

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>November 30, 2011</u>	Action Requested
UDC MEETING DATE: <u>December 7, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 507 W. Johnson, 202,210 N. Bassett & 512,520 W. Dayton

ALDERMANIC DISTRICT: Mike Verveer- District #4

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Scott Faust & Ron Fedler

Knothe & Bruce Architects, LLC

210 N. Bassett St

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

December 1, 2011

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
202, 210 N. Bassett St
512, 520 W. Dayton St.
507 W. Johnson St.
PUD-GDP
Madison, WI 53703

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Goldleaf Development
2379 University Avenue
Madison, WI 53726
608-233-4423
608-232-0529 fax

Scott Faust
Boardwalk Investments
210 N. Bassett Street
Madison, WI 53703

Project: 507 W. Johnson,
202-210 N. Bassett &
512-520 W. Dayton
Madison, WI 53703

Architects: Knothe & Bruce Architects, LLC
7601 University Avenue
Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Ste A
McFarland, WI 53558
(608) 838-7750

Introduction:

This project proposes the redevelopment of 5 lots bounded on the south side of West Johnson, the north side of West Dayton Street, and the west side of North Bassett Street. The total GDP development site is approximately 57,189 square feet in area and is in the Downtown Design Zone 2. Site A is approximately 28,243 square feet and Site B is approximately 28,946 square feet.

The site is well located on the southeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will consolidate the disconnected student housing with new high quality energy efficient apartments. The lots are currently zoned as R6 and C2 and occupied by older student housing and commercial use buildings, between one story and four story heights.

The redevelopment proposal envisions new higher density housing for university student resident and creates an interactive architecture and street presence that reflects its urban environment. The General Development Plan proposes a development consisting of a 12-story building containing 155 units and a 3 to 6 story building containing 42 – 84 units. Both buildings will house units ranging in size from studios to 5 bedroom apartments. Residents of the development will be likely upper classmen and graduate students. The entry for the 12-story building will be from West Johnson Street and the entry for the 3-6 story building will be from West Dayton Street. An additional entry from North Bassett Street will also be provided. The project will provide individual underground parking garages accessed from West Johnson Street and W. Dayton Street. Convenient bicycle and moped parking will be provided, both on-site and at the underground parking.

After the approval of the General Development Plan the developer plans to prepare and submit an SIP application for the 3 -6 story building at the corner of W. Bassett and W. Dayton St. It is the intention of the developer to start construction of that building in Summer, 2012.

Building A:

Dwelling Unit Mix:

Efficiency	20
One-Bedroom	17
Two-Bedroom	48
Three-Bedroom	59
Four-Bedroom	11

Total dwelling Units 155

Densities:

Lot Area	28,243 SF or .64acres
Lot Area / D.U.	182 SF/unit
Density	242 units/acre

Building Height:

12 Stories

Floor Area Ratio:

Total Floor Area (floors 1-12)	148,921SF
Floor Area Ratio	5.27

<u>Vehicular Parking Ratio:</u>		
Automobile parking (underground)	45 stalls	or 0.29 spaces/unit
Bicycle parking (underground)	As required by city	

Building B:

<u>Dwelling Unit Mix:</u>	
Efficiency	9
One-Bedroom	2
Two-Bedroom	16
Three-Bedroom	15
Total dwelling Units	42

<u>Densities:</u>	
Lot Area	28,946 SF or .66acres
Lot Area / D.U.	689 SF/unit
Density	63 units/acre

<u>Building Height:</u>	3 Stories
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<u>Floor Area Ratio:</u>	
Total Floor Area (floors 1-3)	41,440 SF
Floor Area Ratio	1.43

<u>Vehicular Parking Ratio:</u>		
Automobile parking (underground)	49 stalls	or 1.2 spaces/unit
Bicycle parking (underground)	As required by city	

Downtown Design Zone 2:

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 2. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

Building Height: The building height is 10 stories plus 2 additional “bonus” stories.

Floor Area Ratio: The floor area ratio of 5.5 does not exceed 6.0.

Yard Requirements: The building setbacks meet the requirements of the ordinance.

Exterior Building Design

Massing: The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 3-6 story building height is in keeping with the surrounding context of single family homes, while the 12-story building height addresses the adjacent multi-story hotel and surrounding commercial uses.

Orientation: The building is directly oriented to the public sidewalk and street. At the lower level the buildings’ façades will incorporate a traditional storefront rhythm with window and doorways that opens up to the public with a large street-side terrace.

Building Components: The 12 story building will have a clear base, body and cap.

Articulation: The buildings will be well articulated with vertical modulation, horizontal step-backs and finely composed window patterns.

Openings: The size and rhythm of the window openings within the body of the buildings will express a traditional residential architecture.

Materials: A variety of materials will be used to reinforce the building articulation and to provide visual interest..

Entry treatment: The buildings will have clearly defined entries with which open to the public sidewalk and street.

Terminal Views and High Visibility Corners: Although the 12-story building site is not at a prominent corner or at the end of a street, the northern corner will be visible as it is approached on West Johnson Street. The building corners will be architecturally expressive to respond to the view from West Johnson Street. The 3-6 story building on West Dayton and North Bassett Street is on a prominent corner and the building facades addressing these streets will be appropriately articulated.

Additional Requirements for Bonus Stories: This requirement will be addressed fully during the SIP Phase of the development approval. The building will be designed in a manner to meet or exceed the standard for “bonus stories” that has been established by precedent in the Downtown Design Zone 2.

Site Design / Function

Semi-Public Spaces: The street side setbacks will be devoted to thoughtfully designed semi-public spaces.

Landscaping: A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

Usable Open Space: Both private and public open spaces will be provided. The street-side terraces provide semi-public spaces while the central terrace between both buildings provides a sun terrace for social gatherings. Private balconies and patios will also be provided for most if not all of the apartments.

Interior Building Design

Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the buildings from studio apartments to five bedroom apartments.

Trash Storage: Refuse will be located in the basements easily accessed from the overhead garage door.

Off-Street Loading: Two off-street loading zones are provided at the West Johnson Street entrance for the 12-story building and one from North Bassett Street for the 3-story building.

Resident Parking for Vehicles, Bicycles and Mopeds: An appropriate amount of parking is provided in both the underground parking garages. Based on the applicants experience the parking provided should meet the immediate needs of the residents. Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this

parking is protected from the weather and is located inside the parking garages.

Building Security and Management: The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

Project Schedule:

It is anticipated that the first building will start construction in Summer of 2012 and be completed in August of 2013. The larger 12 story building will proceed with approvals and construction at a later date.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD – GDP

September 21, 2011

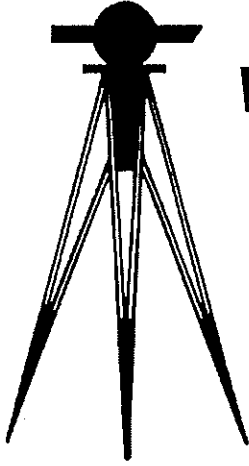
Page 1

Legal Description:

A parcel of land located in part of the NW ¼ of the NE ¼ of Section 23, T7N, R9E being all of Lots 7, 8, 10, 11 and 12 and part of Lots 6 and 9, Block 35, and part of Johnson Street as originally platted, all in the Original Pritchette Plat of Madison more particularly described as follows: Beginning at the easterly corner of said Lot 10 also being the southwesterly corner of W. Dayton Street and N. Bassett Street; thence S 44°52'23" W along the northwesterly right of way of said W. Dayton Street, 197.89 feet to the southerly corner of said Lot 12; thence N 45°33'08" W along the southwesterly line of said Lot 12, 132.46 feet to the westerly most corner of Lot 12; thence S 44°52'44" W along the southeasterly line of Lot 6, 65.99 feet to the southerly most corner of said Lot 6; thence N 44°58'35" W along the southwesterly line of Lot 6, 94.21 feet; thence N 00°44'05" W, 127.40 feet to the southerly right of way of W. Johnson Street; thence S 89°53'41" E along said southerly right of way, 74.02 feet to the northwesterly line of Lot 8 and an angle point in the southerly right of way; thence N 44°37'33" E along said southerly right of way, 56.14 feet to the northerly most corner of said Lot 8; thence S 45°20'49" E along the northeasterly line of Lot 8, 92.76 feet; thence N 44°39'49" E, 66.60 feet to the southwesterly right of way of way of N. Bassett Street; thence S 45°12'59" E along said southwesterly right of way, 172.89 feet to the point of beginning. This description contains 1.31 acres or 57,189 sq.ft.

- A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of a multifamily housing development containing up to 242 dwelling units.
- B. ***Permitted Uses:***
2. Multifamily residential uses as shown in approved plans.
 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. ***Lot Area:*** As shown on the approved plans.
- D. ***Height Regulations:*** As shown on the approved plans.
- E. ***Yard Regulations:*** As shown on the approved plans.
- F. ***Landscaping:*** Site Landscaping will be provided as shown on the approved plans.
- G. ***Usable Open Space Requirements:*** Usable open space will be provided as shown on the approved plans.
- H. ***Parking & Loading:*** Off-street parking and loading shall be provided as shown on the approved plans.

- I. ***Family Definition:*** A family shall be defined as in the R-5 zoning district.
- J. ***Signage:*** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS
REGISTERED LAND SURVEYORS

PHONE: 1-608-255-5705

FAX: 1-608-849-9760

EMAIL: WILLSURV@TDS.NET

WEB: WILLIAMSONSURVEYING.COM

Description of Property

A parcel of land located in part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, T7N, R9E being all of Lots 7, 8, 10, 11 and 12 and part of Lots 6 and 9, Block 35, and part of Johnson Street as originally platted, all in the Original Pritchette Plat of Madison more particularly described as follows:

Beginning at the easterly corner of said Lot 10 also being the southwesterly corner of W. Dayton Street and N. Bassett Street; thence S $44^{\circ}52'23''$ W along the northwesterly right of way of said W. Dayton Street, 197.89 feet to the southerly corner of said Lot 12; thence N $45^{\circ}33'08''$ W along the southwesterly line of said Lot 12, 132.46 feet to the westerly most corner of Lot 12; thence S $44^{\circ}52'44''$ W along the southeasterly line of Lot 6, 65.99 feet to the southerly most corner of said Lot 6; thence N $44^{\circ}58'35''$ W along the southwesterly line of Lot 6, 94.21 feet; thence N $00^{\circ}44'05''$ W, 127.40 feet to the southerly right of way of W. Johnson Street; thence S $89^{\circ}53'41''$ E along said southerly right of way, 74.02 feet to the northwesterly line of Lot 8 and an angle point in the southerly right of way; thence N $44^{\circ}37'33''$ E along said southerly right of way, 56.14 feet to the northerly most corner of said Lot 8; thence S $45^{\circ}20'49''$ E along the northeasterly line of Lot 8, 92.76 feet; thence N $44^{\circ}39'49''$ E, 66.60 feet to the southwesterly right of way of way of N. Bassett Street; thence S $45^{\circ}12'59''$ E along said southwesterly right of way, 172.89 feet to the point of beginning. This description contains 1.31 acres or 57,189 sq.ft.

October 20, 2010

Mike Verveer
Aldersperson – District #4
City-County Building
Common Council Office
210 Martin Luther King Jr. Blvd
Madison, WI 53709-0001

Adam Plotkin
Capitol Neighborhoods, Inc. - President
304 N. Pickney St.
Madison, WI 53703

Pete Ostlind
Capitol Neighborhoods, Inc.- Bassett District Chair
533 W. Main Street #302
Madison, WI 53703

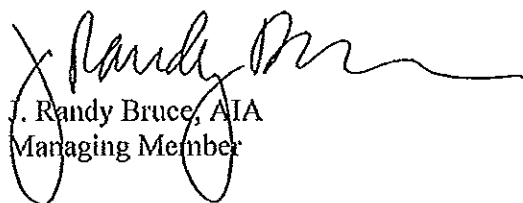
Re: 505-511 W. Johnson, 202-222 N. Bassett & 510-520 W. Dayton

Gentlemen:

We are working with two owners of the property bounded by W. Johnson, N. Bassett and W. Dayton as outlined on the attached drawing. The owners, Scott Faust and Ron Fedler, are planning on submitting an application for rezoning to a PUD-GDP-SIP by year-end. The proposed redevelopment will be designed using the current Design District 2 guidelines and will include predominantly student residential use along with a limited amount of neighborhood oriented retail and office use on lower levels. The existing structures will be deconstructed in whole or in part.

We look forward to working with you to design a successful redevelopment for this property. If you have any questions, please contact me at 608-836-3690 or rbruce@knothebruce.com.

Sincerely,



J. Randy Bruce, AIA
Managing Member

cc: Scott Faust
Ron Fedler- Goldleaf Development
Ron Trachtenberg
Mike Lawton

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Consultant

Notes

Revisions

Neighborhood Meeting - November 22, 2010
UDC Informational Submittal - December 8, 2010
UDC GDP Submittal - September 21, 2011

Project Title
210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title
Site Plan

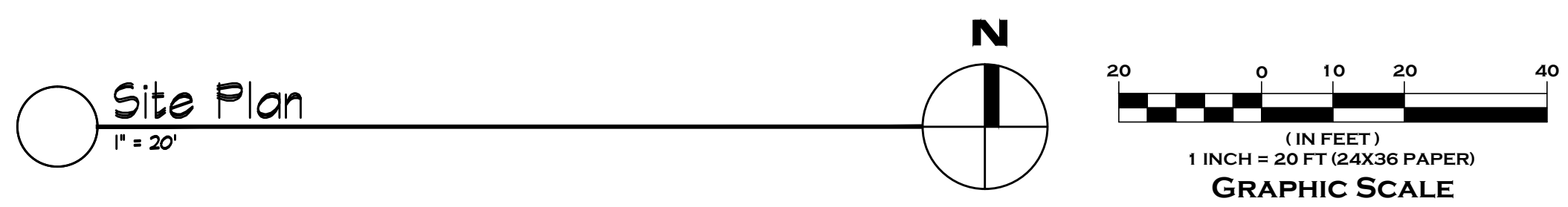
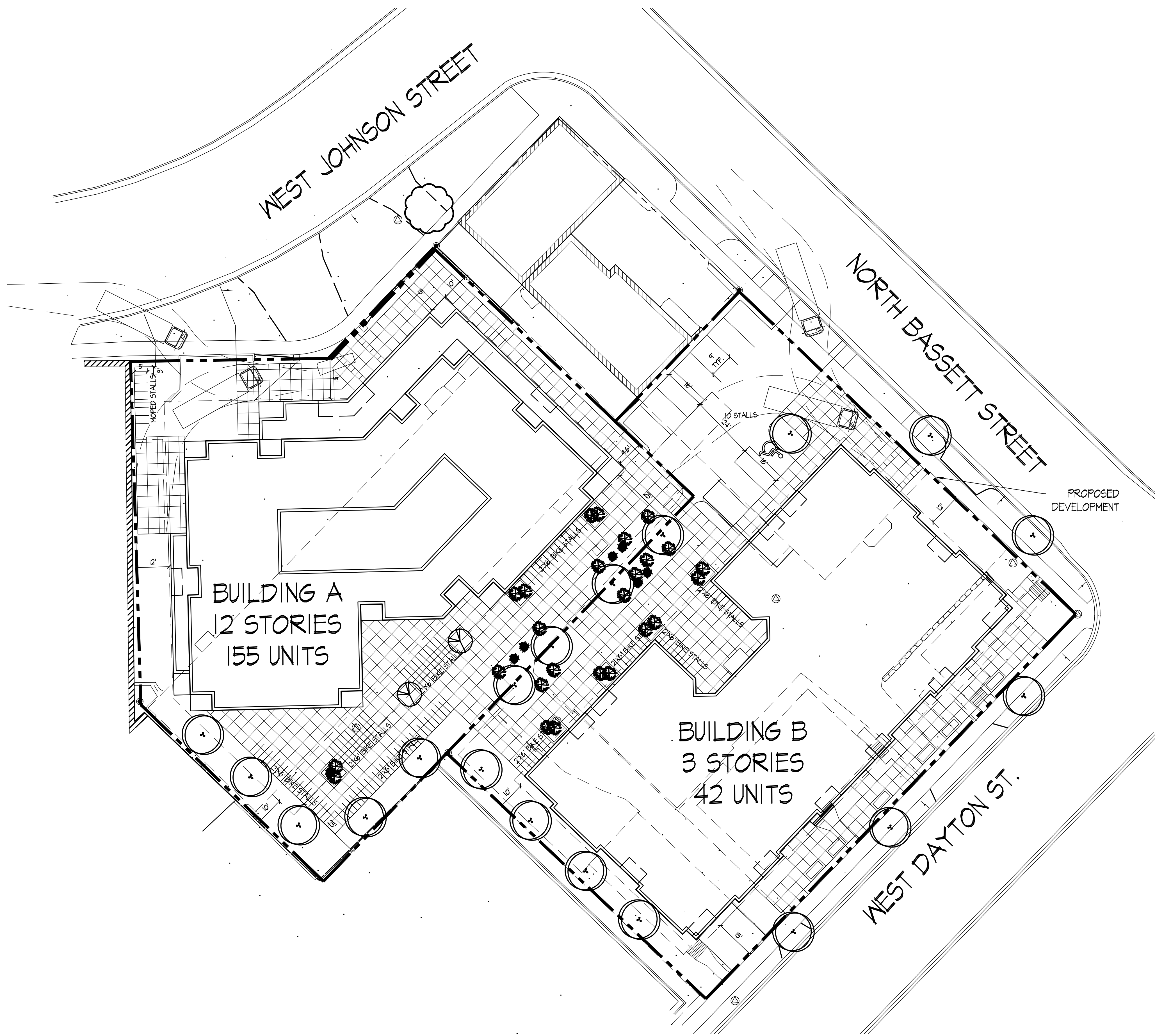
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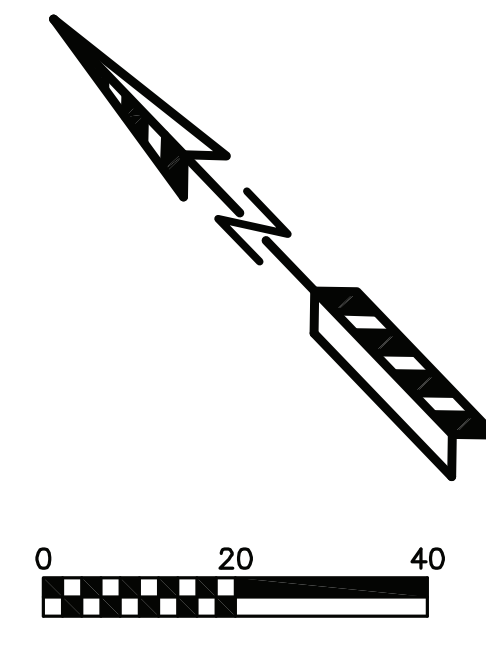
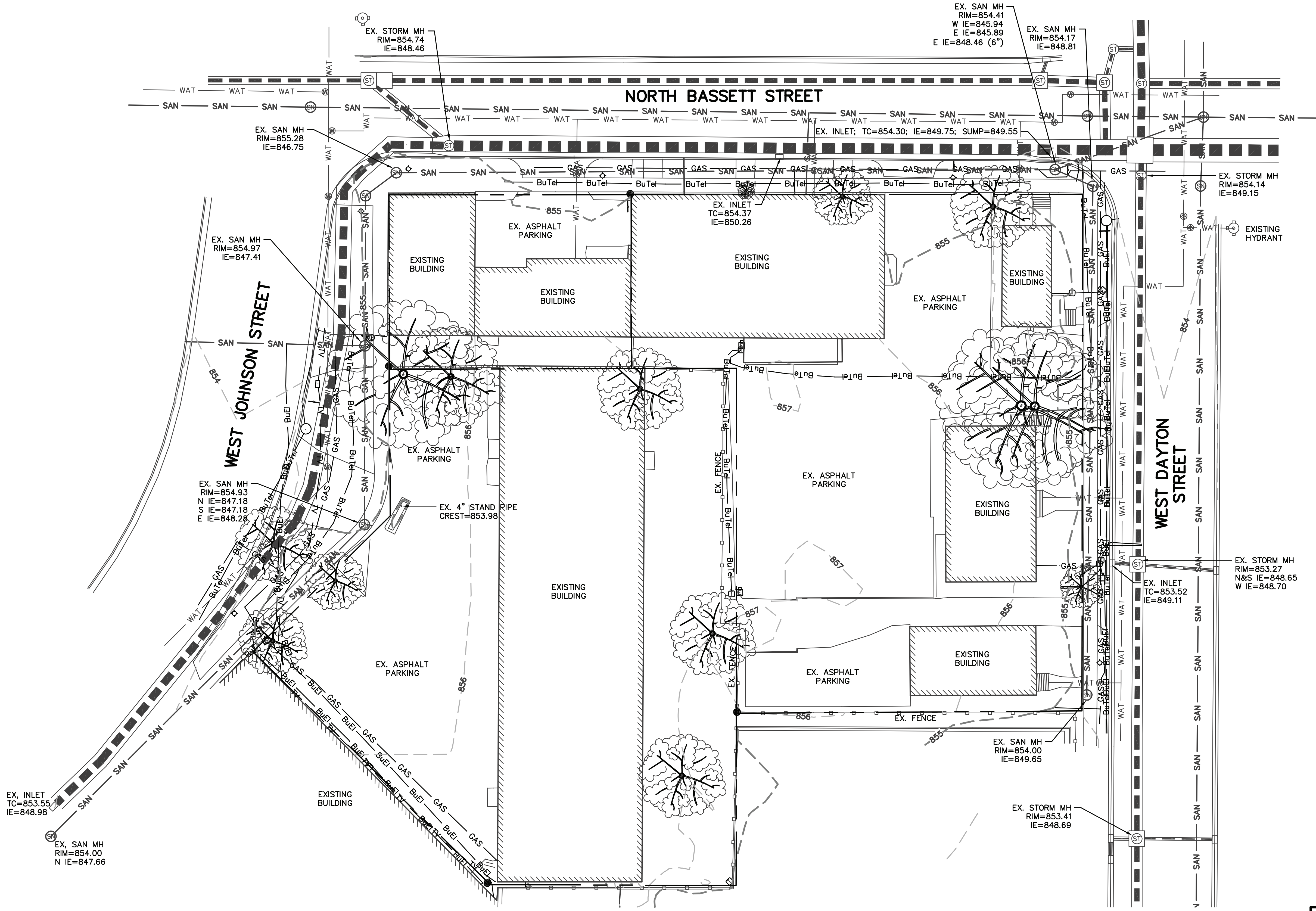
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SITE INDEX SHEET	
SITE	SITE PLAN
C-1.1	EXISTING SITE PLAN
C-2.1	CONCEPT GRADING & STORMWATER MANAGEMENT PLAN
C-2.2	CONCEPT UTILITY PLAN
C-2.3	CONCEPT UTILITY PLAN
C-4.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0A	BASEMENT PLAN - BUILDING A
A-1.1A	FIRST FLOOR PLAN - BUILDING A
A-1.2A	SECOND & THIRD FLOOR PLAN - BUILDING A
A-1.3A	FOURTH TO TWELFTH FLOOR PLAN - BUILDING A
A-1.0B	BASEMENT PLAN - BUILDING B
A-1.1B	FIRST FLOOR PLAN - BUILDING B
A-1.2B	SECOND & THIRD FLOOR PLAN - BUILDING B
A-2.0	PERSPECTIVE

SITE A DEVELOPMENT STATISTICS	
LOT AREA	57,784 S.F./1.3 ACRES
DWELLING UNITS	197 DU.
LOT AREA/D.U.	293 S.F./D.U.
DENSITY	15.5 UNITS/ACRE
BUILDING HEIGHT	12 STORIES & 3 STORIES
FAR	3.29
SURFACE VEHICLE PKG	10 (INCL. 1 ACCESSIBLE)
LOADING DOCK	2 PROVIDED (2 REQUIRED)
BIKE & MOPED PARKING - (WILL BE PROVIDED AS REQUIRED BY THE CITY)	
BUILDING A-12 STORIES	
GROSS FLOOR AREA	148,921 S.F. (excluding underground parking)
UNIT MIX	
EFFICIENCY	20
ONE BEDROOM	17
TWO BEDROOM	48
THREE BEDROOM	54
FOUR BEDROOM	11
TOTAL	155
VEHICLE PARKING	
UNDERGROUND	45 (INCL. 1 ACCESSIBLE)
BIKE & MOPED PARKING - WILL BE PROVIDED AS REQUIRED BY THE CITY	
BUILDING B-3 STORIES	
GROSS FLOOR AREA	41,440 S.F. (excluding underground parking)
UNIT MIX	
EFFICIENCY	4
ONE BEDROOM	2
TWO BEDROOM	16
THREE BEDROOM	15
TOTAL	42
VEHICLE PARKING	
UNDERGROUND	41 (INCL. 1 ACCESSIBLE)
BIKE & MOPED PARKING - WILL BE PROVIDED AS REQUIRED BY THE CITY	

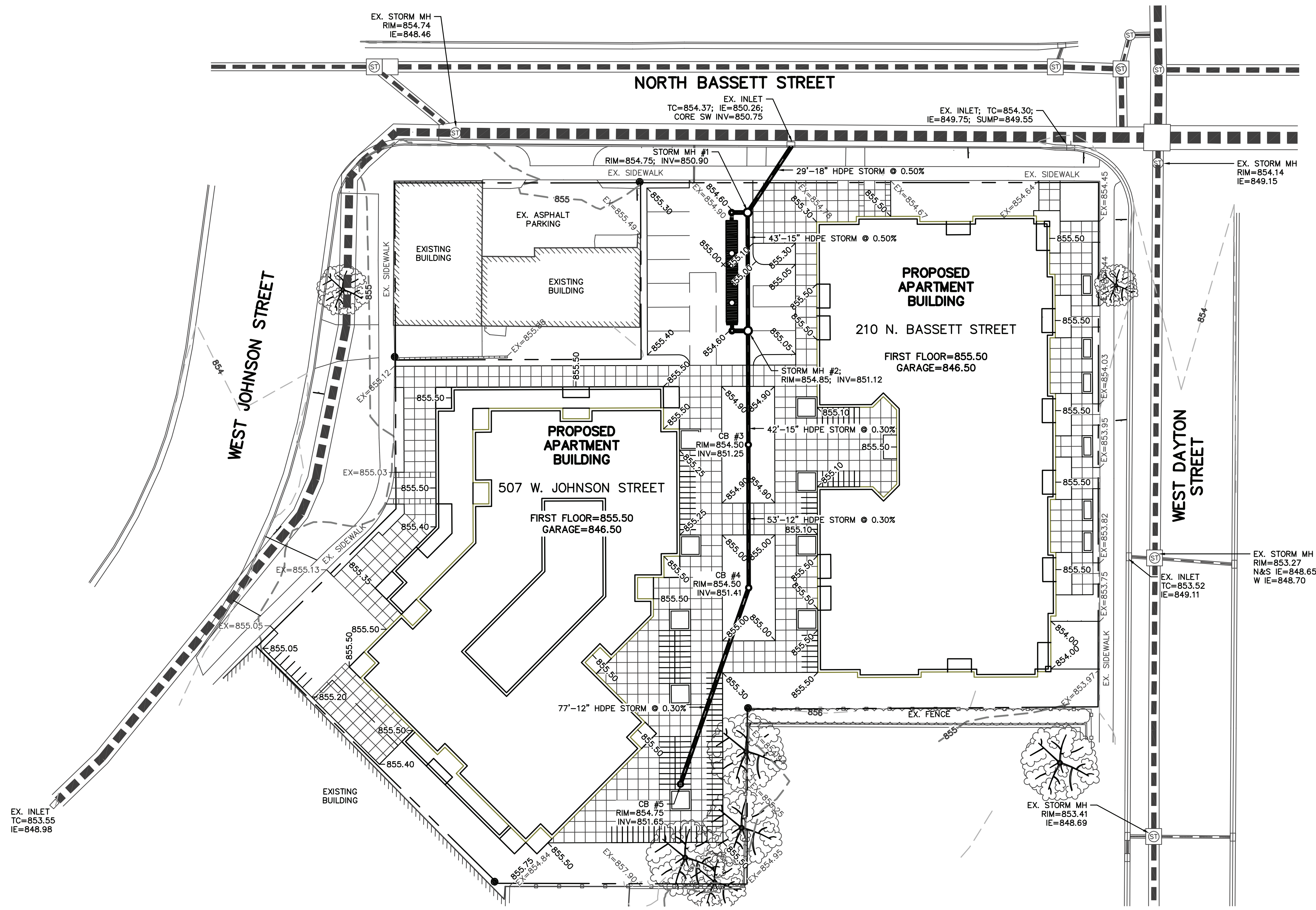




210 N. BASSETT ST. / 507 W. JOHNSON ST.
 EXISTING SITE PLAN
 PAGE: 1 OF 3
 DATED: SEPTEMBER 20, 2011

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

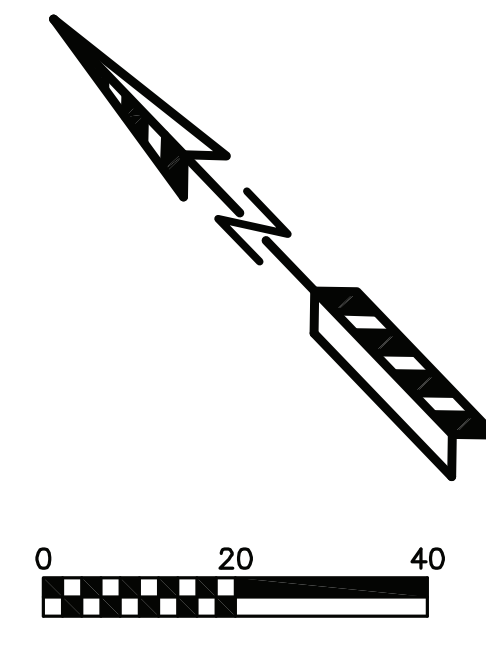
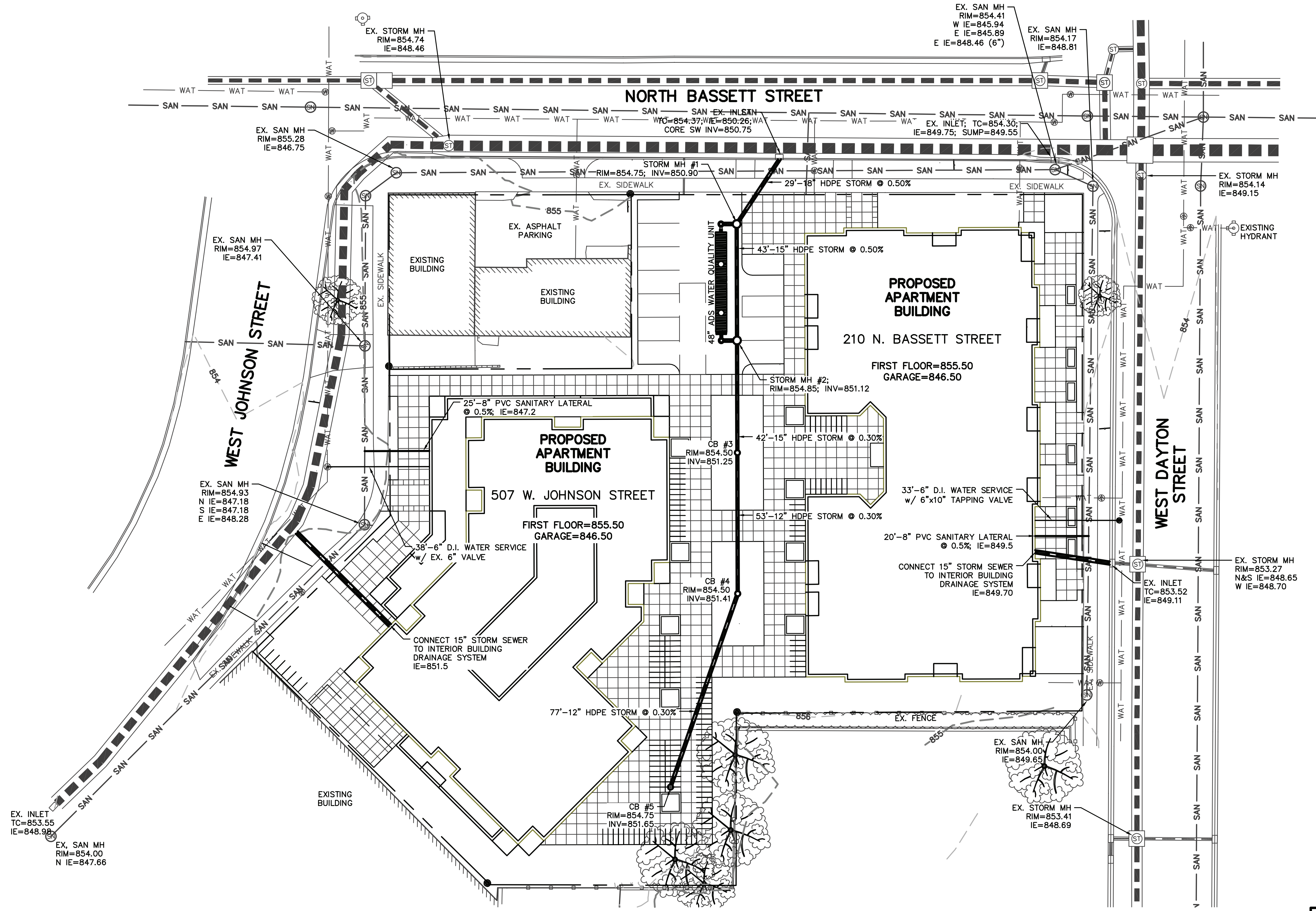
www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



210 N. BASSETT ST. / 507 W. JOHNSON ST.
CONCEPT GRADING & STORMWATER MANAGEMENT PLAN
PAGE: 2 OF 3
DATED: SEPTEMBER 20, 2011



www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



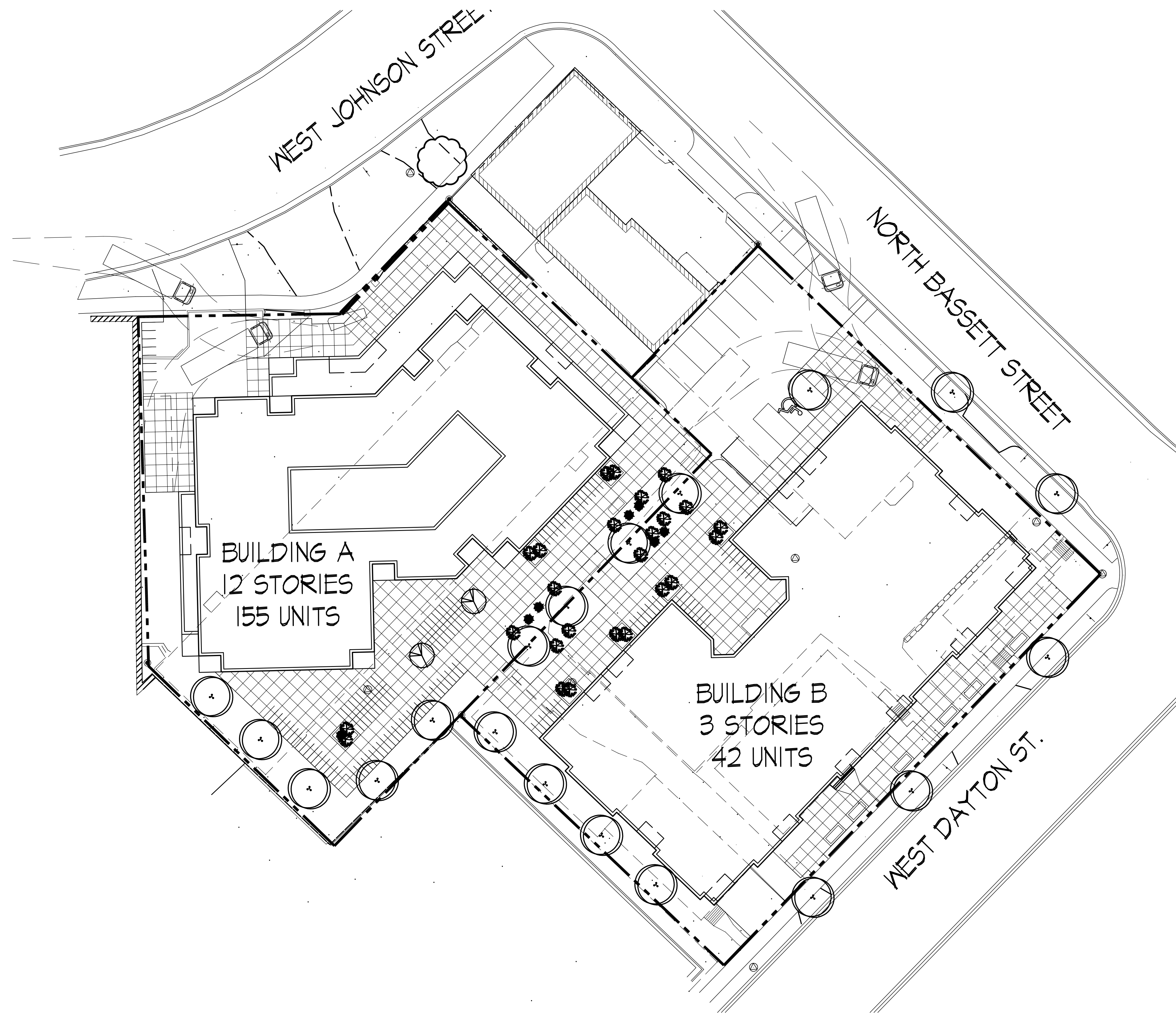
210 N. BASSETT ST. / 507 W. JOHNSON ST.
CONCEPT UTILITY PLAN
PAGE: 3 OF 3
DATED: SEPTEMBER 20, 2011



4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Consultant

Notes



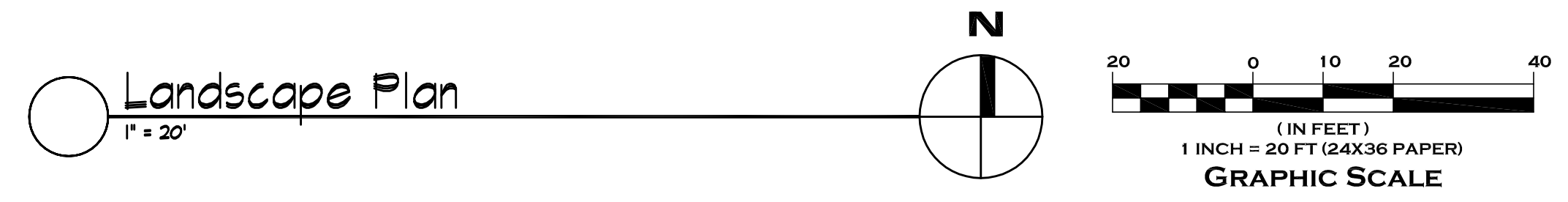
Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
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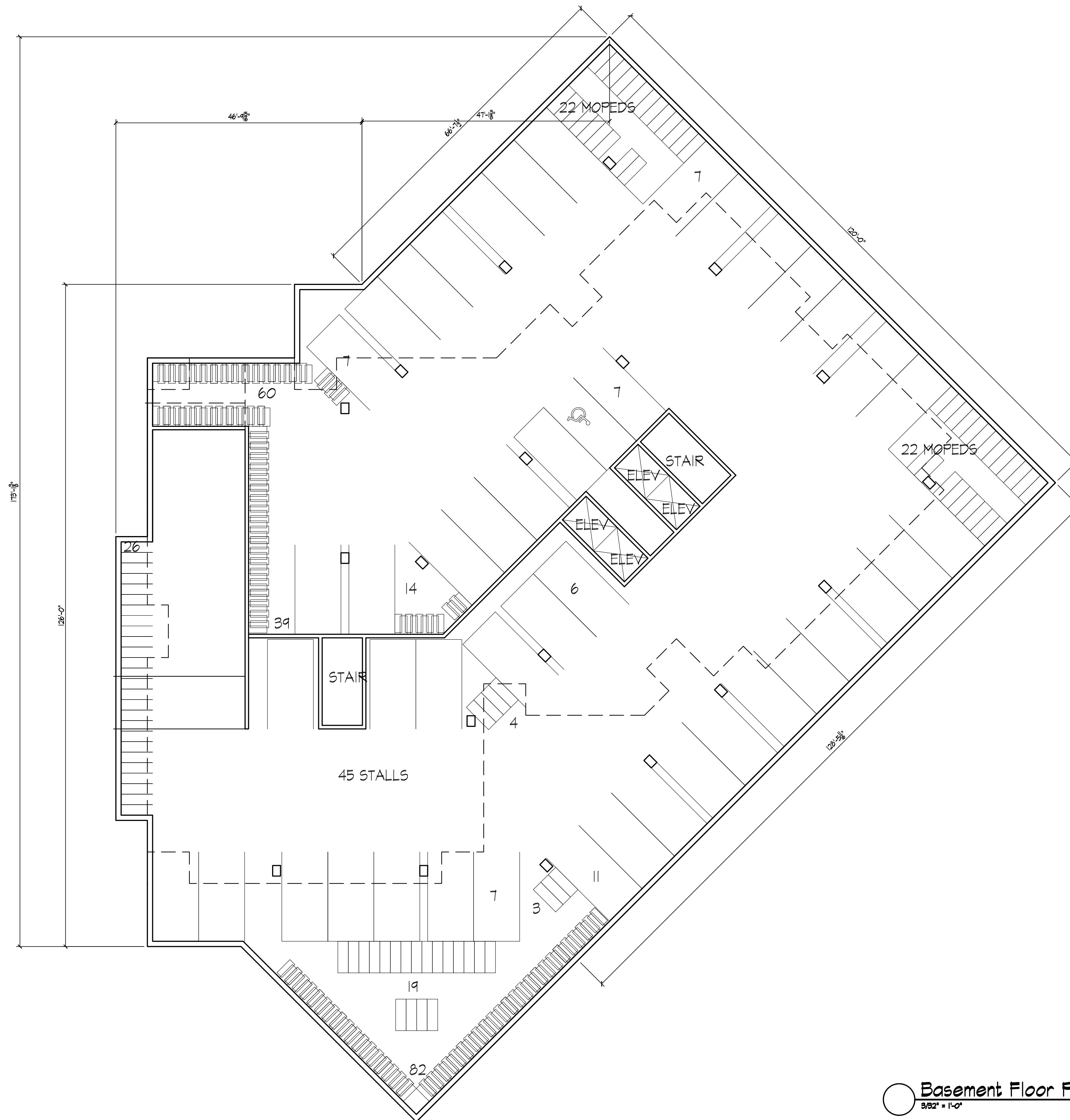
Project Title
210 N. Bassett Street
507 W. Johnson Street
 Madison, WI 53562

Drawing Title
Landscape Plan

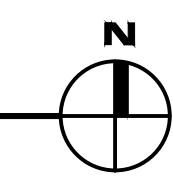
Project No. **1041** Drawing No. **C-4.1**

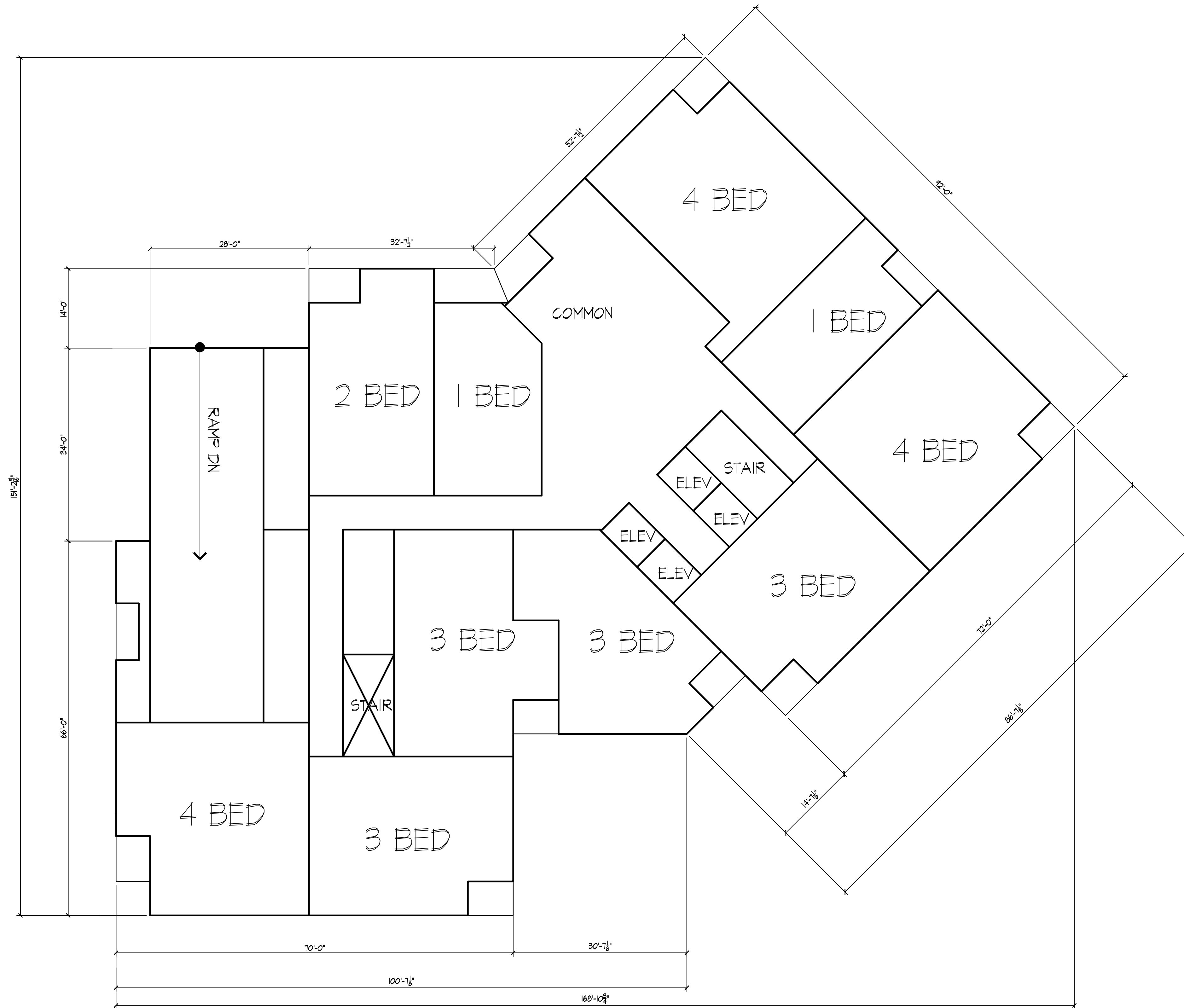


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Basement Floor Plan
3/82" = 1'-0"





Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

First Floor Plan

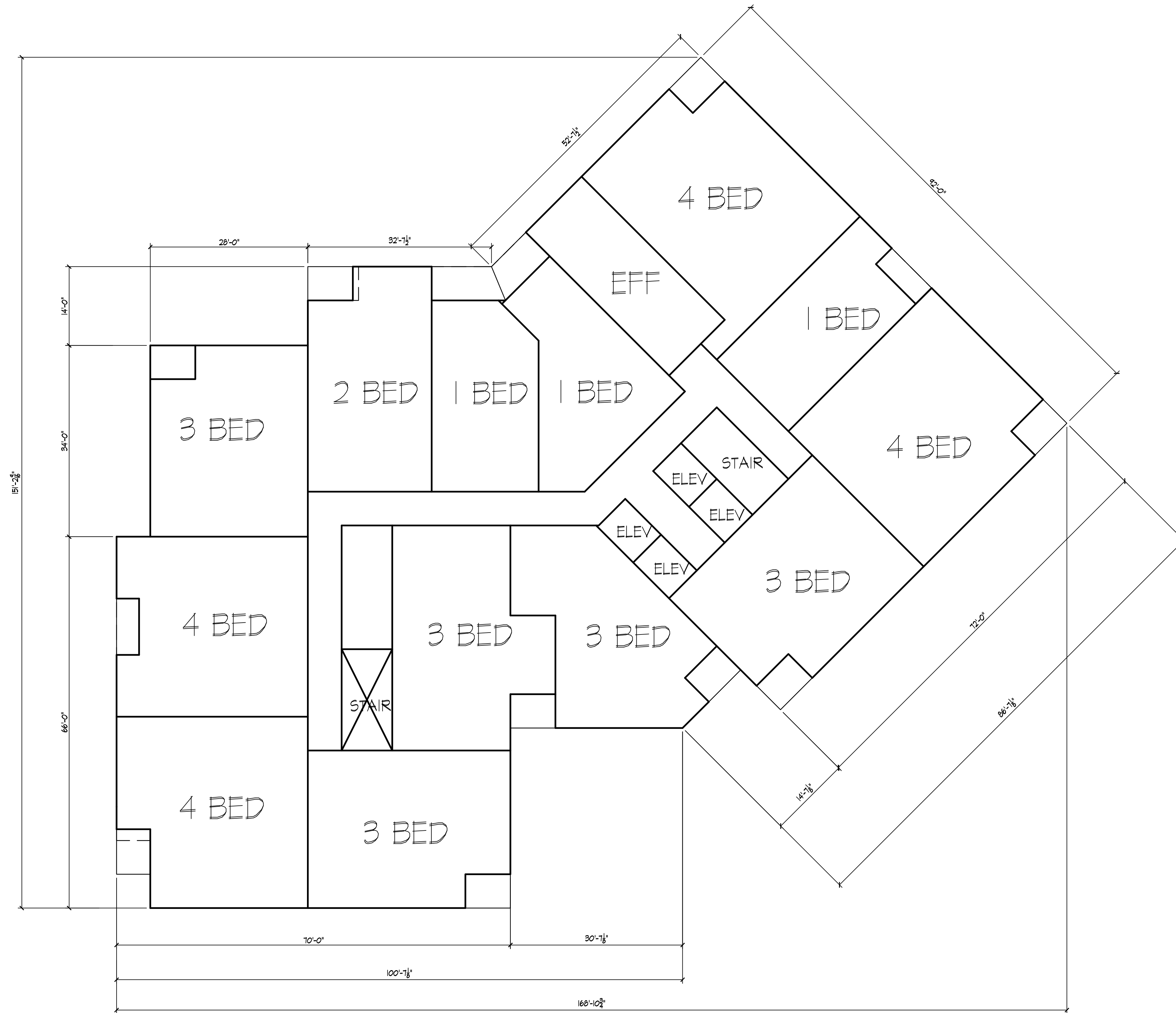
Project No.

1041

Drawing No.

A-1.1A





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- UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

**Second & Third
Floor Plan**

Project No.

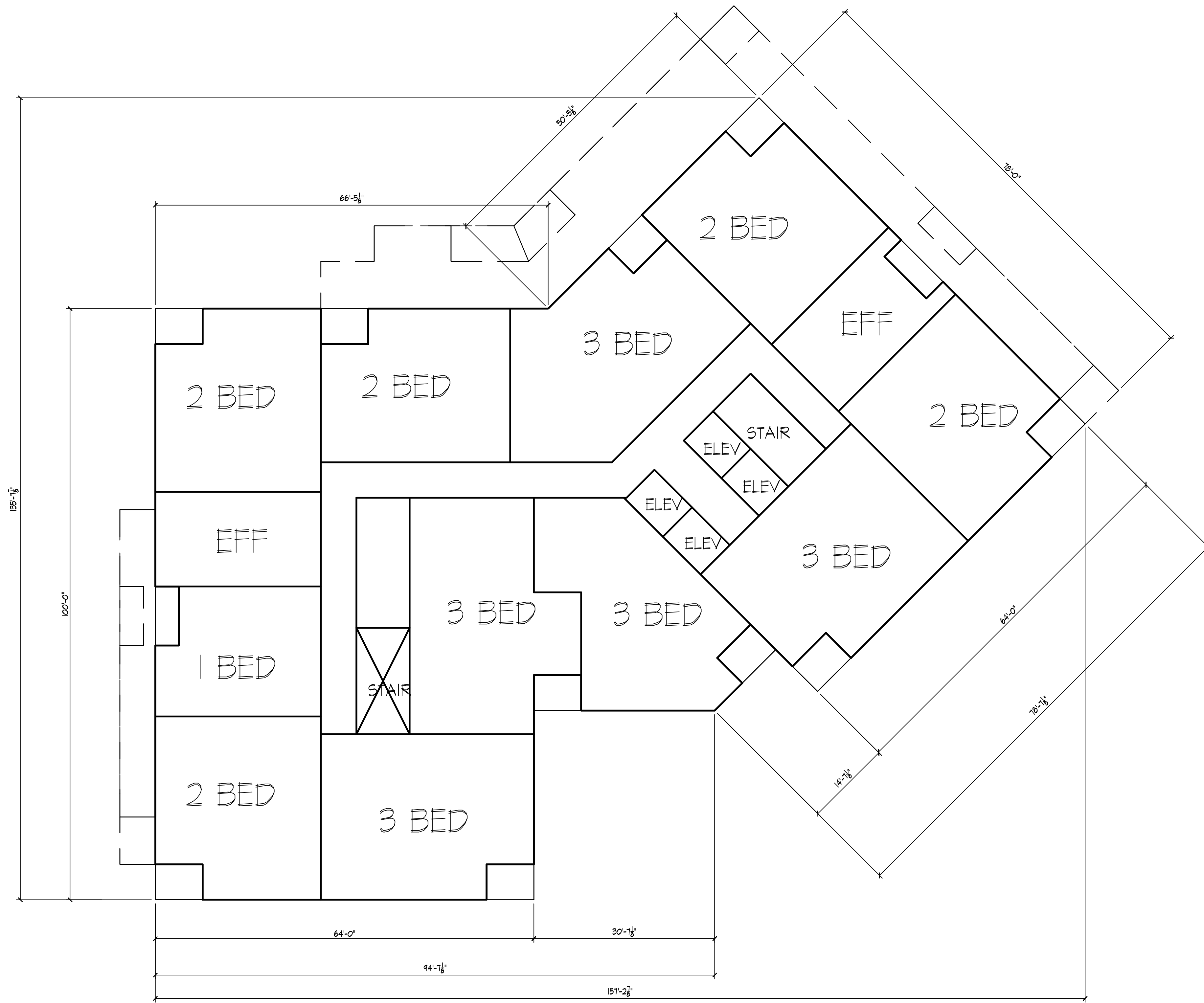
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Drawing No.

A-1.2A

Second & Third Floor Plan
3/32" = 1'-0"





Revisions

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- UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

Fourth to Twelfth
Floor Plan

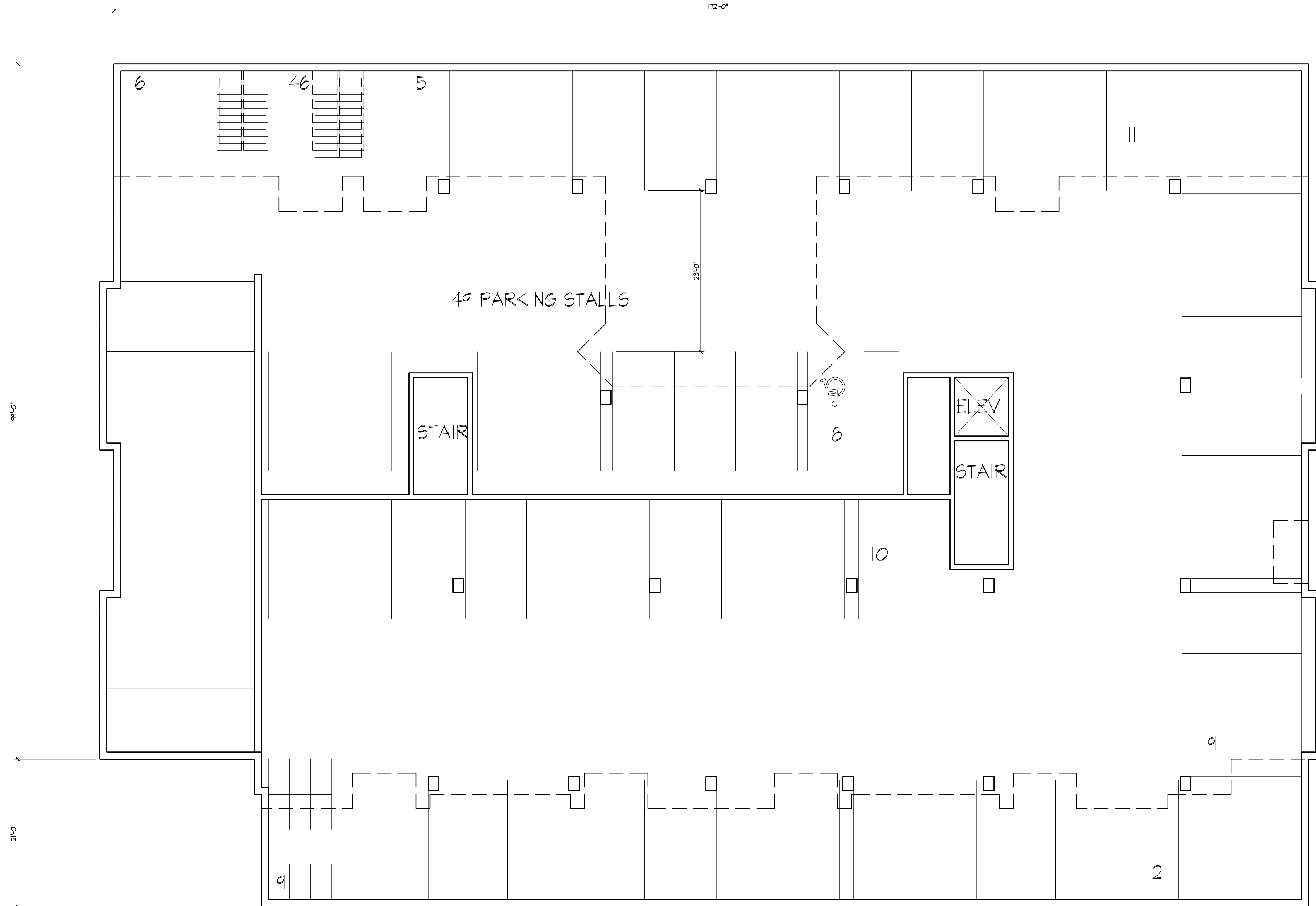
Project No.

1041

Drawing No.

A-1.3A





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- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

Basement Floor Plan

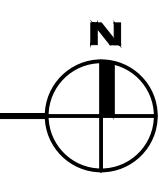
Project No.

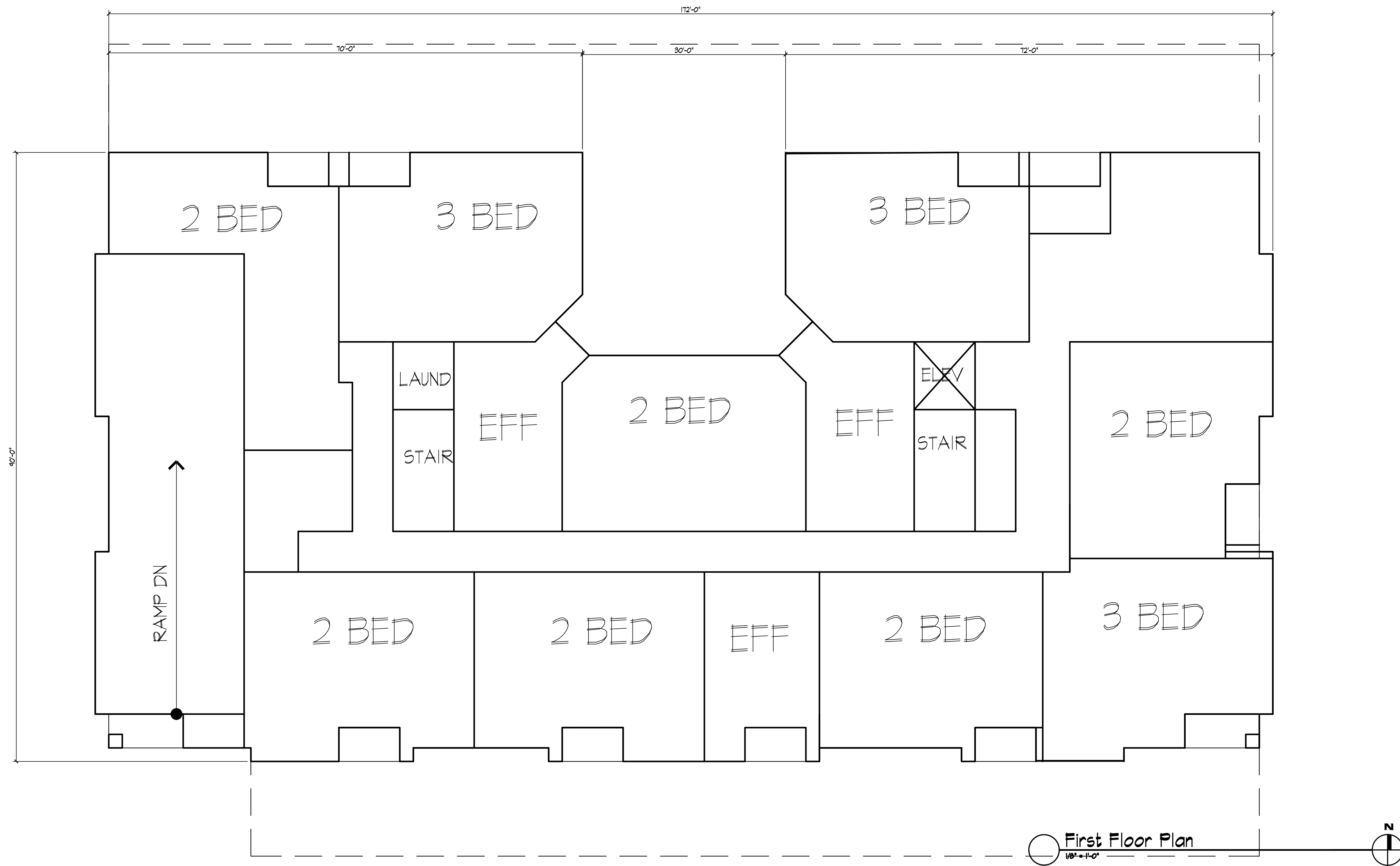
1041

Drawing No.

A-1.0B

Basement Floor Plan
1/8" = 1'-0"





Revisions

- Neighborhood Meeting - November 22, 2010
- UDC Informational Submittal - December 8, 2010
- UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

First Floor Plan

Project No.

1041

Drawing No.

A-1.B



Revisions

Neighborhood Meeting - November 22, 2010
UDC Informational Submittal - December 8, 2010
UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

Second and Third
Floor Plan

Project No.

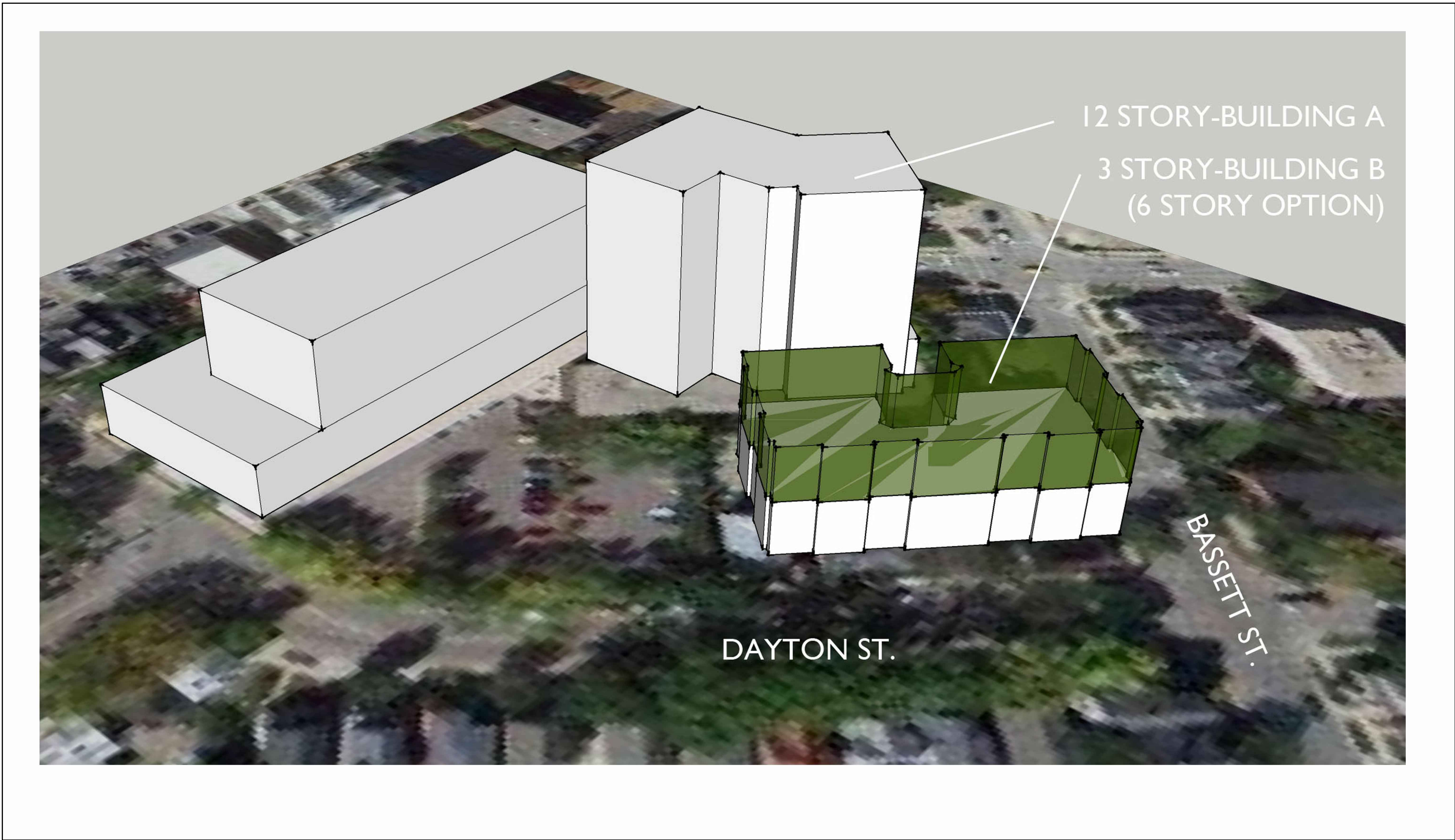
1041

Drawing No.

A-1.2B

Second and Third Floor Plan
1/8" = 1'-0"





Revisions

Neighborhood Meeting - November 22, 2010
UDC Informational Submittal - December 8, 2010
UDC GDP Submittal - September 23, 2011

Project Title

210 N. Bassett Street
507 W. Johnson Street
Madison, WI 53562

Drawing Title

PERSPECTIVE

Project No.

1041

Drawing No.

A-2.0

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