

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
March 29, 2006

**CONDITIONAL USE APPLICATION:**

1. Requested Action: Approval of a dormitory building and expanded parking lot located at 1014 Edgewood Avenue/855 Woodrow Street for Edgewood College.
2. Applicable Regulations: Section 28.08(2) classifies college and universities as a conditional use in the R1 Single-Family Residence District, which carries to the R2 Single-Family Residence District. New buildings or substantial additions to existing buildings trigger the conditional use review as major alterations to an approved conditional use.
3. Report Drafted By: Bill Roberts, Planner IV.

**GENERAL INFORMATION:**

1. Applicant: Edgewood College, 1000 Edgewood College Drive, Madison, WI 53711; Potter Lawson, Inc., 15 Ellis Potter Court, Madison, WI 53711 (architect).
2. Status of Applicants: Owner and architect.
3. Development Schedule: The applicant wishes to commence construction as soon as all necessary land use approvals have been obtained.
4. Parcel Location: Southwest side of Edgewood Avenue, south side of Monroe Street within the Edgewood Campus, Madison Metropolitan School District, 10<sup>th</sup> Aldermanic District.
5. Existing Zoning: R2 Single-Family Residence District.
6. Existing Land Use: Edgewood College, High School and Grade School Campus.
7. Proposed Use: College dormitory and expand an existing parking lot.
8. Surrounding Land Use and Zoning: This site is surrounded by a predominantly single-family neighborhood that surrounds the campus.
9. Adopted Land Use Plan: SI Special Institutional District/Special District-Campus in the adopted Comprehensive Development Plan.
10. Environmental Corridor Status: This property is not located within a mapped environmental corridor. The campus is on the north shore of Lake Wingra.

## **PUBLIC UTILITIES AND SERVICES:**

This site is served with the full range of urban services.

## **STANDARDS FOR REVIEW:**

This application is subject to the conditional use standards.

## **ANALYSIS, EVALUATION AND CONCLUSION:**

### **Development Proposal**

Edgewood College is requesting approval of a major alteration to an approved conditional use to construct a new three-four story, 198-bed dormitory and expand an existing parking lot within their existing campus located along Monroe Street between Edgewood Avenue and Woodrow Street. The proposed 58-suite, 198-bed residence hall will be located on the easterly side of the campus off of Edgewood Avenue and Edgewood Drive. The proposed new dorm will be built on a hillside resulting in the dorm being four stories in height on the southerly side and three stories high on the northerly side (see attached drawings). The building exterior will be a mix of brick veneer and fiber cement board siding. The applicant voluntarily went to the Urban Design Commission for their input. The Urban Design Commission's report is attached.

This application also includes a proposal to expand an existing 54-stall parking lot to 107-stalls that will be used by Edgewood High School faculty and residents of the new dormitory. Access to this expanded parking lot will continue to be from Edgewood Avenue. This lot is proposed to have access control to prevent student commuters from using the parking lot.

As part of this proposal, the applicant has submitted a traffic impact analysis for City staff review. The current proposal also provides for a fire lane at the request of the City of Madison Fire Department that will connect the existing Marshall Hall parking lot to the central campus drive. This lane is shown on the attached site plan will be designated as a pedestrian pathway only. The lane will have controlled access and be used for emergency vehicles, trash pick-up and student move-in/move-out days only. The applicant has been working with City Traffic Engineering staff regarding potential changes to Edgewood Avenue.

A very good landscape plan was included with the application that provides ample new plantings in and around the proposed new building and expanded parking lot and along Edgewood Avenue. A detailed lighting plan is included with the plans that shall comply with the City Lighting Ordinance.

### **Existing Master Plan**

There is a master plan for the Edgewood Campus that was approved by the City Plan Commission in 1996. This plan shows two smaller dorm sites just east of Marshall Hall and one larger dorm site. A copy of the Master Plan is attached for Plan Commission information. The applicant's letter of intent indicates that in the summer of 2000, a number of large trees were removed as a result of storm damage. The letter of intent states that this created enough space to build this residence hall north of the existing Siena Hall. The applicant indicates that through on-

going discussions within the Dudgeon-Monroe and Vilas Neighborhood Liaison Committee, it was agreed that the two smaller dorms as shown on the 1996 Master Plan would not be built. The application indicates that the Neighborhood Liaison Committee wanted the dorms moved further towards the center of campus. The Master Plan indicated that "The City's R2 zoning requires a 30-foot wide front yard for buildings up to 35-feet in height. An additional one-foot of setback is required for each foot of building height in excess of 35-feet. This setback to height relationship should be observed along Edgewood Avenue." The current proposal for the new dorm shows the building located 297-feet southwest of Edgewood Avenue and 305-feet northwest of the Edgewood drive along Lake Wingra. The proposed new dorm is about 120 feet west of the single-family lot located at 1110 Edgewood Avenue. This is the only single-family house along the southwest side of the street. A copy of the 1996 approved Master Plan with the portions relative to the parking lot and dorms highlighted is attached.

### **Standards for Review**

All conditional use applications, including major alterations to existing conditional uses, need to comply with the standards contained in the Zoning ordinance. The Zoning Code states that no application for conditional use shall be granted by the Plan Commission unless such commission shall find that all of the following conditions are present:

1. *That the establishment, maintenance or operation of this conditional use will not be detrimental to, or endanger the public health, safety or general welfare.*

The comments from the reviewing City departments, in addition to any information provided by residents or the neighborhood at the Plan Commission public hearing usually provides the basis for the Plan Commission to use to determine whether this standard has been met or not. There is significant concern being voiced by residents of the adjacent neighborhood regarding traffic and parking issues that may result in the establishment of this new dormitory and expanded parking lot at this location. The neighborhood is worried that the dorm building at this location will result in noise impacts on the nearby neighborhood (see attached memorandum from the Vilas Neighborhood Association).

Based solely upon the attached comments received from the reviewing departments, there is nothing to indicate that this use would endanger the public health, safety or general welfare. Many in the nearby neighborhood feel otherwise for reasons stated in the attached emails and memo from the Vilas Neighborhood Association.

2. *That the City be able to provide municipal services to the property where the conditional use is proposed given due consideration of the cost of providing such services.*

The attached comments received from the reviewing departments, including the City Engineer, Traffic Engineer, Water Utility, Fire Department indicates nothing out of the ordinary in providing municipal services to this property as a result of the changes proposed. Both the City Engineer and Traffic Engineer are recommending improvements to Edgewood Avenue.

3. *That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.*

This standard is often the most difficult standard for the Plan Commission to address in the process of reviewing conditional use applications. Information provided by residents or property owners in the neighborhood at the Plan Commission hearing usually provides additional information for the Plan Commission to use to determine whether this standard has been met or not. As noted above, there has been concern expressed by the adjacent neighborhood that this new dormitory and expanded parking lot will have a negative effect on other property in the neighborhood. The Plan Commission will need to weigh the application materials, the reviewing department's staff reports and input from the neighborhood, as well as the applicant's presentation at the Plan Commission to determine whether this standard has been adequately addressed. Both the applicant and the neighborhood have provided specific comments on how this proposal will or will not address this standard (see attached).

4. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

All of the property around this campus has been fully developed since the 1930s. Staff feels that this application will not impede the normal and orderly development or improvement of surrounding properties in this long-established near west side neighborhood.

5. *That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to, vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The City Traffic Engineer and City Engineer, as well as the other reviewing departments have reviewed this proposal and have not identified any potential problems regarding utility availability, drainage, etc. However, the City Engineer and Traffic Engineer are recommending improvements to Edgewood Avenue at Jefferson Street (see attached reports). The applicant has submitted a detailed traffic impact analysis for City Traffic Engineering staff review, and a stormwater analysis summary for review by the City Engineer. The City Zoning administrator has reviewed the parking lot proposal and their comment is attached. The Commission will give special attention to the comments of the Traffic Engineer regarding access, parking, and circulation.

6. *That measures which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

As noted above, the City Traffic Engineer has reviewed this proposal and their findings/staff report recommending specific improvements are provided to the applicant and the Plan Commission.

7. *That the conditional use shall conform to all applicable regulations of the district in which it is located.*

The City Zoning Administrator has examined this application and has determined that this standard has been met. The Zoning Administrator has reviewed the parking information and has made a determination that the overall parking provided is sufficient to accommodate the proposed new dorm.

8. *(Standard Number "8" specifically relates to a community living arrangement conditional use, which is not applicable to this conditional use application.)*
9. *That when applying the above standards to any new construction of a building or an alteration to an existing building, the Plan Commission;*
  - a. *Shall bear in mind the statement of purpose for the zoning district, such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district; and*
  - b. *May require the applicant to submit plans to the Urban Design Commission for comments and recommendations; and*
  - c. *May consider the use of the proposed building as it relates to the City's Land Use Plan.*

This site is located in the R2 Residence zoning district. A copy of the R2 statement of purpose is attached. The Zoning Code requires colleges and universities to be processed as a conditional use in the R1 Single-Family Residence District, which carries up to the R2 Single-Family Residence District. The Zoning Administrator has determined that a student dormitory is accessory to a college or university and is permitted within the broad definition of a college or university. Major additions or changes to an existing conditional use require Plan Commission review and approval. As noted earlier, the applicant voluntarily submitted the plans to the Urban Design Commission for their comments and recommendations. The Urban Design Commission was supportive of this proposal and their comments are attached for Plan Commission consideration.

The recently adopted Comprehensive Development Plan for the City of Madison shows the Edgewood Campus site as a Special District-Campus. Among the land use goals, objectives, policies and implementation recommendations contained in the Comprehensive Plan, the campus designation "is applied only to the campuses of the University of Wisconsin-Madison, Edgewood College and the Madison Area Technical College. These are defined areas that comprise more than a single urban block and represent specialized sub-areas within the community which may include a wide diversity of uses associated with the primary education mission." The plan goes on to state that "campus master plans should include the proposed location and mix of land uses, recommended development density and intensity, and building size, height and design parameters. The campus plan should identify locations for future info opportunities and address recommended land uses in transitional areas at the edge of the campus area, both within and outside the defined campus." The City will continue to work with the

University and colleges as these educational facilities develop and implement their campus master plans, with a particular goal of creating attractive and engaging interfaces between the campus and adjacent land uses. Among the recommended land uses in these campus designated areas are:

- Educational facilities,
- Research and employment centers,
- Cultural and performance facilities,
- Student, faculty and employee housing,
- Student-oriented retail service, dining and entertainment, and
- Other institutional uses.

The Comprehensive Plan notes that universities and colleges are significant traffic generators. Vehicular access and the location and amount of parking should be designed to minimize congestion and potential negative impacts, both within the campus and in the surrounding neighborhoods. Frequent transit service to and within the campus should be provided. Streets, walkways and multi-use paths and trails should provide strong pedestrian/bicycle linkages through the campus areas and be interconnected with similar facilities beyond the campus. The plan also provides that campus development should be compatible with surrounding uses and their design characteristics, and mitigate potential negative impacts on adjacent areas. Campus areas should not be expanded into adjacent neighborhoods unless such expansions are also consistent with a City-adopted neighborhood or special area plan. Both the City and campus plans should specifically address the goal of creating a productive and engaging relationship between university and college related activities and other compatible activities within the campus transition area.

10. *Standard Number "10" relates to a specific application for a reduction in off-street parking requirements and is not relevant to this application.*
11. *Standard Number "11" is relative specifically to telecommunication facilities which is not relative to this application.*

The application also provides an update to the Campus Master Plan. A copy of the Master Plan update is included in the Plan Commission materials.

City Landmarks Commission staff have reviewed this proposal and it appears that the Native American Mounds on the campus will not be affected. Landmarks Commission staff and the applicant have been in contact to confirm that the current proposal (as well as potential further development on the campus) will not encroach on the mounds.

### **CONCLUSION:**

Thirteen years ago, when Planning Unit staff recommended that Edgewood consider preparing a Master Plan which would guide future campus development and construction activities, staff hoped that the preparation of the plan would provide a process which would allow all interested citizens the ability to comment on the proposal and participate in the development of the plan. It

was also Planning staff's thought that once the Master Plan was prepared and, if adopted by the Plan Commission, it would serve as a guide to Edgewood when developing future conditional use applications and establish for neighborhood residents and the City of Madison additional predictability of possible campus development. The Master Plan has achieved this goal.

In 1996, the Plan Commission approved an overall Edgewood Campus Master Plan that would serve as a guide for future campus development and construction activities. The plan showed dormitories generally on this side of the campus. The application before the Plan Commission at this time for a new dormitory does not specifically match the locations of proposed dormitories as shown on the approved 1996 plan. However, it places the dormitory in the general area closer to the campus center and further removed from the adjacent residential neighborhood. The approved master plan also provided for the possible expansion of this parking lot and preserving the Edgewood Avenue access point. There are significant, valid concerns from the residents of the adjacent residential neighborhood regarding the impact that this proposal may have on their neighborhood. As noted above, input provided by residents of the neighborhood at the Plan Commission public hearing usually provides additional information for the Plan Commission to use as a basis to determine whether all the conditional use standards have been satisfactorily addressed.

Edgewood College and the nearby neighborhoods have utilized a long-standing neighborhood liaison committee to keep the lines of communication open between Edgewood and the neighborhood as planning for the campus has moved forward. Up to this point, this committee has done an excellent job in resolving issues related to the ongoing expansion of the campus. As part of the application packet, Edgewood has provided information indicating how the College believes that the application meets the conditional use standards. The neighborhood has provided information supporting their contention that the standards have not been met.

Unless additional compelling information is presented to the Plan Commission that demonstrates that the ordinance standards cannot be addressed, staff would conclude that most of the conditional use standards for approval of the dormitory have been addressed. Standard No. 3 is often difficult to completely address to all parties satisfaction. Depending on one's point of view, this project will have significant or minimal impact on the nearby residential neighborhood. The area of greatest concern with the proposal seems to be related to traffic and parking management. This is the case with many larger institutional uses that are expanding throughout the City, including the University of Wisconsin, St. Mary's Hospital, Meriter Hospital, larger churches, etc. Based upon the information provided by the City Traffic Engineer, Madison Metro Transit and the City Engineer, the Commission will need to make the determination as to whether the standard dealing with access roads, pedestrian/bicycle, parking and circulation improvements has been satisfactorily addressed.

All agree that Edgewood Campus is a longstanding important community asset. It is important that the campus continue to be successful without overly burdening the surrounding neighborhoods.

Staff suggests that Edgewood consider a comprehensive update to their 1996 Master Plan sometime in the next 4 to 8 years to help plan for future changes on the campus over the coming decades.

**RECOMMENDATIONS:**

The Planning Unit believes feel this proposal is generally compatible with the Master Plan. The Planning Unit recommends that the Plan Commission review the plans and consider this application along with the applicant's presentation at the Plan Commission, the comments from the reviewing departments, the comments from the Urban Design Commission and the input from the neighborhood at the public hearing to determine whether all the ordinance standards have been satisfied, or if additional conditions will be necessary to address remaining concerns with the project.



- b. Two story buildings--a least side yard of seven (7) feet.
- c. For each foot by which the side wall of a building exceeds forty (40) feet (as projected at right angles to the side lot line), the required side yard on that side shall be increased by two (2) inches. For the purposes of this calculation, only that portion of the side wall of a single-family residence beyond eighteen (18) feet of the side lot line shall be excluded. Such increased width shall apply to the entire length of that side yard. (Am. by Ord. 11,702, 11-13-96)
- d. Reversed corner lot--fifteen (15) feet for side yard adjoining street.

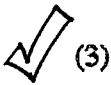
(Am. by Ord. 12,324, 2-26-99)

3. Rear yard--forty (40) feet. A one story projection for garage purposes only may project thirty percent (30%) of the least depth into a required rear yard, provided the balance of the rear yard shall remain unoccupied and unobstructed from the ground upward.

(g) Usable Open Space Requirements. In the R1 district, there shall be provided a usable open space of not less than one thousand three hundred (1,300) square feet per dwelling unit.

(h) (R. by Ord. 5831, 5-6-77)

R2 Single-Family Residence District.



(a) Statement Of Purpose. The R2 single-family residence district is established to stabilize and protect the essential characteristics of certain low density residential areas normally located in the outlying as well as some inlying urban parts of the City, and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R2 single-family residence district is limited primarily to single-family dwellings, low density multiple-family dwellings in planned residential developments, and certain community and recreational facilities to serve residents of the district.

(b) Permitted Uses. The following uses are permitted in the R2 district provided no structure shall exceed 10,000 square feet in floor area: (Am. by Ord. 11,702, 11-13-96)

- 1. Any use permitted in the R1 district.
- 2. Schools for emotionally handicapped children.
- 3. Not-for-profit schools of theater arts for children, on lots not less than ten thousand five hundred (10,500) square feet in area. (Cr. by Ord. 6683, 7-26-79; Am. by Ord. 12,879, 8-24-01)

(c) Conditional Uses. The following conditional uses may be allowed in the R2 district subject to the provisions of Sec. 28.12(11):

- 1. Any use allowed as a conditional use in the R1 district.
- 2. Day training and care facilities for emotionally handicapped and developmentally disabled persons.
- 3. Structures including any additions thereto where the total floor area on the zoning lot exceeds 10,000 square feet. (Cr. by Ord. 11,702, 11-13-96)
- 4. Conversion of any single-family or multi-family dwelling to any accessory use, provided that in no case shall there be any additional parking permitted on the residential lot. (Cr. by Ord. 11,702, 11-13-96)
- 5. Any accessory building that exceeds five hundred seventy six (576) square feet in floor area except for a shared garage with no more than five hundred seventy six (576) square feet of floor area is located on any lot. (Cr. by Ord. 12,531, Adopted 2-1-00; Am. by Ord. 13,672, 8-6-04)

CITY OF MADISON  
CITY ATTORNEY'S OFFICE  
Room 401, CCB  
266-4511

August 22, 1995

MEMORANDUM

TO: Ald. Napoleon Smith  
Ald. Ken Golden  
Eunice Gibson, City Attorney  
City of Madison Plan Commission

FROM: James L. Martin, Assistant City Attorney  
Bradley J. Murphy, Director, Planning Unit

RE: EDGEWOOD CAMPUS MASTER PLAN

Ald. Napoleon Smith has requested an opinion/interpretation on what affect the Edgewood Campus Master Plan will have on future conditional use applications for the campus. For the reasons stated below, it is our belief that the Edgewood Campus Master Plan will have little legal affect on future conditional use applications, but should have a significant impact in that it will serve as a guide for Edgewood when developing future conditional use applications.

When Planning staff recommended that Edgewood consider preparing a Master Plan which would guide future campus development and construction activities, it hoped that the preparation of the plan would provide a process which would allow all interested citizens the ability to comment on the proposal and participate in the development of the plan. It was also Planning staff's thought that once the Master Plan was prepared and, if adopted by the Plan Commission, it would serve as a guide to Edgewood when developing future conditional use applications and establish for neighborhood residents and the City of Madison a prediction of possible campus development.

In November 1993, the Plan Commission approved a conditional use permit for construction of a college dormitory, subject to numerous conditions. One of the conditions required Edgewood to prepare and submit a Master Plan to the Plan Commission for approval by the end of 1994. The completion of the Edgewood Campus Master Plan is directly tied to the fulfillment of this condition of approval of the dormitory conditional use. It is our opinion, that once approved, the Master Plan has no legal standing with respect to future conditional uses or the administration of the City's zoning code as it is applied to the campus, other than it fulfills a condition of approval of the dormitory project. In other words, even if Edgewood were to propose a new building, the

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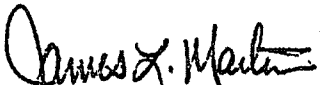
footprint of which, corresponds with a footprint shown on the Master Plan, that individual conditional use application must stand on its own merits, as reviewed by the Plan Commission against the seven conditional use standards.

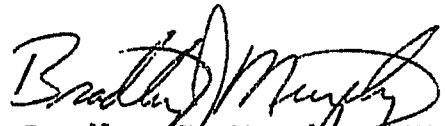
Section 28.12(10)(b), Madison General Ordinances (MGO), provides:

The City Plan Commission, after a public hearing, shall, within a reasonable time, grant or deny any application for a conditional use. Prior to the granting of a conditional use, the Commission shall make findings based upon the evidence presented that the standards herein prescribed are being complied with. (Emphasis supplied).

In order for the Plan Commission to perform its duty under Sec. 28.12(10)(b), MGO, each conditional use application submitted by Edgewood will have to stand on its own merits. The Master Plan will no doubt be a part of the evidence presented to the Plan Commission. However, the Plan Commission will be able to evaluate the proposed conditional use in light of the Plan and give to each the weight each deserves in arriving at a decision. Adoption of the Master Plan will not represent a pre-approval of specific development projects within the plan.

We view the Master Plan as a development guide to be used by Edgewood and the City. In the short term, we believe, if Edgewood submits a conditional use application which corresponds closely with the Master Plan, Edgewood can expect a favorable review by City staff. In the long term, say in the year 2015, as conditions change, either within the neighborhood, on the campus or on the perimeter streets, it is difficult to predict whether a proposed conditional use will meet the seven conditional use standards, even if the proposed conditional use is identified in the Master Plan developed today. A great deal will depend on whether the growth assumptions used to prepare the plan prove to be correct over the long term.

  
James L. Martin  
Assistant City Attorney

  
Bradley J. Murphy, AICP  
Planning Unit Director

JLM:BJM:sob

cc: Mayor Paul Soglin  
George E. Austin, Director, Department of Planning/Development  
Anne Monks, Assistant to the Mayor  
Henry A. Gempeler, representing Edgewood Campus  
Jim Imhoff, representing Edgewood Campus



## Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608/266-4761  
TTY 608/267-9623  
FAX 608/267-1158

March 24, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **1014 Edgewood Avenue – Conditional Use – 198 Unit Dormitory and Expanded Parking Lot**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant has included a traffic impact study with its application. The study is reasonably accurate and complete. There are a number of measures noted in the report that Edgewood is doing or proposing to do. Conditions below address the recommendations related to a potential roundabout at Edgewood Ave and Jefferson St and a potential future traffic signal at Edgewood Ave and Monroe St.
2. Consistent with the applicant's traffic impact study and as a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall dedicate right of way needed to construct a modern roundabout. The exact right of way needs shall be determined by the City and provided to Edgewood to include in their site plan and dedication documents. A preliminary sketch of a roundabout at this location is attached. The actual financing and construction of the subject roundabout is yet to be worked out between the City and Edgewood. At a minimum, the applicant shall enter into developer's agreement to grade their site for future construction of the roundabout.
3. Consistent with the applicant's traffic impact study and as a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall dedicate right of way needed to align the Edgewood side of Edgewood Avenue with Monroe St. The exact right of way needs shall be determined by the City and provided to Edgewood to include in their site plan and dedication documents.

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

4. The Applicant shall provide a scaled drawing at 1" = 50' or larger on two (2) or more sheets showing all the campuses, all the facilities access on Monroe Street, Edgewood Ave., Edgewood Drive, and Woodrow Street, existing and proposed buildings, layouts of all parking lots as approved and proposed, number of existing and proposed parking spaces per parking lot layouts, loading areas, trees, signs, pavement markings, semitrailer, bus, bike, and other vehicle movements.

5. 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), 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'.
6. A "Stop" sign shall be installed at a height of seven (7) feet at driveway approaches excluding the Monroe St. traffic signal. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
7. The applicant shall show the dimensions for proposed and existing parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
8. Edgewood has a street type approach with a traffic signal at Monroe St. The applicant shall be responsible financially to maintain pavement marking as approved by the City Traffic Engineer. The applicant shall at all times maintain crosswalks, stop bars and lane lines, signage and included in the geometrically special design "Street Type Entrance." The applicant shall provide a detail 1" = 40' drawing of the "Street Type Entrance" from Monroe St. to the first driveway from the east. The applicant shall show, lane dimensions, lane line color and width according to the Federal Highway Administration "Manual On Uniform Traffic Devices." in epoxy for lane lines, ARROWS, ONLYs, 12 " cross walks lines, 24 " stop bars, pavement markings details and signage to as approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
9. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan sheet.
10. The applicant shall submit with the site plans a letter of operations of the all gates to Edgewood. The applicant shall identify the gates for Woodrow St. and Fire Lanes. In the letters of operations for each gate and control or operation of when and how the will be open.
11. 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 and handholes, including labor, engineering and materials for both temporary and permanent installations.
12. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

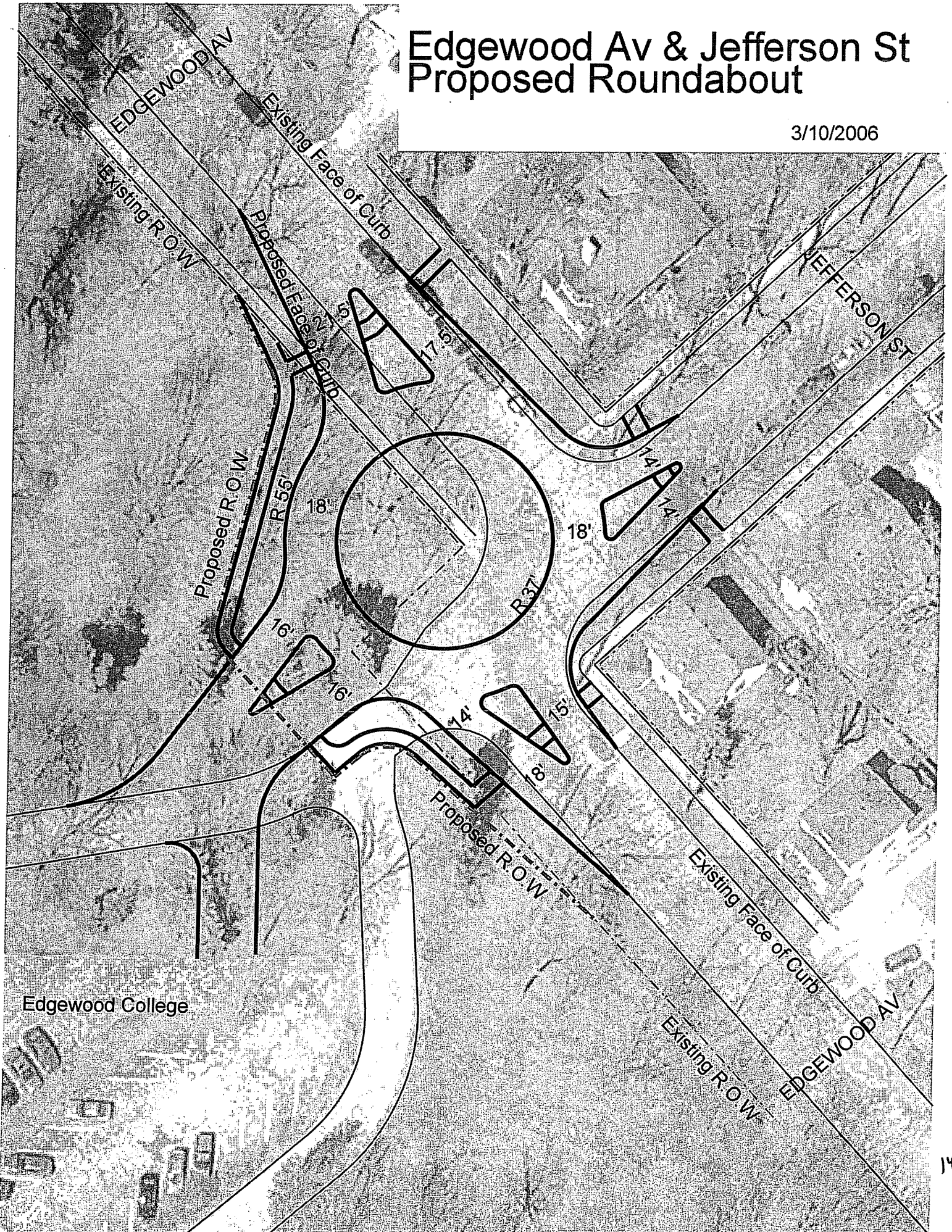
Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Doug Hursh  
Fax: 608-274-3674  
Email: dough@potterlawson.com

DCD:DJM:dm

# Edgewood Av & Jefferson St Proposed Roundabout

3/10/2006





Department of Public Works  
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.  
City Engineer

City-County Building, Room 115  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
608 264 9275 FAX  
608 267 8677 TDD

**Deputy City Engineer**  
Robert F. Phillips, P.E.

**Principal Engineers**  
Michael R. Dalley, P.E.  
Christina M. Bachmann, P.E.  
John S. Fahrney, P.E.  
David L. Benzschawel, P.E.  
Gregory T. Fries, P.E.

**Operations Supervisor**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

**GIS Manager**  
David A. Davis, R.L.S.

DATE: March 15, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 1014 Edgewood Avenue Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall dedicate land, as required by the City Engineer, to facilitate the realignment of Edgewood Avenue at Jefferson Street including a possible traffic circle.
2. The applicant shall make improvements to the intersection of Edgewood Avenue and Jefferson Street pending final financing plan as determined by the City after negotiation with the developer.
3. It appears that the applicant proposes sanitary sewer service from a private sewer main connecting directly to a Madison Metropolitan Sewerage District Main. Prior to approval of the City Engineer, the applicant shall provide permit or other proof of MMSD approval.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.**

Name: 1014 Edgewood Avenue Conditional Use

**General**

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.

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- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

**Right of Way / Easements**

- 2.1 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.2 The Applicant shall Dedicate a \_\_\_\_\_ foot wide strip of Right of Way along \_\_\_\_\_.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping \_\_\_\_\_ feet wide along \_\_\_\_\_.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement \_\_\_\_\_ feet wide from \_\_\_\_\_ to \_\_\_\_\_.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from \_\_\_\_\_ to \_\_\_\_\_.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

**Streets and Sidewalks**

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along \_\_\_\_\_.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along \_\_\_\_\_. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] \_\_\_\_\_ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along \_\_\_\_\_ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to \_\_\_\_\_ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) \_\_\_\_\_.
- 3.9 The Applicant shall make improvements to \_\_\_\_\_. The improvements shall consist of \_\_\_\_\_.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street.



The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

#### Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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 (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.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, 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.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.11 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.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zerichenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [izenchenko@cityofmadison.com](mailto:izenchenko@cityofmadison.com). Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

#### Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

**Sanitary Sewer**

- 6.1 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.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 28, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 1014 Edgewood Avenue

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**Present Zoning District:** R-2

**Proposed Use:** Edgewood College Residence Hall (98 beds) (78,700 sq. ft. building)

**Conditional Use:** 28.08(2)(c)3. Colleges and universities are a conditional use provided that the zoning lot shall be not less than 40 acres.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide one 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
2. Provide a minimum of 51 bike parking stalls in safe and convenient locations on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

4. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	40 acres	64 acres (2,818,400 sq. ft.)
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	as shown	adequate
Side yards	as shown	adequate
Rear yard	as shown	adequate
Floor area ratio	n/a	n/a
Building height		4 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	50 lodging rooms (149) 1 (two bdrm apt.) 51	53 additional stalls being added to the site
Accessible stalls	3 (for the 107 stalls)	adequate
Loading	1 (10' x 35') area	(1)
Number bike parking stalls	51	(2)
Landscaping	Yes	(3)
Lighting	Yes	(4)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	Yes
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

**CITY OF MADISON  
MADISON WATER UTILITY  
119 East Olin Avenue  
266-4651**

**MEMORANDUM**

**Date:** March 8, 2006

**To:** The Plan Commission  
**From:** Dennis M. Cawley, Engineer 4 - Water Utility  
**Subject:** CONDITIONAL USE- 1014 Edgewood Avenue

The Madison Water Utility has reviewed this conditional use and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS**

None

**GENERAL OR STANDARD REVIEW COMMENTS**

None

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley

DMC:kw|conduse.mem

## AGENDA # 8

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> February 22, 2006	
<b>TITLE:</b> 1000 Edgewood College Drive, Residence Hall – Conditional Use. 10 <sup>th</sup> Ald. Dist. (03003)	<b>REFERRED:</b>	
	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
<b>DATED:</b> February 22, 2006	<b>ID NUMBER:</b>	

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Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Cathleen Feland, Lisa Geer, Lou Host-Jablonski, Michael Barrett, Todd Barnett, Bruce Woods, Robert March.

### SUMMARY:

At its meeting of February 22, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a conditional use for a residence hall located at 1000 Edgewood College Drive. Appearing on behalf of the project were Dough Hursh, Christopher Thiel and Jody Shaw. The project under consideration provides for the development of a 198 bed residence hall in the southeastern corner of the 55 acre Edgewood Campus. The new residence hall is 3-4 stories in height with exposure of the fourth-story elevation of the building on its south side facing Lake Wingra. The structure is approximately 78,500 square feet in size. The development of the residence hall is sustained within the Edgewood Campus Master Plan approved by the City of Madison Plan Commission in 1996. Staff noted to the Commission that review of the project by the Urban Design Commission is not required by ordinance. The applicant has volunteered for recommendation on the project by the Commission based on input by the area's Ald. Ken Golden. Following a presentation on the architecture, site and landscape plan details, the Commission expressed concerns on the following:

- Look at bike parking relative to the courtyard. Relocate some stalls outside of the building envelope to free up greenspace in the courtyard.
- Adjust proposed landscaping at the entry to provide additional area for alternative bike parking.

The Commission generally felt that the proposed dormitory facility provided a good fit within the overall Edgewood Campus, as well as an architecturally compatible structure in context with the overall campus.

### ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no action was taken by the Commission.

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 7, 8, 8.6, 9 and 9.5.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1000 Edgewood College Drive**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	7
	9	8.6	-	-	-	-	8	8.6
	8	9	10	-	-	9	10	9.5
	-	-	-	-	-	-	-	9
	8	8	8	7	-	-	7	8

**General Comments:**

- Very nice project. Fits in with the landscape and other buildings.
- Nice start. Nice project.
- Fine, timeless design that preserves trees and integrates very well with other buildings, topo, and circulation.
- Great project. Nice architecture. Building nicely integrated on site with respect to site slope and existing trees.
- Tree protection plan during construction. Looks like grading and stormwater have been addressed well.
- With all due respect to the neighborhood, this is an excellent project. Great architecture. Wonderful enhancement of the ecology. Minimal shift of staff parking. Plan Commission should view this as a positive change for the campus and the neighborhood.
- Nice building – timeless! Why the ever expanding parking lots?



To: City of Madison Plan Commission

March 27, 2006

From: Edgewood Campus

Re: Response to Vilas Neighborhood Association Memo of March 8, 2006

The Vilas Neighborhood Association sent a memo to the City of Madison Plan Commission opposing the construction of a new residence hall on Edgewood's campus. This memo contains numerous assertions that we believe require clarification.

This memo is an attempt to respond to some of the statements regarding the Edgewood campus and their future plans.

### **Edgewood Campus Master Plan**

In 1991 at the suggestion of the City of Madison, the three Edgewood Institutions undertook the development of a comprehensive Master Plan to establish a direction for future growth so Edgewood, the City, and the neighborhood would know in advance what was ultimately projected to develop on the Campus.

The goal was to develop an illustrative Campus Master Plan and an accompanying text that would serve as a blueprint for future physical development for Edgewood College, High School, and Campus School. It was noted in the Master Plan that the Illustrative Campus Master Plan was not "intended to be a detailed blueprint for construction. Footprints for buildings, internal roadways, parking lots and landscape elements shown on the Illustrative Plan are place holders for future development and refinement of each element." Approximate sizes for the future new buildings as well as an approximate schedule for the major construction projects were also developed.

Campus planning consultants Potter Lawson Architects and Johnson, Johnson, & Roy worked with representatives of the three Edgewood entities, city staff, the two alderpersons from the contiguous districts, and residents of the abutting neighborhoods for many years to modify this plan to answer the concerns raised by all parties. From December of 1991 until the spring of 1995 Edgewood held 27 informational "town-hall" style meetings with the neighbors of the Edgewood Campus. Numerous hours and resources were spent to reach consensus on the Campus Master Plan as various options were debated. Six different schemes for the facilities needed for final "build out" of Edgewood's Campus were proposed, debated, and presented to the neighborhoods and Edgewood Boards. They were then modified, debated and presented again. The final plan submitted to the Madison Plan Commission embodied many compromises on future building sites, vehicular circulation, parking resources, and traffic control.

The major compromise to the Campus Master Plan was a new main access drive to the campus from Monroe Street with the majority of the parking resources for the Campus directly connected to this street. The existing five access points to the Campus were to remain open.

**The following are Edgewood's responses and clarifications of statements made in the Vilas Neighborhood Association Memo of March 8, 2006, to the Plan Commission.**

1. *"The residence hall will be approximately 100 feet from the Kubly residence...."*

The residence hall is 120 feet from the Kubly property line and is 230 feet from the Kubly residence.

2. *"The southeast quadrant will become the student housing quadrant."*

Edgewood's proposal for student housing almost perfectly balances student housing between the 2 sides of our campus.

3. *"The 3 Edgewood schools have outgrown their campus."*

The overall growth numbers are in line with those projected in the Master Plan. The buildings that have been constructed or are currently proposed for construction were all identified in the Master Plan.

4. *"The campus is hindered by internal disagreements among the 3 Edgewood entities."*

The three Edgewood presidents are in total and unanimous agreement regarding the undesirability of a loop drive around the High School or the Campus School connecting to Monroe Street because of student safety concerns.

5. *Edgewood College officials expressly instructed members of the Liaison Committee not to discuss the planned residence hall with neighbors until the Liaison Committee had 'signed off' on the proposal.*

In October 2004, neighborhood members asked the College not to host any more open meetings until the Liaison Committee first came to some basic agreement. As part of that process, the College's rep asked a Vilas member 'not to rally the opposition' during the time when no open meetings were held. That this was not meant to be a total ban on sharing information can be seen in the behavior of the DMNA reps who continued to share openly their monthly updates with their constituents.

6. *"While the number of students to be housed on campus was agreed to by the neighbors, the location of housing was left unresolved."*

The plan presented at an Open Meeting in October 2004 showed a hall on the proposed location for 130 residents. During Liaison meetings with Vilas representatives present, the neighborhood representatives suggested that this hall be enlarged in exchange for the elimination of 2 small residence halls shown on the Master plan near Edgewood Avenue which housed an additional 50 students. Edgewood complied with this request.

7. *"Nothing was heard publicly from Edgewood until the public meeting of November 2005"*

Public meetings were put on hold following the open meeting of October, 2004 at the express request of the Neighborhood Liaison Committee. Several liaison meetings occurred during this time in 2004 and 2005.

8. *"The Master Plan is outdated. Enormous growth and changes have affected the campus, the neighborhood and the city."*

Edgewood's growth has followed that outlined by the Master Plan.

9. *"We are particularly concerned that the College has exceeded the full-time student levels in the Master Plan by 210 students ... without broad, community-based discussion."*

An enrollment shift from part-time to full-time students was discussed at a Neighborhood Liaison Committee meeting. The College followed the advice given by the neighborhood representatives at that meeting. No broad based meeting was suggested.

10. *"The impact of the residence hall must be considered in light of these larger issues (growth of the other Edgewood schools) which are not addressed in the Master Plan."*

The growth projected by the other Edgewood schools is consistent with that which was portrayed in the Master Plan. The Campus School and the High School identified future expansion needs with placeholders.

11. *"Edgewood College officials maintain that they have invested too much time, energy and money in the current proposal to make significant changes, such as moving the hall closer to the center of campus as neighbors have repeatedly suggested."*

The residence hall has been moved as far into the campus as possible. There are no other areas on campus that are suitable for this building. Edgewood has worked with the neighborhood liaison committee to locate this proposed project 297 feet from Edgewood Avenue. This is more than 200 feet further away from Edgewood Avenue than was originally shown in the master plan.

**From Attachment B: Significant changes or deviations from the 1996 Edgewood Campus Master Plan.**

a. *"62% growth in college enrollment"*

- o College's 1996 headcount: 2032, the 2005 - 2006 headcount: is an average of 2,400. 2,400 is the enrollment cap that the Master Plan is based upon.

b. *"Closure of the Park and Pleasure Drive"*

- o Edgewood supported the closure of the Park and Pleasure Drive at Woodrow Street at the request of our neighbors because of traffic concerns, even though it restricts Edgewood's use of our property.

c. *"The relocation from the Regina basement and subsequent construction of the student union addition on the DeRicci site."*

- This was built as projected in the Master Plan.
- d. *"The loss of 270 planned ramp parking spaces."*
  - The 270 ramp spaces in the Master Plan were projected to *replace* existing surface parking not *in addition to* existing surface spaces.
- e. *"The acquisition of the College of off-campus property of Deming Way."*
  - The College acquired this building to ensure compliance with the enrollment guidelines in the Master Plan for the Monroe Street campus.

**Edgewood believes that we comply with the Conditional Use Approval criteria under Chapter 28 of the Madison General Ordinances.**

- (i) *That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.*
  1. The proposed residence hall will add to the safety of the city and surrounding neighborhoods by the reduction of traffic and by the reduced number of students bringing cars to the campus. Based on the findings of our traffic consultant Schreiber Anderson and Associates, the increase in the number of student residents and the reduction of commuters will reduce the number of car trips to the campus. This will also reduce the number of commuters at peak traffic times.
  2. The 54 additional parking stalls will be allocated to employee parking. This will open up more parking stalls in the center of campus for students. Also, the benefit of the additional parking stalls will pull more student cars off of the neighborhood streets.
  3. Edgewood has also offered to donate the land that is necessary to construct a roundabout at the intersection of Edgewood Avenue and Jefferson Street. The roundabout has been embraced by the neighborhood and by the traffic engineering department as a method to calm traffic and increase the safety of this intersection.
- (ii) *That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.*

Edgewood has done the following to reduce the impact of the proposed residence hall on the Vilas neighborhood:

1. The residence hall has been moved to 297 feet away from Edgewood Avenue, which is 347 feet from the nearest house along Edgewood and 230 feet from the Kubly house.
2. A staff apartment has been placed on the ground level on the neighborhood side of the building.
3. The more senior student living units have been placed toward the neighborhood side of the building.

4. A faculty office and advisor space is placed on each floor in the wings that are closest to the neighborhood in order for an academic living community to be housed in these wings.
5. Trash has been located on the campus side of the building away from the neighborhood and is located inside the building. No additional trash truck trips to this end of campus will be necessary for the residence hall.
6. Mechanical equipment is located inside the building and within the roof and located away from the neighborhood.
7. A courtyard space is provided to encourage outdoor social gatherings in this semi-enclosed location.
8. The building is designed to be sensitive to the scale of the neighborhood buildings. It is built into the hill and is designed with residential scale dormers for the upper floor.
9. The residence hall is minimally closer to the Vilas neighborhood than the existing Marshall Residence Hall. The location of the existing residence hall has not decreased the value of the properties in the Vilas neighborhood. The neighborhood remains one of the most desirable in the city and property values continue to escalate.
10. In open meetings the Vilas neighbors expressed concern about students buying houses and living in the neighborhood. The residence hall will allow more students to live on campus rather than in the Vilas neighborhood.
11. Edgewood has agreed to gate the entrance to the expanded parking lot in the late hours to discourage students returning to campus from using this entrance as requested by the Vilas Neighborhood.
12. Edgewood College has plans to update the food service facility on campus which will encourage students to stay on campus for their meals, which will have the affect of reducing car trips to and from the campus during the day and in the evenings.
13. Additional landscape planting is included along the Edgewood Avenue perimeter and surrounding the Kubly property to help to provide additional screening. The existing perimeter is already heavily wooded.

(iii) *That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.*

Edgewood has worked closely with the neighborhood to ensure that any development on the Edgewood Campus will not impede the normal and orderly development of the surrounding property. Recently, Edgewood supported the neighborhood's request to close the park and pleasure drive to through traffic. And to enhance the orderly development of the neighborhood, Edgewood has agreed to donate land to make an existing public intersection safer.

(iv) *That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

Please review our submittal, as we believe that it adequately outlines the compliance with requirements of this condition.

(v) *That measures, which may include transportation demand management ("TDM") and participation in a transportation management association have been or will be taken*

*to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

A TDM plan and a traffic study are included in the application that explains the impact of the additional residents on campus. Edgewood is committed to working with the neighborhood on traffic and parking issues and has an exemplary TDM. Edgewood currently has a shuttle parking program that reduces the number of cars driving to and parking at the campus and in the neighborhood. Edgewood College pays for every student and staff to have a Madison Metro Bus Pass that logs 40,000 to 50,000 rides annually. As the residence hall and the additional parking stalls will not add to the number of students on campus the traffic will not increase. Our studies have shown that resident students are less likely to bring a car to the campus than commuters.

In conclusion we respectfully request that the Plan Commission approve this conditional use application. Edgewood has worked to accommodate the neighborhood concerns and has held many open neighborhood and Neighborhood Liaison Committee meetings. Edgewood has made changes to the site layout and to the building in order to reduce the impact of the residence hall and the expanded parking lot on our neighbors.

In order for the residence hall to open in time for the 2007 school year the project must be under construction early summer of this year. The project has been approved by the Dudgeon Monroe Neighborhood Association and has been given good marks from the Urban Design Commission. A delay in the plan commission approval may delay the project and have the effect of substantially increasing the cost of the building to the point where it is financially infeasible for Edgewood to build.

Edgewood is proud of its membership in the Edgewood Neighborhood Liaison Committee. We appreciate the vast amount of time and effort that our neighbors have invested in assisting us to improve our campus. We hope to continue to upgrade our facilities and campus to further enhance our neighborhood and the city.

Wednesday, February 22, 2006

Hiam Garner  
2118 Adams Street  
Madison, WI 53711

Re: Proposed Edgewood College Dorm expansion

To: BRAD MURPHY

I am writing because I am against the proposed Edgewood College dorm project. While I definitely support Edgewood College in constructing additional dormitory space on campus, I think the proposed project is poorly planned, in terms of long term planning,

The following is a partial list of projects that the Vilas neighbors and I have officially supported in the recent past. This list is being provided as a means of demonstrating my previous and continued support of Edgewood College's continuing expansions, and to show that the opposition to this dorm project is unique. I might also point out that Vilas neighbors recently gave official support to the Monroe Commons project.

Rennebohm Library  
Stevie Hall Dormitory  
De Ricci Addition  
Science Building  
Science building parking ramp  
Regina Hall Addition  
Regina Kitchen remodeling  
Central drive  
Monroe Street fence  
Monroe Street signage  
Athletic field  
Mazuchelli Hall  
High School gym  
High School parking lot off Monroe Street.  
High School parking lot next to new Gymnasium

In the 3 months since Edgewood has drop this plan at our doorsteps, they have been un-characteristically unresponsive to our neighborhood concerns. For years Edgewood has been a great neighbor and has included neighborhood concerns and feedback as part of their planning. The current plan has remained basically unchanged since it was thrust on us a short 3 months ago.

Edgewood has consistently quoted part of their long-term plan, but only when it aids their position. There are several important parts of the long-term

plan that Edgewood ignores when the plan goes against the current proposed project.

I have attended over 8 hours of meetings hosted at Edgewood regarding this project. During that time the Principal of Edgewood High School attended for less than 10 minutes of any meeting, in addition the President of Edgewood College was not in attendance for any meeting. If this issue were important to them, they would have found a way to attend at least one of the three meetings. **It is clear to me that; Edgewood does not care what my neighbors and I think.**

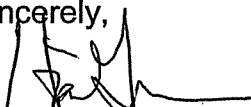
Furthermore, I have attended several additional meetings held in my neighbor's home. At my home 20 people attended, at Dan Graff's 18 people attended, at Shawn Doherty's home 17 people attended, and at Melissa Scholz's home 15 people attended. Different groups of individuals meet and all, 100%, agreed that the Edgewood proposed plan was lacking. The consensus was that we supported Edgewood to have a dorm, just not this plan.

The most infuriating part of Edgewood's position is the inconsistency. The best example is how at one meeting Edgewood reported that there is no future plan to expand Edgewood High School. Yet, they do not want to have traffic running in front of the High School because of the future expansion of Edgewood High School. The neighbors and I would love to see Edgewood's true long term plan, if they have one.

In closing, my neighbors and I support Edgewood's future success and their need to construct a dorm. We would accept almost any academic building at the current proposed site. At my home, I currently hear loud music and student noise regularly from the 80 students nearest me living in Marshall Hall. Increasing this to 300 students in a taller build would exacerbate all noise related issues. Issues like litter and peeing on lawns are minor problems. I would love to see Edgewood move the dorm more internally (There is another location.) and place an academic building as a noise buffer to the neighborhood in the current proposed dorm location. Furthermore, Edgewood's master plan is quite clear about bringing traffic off Monroe Street. I suggest that the Jefferson entrance be closed most of the time and direct traffic around the front of the High School, which is consist with the Master Plan. An entrance of Edgewood Drive could be open for emergency vehicle, move in and out day, and UW game day parking.

Thank you for taking the time to hear my position and for considering these options. Please feel free to contact me with questions, if you have any.

Sincerely,



Hiam Garner

608-310-8985 Work

608-257-5215 Home

[garnerh@firstweber.com](mailto:garnerh@firstweber.com)



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**From:** Lloyd Bostian [lbostian@wisc.edu]  
**Sent:** Saturday, March 25, 2006 8:36 AM  
**To:** Ken Golden; Isadore Knox; Mark Olinger; Ruth Ethington; Dan McCormick  
**Subject:** Edgewood dormitory proposal

I have lived at 2018 Adams St. for 47 years and probably have the longest tenure of any resident in the Vilas Neighborhood close to the Edgewood campus. Certainly I have more experience in the neighborhood than any of the major opponents of the project. I believe the project should go forward and believe objections to the project are largely self-serving.

The major objections to this project are largely spurious or inflated. For example, the intersection of Edgewood and Jefferson is described by opponents as "one of the most dangerous intersections in the Vilas neighborhood." Facts don't support that. Another objection is based on the premise that student housing is not compatible with a residential neighborhood -- but both uses are obviously residential. A third objection is general -- to Edgewood's growth. It is obvious that opponents wish to deny that Edgewood is an important part of the Vilas Neighborhood.

I have seen much good in having the Edgewood campus as a neighbor. It has been an important partner in the Vilas neighborhood activities. It founded the Friends of Lake Wingra. Its staff and students are helping make the neighborhood ecologically sound. It has not brought crime or violence to the neighborhood. I am not Catholic and had none of my children educated at Edgewood. My relationship is one of long-term respect for the campus and a belief that the project proposed will not substantially reduce the quality of life of residents in the Vilas Neighborhood. I certainly hope that the Plan Commission and City will approve the project.

Lloyd R. Bostian  
2018 Adams St  
Madison, WI 53711  
256-0002  
lbostian@wisc.edu

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**From:** Daniel Nevers [dpnevers@wisc.edu]  
**Sent:** Saturday, March 25, 2006 5:22 PM  
**To:** Ruth Ethington  
**Subject:** Edgewood College Expansion

To the Plan Commission Members

We live one block away from Edgewood Campus on Jefferson Street.

We are opposed to the present proposal by Edwood College to increase the Campus population by adding a 4 story dormitory building and doubling the size of the Jefferson Street parking lot.

We oppose this plan with some reluctance because we support the growth of the inner city and we think there is a need to limit the wasteful sprawl that occurs in the suburbs surrounding Madison.

However we do think the density of habitation within this area is changing the nature of the area and even presenting a challenge to the safety of residents. During the School Year, 2004-05 we had a particularly negative experience with Edgewood students dangerously racing their cars on the streets after school hours, blasting music to the point of rattling windows in the morning, trashing the neighborhood on the way in and out and generally being insulting and disrespectful when questioned about their behavior. The School was very responsive when we complained but essentially they were unable to control the students and we were told to "call the cops".

Granted, this was a problem with the High School, however it demonstrates some of the incompatibilities that already exist and the present proposal would only exacerbate this type of conflict. It seems that some of the proposals put forth by the Vilas Neighborhood Association could mitigate conflict by placing students further into the campus and limiting the number of cars coming through the neighborhood, although public or private busing plans might be more meaningful as a long term solution.

Sincerely

Daniel and Gillian Nevers

CC: Isadore Knox  
VNA

March 27, 2006

Dear Plan Commission Members,

As a member of the Edgewood Liaison Committee, I am aware that you have received a number of communications regarding the proposed dorm and expanded parking lot by Edgewood College. I agree with the issues raised and explanations given in the memo from the Vilas Neighborhood Association, in particular. I encourage you to give serious consideration to their opposition and their reasoning, but rather than reiterate all of those issues, I want to emphasize a few key points:

- The Edgewood campus is at an important juncture. It is heading down the path of filling in the one open area it has to make it the student housing quadrant (with the proposed dorm and desire for more housing hereafter). I believe this use is entirely incompatible with the residential neighborhood adjacent to this area.
- Alternatively, it makes sense to think about a long-term plan that works for everyone. For example, the neighbors would not oppose academic buildings in this quadrant. We simply believe that the student residences should be in the center of the campus. It is time to make some hard decisions and reorient the layout of the campus so that it works for the long run.
- We need the help of the Plan Commission to make a critically important decision for our neighborhood: requiring Edgewood to contain its growth and limit the impact on the neighborhood by completing its central drive. The neighbors on all sides of Edgewood have long-requested this action. I believe the neighbors are open to compromise and working together on many different fronts if the central drive issue could finally be resolved (see Memorandum of Understanding regarding unresolved issues from 1997). The issue will not go away and, as the schools continue to grow its need will only become more apparent. Because of the way decisions are shared among the three Edgewood entities, no one Edgewood entity is willing or able to implement the completion of the central drive. It will require an external authority to make this happen.

Thank you for the time you have taken and will have to continue to devote to this issue. We look forward to the opportunity to discuss these difficult issues with you further on Monday, April 3<sup>rd</sup>.

Sincerely,

Melissa Auchard Scholz  
2115 Adams Street, Madison, WI 53711

Planning Staff Department  
Traffic Staff  
Alders

My husband and I live at 1110 Edgewood Ave., the only property contiguous to Edgewood. We bought this house 23 years ago because it was in a quiet residential (R2) neighborhood. Edgewood was a wonderful neighbor because they were well contained within the space available to them.

Today we are faced with a potential new dorm and expanded parking lot, both of which will further upset the essence and safety of our neighborhood, and reduce the value of not only our home, but that of many other neighbors. This is in addition to years of expansion and increased traffic. It appears to me that Edgewood College has approached their plan as a "fact accompli", with little or no input from the neighborhood. That certainly was their approach to me.

We are not against the continued growth of Edgewood if they can do it in a way that is compatible with our (R2) neighborhood. These concerns have been addressed by the Vilas Neighborhood Association. However, it appears Edgewood College is growing way past its very limited space and without a coherent long term plan that is compatible with the neighborhood.

We are in agreement with the memorandum of March 8, 2006 sent to the city of Madison commission and the city of Madison planning department staff from the Vilas Neighborhood association regarding the **EDGEWOOD RESIDENTS HALL CONSTRUCTION PROPOSAL**.

We ask that you reject the current plan for Edgewood and require them to present a long range plan which addresses the concerns of this historic neighborhood.

Sincerely,  
Shirley A. Kubly

SAK/jkj

Hard copy sent to Plan Commission Members

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**From:** Suchomel, Jean [Jean.Suchomel@oci.state.wi.us]  
**Sent:** Monday, March 27, 2006 8:18 AM  
**To:** Mark Olinger; Brad Murphy; 'wroberts@cityofmadison.com'; Ruth Ethington  
**Cc:** Isadore Knox; Ken Golden  
**Subject:** Edgewood Development

We have recently been informed of the plan by Edgewood to expand the campus and parking lot. We are strongly opposed to the expansion. As residents of the neighborhood for over thirty years we are concerned that the expansion will have an adverse impact on a neighborhood with many young children. Edgewood has already expanded and now has a stoplight at its entrance on Monroe Street. If there is any expansion of the parking lot on Jefferson Street, the school should be required to route traffic through the exit on Monroe Street rather than Jefferson Street. This is already a dangerous intersection due to the steep hill where oncoming traffic cannot easily be seen. We are also concerned about the size of the dorm. The condo project on Monroe Street will impact our formerly quiet residential neighborhood and construction of a dorm would have a further detrimental effect. Please take our concerns into consideration as you review Edgewood's proposal.

Sincerely,  
Jean Suchomel and Patrick Kennedy  
1902 Madison Street

3/27/2006

14

**Brad Murphy**

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**From:** tomturnquist [tomturnquist@yahoo.com]  
**Sent:** Monday, March 27, 2006 11:26 AM  
**To:** Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington  
**Cc:** Isadore Knox; Ken Golden  
**Subject:** Edgewood College expansion plans (correction)

To: Planning Department and Traffic Staff

Dear Mark, Brad, Bill, Ruth, Dan, and David-

I am a resident of the Vilas neighborhood, and I'm writing to voice my concern about the plans that Edgewood has to build a new dorm and parking lot. I don't have a problem with the dorm building itself, but rather with the traffic safety problems it creates.

As you know, city zoning laws require that "adequate access roads be provided", and that "measures be taken to reduce congestion and to assure safety". Currently the high school parking lot off Edgewood Ave. is always full, and the only entrance (at the intersection of **Jefferson St.** and Edgewood) is at the very top of the hill leading up from Vilas park. This is a very dangerous intersection already as cars coming up the hill on Edgewood Ave. can't see the cars exiting the parking lot or cars entering the intersection from **Jefferson St.** This problem is exacerbated by the fact that the street takes a quick jog at that juncture. The safest place for additional cars to enter the area is from Edgewood drive, where the college already has an access road, or from the main entrance at Monroe and Leonard.

Edgewood has an obligation to insure that their plans do not create safety problems and that their traffic designs do not impinge on the quiet enjoyment of the surrounding residential neighborhoods. Please make sure that they fully meet the conditions required by the letter and spirit of zoning laws.

Sincerely,

Tom Turnquist  
2002 Madison St.

cc: Alders Ken Golden and Isadore Knox

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## Brad Murphy

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**From:** Kathy Armstrong [kathyarmstrong123@yahoo.com]  
**Sent:** Monday, March 27, 2006 7:50 PM  
**To:** Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington  
**Subject:** Edgewood College Dormitory

March 27, 2006

Dear City Planning Commission,

My family and I live in the first block of Jefferson Street, off Edgewood. When we moved into this home 3

1/2 years ago I immediately noticed how dangerous the intersection of Jefferson and Edgewood was, mainly because of the blind spot as cars come up the hill from Vilas Park. I have learned to be extremely cautious when trying to turn onto Jefferson. Complicating that problem is the exit from the Edgewood High School parking lot. Between the cars flying up the hill and the cars going in and out of Edgewood it isn't easy to make a safe turn or cross the street there when walking.

Now we have been notified that Edgewood College is planning to build a large dormitory off of Adams Street and add to the parking lot that is there now.

If there was a plan for an internal campus road that routed the traffic to the driveway and light at Monroe Street it would be one thing, but the thought of the Jefferson Street driveway to Edgewood becoming even more busy concerns us a great deal.

Please take the safety concerns of the neighbors seriously when making your decision regarding this expansion. Thanks for your time.

Sincerely,

Kathy and Jim Armstrong  
2105 Jefferson Street

## Brad Murphy

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**From:** lauren meyers [lam26@sbcglobal.net]  
**Sent:** Monday, March 27, 2006 7:55 PM  
**To:** Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington; Isadore Knox; Timothy Gruber  
**Subject:** Opposition to Edgewood College's dormitory development

Dear City Planning Department Staff, City Alders, and Plan Commission Members:

We are residents of the Vilas Neighborhood and live two blocks from the proposed site of the double parking lot and dormitory at the intersection of Jefferson Street and Edgewood. Our address is 2018 Jefferson Street. This corner is already very dangerous, with cars flying up the hill, and people exiting the current Edgewood lot. We have many small children in the area, and no sidewalks on one side of the street. We do not need any more traffic and near misses at this corner. We can tell you that having witnessed the rude, disrespectful, (garbage disposed of on our lawns, thundering sound systems at 7:15 a.m., running stop signs, exceeding speed limits, parking on our grassy curbs!) arrogant nature of the Edgewood students who park on our street during the school year, we are not interested in accomodating this private school. They should have to figure out a way to deal w/ their traffic internally within the campus itself! We are not paying Very high taxes to finance their parking needs!

As you are aware when Edgewood first tried to place a dorm in our neighborhood we made it clear that: 1) the campus, not our neighborhood should bear the brunt of its own traffic by constructing internal roadways. 2) any future housing should be in scale w/ the rest of the neighborhood and removed from the edges of the campus.

The new proposal does not reflect these expectations. Furthermore, in VNA's recent opposition to this project it found that the project fails to MEET THE THE CONDITIONS FOR APPROVAL REQUIRED IN THE CITY ZONING LAW! The points the proposal violates are the following: 1) that the project will not be found detremental or endanger public safety or general welfare 2) that the uses, values and enjoyment of other property in the neighborhood should be in no foreseeable manner substantially impaired or diminished 3) that adequate access roads, parking and internal circulation have been provided 4) that measures have been or will be taken to provide adequate ingress and egress, to reduce traffic congestion and to assure public safety. Development of the Edgewood site clearly and obviously would violate each of these 4 points.

Edgewood should not be allowed to violate city zoning laws nor should the Vilas Neighborhood be forced to incur safety risks. These streets surrounding the college are horribly congested and dangerous. This is a residential neighborhood, and this expansion, which will quadruple the number of students living near our home is not compatible with this historic, quiet neighborhood. We do not want this in our neighborhood!!

We urge you to consider our perspective when it comes time to vote. This is not a popular nor a welcome development. Thank you.

Respectfully submitted,

Lauren Meyers and Gerry Greenfield  
2018 Jefferson Street  
255-0912



## Brad Murphy

---

**From:** JESSICA M LINDNER [jmlindne@facstaff.wisc.edu]  
**Sent:** Tuesday, March 28, 2006 3:06 PM  
**To:** Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington  
**Cc:** phoenixforeigncars@yahoo.com  
**Subject:** Edgewood College Expansion

Dear Planning Commision Members,

I am writing to voice my very strong oppostion to Edgewood College's proposal to build a new dorm. The Edgewood campus already represents a significant hazard to our neighborhood and I am convinced that more students in the area will exacerbate that problem.

Traffic on our neighborhood is a serious issue primarily from a safety standpoint, but it also detracts from the neighborhood atmosphere that we treasure. Students speed by our house on Jefferson Street on a regular basis - not just mornings and evenings -although that is the worst - and present a real danger to the children, elderly and animals who live and play there. Indeed, any pedestrians crossing the street are at risk. One might say that a new dorm would mitigate this traffic, but in truth, students will have cars and the cars will be speeding down our once quiet street.

Edgewood is almost too big as it is. Adding more students to its population will make it a most unwelcome neighbor. We don't want or need more people, more noise and, most importantly, more hazards in our neighborhood.

Please do not grant Edgewood's proposal.

Thank you.

Jessica Lindner  
1904 Jefferson Street

## Brad Murphy

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**From:** Kris Keepman [mkeepman@charter.net]  
**Sent:** Tuesday, March 28, 2006 3:15 PM  
**To:** molonger@cityofmadison.com  
**Cc:** Brad Murphy; wroberts@cityofmadison.com

To Mr. Mark Olinger, Mr. Brad Murphy, and Mr. Bill Roberts,

As an almost 20 year resident of the Vilas neighborhood, I would like to register with you my opposition to the Edgewood College expansion as it is now proposed. I am extremely worried about the excess traffic congestion on Jefferson Street and the ability of the college/high school to provide adequate parking for the increased number of cars that would result from this expansion. The corner of Jefferson Street and Edgewood Avenue is already a dangerous intersection, and not suited to increased traffic flow. We fought for years to get a stop sign on the corner of Jefferson and Lincoln, to slow down the speeding high school/college traffic, and while it helps at times, often it seems more like a "suggestion" to slow down than anything else. I am particularly concerned about the size and height of the proposed dormitory. As I understand it, the roof line will be at the same level as Marshall Hall, which is significantly higher up on the hill. Once that massive structure is erected, it will forever change the face of the campus....and you have only to walk into the Arboretum and look back at the campus, to see how profoundly, and unesthetically the view of the campus, and shores of Lake Wingra will appear.

I want it to be known that my husband Mike and I stand in deep opposition to this proposal, and feel that Edgewood needs to develop a more neighborhood friendly plan.

Thank you for your time.

Sincerely, Kris Keepman (2101 Jefferson Street)

**Brad Murphy**

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**From:** Lawrence Shapiro [lshapiro@wisc.edu]  
**Sent:** Tuesday, March 28, 2006 4:09 PM  
**To:** Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington; Dan McCormick; David Dryer; Isadore Knox; Ken Golden  
**Subject:** proposed Edgewood College Residence Hall

Dear Planning Department Staff, Traffic Staff, and Alders,

I am writing to express our family's disapproval of Edgewood College's plan to build a four-story residence hall on the eastern side of their campus. I expect that by now you have also heard from many others who are similarly unhappy with Edgewood's plan. It should be plain to anyone who has studied Edgewood's proposal and examined the site that the construction of the residence hall will:

(i) endanger the safety of the Vilas Neighborhood's residents. Already Edgewood College and High School students terrorize the neighborhood with their brazen and careless driving habits. Adding another 198 students into the situation will certainly only further jeopardize the lives of the youngest members of our community. Members of the Plan Committee should visit the *de facto* site of egress for this residence hall. It is atop a hill, and cars exiting from the Edgewood campus are blind to traffic coming up the hill. Also, because the egress from the parking lot crosses a route by which children walk to and from the public schools and Blessed Sacrament, this ordinarily dangerous situation becomes even more likely to produce tragedy.

(ii) decrease the value of the neighboring property. Naturally, property values will decline in neighborhood in which loud parties and drunk or reckless driving are common place. A new residence hall will only increase the probability that our neighborhood will confront these things.

(iii) make parking on the street even more difficult than it is currently.

(iv) increase traffic flow, especially along Edgewood Ave. and Jefferson St., to an unacceptable and unsafe level.

As I said, all four points above should be plain to anyone who has taken the time to study the Edgewood proposal and visit the site. The only reason a Plan Committee Member might possibly be still in favor of the Edgewood proposal could be some feeling that Edgewood is owed a residence hall. Let me point out, first, that this is irrelevant. Members of the Plan Committee must decide the fate of the residence hall purely on criteria like those above. And, as I have been saying, not one of the four points above should be remotely controversial. I would be surprised if even Edgewood College could disagree with them (unless self-interest so overshadows good sense).

But second, Edgewood is not owed a residence hall. It is true that the construction of a residence hall was included in their Master Plan. However, there are several reasons why the existence of this plan does not oblige the city or the neighborhood to tolerate the present proposal:

(i) Edgewood College is already in breach of their Master Plan. Despite a promise to limit the number of full-time students to 1200, they are already in excess of 1400 and now they are hoping to add another 198 to this number. Clearly Edgewood College has made the unilateral decision that it needn't respect the terms of its Master Plan. This suffices to render the plan void, thereby absolving the city and

Neighborhood from having to hold to it. If the stakes in Edgewood's proposal were not so high, one might find humor in their argument that because they have overenrolled their full-time student population, they now are justified in their demand for a residence hall. The argument brings to mind a parallel one: the thief is justified in stealing your car because how else will he manage to carry home the television set he has also stolen from you.

(ii) The Master Plan was devised on the assumption that the residence hall would be built on land that subsequently was found to contain Indian burial mounds. Of course, this was an unfortunate turn, and neither the Neighborhood nor Edgewood College could have anticipated this when they agreed to the master plan. However, the fact that unforeseen obstacles prevented Edgewood College from keeping to their plan does not mean that they are entitled to develop unilaterally a new plan. Again, a simple parody of this reasoning comes readily to mind. If unforeseen events prevent me from completing a job by a time to which we have agreed, I am not then free to choose any other time by which to complete the job. Presumably, we must negotiate a new time. Likewise, the presence of the Indian mounds does not free Edgewood College to build its residence hall wherever it sees fit. It must re-negotiate (if possible, and there's no guarantee of this) a new site with the Neighborhood.

In closing, there are no good reasons why the City should honor Edgewood's request for a residence hall and plenty of good reasons not to. If Edgewood College is so desperate for a new residence hall, let them negotiate an internal drive with Edgewood High School. This is a plan to which the Neighborhood is positively inclined. It is ludicrous to expect the Neighborhood to absorb the increase in traffic and the dangers to our children that the current proposal will entail when Edgewood College has available to it an alternative that calls for nothing more than the cooperation of one of its sibling institutions.

Please forward our concerns to the members of the Plan Commission.

Sincerely,

Larry Shapiro and Athena Skaleris  
2106 Adams St.  
Madison, WI 53711  
230-6886

## Brad Murphy

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**From:** Buckstaff Sales Office [bstaff@tds.net]  
**Sent:** Tuesday, March 28, 2006 5:13 PM  
**To:** Dan McCormick  
**Cc:** David Dryer; Ruth Ethington; wroberts@cityofmadison.com; Brad Murphy; Mark Olinger; Ken Golden  
**Subject:** EDGEWOOD RESIDENCE HALL & TRAFFIC

Hello All I would like to express my concern over the traffic that will be created by new construction at Edgewood College. The Edgewood Avenue exit / entrance is a tragic accident waiting to happen. Each of you should spend 15 minutes of your time any morning during the school year and watch the crazy drivers enter and exit the Jefferson Street parking lot. Your head has to be on a swivel to catch potential cars coming from four different directions. To ask the neighborhood to put up with additional traffic at this intersection is ridiculous. We as a neighborhood have requested Edgewood entities to work on a solution for INTERNAL TRAFFIC CONTROL which could be as little as putting a road from the Parking lot off of Monroe Street to the parking area next to the old gymnasium on the East side of the High School. We further ask that Edgewood at least look at closing off the entrance on Edgewood Avenue eliminating that dangerous intersection. There are hundreds of children, middle schoolers, high schoolers & college kids that live in our neighborhood that walk across Edgewood Avenue putting themselves in grave danger. This should be looked at very seriously by anyone making decisions about the future of the Edgewood Campus as a WHOLE!! Thank You for your time Dave Anderson 2121 Madison Street

## William Roberts

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**From:** MaMail2.Madison2.PL ROBERTS  
**Sent:** Wednesday, March 29, 2006 9:47 PM  
**To:** William Roberts  
**Subject:** Fwd: Edgewood dorm



Mime.822 (7 KB)

-----Original Message-----

Date: 03/29/2006 09:45 pm -0600 (Wednesday)  
From: <shawnd7777@aol.com>  
To: <molinger@cityofmadison.com>, <bmurphy@cityofmadison.com>, <wroberts@cityofmadison.com>, <Rethington@cityofmadison.com>, <DMcCormick@cityofmadison.com>, <ddryer@cityofmadison.com>, <district10@council.ci.madison.wi.us>, <district13@council.ci.madison.wi.us>  
Subject: Edgewood dorm

Dear Planning Commissioners, Alders and City Traffic staff,

My name is Shawn Doherty, and I live at the corner of Edgewood and Adams Street, directly across from where Edgewood College wants to build a four-story dormitory for 198 students. We moved to Madison four years ago, leaving the glitz of the Bay area for what we felt was more

important: a wonderful vibrant family neighborhood where our children could play safely and walk to school. I know other families in the Vilas neighborhood who have moved here from places like California and New York for similar reasons. Madison's wonderful neighborhoods are one of our city's most precious commodities. That is why I feel it is so important to do what we can to preserve them, and that is why I am so concerned about the proposed dormitory.

I am most troubled by what seems to be a blithe disregard of the dangerous impact this project will have on traffic, already a problem so severe on this stretch of Edgewood Avenue that the city traffic department had selected it as a Neighborhood Traffic Management Project in 2005. Traffic on Edgewood Avenue, according to the city's own study, has grown 50 percent in the past decade and is already way beyond what is considered acceptable for a neighborhood street. During rush hour I count a car a second. I can't tell you how often I wince at the sounds of cars speeding up and down this hill and then braking suddenly to avoid hitting children walking to school at the blind intersection above, or biking in the park below. At night over the past few years I've also heard the sickening sound cars braking too late and crashing into the bridge over Vilas pond. The load on this street will only get worse because Park and Pleasure Drive is slated for closure, which traffic engineers agree will reroute much traffic to Edgewood Avenue. Yet I've seen no discussion or analysis of this factor in the current debate over the dormitory proposal. Doubling the parking lot at the top of this hill, and allowing the increased traffic to flow into our neighborhood, is tempting tragedy. We've got 22 children just in THIS ONE BLOCK of Adams! Please don't risk their safety and approve this project before requiring further study of the traffic dangers.

There is a solution, and it's not a traffic circle that will just dump traffic a few feet further in the neighborhood. For years this neighborhood---as well as city officials--- have asked Edgewood to do what is most logical and fair---handle their traffic themselves by building an internal drive. Yet because the three Edgewood campuses can't stop bickering over how to do that, our neighborhood is being asked once more to bear the brunt of Edgewood's growing pains. This impasse is evidence of the College's approach to our neighborhood.

While on the surface they pay a lot of lip-service to being good neighbors, it is a facade. The three members of the Edgewood liason

committee from our neighborhood were specifically INSTRUCTED NOT TO COMMUNCIATE WITH THE REST OF US FOR NEARLY A YEAR. As a result, most of us knew nothing about this plan until it was unveiled a few months ago. That wasn't fair or right---obviously it gave Edgewood officials a chance to do an awful lot of talking and lobbying with various city officials before we knew what was even in the works.

Finally, I am troubled by the scale and size of this project. Edgewood officials talk about how pretty the dormitory will be, and I'm sure that some of the design features are quite nice. But if you put ruffles on a hippo, you still got a hippo. And we'd still have a huge dormitory. Leaving aside whether or not a dormitory is compatible with R2 single-family homes, the Master Plan calls for any dorm that is built to be "in scale" with the rest of the neighborhood, or to be placed close to the center of campus. This project accomplishes neither objective. It is huge at four stories, looming over a residence a mere 100 feet down the hill. As for my ability to enjoy my property, which should be guaranteed by the zoning code, I can promise you that it will be severely impaired if I've got to deal with loud rock music, partying, and college kids trompling my bushes. And I worry about my property values. Especially because if this dormitory is built, I'm gonna be selling. And I'm afraid other folks might, too. And there goes one of Madison's most beloved neighborhoods.

Please put the brakes on. It's time to slow Edgewood down and think of what's best for the neighborhood---and for Madison.

Thank you,  
Shawn Doherty

## William Roberts

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**From:** MaMail2.Madison2.PL ROBERTS  
**Sent:** Wednesday, March 29, 2006 9:47 PM  
**To:** William Roberts  
**Subject:** Fwd: Edgewood College Proposal



Mime.822 (4 KB)

-----Original Message-----

Date: 03/29/2006 09:46 pm -0600 (Wednesday)  
From: Jean Patz <jeanpatz@yahoo.com>  
To: <molinger@cityofmadison.com>  
CC: <bmurphy@cityofmadison.com>, <wroberts@cityofmadison.com>, <REthington@cityofmadison.com>, <DMcCormick@cityofmadison.com>, <DDryer@cityofmadison.com>, <district13@cityofmadison.com>, <district10@cityofmadison.com>  
Subject: Edgewood College Proposal

We are STRONGLY opposed to the Edgewood College proposal to put a dorm and parking lot adjacent to the Vilas neighborhood. Since moving here to Vilas Ave. we have been concerned about the fast moving traffic flying down Edgewood toward Lake Wingra. It is unbelievable that there are no stop signs or other measures to slow this traffic. We experience the same problem on Vilas Ave. The proposed exit from the school onto Edgewood near Jefferson St. is already a dangerous spot because the street makes a sharp jog making it difficult to see oncoming traffic. There are many young children in this neighborhood who cross the streets to the park and ride their bikes throughout the neighborhood. Additional traffic from the full time students would undoubtedly increase an already existing danger to our children. It is an accident waiting to happen; why would the college propose this increased traffic flow on this side of the campus?

Would students weave their way through our side streets to avoid the difficult exit onto Monroe St?

The students will increase traffic into the neighborhood streets endangering the children. If you haven't experienced these traffic concerns at this sight, I encourage you to do so and it will become clear why so many residents are opposed to this plan.

Thank you for listening to our concerns. Jean and  
Jon Patz, 2010 Vilas Ave.

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## William Roberts

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**From:** MaMail2.Madison2.PL ROBERTS  
**Sent:** Wednesday, March 29, 2006 12:14 AM  
**To:** William Roberts  
**Subject:** Fwd: Please Stop the Edgewood Dorm!



Mime.822 (6 KB)

-----Original Message-----

Date: 03/29/2006 12:16 am -0600 (Wednesday)  
From: "Paul" <Paul@fmma.com>  
To: <molinger@cityofmadison.com>, <bmurphy@cityofmadison.com>;  
<wroberts@cityofmadison.com>, <REthington@cityofmadison.com>;  
<DMcCormick@cityofmadison.com>, <DDryer@cityofmadison.com>;  
<district13@cityofmadison.com>, <district10@cityofmadison.com>  
Subject: Please Stop the Edgewood Dorm!

To City Planning Commission Staff, Traffic Staff, and Alders and Staff:

I am a resident of Vilas that urges you in the strongest terms to reject Edgewood's application to build an 198 person dormitory near their eastern boundary and our neighborhood.

I frankly am astounded that it has gotten this far. Edgewood has failed to comply with a Master Plan that is being used by it and others to justify this dorm. They have exceeded the population of students called for in the Plan. What type of perverse logic would grant them a dorm (or future dorms) that was envisioned in the Plan while they flaunt the plan with their own growth?

Edgewood has failed to respond to a decade of concerns that their growth and increased automobile traffic would unduly burden its neighbors. The neighbors expressed a strong desire that Edgewood construct its own internal drive to deflect the anticipated traffic caused by any or all of the three Edgewood Schools away from Vilas streets. This led in part to a memorandum of understanding between the parties that elucidated the areas of disagreement concerning the Plan. How can the city stand by while Edgewood authorities throw up their hands now and say "we can't agree on an internal drive.. so Vilas will have to deal with the extra cars and ingress caused by the 200 person dorm"? We already bear the burden and the threat to our safety and enjoyment of our property caused by the other two schools as well as the College-- the dorm will unquestionably make speeding traffic, on-street parking and the general hassles even worse.

Vilas neighbors have worked as partners with Edgewood reaching agreements and compromises in numerous occasions in the past as the institution has grown. Frankly it is becoming all too apparent that the combined force of three schools-- and their collective and individual needs and desires-- will prove too much for the adjoining neighborhoods to bear without substantial future conflict. Why isn't the city stepping back and asking Edgewood to actually "plan" in the truest sense of that word, rather than stomp over the neighbors because they think they can. In essence Edgewood is saying that since "you helped us before, why won't you let us have our way now?"

To which I simply say to you, our city representatives and planners, why don't you listen to your constituents and put the brakes on? I hate to be so blunt-- obviously there are substantial concerns in the neighborhood about our ability to enjoy our property, its value, and our safety-- but the simplest way to express the fear we feel is that if you don't put the brakes on now... one day some Edgewood kid out on a date or returning from some party or simply distracted by the world around him or her is also going to fail put the brakes on....

And then we'll all have a loss to mourn.

Sincerely,

Paul Maslin