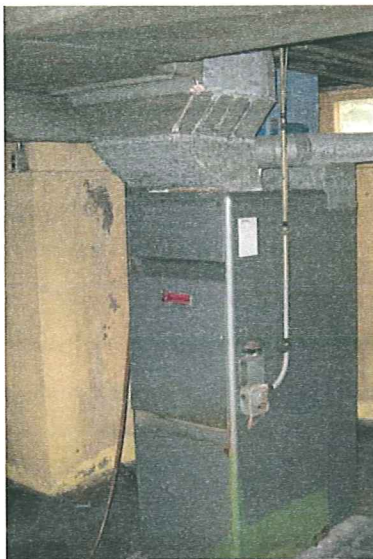


Urban Land Interests



Peeling paint on ceiling and wall in kitchen

Electrical and mechanical systems are outdated and will need to be removed and replaced with up to date systems.



Outdated furnace



Outdated electrical system (no ground at the outlets)

The issues discussed above and the size of the home make it economically unfeasible to relocate this home to another site. A home of identical size and layout would be less expensive to build new than to move this existing home to a new lot and construct a new foundation and make all of the necessary updates. It is our recommendation to demolish and recycle the existing home at 159 Proudfit.

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

ARCHITECTURE PLANNING INTERIOR DESIGN

10 East Doty Street • Suite 300 • Madison, WI 53703 • P 608.251.0706 • F 608.251.5572 • www.uli.com

6-7



167 Proudfit Street



The home is approximately 896 sq.ft. and clad with mainly metal siding on the walls and asphalt shingles on the roof. Single pane windows with aluminum framed storm windows cover the openings.

The aluminum cladding of the home extend below grade level; this is not a typical condition for aluminum siding due to the fact that moisture has no place to escape if it moves behind the siding itself. There is noticeable damage to the siding as well as some of the openings on the home. The interface of the masonry chimney and the metal siding has deteriorated over time. It is noticeable that attempts have been made to fix water issues by the numerous sealant joints at the interface.

Within the interior of the home the main room is hardwood floors that have buckled due to excessive moisture. Peeling paint in the bathroom continued to suggest moisture issues. Upon attempting to enter the basement we encountered mold growing on the walls and door leading to the basement. We did not proceed further in to the basement do to the fact that the basement was filled with what we observed as 2-3 feet of water. Although the mold is not visibly growing on other walls in the home, it is assumed that the mold is far beyond the single wall of the basement and the door. See the following support photos for this documentation:



Urban Land Interests



Damage to metal siding and detail of siding continuing below grade



Water staining and attempts to correct at masonry chimney and metal siding interface



Broken/non-operable single pane window and storm



Swollen hardwood floors in main room

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
1 North Pinckney Street
Madison, Wisconsin 53703
Ph 608 250 0100 Fx 608 250 0200
www.engberganderson.com

ARCHITECTURE PLANNING INTERIOR DESIGN

10 East Doty Street • Suite 300 • Madison, WI 53703 • P 608.251.0706 • F 608.251.5572 • www.uli.com

6-7



Peeling paint on bathroom ceiling



Mold on door leading to basement



Floor elevation in home is 10" below outside grade



Mold throughout walls leading down to basement/water filled basement

With the problems listed above and the size of the home, it is our recommendation that the home at 167 Proudfit Street be demolished and any items not destroyed, or affected, by the mold be recycled if possible.

171 Proudfit Street

The home is approximately 1,273 sq.ft. and clad with an architectural concrete masonry system on the walls and asphalt shingles on the roof. Single pane windows with aluminum framed storm windows cover the openings. The exterior concrete masonry appears in good condition with the exception of some tuck pointing to the mortar with caulking. The main issues with the exterior are found at the eaves of the roof and the wood trim. In both cases there are numerous areas of rot and noticeable holes within the two areas mentioned. Animal infestation was confirmed when we opened the attic to the smell of animal /bat feces.



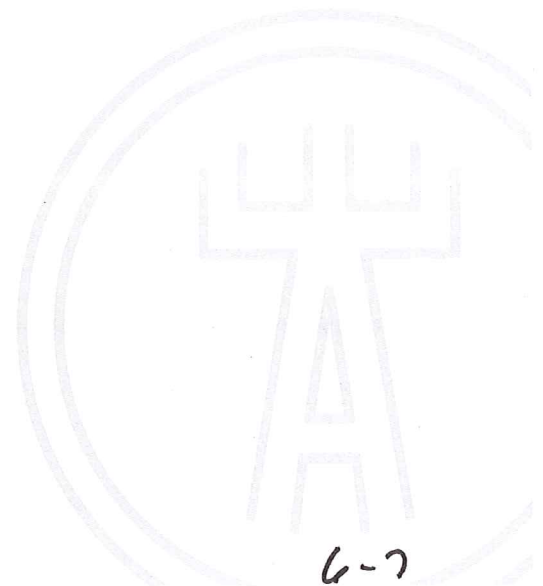
Photo of existing home at 171 Proudfit Street



Rot and noticeable openings in eaves



Caulking within mortar joints to attempt to repair cracking





Rot at wood eave/masonry interface



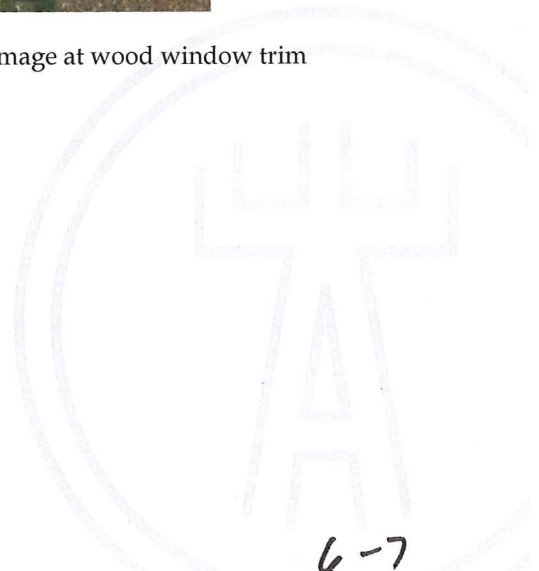
Rot at wood eave/masonry interface



Rot and noticeable openings in eaves

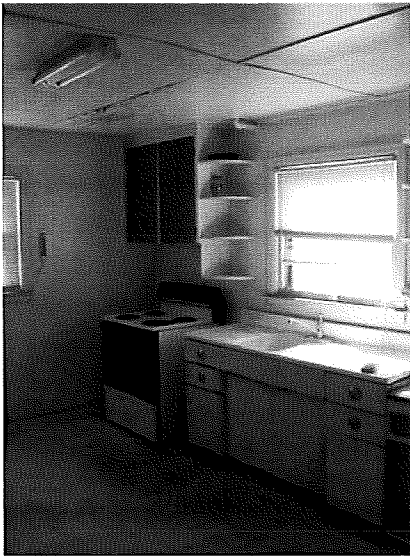


Rot and insect damage at wood window trim

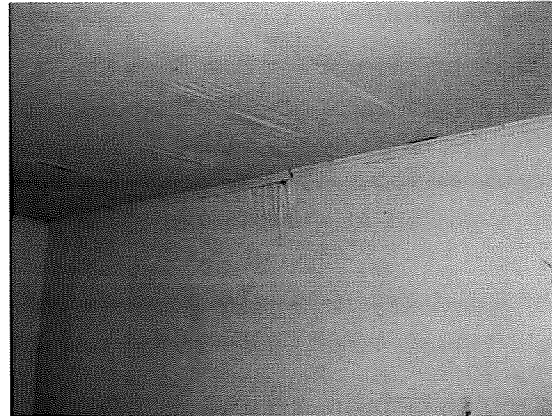


July 16, 2008

The rotting and deterioration of the roof and eave system has led to noticeable water damage within the home. The kitchen had a standing puddle of water on the floor and the painted wood panel ceiling was sagging from water damage. Other areas throughout the bedrooms have noticeable sagging in the wood panel ceiling as well as staining on the walls.



Sagging ceiling and water damage in kitchen ceiling/water on the floor



Water damage on ceiling and wall within bedroom



Water damage in kitchen ceiling



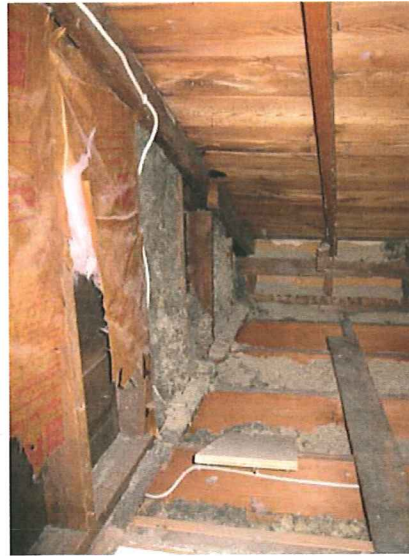
Water staining on wall around window

July 16, 2008

Throughout the house cracking and chipping has occurred in the plaster from typical settling of the house. A non-code compliant stair was located in the center of the home that led to unfinished attic space. Limited insulation was found in the attic, and the smell of feces was very noticeable. Areas of the limited insulation appeared to have been chewed; expected with the number of holes in the eaves on the exterior.



Non-code compliant stair to attic; would have to be removed or renovated



Limited insulation/chewed insulation within the attic



6-7

July 16, 2008

The basement had noticeable signs of water entering the building from the concrete foundation walls and running directly in to the floor drain; staining was prevalent. The mechanicals were not running, but appeared to be in good condition.



Mechanicals in basement

With the extensive water damage to the home on the first floor, it is our recommendation to demolish and recycle the existing home at 171 Proudfit Street.



6-7

July 16, 2008

Attached to this memorandum are two documents that further describe the condition and history of the three existing homes. Derek Horejsh with Pierce Engineers summarized the observations from a structural standpoint. Also attached is a document produced by K.H. Rankin, dated 4/30/08, that further discusses the above mentioned homes and their relevance as to the Landmarks Commission.

Any further questions can be directed to the contacts listed below:

Architect:

Engberg Anderson, Inc.
Marc Schellpfeffer AIA, Project Architect (Contact)
608-250-0100

Structural Engineer:

Pierce Engineers, Inc.
Derek Horejsh, Project Manager (Contact)
608-256-7307

Sincerely,

Marc Schellpfeffer
Engberg Anderson

MS/MS

Attachments:

Memorandum from Derek Horejsh at Pierce Engineers (dated 7/10/08 - 1 page)
K.H. Rankin - Note to Commission (dated 4/30/08 - 4 pages)

