

PLANNING UNIT REPORT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
March 29, 2005

**ZONING MAP AMENDMENT, I.D. 00228 LOCATED AT 716 and 801 WEST DAYTON STREET:**

1. Requested Action: Approval to rezone property from R6, M1, and C (Conservancy) to PUD(GDP-SIP), Planned Unit Development-Specific Implementation Plan District to allow for the demolition of the existing 980-bed Ogg Hall and the relocation, expansion and reconstruction UW-Madison Recreational Open Space located at 716 West Dayton Street, and also the construction of a new six-story, 600-bed residence hall located on a vacant parcel currently used for recreational purposes at 801 West Dayton Street.
2. Applicable Regulations: Section 28.04(22) provides the regulations and standards for demolition permits. Section 28.07(6) provides the framework and guidelines for Planned Unit Development districts. Section 28.12(10) provides the procedure for zoning map amendments.
3. Report Drafted By: Peter Olson, Planner II.

**GENERAL INFORMATION:**

1. Applicant: University of Wisconsin-Madison, by Gary Brown, Facilities, Planning and Management. 8516 Warf Building, 610 Walnut Street, Madison WI 53705.
2. Status of Applicants: Property owner.
3. Development Schedule: The applicant expects to commence construction of the new residence hall in the spring of 2006. Completion of this facility is expected for occupancy by August 2007. The demolition of existing Ogg Hall will commence in summer 2007 with completion of the redeveloped open space on that site by fall 2008.
4. Parcel Location: The existing Ogg Hall dormitory is located at 716 West Dayton Street. The redeveloped open space will occupy the Dayton Street frontage between North Lake Street and North Park Street, including the Murray Mall. The new dormitory will be constructed in the 800 Block of West Dayton Street, between existing North Murray Street and North Park Street. It should be noted that the street address of the existing recreational open space on the south side of West Dayton Street carries an address of 801 West Dayton Street. The proposed dormitory, as noted in the University's documentation, will carry an address of 835 West Dayton Street.
5. Parcel Size: The existing Ogg Hall site and its adjacent open space occupies approximately 2.18 acres. The proposed development site on the south side of West Dayton Street contains approximately 1.95 acres.

6. Existing Zoning: The existing residence hall site, located along the north side of West Dayton Street, which includes Ogg Hall and recreational open space, is zoned R6 – General Residence District. The northern two-thirds of the proposed dormitory site, located along the south side of West Dayton Street, is currently zoned C(Conservancy). The southerly one-third of this site is currently zoned M1, Limited Manufacturing District.
7. Existing Land Use: University of Wisconsin-Madison residence hall and recreational open space.
8. Proposed Land Use: The existing 980-bed Ogg Hall will be demolished and this property will be replaced by recreational open space for UW-Madison dormitory residents. The existing recreational open space parcel, located on the south side of West Dayton Street will be improved with a new six-story, 600-bed residence hall.
9. Surrounding Land Use and Zoning: Subject property is located in the southeast campus area, surrounded primarily by the UW-Madison campus, including offices and classrooms, dormitories, recreational facilities and athletic facilities. In addition, private apartments and offices are located south of the Wisconsin & Southern Railroad right-of-way. The surrounding area is predominately zoned R5, R6, M1, C3 and PUD(SIP).
10. Adopted Land Use Plan: SI-Special Institutional.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

### **PUBLIC UTILITIES AND SERVICES:**

This property is served by a full range of urban services.

### **ANALYSIS AND EVALUATION:**

#### **Background**

The applicant, UW-Madison, is applying to rezone property from R6 General Residence District, M1 Limited Manufacturing District, and C (Conservancy) to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District, to allow for the demolition of the existing 980-bed Ogg Hall, the relocation of outdoor recreational open space to the former Ogg Hall site, and the construction of a new six-story 600-bed residence hall, all located in the 700 and 800 Blocks of West Dayton Street. The University has been considering upgrading the existing Ogg Hall dormitory, originally constructed in 1963, however the expense of rehabilitating this existing structure is approximately the same as the demolition and replacement of this 40-year old building. After serious consideration, university officials have decided to demolish the existing 980-bed Ogg Hall facility and replace this dormitory space with two new residence halls. The first facility was approved in mid-2004 on a site at 35 North Park Street. That new facility is currently under construction and is expected to be completed for August 2006 occupancy. The proposed new facility, located at 835 West Dayton Street, which is part of this application, should be ready for occupancy by August 2007. Once these new replacement dormitories are complete, the existing Ogg Hall facility will be demolished. The lands located

along the north side of the West Dayton Street corridor will then be redeveloped, and the lost recreational open space will be replaced by the proposed development.

### **Existing Site Conditions**

The proposed residence hall site is relatively level and currently consists of grass recreational fields and two sand volleyball courts. This property contains approximately 1.95 acres. All existing buildings which had been located on this property were removed in the late 1980s and early 1990s and the northerly two-thirds of this property was rezoned to C(Conservancy) at that time. The southerly one-third of this recreational open space site maintains its previous M1 zoning classification.

The existing Ogg Hall site along the north side of the West Dayton Street corridor contains the 980-bed twin Ogg Hall towers, a small surface parking lot and an existing recreational open space. The north half of that block is occupied by Sallery Hall and Gordon Commons. Those facilities will remain unchanged. The southerly half of the north side of the 700 and 800 blocks of West Dayton Street will be redeveloped into active outdoor play areas, including two basketball courts, two sand volleyball courts, and a soccer field. An extension of Murray Mall will be constructed through the center of this block. The soccer field will be constructed with engineered soils which will allow its temporary use as a motor vehicle parking facility during dormitory resident move-in and move-out periods. A small service entrance and parking facility serving Sallery Hall will remain unchanged at the northeast corner of West Dayton and North Park Streets and a similar facility serving Gordon Commons will remain at the northwest corner of West Dayton and North Lake Streets.

### **Proposed Development**

A new six-story, 600-bed residence hall will be constructed on the current 1.95 acre recreational open space facility. The proposed structure will be in a general H-shape, the first floor of the northerly wing will accommodate open bicycle parking, and the main residence hall entry vestibule, lobby, study areas, and laundry facility. The first floor of the southern wing will contain the main student lounge, modular classrooms, study areas, offices, and a dwelling unit for the resident manager. Floors 2 through 6 will each contain three "houses" of twenty-one bedrooms each. Resident rooms will accommodate 2 beds each. One bedroom in each house will be reserved for the House Fellow. Each floor will be provided with a common lounge, kitchen area, and study rooms.

Site amenities include the main entrance walkways, open grass quiet recreational space, and appropriate landscaping. Required storm water infiltration will be provided between the northerly and southerly building wings on the westerly side of the proposed structure. A service driveway and delivery area with a small staff parking lot will be provided along the south side of the subject property, adjacent to the existing MG&E electric substation, located to the south of the subject property. Exterior details will include split-face block, pre-cast concrete panels in differing textures, stone, and anodized aluminum trim. (See attached building and site plans.)

The redevelopment of the existing Ogg Hall site will include the removal of the existing dormitory, a thirty-six stall parking facility, hard surface areas and a small lawn area. Property, containing approximately 2.18 acres, will be redeveloped for active outdoor play, including two basketball courts, two sand volleyball courts, and an enlarged lawn play area containing a soccer

field. As previously discussed, this soccer field will be constructed to allow surface parking during the fall move-in and spring move-out periods for dormitory residents. Two small parking facilities permitting service access to the existing Sallery Hall and Gordon Commons buildings will remain. An enhancement of the proposed Murray Mall along the former North Murray Street corridor will be constructed as part of this redevelopment (see attached site plans).

The demolition of the existing Ogg Hall facility, the construction of a replacement residence hall located at 35 North Park Street, and the proposed dormitory to be located at 835 West Dayton Street, will allow for the redevelopment and enhancement of existing recreational open space in the southeast dormitory areas. Construction of new residence hall space providing state-of-the-art facilities and amenities for first and second year students should be an asset for the southeast campus area.

### **URBAN DESIGN COMMISSION REVIEW:**

The Urban Design Commission, at their March 2, 2005 meeting, recommended initial approval of the proposed development. The applicants previously met with the Urban Design Commission on February 2, 2005 and have continued to meet with dormitory residents, city staff and the Joint Southeast Campus Area Committee to make refinements to this development proposal. Improvements made are itemized in the March 2, 2005 Urban Design Commission report (see attached document). Urban Design Commission rankings generally ranged from Fair to Excellent. This proposal will be returning the Urban Design Commission for final approval in the near future. The Joint Southeast Campus Area Committee has also recommended approval of the project.

### **CONCLUSION:**

The proposed development relocates existing UW-Madison dormitory rooms from the 40-year old Ogg Hall facility to two new residence halls located at 35 North Park Street and 835 West Dayton Street. The replacement of these older dormitory rooms with new state-of-the-art facilities should be an asset to the university and its students. Demolition of the existing Ogg Hall facility and the relocation and reconstruction of outdoor recreational facilities on that site should also provide significant enhancement and recreational opportunities for students living in the southeast campus area. Proposed redevelopment will also allow campus officials to construct another component of proposed Murray Mall corridor.

### **RECOMMENDATIONS:**

The Planning Unit recommends that the Plan Commission forward Ordinance I.D. 00228 to rezone 716 and 801 West Dayton Street from R6 General Residence District, M1 Limited Manufacturing District, and C (Conservancy) to PUD(GDP-SIP) Planned Unit Development – Specific Implementation Plan District to allow for the demolition of the existing 980-bed Ogg Hall facility, the construction of a new six-story 600 bed residence facility and the relocation and reconstruction of outdoor recreational open space to the Common Council with a favorable recommendation subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. No construction or demolition activity shall commence until the PUD is recorded.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 31, 2005

**To:** Bill Roberts, Planner III  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 716 & 801 W Dayton St

**Present Zoning District:** M-1, C & R-6

**Proposed Use:** Demolish Ogg Hall, Expand Recreational Open Space & build 600 bed Residence Hall and 1 two bedroom unit to accommodate onsite housing staff. Maximum residents will be 617 individuals.

**Requested Zoning District:** PUD(GDP-SIP)

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).

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide a minimum of one accessible stall striped per State requirements. The stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
  - b. Show signage at the head of the stall.
  - b. Show the accessible path from the stalls to the building, including ramps, and curbs/wheel stops where required.
  
2. Lighting plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	63,600 sq. ft.	179,902.8 sq. ft.
Lot width	50'	adequate
Usable open space	42,140 sq. ft.	providing adequate recreational area
Front yard	20'	13' *
Side yards	15' each side	28' & 30'
Rear yard	30'/45% of bldg ht.(80.3' req.)	45' *
Floor area ratio	3.0 per pud text	as shown on plans (1.02)
Building height	187.2 city datum max.	6 stories + penthouse (178.5')

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	11
Accessible stalls	1	(1)
Loading	2 (10' x 35') areas	provided
Number bike parking stalls	158	200
Landscaping	Yes	As shown
Lighting	Yes	(2)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
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.

\* Since this project is being rezoned to the **PUD** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-6 district, because of the surrounding land uses.

**MINUTES**  
**JOINT SOUTHEAST CAMPUS AREA COMMITTEE**  
**Monday, January 24, 2005**  
**Room 103A, City-County Building**  
**215 Martin Luther King, Jr. Blvd.**  
**6:00 p.m.**

**I. ROLL CALL**

**Present:** Alan Fish (Acting Chair), Ald. Austin King, Sandra Torkildson, Charles Strawser, Kevin Hoag, Rob Kennedy, Tino Balio, Mark Guthier, John Chadima, Laura Gutknecht, and Ald. Michael Verveer.

**Members Excused:** Ald. Brenda Konkel, LaMarr Billups, Jeff Erlanger, Mary Berryman Agard, Mike Kinderman, Ald. Andy Heidt and Sheridan Glen.

**II. MINUTES FROM THE MEETING OF SEPTEMBER 27, 2004**

On a motion by Kennedy, seconded by Ald. King, the minutes from the meeting of September 27, 2004 were approved as presented.

**III. DAYTON STREET/PARK STREET DORMITORY PROJECT**

Following a brief presentation by Dell Wilson, lead architect for the project, on a motion by Ald. King, seconded by Torkildson, the Committee recommended approval of the project with the following recommendations:

1. The University and the City should meet to discuss and come to an agreement on improvements and enhancements to Dayton Street and the Murray Mall, and
2. The Committee expresses its preference that building mechanicals be located below grade and that first floor social and common space for building residents be maximized, and
3. That the University maximize landscaping at the north elevation of the north wing by the bicycle/moped parking area and seek ways to improve the appearance of this corner, while assuring that adequate visibility is maintained to address security concerns related to this space.

**IV. CAMPUS MASTER PLAN UPDATE**

Gary Brown noted a series of upcoming public meetings to seek input on the UW Master Plan. After the initial meetings, the plan recommendations will be revised with the development of design guidelines over the summer. The entire plan will come back in the fall for further review and campus approval.

**AGENDA # V.B.**

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> March 16, 2005	
<b>TITLE:</b> 835 West Dayton Street - PUD(GDP-SIP), Dayton Street Residence Hall	<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> March 16, 2005	<b>ID NUMBER:</b>	

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Members present were: Paul Wagner, Chair; Todd Barnett, Michael Barrett, Lisa Geer, Lou Host-Jablonski, and Ald. Steve Holtzman.

**SUMMARY:**

At its meeting of March 16, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for the Dayton Street Residence Hall, located at 835 West Dayton Street. Appearing on behalf of the project was Peter L. Schaudt of Landscape Architecture, David Hoffman and Scott Cyphers, of Booth Hansen, and Del Wilson of Uihlein Wilson Architects, and Paul Evans from UW-Madison University Housing. Registered in opposition was William Patterson, who later spoke in support. The revised plans as presented featured the following:

- The addition of the pedestrian entry extending out onto the Park Street right-of-way which features entry pylons and lighted steps.
- Reduced fire access lane from 26' to 20', combined with the enhancement of the area in general as a plaza with more landscape plantings.
- Reduced height of the pylons adjoining the stairs in response to security concerns.
- A redesigned bus stop pad area, added planters, low plantings and additional trees, seating, and trash receptacles.
- Added low height stone screen walls to better define the bicycle parking area.
- Added stone base to columns to better relate the west façade of the building and entry pylons at the staired entry to the building. Upgraded paving patterns to improve plaza appearance.
- Doubled the size of the stair tower windows to better animate student traffic within the residential hall.
- Added reveals and articulation to the pre-cast portion of the west façade in response to the Commission's concerns about blank appearance of the pre-cast portions of the west façade.
- Added windows to the corner rooms to increase window area on the west façade and improving building scale issues and "eyes on the street."

Following the presentation, William Patterson, representing the Capitol Neighborhoods, spoke in support of the project, noting the association's previous opposition to the project and now support, based on an improved design.



**ACTION:**

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **GRANTED FINAL APPROVAL** of the project. The motion was passed on a unanimous vote of (6-0).

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 6, 6.5, 7, 7.5, 7.5 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 835 West Dayton Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	8	7	7	7	-	10	8	7
	7.5	7.5	-	-	-	-	-	7.5
	6	6	6	6	6	6	6	6
	7	6	5	6	-	7	7	6.5
	8.5	8	7	8	-	7	7	7.5
	8	8	8	8	-	8	8	8
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Vast improvement! Enlarging the stairwell windows plus the addition of room windows at the ends truly enlivens the building.
- Significantly improved. Small changes, such as adding small windows and adjustments in façade texture and color will make a big difference.
- Has improved, but wish it could be even better architecture.
- Appreciate the tree protection plan and the safety improvements at the stairs, where as the simplistic landscape design using monocultures reflect the architecture it does not lend itself for seasonal interest and variation within the landscape. Monoculture planting massings is more of a detail stylized design approach. Also appreciate the reduced firelane.

**AGENDA # V.A.**

City of Madison, Wisconsin

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**REPORT OF: URBAN DESIGN COMMISSION**

**PRESENTED:** March 2, 2005

**TITLE:** 835 West Dayton Street - PUD(GDP-SIP),  
Dayton Street Residence Hall

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** March 2, 2005

**ID NUMBER:**

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Members present were: Paul Wagner, Chair; Todd Barnett, Ald. Steve Holtzman, Michael Barrett, Lisa Geer, Robert March, and Lou Host-Jablonski

**SUMMARY:**

At its meeting of March 2, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the demolition of "Ogg Hall" to construct outdoor athletic fields and the "Dayton Street Residence Hall" as a PUD(GDP-SIP) on property located at 835 West Dayton Street. Appearing on behalf of the project was Steve Wallenstein and Del Wilson of Uihlein Wilson Architects, Peter Schaudt of Landscape Architecture, Inc., Paul Evans with University Housing and Maura Donnelly with the University of Wisconsin System Administration. Staff noted to the Commission that it had met with the development team from the project to discuss issues raised at the February 2, 2005 meeting and made several suggestions regarding modifications to the plans to meet the objectives of the Park Street Corridor-Main Street for the Southside Urban Design guidelines. The plans as presented were modified in an attempt to address concerns as follows:

- A new pedestrian entry had been added off of the property's Park Street frontage featuring stairs in combination with stone gate pylons on each side providing connectivity to the public sidewalk and main first floor entry to the building as well as the building's Park Street frontage. A previously proposed 26' wide fire lane had been reduced to 20' in width to provide for the addition of a sloped planter with ground cover and canopy as well as a canopy tree surrounded by a bench seating area adjacent to an existing bus stop.
- The stone walls on both sides of the stair would be internally lit.
- An adjoining bike storage area also features similar stone wall elements as provided adjacent to the stair to provide for additional screening.
- The combined stairway entry aligns with an enhanced pedestrian entry corridor to connect the main entrance to the building.
- The end elevation of the building abutting Park Street features enlarged windows for stairwells on the end elevation on the Park Street façade in order to provide for enhancement of the building façade.
- Consideration for re-orientation and relocation of the various elements of the building as designed were limited based on the underlying design's objectives to accommodate a balance between cost, day lighting, and energy consumption.

Following the presentation, the Commission expressed concerns on the following:

- Concerns were expressed with the height of the entry wall pylons adjacent to the stair connection to Park Street in regards to security for student residents in addition to the ability of proposed lighting levels to mitigate the circumstances.
- The Park Street end elevation is still an issue with the lack of windows. The large stair tower windows help, but do not provide significant relief to the blank appearance of the building façade. Consider adding relief features to resolve blank appearance.
- There is still problem with the starkness of the Park Street elevation and lack of windows, which requires further address.
- Consider adding a covering across the pylon pillars adjacent to the entry stair off of Park Street to provide protection from the weather and act as an alternative bus stop or an entry feature. Check with the State of Wisconsin Transportation Services for a potential funding source.

**ACTION:**

On a motion by March, seconded by Ald. Holtzman, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the project. The motion was passed on a vote of (6-0-1) with Host-Jablonski abstaining.

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 5, 6, 6.5, 6.5, 7, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 835 West Dayton Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	5	6	7	-	7	5	5
	7	6	6	-	-	8	7	7
	-	7	6	-	-	-	6.5	6.5
	8	7	8	8	-	9	8	8
	-	-	-	-	-	-	-	8
	7	6	6	6	-	7	7	6.5
	6	5	6	-	-	6	6	6
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

**General Comments:**

- Okay overall design but just OK. The east and west ends are stark – almost prison-like. Pedestrian and bike amenities – especially covered bike parking – are great!
- Great approach to providing quality of life for students.
- Improved. However, windows are needed at the wall above the new entry (facing Park Street) and a canopy over the entry pylons.
- Addresses Park Street much better than old design.
- Blank west walls are still stark; entry piers with lid?
- Concern about the height of the entry pillars could be a safety concern if dark shadows are cast. Larger windows in stairwell are an improvement. Decreased fire lane to reduce pavement is an asset also.
- Still concerned about stark appearance of “glass box” at end. Steps and piers at Park Street are a good addition.

**AGENDA # VII.A.**

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> February 2, 2005
<b>TITLE:</b> 835 West Dayton Street - PUD(GDP-SIP), Dayton Street Residence Hall	<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 2, 2005	<b>ID NUMBER:</b>

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Members present were: Paul Wagner, Chair; Todd Barnett, Michael Barrett, Bruce Woods, Lisa Geer, Robert March, and Lou Host-Jablonski

**SUMMARY:**

At its meeting of February 2, 2005, the Urban Design Commission **REFERRED CONSIDERATION** of the demolition of "Ogg Hall" to construct outdoor athletic fields and the construction of the "Dayton Street Residence Hall" with a PUD(GDP-SIP) on property located at 835 West Dayton Street. Appearing on behalf of the project was Steve Wellenstein, Del Wilson, Lawrence Booth and Paul Evans. The plans as presented provide for the development of a 600-bed residence hall, six stories in height, featuring two parallel/offset wings located at 835 West Dayton Street on a site currently occupied by athletic fields in combination with the demolition of existing Ogg Hall on the properties to the north to be developed as replacements for the athletic field site as part of an overall PUD(GDP-SIP). Significant elements of the plan as proposed provide for the bulk of the mass of the orientation of the building to Dayton Street's frontage rather than the Park Street. Following the presentation, on initiation of discussion on the project by the Commission, Barnett spoke favorably of the project as designed. Staff interjected that a major issue with the project as noted in pre-application conferencing and meetings with staff was the project's failure to address the "Park Street Corridor – Main Street For the Southside," Urban Design Guidelines recently approved by resolution by the Commission and the Common Council, which provides criteria for development on Park Street. Staff noted that the applicable design criteria which applies to the project as following:

- As an urban design principle: "Buildings are closer to the street to create a sense of enclosure for the public sidewalk, building setbacks provide space for amenities that enhance pedestrian activity along the street."
- In regards to site design: "Site development that places well-designed buildings close to the street will strengthen the character and spatial enclosure of the street."
- In regards to building design: "New buildings and renovation of existing buildings should enliven the public streetscape, complement the character of adjacent buildings and provide inviting entrances to pedestrians."

Staff detailed to the Commission that the location of the most northerly building wing was most problematic in its failure to address the design criteria as specified due to the lack of a designed presence and other amenities along the Park Street frontage of the site as an enhancement of the streetscape and corridor implied with the design criteria.

Following staff's comments, Barnett removed his motion to grant initial approval. In its discussions, the Commission noted the following:

- The site and building as designed lacked the necessary "eyes on the street" on both Park Street and West Dayton Street, and needed more windows.
- The westerly end elevations of the building are blank and require more attention.
- Concerns were raised with the lack of design amenities and features which would activate and provide an interface between the building and the Park Street streetscape.
- The plans require revision to provide something more with the development of the open space and the end elevations of the buildings abutting the site's Park Street frontage, such as the inclusion of windows and other openings on the end elevations and/or other design elements, as well as enhanced design amenities within and a pedestrian plaza with links to the street.
- The lack of a formal entryway facing Park Street is problematic.
- The glass/metal wall system on various building elevations doesn't complement the architecture of the remainder of the building's façade as designed.
- Reduce the length of the existing retaining wall along Park Street to introduce a stair and other design amenities to tie into an enhanced plaza to reduce the expanse of the wall.

**ACTION:**

On a motion by Host-Jablonski, seconded by Barrett, the Urban Design Commission **REFERRED** **CONSIDERATION** of the project. The motion was passed on a unanimous vote of (7-0). The referral required that the applicants redesign elements of the project to address the provisions of the "Park Street Corridor/Urban Design Guidelines," relative to the streetscape and building locations, and as referenced within the text of this report.

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 5, 6, 6, 7, 7 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 835 West Dayton Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	6	6	5	-	5	5	6
	5	5	-	-	-	5	5	5
	5	5	-	-	-	5	5	-
	6	6	6	6	-	5	9	7
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	7
	10	8	-	-	-	10	9	9
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Major problems with building/street interface at Park Street and at Dayton Street. All sides – including the ends – need windows.
- Rework per verbal comments.
- Plaza and stairs off of Park Street for feeling of entrance. Better entrances that have a special treatment.
- Replacement of parking with recreation and overflow parking is a huge improvement. Attention to infiltration overall. Bike parking under building is a great idea. Needs pedestrian connection to Park Street, maybe fire lane can become more of a plaza to activate the space and continue under the bike parking area.
- Although a good project overall, this design exhibits the limitations of modernist architecture: needs more detail, more humaneness.
- This plan has many wonderful attributes: materials, form, pattern. However, study Park/Dayton treatment.
- Splendid! But must enhance Park Street somehow.





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## 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

February 11, 2005

TO: Plan Commission

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

SUBJECT: **716 & 801 West Dayton St. – Rezoning / Demolish – M1, C & R6 to PUD  
(GDP-SIP) – 600 Bed Residence Hall & Demolish of Ogg Hall**

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 approval of this facility does not include the approval of the as proposed improvements in the street right-of-way. The applicant should remove all proposed improvements in the right-of-way on the site plan sheets or note: "All right-of-way improvements require separate approval by the Board of Public Works and Common Council for the public right-of-way changes to be requested by the developer."
2. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street.

### GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope,

vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 30'.

4. The Applicant shall provide scaled drawing at 1" = 30' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semi trailer and vehicle movements, ingress/egress easements and approaches.
5. All existing driveway approaches on West Dayton St. & Murray St. which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
6. The applicant should 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. This is a State of Wisconsin project, the applicant could note on the plan sheet or submit a letter to Traffic Engineering, City Of Madison "The parking stalls design is according to State of Wisconsin parking design standards and approved by the State of Wisconsin."
7. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
8. The Developer/Contractor shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Traffic Signal, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
9. 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: Gary Brown  
Fax: 265-3139  
Email:

DCD:DJM:dm



# CITY OF MADISON FIRE DEPARTMENT

## Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 2/8/05  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **716 & 801 W. Dayton St.**

The City of Madison Fire Department (MFD) 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. None.

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



## Madison Metro Transit System



1101 East Washington Avenue  
Madison, Wisconsin 53703  
Administrative Office: 608 266 4904  
Fax: 608 267 8778

February 8, 2005

TO: Plan Commission  
FROM: Timothy Sobota, Transit Planner, Metro Transit  
SUBJECT: **716-801 West Dayton Street – Rezoning and Demolition – Dayton Street Res. Hall**

Metro Transit 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 maintain or replace the concrete passenger boarding pad at the existing Metro bus stop on the east side of Park Street, south of Dayton Street (#0561). The concrete pad shall occupy the full distance of the terrace, measure a minimum of 6 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
2. The applicant shall install and maintain a bench or other seating amenity on the property side of the sidewalk, adjacent the concrete passenger boarding pad.
3. The applicant shall install and maintain a trash receptacle adjacent the bench or seating amenity.
4. The applicant shall maintain and protect pedestrian access to the sidewalk and this bus stop boarding area at all times during construction.
5. The applicant shall include this passenger amenity and the location of the concrete boarding pad on the final documents filed with their permit application so that Metro Transit may review and approve the design.

### **GENERAL OR STANDARD REVIEW COMMENTS**

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

6. Metro Transit operates bus service along Park Street seven days a week. Metro bus stop #0561 is on the east side of Park Street, approximately 15 feet south of Dayton Street.
7. The applicant may select the passenger amenity items given their preference of materials, color, etc. to match building or landscape elements. The applicant may contact Metro Transit to discuss any questions regarding size or exact placement requirements.
8. Metro Transit requests to sign and review final documents submitted for this project.

Please contact Tim Sobota, Metro Transit at 261-4289 or by email at <tsobota@cityofmadison.com> if you have questions regarding the above items.

Digitally signed  
by Tim Sobota  
Date: 2005.02.08  
09:15:42 -06'00'

CC: Project contact person, Gary Brown: <gbrown@fpm.wisc.edu> (email)