

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: November 7, 2011

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ADDENDUM – ID# 24335 – Consideration of an alteration to an approved Planned Unit Development–Specific Implementation Plan for 2550 University Avenue to allow the addition of projecting balconies for the residential units on the six-story portion of a mixed-use building, including balconies overlooking Campus Drive**

Following completion of the staff memo for this proposed Planned Unit Development–Specific Implementation Plan, two items were brought to staff’s attention, which required clarification.

First, the earlier memo included a typographical error regarding the number of balconies being converted from French/ juliet balconies on floors 3-6 along the northern façade of the six-story building section overlooking Campus Drive, which was repeated throughout that memo. The earlier report references that 24 balconies along that façade were being converted to full balconies. The plans and application materials clearly show that 36 balconies are proposed to be converted to full balconies, and that those 36 balconies, when combined with the 12 balconies to be converted along the southern façade of the six-story building section, equals 48 total balconies that will be converted into full balconies with the current alteration request. Staff apologizes for this error.

The second clarification involves the depth of the expanded balconies. The developers previously indicated that all of the converted balconies proposed would be 5-foot, 9-inches in depth. After the staff report was completed, the developers met with Planning staff and clarified that some of the expanded balconies would be only 4 feet deep, but that those balconies would be wider. In all, the project calls for 6 of the 9 expanded balconies on the northern façade (24 total on floors 3-6) to be 5’ 9” deep and 11’ 2” wide, with the remaining 3 (12 total) on that façade and all 12 of the south-facing balconies to be 4’ 0” deep and 15’ 0” wide. The developers indicate that the dimension of the wider, shallower balconies is driven by the concrete construction of the building, which would not support a deeper balcony at the same 15-foot width. The developers also indicate that they feel the dimensions of the wider, shallower balconies will mesh better with the modern architecture of the building.

The applicants also provided an updated project plan that clarifies that approximately 24 feet of space will be provided between the edge of the north-facing balconies from the guard rail along Campus Drive, which responds to one of the conditions of approval included in the earlier staff memo. The revised project graphic is attached.

No other changes or clarifications to the approved planned unit development are proposed at this time. The Planning Division’s analysis and conclusion on the proposed PUD-SIP alteration included in the earlier memo are not changed by the dimensional clarifications provided by the developers, and staff continues to recommend **approval** of the proposed alteration subject to a typical detail on the construction, materials, and color of the balcony being submitted for staff approval prior to recording, and that the detail be more clearly integrated into the building elevations.