

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
September 19, 2005

RE: I.D. # 01703: Zoning Map Amendment I.D. 3118 To Rezone 731 State Street and 439 N. Murray Street from R6 (General Residence District) to PUD-GDP-SIP

1. Requested Actions: Approval of a request to rezone 731 State Street and 439 N. Murray Street from R6 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow renovation of an existing 15,266 religious building and construction of a mixed-use building containing 12,000 square feet of office space and 44 apartment units.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Drafted By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property owner: Presbyterian Student Center Foundation; 731 State Street; Madison, Wisconsin 53703.

Agent: Charles Oewel, CFC Corporation; 1606 Juanita Lane, Suite A; Belvedere, California 94920
2. Development Schedule: The applicants will commence development in May 2006, with a schedule completion in August 2007.
3. Location: Approximately 0.61 acres (approximately 26,570 square feet) located at the southeast corner of State Street (Library Mall) and Murray Street (East Campus Mall), Aldermanic District 8; Madison Metropolitan School District.
4. Existing Conditions: Existing 15,266 Presbyterian Student Center ("Pres House") on the northern half of the site and UW Lot 3 surface parking lot on the southern half of the site, zoned R6 (General Residence District).
5. Proposed Land Use: The Pres House building, a locally designated landmark, will remain. A mixed-use building containing 12,000 square feet of office space and 44 apartment units will be constructed in place of the parking lot.
6. Surrounding Land Use and Zoning: The properties immediately surrounding the subject are included in the University of Wisconsin Campus or are directly related to campus

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functions. The University Club and the Chazen (formerly Elvehjem) Museum of Art are located west of the site; the Peterson Office Building is located to the south; Memorial Library is located to the north and the University Extension building is located to the east. St. Paul's University Chapel, Calvary Lutheran Student Center and the University Bookstore are located immediately east of Pres House along the south side of State Street/Library Mall.

7. Adopted Land Use Plan: This area is identified as "Special Institutional" according to the 1988 Land Use Plan.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the Planned Unit Development District standards.

PLAN REVIEW

The applicants are requesting approval of planned unit development zoning for two parcels containing approximately 0.61 acres of land located at the southeast corner of State Street and Murray Street. The site is currently occupied with the two-story, 15,266 square-foot Presbyterian Student Center, known as Pres House on the northern parcel, and a surface parking lot containing approximately 70 parking spaces operated by the University of Wisconsin on the southern parcel. The applicant owns both parcels and leases the parcel occupied by most of the parking lot to the UW.

The area immediately surrounding the site is developed with facilities located on or directly serving the University of Wisconsin campus. The site is located opposite Memorial Library across State Street and The University Club across Murray Street. The Peterson Office Building is located to the south between the surface parking lot and University Avenue, while the UW Extension offices are located east of the parking lot along Lake Street. Uses integral to the University but operated by private concerns are located east of the site along the south side of State Street and include the adjacent Saint Paul's University Chapel, Calvary Lutheran Student Center and the University Bookstore, which is located at the southwest corner of State and Lake Streets in C2 (General Commercial District) zoning district. The two blocks of State Street between Lake and N. Park Streets is closed to vehicular traffic and is otherwise known as Library Mall, which features a landscaped commons with outdoor seating areas, bulletin boards, and

mobile vending carts. The eastern edge of the property abuts Fitch Court, a City-owned alleyway that serves as a service corridor between State Street and University Avenue for various buildings located in the Murray-Lake block.

As noted in the "General Information" section of the report, the subject site is identified as "Special Institutional" according to the 1988 Land Use Plan. No other City land use plans have been adopted for this area. The plan generally includes the private university-related uses on the south side of State Street with the rest of the UW Campus, which surrounds the property as noted above. The subject site will be located along the planned East Campus/ Murray Mall, which calls for the remaining sections of Murray Street between State Street and Regent Street to be converted into a non-vehicular mall connecting the University's Memorial Union and Red Gym on the north with the Kohl Center on the south. Plans call for all vehicular access in the 400-block of Murray Street to eventually be removed. In addition, University plans call for the Peterson Office and University Extension buildings to be replaced by a new University School of Music facility and an addition to the Chazen Museum of Art. Specific plans for these projects will be announced at a future date.

Plans for the site call for Pres House to primarily receive an interior renovation. Presently, the facility contains a chapel, coffeehouse and community rooms in the L-shaped neo-gothic revival style cathedral, which was originally constructed between 1931 and 1935. The building is constructed of gray limestone and features a steeply pitched slate cross-gable roof. An ornate stone bell tower is located on the inside corner of the building near the intersection of the two roof gables. The chapel space occupies the southern half of the building's ground floor with a second floor balcony above. A 1,475 square-foot multi-use room, kitchen and storage occupy the remainder of the first floor, while the second floor consists of office space for the church and a smaller community room. The basement contains a 2,310 square-foot cafe and related kitchen as well as two multi-purpose rooms. Modifications to the existing structure will largely be relegated to reconfiguring and modernizing existing interior spaces. Plans for the exterior of Pres House call for a sunken courtyard to be created along the north wall of the building along State Street, which will provide outdoor seating for the basement cafe. Doors will open directly from the cafe onto the sunken courtyard, with retractable awnings proposed to cover the patio. A raised planter will be constructed between the edge of the sunken courtyard and State Street to create a visual separation between the public right of way and private property. A second patio will be constructed at street level along the Murray Street side of the building, with a new handicap access ramp to be extended from the Murray Street sidewalk.

The applicants also propose construction of a new six-story mixed-use building immediately south of the Pres House building in place of the existing surface parking lot. The building will contain 75,585 square feet of floor area, including 12,000 square feet of leaseable office space to be located on a partially exposed lower level and 44 multi-family units on the above six floors.

The building will generally be constructed to the property lines adjacent to Murray Street to the west and Fitch Court to the east and within ten feet of both the Pres House building and Saint Paul's University Chapel property. A pedestrian walkway and landscaped courtyard is proposed along the north side of the building to provide access to an apartment entry vestibule. The building will be set back 18 feet from the southern property line adjacent to the remaining surface parking lot. An easement will be granted by the University adjacent to the southern property line of the site to provide the remainder of the 26-foot wide fire lane required for the applicant's new building. The easement will be required by the Fire Department prior to final approval of the project.

The proposed mixed-use building will be constructed primarily of red-colored brick accented with horizontal and vertical concrete trim bands. The building will be topped with a multi-tiered metal standing seam hip roof system. An elevator tower and two storage and access rooms will project above the roofline. The elevations include balconies primarily along the southern and eastern sides of the building and a combination of bay projections and second floor balconies along the Murray Street facade, including some that will project into the street right of way. The Planning Unit is not opposed to such an encroachment along Murray Street, which will require a "privilege in streets" administrative approval prior to the recording of an approved PUD-SIP for the project. Balconies and projections are fewer on the northern facade due to the proximity of the building to the Pres House and Saint Paul's buildings to the north. The overall design of the apartment building is intended to compliment the landmark Pres House along Murray Street, and the inclusion of the balconies and the varied roofline will add interest to the long south wall of the building, which will be visible from the south pending the University's designs for future development closer to University Avenue.

The site is located in an area of the City where there are no specific off-street parking requirements. The applicant proposes to provide parking for the mixed-use building in five parking stalls located at the rear of the first floor of the building under the remaining five stories, which will be cantilevered above. Access to these stalls, as well as a loading zone and building trash facilities will be provided from a driveway along Fitch Court initially. Future redevelopment of University lands on the southern portion of this block will likely require the closing and vacation of Fitch Court, at which time access to the building will be provided by a new alley that will be extend along the south wall of the University Bookstore from Lake Street. The parking stalls are generally intended for short-term parking for both the office and apartment tenants of the building. In addition, the developers have entered into an agreement with the University to purchase 35 parking permits for use in the Fluno Center located at University Avenue and Lake Street. The parking ramp is available 24 hours a day.

As proposed, the mixed-use office/ residential building will be constructed to cover most of the southern portion of the parcel, significantly limiting the amount of open space available to future

residents on site aside from the landscaped courtyard proposed along the north wall of the building and the share of overall units that will have a balcony. Lounges will be provided on the first and sixth floors of the building. Landscaping of the new building is largely relegated to the planting of small shrubs and perennials around portions of the building's perimeter.

Related Commission Reviews

As noted, Pres House is a locally designated historic landmark, which requires that the Landmarks Commission review any proposed modifications to the structure. In its nomination for landmark status, Pres House was noted as an outstanding and intact example of the neo-gothic revival style significant in churches and chapels built between about 1915 and 1945. The Landmarks Commission reviewed the proposed development on August 22, 2005 and issued a Certificate of Appropriateness for the exterior modifications to Pres House with the exception of the retractable canopies above the sunken courtyard on the north elevation, which the Commission felt could potentially harm the exterior stone of the building.

In addition, the Landmarks Commission is charged with providing an advisory recommendation to the Plan Commission for any proposed development adjacent to a designated landmark. The Landmarks Commission Ordinance, Section 33.01, limits review to whether or not the scale of the new building or the design of the new building is so obtrusive as to detract from the historic character of the landmark. The Landmarks Commission voted unanimously that the scale and the design of the proposed structure, according to the plans submitted at the meeting, is not so intrusive as to detract from the historic character of the Pres House. The plans submitted by the applicants at the meeting showed the exterior material to be red brick. The applicants asked the Landmarks Commission for an informal opinion on the color of the brick. Commission members generally agreed that a lighter color brick, picking up on some of the colors in the stone of the original building, would be preferable.

The Urban Design Commission (UDC) reviewed this development at its September 7, 2005 meeting and recommended initial approval of the project (see attached report). The plans included with this report are the plans presented to the UDC and include some of the revisions requested by that commission. Final UDC approval of the project, including acceptance of the proposed revisions, will be required prior to recording of an approved PUD-SIP.

Inclusionary Zoning

The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating intent to meet the inclusionary zoning provisions of the Zoning Ordinance for the proposed mixed-use building with one noteworthy exception. The 44 units proposed in this development will include 153 bedrooms and 233 total beds located in a mix of one, two, three and four-bedroom dwelling

units. Of the 233 beds proposed, 35 of those beds will be made available to tenants meeting the eligibility requirements of the ordinance, equaling the minimum 15% required. The Zoning Ordinance, however, does not yet provide for the provision of units on an individual bed/bedroom basis, therefore requiring an amendment to the IDUP to base the affordable housing provision on dwelling units, or an amendment to the Zoning Ordinance before this project can be recorded. The developer indicates that fifty percent of the units in the project will be single occupancy bedrooms and the other 50 percent double occupancy bedrooms. The IDUP proposes 12 double occupancy bedrooms to be provided to tenants earning 50% of the area median income (AMI) and 23 single occupancy bedrooms to be provided to tenants earning 60% of the AMI. Two affordable double occupancy bedrooms and either three or four affordable single occupancy units will be provided on each of the six residential floors of the building.

In order to comply with the existing inclusionary zoning requirements of the Zoning Ordinance, the project would be required to provide seven dwelling units at two income levels (the project is taller than three stories, but none of the parking proposed will be underground, hence not meeting the requirements for providing affordable units at all one income level). Recording of the PUD-SIP cannot occur until the IDUP for the project is revised to comply with the current ordinance requirements, or the Zoning Ordinance is amended to provide the flexibility proposed by the applicant.

The project has earned two incentive points as a result of the overall affordability of the project. The applicant is requesting a park development fee reduction and residential parking permits as incentives with this project. However, since there are no qualifying public open spaces being dedicated with this project, the park development fee reduction incentive does not apply. In addition, the site is not located in a residential parking permit zone. The nearest zone, Zone 3, terminates at Fitch Court and does not include this site at this time. These incentives will be addressed more specifically in the reports of the Parks Division and Traffic Engineer, respectively.

The developer is not receiving a density bonus with this project. The density of the planned unit development is 72.1 units per acre, based on the entire 0.61-acre site. The proposed density is below the 72.6 unit per acre benchmark noted in the Zoning Ordinance for consideration of a density bonus based on the existing R6 zoning.

A report from the Community Development Block Grant Office regarding this project's compliance with the affordable housing program is attached.

EVALUATION AND CONCLUSION

The proposed redevelopment of the Pres House represents a significant investment in and greater

utilization of one of Madison's esteemed landmark structures. The proposed exterior improvements to the 1935 chapel and mission should enhance the building's relation to the State Street/ Library Mall corridor and its location on the eastern edge of the University of Wisconsin campus.

The redevelopment of the surface parking lot into the six-story mixed-use office/ residential building represents a substantially higher use of a currently underutilized parcel. The Planning Unit believes that the density and massing of the new building is appropriate for the location, and that the proposed building is in keeping with the scale of many other buildings nearby. The Landmarks Commission has deemed the architecture of the proposed building adjacent to the Pres House landmark building suitable. The scale and appearance of the building should fit into the surrounding area as well. Nearby buildings feature a mix of building styles reflecting different architectural eras, ranging from the austere University Club across Murray Street from the site to the post-modernist Peterson Office Building and Chazen Museum of Art building located generally to the south.

The Planning Unit is requesting minor modifications to the zoning text for the planned unit development to better represent the nature of the proposed development and anticipated future uses. The zoning text currently proposes basing commercial uses in this project on uses allowed in conventional C2 zoning and residential uses per the R6 district. Staff believes that allowing all uses permitted in the C2 zone may be too permissive given the project's location and requests that a more narrowly defined list of specific permitted uses be included, as noted in the recommended conditions of approval.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3118, rezoning 731 State Street and 439 N. Murray Street from R6 (General Residence District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the PUD-GDP-SIP be revised per Planning Unit approval as follows:
 - a.) that the list of permitted uses in the zoning text be refined to include only the following:
 - residential uses as permitted in the R6 zoning district;
 - religious institutions, including any related accessory uses related thereto;
 - restaurants, including outdoor eating areas as shown on the attached plans;

- offices, business and professional, and;
 - universities.
- b.) include site signage and building materials as approved by the Urban Design Commission upon granting final approval to the project;
 - c.) that language regarding maintenance of an easement from the University of Wisconsin for fire lane access along the south side of the proposed mixed-use building be included in the zoning text;
 - d.) remove the retractable canopies from the State Street facade of Pres House per Landmarks Commission.
3. That a fire access easement be submitted for approval by the Planning Unit and Madison Fire Department.
 4. That the Inclusionary Dwelling Unit Plan be revised to comply with the Zoning Ordinance requirement that the affordable units be made available as whole dwelling units. In the alternative, that recording of the PUD-GDP-SIP be delayed until such time as the Zoning Ordinance is amended to provide for the flexibility in complying with the affordable housing requirement as proposed by the applicant.
 5. That the Inclusionary Dwelling Unit Plan be revised to provide a graphic depiction of the location of units on each floor of the proposed mixed-use building and any other minor corrections to the IDUP required prior to recording by the the Planning Unit and CDBG Office.
 6. That the applicant receive approval prior to the recording of the PUD-GDP-SIP from the Real Estate Section of the Community and Economic Development Unit for all proposed projections into the public right of way associated with this project.

MINUTES

MADISON LANDMARKS COMMISSION

4:30 p.m., Monday, August 22, 2005
Room LL-130, Madison Municipal Building

I. ROLL CALL

Members present: Ms. Crocker, Ald. Olson, Mr. Page (acting chairperson), Mr. Rosenblum, Mr. Stephans, Ms. Taylor

Guests: Mr. John Freiburger, Ms. Ellen Montei, Mr. Ted Schmidt, Ms. Alice Honeywell, Mr. Ed Sue, Ms. Wendi Sue, Mr. William Patterson, Mr. Trent Nichols, Ms. Ledell Zellers

II. MINUTES

Ms. Taylor noted that she was not at the last meeting. With this correction, the minutes of the August 8, 2005 meeting were ordered approved as written.

III. CONSIDERATION OF ISSUANCE OF CERTIFICATES OF APPROPRIATENESS

- A. 1920 Arlington Place, University Heights historic district – consideration of issuance of Certificate of Appropriateness for replacing side deck

Mr. John Freiburger, the construction consultant, said that they proposed to replace an old narrow deck, last remodeled in the 1980s, and add a new deck with design details that will match the details that were recently built on the second floor sleeping porch. Mr. Stephans said that he thought the plans were an excellent improvement over the old remodeled deck. Mr. Rosenblum said that he thought echoing the other porch was a good idea. Mr. Stephans then moved that the Certificate of Appropriateness be issued for this project, seconded by Ald. Olson and passed unanimously.

- B. Pres House, 731 State Street, designated Landmark - consideration of issuance of Certificate of Appropriateness for new lower level restaurant and consideration of advisory opinion to Plan Commission for proposed building adjacent to a Landmark

Ms. Rankin passed out revised drawings that were submitted after the packets were mailed out. One of the architects for this project, Ed Sue, described the major parameters of the design. He noted that an important goal of the clients was to reflect in the new building its spiritual connection with the old. The Pres House organization has reenergized after being nearly defunct in recent years.

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They are planning to open the apartment house to students of all faiths, but they hope to have some of the students of their faith come together as a community in the new building. As a result, the design charge includes echoing some of the symbolism of

their faith, including verticality, symmetry, a large center window and a roof pitch that would draw the eye upward.

Mr. Sue said that they had worked closely with the UW to fit into its land use and landscape plans and fit in with the scale of nearby university buildings. Mr. Schmidt of the Pres House asked, for the benefit of some of its board members, the rationale behind the original staff recommendation to reduce the Gothic features in the new design. Ms. Rankin explained that the City in general prefers to have modern buildings blend with their surroundings, but not necessarily duplicate older styles, but rather be an architectural statement of its own day. She noted that a large Gothic-arched window in the upper stories of the new building would detract from the beauty and uniqueness of the one in the church since such windows are typically only seen in ecclesiastical structures, not residential ones. To use too many of the major elements of church design would look out of place on a modern residential building. She said that retention of the main gable shape would work to tie the two designs together without actually creating too much duplication in the design of the new building.

Ms. Sue then described the changes to the Pres House, the major changes of which are relandscaping the front corner of the lot with a curvilinear design with improved accessibility. Between State Street and the building, an outdoor eating area would be created at basement level for the current cafe located in the basement. The outdoor cafe would be screened somewhat from the street by a raised planter.

Then Ms. Sue discussed the design of the new building, noting that it was to be all glass on the first level to enhance the sense of life and to create a friendly, open feeling. She showed a color rendering in red brick, which she said was suggested as a good material by the Urban Design staff. She also showed alternate brick colors and the Commission said that they would prefer that the building be in a lighter brick to blend better with the colors of the church building. To a question by Mr. Page, Mr. Sue stated that the patio paving would be concrete, noting that the adjoining building to the east is concrete.

Mr. Stephans said that he was concerned that the anchors into the stonework for the canvas canopy might be a site for movement and harm to the historic stonework. Ms. Montei noted that they were not committed to the canopy and would not be unhappy if it were rejected. Commission members noted that unattached sun protection for the tables, such as umbrellas, might work well in

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that location. Mr. Stephans also said that he liked the way they have opened up the basement and said that the grading and landscaping plan would soften the appearance of the building and would work very well.

To a question about signage for the restaurant, the architects said that the signage has not yet been worked on. The Commission members noted that signage will have to come back to the Commission at a later date. Mr. Page noted that the fair amount of detail on the side facing the Catholic Church was initially troubling to him, but the fact that there was a ten foot setback and a courtyard for the Catholic Church in that area were points in favor of more detail. Mr. Page said that he saw the apartment building as a sort of frame for the piece of art that is the church. He and Mr. Stephans said that the

design presented was simpler but blended elegantly with the church design without articulating all of its details.

Mr. Stephans then moved that a Certificate of Appropriateness for the remodeling of the church building was approved on the condition that signage come back to the Commission at a later date, that the canopy be omitted from the plans, that the version of the design that shows windows flanking the two basement French doors is the scheme that is approved, and that Ms. Rankin is authorized to approve minor changes that might occur before the building permit is issued. Mr. Rosenblum seconded the motion, which was passed unanimously.

The Commission then considered their advisory opinion to the Plan Commission on the development adjacent to the Landmark. Ms. Taylor noted that the original roof design was too busy and the one submitted for the meeting was less competitive with the design of the church. Mr. Rosenblum said that a simpler design such as the one submitted for the meeting was a better solution. Mr. Stephans moved that the Landmarks Commission recommend to the Plan Commission that the scale of the proposed building and its design are compatible with the historic character of the adjacent Landmark, the Pres House. Ms. Taylor seconded the motion, which passed unanimously.

IV. DISCUSSION

- A. 122 Bascom Place, University Heights historic district – discussion of work undertaken that did not comply with conditions of Certificate of Appropriateness

Ms. Rankin showed Commission members photos of the project as completed, noting that there was no window on the front as was shown in the plans, nor was there a pent roof over the garage. The Commission agreed to schedule the

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issue for the next Landmarks Commission meeting and invite the owner to attend.

- B. Madison Comprehensive Plan – consideration of recommendations to Plan Commission

Mr. Stephans moved that the Landmarks Commission recommend adoption of the Comprehensive Plan, second by Mr. Rosenblum. Ald. Olson said that she was not personally ready to endorse the plan, because she wants to see the Conservation District idea given more prominence. The motion to recommend adoption passed unanimously, with one abstention.

V. ADJOURNMENT

The meeting was adjourned at approximately 5:45 p.m.

Respectfully submitted,

**731 State St. – Pres House
Inclusionary Dwelling Unit Plan:
Staff Review for the Plan Commission: (September 6, 2005)**

Name of Development	Presbyterian Student Housing
Address	731 State St.
Developer/owner	Presbyterian Student Center Foundation
Contact Person	Charles Oewel
Contact Phone	6415-7889-0161
Contact-mail	coewel@cfccorp.com

TEXT SUMMARY FOR PLANNING UNIT REPORT TO PLAN COMMISSION:

This is a redevelopment of an existing property to include new rental housing units for students. There will be a total of 153 bedrooms, with 233 beds. The owners consider each bed a unit within the definition of units for the IZ ordinance. The owners intend to comply with the IZ requirement of 15% of the beds being leased to income eligible individuals, for a total of 35 IZ bed Units. 12 IZ bed/units will be leased at 50% AMI and 23 will be leased at 60% AMI.

CONCLUSIONS AND SUGGESTED CONDITIONS:

The project as proposed, based upon the available information furnished by the developer,		
X	Will comply with MGO 28.04 (25)	
	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	
	Project-specific conditions:	
	Does not comply for the following reasons:	
Reviewed by	Barbara Constans, Grants Administrator Hickory R. Hurie, CD Grants Supervisor Date: September 6, 2005	

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
233 rental bed/units	198			23	12

2. TABLE TO CALCULATE POINTS

This Project's points	At Market	Percentage of units at 80% of Area median income (AMI)	70%	60%	50%
5%					1
10%				1	
15%					
20%					
TOTAL for project					2

Note: These tables are included in the Inclusionary ordinance and provided for information purposes:

For-sale: Per cent of dwelling units	At Marke t	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

Rental: Per cent of dwelling units	At Marke t	At 60% of AMI	50%	40%	30%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	yes		
Proportion of attached and detached IDU units is similar to Market rate.	yes		All units are within one building.
Mix of IDUs by bedroom size is similar to market rate	yes		Developer proposes IZ units as beds in a mix proportional to market rate unit/beds mix.
IDUs are dispersed throughout the project	Yes		Developer proposes to spread units vertically throughout building.
IDUs are to be built in phasing similar to market rate	Yes		One building.
Pricing fits within Ordinance standards	Yes		Note may need to be taken of target customer group as students. Developer intent is to issue a "bed" lease to each tenant. Commission will need to approve the IZ 'units' on a bed basis rather than a physical dwelling unit basis, since there will be one lease for each bed and each "bedroom unit" may have several 'leases'.
Developer offers security during construction phase in form of deed restriction	Yes		City would require this as part of subdivision agreement
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		City would require Land use restriction agreement.
Developer describes marketing plan for IDUs	None offered		Presumption is that developer would market to target IZ households as part of general marketing campaign.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		Discussed as part of Developer preparation to market building.
Terms of sale or rent	Yes		
Additional areas of interest	Area of interest		Additional Comment
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		NA
Developer has requested waiver for off-site or cash payment	No		NA
Developer has requested waiver for reduction of number of units	No		NA
Other:	None identified		

4. INCENTIVES REQUESTED

- A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached, then density of 20% per point) (limited to 3 points)
- B) Reduction in Park development fees (limit of 1 point)
- C) Reduction in Park Dedication requirements (limit of 1 point)
- D) 25% reduction in parking requirements (limit of 1 point)
- E) Non-city provision of street tree landscaping
- F) Cash subsidy from IZ fund, \$10,000/IZ unit for up to 50% of the on-site IZ units (Limit of 2 points)
- G) Cash subsidy from IZ fund, \$5,000/IZ unit for lower range column of households, up to 50% of on-site IZ units with 49 or fewer detached du or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)
- H) One additional story in downtown design zones, not to exceed certain height requirements
- I) Eligibility for residential parking permits equal to number of IZ units in PUD
- J) Assistance in obtaining other funds related to housing
- K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.
- L) Expedited review
- M) No incentive requested

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
Pre-conference with City Planning Staff	June 16, 2005	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	July 7, 2005	None identified
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	July 13, 2005.	None identified
<u>Formal Review</u> by City's Development Review Staff Team	Pending	None identified
Formal Review by <u>Plan Commission</u>	Pending	None identified
<u>Appeal</u> Plan Commission Decision to Common Council (optional)	Developer has not requested waiver.	None identified
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan (IDUP)	Deed restriction to be recorded for construction phase;	None identified
<u>Construction</u> of development according to IDUP	Developer is ready to begin in 2005.	None identified
Comply with any continuing requirements	Sample 5% of IDU annually for compliance review.	None identified

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: Sept. 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 731 State St.

Present Zoning District: R-6

Proposed Use: Remodel existing religious student center including a 2,310 sq. ft. cafe with outside dining and build a 6 story student center with 44 dwelling units (28 four-bdrm, 11 three-bdrm, 2 two-bdrm, and 2 one-bdrm units).

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to Zoning, a copy of the approved plan for recording prior to zoning sign off of the plans.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one stall shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the accessible stalls.
 - c. Show the accessible path from the stalls to the building.
3. Provide a minimum of 52 bike parking stalls for the existing and proposed facilities 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.

4. Meet applicable State building and State setback requirements. Contact the building permit staff regarding these requirements.
5. 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

Bulk Requirements	Required	Proposed
Lot Area	36,450 sq. ft.	26,948 sq. ft. *
Lot width	50'	adequate
Usable open space	10,850 sq. ft.	6,101 *
Front yard	20'	existing
Side yards	15' each side	0'
Rear yard	37.1 (45% of bldg. ht)	0'
Floor area ratio	2.0	3.35 *
Building height	--	82.5'

Site Design	Required	Proposed
Number parking stalls	0 (Central Business District)	4
Accessible stalls	1	(2)
Loading	1 (10' x 35') area	provided
Number bike parking stalls	52 bike stalls	(3)
Landscaping	As shown	adequate
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	National regist. of hist. places
Landmark building	Yes
Flood plain	No
Utility easements	None shown
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.

AGENDA # V.A.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 7, 2005
TITLE: 731 State Street – PUD(GDP-SIP), Mixed-Use Project	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 7, 2005	ID NUMBER:

Members present were: Paul Wagner, Chair; Todd Barnett, Cathleen Feland, Robert March, Bruce Woods, Michael Barrett, Ald. Noel Radomski, Jack Williams and Lisa Geer.

SUMMARY:

At its meeting of September 7, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a mixed-use project located at 731 State Street. Appearing on behalf of the project was Charlie Oewel, Ed Sue, Wendi Sue, Ted Schmidt, Ellen Montei and Alice Honeywell. The plans provide for the development of a 6-story building featuring a partially exposed lower level to provide for University of Wisconsin offices, will provide for a new building complementary to the historic character of the adjacent existing landmark, "Pres House". The building is pedestrian/bicycle friendly with a minimum level of parking provided at its rear as coordinated with the University of Wisconsin, consistent with the UW policy to provide parking at the periphery of the campus only. The building features enhanced windows in a central vertical row or band, combined with the introduction of balconies to emphasize the "lounge" uses behind the exterior balconies. Additional bike parking is provided as proposed along the property's Murray Street frontage, in coordination with the University's development of the future Murray Mall. The plans as presented also provide for the development of a new plaza entry to the existing Pres House off of Murray Street, in combination with a ramping structure and development of a sunken outdoor patio area for the existing "Catacombs Restaurant". Following the presentation of the plans, the Commission expressed concerns on the following:

- On the lighting photometric plan, the canopy light levels are too high; reduce wattage down from 175 watts; a smaller wattage fixture should suffice.
- Eliminate the use of goutweed, it is invasive in this area and reexamine proposed landscaping to be succinct with local varieties.
- Applaud strong pedestrian-oriented design with minimal parking provisions.
- Lighting levels appear quite high. Need to provide specific cutsheets and fixtures along with details of the proposed bike rack type.
- The front elevational changes are reflected in improved verticality; the new treatment on the front elevations helps relieve stout appearance of the structure (squared).
- Take out the horizontal beam treatment on the upper elevation trellises on Murray Street to relate better to the lower elevational details.
- The pitch on dormer roofs on the side elevations are too shallow. The projecting bays on upper elevations make the building appear top-heavy and do not relate well to lower elevational details.

- In response to the potential alteration of the building's roofline to reduce the height of the elevator tower, the Commission requested modified roof elevation details to reflect the elimination of the previously proposed elevator as currently presented.

ACTION:

On a motion by Geer, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) for a mixed-use project located at 731 State Street. The motion was passed on a unanimous vote of (9-0). The motion required address of high lighting levels, including the provision of fixture cutsheets and bicycle rack details to be provided, a response from the Fire Marshall on the stated requirement for two-sided access to the building, in addition to addressing elevational and stair/elevator tower issues with a presentation of the options.

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, 7, 7, 7, 7+, 8, 8, 8 and 10.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 731 State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	7	6	-	7	7	7
	8	8	7	6	-	8	8	8
	8	9	-	8	-	8	8	8
	7	7	7	4	-	8	8	8
	10	10	9	9	-	10	10	10
	7	7	6	6	-	7	7	7
	7	7	6	5	-	7	8	7
	7	7	7	7	5	8	8	7
	7	8	6	6	-	8	8	7+

General Comments:

- Good rework of our evaluation.
- Very good. Let's hope this persuades the UW to match the quality of future building designs.
- I applaud the developer's cooperation with the University in not providing parking in this very pedestrian-oriented place. Opening the catacombs is a stroke of genius! Lounge balcony openings nicely engage Murray Street. Lighting levels need to come down (below 10 footcandles). Resolve fire access issue.
- Brilliant.
- Very nice improvements and new building. Keeping it pedestrian-oriented makes it work well in its setting.
- Concerned about elevation details – make components more vertical.
- The façade reflects many of the architectural lines of the Pres House without detracting. Very well done. Appreciate the light color palette, which complements the lannon stone. Reduce wattage from 175w to 100w possibly in area under canopy. Substitute for the invasive goutweed.



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

September 8, 2005

TO: Plan Commission
FROM: Bill Knobloch, Parking Operation Manager
SUBJECT: 731 State Street – Rezoning – Presbyterian Student Center / 6 Story / 44 Units With 153 Bedrooms

The Parking Utility has reviewed the subject development and has the following comments that the Plan Commission should consider.

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. A condition of approval shall be that no residential parking permits will be issued for this proposed project at 731 State Street, this would be consistent with the similar near-by projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation or apartment leases.

GENERAL OR STANDARD REVIEW COMMENTS

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

- 2. None

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

Contact Person: Charles Oewel
Fax: 415-789-0497
Email : coewel@cfccorp.com

BRK:brk:jl

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1. 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. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
2. No parking stall shall be so located as to require a vehicle, while exiting there from, to back onto any public street right-of-way, except in those parking facilities which accommodate four (4) or less parking stalls. The applicant is proposing nine (9) parking spaces to back onto Fitch Ct., which is only 14 ft. wide. The proposed parking shall be modified to comply with M.G.O. The site shall be limited to four (4) parking spaces including the truck loading dock area.
3. The submitted plans do not provide adequate off-street loading and pickup/drop-off provisions, such that there will be significant traffic and parking impacts on this section of Murray Street or Fitch Court. The building consumes almost all of the site and does not provide important site features to accommodate the proposed development. To compound this, the supply of parking is low in relation to the number of units, so there will be heightened demands for on street parking, pickup/drop-off and food delivery to the facility. To address this, the applicant shall provide auto & truck service and pedestrian corridor 12 ft. to 20 ft wide on the north or south side of the building running from Fitch Court to Murray Street, which may require modification to the building. This corridor should provided the applicant and the proposed St. Paul's University Chapel, both with adequate off-street joint truck service, adequate loading and pickup/drop-off provisions. The Plan Commission should consider and address St. Paul's University Chapel proposal for a larger facility that service can be provide with one joint corridor.
4. When site plans are submitted for approval, the developer shall provide recorded copies of the joint truck loading and pedestrian area easement for both St. Paul's University Chapel and Presbyterian Student Center from Fitch Ct. to Murray St.

GENERAL OR STANDARD REVIEW COMMENTS

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

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), 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" = 20'.
6. The applicant shall demonstrate the single unit truck's ingress/egress routes from and

to University Ave. on the site plan at 1"=20'. The applicant shall demonstrate lock area will work. Fitch Ct. is noted as being only 14 ft wide it may not accommodate the proposed loading area.

7. The applicant shall modify and dimension proposed parking stalls items A, B, C, D, E, F, and degree angle parking with nine (9) ft. wide stalls and requires a 24 ft. backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
8. The applicant shall modify the driveway approaches according to the design criteria for a "Class III" driveway in accordance to Madison General Ordinance Section 10.08(4). Only two driveway approaches at a min. 12. ft. to a max. 30 ft. maybe granted and shall have two 5-foot flares. The driveway approaches shall be a min. of 10 ft. apart. This modification according to M.G.O. shall be noted on the plan.
9. The Developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installations.
10. 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: Charles Oewel
Fax: 415-789-0497
Email : coewel@cfccorp.com
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: 9/8/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal

SUBJECT: **731 State 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. The fire lanes shown on the site plans do not comply with Comm 62.0509, and/or MGO Chapter 34; the owner must revise the plans or apply for and receive approval of a Petition for Variance from the Board of Building Code, Fire Code and Licensing Appeals prior to construction of the project. If the Board does not approve the Petition for Variance, then the owner must submit a new application for approval of revised plans.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure.
 - c. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.
 - d. A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
 - e. Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts.
 - f. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

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

cc: John Lippitt



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

September 12, 2005

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **731 State Street**

S.W.

1. The developer shall pay \$72,868.84 for park dedication and development fees.
2. Park Fees shall be paid prior to SIP signoff, or the developer may pay half the fees and provide a letter of credit for the other half.
3. There are no features of this project that qualify for IZ park fee reduction credits.

Calculation of fees in lieu of dedication plus park development fees:

Park dedication = 44 multifamily @ 700 square feet/unit = 30,800 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65 / square foot). **Estimated fee is \$50,820.00**

Park Development Fees = (44 @ \$501.11) = \$22,048.84

TOTAL PARK FEES = \$72,868.84

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.