



Location
515 North Lake Street

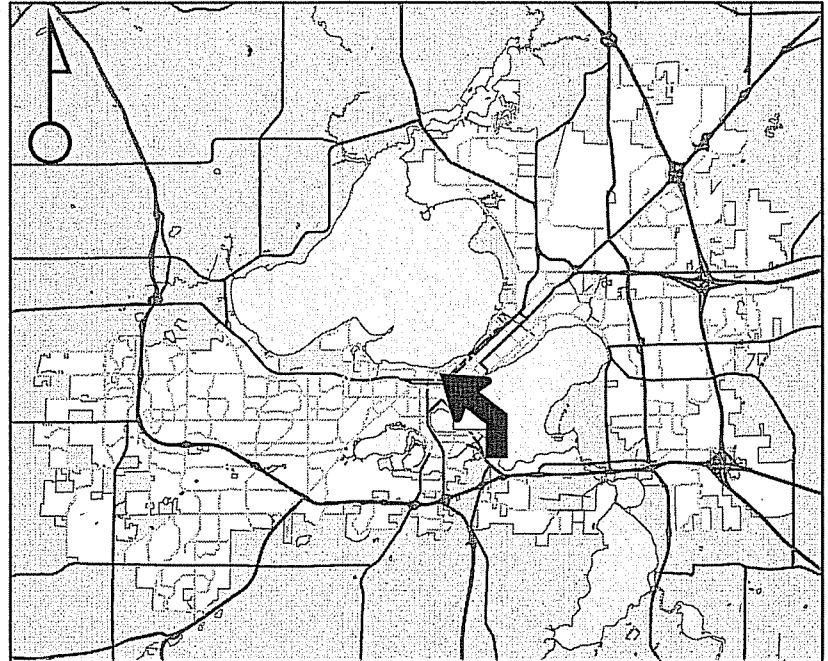
Project Name
Langhammer SIP Alteration

Applicant
Harold Langhammer

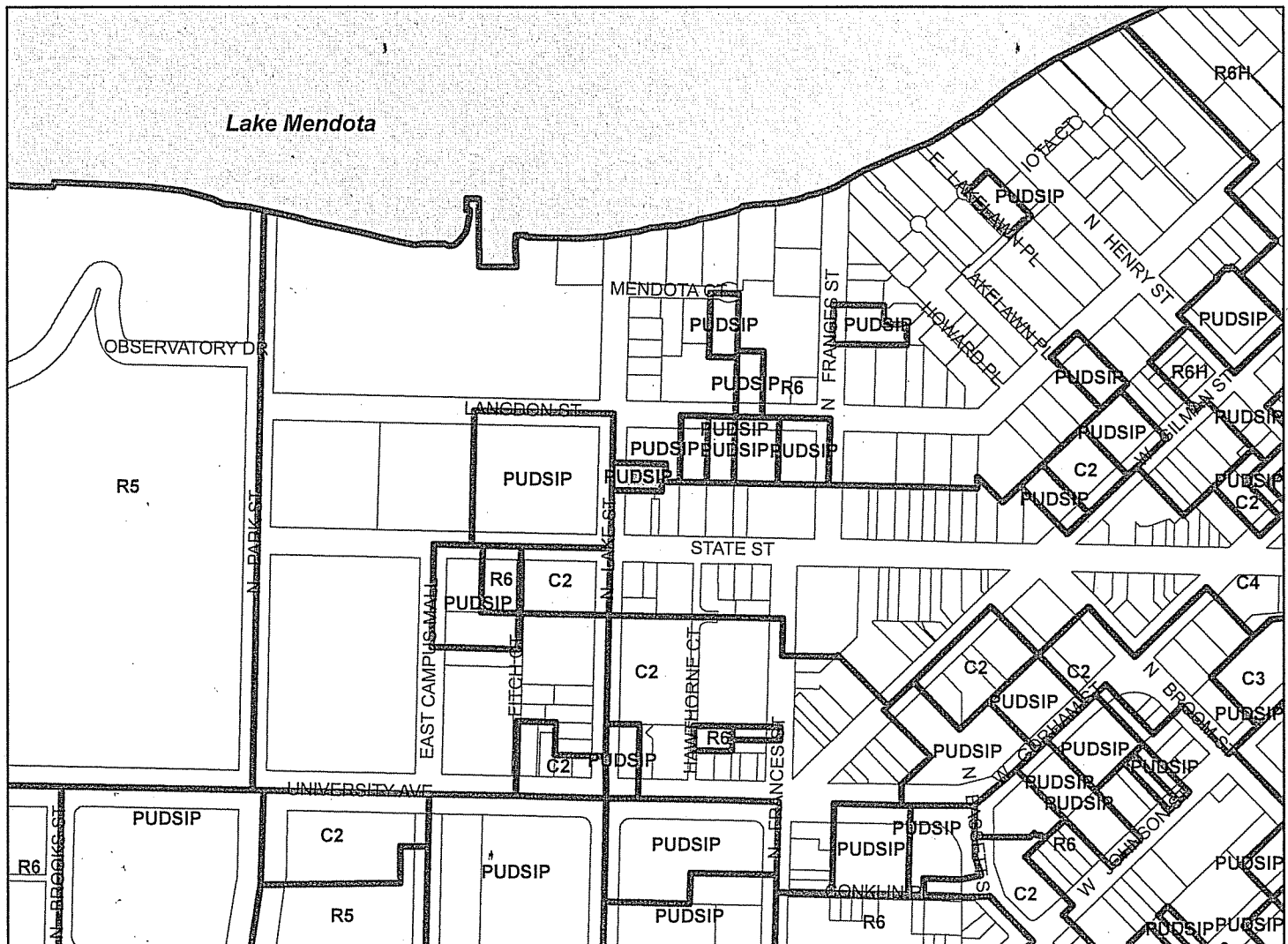
Existing Use
Apartment building

Proposed Use
Revise zoning text to allow one additional resident per dwelling unit

Public Hearing Date
Plan Commission
07 February 2011



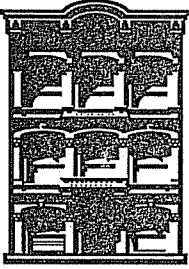
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 January 2011





CENTRAL PROPERTIES

513 North Lake St.
Madison, WI 53703
Telephone: 608.255.1767

January 18, 2010

TO: Matt Tucker, Zoning Administrator, City of Madison
FROM: Harold Langhammer, The Collegiate LLC
RE: Minor Alteration, 515 N. Lake Street

I attach a copy of our Minor Alteration form, signed by Alderperson Eagon, together with the corrected Zoning Text. In addition, I include the existing Zoning Text and the November 7, 2000 approval letter for our Collegiate project.

I brought this matter to the attention of your department about a month ago. The Text needs to be corrected for two reasons. First, the POD reference should be corrected to PUD. Secondly, although the Zoning Text has functioned well with no direct reference to paragraph 26 of the approval letter, we suggest a clarification allowing us to have one additional person per unit beyond the number of bedrooms in the unit, consistent with the general approach for the zoning in this area. For example, we would then be allowed to have four persons in a three bedroom apartment where we are now restricted to three persons. The Collegiate, which is immediately across Lake Street from the UW Memorial Library, has 14 three bedroom apartments and 14 four bedroom apartments, all of which are spacious and any of which could adequately handle an additional person.

Unlike prior years, this year we are frequently being asked by prospective student tenants to permit an additional person in the apartment in order to lower the effective rent, and have had to turn these prospective tenants away. We are asking that this Minor Alteration be approved as soon as possible so that we may offer our apartments under the corrected language. Thank you.

Cc: Ald. Bryon Eagon
Scott Resnick, State-Langdon Neighborhood Association

Harold Langhammer

Document Number	Document Title
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN	
City of Madison Date:	
Project Name: <u>The Collegiate</u>	
1. Legal Description of Property:	
<u>See attached Legal Description</u>	

2. Property Address: 515 N. Lake St.
Madison, WI 53703

3. The SIP for the above-described property is hereby amended by (description of change): Correcting part of the Zoning Text to read 'PUD' instead of 'POD' and to permit one additional occupant per dwelling unit
and shown on the: attached Zoning Text for 'The Collegiate'

4. This proposed amendment is authorized according to the SIP text recorded as: Document No. _____, in the Dane County Register of Deeds Office.

Recording Area

Name and Return Address:
Harold Langhammer
513 N. Lake St.
Madison, WI 53703

Parcel Identification Number (PIN)

The proposed alteration, as outlined above, is considered a minor alteration and is hereby approved by the Director of the Planning Unit of the Department of Planning and Development.

No BLUE ink or FAXED copies please!

JSE 1-13-11
Aldersperson Date

The Collegiate, LLC by
Harold Langhammer, Member
Owner's Signature Date
1/13/11

State of Wisconsin
County of Dane

Bradley J. Murphy, Director Date
Planning Unit, Dept. of Planning & Development

Personally came before me this _____ day of _____, _____, the above-named Bradley J. Murphy, Director, Planning Unit of the Department of Planning and Development, and acting in said capacity and known by me to be the person who executed the foregoing instrument.

Notary Public, Dane County, Wisconsin (Signature)

Notary Public (print name)
My commission expires: _____

This instrument was drafted by:
Harold Langhammer

This document and any attachments shall be recorded in the Dane County Register of Deeds Office.

Legal Description:

PARCEL A

The Southwest 33 feet of Lot Four (4), Block Forty (40), Madison, according to the recorded plot thereof, in the City of Madison, Dane County, Wisconsin.

PARCEL B

The Northeast 58 feet of Lot Three (3), Block Forty (40), Madison, according to the recorded plot thereof, in the City of Madison, Dane County, Wisconsin.

PARCEL C

Part of Lots Two (2), and Three (3), Block Forty (40), Madison, according to the recorded plot thereof, in the City of Madison, Dane County, Wisconsin, described as: Beginning at a point on the East line of North Bassett Street 118.5 feet North of the South corner of Lot 1, said Block 40: thence Easterly 70.5 feet to a stake in the Northeasterly line of the Southwesterly 8 feet of said Lot 3; thence Northwesterly along said Northeasterly line to the Northwesterly line of said Lot 3; thence Southwesterly 8 feet along said Northwesterly line to the Northerly corner of said Lot 2; thence South 71.5 feet along the east line of North Bassett Street to the point of beginning.

Zoning Text for: 'The Collegiate' Madison, Wisconsin

WITH PROPOSED
MODIFICATIONS

Legal Description: The lands subject to this Planned Unit Development District shall include:

PARCEL A

The Southwest 33 feet of Lot Four (4), Block Forty (40), Madison, according to the recorded plot thereof, in the City of Madison, Dane County, Wisconsin.

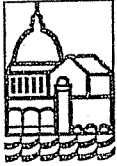
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-
- A. *Statement of Purpose:* This zoning district is established to allow for the establishment of a mixed use building including twenty-eight apartments and two retail spaces.
- B. *Permitted Uses:*
1. Those that are stated as permitted uses in the C-4 zoning district.
 2. Uses accessory to permitted uses listed above.
- C. *Lot Area:* 6,619 square feet
- D. *Floor Area Ratio:*
1. Maximum floor area ratio permitted shall be
 2. Maximum building height shall be eight stories (98'-7") or as shown on approved plans 115.7' per city datum.
- E. *Yard Requirements:* Yard areas will be provided as shown on 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 shall be provided as required by Section 28. 11, Madison General Ordinances and as shown on approved plans
- H. *Lighting:* Site lighting will be provided as shown on the approved plans.
- I. *Signage:* Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C-4 district, or signage will be provided as approved on the recorded plans.
- 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 for the C-4 zoning district, except that there shall be no more than one occupant per bedroom plus one additional occupant per dwelling unit.
- K. *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 Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.



Department of Planning & Development
Planning Unit

F
PUD # 337

November 7, 2000

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
TDD (608) 266-4747
FAX (608) 267-8739
PH (608) 266-4635

Harold Langhammer
319 North Frances Street Group
122 State Street, Room 100
Madison, WI 53703

SUBJECT: 515 North Lake Street

Amended Approval Letter

Dear Harold:

The Common Council, at its July 18, 2000 meeting, conditionally approved your application for rezoning from C4 to PUD(SIP) for property located at 515 North Lake Street.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following five items:

1. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g. signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
2. This size of apartment facility shall be required to accommodate an off-street loading and unloading area for the proposed dumpsters, daily residential use such as pizza delivery, and passenger loading/unloading.
3. The developer shall work with the City to resolve construction issues prior to submitting plans for approval. The site has limited areas on and off site for construction relation use. North Lake Street will need to remain open for two traffic and delivery service for nearby uses. Staff cannot commit to anything until it can perform a detailed review with the applicant.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
5. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following seventeen items:

6. The applicant's utility contractor shall obtain excavation permits and connection permits for all proposed utility connections within the public right-of-way.
7. The Engineering Division cannot fully review and comment on this development due to the absence of a utility plan. The plan set shall be revised to include a site utility plan showing all existing public storm and sanitary sewers in the project area and all proposed connections to these facilities.
8. The sanitary sewer lateral for this development shall be connected to the City's 18-inch main on North Lake Street. A sewer access structure shall be required at the connection point if the lateral is 8-inches or greater in diameter. The new structure shall be "dog house" type construction to avoid the need for any bypassing of sewerage.
9. 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.
10. 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 (USE) 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.
11. A site drainage fee at the rate of \$15.00 per 1,000 square feet of additional impervious area generated by this development over existing conditions shall be paid when the final plan set is submitted for approval.
12. The developer's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
13. The site plans shall be revised to show a proposed private internal drainage system. This information shall include the depths and locations of structures and the type of pipe to be used.
14. 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.
15. The site plans shall be revised to show the location of existing utilities, including depth, type and size in the adjacent right-of-way.
16. The site plans shall be revised to show the location of all rain gutter down spout discharges.

17. The applicant shall enter into a City/developer agreement for restoration of public improvements within the right-of-way. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on the Planned Unit Development documents until the agreement has been executed by the developer.
18. The City Engineer's approval of this conditional use does not include approval of the changes to roadways, sidewalks, or utilities. The developer shall obtain separate approval by the Board of Public Works and the Common Council for the public improvements requested. The City Engineer shall complete the final plans with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications, and other items required to facilitate the development shall be reviewed by the City Engineer, Traffic Engineer, and City Forester.
19. The developer shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The developer shall provide the City Engineer with the proposed grades of the building entrances on Lake Street. The City Engineer shall approve the grade of the entrances prior to signing off on the conditional use.
20. The developer shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction, or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
21. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
22. In the event lands be required dedicated to the public, for any public use, the owner of said lands shall provide the **City Real Estate Section** with a copy of a Phase I Environmental Site Assessment Report. In cases where a Phase I Assessment reveals contaminants, subsequent site assessment may be required.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

23. Show the setback dimensions of the building on the site plans.
24. Provide bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving.

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following seven items:

25. The applicant shall provide an on-site management office with staffing as stated in the management/maintenance plan or as determined by the Plan Commission.
26. The occupancy of this building shall be limited to no more than one occupant per bedroom.
27. As required by City Ordinance 28.07(6)(e)3, the applicant shall submit proof of financing capability for this project.
28. No demolition permit shall be issued for the existing structure until such time as a building permit for the proposed structure is issued.

29. The applicant may enter into discussions with the Parking Manager of the Department of Transportation regarding the removal of metered parking stalls to accommodate an on-street loading zone for the development with reimbursement to the City for lost revenue.

At the July 18, 2000 meeting the applicant also agreed to the following two conditions:

30. Bicycle parking shall be provided in the amount of 1 bicycle stall per resident.

31. If on-street parking stalls in the 500 Block of North Lake Street must be removed to provide an additional on-street loading zone to support this development, the applicant shall compensate the parking utility for the loss of revenue due to the removal of said parking spaces.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following item:

32. The Madison Water Utility shall be notified to remove the water meters prior to moving the buildings. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:

33. The developer shall pay the following park fees:

Fee in lieu of dedication	= 30 @ \$190 =	\$5,700
Park Development Fee	= 30 @ \$115 =	<u>\$3,450</u>
Total Park Fees		\$9,150

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

34. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals (Mylar or reproducible) to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Mr. H. Langhammer

11/07/00

Page 5

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call George Carran, Zoning Administrator, at 266-4551.

Sincerely,



Peter Olson
City Planner

c: Zoning Administrator
City Engineering
Traffic Engineering

Zoning Text for: 'The Collegiate' Madison, Wisconsin

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- D. *Floor Area Ratio:*
1. Maximum floor area ratio permitted shall be **8:1**.
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