

ADDENDUM
PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of April 30, 2008

RE: I.D. #09340: Zoning Map Amendment I.D. 3341-3342 To Rezone 451 W. Wilson Street and 315 S. Bassett Street from R6 (General Residence District) to PUD-GDP-SIP

On April 7, 2008, the Plan Commission referred a request to rezone 451 W. Wilson Street and 315 S. Bassett Street from R6 to PUD-GDP-SIP to allow demolition of two apartment buildings and construction of a 40-unit apartment building. In referring the project, the Commission asked that an elevation or other contextual information be provided that shows the proposed building in relation to the adjacent Dowling Apartments and for information on how the on-site parking for the project would be managed. Members of the Commission also suggested that the project receive final approval from the Urban Design Commission before coming back to the Plan Commission.

Since that meeting, the applicants have revised their building design to address earlier comments made by the Planning Division and the Urban Design Commission. Among the changes made by the developers include simplification of the parapet heights along the front and rear elevations, extension of two of the bay elements along the S. Bassett Street façade down to grade, removal of the EIFS siding in favor of metal siding, additional brick along the side elevations and a new emphasis on the S. Bassett Street entrance. Staff believes the design changes represent a considerable improvement versus the earlier plans, with a more simplified and less massive design that provides a better relation to S. Bassett Street.

In addition, the Urban Design Commission recommended final approval of the planned unit development at its April 23, 2008 meeting. The UDC report containing their comments will be provided before the Plan Commission meeting.

In response to the Plan Commission's comments at the previous meeting, the applicants have provided three photos, which are included in the Commission materials, showing the relationship between the proposed apartment building and the adjacent Dowling Apartments. The photos are taken of a scale model of the project. The applicants have indicated that they will bring the model to the May 5 Plan Commission meeting. Regarding the question about how parking will be managed within the proposed development, the applicants indicate that they plan to have assigned parking, with one parking space included in the rent for each apartment. If a tenant does not want the parking, their rent will be reduced accordingly.

In closing, the Planning Division recommends that the Plan Commission recommend approval of the proposed planned unit development for 451 W. Wilson Street and 315 S. Bassett Street to the Common Council subject to input at the public hearing, comments from reviewing agencies and

the following revised Planning Division conditions, which reflect the modifications made by the applicants:

1. That the zoning text be revised per Planning Division approval as follows:
 - a.) that the list of uses be revised to note multi-family residential uses as shown on the approved plans and accessory uses directly associated with those permitted uses;
 - b.) signage for the commercial buildings shall be limited to the maximum permitted in the R6 district for the residential building, as approved by the Urban Design Commission and Zoning Administrator (the provision for temporary construction signage is acceptable pending approval by the Zoning Administrator);
 - c.) that a section be added to the zoning text acknowledging the presence of existing and future high levels of noise and vibration resulting from trains operating on the adjacent and nearby railroad rights of way, including from possible future commuter rail services. This provision shall also be added to the leases for all 40 units proposed, with a copy of the lease to be provided for the file.
2. That the applicants receive approval of an encroachment/privilege in streets agreement from the City for the terraced landscaping area and all of the balconies to be located within the right of way of S. Bassett Street prior to final approval and recording of the planned unit development.
3. That the applicant receive the approval of the City Forester for all trees to be planted in the S. Bassett Street terrace.
4. That the applicants submit a Certified Survey Map for approval by the City that combines the two existing parcels into one lot reflecting the proposed redevelopment of the site with one building.

Addendum Prepared By: Timothy M. Parks, Planner

April 22, 2008

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701



RE: LETTER OF SUPPORT -- LAKE PARK APARTMENT HOMES

Dear Mr. Murphy:

I am writing this letter to you to express my support for the Lake Park Apartment Homes project proposed by McGrath Associates for the corner of W. Wilson and S. Bassett Streets. I live one block east of the project at 351 W. Wilson Street where I have owned a condominium for 25 years. As a 37-year resident of central Madison and a 25-year resident of the downtown, I am well aware of both the charms and issues of living, working, and recreating downtown. I have long been a strong supporter for higher density development in the central city and opposed to urban sprawl. I have had the opportunity to review the plans for this project. In my opinion, Lake Park Apartment Homes will be an attractive building, appropriate to the site, and a welcome addition to the neighborhood. Perhaps if this project was proposed for a different site, such as the middle of a residential block of single family homes, I would find the scale inappropriate, but I believe the project as presented is appropriate for the proposed site.

I live in a building directly adjacent to Nolan Shore Condominiums, a large scale project recently developed by McGrath Associates. McGrath Associates always responded promptly to any issues which affected the building where I live during the construction of Nolan Shore. I was impressed with their desire to be a good neighbor both during the design phase of the building and during the construction of the project.

In summery, I believe that Lake Park Apartment Homes is an appropriate project for my street and my neighborhood, a project which will enhance the downtown and the type of project which the City of Madison should support.

Sincerely,

Philip Wand
Doty School Condominiums
351 W. Wilson Street
Madison, WI 53703

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION**PRESENTED:** April 23, 2008**TITLE:** 451 West Wilson Street & 315 South Bassett Street - PUD-GDP-SIP for a 40-Unit Apartment Building. 4th Ald. Dist. (07751)**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** April 23, 2008**ID NUMBER:**

Members present were: Marsha Rummel, Todd Barnett, Richard Slayton, John Harrington, Bonnie Cosgrove, Richard Wagner and Lou Host-Jablonski.

SUMMARY:

At its meeting of April 23, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP-SIP located at 451 West Wilson Street and 315 South Bassett Street. Appearing on behalf of the project were Jonathan Cooper, representing the Bassett District Lake Park Apartments Steering Committee; Catherine Hixon, Jim Eisenmann, Lance McGrath, Bruce Simonson, representing McGrath Associates; Christopher Thiel, representing SAA; and Rosemary Lee. Appearing in opposition were Steve Janeway, Christine M. Lot, Rosalie LaRocque, and Jan Sweet, representing Cities Without Cars. The modified plans as presented featured the following:

- As an alternative to the consideration of a green roof, the design of the roof will be modified with an undersized drain to provide for a delay in its discharge allowing more of an opportunity to infiltrate within an open area at the rear of the building. The upper roofline has been modified to eliminate platform elements on the upper façade's parapet.
- Use of EIFS has been eliminated in favor of utilization of corrugated panel, concealed fasteners.
- The overall mass of the building has been brought down in response to Planning Division comments, with features incorporated to activate and accentuate the Bassett entry, along with the addition of projecting bays back to the ground and revised landscape treatment that also relieves concerns about a corner balcony, previously noted by the Commission.
- A review of building materials emphasized the use of king-size brick, cast stone, medium bronze metal siding, along with metal fascia and trim along.
- A review of the landscape plan by Thiel emphasized modifications to provide for large scale plantings under balconies along Bassett, including benches parallel to Bassett Street along with a redesign of the trellis at the rear of the building featuring a metal cable treatment and revised plantings.

Following the presentation testimony was as follows:

- Jan Sweet spoke in opposition and circulated a petition against the project. He noted need for the project to be altered to reduce parking and introduce car share or community car, the necessity to have

community facilities incorporated into the building and the incompatibility of the building's architecture with existing buildings in the neighborhood. He emphasized his submission of the petition into the record.

- Jonathan Cooper spoke in support but noted both neighborhood support and opposition to the project relative to concerns with the building's size and mass. He also provided a report of a recent neighborhood meeting following the Plan Commission's recent referral of the project.
- Christine M. Lot spoke in opposition, noting the large size of the building in comparison with the adjacent Dowling building and its lack of consistency with existing development in the area with the project's character appearing too industrial and not appropriately scaled.
- Catherine Hixson spoke in favor noting the extent of large development already in the area.

In response to a request to address green issues, McGrath noted the following:

- The cost of providing a community car within the project is approximately \$24,000 including an additional \$15,000 for the car, as well as the provision of a stall on the premise to provide for its storage. At these costs, in order to be affordable, want to get into cost-sharing to justify cost.
- Relevant to a green roof, will try to provide for its potential structurally. Currently undersizing the roof drain to delay discharge.
- No room to move building in any direction to obtain more greenspace on the site.

Following McGrath's remarks, the Commission noted the following:

- Support project, concur with Landmarks approval.
- Project has come a long way, massing works well, history of area reflects change and scale of buildings to be larger.

ACTION:

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion for final approval required that the structural system for the building be adequate to handle a future green roof system with the membrane of the roof to be white reflective, with a change to the cable trellis as provided by Schreiber/Anderson & Associates, Inc., and a recommendation that the applicant provide space for a community car within the lower level parking structure.

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

URBAN DESIGN COMMISSION PROJECT RATING FOR: 451 West Wilson Street & 315 South Bassett Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	7	7	-	-	-	6	6
	-	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	8
	-	6	6	-	-	-	6	6
	-	-	-	-	-	-	-	7.5
	6	7	7	5.5	-	6	7	7
	7	8	7	-	-	7	8	8

General Comments:

- Yes, it is large. Yes, the Dowling will lose light. But it is quality infill and the design is greatly improved.
- Well designed building, of approvable bulk and design. The architectural improvements make a big difference.
- Welcomed improvements!
- Well done. Bravo.
- Great improvements in architecture and landscape.

Parks, Timothy

From: Krishna Pradhan [kpradhan@wisc.edu]
Sent: Thursday, May 01, 2008 11:27 AM
To: Parks, Timothy
Cc: Verveer, Mike
Subject: Lake Park Apartment Homes at Bassett and Wilson

Dear Mr. Timothy M. Parks,

From the time I came to know about the project, my neighbors and I have opposed it because of its size. It may not be so big in some open space. but it is too big in this block. I am sure you know that it is a dead end block with a very narrow street. The proposed building plan virtually covers one side of the whole block. It is basically too wide, too long, and too tall for the area. I will be at the incoming meeting to express my view. However, I am writing this note to make a request: Would you or your designate please come to the site, and examine the over all impact of the plan before the meeting on May 5th? This will be very meaningful to my neighbors and me.
I thank you for your consideration in this matter.

Sincerely,

Krishna Pradhan
302 S. Bassett Street
Madison WI 53703

Petition to the City Council, Madison Wisconsin
Lance McGrath has proposed a building with 40 apts. and a
parking garage for 49 cars at Bassett and Wilson Streets.
We are concerned that this project will cause undue
congestion in our neighborhood. We urge the council to
follow those recommendations set forward by Cities
Without Cars which will keep new car owners out of our
neighborhood Questions: 256-4301.

Name - Margaret Van Dijk
Address 415 W. Wilson St. Apt B
Phone 608 575-1960

Name Edwin Castro
Address 445 W WILSON ST. APT B
Phone 608 570-5604

Name Krishna Pradhan & Bishnu Pradh
Address 302 S. Bassett St.
Phone Madison, WI 53703

Name Antonio Ache
Address 925 Drake St
Phone

Name Brent Uhart
Address 519 W. Wilson St
Phone

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Name *Bob Moran*
Address *512 W. Wilson St.*
Phone *250-5119*

Name *J. Krzak*
Address *512 W. Wilson St*
Phone *335-8270*

Name *J. Hicks*
Address *512 W. Wilson St.*
Phone *692-1199*

Name *G. Rosoklija*
Address *218 S. Bassett St. Apt 105*
Phone *917-669-9577*

Name *Gregg Mulry*
Address *512 W Wilson, Unit 201*
Phone *217-2160*

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Name *Brad Moore*
Address *314 S. Bassett St. #1*
Phone *608-239-7233*

Name *Lorva M. Buchner*
Address *218 S. Bassett St apt 202*
Phone *257-6550*

Name *Dan Kursepli*
Address *218 S. Bassett #302*
Phone *Madison WI 53310*
284-0225

Name
Address *Charles Meda*
218 S - Bassett
Phone *Madison, WI*

Name *Helen Kuehl*
Address *218 S Bassett St.*
Phone *826-0699*

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Name Scott Herrick
Address 539 West Wilson St.
Phone 715-523-9679

Name Courtney Wiest
Address 539 West Wilson St.
Phone 608-330-3258

Name Vikram Grover
Address 218 South Bassett St
Phone 203-918-9672

Name Matt Smith
Address 427 W. Wilson #1
Phone 630 ~~854~~ 542-3421

Name JAN SWEET
Address 218 S. BASSETT ST. #305
Phone MADISON WI
53703

Bonnie Farber
1 S. Bedford St. #301
MADISON WI 53703

Petition to the City Council, Madison Wisconsin.

Today our guests can park on the street. Not so next year. Lance McGrath has proposed a building with 40 apts. and a parking garage for 49 cars at Bassett and Wilson Streets. We are concerned that this project will cause undue congestion in our neighborhood. We urge the council to follow those recommendations set forward by Cities Without Cars which will help reduce congestion in our neighborhood by using car share, and vetting new residents. Questions: 256-4301 or contact your Alderperson to express your concerns.

Name Masato Tomita
Address 512 W. Wilson St, #205
Phone 608 (287) 1225

Name Lina Amerim
Address 207 W. Wilson St #305
Phone -

Name Mitchell Milligan
Address 312 S Bassett St
Phone 608-260-~~9559~~ 9559

Name Christine Jaminsk
Address - Main St.
Phone -

Name Renee Koby
Address + Phone 632 W. Wilson St
608-251-2012

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Name Bob Probst
Address 510 W. Main Apt 308
Phone 608-628-6315

Name Josiah Thorngate
Address 512 W Wilson Apt 102
Phone 762-215-9004

Name Sharon Silzei
Address 622 Howard P1-B 53703
Phone 970-270-6665

Name Zdo Lipinski
Address 133 N. Franklin #13
Phone 608-770-4070

Name Niall Kearns
Address + Phone 7781 Elmwood Ave
608-484-0781

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Name Becky Schumacher — Becky Schumacher
Address 83 Craig Ave Madison WI 53705
Phone (608) 476-7161

Name Paul Litterio
Address 112 W. James St. Columbus, WI 53925
Phone (608) 772-0254

Name Leslie Cwey
Address 1209 Sherman Ave. Madison
Phone

Name Greg Neil
Address 1209 Sherman Ave. Madison
Phone

Name JEROME Otto
Address + Phone
2257 E. WASH #E

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Name Ian Jordan Mayes
Address 521 W. Doty #18
Phone 608-213-0210

Name Anamika
Address 523 W. Wilson St.
Phone 651-560-7713

Name David Spiering
Address 512 W. Wilson St
Phone 608-309-1071

Name Atsushi Hasegawa
Address 512 W. Wilson St #306
Phone 698-8305

Name ↙ Longstreth
Address + Phone 218 S. Bassett St. #308

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Name *Frances Dachelet*
Address *301 S. Bedford St.*
Phone *334-5583*

Name *Matthew Rajala*
Address *1523 Spaight St.*
Phone *920/475/5750*

Name
Address
Phone

Name
Address
Phone

Name
Address + Phone

M

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Name Brendan Albrecht
Address 572 W Wilson St
Phone 715-872-2885

Name TAMMY TENHAGEN
Address 420 W. WILSON ST
Phone 608-886-5082

Name Karin Ibele
Address 507 W Wilson
Phone 608 334 4776

Name Moses Wolfenstein
Address 532 West Wilson St. #3
Phone (646) 245-1814

Name Charles Minnich
Address + Phone 527 W. Wilson St.
(608) 240-8846

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Aldersperson to express your concerns.

Name Alex Pencil
Address 577 W. Wilson
Phone —

Name Shawn Mitchell
Address 527 W. Wilson St.
Phone

Name Josh Hakerman
Address 1115 Bassett St
Phone —

Name Cassandra Schuette
Address 710 College Ct.
Phone —

Name Diane Benz
Address + Phone 507 W. Wilson St Apt 504

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Name *Rayna Jarquin*
Address *507 W. Wilson #107 Madison WI 53703.*
Phone

Name *Tom Christie*
Address *134 Division*
Phone *243 0238*

Name *GLENN MITROFF*
Address *1516 Lyndeborg Trail, Madison 53718*
Phone *226-0427*

Name
Address
Phone

Name
Address + Phone