



Project Address: 210 S. Brooks Street
Application Type: Amended Planned Development (PD) District-General Development Plan-Specific Implementation Plan
Legistar File ID # [30952](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.
Reviewed By: Katherine Cornwell, Planning Division Director

Summary

Applicant: John Seamon, Iconica; 901 Deming Way; Madison on behalf of the Alexander Company.

Property Owner: Meriter Hospital, Inc.; 202 S. Park Street; Madison.

Requested Actions: Approval of major amendments to the PD-GDP and PD-SIP zoning for 210 S. Brooks Street to allow the former Longfellow School to be converted into apartments and for a new apartment building to be constructed, with 104 total dwelling units.

Proposal Summary: The Alexander Company proposes to acquire the subject site from Meriter Hospital and construct 105 multi-family residential units on the property, with 40 of the proposed units to be located in the Longfellow School building and 64 units to be located in a new four-story building to be constructed between the school and western property line primarily on an existing surface parking lot. The proposed residential development will include 131 parking stalls, including stalls that will be used by Meriter Hospital for pick-up and drop-off for the adjacent hospital daycare (1021 Mound Street) and for daytime valet parking for the hospital. Construction of the development will commence in October 2013, with completion anticipated one year later.

Applicable Regulations & Standards: The approval process and standards for Planned Development districts is outlined in Section 28.098 of the Zoning Code. The decision process for the approval of or major amendments to Planned Development districts is the same as set forth in Section 28.182 of the Zoning Code for zoning map amendments. Because Longfellow School is a locally designated landmark, the entire project was subject to the separate review and approval of the Landmarks Commission pursuant to Section 33.19, the Landmarks Commission Ordinance.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00069 and 28.022-00070, amending the PD-GDP-SIP zoning for 210 S. Brooks Street, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 8 of this report.

Background Information

Parcel Location: The subject site is a 1.74-acre parcel extends along the west side of S. Brooks Street between Mound and Chandler streets, Aldermanic District 13 (Ellingson); Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with the three-story, 51,300 square-foot Longfellow School, which has been used by Meriter Hospital in recent years for administrative uses, a staff daycare and staff gym. The area west of the building includes a large surface parking lot accessed from Mound Street and a playground for the on-site daycare adjacent to Chandler Street. The site is zoned PD-SIP.

Surrounding Land Use and Zoning:

North: McConnell Hall (Meriter administrative offices, Bolz Auditorium), and two- and three-family residences, all zoned PD-SIP;

South: Single-, two- and multi-family residences along the south side of Chandler Street, zoned TR-C3 (Traditional Residential–Consistent 3 District);

East: Meriter Hospital, zoned PD-SIP;

West: Recently completed daycare Meriter Hospital facility at the southeastern corner of S. Mills and Mound streets, zoned PD-SIP; single-, two- and multi-family residences along S. Mills Street, zoned TR-C3; and single-family residence at 211 S. Mills, zoned TR-C4 (Traditional Residential–Consistent 4 District).

Adopted Land Use Plans: The Comprehensive Plan recommends the Longfellow School site for Employment uses, while the properties adjacent to the west along S. Mills Street are recommended for Low-Density Residential uses.

The subject site is also located within the boundaries of the Greenbush Neighborhood Plan, which recommends that medical facilities within the neighborhood be retained, though the expansion of such facilities should be compact, with greater building heights toward S. Park and Regent streets. New construction should be of high quality building design, materials and landscaping that is reflective of the historic architectural features of the neighborhood. The plan specifically calls for the former Longfellow School to be preserved. The plan also includes a recommendation that discourages new hospital expansion west and south of the corner of S. Brooks Street and Mound Street or south of Chandler Street away from the core of single-family homes south and west of its current footprint. Properties to the west of the site in the 100-200 blocks of S. Mills Street are recommended for the preservation and rehabilitation of selective existing housing stock (Area IV) and low-density residential uses at a density between 0-15 units an acre.

The Greenbush Neighborhood Plan also encourages any expansion to Meriter Hospital to be of neighborhood-scale and pedestrian-friendly, with buildings that abut residences to reflect the residential building's size, scale and massing on the façade abutting the residence rather than towering above it. Buildings and site designs are recommended to be welcoming to pedestrians, with street/ground level architectural features that make the building interesting and engaging to people walking, biking or driving by. Blank walls and one-way windows are discouraged.

Finally, the Longfellow School property is adjacent to areas of the Greenbush neighborhood that were included in the Greenbush-Vilas Neighborhood Housing Revitalization Plan, which was adopted in 2010 with a number of strategies to increase the affordability and desirability of those neighborhoods for University and hospital employees, graduate students, and young families; introduce a range of housing options; and enhance the qualities that make the neighborhoods unique, including public spaces, tree-lined streets, and variety of established homes.

Zoning Summary: The property will be zoned Amended PD-GDP-SIP. The project will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Utility Easements, Barrier Free, Landmark (Longfellow School)
No:	Urban Design District, Floodplain, Wellhead Protection, Waterfront Development
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map D9).

Public Utilities and Services: The site is located is served by a full range of urban services, including seven-day Metro Transit service west and east of the site along S. Mills and S. Park streets, respectively.

Previous Approval

On May 5, 2009, the Common Council approved a request to rezone the 13.2-acre Meriter Hospital campus generally addressed as 202 S. Park Street and generally bounded by Milton Street on the north, S. Mills Street on the west, Chandler Street on the south and S. Park Street on the east from R4 and R6 (General Residence Districts) and C2 (General Commercial District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to establish a 10-year master general development plan for the campus and a specific implementation plan to recognize existing uses and approve two small projects within the campus area, subject to conditions.

The approved general development plan called for the renovation of Longfellow School and construction of a new building or addition on the western half of the 1.74-acre site. Uses on this site “could include medical and administrative offices, education space and childcare.” The new building was proposed as an up to five-story, 65-foot tall structure with between 1-3 levels of under-building parking per the zoning text.

Project Description

The Alexander Company is seeking approval to convert the former Longfellow School property located at 210 S. Brooks Street into 40 apartments and to construct a new, 64-unit apartment building on the western half of the 1.74-acre overall site, which is currently occupied by a surface parking lot and daycare playground.

Longfellow School was used as a public school site from approximately 1892-1980, with the current building constructed in phases between 1918 and 1938. The school was designated a Madison landmark in 1993 for its architectural significance as an rare, intact brick Tudor Revival/ Elizabethan Revival building designed by the prominent local firm of Law, Law and Potter. The designation also noted the cultural significance of the school as a symbol of the historic culturally diversity of the Greenbush neighborhood, much of which was lost or displaced as a result of mid-Twentieth Century urban renewal. The school was conveyed from the Madison Metropolitan School District to Meriter Hospital in 1997. Prior to the sale, Meriter leased the building from the school district following the discontinuation of academic services in 1980. Meriter has used the school building in recent years for administrative uses, a staff daycare and staff gym.

The 40 apartment units proposed in the converted school building will consist of 29 one-bedroom units and 11 two-bedroom units, including 3 two-bedroom units with loft bedrooms to be located in the two-story wing that extends along Chandler Street. The existing two-story tall auditorium located along the east wall of the school adjacent to S. Brooks Street will be retained as part of the renovation and conversion.

Plans for the new 64-unit building to be constructed adjacent to the historic school building call for a U-shaped structure to extend along the western property line. The new building will include 3 full residential floors above 2 levels of partially exposed parking and will form a courtyard with the converted former school that will include open spaces for tenants and surface parking for 28 automobiles. The building will principally appear as a four-story structure along both the Mound Street and Chandler Street facades, with additional exposure at the entrance to the lower of the two levels of under-building parking from Mound Street at the northwestern corner of the building.

Parking for 58 automobiles and 28 bikes and 5 tenant storage lockers will be provided on the lower parking level (P1), which will not be connected to the parking level above (P2), which will enter from Chandler Street and provide enclosed parking for 45 autos (including 4 private garage spaces) and 17 bikes as well as access to the courtyard parking area. A trash room for the building is proposed adjacent to the Chandler Street parking entrance, which will be accessed from within the enclosed parking area. The 64 apartments in the new building will include 17 one-bedroom units and 3 two-bedroom units on each of the three full floors above the parking levels, plus 4 one-bedroom units to be located at the same grade as the courtyard and accessed separately from the units above from a door entering off of the pedestrian entrance to the courtyard from Mound Street.

Alexander Co. and Meriter Hospital have arranged for the hospital to lease portions of the P1 parking level during daytime hours for pick-up and drop-off for the adjacent hospital daycare at 1021 Mound Street and for valet parking from the hospital's main entrance on the east side of the S. Brooks- Mound Street intersection. Details on the number of stalls and hours of the lease were provided on August 21 and are included with the materials for this project.

The exterior of the new building will be clad primarily in two-toned brick, with the predominant brick color to be similar in appearance to the red-brown brick on the exterior of the historic school building. The base of the new building will be a light tan masonry block, and prominent terra cotta-colored metal panel elements are included on all four sides of the building to add visual relief and dimension.

The proposed apartment development is requesting federal tax credits administered by the United States Department of the Interior in consultation with the State's Historic Preservation Office.

Analysis

The request before the Plan Commission proposes a unique adaptive reuse and infill development proposal for a local landmark and prominent feature in the Greenbush neighborhood. However, the introduction of residential uses on the 1.74-acre property represents a departure from the general development plan that was adopted in 2009 to guide future development in and around Meriter Hospital, which called previously for the Longfellow School block to be developed with medical and administrative offices, education space and childcare primarily (but not necessarily exclusively) for Meriter Hospital. Other permitted uses identified for this site in the zoning text (excerpts attached) included medical clinics, community living arrangements, adult daycare facilities, convalescent and nursing homes, and certain day treatment facilities.

The approved general development plan allows for an up to five-story, 65-foot tall building to be constructed behind Longfellow School, with setbacks of 15 feet established along both Mound and Chandler streets and 5 feet from the western property line in the zoning text. Staff believes that the 64-unit apartment building proposed on the western half of the site will comply with these bulk regulations.

In reviewing the proposed major amendment to the general development plan and specific implementation plan for the apartment development, the Plan Commission shall consider the intent and standards for approval for Planned Development districts in Section 28.098 of the Zoning Code.

The statement of purpose for Planned Development districts in the new Zoning code states that the district was established to provide a means to facilitate the development of land in an integrated and innovative fashion, allowing for flexibility in site design while encouraging development that is sensitive to environmental, cultural, and economic considerations. PD zoning is intended to encourage sustainable development, promote integrated land uses allowing for a mix of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities, preservation and enhancement of important environmental features and historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land, and facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood or special area plans.

The standards of approval for development in the PD district plan generally require that the project facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood or special area plans and not adversely affect the economic health of the City or the area of the City where the development is proposed, including the cost of municipal services. The development shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands, and shall be of a coordinated architectural style to achieve compatibility with surrounding land uses.

In reviewing the purpose and intent of the PD district and the applicable standards, the Planning Division recommends that the Plan Commission recommend approval of the Amended PD-GDP-SIP for the Longfellow School property to the Common Council. While the introduction of residential uses on this block represents a substantial change to the planning for the Meriter Hospital campus and its environs, the new use and proposed development represent an appropriate use of the site that implements many of the planning goals and objectives for this area.

As noted earlier in this report, most of Meriter Hospital's land holdings are recommended in the Comprehensive Plan for Employment uses, including the subject site. Residential uses are not typically considered core uses in the Employment district, which favors office, research and development facilities, hospitals and medical facilities, and complementary supporting uses serving employees of the employment districts. However, the location and design recommendations for the Employment district suggest that employment areas are appropriate close to residential areas. Given the site's location on the edge of the Employment district and the Meriter campus, the proposed residential development represents an appropriate transitional use adjacent to the lower scale and density Greenbush neighborhood to the south and west, though it acknowledges that this land use and density of approximately 60 units an acre were not anticipated when the Greenbush Neighborhood Plan was adopted in 2008. That plan included the Longfellow property as part of a recommended Medical Campus district and recommended lower densities for new and existing development to the west of the site. However, the Greenbush plan specifically recommends preservation of Longfellow School.

The introduction of housing on the Longfellow School site is consistent with many of the goals and recommendations of the 2010 Greenbush-Vilas Neighborhood Housing Revitalization Plan. That plan includes a number of small-, medium- and large-scale strategies to increase the affordability and desirability of the Greenbush and Vilas neighborhoods for employees of the University of Wisconsin-Madison and St. Mary's and Meriter hospitals, as well as graduate students, and young families, and recommends that a broader range of housing options be introduced. While the plan did not anticipate housing on the Longfellow site (acknowledging

instead the previous Meriter plans for their campus and Longfellow School), it recommends the development of larger-scale, affordable workforce housing to the northwest of the subject site along the east side of S. Mills Street north of Mound Street where the 2009 general development plan recommends the development of a neighborhood transition zone potentially including higher-density residential uses. [A separate application for a four-story, 74-unit apartment to be developed on Meriter-owned properties in the transition zone has been filed for review by the Plan Commission at its September 30, 2013 meeting.]

The Longfellow property is adjacent to two areas generally recommended in the Greenbush-Vilas Neighborhood Housing Revitalization Plan for various residential redevelopment strategies and densities along Mound Street and S. Mills Street, which could reasonably extend onto the subject site. The proposed redevelopment of the Longfellow School property into apartments includes a unique mix of dwelling units in the converted school building and new building consistent with the plan's objectives of introducing a broader range of housing into the area in a fashion similar to the new market-rate rental housing inventory being created nearby as part of the implementation of redevelopment projects on the former Ideal Body and Lane's Bakery properties. The Longfellow development, neighborhood transition zone development, and Ideal and Lane's mixed-use projects should all result in a greater diversity of renters in this area beyond the student renters that have dominated this area in recent decades.

Staff worked closely with the applicant to refine the design of the new 64-unit apartment building to achieve an urban infill structure that is appropriate in scale, character and design to the adjacent to the designated local landmark and surrounding neighborhood. However, it believes that the Plan Commission and Urban Design Commission (in granting final approval) should consider additional refinements to the design along the northern and southern walls to create stronger facades as the project meets those primarily residential streets, particularly along Chandler Street, where the new building will face two-story wood-frame residences to the south.

Along Mound Street, staff recommends that the applicant explore a French balcony for the Level P2 apartment facing the street that currently does not include a balcony and explore ways to create additional transparency around the entry door into the P1 parking level from the sidewalk. Along Chandler Street, staff recommends that more transparency be added to the four-story tall stair tower at the center of that elevation, which currently includes a narrow vertical window band and flagpole feature. Similarly, staff recommends that the applicant explore larger windows for the trash room that mirror the pattern of the window openings above and create a more transparent opening surrounding the stairway exit, both of which will make the building appear less imposing along the street.

These requested revisions are consistent with the recommendations of the Greenbush Neighborhood Plan, which encourages buildings and site designs to be welcoming to pedestrians, with street/ground level architectural features that make the building interesting and engaging to passersby and discourages blank walls and one-way windows.

The Landmarks Commission is required to review the construction, reconstruction and exterior alteration on a designated landmark or landmark site, including whether the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done, and whether, in the case of the construction of a new improvement on a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on the landmark site. The Landmarks Commission granted a Certificate of Appropriateness for the proposed renovation of the historic school on July 15, 2013 and granted a Certificate of Appropriateness for

the new building on July 29, 2013 subject to conditions. The Urban Design Commission recommended initial approval of the Amended PD-GDP-SIP on August 7, 2013 (see attached reports).

Finally, the conversion of the Longfellow School site from future medical/ office should not create excessive traffic or parking impacts for the surrounding neighborhood. Any impacts that may be created by the project can be ameliorated through the conditions recommended in the last section of this report, including a recommendation by the Traffic Engineering Division that the project not be eligible for on-street residential parking permits. The traffic impacts created by the 104 apartments proposed should be less than the traffic impacts that would have been generated by the uses called for in the approved general development plan if the addition to Longfellow School had been constructed at or near the density conceptually called for in 2009.

One area of concern that will require additional consideration by Traffic Engineering and Planning staff if the project is approved is the loading zone proposed along Chandler Street, which does not appear to be functional as designed. The development plans call for a driveway to be built adjacent to but without access to the trash room along the south wall of the new building. Staff is concerned that the depth and orientation of this space may result in the blocking of the sidewalk or travel lanes on Chandler Street and recommends that a condition be imposed that requires the applicant to demonstrate how moving and delivery vehicles, garbage trucks, etc. will access the site without creating negative impacts in the public right of way. Staff also recommends that the applicant work with City staff on an off-street loading plan for move-in/ move-out parking for the proposed apartment development to address concerns that have been raised in the neighborhood about the project's potential impacts on Chandler Street.

Conclusion

The proposed conversion of historic Longfellow School into an apartment complex consisting of 40 units in the converted school and 64 dwelling units and 103 enclosed parking spaces in a new building to be constructed adjacent represents a departure from the previous land use approvals and planning for this site, the Meriter Hospital campus, and the eastern Greenbush neighborhood. However, despite the proposed change in land use for the site, the amended Planned Development general development plan and specific implementation plan are consistent with a number of planning goals and objectives recommended for the site and nearby properties and meets the standards for approval for the amended Planned Development district subject to conditions. The proposed apartment development should result in the increased diversity of housing options available in the neighborhood and preserve an important landmark, albeit through a different adaptive reuse of the building and site than previously contemplated in adopted plans and land use approvals.

The applicant has been receptive to staff input on the design of the new building and has created an envelope that includes a much higher amount of masonry and a warmer material palette than previous iterations of the building contained, which will result in an appropriate architectural companion for the landmark former school. However, additional refinements to the new building should be explored in an effort to make the facades facing Mound and Chandler streets more open and transparent along those neighborhood streets as recommended by the Greenbush Neighborhood Plan. A full review of the loading and any valet parking and daycare pick-up and drop-off lease with Meriter Hospital is required to ensure that the proposed development will have little or no impact on pedestrian and vehicular circulation. These details can be worked out with the applicant, current property owner, district alder and City staff prior to final approval and issuance of building permits, and do not affect staff's finding that the Plan Commission recommend approval of the Amended PD-GDP-SIP to the Common Council.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00069 and 28.022–00070, amending the PD-GDP-SIP zoning for 210 S. Brooks Street, to the Common Council with a recommendation of **approval**, subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

1. The development plans shall be revised for final Planning Division approval prior to recording and the issuance of building permits as follows:
 - 1a. Revise the floorplans of the new building to clearly identify the type of units (number of bedrooms);
 - 1b. Provide a detail of how the 24,731 square feet of usable open space indicated in the project materials is being provided for this development, including all applicable yard spaces, the courtyard, and all porches and balconies, but not including the surface parking area between the buildings;
 - 1c. Provide detailed interior/ courtyard elevations of the new building;
 - 1d. Provide bike parking for the entire development for final approval by Planning staff and the Zoning Administrator in accordance with the Zoning Code, including the minimum number of spaces required in Section 28.141(4) Table 28I-3 and the design and location requirements of Section 28.141(11);
 - 1e. Provide a fully dimensioned site plan that includes the setback of both buildings from adjacent property lines and the dimensions of the courtyard entrances as measured from the adjacent building walls.
2. The zoning text shall be revised for final Planning Division approval prior to recording and the issuance of building permits as follows:
 - 2a. Revise the Permitted Uses section to state “Multi-family residences as shown on the approved plans and any accessory uses related thereto, including parking, storage and management offices.”;
 - 2b. Provide a relevant Family Definition; staff recommends that the family definition for the one- and two-bedroom development refer to the TR-C3 zoning district, which would limit the occupancy of each dwelling unit to a family plus one additional roomer, or a maximum of two unrelated individuals;
 - 2c. Revise the Signage section to state: “Signage for the development shall be limited to the maximum permitted in the TR-V2 zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator”;
 - 2d. Revise the Floor Area Ratio and Building Height references to state: “As shown on the approved plans”;
 - 2e. Section C, Lot Area should be revised to only make reference to the 24,731 square feet of usable open space provided, and the final amount of usable open space shall match the detail provided in condition 1 above.
3. The Alexander Co. and Meriter Hospital shall provide full details of any valet parking and daycare pick-up and drop-off lease to the Traffic Engineering Division and Planning Division for final approval prior to approval and recording of the project. Details to be provided shall include the hours of operation for the valet and daycare parking and a plan of which stalls on Level P1 will be used during that period. Any future changes to the lease arrangement including any termination of the lease shall be approved as an alteration to this specific implementation plan by the Director of the Planning Division or Plan Commission follow a recommendation by the district alder.
4. The applicant shall receive final approval of the development from the Urban Design Commission prior to recording of the Amended PD-GDP-SIP. In considering granting the project final approval, Planning staff encourages the Urban Design Commission to consider additional refinements to the northern and southern

facades to make them more open and transparent along the neighborhood streets of Mound Street and Chandler Street, respectively. Staff recommends exploration of the following:

- 4a. A French balcony or similar treatment for the apartment facing Mound Street on Level P2 that currently does not include a balcony;
- 4b. Additional transparency around the entry door into the P1 parking level from the sidewalk;
- 4c. Additional transparency be added along Chandler Street to the four-story tall stair tower at the center of that elevation;
- 4d. Larger windows for the trash room that mirror the pattern of the window openings above; and
- 4e. Create a more transparent opening surrounding the south-facing stairway exit.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

5. Revise plans for sanitary sewer connection to be compatible with the reconstructed sewer on Mound Street. The City has provided a manhole at elevation 854.50 (approx.) and stationed at 26”M”+13, Right 28.50 on Mound Street.
6. The proposed new building will cross the underlying platted lot lines. Current State building code requires that the underlying platted lot lines be dissolved by Certified Survey Map (CSM) prior to issuance of building permits.
7. For site plan clarity and addressing purposes, Engineering-Mapping recommends that the site plan references to the R1, P1 and P2 floor designations be amended to read 1st, 2nd and 3rd floors.
8. In accordance with 10.34 MGO, Street Numbers, submit a PDF of each floorplan to Lori Zenchenko (lzenchenko@cityofmadison.com) at Engineering-Mapping so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
9. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
10. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
11. All work in the public right of way shall be performed by a City-licensed contractor.
12. All damage to the pavement on Mound, S. Brooks and Chandler streets adjacent to this development shall be restored in accordance with the City’s Pavement Patching Criteria.
13. The site plans shall be revised to show the location of all rain gutter down spout discharges.
14. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation

(USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

15. For commercial sites less than one acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one acre and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
16. 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.
17. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc.) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
18. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
19. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
20. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
21. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact Scott Langer, 266-5987)

22. The loading zone proposed along Chandler Street does not appear functional as designed. The plan, when submitted for final approval, shall demonstrate how service vehicles (example: moving and delivery vehicles, garbage trucks, etc.) access the site without creating negative impacts to the public right of way, including blocking the sidewalk or travel lanes on Chandler Street. The applicant shall work with City staff on an off-street loading plan for move-in/ move-out parking for the proposed apartment development.

23. A condition of approval shall be that no residential parking permits shall be issued for both buildings at 210 S. Brooks Street, as would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the restriction in their apartment leases and record in the zoning text. The applicant shall note in the zoning text that no residential parking permits shall be issued. In addition, the applicant shall submit a copy of the lease for the 210 S. Brooks Street project noting the above condition in the lease when submitting plans for City approval.

24. When the applicant submits plans for approval, the applicant shall show the following on one contiguous plan: existing items in the terrace (e.g., signs and street light poles), type of surfaces, percent of slope, existing and proposed property lines, addresses, all easements, all pavement markings, building placement, adjacent driveway approaches to lots on either side and across the street, signage, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, parking stall dimensions including the 2 feet overhang on a scaled drawing at 1" = 20'. Contact the Traffic Engineering Division if you have questions.

25. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit/ handholes, including labor, engineering and materials for both temporary and permanent installations.

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

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

27. Provide fire apparatus access as required by IFC 503 2009 edition, MGO Sec. 34.503, as follows: The site plans shall clearly identify the location of all fire lanes.

28. As discussed with the design team, additional life safety features will be required due to the lack of fire access.

Water Utility (Contact Dennis Cawley, 261-9243)

29. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

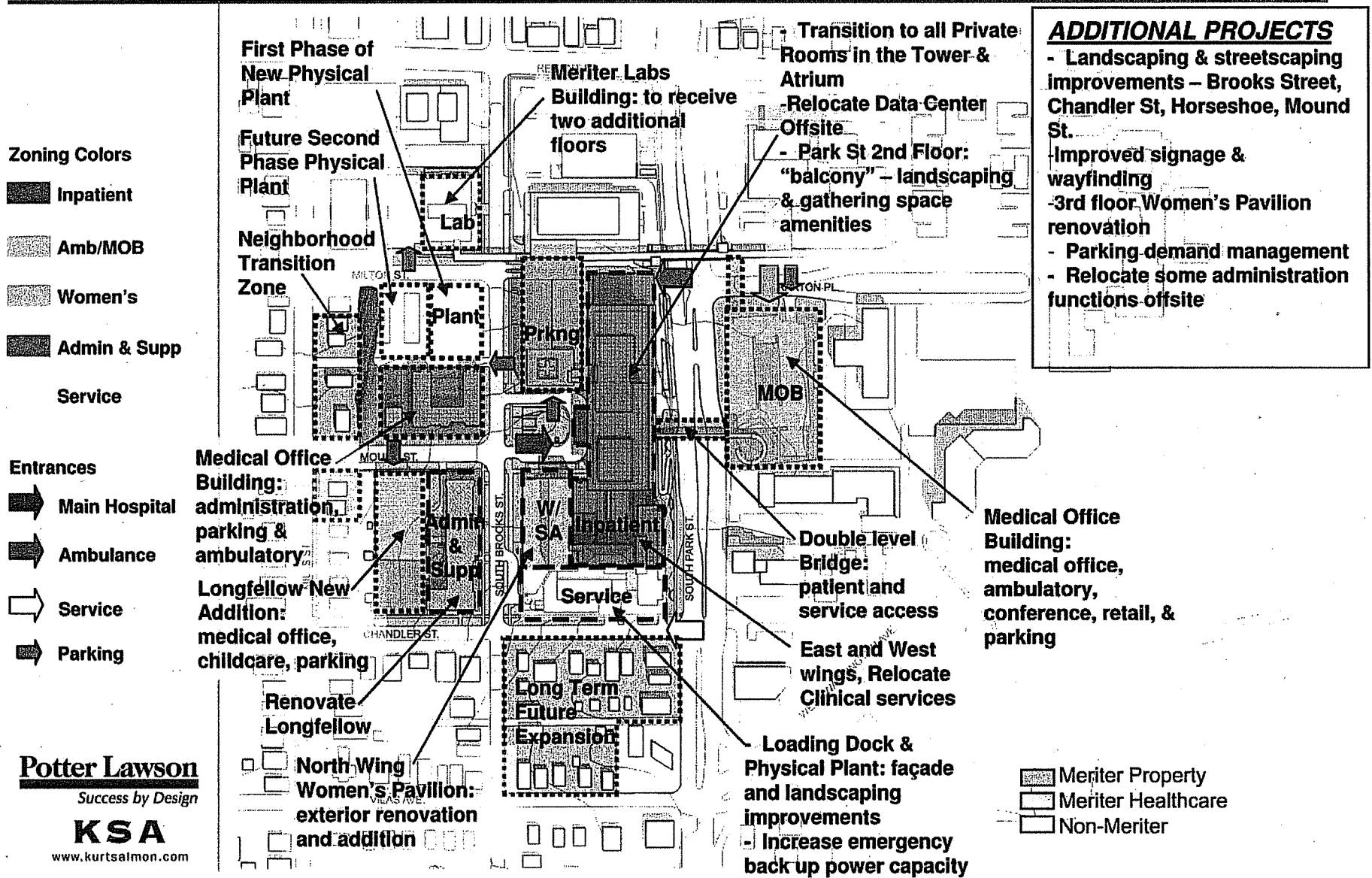
Parks Division (Contact Kay Rutledge, 266-4714)

30. The developer shall pay approximately \$247,107.00 for park dedication and development fees for the 105-unit multi-family development proposed. The developer must select a method for payment of park fees before signoff on the PD-GDP-SIP approval. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 13134 when contacting Parks Division staff about this project.

Fees in lieu of parkland dedication in 2013 are \$1,708.00 per multi-family unit. Park development fees in 2013 are \$645.40 per multi-family unit for a combined impact fee of \$2,353.40. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

31. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Please submit an existing inventory of trees (location, species, & DBH) and a tree removal plan (in PDF format) to Dean Kahl, dkahl@cityofmadison.com (266-4816). Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
 32. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, dkahl@cityofmadison.com (266-4816). Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in Section 209 of City of Madison Standard Specifications for Public Works Construction.
 33. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in Section 107.13 of City of Madison Standard Specifications for Public Works Construction.
34. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

10 YEAR DEVELOPMENT CONCEPT PLAN



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Park Campus

PROPOSED PROJECTS: 10 YEAR PLAN

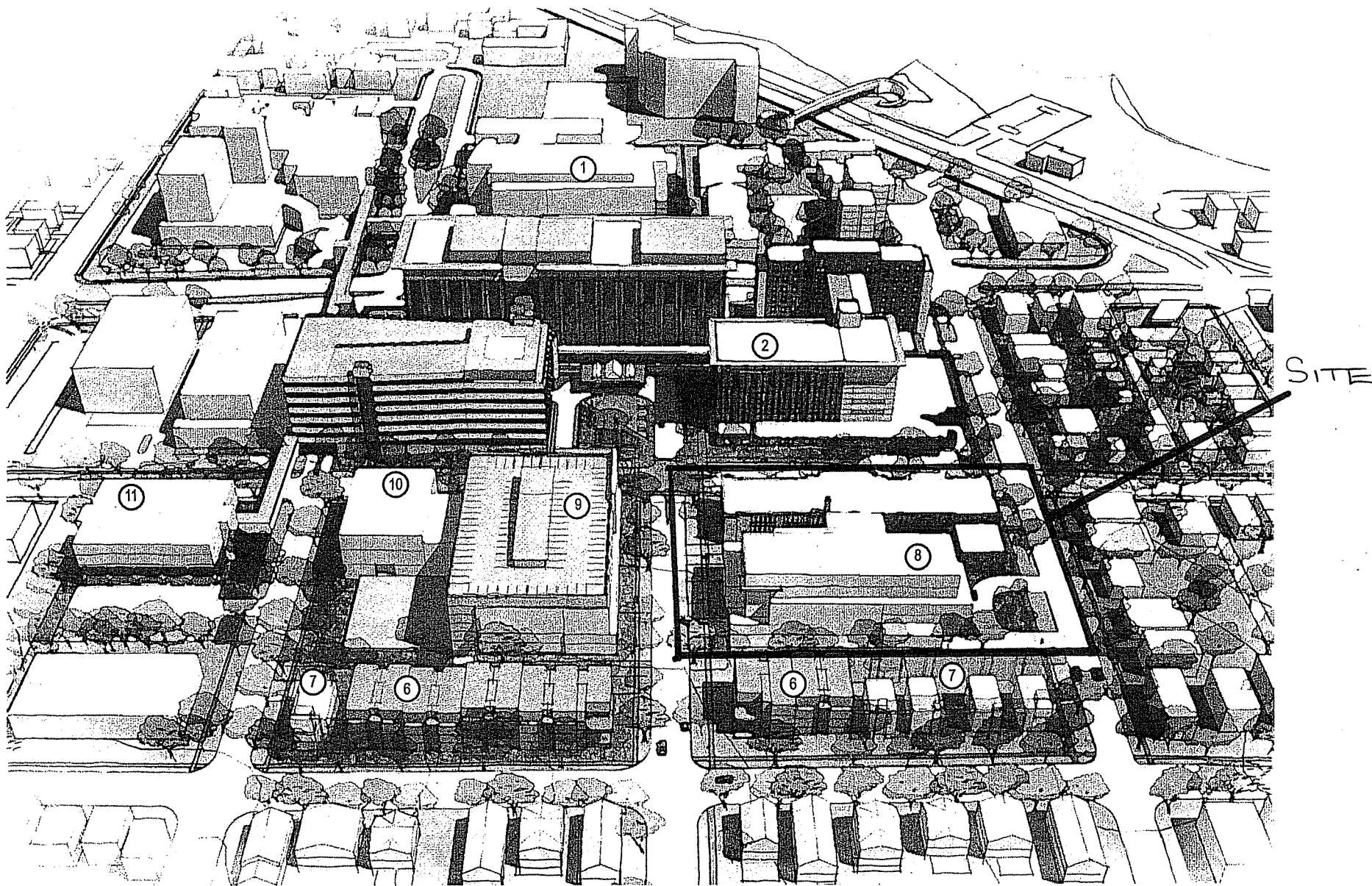


Figure 01: Aerial view of possible 10 year development massing.

PROPOSED PROJECTS: 10 YEAR PLAN

⑧ Longfellow Building Addition

The Longfellow Building is an officially designated Madison Landmark. During the ten year period, Meriter intends to renovate the interior of the building and to develop a new addition on the site. The new addition will be located behind the existing building. Uses for the renovated building and the new addition could include medical and administrative offices, education space and childcare. The new addition may be connected to the existing building and could provide accessibility to the existing building, which has several levels and no elevator. If Meriter's childcare program remains in the Longfellow Building, outdoor space for the program will be maintained.

The design of the new addition will take into consideration the historic nature of the existing Longfellow Building. New construction may not copy the historic style of the original building, but it must respond to its scale. The exterior materials of the new construction must also be sympathetic to the existing building. Any new building design will need to go through the City's Landmarks Commission. The new addition will also need to take into account the scale of the houses to the west along Mills Street. Although Meriter does not own all the houses along that block, Meriter would be interested in the redevelopment of that row of buildings into housing or other community uses that would increase the density in order to provide a transition between the Longfellow site and the residences on the west side of Mills Street.

The possible massing of a new building could be between four and six levels with one to three levels of partially-exposed below-grade parking. The soil itself may include too much rock, making it prohibitively expensive to build underground.

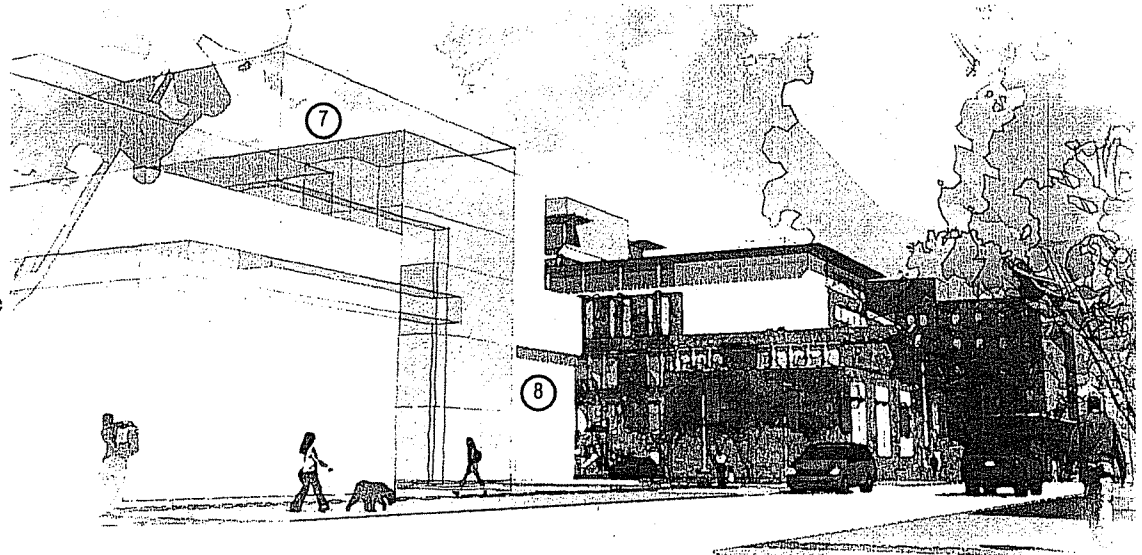


Figure 02: View of possible Longfellow development from Mills and Chandler Street, with a possible, joint developed, transition zone development.

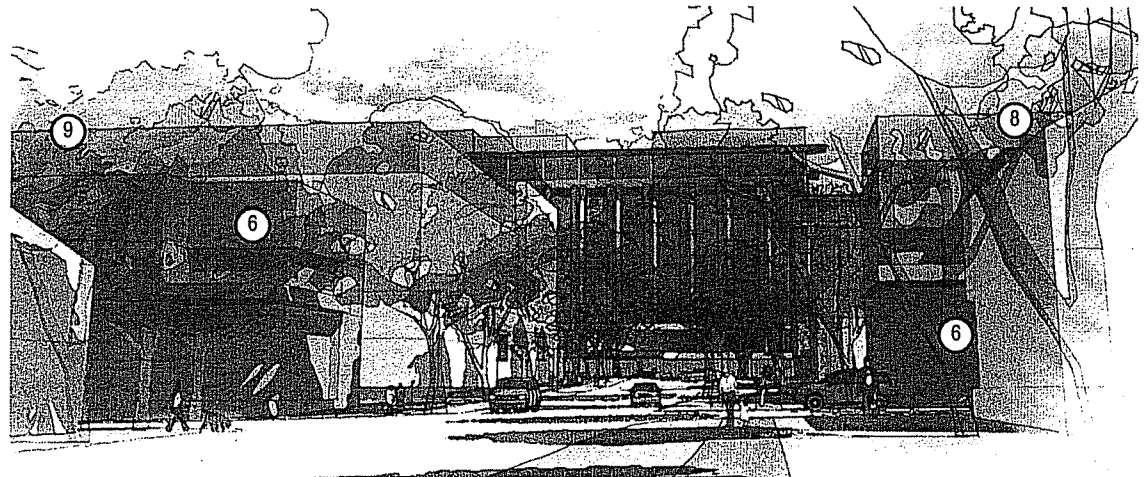


Figure 01: Street level view of Mound Street, West of Mills Street, showing possible development massing.

PROPOSED PROJECTS: 10 YEAR PLAN

⑩ Central Physical Plant and Greenbush Apartment Site

The current central physical plant is near capacity and will need to be replaced in the future. The existing physical plant may continue to function for the Hospital for the next ten years, as Meriter makes its buildings more energy efficient and moves the data center off-site. When the plant is eventually replaced, it will need to be relocated so that the existing physical plant can remain functional during the construction.

The College Station Apartment site has been identified as a good location for a new physical plant. It is centrally located on the Campus, the existing steam tunnels run to the site, and it is fairly isolated from the nearby residential neighborhood. The new physical plant will be more efficient than the existing facility.

The new plant would be built in two phases. The first phase would be located on the corner of Brooks and Milton streets, and the second phase if needed, would be added further west along Milton Street.

The exterior design of the plant will follow the Hospital design principles. Materials will be used to tie the building in with the other Campus buildings; options include a warm brick, precast panels, and warm-colored metal panels. The exterior facades will be articulated with a variety of materials and a change in surfaces to avoid solid, flat blank facades. Additional elements will be used to make the building pedestrian friendly along Milton Street and Brooks Street. Noise and emissions will be monitored, and reports will be made available to the City.

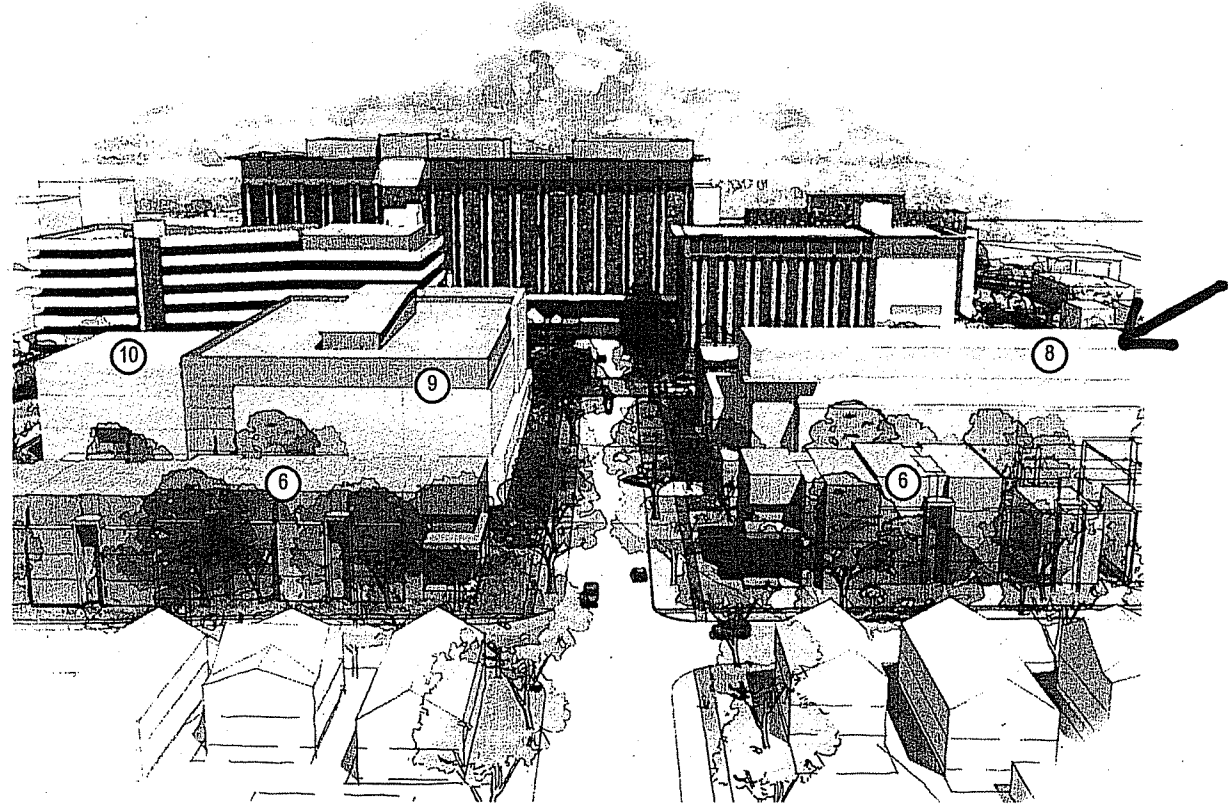
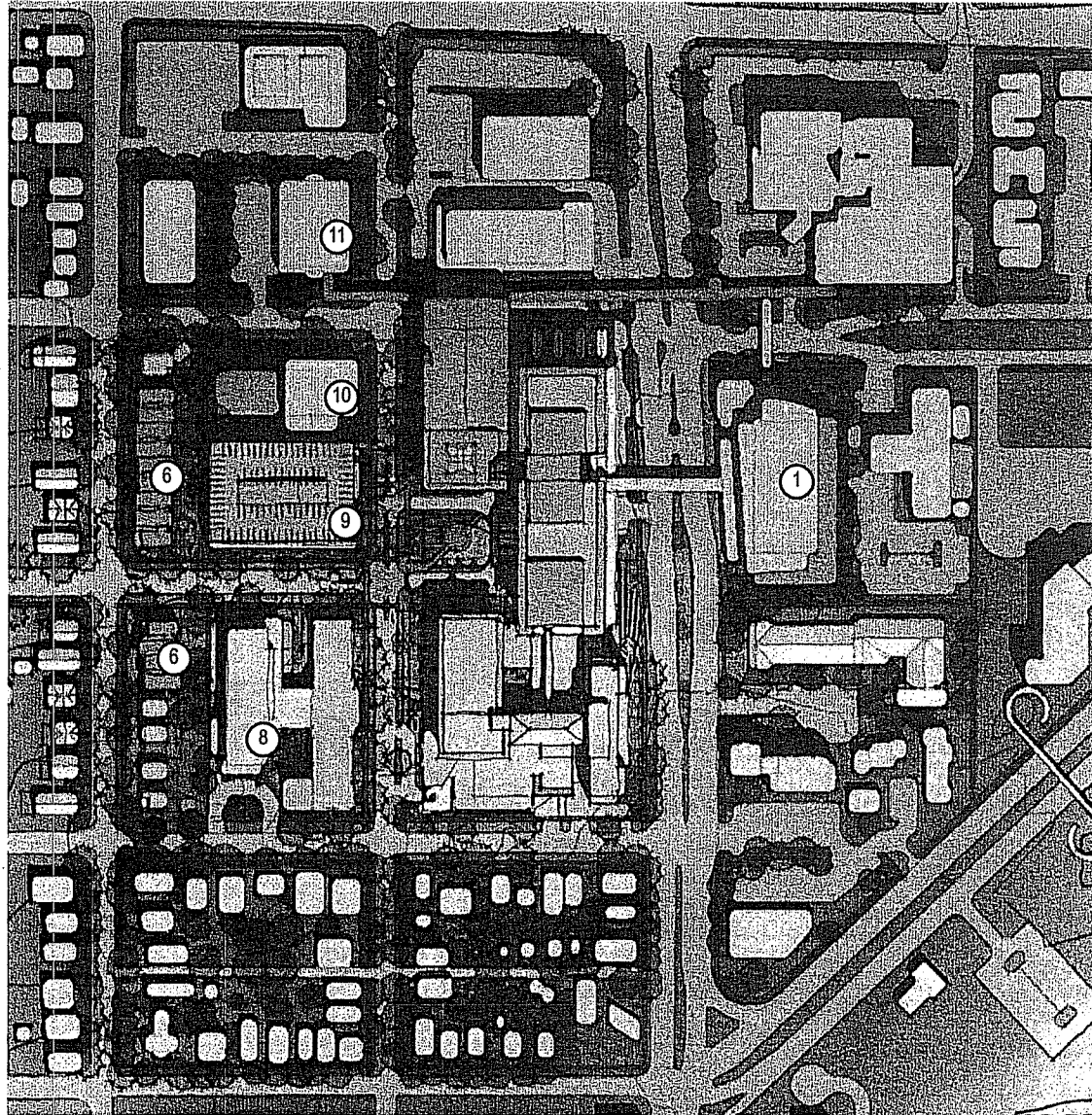


Figure 01: Aerial View of Mound Street, showing possible development massing.

PROPOSED PROJECTS: 10 YEAR PLAN



11 Meriter General Lab Building

The Meriter Lab Building was originally built to allow the addition of two floors onto the present two-story building. As the Park Campus focuses more on inpatient diagnostics and treatment, it is expected that the expansion of the Lab Building may be required. The addition will probably also include some exterior maintenance of the existing facades and some interior remodeling. The addition is not expected to reach beyond the current footprint of the existing building.

Relocate Clinical Services from East and West Wings

Following the recommendations of the existing conditions report prepared by Kurt Salmon Associates, the East, Center and West wings are no longer good candidates for reinvestment for clinical uses. All clinical uses for these wings are projected to be relocated within the next ten to fifteen years. The future of the physical buildings cannot be decided at this stage of planning. Depending on the direction of growth over the next fifteen to twenty years, these buildings may be renovated or demolished. This will be decided when the direction for the next phase of hospital growth can be determined.

Figure 01: 10 Year Development Concept

DISTRICT TWO: LONGFELLOW BLOCK

A. Statement of Purpose: Allow the renovation to the Longfellow School Building and a new addition on the existing surface parking lot behind the Longfellow Building. Future demolition as indicated on page 63.

B. Permitted Uses:

- Principal Uses:**
- Medical offices, administration, and education
 - Day care centers
 - Day treatment and day care service facilities for persons with emotional disabilities and persons with developmental disabilities
 - Adult day care facility
 - Community living arrangements
 - Convalescent homes and nursing homes
 - Parking
 - Medical clinic

- Accessory Uses:**
- Park or playground
 - Temporary buildings for storage of building materials and equipment, and construction purposes
 - Temporary construction parking

C. Lot Area: N/A

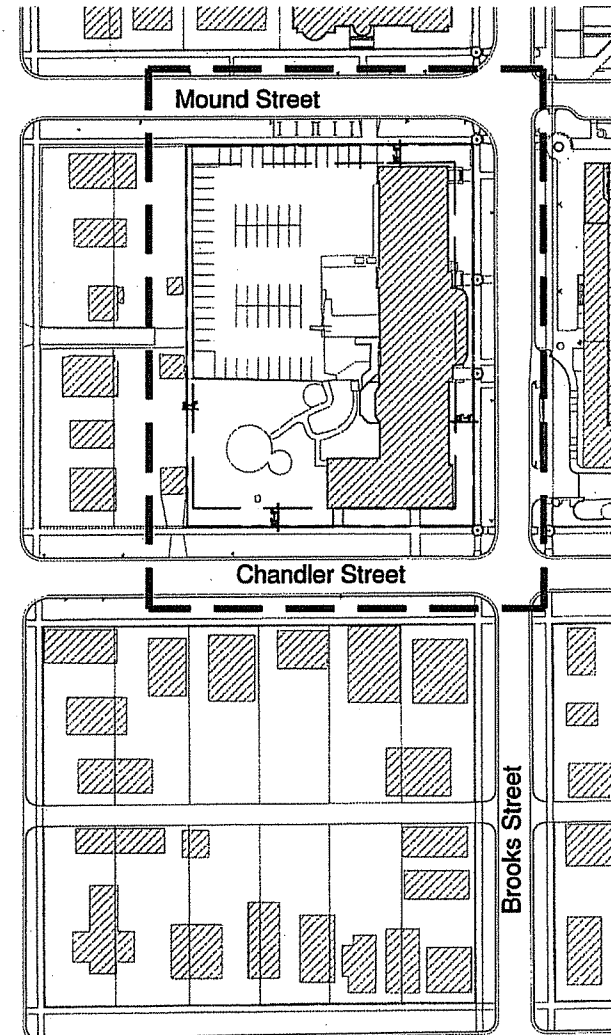
D. Floor Area Ratio: As existing, FAR of future use TBD in SIP.


Maximum Heights: 5 building stories 65 foot Max.

E. Yard Requirements:

Setbacks are taken from existing right of way or property line. The intent is to have similar setbacks as the Longfellow School.

Floors	Frontage Street	Setback
1-6	Mound Street	15' Minimum
	South Brooks	15' Minimum
	Chandler	15' Minimum
	District 1	5' Minimum



DISTRICT TWO 

DISTRICT TWO: LONGFELLOW BLOCK

- F. **Landscaping:** As existing, landscaping of future use TBD in SIP.
- G. **Accessory Off-Street Parking & Loading:** As existing, parking and loading of future use TBD in SIP.
- H. **Lighting:** As existing, lighting of future use TBD in SIP.
- I. **Signage:** Signage shall be limited to the maximum permitted in the C2 zoning district and as approved by the Urban Design Commission and Zoning Administrator, until a comprehensive signage package is approved.
- J. **Family Definition:** NA
- K. **Alterations and Revisions:** No alterations or revisions 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, Community, and Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

