

PROPOSED ZONING TEXT: PUD-GDP/SIP

621 MENDOTA COURT

MADISON, WI

December 28, 2009

Legal Description: The lands subject to this planned unit development shall include those described in the following legal description:

All of lot 7 and the East ½ of lot 8, Manufacturing Company's Replat of Lots 1, 2, 3, 4, Block 3 in the City of Madison, also the North 20 feet of the South 132 feet of Lot 4, Block 3, the Original Plat of the City of Madison, Dane County, Wisconsin.

A. Statement of Purpose: This Downtown Design Zone 3 District is established to allow for the construction at 621 Mendota Court with the following program:

Total Site Area: 9,188 s.f.

Building Area:

Garden level:	3,496 s.f. (Not counted towards F.A.R.)
1 st Floor:	4,344 s.f.
2 nd Floor:	4,479 s.f.
3 rd Floor:	4,479 s.f.
4 th Floor:	4,425 s.f.
5 th Floor:	4,425 s.f.
6 th Floor:	4,425 s.f.
7 th Floor:	4,425 s.f.
8 th Floor:	<u>4,425 s.f.</u>
Total New Construction:	38,931 s.f.

Apartments: 27

Bedrooms: 103

Auto Parking: None

Bicycle Parking: 99 total stalls

Outdoor Total Site:

68 bicycle (48 of those are stacked)

9 Mopeds

Indoor Bicycle Storage Spaces: 22

B. Permitted Uses:

1. Those uses that are stated in all Residential Zoning Districts (as modified herein and by the submitted architectural and site plans).
2. Uses accessory to permitted uses as listed above.
3. The Garden Level is not counted as a story per Zoning Code as less than fifty percent (50%) of the front exterior wall is exposed above grade.

C. Lot Area: 9,188 s.f.

D. Floor Area Ratio:

1. Floor area ratios will be 3.86
2. Maximum building height shall be as limited by Design District 3 of the Madison Zoning Code; the height of the structure is identified on submitted architectural plans.

E. Yard Area Requirements: Yard areas will be provided as shown on the submitted site plan and landscape plan and as outlined in the Downtown Design District 3 Zoning Code.

F. Landscaping: Site Landscaping will be provided as shown on final approved landscape plan.

G. Accessory Off-Street Parking & Loading: Accessory off street bicycle and moped parking will be provided as shown on the site plan. A 10'x18' Off Street Loading Zone is located along the eastern edge of the property.

H. Lighting: Site Lighting is provided as shown on the submitted lighting plan. Light spill at the eastern edge of the property on to the easement is for security.

I. Signage: Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as it relates to the R6 Zoning District as approved by the Urban Design Commission and/or its Designee (Secretary)

J. Family Definition: The family definition of this PUD-GDP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District. No more than six unrelated persons can occupy a six bedroom unit.

K. Alterations and Revisions: No alteration or revision to this planned unit development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

L. Terrace Improvements: Sidewalk in the terrace shall be addressed in a Developer's Agreement. The Developer's Agreement shall be executed prior to recording the SIP. Any improvements on the public right of way shall be identified in an encroachment agreement with the City Real Estate Division.

M. Sanitary and Water: All sanitary and water lines in the public right-of-way shall be built/installed per City of Madison plans and standards.

N. Residential Parking Permits: No residential parking permits will be issued for the properties included in this PUD-GDP/SIP.

O. Management/Maintenance Plan:

1. Resident Manager will be on-site for maintenance issues and emergencies.
2. Inspection of all common areas will be made by maintenance staff three times a week.
3. Maintenance office will be located within 200 feet of building.
4. Common areas and building exterior will be monitored by security cameras.
5. Appropriate signage will be installed in the common areas prohibiting loitering or partying.
4. All leases will specifically prohibit the use of common areas for loitering or partying. All leases will provide that the maximum number of guests cannot exceed the number of tenant occupants.
5. Repairs to the common areas will be done immediately upon learning of the need and, if appropriate, damages will be assessed against the proper individuals.
7. All tenants will be provided with the office emergency telephone number.
8. The building will be managed by the building owner and assigned staff.

621 Mendota Court
Exterior and Interior Design Criteria
12/28/09

Exterior Building Design

1. Massing: The proposed eight story building is in scale with many of the buildings in the surrounding area. It has less stories than Lowell Hall, The Surf and The Round which are directly adjacent. The immediate neighborhood contains several other structures that are similarly sized in both footprint and height.
2. Orientation: The building is oriented towards Mendota Court with the primary entrance logically located on the west corner of the building. Most of the occupants will be arriving from this direction and is consistent with other buildings on the court. Access to the property can also be achieved from the sidewalk that connects to Langdon Street. This area will have a decorative aluminum fence with masonry piers that include lighting for security.
3. Building Components: The exterior design is comprised of a well defined base, body and cap. The base of the building is designed to engage the varied public space that surrounds it with the use of material details, planters, windows, canopies and lighting. The top of the building is clearly defined with the use of appropriately scaled treatments that also function as mechanical screen, while the middle of the building uses masonry and balconies to transition the top and base.
4. Articulation: The façade is articulated through the use of a varied unit size, material module size and texture, strong vertical and horizontal plane changes, balconies, canopies with three dimensional details. The monumental northwest corner accentuates the entrance and anchors the building while providing enlarged openings to lake views. The roof line is broken with the use of raised parapets that grow out of vertical elements that soften the mass of the building. The end result is a design that is befitting of the area with a rich, warm and comfortable character that will enrich the neighborhood.
5. Openings: The size and rhythm of the opening are similar to other buildings in the area and are grouped to enhance the vertical and horizontal architectural elements which create an appropriately scaled building. Many of the openings on the upper floors and northwest corner are oversized to maximize views. Lower level openings to lodging units are sized to fit with the base materials and have sills that are a minimum of five feet above grade for security. The entry is composed primarily of full height transparent glass to enhance visibility to the court and landscaping elements which creates an inviting and secure space. The location to the trash service door is pulled back from the public sightline and will be complimentary to the adjacent materials.

6. Materials: Building and site materials will be rich in appearance with intriguing textural and module characteristics that will be compatible with the site and neighborhood. The high quality, durable materials will be continuous around the building and scaled to reinforce the identifiable base, body and cap.
7. Entry Treatment: The corner monumental entrance provides a visible and clearly defined entry to the building via enlarged building massing, articulation, canopy, differentiation of materials, site treatments, lighting and canopy.
8. Terminal Views: The main approach and most visible view of the building is from Mendota Court via Lake Street. That corner of the building has been designed to be the prominent feature of the façade. The sightlines to the majority of the façade are impeded by adjacent large structures or trees.

Site Design / Function

1. Semi-Public Space: The semi public spaces are being enhanced with a variety of ground treatments, site amenities, raised planters, outdoor cooking area and lighting.
2. Landscaping: Due to the urban site, nature of tenant abuse and use of the semi-public space, landscaping will be limited to varied ground materials, raised planters and plantings.
3. Lighting: Exterior lighting will be designed to meet this criteria and provide addition security to the east sidewalk.

Interior Building Design

1. & 2. Mix of Dwelling Unit Types: The building is intended for student housing and young professionals. A mix of two, three, four and six bedrooms are provided.
2. Dwelling Unit Size, Type and Layout: All bedrooms are designed for single occupancy while the living areas are capable of comfortably seating all occupants.
3. Interior Entryway: The primary entry creates an inviting appearance with the use of transparent glass, 13' tall ceilings, canopies, planters and lighting. The lobby is sufficiently sized for deliveries and circulation.
4. Usable Open Space: The total 2,281 s.f. of usable open space is attributed to the back yard and balconies on the front and back of the building.
5. Trash Storage: The trash and recycling storage is located within the building footprint and is accessible to all resident via vertical chutes.

6. Off Street Loading: A 10'x18' loading zone is provided on the east side yard. Additionally, it is the owner's intent that the units will be furnished which will reduce the impact during move in week.

7. Resident Parking: There is no vehicle parking on this project. A total of 99 bike/moped stalls are provided that include 20 (2'x6') bicycle, 9 (3x6) moped, 48 structured bicycle stalls, along with 22 indoor bicycle stalls.



January 5, 2009

Urban Design Commission
Plan Commission
C/o Mr. Brad Murphy, Plan Division Director
C/o Mr. Al Martin, Secretary to Urban Design Commission
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, WI 53703

RE 617-619 MENDOTA COURT PROPOSED APARTMENT BUILDING.
DESIGN CONCERNS AND POSSIBILITIES
Gary Brink and Associates Response (per 12/28/09 UDC initial/final submittal drawings)

We have been retained by the owners of the properties at 626 Langdon Street, 616 and 625 Mendota Court to work with the architect for the apartment building proposed for 617-619 Mendota Court to address serious design concerns that affect their adjacent properties.

DESIGN ISSUES

Loading Zone

The latest design shows an undersized loading zone on the East side of the property. This needs to be the required 10'x35' with the appropriate room for moving service vehicles. This would include trash removal, moving trucks and service vehicles.

It is important that this loading zone be used for trash pick up. We have looked into design options that place the trash room on the East side of the building, hence immediately adjacent to the required loading zone. Our design option shows this can be done without loss of apartments or bedrooms and give a better access to the indoor bicycle and moped storage.

GBA Response: The 10'x18' loading zone shown is sized adequately for short term deliveries and is sized similarly to other residential properties in the area. Zoning Administrator Matt Tucker.....

The 10'x35' loading zone with trash pick-up on the east side along with mirroring the entire building being proposed by Mr. Kay includes a number of serious design concerns.

- 1. By mirroring the building, the main entrance is relocated to the Northeast corner of the building. This location essentially turns its back to Mendota Court, which is where a majority of the buildings tenants will be arriving from. This also goes against several items of the "Exterior Design Criteria" including entrance orientatation, visible and clearly defined entry and terminal views.*
- 2. The front yard setback has a drastic impact on the north the North wall living room – resulting in a loss of two feet and lake views out of the west.*
- 3. The front yard setback impacts the north façade design – resulting in a flat elevation that loses both horizontal and vertical articulation and the loss of a fully integrated penthouse.*
- 4. The 10'x35' loading reduces the number of outside stalls by 24.*
- 5. The addition of refuse containers and collection vehicles to the east side of the property creates a safety concern with pedestrian and bike traffic. This confluence*
- 6. Tenants waiting for rides or deliveries in the parlor will have reduced sightlines of oncoming vehicles.*

7. The immediate area around a northeast entrance is not very appealing. The primary view is into Lowell Center's concrete parking structure, aluminum stairs with two trash dumpsters under them and Beta Houses trash area directly across the street.
8. West stairway exits out into the driveway rather than the secured bike parking – resulting in a safety concern.
9. Tenants will need to walk around the building to access their bikes, mopeds and the BBQ area.
10. The garden level layout will be altered and likely result in another loss of bedrooms.

Outdoor Grille

The large outdoor charcoal grille in the corner of the rear yard is less than 15' from a series of balconies on 626 Langdon. We object to this location, as the smoke from the grilles will limit the usability of the balconies and the opportunity to obtain ventilation for the units in Round House. If the outdoor grill is important it can be moved to the center of the back yard where it would back onto the large open green space of 626 Langdon.

It is also adjacent to our dumpsters. There has previously been a dumpster fire in this location caused by somebody dumping hot charcoal into the dumpster. The developer is resistant to installing a gas grille as it may be left on creating another hazard and cost.

GBA Response: The outdoor charcoal grilles have been relocated 10'-2" off of the west property line with a 10'x16' concrete pad. The grilles will have a trash can located adjacent to them designated for charcoal refuse only.

Outdoor Recreational Space

The rear and West side yards are narrow strips of land, along with the charcoal grille, that have been designated as recreational space. These are only about 10' wide. This space will likely be used heavily. The courts for the garden apartments become a curious design element as they are recessed into the ground cutting into the usable space of the rear yard. This type of space becomes a high maintenance open-air trash receptacle. It also affords little privacy to the occupants.

We endorse the basic design premise of having the first living space a half level above grade, which give more privacy and security to the apartments on the first floor. This is not so for the garden apartments. We request the garden apartments be eliminated and the space be used for other necessary amenities for the residents.

GBA Response: The rear and west side yard will be planted heavily per the landscape plan, with use limited to the 10'x16' grilling area. The plantings are located to create an outdoor "living room" around the seating area, screen adjacent dumpsters and garden level windows for enhanced privacy.

The garden level deck will not impede the useable rear yard space due to the density of plantings in that area, which will also act as a buffer to garden level windows for enhanced privacy. The deck area is lined with plantings and a metal railing to help reduce the "open air trash receptacle", however this will ultimately be an owner maintenance issue that will not have an impact on any neighboring properties.

The four bedroom garden level apartment security is improved with all five of its openings contained inside the secured, fenced and well light area that can only be accessed by tenants. Privacy will be addressed with the use of plantings, window and glass treatments.

Bicycle and Moped Parking

If large and denser development is being encouraged in this area through the PUD process, we feel it is important to require protected year round parking sufficient to serve the occupants of this building.

Car parking is not provided, so it is all the more important to provide sufficient indoor and outdoor parking for the bicycles and mopeds. The proposed indoor parking is very awkward to get to and is not large enough to provide one space per bedroom. It is possible to meet this goal.

The space assigned to the garden apartments would be more useful for indoor bicycle and moped parking. A design we have developed for the trash room on the East side also includes an entry for bicycles that has a direct access to the basement level and larger parking areas.

GBA Response: The current design with the 10'x18' loading zone contains 99 bicycle parking stalls for 104 bedrooms with 77 outside stalls and 22 inside stalls on the first floor. The quantity and location of these stalls are designed to meet Madison Zoning and UDC requirements, and will not have an impact on any of the neighboring properties.

Construction

During the construction of the building, the developers have proposed a construction fence that will encroach 6 feet into the existing access easement. Enclosed are pictures of the current driveway showing how tight it is for a standard garbage truck to maneuver into our service court. This is not an acceptable option.

Trash is removed at least 4 times a week. The service court also provides access to the central office parking lot for service vehicles and staff of the Round House. Staff is constantly driving in and out to show and service other apartments from this central office.

The past few weeks has shown the typical problems with snow, which is compounded by the very narrow Mendota Court. (19 feet from curb to curb)

GBA Response: The location of the construction fence and duration of time it will be up is an item that will need to be resolved between parties involved with the easement. The construction fence located 6 feet into the easement will leave not less than 10'-2" for access to the south parking lot.

We appreciate the Urban Design Commission's considerations of these issues. We would be happy to provide any further information that the UDC might consider helpful. We will also be available at the January 6th meeting where we understand that this project will once again be considered.