

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>03.10.10</u>	Action Requested
UDC MEETING DATE: <u>03.17.10</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1208, 1212, 1214 Spring Street

ALDERMANIC DISTRICT: District 8/ Bryon Eagon

OWNER/DEVELOPER (Partners and/or Principals) <u>Gebhardt Development/ Otto Gebhardt III</u>	ARCHITECT/DESIGNER/OR AGENT: <u>bark design/Christopher Gosch, AIA, NCARB</u>
<u>222 North Street</u>	<u>222 North Street</u>
<u>Madison, WI 53704</u>	<u>Madison, WI 53704</u>

CONTACT PERSON: Christopher Gosch, AIA, NCARB
Address: 222 North Street
Madison, WI 53704
Phone: 608.333.1926
Fax: 608.245.0770
E-mail address: studio@bark-design.com

TYPE OF PROJECT:

(See Section A for:)

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

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

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

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

Gebhardt Development, LLC

**222 North Street
Madison, WI 53704**

**Ph. 608 245-0753
Fax: 608 245-0770**

1208, 1212, 1214 Spring Street Plan Commission Submittal

Matt Tucker
Zoning Administrator
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Letter of intent for PUD Rezoning

Mr. Tucker:

Please consider this our formal letter of intent to pursue PUD-GDP/SIP rezoning for 3 parcels of property located at 1208, 1212, and 1214 Spring Street.

Project Summary:

Project involves the demolition of 3 existing structures on contiguous properties which are currently used for student rental housing.

Replacing the removed structures will be a new 8 story, approx. 87 unit apartment building. The use, overall height and massing are consistent with adopted planning guidelines and represent the first major development under these guidelines by a private party in this neighborhood.

Units will consist of a combination of 1-4 bedroom units, with the final unit mix to be determined at a later date. Laundry facilities and vending will be provided at each floor.

Approximately 24 covered automobile parking spaces will be provided. This number is based on the amount of need demonstrated by similar projects in the area which are owned and managed by the same developer, and is more than sufficient to meet the needs of residents. Bicycle and scooter parking will be provided, with the ratio of bicycle parking at or near 1 space/bedroom, as that need has been historically demonstrated.

Proposed Project Schedule:

Demolition of existing structures:	08.20.10
New Construction start:	09.15.10
Project completion and occupancy:	08.10.11

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Madison, WI 53704**

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Project Team:

Owner:

Gebhardt Development
222 North Street
Madison, WI 53704
608.245.0753
Attn.: Otto Gebhardt III
gebhardtdevelopment@gmail.com

Architect:

Bark Design
222 North Street
Madison, WI 53704
608.333.1926
studio@bark-design.com

Structural Engineer:

GKS Engineering
3310 Kingston Drive
Madison, WI 53713
608.277.9520
gksengr@charter.net

Civil Engineer:

Professional Engineering, LLC
818 N. Meadowbrook Lane
Waunakee, WI 53597
608.849.9378
Attn.: Roxanne Johnson, P.E., LEED AP
Rjohnson@pe-wi.com

Landscape Architect:

TBD

General Contractor:

TBD

RSSC Neighborhood Plan Compliance:

Refer to attached submittal documentation for information on compliance with RSSC recommendations

Gebhardt Development, LLC

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Madison, WI 53704**

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Fax: 608 245-0770**

Project Breakdown:

Existing number of units on project site: **44**

Existing number of parking stalls on project site: **14**

Proposed Units: **87 +/-**

Net Unit increase: **43 +/-**

Site Area: **18,584 s.f.; 0.43 Acres**

Building Footprint: **11,500 s.f.**

F.A.R. = 4.58

Vehicle and Pedestrian Access: **Off Spring Street, Auto and Scooter acces/parking
not visible from street**

Proposed Auto Parking spaces: **21 +/-**

Proposed scooter parking spaces: **37 +/-**

Proposed bicycle parking spaces: **1 per bedroom +/-**

Amenities:

- Private and public outdoor space
- Wireless Internet
- Secure Automobile, Scooter, and Bicycle Parking
- Laundry Facilities
- Energy Efficiency
- Location to UW facilities and retail/commercial establishments

Respectfully Submitted,

Otto Gebhardt III

END

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

1208, 1212, 1214 Spring Street Plan Commission Submittal

Proposed Zoning Text:

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

Deeded Description 1: Parcel Number 070922110063

Lot 14, Block 11, Brook's Addition to Madison, City of Madison, Dane County, Wisconsin.

Deeded Description 2: Parcel Number 070922110071

Lot 13, Block 11, Brook's Addition to Madison, City of Madison, Dane County, Wisconsin.

Deeded Description 3: Parcel Number 070922110089

The West 35 Feet of the South 1/2 of Lot 12, Block 11, Brook's Addition to Madison, Dane County, Wisconsin.

A Metes and Bounds description of the following three parcels of land known as Lot 14, Lot 13 and the West 35 feet of the South 1/2 of Lot 12, all in Block 11, Brook's Addition to Madison, located in Section 22, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Lot 14, Block 11, Brook's Addition to Madison, said point also lying on the northerly platted Right-of-way line of Spring Street, and is the point of beginning of this description, thence N 00°22'07" W, along the westerly boundary line of said Lot 14, Block 11, 149.10 feet; thence S 88°49'43" E, along the northerly boundary line of said Lots 14 and 13, Block 11, 107.08 feet; thence S 00°22'07" E, along the easterly boundary line of said Lot 13, Block 11, 74.08 feet; thence S 88°49'36" E, 35.00 feet; thence S 00°22'07" E, 75.01 feet to a point lying on said southerly boundary line of said Lot 12, and northerly platted Right-of-way line of Spring Street; thence N 88°50'05" W, along the southerly boundary line of said Lots 12, 13 and 14, Block 11, and said northerly platted Right-of-way line of Spring Street, 142.08 feet to the point of beginning;

This Description has an area of 18,584 square feet, or 0.43 Acres.

Gebhardt Development, LLC

222 North Street
Madison, WI 53704

Ph. 608 245-0753
Fax: 608 245-0770

A: Statement of Purpose:

This zoning district is established to allow for the construction of the following:

Total Site Area: 18.584 s.f.

Building Area Breakdown:

Parking level: 11,780 s.f.

1st Floor: 11,600 s.f.

2nd Floor: 11,600 s.f.

3rd Floor: 11,600 s.f.

4th Floor: 10,100 s.f.

5th Floor: 10,100 s.f.

6th Floor: 10,100 s.f.

7th Floor: 10,100 s.f.

8th Floor: 10,100 s.f.

Total: 85,300 s.f. = F.A.R. = 4.58

Total New Construction:

Apartments: 87

Bedrooms: 187

Auto Parking: 21 interior stalls

Bicycle Parking: 188 interior stalls

Scooter Parking: 37 interior stalls

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts and as modified by the submitted plans.
2. Uses accessory to permitted uses as listed above.

C. Lot Area: 18,584 square feet/ 0.43 Acres.

D. Floor Area Ratio:

1. Floor area ratios will be 4.58
2. Maximum building height shall be 8 stories or 116 feet, per the RSSC recommendations. Height of proposed structure is identified on submitted plans.

E. Yard Area Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site Landscaping will be provided as shown on final approved plans.

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Madison, WI 53704

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G. Accessory Off-Street Parking & Loading: Accessory off street automobile, bicycle and scooter parking will be provided as shown on the submitted plans. A 10'x18' loading zone will be provided as shown on the submitted plans.

H. Lighting: Site Lighting is provided as shown on the submitted plans.

I. Signage: Signage will be provided as approved on the recorded plans.

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. Alterations and Revisions: No alteration or revision to 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 Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Residential Parking Permits: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

END

Gebhardt Development, LLC

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Madison, WI 53704

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Fax: 608 245-0770

1208, 1212, 1214 Spring Street Plan Commission Submittal

RSSC Recommendations Compliance

Applicable excerpts from the RSSC plan are as follows:

“...approximately 35,000 students are seeking off- campus housing each year. The planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10 percent of that population.

If the planning area is able to capitalize on the current trends in student housing — the overall movement to higher-density structures — and leverage its current position as one of the main nodes of dense student housing, then the area north of Regent Street may become one of the central hubs of student life. Increasing the density of student housing north of Regent Street should serve to attract students currently living south of Regent, which could open up the area south of Regent for more owner-occupancy. Further discussion on development trends and opportunities is in Section VII: Economic Development.”

Goals:

Consider the redevelopment of parcels with non-historic buildings that have land values which are higher than improvement values.

Recommendations:

- If developed, high-rise student housing should be constructed north of Regent Street.
- Integrate student housing into the expanding University fabric.
- Increase density north of Regent Street in order to encourage students in converted homes south of Regent Street to move closer to campus.

Conformance with neighborhood plan:

-Provide high rise student housing north of Regent Street

Proposed: Spring Street is two blocks north of Regent Street

Development Location: Complies with neighborhood plan

-Provide additional housing density for the student population

Proposed: 44 existing units to be replaced with 87 +/- units

Higher density: Complies with neighborhood plan

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Madison, WI 53704

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RSSC Recommendations Compliance (cont.)

-Promote the use of infill sites to unify the district by creating more intensity and consistency of use.

Proposed: Replace 3 underperforming non-historic properties with higher quality housing on existing parcels. Existing resources and infrastructure are used more efficiently.

Releases single family rental housing south of Regent Street for conversion back to owner/occupied properties.

Infill site: Complies with neighborhood plan

Building Height: 8 stories or 116 feet whichever is less

Proposed: 8 stories/86 feet

Height: Complies with neighborhood plan

Building Setback: 10 feet from property line at street frontage for first 3 stories

Proposed: 10 feet from property line at street frontage for first 3 stories

Setback: Complies with neighborhood plan

Building Stepback: 15 feet from building line for additional stories

Proposed: 15 feet from building line for additional stories

Stepback: Complies with neighborhood plan

Height Above Grade Plane: First Floor of solely residential buildings to be a minimum of 36" above grade plane.

Proposed: First habitable floor to be 36" min. above grade plane

First Floor Level: Complies with neighborhood plan

Provide inset and covered building entrances

Proposed: Entry to be at corner of building, inset and articulated

Entry location: Complies with neighborhood plan

Project is not in a Special Design Guideline District

Proposed project and the University of Wisconsin

Property was identified in RSSC plan as a potential site for future UW campus development. Developer, UW staff and City Planning Staff have reviewed and discussed proposed project.

UW has publicly stated that the parcels where the current project is proposed is not in their short to mid term goals for property acquisition and proposed project would not be inconsistent with the University's goals for the neighborhood.

END



VIEW NORTH FROM REGENT ST. AREA
PROPOSED PROJECT WOULD NOT BE VISIBLE



REVIEW SET

URBAN DESIGN COMMISSION

hark
DESIGN

WWW.HARKDESIGN.COM

THE "HUMBUCKER"

SITE CONTEXT PHOTOS

SC 1 . 5



SPRING STREET STREETScape



REVIEW SET

URBAN DESIGN COMMISSION

mark
DESIGN

WWW.MARKDESIGN.COM
STUDIO@MARKDESIGN.COM

THE "HUMBUCKER APARTMENTS"

SITE CONTEXT PHOTOS

SC 1 . 4



VIEW TO NORTH FROM SPRING STREET





VIEW TO EAST FROM SPRING STREET



REVIEW SET

URBAN DESIGN COMMISSION

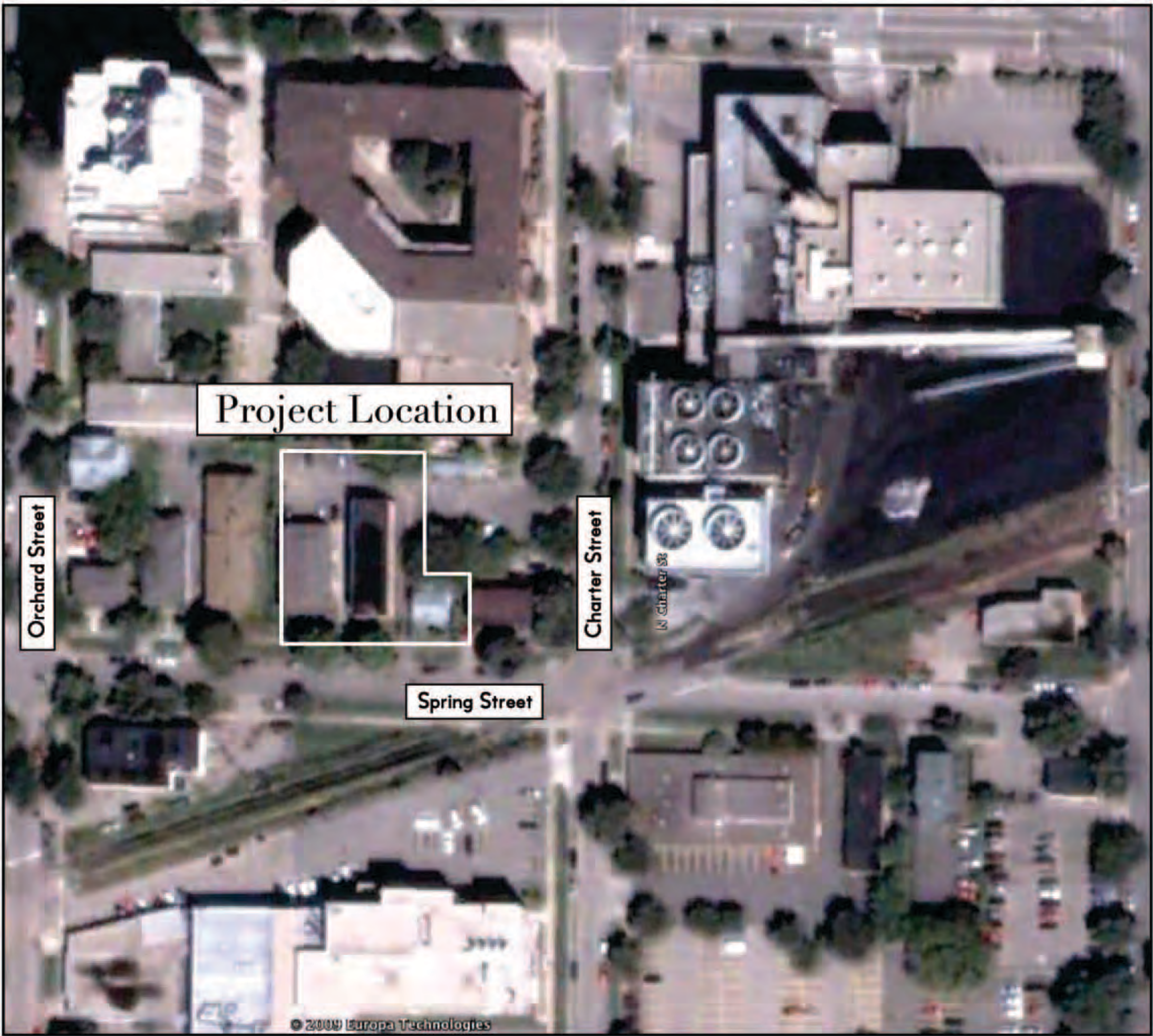
hark
DESIGN

WWW.HARKDESIGN.COM
11000-HARK-DE-2024.COM

THE 'HUMBUCKER APARTMENTS'

SITE CONTEXT PHOTOS

SC 1 . 2



Project Location

Orchard Street

Charter Street

Spring Street

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REVIEW SET

URBAN DESIGN COMMISSION

hark
DESIGN

WWW.HARK-SDA.COM
STUDIO@HARK-SDA.COM

THE "HUMBUCKER APARTMENTS"

SITE CONTEXT

SC 1 . 1

DEVELOPER:
GEBHARDT DEVELOPMENT
222 NORTH STREET
MADISON, WI 53704
ATTN.: OTTO GEBHARDT III
608.245.0753

SHEET INDEX

SC 11 SITE CONTEXT
SC 12 SITE CONTEXT PHOTOS
SC 13 SITE CONTEXT PHOTOS
SC 14 SITE CONTEXT PHOTOS
SC 15 SITE CONTEXT PHOTOS
SC 16 SITE CONTEXT PHOTOS

C100 SURVEY
C101 SITE PLAN
C400 LANDSCAPE AND LIGHTING PLAN
C500 NEIGHBORHOOD USE AND CONTEXT PLAN

A1.0 PARKING AND LOBBY LEVEL
A1.01 ENLARGED COURTYARD PLAN
A4.1 BUILDING ELEVATIONS
A4.2 BUILDING ELEVATIONS
A4.3 RELATIVE BUILDING HEIGHTS
A4.4 SITE SECTIONS

A5.1 NEIGHBORHOOD PLAN COMPLIANCE AND BEST PRACTICES



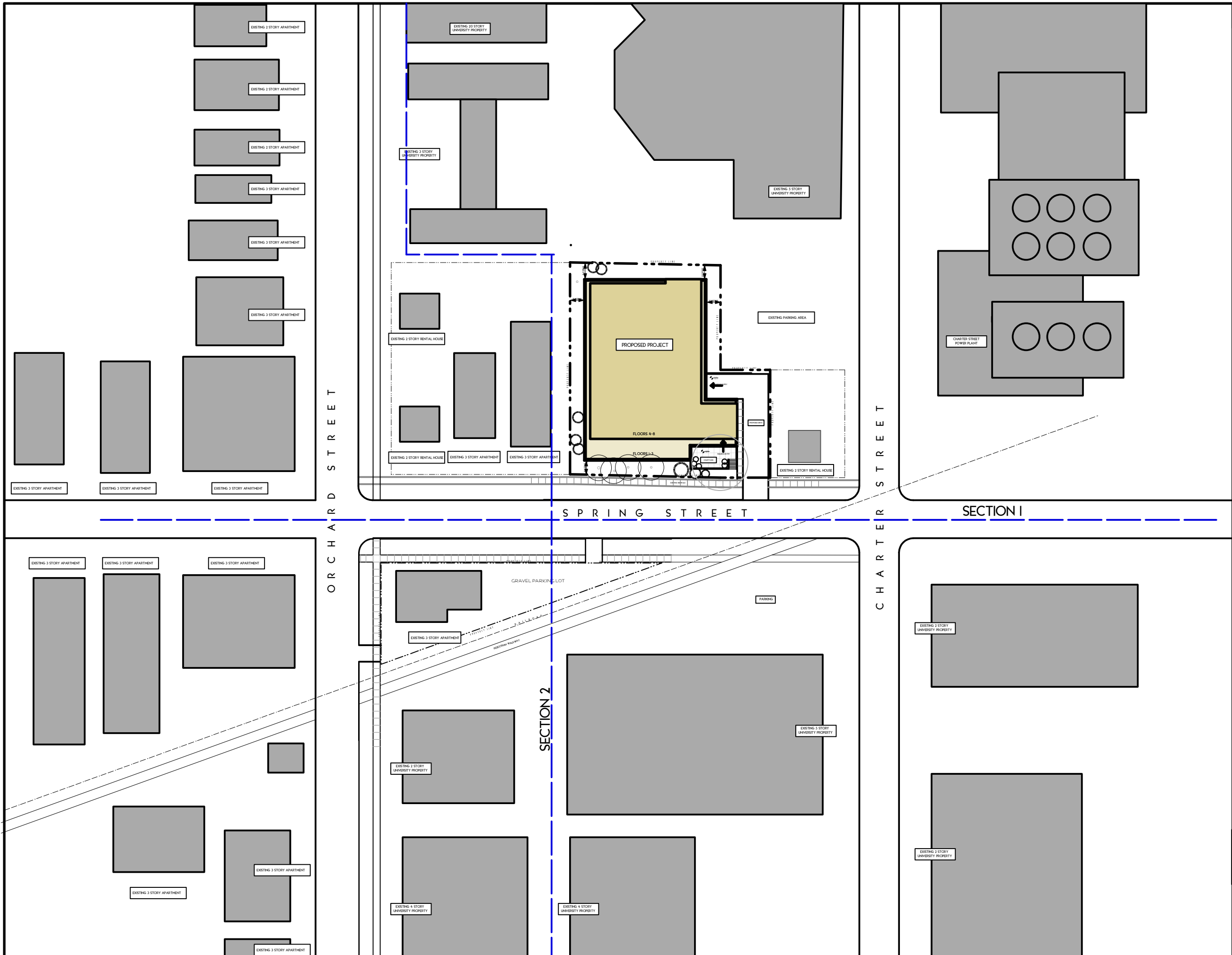
REVIEW SET URBAN DESIGN COMMISSION

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THE "HUMBUCKER APARTMENTS"

COVER SHEET



SITE SUMMARY:

SPRING STREET
 TOTAL SITE AREA: 18,600 SF. (0.43 ACRES)
 PROPOSED PROJECT FOOTPRINT: 11,500 SF. (0.26 ACRES)
 SETBACKS: 10'-0" OFF SPRING STREET- STORIES 1-3
 25'-0" (min.) OFF SPRING STREET- STORIES 4-10

SECTION I

SECTION 2

REVIEW SET
 URBAN DESIGN COMMISSION

		<small>WWW.BARK-DESIGN.COM</small> <small>STUDIO@BARK-DESIGN.COM</small>
		<small>DATE</small> <small>REVISION</small>
THE "HUMBUCKER APARTMENTS"		<small>DATE</small> 03.10.10
NEIGHBORHOOD USE AND CONTEXT PLAN		C500

DATE	02-08-10
DRAWN BY	RJJ
REVISION	
DATE	
REVISION	

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

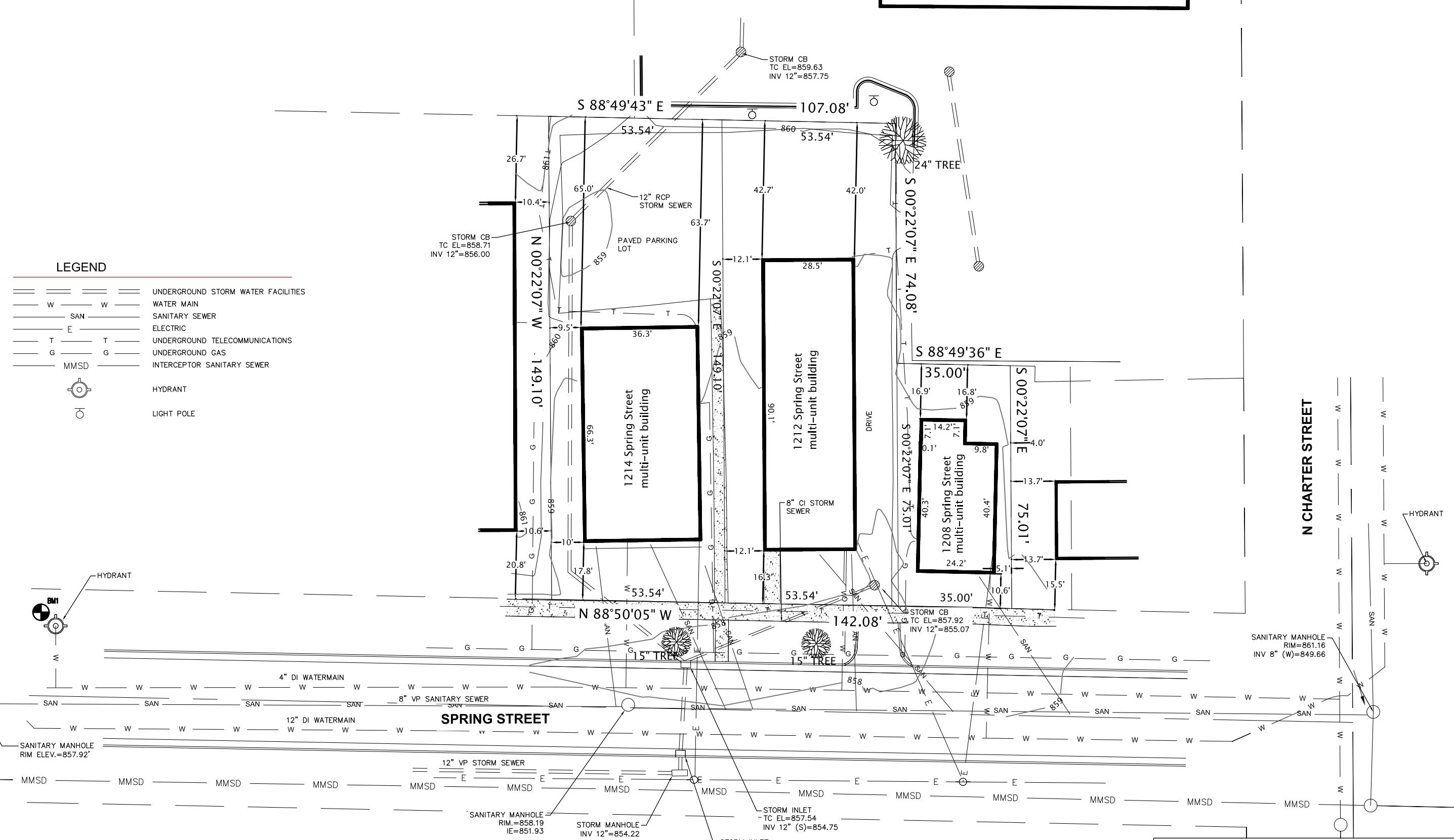
PROFESSIONAL ENGINEERING LLC

THE "HUMBUCKER" TOPOGRAPHIC SURVEY
 MADISON, WISCONSIN

C100

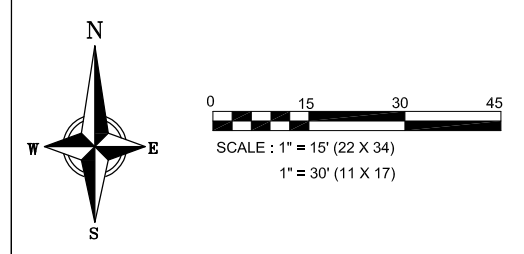
LEGEND

	UNDERGROUND STORM WATER FACILITIES
	WATER MAIN
	SANITARY SEWER
	ELECTRIC
	UNDERGROUND TELECOMMUNICATIONS
	UNDERGROUND GAS
	INTERCEPTOR SANITARY SEWER
	HYDRANT
	LIGHT POLE



BENCHMARKS

No.	ELEVATION	LOCATION
BM1	862.59	TAG BOLT, FIRE HYDRANT, NE CORNER OF INTERSECTION OF N ORCHARD ST AND SPRING STREET
BM2	850.60	1/4 SECTION 22 MON NAVD 88



Compliance with Neighborhood Plan

Applicable excerpts from the RSSC plan are as follows:

"...approximately 35,000 students are seeking off-campus housing each year. The planning area, which is one of the most convenient off-campus locations, is currently capturing less than 10 percent of that population.

If the planning area is able to capitalize on the current trends in student housing - the overall movement to higher-density structures - and leverage its current position as one of the main nodes of dense student housing, then the area north of Regent Street may become one of the central hubs of student life. Increasing the density of student housing north of Regent Street should serve to attract students currently living south of Regent, which could open up the area south of Regent for more owner-occupancy. Further discussion on development trends and opportunities is in Section VII: Economic Development."

Goals:

Consider the redevelopment of parcels with non-historic buildings that have land values which are higher than improvement values.

Recommendations:

- If developed, high-rise student housing should be constructed north of Regent Street.
- Integrate student housing into the expanding University fabric.
- Increase density north of Regent Street in order to encourage students in converted homes south of Regent Street to move closer to campus.

Conformance with neighborhood plan:

-Provide high rise student housing north of Regent Street

Proposed: Spring Street is two blocks north of Regent Street

Development Location: Complies with neighborhood plan

-Provide additional housing density for the student population

Proposed: 44 existing units to be replaced with 92 +/- units

Higher density: Complies with neighborhood plan

-Promote the use of infill sites to unify the district by creating more intensity and consistency of use.

Proposed: Replace 3 underperforming non-historic properties with higher quality housing on existing parcels. Existing resources and infrastructure are used more efficiently.

Releases strain single family rental housing south of Regent Street for conversion back to owner/occupied properties.

Infill site: Complies with neighborhood plan

Building Height: 8 stories or 116 feet whichever is less

Proposed: 8 stories/86 feet

Height: Complies with neighborhood plan

Building Setback: 10 feet from property line at street frontage for first 3 stories

Proposed: 10 feet from property line at street frontage for first 3 stories

Setback: Complies with neighborhood plan

Building Stepback: 15 feet from building line for additional stories

Proposed: 15 feet from building line for additional stories

Stepback: Complies with neighborhood plan

Height Above Grade Plane: First Floor of solely residential buildings to be a minimum of 36" above grade plane.

Proposed: First habitable floor to be 48" +/- above grade plane

First Floor Level: Complies with neighborhood plan

Provide inset and covered building entrances

Proposed: Entry to be at corner of building, inset and articulated

Entry location: Complies with neighborhood plan

Project is not in a Special Design Guideline District

Sustainable Design, Construction, and Building Life-Cycle Goals

Site:

- Urban Infill site- Infrastructure and Utilities in place-no additional strain on existing services.
- Existing buildings highly inefficient- energy use high and quality of life low.
- Close proximity to existing public transportation routes.
- Within walking distance of University resources and supporting commercial/retail properties.

Design/Construction


- Recycling program for existing buildings to be demolished.
- Minimal Site Disruption.
- Outdoor spaces- Semi private and for all residents.
- Local/Regional Finishes/High Air quality/Minimize off-gassing.
- Energy Efficient Appliances.
- Utilize local or regional materials and suppliers.
- Phase construction to minimize waste and unnecessary energy outlays (winter heat).
- Utilize materials that have post consumer content and can be easily recycled.
- Design for a 50 year building life cycle.

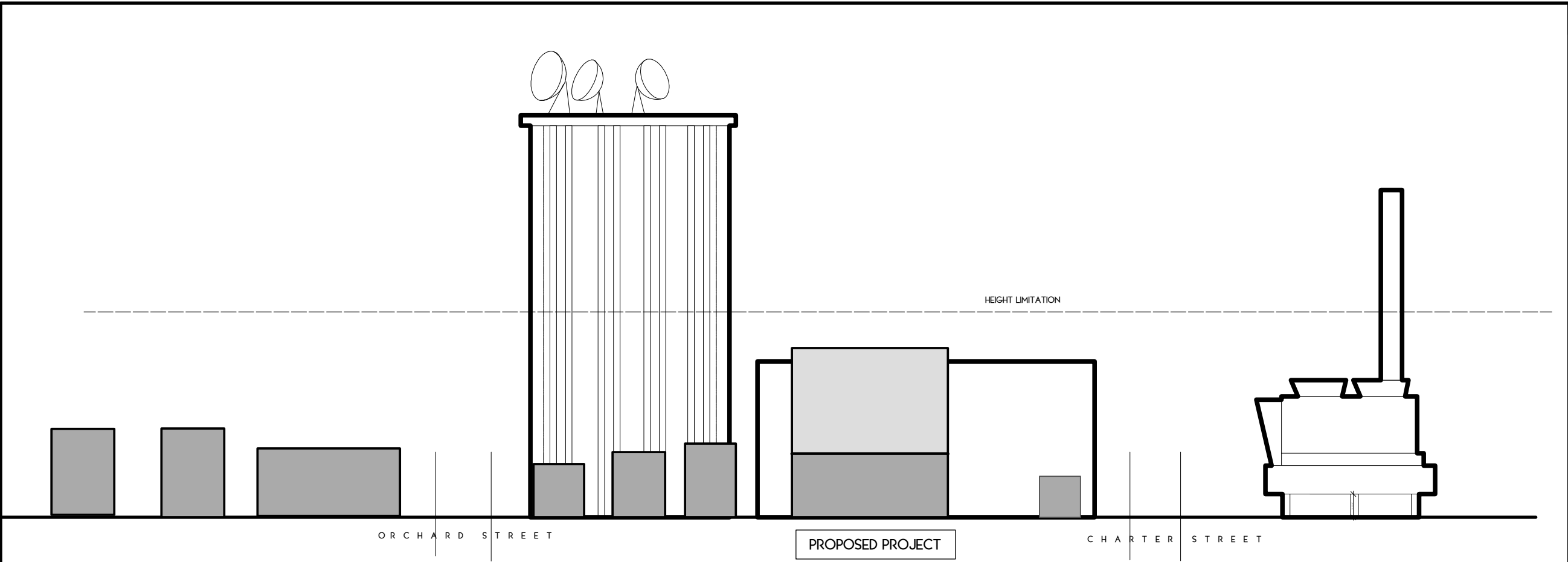
Energy

- Implement passive solar elements.
- Attempt to utilize renewable energy sources (solar/wind).
- Efficient mechanical systems- minimal combustion discharges.
- Identify high power items and utilize smart routing of power.
- Focus on Energy involved early in design process

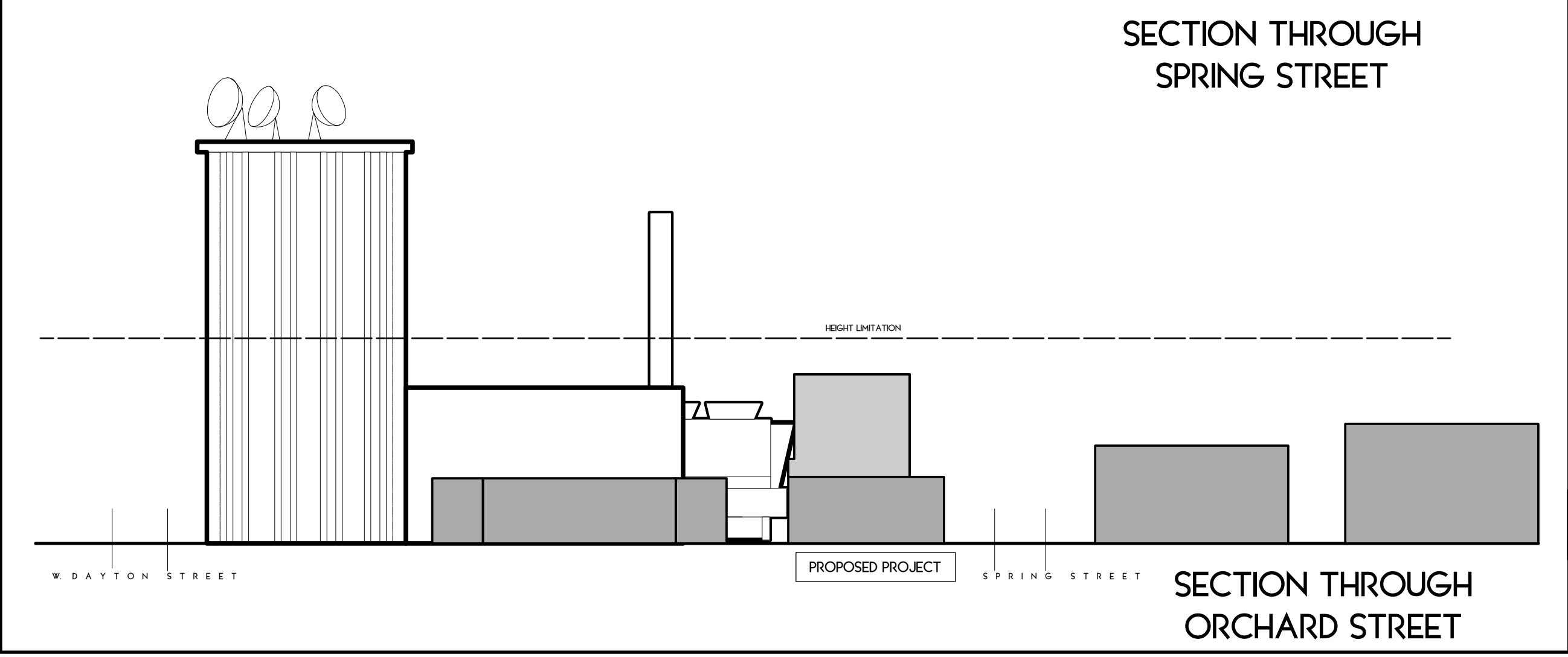
Life Cycle

- Minimize maintenance/material replacement.
- High quality of life for residents.
- Efficient heating/cooling for residents- lower cost and higher quality of life.

	WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM	
	DRAWN BY	DATE
THE "HUMBUCKER" APARTMENTS		03.10.10
COMPLIANCE AND GOALS		A 5.1



SECTION THROUGH
SPRING STREET

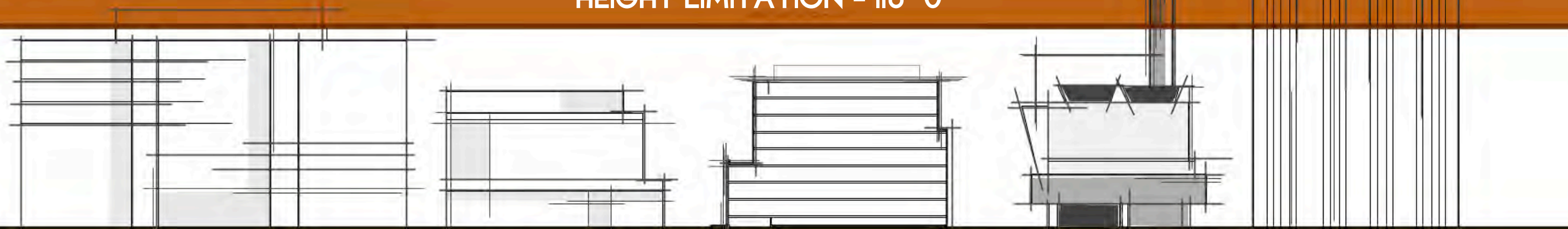


SECTION THROUGH
ORCHARD STREET

REVIEW SET
URBAN DESIGN COMMISSION

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	<small>DATE</small> 03.10.10
<small>THE "HUMBUCKER APARTMENTS"</small>	
<small>SITE SECTIONS</small>	
A 4 . 4	

HEIGHT LIMITATION = 116'-0"



REGENT APARTMENTS

PARK TERRACE WEST

SPRING STREET PROJECT

CHARTER STREET POWER PLANT

ATMOSPHERIC, OCEANIC
AND SPACE SCIENCES
BUILDING

bark DESIGN	WWW.BARK-DESIGN.COM STUDIO@BARK-DESIGN.COM	
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THE "HUMBUCKER APARTMENTS"		
BUILDING HEIGHTS	A 4 . 3	



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

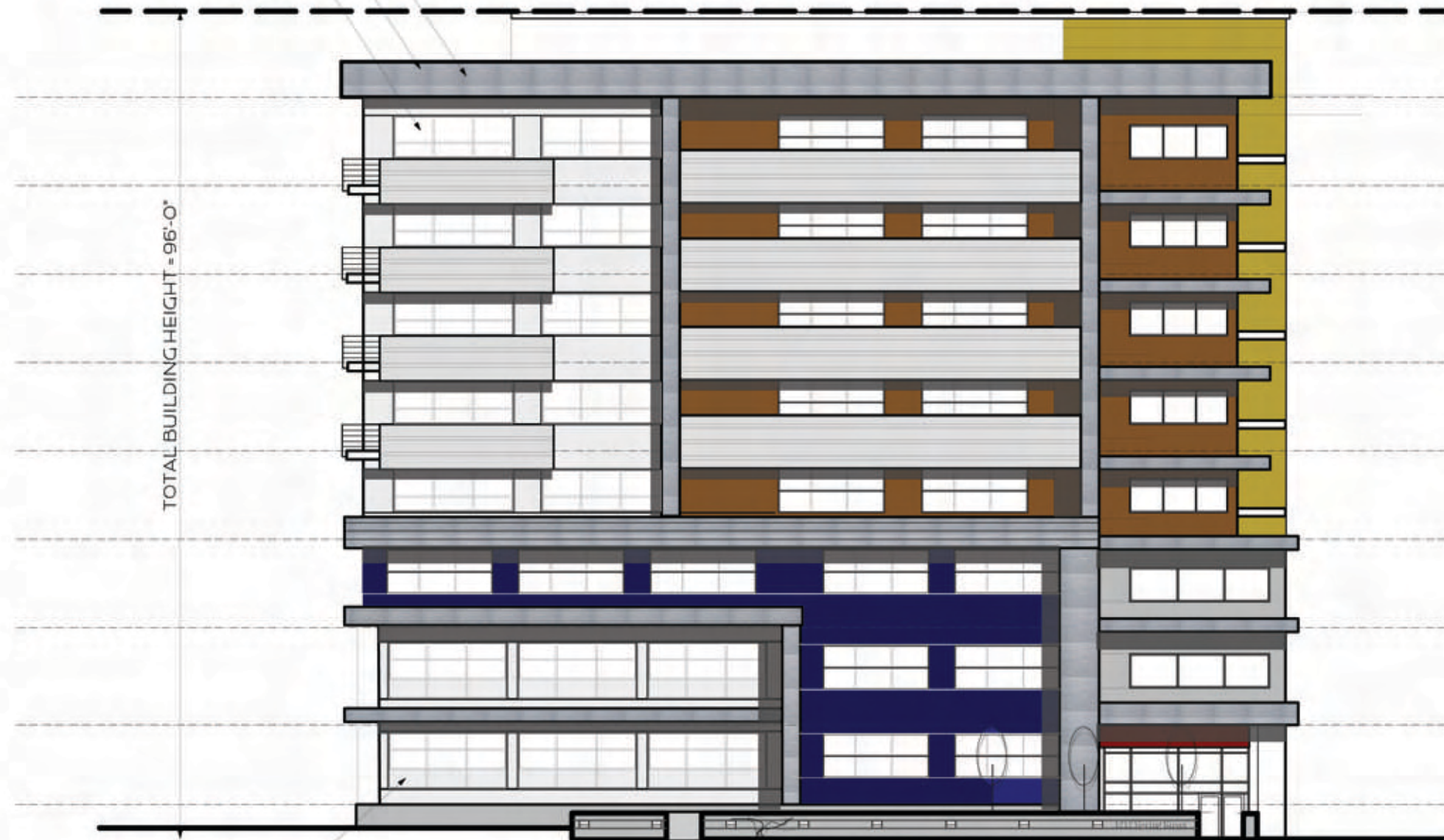
REVIEW SET
URBAN DESIGN COMMISSION

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THE "HUMBUCKER APARTMENTS"	DATE: _____
BUILDING ELEVATIONS SCALE: 1/8"=1'-0"	A4 . 2

PREFINISHED METAL COPING

PRECAST CONCRETE PANELS

ALUMINUM WINDOWS



TOTAL BUILDING HEIGHT = 96'-0"

SPANDREL PANEL

SOUTH (SPRING STREET) ELEVATION

REVIEW SET
URBAN DESIGN COMMISSION

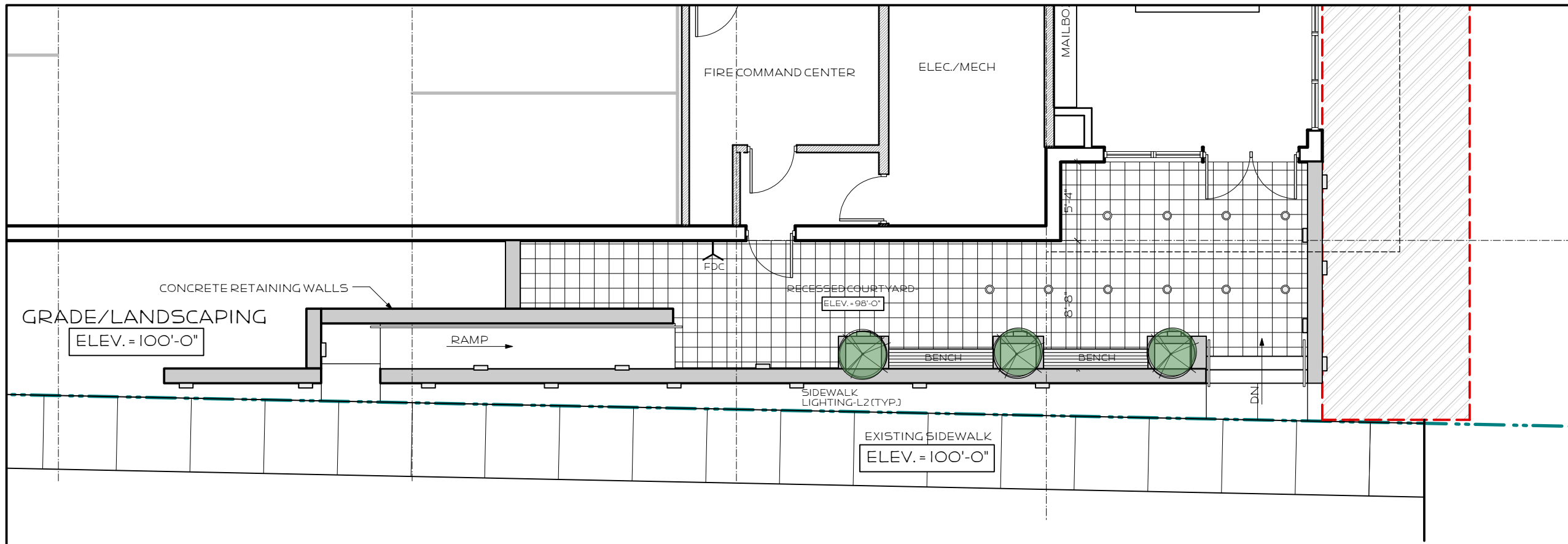
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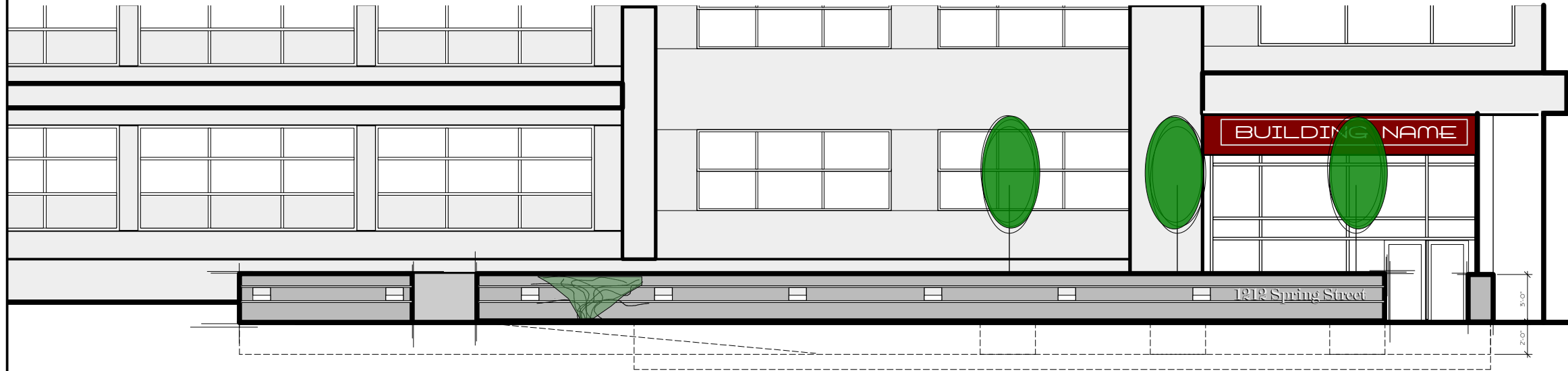
THE "HUMBUCKER APARTMENTS"

BUILDING ELEVATIONS
SCALE: 1/8"=1'-0"

A4 . 1



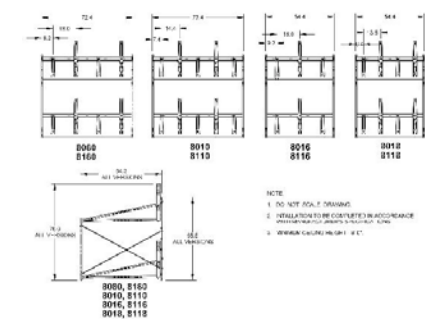
ENLARGED COURTYARD PLAN



SOUTH ELEVATION (ENLARGED AT STREET LEVEL)

REVIEW SET
URBAN DESIGN COMMISSION

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	<small>DRAWN BY</small> <small>REVISI</small>	<small>DATE</small> <small>03/10/20</small>
THE "HUMBUCKER APARTMENTS"		<small>SCALE: 1/8"=1'-0"</small>
ENLARGED ENTRY PLAN		41.01



PROPOSED INTERIOR BIKE STORAGE RACKS

FLOOR SUMMARY

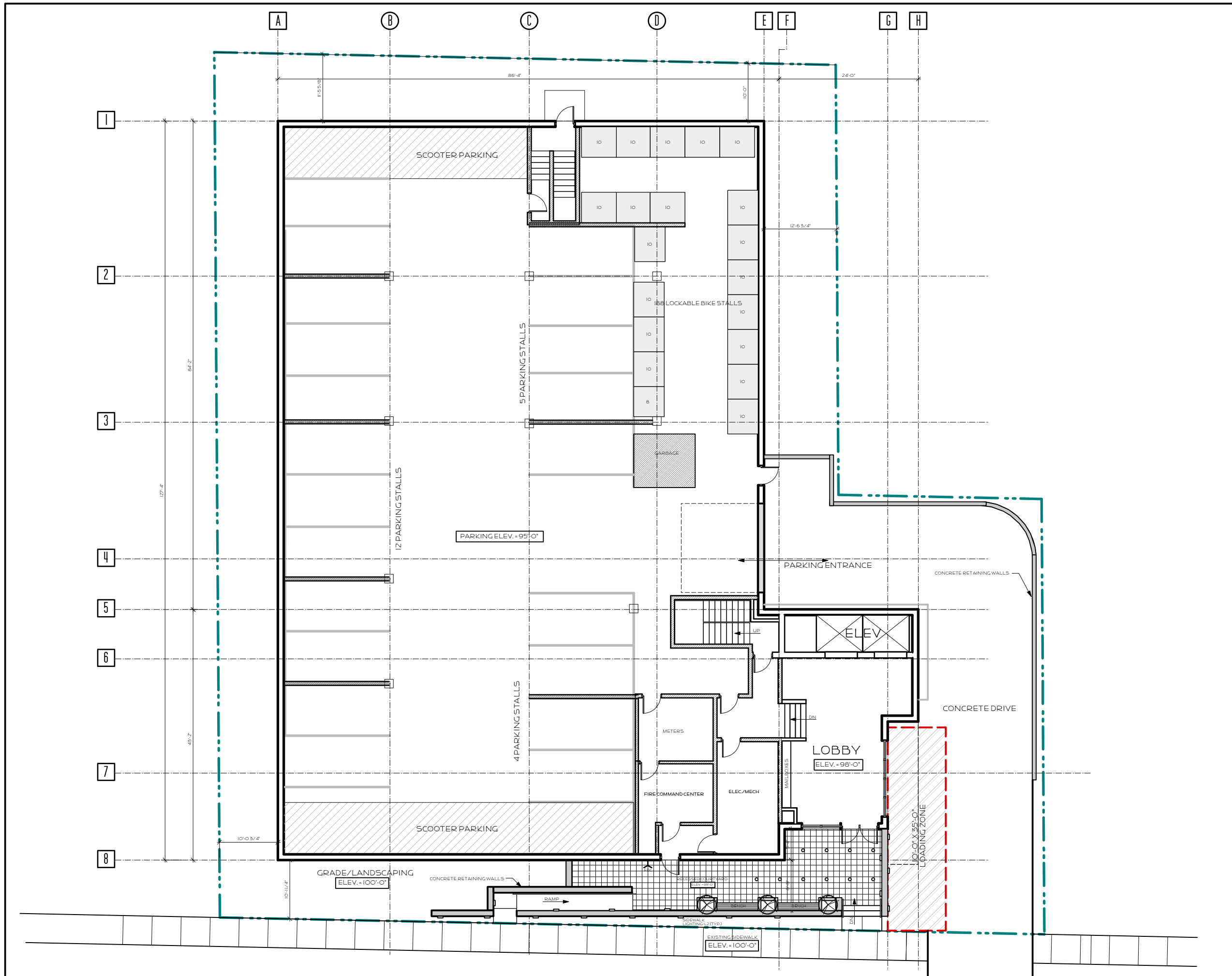
- 11,780 S.F.
- 21 INTERIOR AUTOMOBILE PARKING STALLS
- 37 INTERIOR SCOOTER PARKING STALLS
- 190 INTERIOR BICYCLE PARKING STALLS
- 4 EXTERIOR GUEST BICYCLE PARKING STALLS

REVIEW SET

CITY OF MADISON

PLAN COMMISSION

	<small>WWW.BARK-DESIGN.COM</small> <small>STUDIO@BARK-DESIGN.COM</small>	
	<small>DRAWN BY</small> <small>REVISD</small>	<small>DATE</small> <small>02.24.20</small>
THE "HUMBUCKER APARTMENTS"		
GROUND LEVEL PLAN <small>SCALE: 1/8"=1'-0"</small>		





EXISTING RENTAL HOUSES SOUTH OF REGENT STREET



REVIEW SET
URBAN DESIGN COMMISSION

mark
DESIGN

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STUDIO@MARKDESIGN.COM

THE "HUMBUCKER"

SITE CONTEXT PHOTOS

SC 1 . 6