



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>March 7, 2018</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>March 21, 2018</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>N/A</u>	<input type="checkbox"/> Final Approval

1. Project Address: 5133-5237 University Avenue UDD No. 4
Project Title (if any): Redevelopment of former Perkins Restaurant and Office Building

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

AGENDA ITEM #	<u>6</u>
LEGISTAR #	<u>50844</u>
ALD. DIST.	<u>19</u>

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee) (No Fee for Informational)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

MAR 7 2018

11:39

Planning & Community
& Economic Development

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Justin Frahm, Project Consultant Company: JSD Professional Services, Inc.
 Street Address: 161 Horizon Dr. Suite 101 City/State: Verona, WI Zip: 53593
 Telephone: (715) 298.6330 Fax: () Email: justin.frahm@jsdinc.com

Project Contact Person: Tom Degen Company: Degen & Associates, LLC
 Street Address: 5237 University Ave. City/State: Madison, WI Zip: 53705
 Telephone: (608) 239.3142 Fax: () Email: tdegen@tds.net

Project Owner (if not applicant): Same as Project Contact
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on October 5, 2017 & Additional Staff Meeting

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Tom Degen Relationship to Property Owner

Authorized Signature Tom Degen Date 3/7/18

Memorandum

www.jsdinc.com

To: Urban Design Commission – Informational Presentation
From: Justin Frahm, Project Consultant, JSD Professional Services, Inc.
Re: 5133 & 5237 University Avenue Redevelopment Proposal – UDC Informational
JSD Project #: 07-2912
Date: March 7, 2018
cc: Tom Degen, Degen & Associates, LLC; Alder Mark Clear, District 17; Hans Justeson, JSD Professional Services, Inc.

Intent

Degen & Associates, LLC is hereby providing a conceptual redevelopment proposal of two existing parcels located at 5133 & 5237 University Avenue for review and feedback by the Urban Design Commission. Proposed plans include a community mixed-use development of the underlying parcels which currently include a closed Perkins restaurant and an existing warehouse / office building.

Zoning

The site is bordered by University Avenue and single family residential neighborhoods to the north, medium density residential neighborhoods to the west and south and existing commercial and service oriented land uses to the east.

The subject site is currently zoned Suburban Employment (SE). Proposed land uses include:

- Residential Multi-Family (greater than 8 units) to be considered a conditional use
- Commercial uses may include a combination of permitted uses and conditional uses to be determined as tenants are secured

Proposed Land Use

Conceptual redevelopment plans feature three proposed buildings to include 90 total multi-family residential units and approximately 8,000 square feet for planned commercial use.

The proposed 3.482 acre overall site is planned on two existing parcels, 2.361 acres and 1.121 acres in size to be combined via a Certified Survey Map.

Suburban Employment Zoning Requirements Table (see table below on Page 2)

Suburban Employment (SE) District			
Requirement	SE Zoning	Proposed Site	Conformance
Lot Area (sq. ft.)	20,000 min.	151,704 sq. ft.	Met
Lot Area (Exclusive for residential Use)	2000 sq. ft./unit	Not Applicable - Proposed Mixed-Use	Not Applicable
Lot width	65'	Northwest – 234.2' South – 519.2'	Met
Front Yard Setback	If not at corner location Not Applicable	6'	Not Applicable
Side Yard Setback	15' or 20% Building Height	15'	Met
Rear Yard Setback	30'	57'	Met
Maximum Lot Coverage	75%	61%	Met
Minimum Height	22' measured to building cornice	Greater than 30'	Met
Maximum Height	5 stories / 68' <u>Residential Uses:</u> 4 Stories/55'	4 stories / less than 55'	Met
Usable Open Space	400 sq. ft. / unit 90 units x 400 sq. ft. = 36,000 sq. ft.	40,136 sq. ft. Confirming recheck based on Zoning & Latest Site	Met

Existing Conditions (see Opportunities & Constraints – Exhibit A)

Infrastructure

An existing 19.5' reinforced concrete storm sewer culvert runs along the westerly edge of the site from north to south and provides regional storm water conveyance through the subject site.

The location of the storm sewer poses a division of the overall site in which buildings or significant structures may not be placed over the easement area. The cost of relocating infrastructure of this size is prohibitive relative to redevelopment of a single site.

In addition to the easement area, a reasonable setback must be maintained to the easement for proposed building or structure placement due to planned extents of excavation and protection of the existing infrastructure during construction and future maintenance.

A 24" reinforced concrete storm sewer and associated easement runs along the south side of the property serving adjacent neighborhoods and the subject site.

Topography

The existing site features significant grade transitions including 5' and 3', at the westerly and easterly property lines, respectively. The aforementioned 27' wide storm sewer easement associated with subsurface regional storm sewer forms an elevated ridge which features high points in elevation relative to lands on site extending west and east from the easement area.

Low points of the site are located at the south westerly and south easterly corners of the subject parcel associated with the general vicinity of the existing 24" storm sewer and easement.

Wellhead Protection Zone

City of Madison's Well #14 is at the north easterly corner of University Avenue and Tomahawk Trail immediately north of University Avenue from the subject site.

The wellhead protection zone has been a subject of neighborhood and City concern in recent years relative to monitoring, preserving and maintaining water quality for residents based on potential increases to impervious areas including road salt and associated point source pollutants to serve redevelopment opportunities and infrastructure improvements.

Development restrictions for the subject site include a buffer of 300' for any storm water management facilities to the wellhead. This impacts the north east corner of the site adjacent to the 27' storm sewer which (in lieu of wellhead restrictions) could serve storm water management for the site.

Traffic & Access

Currently, one median break serves the University Avenue westbound travel lane. There are two commercial driveway access points (eastbound) currently serving the site which will be reduced to one under the proposal. There is an existing fire lane access serving the easterly edge of the site, east of Midas and a motorcycle repair service shop.

Recently, Degen & Associates commissioned a preliminary traffic analysis report based on discussions and review by City of Madison Traffic Engineering Staff. The report analyzed existing as well as proposed land use traffic demands, University Avenue access capacity and overall safety of the existing traffic infrastructure serving the site.

The report prepared and submitted to City Traffic Engineering determined the existing median cut on University Avenue and associated queue lane capacity and turning movements sufficiently serve the existing land uses as well as the proposed redevelopment land uses (90 units of residential and 8,000 square feet of Commercial).

Fire Protection

The project team has been working with City Fire to review fire protection requirements for the proposed redevelopment site. Requirements include standard items (fire lane width, turning radii, proximities to hydrant locations) and non-standard items (aerial apparatus for buildings over 30' and existing fire lanes to be removed or maintained).

Due to lot depth, the site requires multiple access points for the fire lane to avoid minimum dead end lengths as well as aerial apparatus for 25% of exterior building footprints due to the proposed three-story building height (greater than 30').

Spring Harbor Neighborhood Association, Resident & Alder Coordination

In addition and concurrent to multiple City of Madison Planning & Zoning Staff meetings, Degen & Associates has been in direct coordination with District 17 Alder Mark Clear, the Spring Harbor Neighborhood Association (SHNA) Board and neighborhood residents to review proposed land uses and site plan alternatives.

In a report dated January 9, 2018 provided by the Spring Harbor Neighborhood Association Planning Committee Report to the SHNA Board, concerns reported based on the preferred mixed-use site plan and an alternative 90,000 SF office based use included the following:

- Strong support of mixed-use concept vs. office based land use concept
- Support of 40'+ buffer to Trillium neighborhood to proposed residential buildings in southerly portion of site of mixed-use / residential concept
- Safeguards and proximity concerns to Well #14, existing sodium chloride levels already at critical level
- Desire for quality landscape and open space areas
- Desire for open space and playground as shown between residential buildings; currently no playground or open space available to Trillium neighborhood
- Concerns over light pollution, salt maintenance and noise for surface parking areas immediately adjacent to residential areas as shown on 90,000 SF office concept (building fronting University Avenue with parking in rear)

City Planning & Zoning Coordination

Based on four meetings with the project team and City Planning and Zoning Staff spanning September 2017 to February 2018, Degen & Associates have reviewed multiple land use proposals (community mixed-use vs. employment) and site plan configurations in response to feedback and input received.

In a Staff review letter dated October 31, 2017, Staff concerns included the following:

- Concerns over lack of frontage and building orientation
- Concerns over proposed land use based on Spring Harbor Neighborhood Plan and Comprehensive Plan; 'primary employment uses envisioned'
- Site Plan concerns regarding lack of quality open space, desirability of residential units, usable open space requirements
- Concerns over setbacks from proposed buildings to adjacent residential properties to the west (Trillium)
- Concerns over inadequate pedestrian circulation, internal to the development and connections to University Avenue and open spaces on site; 'include a highly connected plan'

Current conceptual plans within this submission reflect land use discussions and site plan revisions in direct response to City Staff comments and recommendations received.

Land Use

Initially, a significant, 'primary' employment based land use was recommended by City Planning Staff based on the Spring Harbor Neighborhood Plan and Comprehensive Plan.

Based on review and feedback received from neighborhood stakeholders (see below) regarding multiple land use and site plan alternatives presented (employment vs. community mixed-use), City Planning has since acknowledged a conditional use may be applicable to the proposed land uses relative to the current Suburban Employment (SE) zoning.

It is also our project team's understanding that a current draft of the Comprehensive Plan revision which has not been approved to date denotes a revision to the subject sites described land use to include 'Community Mixed-Use.' The anticipated approval date for the revision of 'Employment' based land use to 'Community Mixed-Use' based land use within the Comprehensive Plan for the subject site is scheduled for July 2018.

Site Plan

Since initial discussions with City Planning Staff, Degen & Associates have adjusted the preferred site plan concept based on an overall increase in open space including usable open space, integration of additional pedestrian connectivity both internal to the site and to University Avenue, and based on the opportunities and constraints described herein and as shown on Exhibit A.

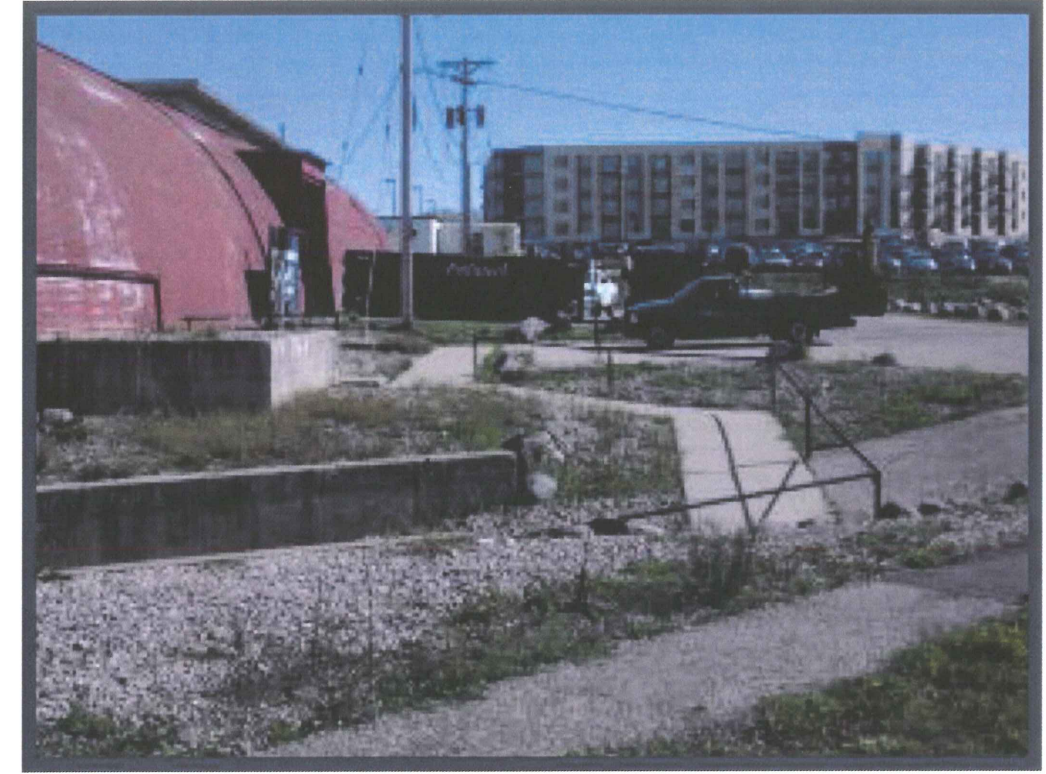
Our project team looks forward to continue to work with City Staff and associated agencies, Alder Mark Clear and Neighborhood Stakeholders to develop a well-informed site plan that meets objectives while acknowledging site opportunities and constraints.



AERIAL



ENTRANCE TO PARCEL



EXISTING BUILDING ON PARCEL



VIEW TO SOUTHERN END OF PARCEL



EXISTING FIRE LANE ACCESS



EXISTING ACCESS TO ADJACENT PARCEL

UNIVERSITY AVE REDEVELOPMENT

Location: Madison, Wisconsin

Date: 03.06.18

EXISTING SITE IMAGES

PLEASE NOTE: POTENTIAL BUILDING AND SITE LAYOUTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE COPYRIGHT PROTECTED BY JSD PROFESSIONAL SERVICES. © 03-06-2018



Park

Residential

Well

Median Break

Storm Sewer

5 FT GRADE CHANGE

Dental

Auto

Cycle

City of Madison

BIKE PATH

E

Residential

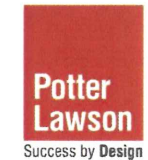
UNIVERSITY AVE REDEVELOPMENT

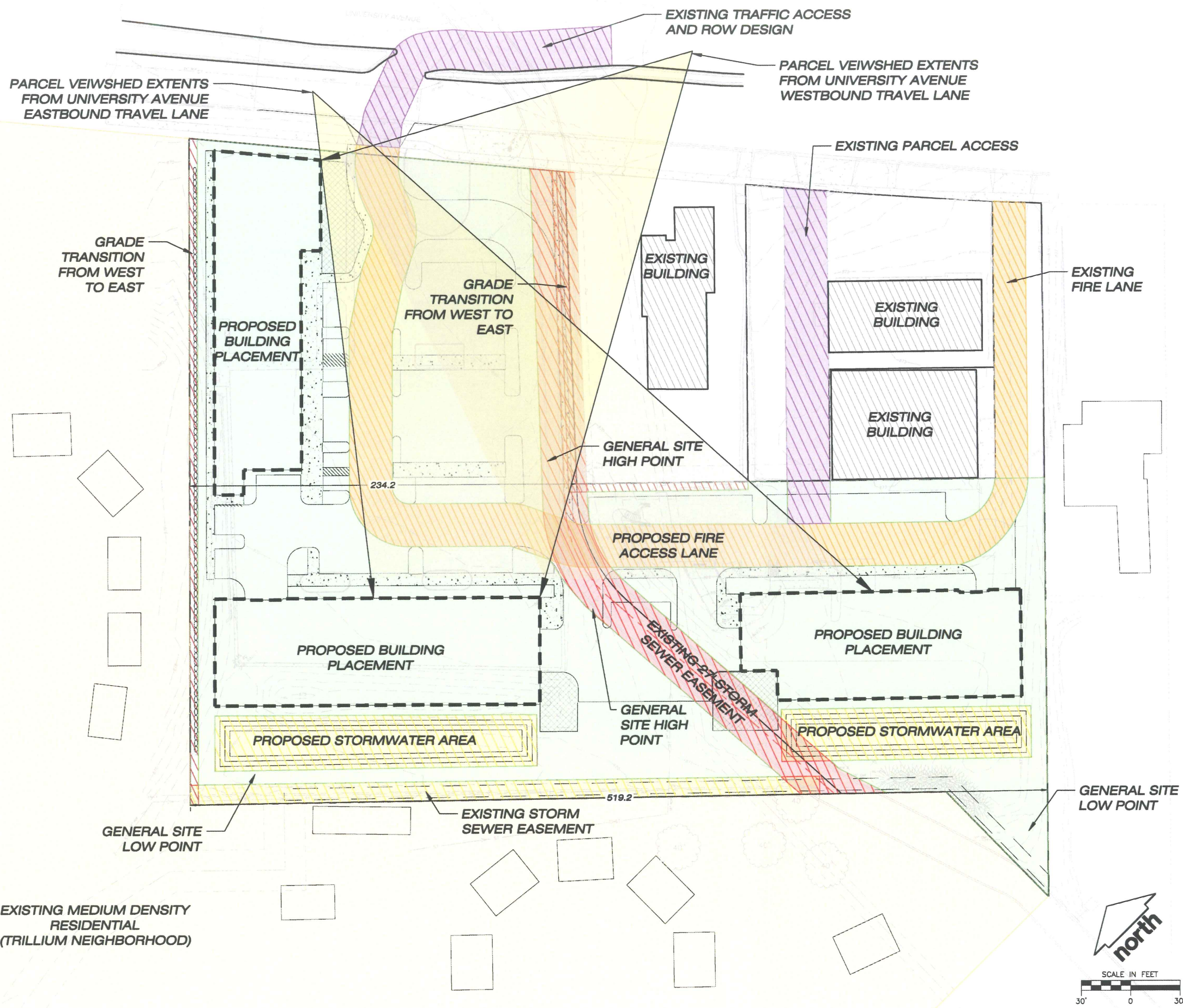
Location: Madison, Wisconsin

Date: 03.06.18

OPPORTUNITIES AND CONSTRAINTS AERIAL EXHIBIT

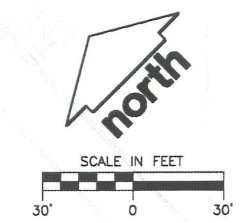
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LEGEND

- EXISTING TRAFFIC ACCESS
- EXISTING GRADING TRANSITION
- EXISTING STORM SEWER INFRASTRUCTURE
- PROPOSED & EXISTING STORMWATER AREAS
- EXISTING BUILDING FOUNDATIONS
- MEDIUM DENSITY RESIDENTIAL
- PROPOSED FIRE ACCESS LANE
- POTENTIAL BUILDING PLACEMENT AREA



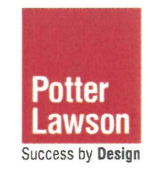
UNIVERSITY AVE REDEVELOPMENT

Location: Madison, Wisconsin

Date: 03.06.18

EXHIBIT A - OPPORTUNITIES & CONSTRAINTS ANALYSIS

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LEGEND (PROPOSED)

---	PROPERTY LINE
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	18" CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION BLOCK

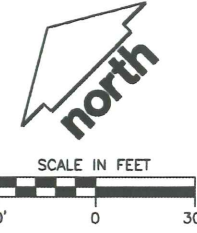
Total Site Acreage	3.482 Acres
Proposed Site Coverage:	
Proposed Impervious Surface Area	91,895 S.F.
Proposed Pervious Surface Area	59,781 S.F.
Proposed Impervious Surface Area Ratio (Maximum Lot Coverage 75%)	0.61

USABLE OPEN SPACE

Proposed Usable Open Space Area:	
Site	36,536 S.F.
Balconies	3,600 S.F.
Total Usable Open Space	40,136 S.F.
Total Required Usable Open Space (90 Units)	36,000 S.F.

EXISTING FIRE LANE AND GATE TO REMAIN

CONNECTION TO BIKE PATH ON ADJACENT PARCEL



UNIVERSITY AVE REDEVELOPMENT

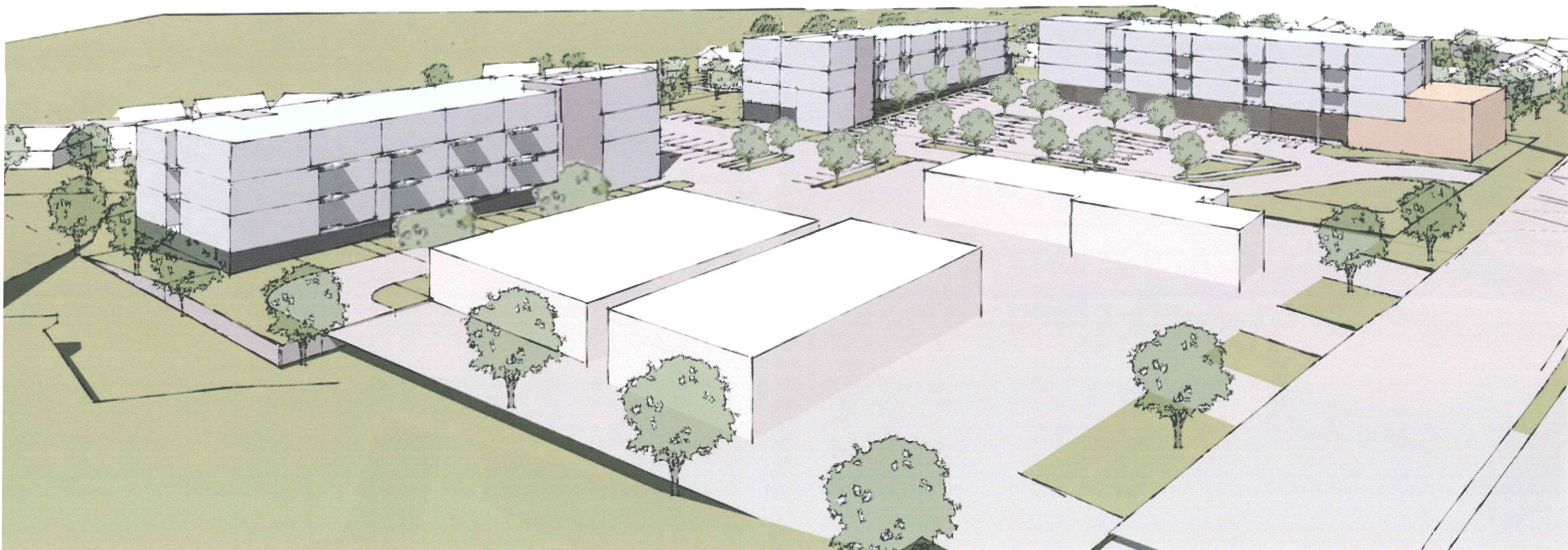
Location: Madison, Wisconsin

Date: 03.06.18

CONCEPT SITE PLAN EXHIBIT

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UNIVERSITY AVE REDEVELOPMENT

Location: Madison, Wisconsin

Date: 03.06.18

BUILDING MASSING EXHIBIT

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& ASSOCIATES, LLC
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