

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
October 24, 2005

RE: I.D. # 02046: Zoning Map Amendment I.D. 3136 To Rezone 425 W. Washington Avenue from R6 (General Residence District) to PUD-GDP-SIP

1. Requested Actions: Approval of a request to rezone 425 W. Washington Avenue from R6 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of a mixed-use commercial/ residential building containing 40 apartment units, a 24,000 square-foot fitness facility, 12,000 square feet of office space and 2,500 square feet of first floor retail upon demolition of an existing one-story medical office building.
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; Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits.
3. Report Drafted By: Timothy M. Parks, Planner, and other Planning Unit staff.

GENERAL INFORMATION

1. Applicant: Erik Minton, 20/15, LLC; 21 N. Butler Street; Madison, Wisconsin 53703; Lee Christensen, representative.

Property owner: Dr. John Bonsett-Veal; 425 W. Washington Avenue; Madison, Wisconsin 53703
2. Development Schedule: The applicants will commence development in Spring 2006, with completion scheduled in Summer 2007.
3. Location: Approximately 0.375 acres (approximately 16,335 square feet) located at 425 W. Washington Avenue, between Bassett and Broom Streets, Aldermanic District 4; Madison Metropolitan School District.
4. Existing Conditions: One-story medical office building, zoned R6 (General Residence District).
5. Proposed Land Use: A nine-story mixed-use building containing 40 apartment units, a 24,000 square-foot fitness facility, 12,000 square feet of office space and 2,500 square feet of first floor retail.

6. **Surrounding Land Use and Zoning:**
 - North: Two to four-unit apartment buildings, zoned R6 (General Residence District);
 - South: Two to four-unit apartment buildings, zoned R6, and the Tuscan Place and City Place apartments, zoned PUD-SIP on the north side of the 400-block of W. Main Street;
 - West: Five-story "AAA" office building and associated surface parking, zoned R6;
 - East: Two to four-unit apartment buildings, zoned R6 and two medical offices in converted residential buildings, zoned PUD-SIP.
7. **Adopted Land Use Plan:** The Bassett Neighborhood Master Plan recommends includes the subject site in a primarily residential zone that generally extends along both sides of W. Washington Avenue south to W. Wilson Street between Bedford and Broom streets. Development along W. Washington Avenue may also include commercial uses. The zone is recommended for "selective demolition and infill designed with a character and scale that compliments the existing blockface," though rehabilitation of existing structures is encouraged. The density recommended for this zone ranges between 26 and 40 units per acre.
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 demolition standards of Section 28.04 (22) and the Planned Unit Development District standards.

PLAN REVIEW

The applicants are requesting approval to demolish a one-story commercial building located on the south side of W. Washington Avenue midway between Bassett and Broom Streets to allow development of a nine-story tall mixed-use building containing 40 apartment units, a 24,000 square-foot fitness facility, 12,000 square feet of office space and 2,500 square feet of first floor retail upon demolition of an existing one-story medical office building. The subject site is a 99-foot wide, 16,335 square-foot parcel zoned R6 that will be rezoned PUD-GDP-SIP to accommodate the proposed development.

Project Site and Surrounding Uses

The subject site is located on the south side of W. Washington Avenue approximately midway between Broom and Bedford Streets and is currently developed with a one-story medical office building occupied by the property owner's optometry practice. The building is a tan brick and stone structure with a flat roof suggestive of late 1950s or early 1960s suburban architecture. Surface parking for approximately 20 automobiles is located along the northern wall of the building and the eastern property line, with access via two driveways located along the north and south side walls of the building.

The site is surrounded by a variety of land uses, with multi-family residences generally containing between two and four units per building located along the northern W. Washington Avenue block face and on the south side of the street at the corners of Bassett Street and Broom Street. Office uses are located adjacent to the site on W. Washington Avenue, including two dental offices located in converted residential buildings zoned PUD-SIP immediately east of the site, and a five-story, 82-foot tall multi-tenant commercial office building occasionally referred to as the AAA Building adjacent to the west. The AAA Building was constructed circa 1964 and includes parking for approximately 30 automobiles in the northern and eastern yards of the site, which like the subject site, is zoned R6. The AAA Building is a nonconforming structure in R6 zoning, which does not permit standalone office buildings. South of the site, two newer apartment buildings have been developed on the north side of W. Main Street, including the 12-unit, three-story Tuscan Place Apartments, which features first-floor retail space, and the 39-unit, four-story City Place Apartments. The remainder of the north side of the 400-block of W. Main Street includes a mix of two to four-unit converted residential buildings and 1960s-era apartment buildings.

The subject property is located on the northern edge of the Bassett neighborhood, which is generally bounded by W. Washington Avenue on the north, Pinckney Street on the east, Proudfit Street on the west and John Nolen Drive and Brittingham Park on the south. The Bassett neighborhood also includes the southwestern quadrant of the central business district and a mixed commercial/residential corridor between Bedford and Proudfit streets, with a mostly medium-density residential neighborhood consisting of a mix of residence types in between.

The Bassett Neighborhood Master Plan was adopted in 1997 to guide ongoing redevelopment in the neighborhood, which has seen a significant amount of mostly residential development over the last ten years. The neighborhood plan recommends the two blocks of W. Washington Avenue between Bedford and Broom Streets – including the subject site – for preservation of the existing residential character, which features two and three-story multi-unit residences setback from the street. These buildings are generally “house-like,” with gable roofs and front porches. The plan encourages rehabilitation of these structures, with opportunities for selective demolition and infill with buildings “designed with a character and scale that compliments the existing block face.”

Densities in this zone are recommended between 26 and 40 units per acre, with unspecified density bonuses to allow "high quality" projects to be built at the middle and top end of the density range. Though the two block faces in question are intended to be predominantly residential in nature, commercial uses may be included.

Condition of Existing Building

The applicant has submitted four photos of the exterior of the existing building as well as a detailed inventory of the building's fixtures as part of an extensive reuse and recycling plan, though an assessment of the physical condition of the building has not been submitted to support the applicant's request for demolition. The Planning Unit has not toured the inside of the building, but did conduct its own windshield survey and considers the building's condition to be commensurate with a building of its age.

Should the Plan Commission approve the redevelopment project and the component demolition, the applicant will be required to submit their reuse and recycling plan to the City's Recycling Coordinator for approval prior to the issuance of a wrecking permit.

Project Description

The applicant proposes to erect a nine-story, mixed commercial and residential building to replace the demolished medical office building. The building will contain 2,500 square feet of first floor retail space, with a 24,000 square-foot fitness facility to be located on the second and third floors and 12,000 square feet of leaseable office space to be located on the fourth floor. The fifth through eighth floors will be occupied by a total of 40 apartment units consisting of 20 two-bedroom units, 16 one-bedroom units and four studios. A community room of undisclosed size will be constructed on a partial ninth floor, which will be located along the west wall of the building and setback from both the front and rear elevations. The community room is proposed in conjunction with a 9,000 square-foot rooftop garden amenity that will occupy most of the top of the building. [The area of the ninth floor enclosure, which will also include rooftop mechanical room, is not indicated on the plans.]

The project provides a total of 86 parking spaces to be located on two levels of underground parking and at the rear of the first floor above grade. Fifty of the spaces will be reserved for the tenants of the 40 apartment units at a ratio of 1.25 spaces per dwelling unit. The letter of intent indicates that the remaining spaces will be used for daytime use by the office and retail tenants and suggests that these spaces will be monitored and used by patrons of the office and retail spaces and the fitness center. Staff suggests that the language in the PUD be revised to better specify how the remaining 36 spaces will be allotted, with a better description of what times those spaces will be reserved for certain tenants and/or when those spaces will be available to the public.

Access to the site will be provided by two drive approaches from W. Washington Avenue that will be connected by a drop-off loop adjacent to the west wall of the building. Access to the parking facility will be provided by the northern of these two driveways. The plans do not indicate the direction of travel through the driveways or the location of loading zones, though the applicant has verbally indicated that a trash enclosure will be built into the side of the parking entrance at the northwestern corner of the building. The letter of intent suggests that 60 bicycle parking stalls will be provided, though the letter of intent does not elaborate as to where the stalls will be located and they are not called out on the development plans. The Zoning Ordinance requires one bike parking stall per dwelling unit, or 40 in this case, with the remaining spaces for the commercial uses required at a ratio of one bike stall for every ten automobile parking spaces.

The proposed building represents a modern architectural design and will be constructed primarily of masonry materials. Large masonry block units will form most of the exterior facing on the lower three floors, with brick veneer featured on most of the side and rear walls on Floors 4-9 and the length of the center of the front façade. Metal shingles will be used to wrap the four corners of the building. The front façade facing W. Washington Avenue features floor to ceiling glass on the lower three floors, with metal planters proposed at the center of the façade above the first and third floors and a metal canopy structure to project out over a portion of the circular drop-off area. Each dwelling unit and fourth-floor office space will be provided with a minimum of 80 square feet of outdoor patio space that will be integrated into the four corners of the building and along the two side elevations. A central lobby with elevator bank and stairs will provide access to all facets of the proposed mixed-use building, including the first floor retail space, with the public entrance to the building oriented towards the southern end of the W. Washington Avenue facade. The entrance is shown as a single set of double doors.

Though the plans do not indicate a specific building coverage, the proposed building will occupy a significant portion of the subject site. As proposed, the building, which measures 95 feet above grade to its highest point, with eight stories and 84 feet visible from the street. The building will be set back 14.33 feet from the front property line, which when combined with the large terrace of W. Washington Avenue, increases to approximately 51 feet from back of curb. The structure will be set back 8.67 feet on both the west and east sides of the buildings, though the western setback is reduced by half by two emergency stairwells located along that façade. The building will be set back only 2.33 feet from the southern, rear property line. A landscaping plan suggests that a mix of unspecified landscaping materials will be planted along the long side walls to soften the building's presence. Staff requests that a detailed landscaping plan be submitted to the Planning Unit should this project be approved.

The Urban Design Commission reviewed the proposed planned unit development on October 19, 2005 and recommended that the project be rejected. The report of the Urban Design Commission is attached.

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Inclusionary Zoning

The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating intent to meet the inclusionary zoning provisions of the Zoning Ordinance, with six of the 40 rental apartment units proposed to be affordable under the terms of the ordinance. All six units will be available to families earning 60% of the area median income (AMI) as allowed for a project containing four or more stories and providing 75% of its parking underground. The six units equal the minimum number of units required by ordinance for this project. A representative number of affordable units are provided, with one studio, two one-bedroom units, and three two-bedroom units, though half of the units are located on the first residential floor (Fifth) and no units are proposed on the Eighth Floor.

The project has earned two incentive points as a result of the overall affordability of the project. The applicant is requesting a density bonus and residential parking permits as incentives with this project. The benchmark density for consideration of a density bonus is based on the existing zoning, or R6 in this case, which has a benchmark density of 72.6 units per acre. The Zoning Ordinance provides a minimum of a ten percent bonus per incentive point (up to three points) for any project, unless a project contains four or more stories and provides at least 75 percent of its parking underground. In that case, a density bonus of twenty percent per incentive point is allowed. The proposed building exceeds the four-story threshold and provides its only parking space underground, so staff believes that the twenty percent bonus can be applied. The density bonus would suggest 87 units per acre could be developed on the site with a twenty percent bonus above the 72.6-unit benchmark using one incentive point, and 101 units per acre could be developed using both points. This results in either 32 or 37 units being built on this 0.375-acre parcel depending on point allocation. However, the 40 units proposed results in a density of 106.67 dwelling units per acre, which exceeds the density bonus the project could be granted under the Zoning Ordinance, and also greatly exceeds the 26-40 unit per acre density recommended by the Bassett Neighborhood Master Plan for this section of W. Washington Avenue.

The Planning Unit would not object to the granting of a residential parking permit for each designated affordable dwelling unit (six) if this project was approved.

ANALYSIS

The proposed mixed-use building cannot be constructed under the existing R6 zoning, which would not permit the proposed building for a number of reasons. The proposed fitness facility is not permitted in R6 zoning, nor are the number of dwelling units proposed or the floor area ratio (FAR) of the building (5.0), which exceeds the 2.0 FAR permitted in R6. Therefore, planned unit development zoning would be required to implement this development.

In reviewing the project, the Planning Unit has identified three specific concerns regarding the proposed development. Among staff's concerns are the design, massing and scale of the proposed building, its compatibility with nearby developments and conformance with adopted plans for the neighborhood, and the precedent that approval of this project will set for other properties not only on this portion of W. Washington Avenue, but also the rest of the Bassett neighborhood and the adjacent Mifflin neighborhood to the north.

Project Appropriateness

On its face, the proposed project far exceeds the density envisioned for this site in the Bassett Neighborhood Master Plan, which recommends selective infill projects at a density of 26 to 40 units per acre for the section of the Bassett neighborhood generally located between Bedford and Broom streets and W. Washington Avenue and W. Wilson Street. The subject proposal proposes a density of 106.67 units per acre. Two recently developed projects located south of the site on the same block, City Place at 432 W. Main Street (72.2 units per acre) and Tuscan Place at 450 W. Main Street (92.3), also significantly exceeded this density recommendation. But in reviewing those projects, the Planning Unit felt that the higher than recommended density of the two projects was offset by the scale and design of the buildings, which were generally compatible with the scale and building mass envisioned under the Bassett Plan, and which also supported the plan's implementation goals to provide a variety of housing opportunities in the neighborhood.

Staff's larger concerns rest with the scale of the proposed building, which far exceeds the scale envisioned for W. Washington Avenue by the Bassett Neighborhood Master Plan. The scale and mass of the proposed building is even greater than the density might indicate because the residential units are located above four floors of non-residential uses. The plan, which was adopted in 1997 as a neighborhood-led planning effort to guide the ongoing redevelopment and preservation efforts in the neighborhood, recommended the two blocks of W. Washington Avenue between Bedford and Broom Streets – including the subject site – for preservation of the existing residential character. This section of W. Washington Avenue largely features between two and three-story multi-unit residences setback from the street. The plan encourages rehabilitation of these structures, with opportunities for selective demolition and infill with buildings “designed with a character and scale that compliments the existing block face.”

This recommendation was echoed in the 2004 Downtown Advisory Report, which was developed by the City to illustrate the preliminary planning goals and recommendations to be considered for Downtown during the preparation of the forthcoming Comprehensive Plan. In addition to noting that infill development in the Bassett neighborhood be limited to a maximum of three or four stories, the report states:

“Existing buildings along W. Washington Avenue should be preserved to provide a cohesive transition to historic residential neighborhoods north and south of this

main corridor. Existing residential uses may transition to mixed residential/commercial uses through selective infill development.”

The nine-story building proposed is three to four times larger in scale to both plan recommendations as well as the buildings on either side of the rest of 400-block of W. Washington Avenue. The sole exception between Bedford and Broom streets is the AAA Building next door, which as noted earlier in this report, is a nonconforming building and the only building in the low-rise section of W. Washington Avenue that exceeds the prevailing two to three-story character. At 82 feet above grade, the AAA Building is notably out of character with the rest of the buildings on the block. It is this building, though, that the applicant has pointed to as the relevant scale and mass for the 84 to 95-foot tall structure proposed for the subject site, although the building adjacent on the other side of the subject site is a 2.5-story residential building that has been converted into a dental office. It is staff's opinion that the AAA Building, which is likely to remain for the foreseeable future, should not serve as a benchmark for how new development along this corridor should be patterned. If this scale and massing is the desired future for these two blocks, the adopted plan recommendations need to be addressed by the Plan Commission and Common Council.

While the Planning Unit is generally supportive of mixed-use infill developments, staff questions whether the intensity of the proposed development conforms to the intensity envisioned in the Bassett Neighborhood Master Plan based on the scale and mass of the building. The neighborhood plan encourages commercial development as part of redevelopment of the blocks of W. Washington Avenue between Broom and Bedford streets but is unspecific about what intensity of commercial development can be supported, which currently ranges between dental offices in converted former residences to the AAA Building. However, staff believes that the plan is certain that the scale and mass of any building, whatever the nature of the development, should be designed to fit into the predominantly residential character of those two blocks of W. Washington Avenue.

To date, the boundary between the higher intensity of the central business district and the lower intensity residential character of the Bassett neighborhood has been established at Broom Street. East of Broom Street, building scale and intensity is significantly greater than to the west, with high-rise residential and office buildings either existing or planned to extend along W. Washington Avenue from Broom Street east to the State Capitol. Likewise, buildings along Broom Street have reinforced this distinction between districts, with low and mid-rise buildings like the Madison Senior Center and Meriter Terraces on the eastern frontage providing a step down to the street from higher rise structures on the same block. West of Broom Street in the heart of the Bassett neighborhood, newer development like the Renaissance, City Place, Tuscan Place and Bedford Court projects, have largely been developed with respect to the rhythm and character of the mostly low-rise residential buildings along W. Main, W. Doty and W. Wilson streets. The Planning Unit agrees that the existing one-story building on the site is very much out

of scale and architectural character with the other buildings west of Broom Street and supports redevelopment of the site. However, the quality and scale of the existing development does not justify the construction of a building such as the one proposed for this site, which appears significantly oversized compared to the predominant character of the rest of the block and the neighborhoods both to the north and south.

The Planning Unit also has concerns about the exterior design of the building. Given that the prevalent building style along the two-block long section of W. Washington Avenue where the site is located is representative of wood frame, two and three-story construction, there is no other building nearby to truly gauge the architecture of the proposed building by. The AAA Building is representative of very unwelcoming 1950s and early 1960s architecture, with an uninviting streetscape and building facades that feature very narrow windows so as to give the structure nearly blank walls and overall very little relation to its surroundings. Given this poor context, staff is inclined to consider the proposed nine-story building on its own merits. As noted earlier, the building is representative of a modern and somewhat industrial design highlighted by use of metal wall shingles on the four corners, which offsets a significant amount of masonry elsewhere. The applicant suggests in his letter of intent that the materials and design are intended "to lessen the mass of the building," an assertion that staff does not find convincing given the materials used and the bulk of the building, which continues to be far outside of anything else of relevance on this block.

Should this building be approved, the Plan Commission should consider whether the building should be designed to relate better to W. Washington Avenue and its surroundings. Victorian and Tudor styles dominate these two blocks of W. Washington Avenue as well as the area to the north in the Mifflin neighborhood and somewhat less so in Bassett. Since the Downtown Advisory Report and Bassett Neighborhood Master Plan both call for the building stock surrounding the site to largely remain and be rehabilitated, it is important that any new building that is more massive than the existing buildings fit in well architecturally. Rather than a modern building style such as the one proposed, this might favor a building that features a more unified use of building materials and one with an architectural style more indicative of the period in which many of the surrounding buildings are derived.

The Planning Unit also feels that, should it be approved, certain aspects of this project could be redesigned to enhance the pedestrian feel of W. Washington Avenue. Staff feels that the design in its current iteration does little to improve upon the very poor relation the AAA Building, (which appears to be the benchmark for this project in regards to scale and building mass) has with the street. Streets in this section of the City are largely characterized by lower rise buildings within 20 feet or less of the sidewalk and entrances oriented more to the pedestrian than the car. The proposed building matches the building setbacks present elsewhere on the block while providing some relation to the sidewalk. However, staff feels the project fails somewhat in this mission in part due to the vehicular drop-off loop proposed between the sidewalk and the

building façade. The interrelation between the building and the sidewalk is further diminished by a rather underwhelming first floor facade, which features an understated building entrance that seems to suggest to the passerby that all of the building's activities are contained inside, including the first-floor retail, which is intended to provide the building relation to the street. All of this is loomed over by a canopy located above the second floor, which only adds to the building's significant mass and a sense that it does not fit on this street.

Precedent for Additional Redevelopment in the Area

The Planning Unit is also extremely concerned with the precedent that this project will set for redevelopment of other projects along W. Washington Avenue and in the adjacent Bassett and Mifflin neighborhoods as well. Staff is aware of a sentiment by some in the neighborhood as well as others involved with this project that approval of this development would not necessarily constitute a precedent to judge other projects that may be brought forth in the future by. Staff strongly disagrees with this opinion and believes that approval of this project would call into question the commitment to the longstanding planning goals for this area, which have repeatedly called for preservation and rehabilitation of the existing residential building stock with selective infill that respects the character of surrounding residential buildings, and could be seen as a new benchmark for how this corridor and its adjoining neighborhoods are developed in the future.

At the same time that the proposed project disregards the recommendations of the Bassett Neighborhood Master Plan, it also could greatly impact future planning that may occur to guide future development in the Mifflin neighborhood to the north. That neighborhood, which is generally bounded by Dayton, Broom and Bedford streets and W. Washington Avenue, features a similar housing stock to the stock present along W. Washington and in sections of the Bassett neighborhood. The Bassett neighborhood has transitioned in the last ten years from a predominantly student-oriented neighborhood into an area with a much more diverse building stock and resident base that now includes longer-term renters, condominium and detached residence owners and fewer students. Mifflin has experienced much less change and has largely preserved its student population and character. However, there have been proposals in recent months that indicate increasing interest in redeveloping portions of the Mifflin neighborhood with a development pattern similar to the pattern present in Bassett, all without the benefit of a detailed neighborhood plan akin to the Bassett Neighborhood Master Plan to guide such development. The need for detailed planning for the Mifflin neighborhood has been identified as a component of a detailed master planning document for the western downtown and south campus areas, which is included as an implementation goal in the City's draft Comprehensive Plan. Staff is concerned that any project approved along the south side of W. Washington Avenue may set a precedent for redevelopment with buildings of much greater height and scale on the north side of the W. Washington as well as, by extension, into the Mifflin neighborhood.

Approval of a project so far outside the parameters of the existing planning guidelines in the Bassett and Mifflin neighborhoods should be delayed until the Bassett Neighborhood Master Plan has been thoroughly reevaluated to determine what the future of this segment of the W. Washington Avenue corridor and adjacent Bassett neighborhood should be, and how it would be affected in the context of a project such as the one currently proposed. A similar neighborhood plan should also be developed for the Mifflin neighborhood.

CONCLUSION

The Planning Unit is supportive of the property owner's desire to redevelop his property, which is currently a severely underutilized parcel located along a very significant, high-visibility corridor leading into the City's central business district and the State Capitol. Staff considers the existing one-story suburban-style medical office building to be as out of keeping with its surroundings as the neighboring AAA Building. However, staff cannot support the redevelopment solution proposed. The proposed nine-story building is completely out of character both with its larger surroundings and any planning recommendations for this portion of the W. Washington Avenue corridor or adjoining Bassett neighborhood. Staff feels the scale, mass and design of the building represent none of the characteristics envisioned for the selective infill development recommended in the Bassett Neighborhood Master Plan or Downtown Advisory Report. Staff also questions whether the proposed fitness facility and 12,000 square feet of office are appropriate at this location, which is best characterized as a low to medium-density residential corridor that includes a limited amount of lower intensity commercial uses designed to fit into the residential fabric.

Because the size, mass and design of the proposed building are not consistent with any current or proposed plan for the area and are not compatible with the existing predominant character of W. Washington Avenue, the Planning Unit concludes that this proposed project does not meet the standards and criteria for approval of a zoning map amendment and Planned Unit Development. In specific, the Zoning Ordinance standards regarding zoning map amendments state:

"The Plan Commission shall not recommend adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant, and further shall not recommend a proposed amendment without due recognition of the master plan of the City of Madison."

In this case, the application is clearly inconsistent with the City's Master Plan. The proposed project does not satisfy the standard that the development "is consistent with the spirit and intent of this ordinance and has the potential for producing significant community benefits in terms of environmental and aesthetic design." In addition, the proposed project does not meet the specific criteria 1.a. and 1.b. for planned unit developments as follows:

- "1. In a planned unit development district, the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:*
- a. Are compatible with the physical nature of the site or area.*
 - b. Would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan."*

Because the proposed project cannot meet the standard and criteria for approval of planned unit developments, the Planning Unit recommends that the proposed rezoning of 425 W. Washington Avenue be **rejected**.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3136, rezoning 425 W. Washington Avenue from R6 (General Residence District) to PUD-GDP-SIP (Planned Unit Development, General Development Plan/ Specific Implementation Plan) to the Common Council with a recommendation to **reject** the proposed rezoning and project. Demolition of the existing one-story medical office building should be conditioned upon the approval of the planned unit development.

Should the Plan Commission instead elect to recommend approval of this project to the Common Council, the following conditions should be included:

1. Comments from reviewing agencies.
2. That the development plans be amended per Planning Unit approval as follows:
 - a.) a detailed landscaping plan be submitted that includes details on the size and species of materials to be used;
 - b.) a detailed circulation plan be submitted, paying particular attention to the traffic directions in the driveways, garage entrance and loop drop-off area;
 - c.) the floorplans be revised to specifically identify all spaces shown on the plans, including the square footage of the spaces (retail, apartment, office, etc.);
 - d.) the plans be amended to specifically show the bicycle parking areas, and note access paths to those areas if located within the structure;
 - e.) the site plan be revised to label the setbacks from the nearest point of the building to the property line (particularly the west, side elevation);
3. That the zoning text be amended per Planning Unit approval to specifically define the allotment of parking stalls, including the hours of operation specific spaces will be available and to whom, and any monitoring mechanisms that will be employed.

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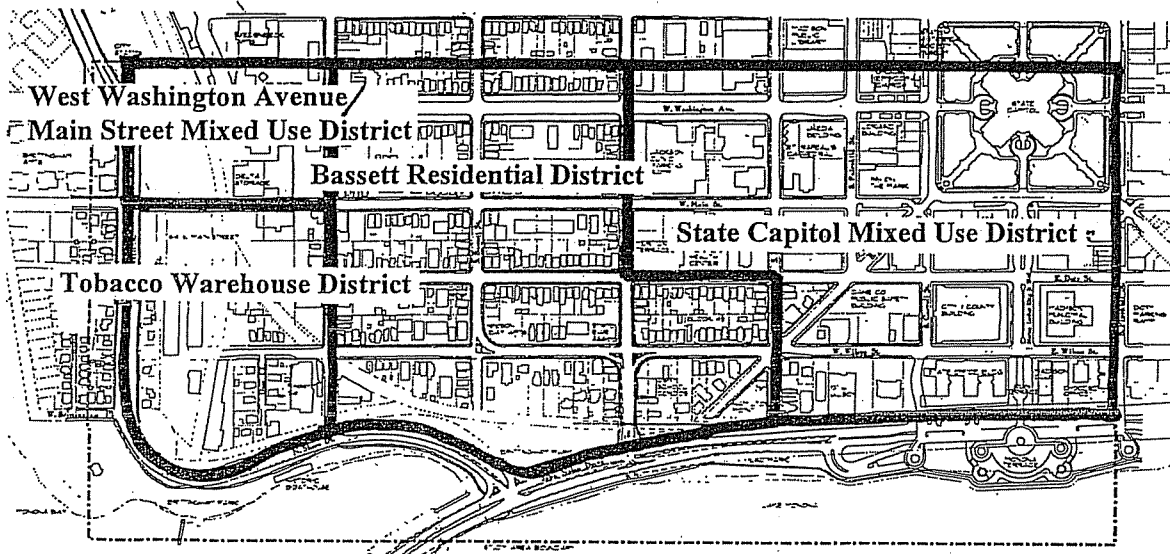
4. That the applicant receive final approval from the Community Development Block Grant Office of the Inclusionary Dwelling Unit Plan and any related documents prior to recording.

MASTER PLAN RECOMMENDATIONS

This section of the Bassett Neighborhood Master Plan presents a discussion of key planning issues and specific recommendations for redevelopment, transportation, streetscape and parks and open space.

Recommended Land Use

An important strength of the Bassett Neighborhood is its multi-faceted character defined by a diversity of uses, visual character and relationships. The Bassett Neighborhood can be divided into four character zones or land use districts (see illustration below). These districts should be comprehensively planned to achieve the recommended character and mix of uses.



West Washington Avenue/Main Street Mixed Use District

The area bordered by West Washington Avenue, S. Bedford Street and W. Main Street is recommended for a mix of ground level retail and entertainment uses with upper floor residential and office uses. A variety of neighborhood retail, specialty retail and entertainment uses compatible with adjoining residential districts can establish this area as an activity center for neighborhood residents, downtown employees and new visitors attracted by the Kohl Center.

Tobacco Warehouse District

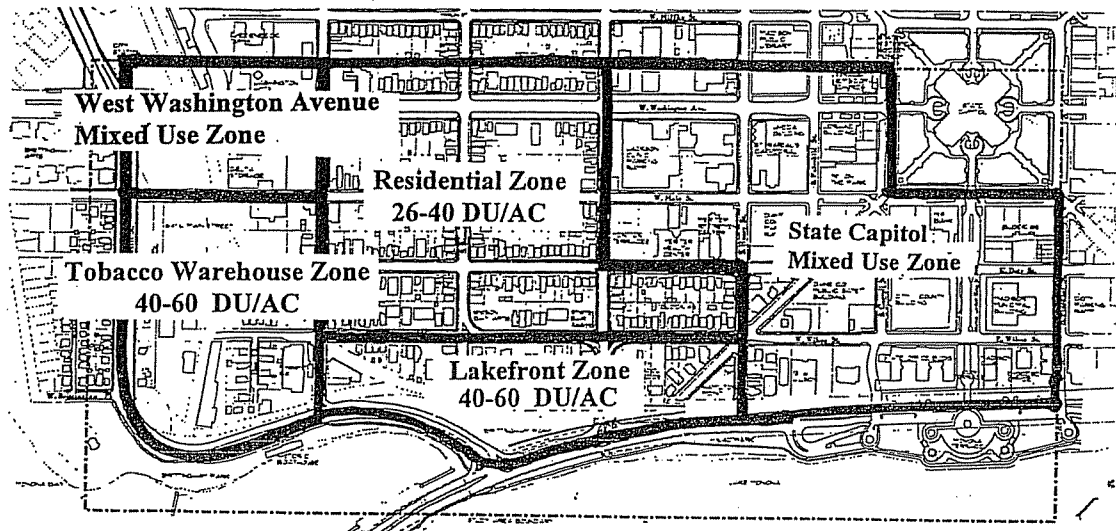
The area bordered by W. Main Street, S. Bedford Street and Proudfit/North Shore Drive is recommended for comprehensive residential redevelopment. A mix of lower scale buildings on the periphery and higher scale buildings on the interior of the block is recommended to capture lake views. W. Main Street and S. Bedford Street are recommended for mixed use residential, office, retail and entertainment uses that are compatible with adjoining residential districts.

Bassett Residential District

The area approximately between S. Bedford Street and S. Broom Street is recommended for residential rehabilitation and new infill development in scale with the existing neighborhood. Improvements to residential streets, zero-lot line buildings and blocks dominated by rear parking lots will be necessary to create an environment that will attract owner occupants and long-term renters. The lakefront area between S. Bedford Street and S. Henry Street is recommended for higher density residential development with lake views.

Recommended Density Zones

Increasing residential density within the Bassett Neighborhood will be dependent on location, adjoining land uses, transportation connections, views, etc. The Bassett Neighborhood Master Plan recommends five density zones (below). Developers, property owners and designers that demonstrate high quality projects may qualify for "density bonuses" to build at the middle to the top end of the density ranges.



Existing Residential Zone

The existing residential zone is recommended as an area where existing density will not significantly change. Generally, a decrease in density brought about by the conversion of higher density student housing to lower density owner-occupied or long-term rental housing will be balanced by additional housing created through selective infill. For example, the Block 49 plan proposes an increase of 11 housing units and an increase in the average block density from 34 DU/AC to 37 DU/AC. New construction should complement the existing neighborhood scale which is predominantly 2 and 3 story.

Lakefront Zone

The lakefront between S. Bedford Street and S. Henry Street is recommended as an area where residential population can be increased through selective infill of new housing development. Deep rear yards, lake views, park access and topography that can conceal structured parking are amenities that will support greater housing density. Existing medium to medium high density blocks can be increased to high density (40 - 60 DU/AC) in a manner that compliments the existing neighborhood scale and character. Hamilton Point at 73 DU/AC is a good example of a higher density lakefront infill project that is scaled to the neighborhood.

Tobacco Warehouse Zone

The area bordered by W. Main Street, S. Bedford Street and Proudfit Street/North Shore Drive is recommended for comprehensive residential development with a mix of low density to very high density housing opportunities and overall block average of 40 - 60 DU/AC. This area, which has very limited residential development today, is viewed as an opportunity to substantially increase residential population within the Bassett Neighborhood. Lake views, park access, historic character and good transportation access are amenities that can support higher density residential development. Lower scale buildings are recommended for the periphery of this zone. Higher scale buildings with structured parking may be built on the interior to capture lake views. Mixed use development including residential, office and retail uses are recommended for the W. Main Street and S. Bedford Street frontage.

- New construction should complement the scale and character of adjoining historic buildings and maintain the integrity of the historic block face.
- Adaptive reuse of historic warehouse structures should be encouraged.

West Washington Avenue

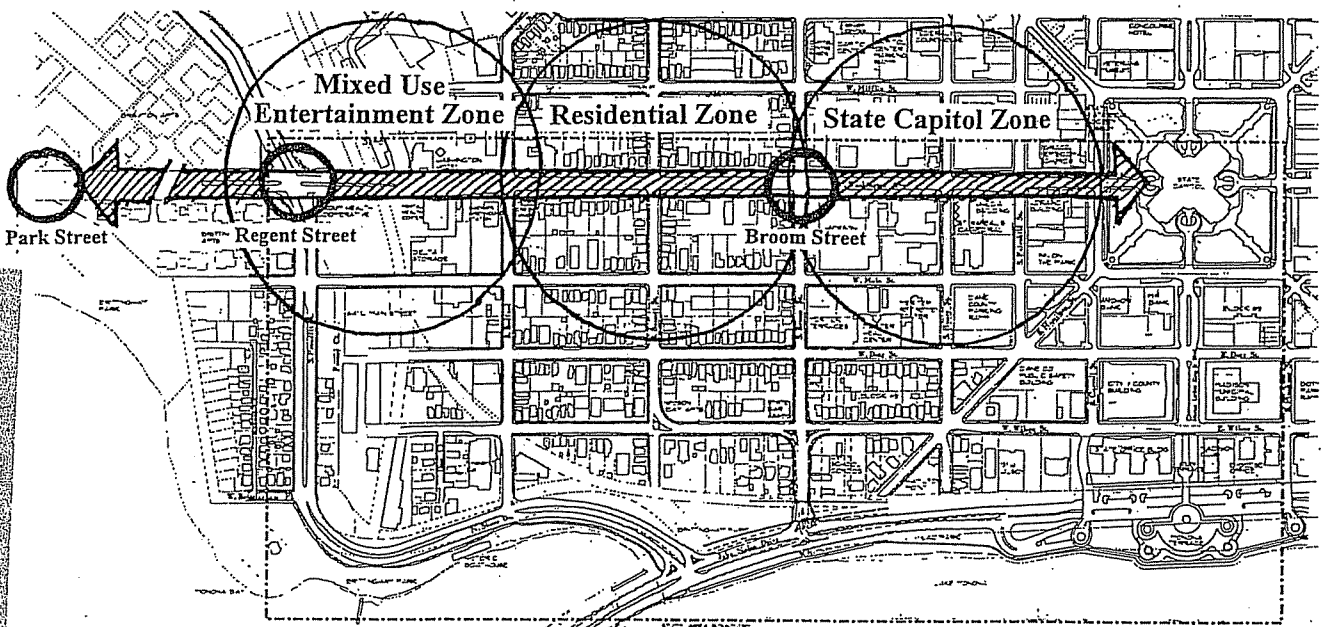
West Washington Avenue offers a gracious and attractive entrance to the State Capitol and the Bassett Neighborhood. This corridor is distinctive with its mix of commercial and residential uses, the historic scale and character of existing buildings, broad terraces and large canopy trees. Preservation and enhancement of West Washington Avenue is important to the character of the Bassett Neighborhood and the downtown.

The urban design character of West Washington Avenue should be enhanced as a major gateway entrance to the State Capitol. Urban design improvements should begin at Park Street. Capitol concourse style lighting should be extended to Park Street. The intersection of Park Street and West Washington Avenue should be enhanced with landscaping and directional signage to the downtown, Monona Terrace, University of Wisconsin and the Kohl Center.

The West Washington Avenue and Regent Street intersection should be improved. Banner poles, lighting and landscaping that have been placed in the boulevard along Regent Street should be duplicated in the boulevards along West Washington Avenue. The corners of City Station and Group Health Cooperative properties could be used as part of the intersection beautification. A future rotary intersection design that incorporates a downtown entrance feature should be considered when the existing intersection is recommended for replacement.

The streetscape on West Washington Avenue between Regent Street and the State Capitol should preserve and enhance the existing grass terraces and canopy trees. Pedestrian scale ornamental lighting should be provided to create a stronger pedestrian character for the street and enhance the night time character of this important State Capitol approach. The intersection of Broom Street and West Washington Avenue should receive landscape improvements to enhance this important junction for downtown traffic.

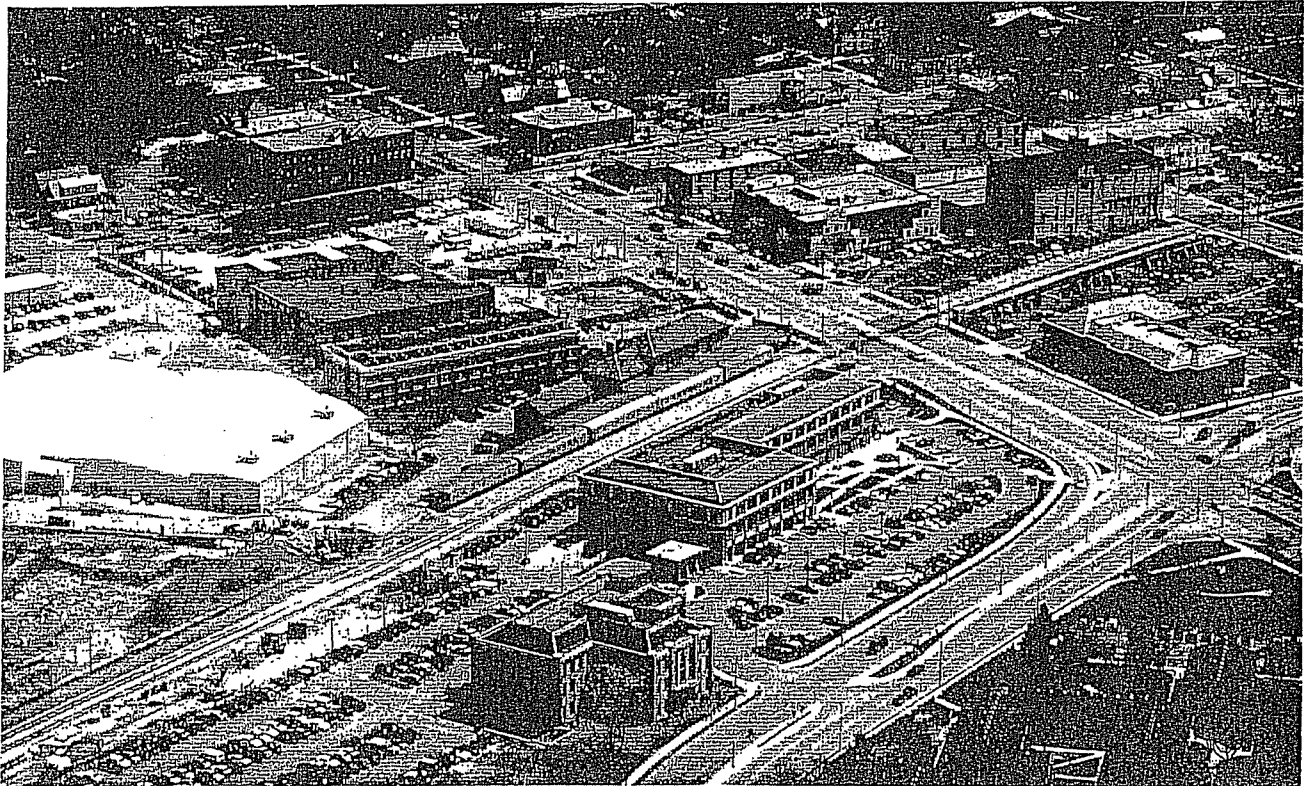
Redevelopment activities for West Washington Avenue should consider the following special design zones illustrated below.



6

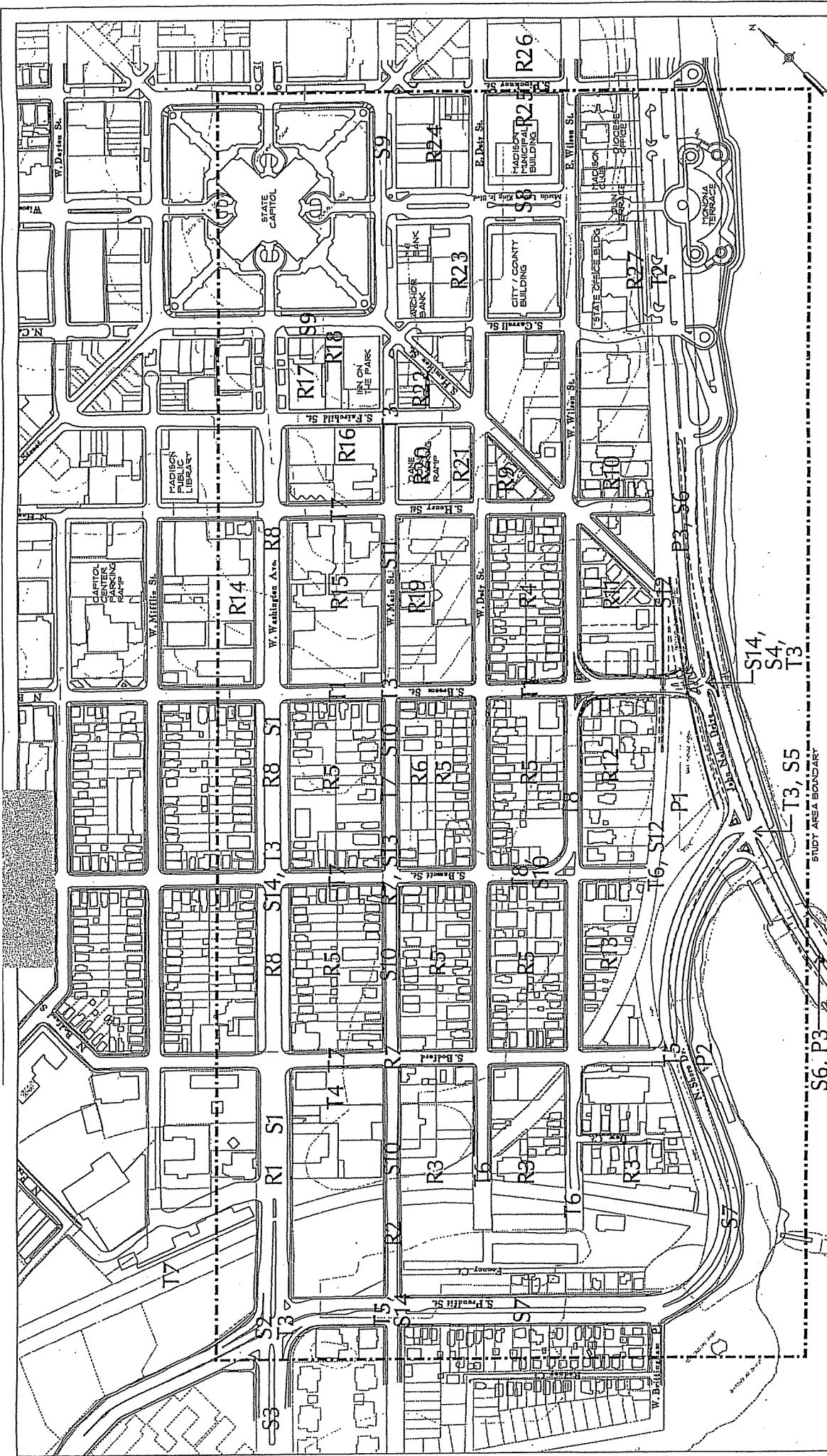
Mixed Use Zone

The area between Regent Street and S. Bedford Street (see photo below) is recommended as a mixed use zone for ground floor retail and entertainment uses and upper floor residential and office uses. This area is recommended as an activity center for neighborhood residents, downtown employees and new visitors attracted by the Kohl Center. The King Street and E. Wilson Street mixed use district in the First Settlement Neighborhood offers a model for this area. The proliferation of single purpose uses such as sports bars related to the Kohl Center should be discouraged. New development and rehabilitation should compliment scale and character of this area. City Station, the Wiedenbeck Apartments, Group Health Cooperative and the proposed Washington Hotel are excellent examples of buildings that blend well with the historic character of the area. Development should be planned to minimize impacts (noise, parking, traffic, security, etc.) on the adjoining residential areas. The Mifflin and Bassett residential districts should be protected from development "creep". Bedford Street is an important edge to these residential districts and commercial development on Bedford Street should be scaled to fit the edge, much like Meriter Terraces has been designed to compliment residential uses on S. Broom Street and W. Doty Street.



Residential Zone

The area between S. Bedford Street and Broom Street has a strong residential character with 2-3 story buildings set back from the street. The character and scale of the existing residential street frontage should be preserved to maintain the integrity of the residential neighborhoods that occur on both sides of West Washington Avenue. Building rehabilitation of existing structures should be encouraged. While selective demolition and infill may be appropriate, new buildings should be designed with a character and scale that compliments the existing block face. The area may include both residential and commercial uses. The photo on the next page illustrates how former residential structures have been attractively converted to office uses at the SE corner of Broom Street and West Washington Avenue.



<p>URS CONSULTANTS</p> <p>URBAN RESEARCH AND DEVELOPMENT Schwabauer Anderson Associates and Woodruff & Associates in association with Per Stegelmeyer</p>	<p>Bassett Neighborhood Master Plan</p> <p>Downtown Madison, Wisconsin</p>	<p>Sheet Title Master Plan Recommendations</p> <p>Scale: 1"=100'</p> <p>Graphic Scale: 0' 10' 20' 30'</p>	<p>Project No. 1321 Date: 10-21-96 Drawing No. 516 File Name: 1321.dgn</p>
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c:\vgm\1321\1321.dgn Oct. 21, 1996 15:50:41

Exhibit 4: Master Plan Recommendations

interconnect residential uses. Mixed use residential, office and neighborhood related commercial uses along S. Bedford Street and W. Main Street.

R4 Block 49 Redevelopment

Comprehensive redevelopment of an entire residential block including conversion of existing buildings and selective infill development to increase opportunities for owner-occupied housing and long-term rental housing; rear yard development to increase parking supply while improving open space and landscape character; preservation of historic and neighborhood character; and streetscape improvements such as undergrounding utilities, ornamental lighting, landscaping and terrace improvements.

R5 Bassett Neighborhood Rehabilitation

Comprehensive rehabilitation of all residential blocks within the Bassett core residential district similar to Block 49 including rehabilitation of existing zero-lot line apartment buildings to better compliment the scale and character of the surrounding neighborhood.

R6 Residential Rehabilitation

Rehabilitation of an existing 108 unit apartment building to compliment the scale and character of W. Main Street and the surrounding neighborhood. Potential improvements include breaking up the building into smaller sections with separate entrances and reducing or eliminating the front yard parking.

R7 Neighborhood Retail Sites

Development of neighborhood retail uses at the S. Bassett Street - W. Main Street and S. Bedford Street - W. Main Street intersections. Streetscape improvements including seating, lighting and information kiosk to create a neighborhood focal point. Potential mixed use developments with ground level retail uses and upper story residential uses.

R8 West Washington Avenue

Rehabilitation, adaptive reuse and selective infill for residential and commercial uses along West Washington Avenue between S. Bedford Street and S. Broom Street. Preservation and enhancement of the scale and character of the area to maintain the physical and visual connection between the residential districts on both sides of West Washington Avenue.

R9 Residential Redevelopment

Potential for mid-rise residential redevelopment with views to Lake Monona and the State Capitol. Topography will permit multi-level enclosed parking without internal ramps.

R10 Lakefront Residential

Potential for mid-rise residential redevelopment site with lake views. Topography will permit multi-level enclosed parking without internal ramps. Potential vacation of S. Henry Street that preserves street end views to Lake Monona. Preservation and enhancement of W. Wilson Street frontage.

R11 Lakefront Residential

Potential residential infill site with lake views and enclosed parking. Development character to compliment the scale and character of the historic Doty School and adjoining residential blockfaces.

**425 West Washington
Inclusionary Dwelling Unit Plan:
Staff Review for the Plan Commission: October 11, 2005**

Name of Development	425 W. Washington
Address	425 W. Washington Ave
Developer/owner	20/15 LLC
Contact Person	Lee Christensen Owner – Erik Minton/Dr. John Bonsett-Veal
Contact Phone	256-1400
Contact-mail	info @butlerplaza.net

This project includes a total of 40 Rental units, of which 6 would be designated as inclusionary units.

CONCLUSIONS AND SUGGESTED CONDITIONS:

The project as proposed, based upon the available information furnished by the developer,		
	Will comply with MGO 28.04 (25)	
	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	
X	Standard conditions: Developer must build the rental units such that they meet the terms of the ordinance, bedroom mix and minimum size, and dispersion, restrictions. Must provide unit numbers to	
	Project-specific conditions: Must provide unit numbers to match the IZ Unit layout provided as part of the 7/13/05 IZ pre-submittal.	
	Does not comply for the following reasons:	

Reviewed by	Barbara Constans, Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: October 11, 2005

TEXT SUMMARY FOR PLANNING UNIT REPORT TO PLAN COMMISSION:

The developer proposes to construct a 8 story mixed use building with 40 rental apartments, at 425 W. Washington Ave. The site will include underground parking. 15% of the total units (6) would be priced at a range affordable to households at 60% of Area Median Income (AMI). There would be 1 efficiency, 2 one bedroom and 3 two bedroom IZ units. This project has 8 stories and has 75% underground parking and meets the IZ requirements for all units at 60% of AMI.

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
40 rental units	34			6	

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%					
10%					
15%				2	
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 Market	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 Market	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)	Compl es	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 bedroom mix proportional to market rate unit mix.
IDUs are dispersed throughout the project	Yes with NOTES		Developer proposes to spread units vertically throughout building however none are targeted to the 8 th floor. and all of the IZ units are stacked on one side of the building, where the smaller units within the building are located. (see attached floor plans)
IDUs are to be built in phasing similar to market rate	Yes		One building.
Pricing fits within Ordinance standards	Yes		
Developer offers security during construction phase in form of deed restriction	Yes		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	NA		
Developer describes marketing plan for IDUs	Yes		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		IZ Rent levels will change based on levels in force on date of building permit.

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	

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 du, 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	Aug 11, 2005	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	March 22, 2005	None identified
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	August 25, 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)	Pending	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

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat 425 W. Washington Ave.

Project Address: 425 W. Washington Ave. **Project Area (in acres):** 0.375

Developer: 20/15 LLC **Representative:** Lee Christensen

Street Address: 21 N. Butler St. City/State: Madison/WI Zip: 53703

Telephone: 608-256-14 Fax: 608-256-1428 Email: info@butlerplaza.net

Agent, If Any: _____ **Company:** _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family		34				
Duplexes						
Multi-Family		34		6	40	0.375
TOTAL		34		6	40	0.375

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Anticipated Sale Price							
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI				6			
Maximum Monthly Rent Price				Eff \$725			

1 Bdrm \$775
2 Bdrm \$925

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:										
Rental Units With:	3	14	17			1	2	3		
Minimum Floor Area:	430	580	965			430	580	785		

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input checked="" type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

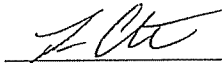
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

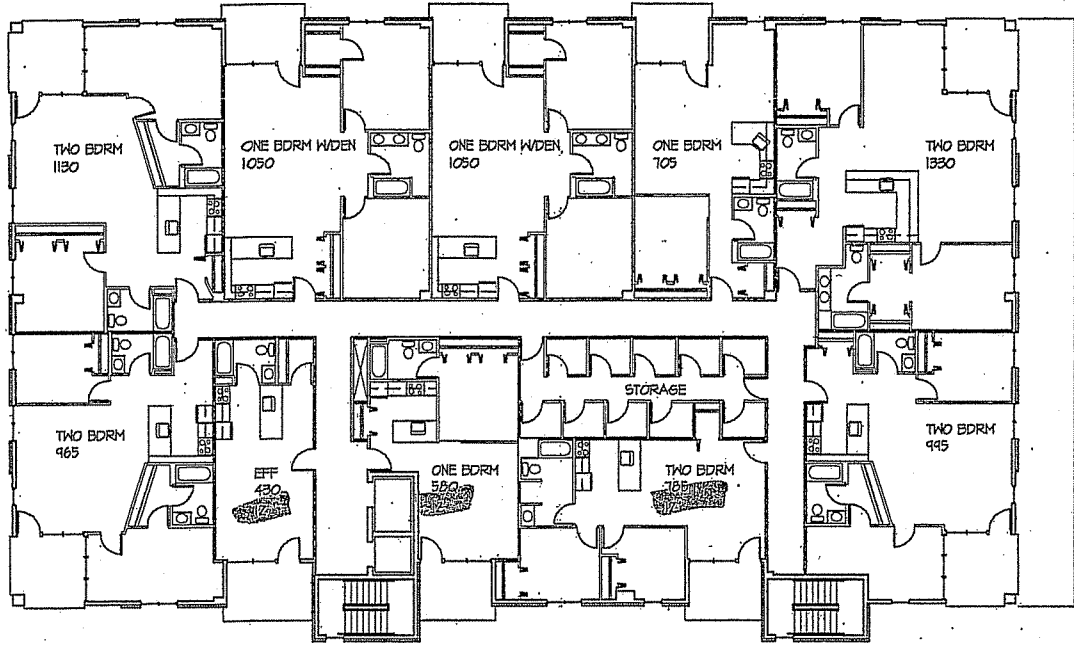
CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in phasing similar to market rate.	X		
Pricing fits within Ordinance standards	X		
Developer offers security during construction phase in form of deed restriction.	X		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → 8/11/2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → 3/22/2005
- The applicant notified Alderperson Mike Verveer of District 4 of this development proposal in writing on: → 3/4/2005
- The applicant also notified Pete Ostlind of the Bassett neighborhood in writing on: → 3/5/2005
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  **Date** 8/24/2005

Printed Name Lee Christensen **Phone** 608-256-1400



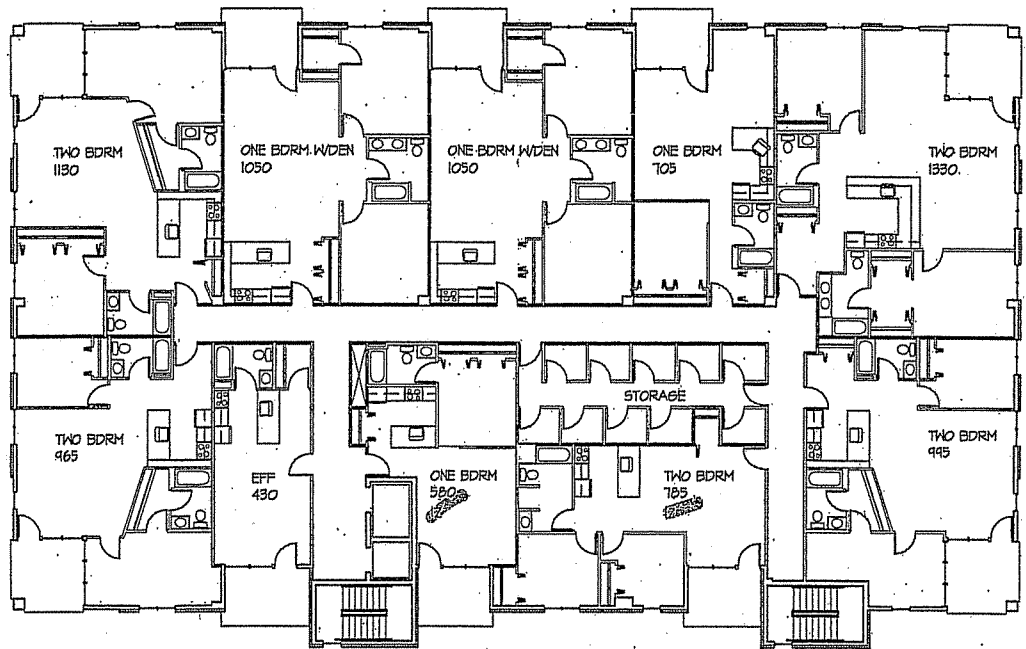
1 FIFTH FLOOR PLAN
 AT SCALE 1/8" = 1'-0"

PROJECT
 W. Washington
 Residential/Commercial
 428 W. Washington Avenue
 Madison Wisconsin

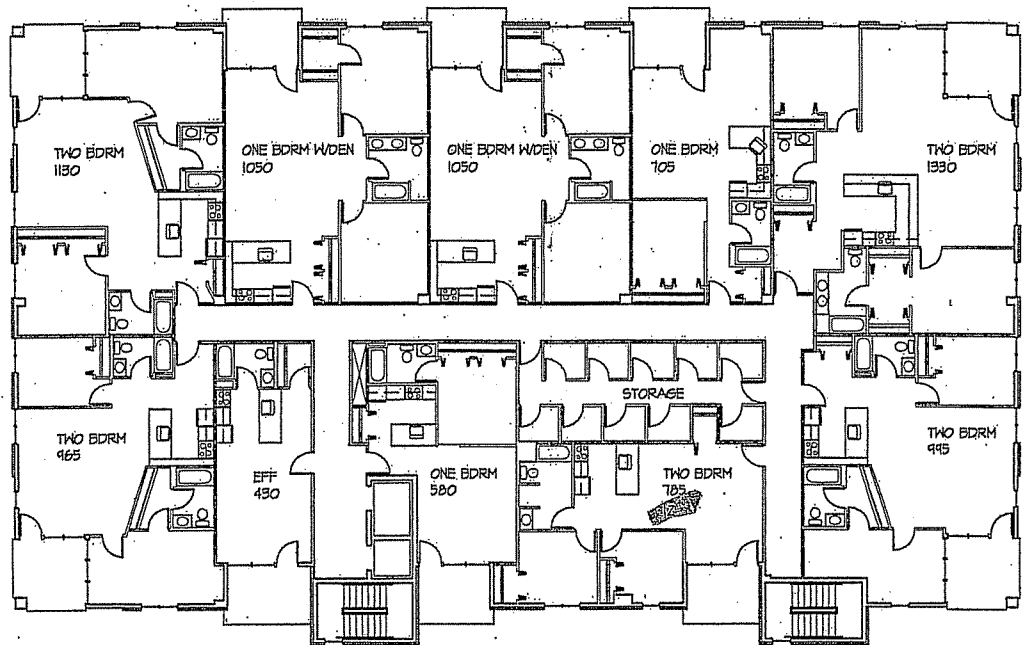
DRAWING
 5th Floor Plan

DATA
 Project # 830021
 Date 05/20/08
 Drawn by jaa

A1.7



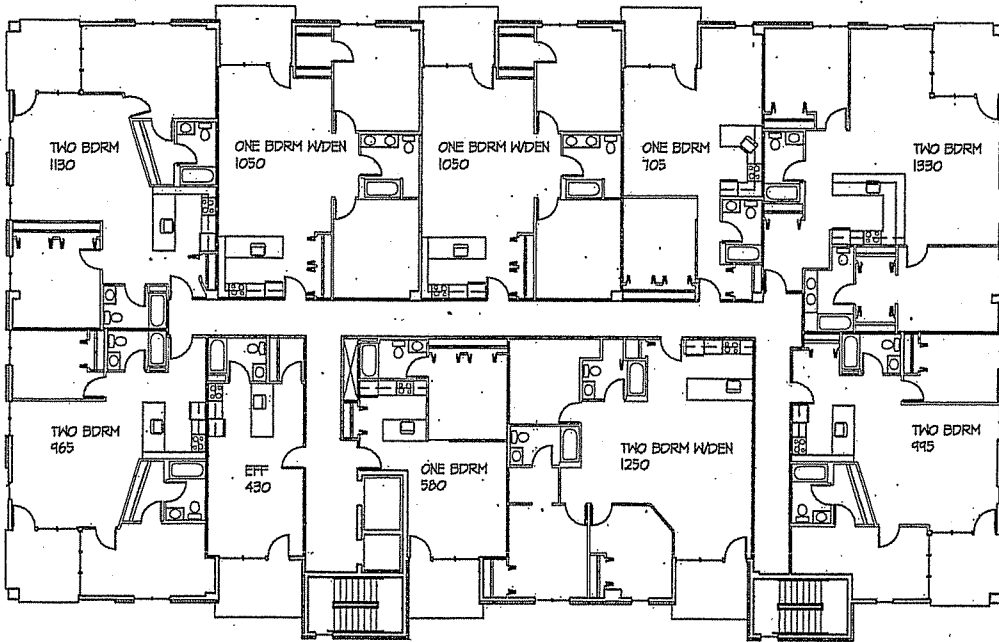
1 SIXTH FLOOR PLAN
A/B SCALE: 1/8" = 1'-0"



SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

**SUTTON
ARCHITECTURE**

104 King Street
Madison, WI 53703
Tel: 608-261-8000 Fax: 608-261-0141



1 EIGHTH FLOOR PLAN
AUG SCALE: 1/8" = 1'-0"

PROJECT
W. Washington
Residential/Commercial
425 W. Washington Avenue
Madison Wisconsin

DRAWING
Eighth Floor Plan

DATA
Project # 803001
Date 02/2008
Drawn by JAA

A1.10



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: October 12, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer *[Signature]*
SUBJECT: 425 West Washington Avenue Planned Unit Development (GDP/SIP) & Demolition

The City 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. Contact Lori Zenchenko regarding internal street address issues for the new building.

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 425 West Washington Avenue Planned Unit Development (GDP/SIP) & Demolition

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements



6

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way.

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The approval of this development does not constitute or guarantee approval of the encroachments.

- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

a) Building Footprints
b) Internal Walkway Areas
c) Internal Site Parking Areas
d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.
- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

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Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



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

October 1,, 2005

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: 425 West Washington Avenue

S.W.

1. The developer shall pay \$66,244.40 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 = 40 multifamily @ 700 square feet/unit = 28,000 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 \$46,200.00**

Park Development Fees = (40 @ \$501.11) = \$20,044.40

TOTAL PARK FEES = \$66,244.40

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.



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

October 13, 2005

TO: Plan Commission

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

SUBJECT: **425 West Washington Avenue – Rezoning – R6 to PUD (GDP - SIP) - 40 Unit Apartments, Fitness Center, 12000 Sq. Ft. & 2500 Sq. Ft. Retail**

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. 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. The applicant shall modify the public sidewalk in front of the building to 10 ft. in width the lane shall not interferes with public right-of-way.

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, 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'.

4. The applicant should show the dimensions for proposed 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. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
5. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
6. The applicant shall note that Madison General Ordinance 10.08(a) 6 requires all facilities to have adequate internal circulation in which no backing movement, except that required to leave a parking stall, is allowed. All parking facilities shall be designed so as not to utilize any portion of the public right-of-way except to permit ingress and egress in a forward manner: The applicant shall provide demonstration of truck movements for trash loading and unloading with ingress and egress in a forward manner.
7. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter. The applicant shall show all exist driveway to be reconstructed or removed on the revised site plan.
8. The applicant shall prevent encroachment onto the public West Washington Av. public right-of-way by barriers of some type, which shall be noted on the site plan.
9. The applicant shall submit with the parking lot plans a letter of operation of the doors or and gate to the ramp; a detail drawing of the area showing queuing of at least three vehicles or two vehicles not to block the public sidewalk.
10. 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.
11. 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: Lee Christensen
Fax: 608-256-1428
Email: info@butlerplaza.net

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 20, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 425 W Washington Ave, Demo, Rezoning, and IZ

Present Zoning District: R-6

Proposed Use: Demolish Medical Office, build an 8 story mixed-use bldg. with 40 apartments, fitness center, 12,000 sq. ft. office and 2,500 sq. ft. retail space.

Requested Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval.

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. Show canopies and roof structures on the site plan. Show the dimensions of the building setbacks on the site plan.
2. Show the building height on the elevation drawings per "City Datum". The building shall not exceed 187.2' City Datum per 28.04(14).
3. Meet applicable building codes, including accessible requirements.
4. The plans, letter of intent and the zoning text shall be consistent.
5. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. Identify this area on the plan. Post a sign at the stall.

6. Provide **52** bike parking stalls in a safe and convenient location 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. Show the stalls on the plans.
7. Provide a detailed landscape plan. Show species and sizes of landscape elements.
8. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **4** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls.
 - c. The stalls shall be as near the elevator as possible.
9. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to zoning sign off of the SIP.
10. In the zoning text, address the following:
 - a. In the permitted use section, include, 40 apt. units, 24,000 sq. ft. fitness facility, 13,00 sq. ft. of commercial/retail per the C-1, and offices.
 - b. Accessory uses to the above uses, including but not limited to accessory parking and home occupations as defined in Chapter 28 of the Madison General Ordinances.
 - c. Signage for the commercial spaces you may want to use C-1 or C-4 signage as approved by UDC.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,400 sq. ft.	16,335 sq. ft. *
Lot width	50'	99'
Usable open space	4,200 sq. ft.	7,581 sq. ft. (roof)
Front yard	20'	14' *
Side yards	29.75' each side (R-6)	2' and 3.5' *
Rear yard	43.2' (45% of bldg ht.)	2' 4" *
Floor area ratio	2.0	5.2 *
Building height	187.2' city datum	(2)

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	85
Accessible stalls	4.	(8)
Loading	1 (10' x 35') area	(5)
Number bike parking stalls	52	(6)
Landscaping	Yes	(7)
Lighting	Yes	State building codes

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.



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: 10/20/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **425 W. Washington Ave.**

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, parallel to one entire side of the structure, and not including on-street parking in fire lane.
 - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
 - d. Provide a fire lane that extends to within 150-feet of all exterior portions of the structure.

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

cc: John Lippitt

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AGENDA # 10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN
COMMISSION

PRESENTED: October 19, 2005

TITLE: 425 West Washington Avenue –
PUD(GDP-SIP), Mixed-Use
Development.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William A. Fruhling, Acting
Secretary

ADOPTED:

POF:

DATED: October 19, 2005

ID NUMBER:

Members present were: Paul Wagner (Chair), Cathleen Feland, Todd Barnett, Michael Barrett, Robert March, Ald. Noel Radomski, Bruce Woods, Lisa Geer, and Lou Host-Jablonski.

SUMMARY:

At its meeting of October 19, 2005, the Urban Design Commission **REJECTED** a request for a PUD(GDP-SIP) for a mixed use development located at 425 W. Washington Avenue. Michael Quigley and John Sutton, representing the developer, described the proposal. The building will contain 2 floors of underground parking, retail on the 1st floor, a fitness facility on the 2nd and 3rd floors, commercial/office uses on the 4th floor, 40 apartment units on the 5th-8th floors, and a community room/mechanical penthouse on the 9th floor. The building incorporates “green roof” design. Building materials include brick, concrete masonry units, and metal panels. All units will have balconies. Photos of the 1-story commercial structure proposed to be demolished and the adjacent 5-story AAA Building were presented.

Stefanie Moritz registered in opposition, stating that the proposal is not consistent with the neighborhood plan and is not in scale with the neighborhood. She doesn't feel that there is wide spread neighborhood support and presented a petition with signatures of 44 residents in opposition. Jonathan Cooper, registered in support, stating that he was on the steering committee for this project. He stated that a major outstanding issue among members was the scale and massing of the project is not consistent with the neighborhood plan, but feel it is such an outstanding project that they support it, noting that neighborhood representatives on the committee were split. Ledell Zellers, President of Capital Neighborhoods Inc., stated that she was not for or against the project, but was speaking for the validity of neighborhood plans. She stated that such plans look at neighborhoods holistically, not project by project, and provide developers with predictability and property owners with assurances. Erik Minton, project developer, stated that changes going on in the neighborhood will make it an exciting place that people will want to move to and invest in. He stated that the project addresses numerous City priorities, such as inclusionary zoning. He stated that there have been 14 meetings and he

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acquired 1,000 signatures in support in 3 days. Christina Rose, registered in opposition, stating that the neighborhood plan has been ignored and is concerned about the precedent if it is approved. Rosemary Lee, registered in support, stating that other buildings in the neighborhood have been approved that are not consistent with the neighborhood plan and that this building is of significant merit and deserves an exception. Robert Holloway, registered in opposition, stating that projects should not go against the neighborhood plan without a deliberative process to change it, and he has problems with the size and massing of the proposal. He feels that many people speaking at the public meetings were not from the neighborhood. Jeff Mack, registered in support, stating that such an exercise facility is needed downtown and doesn't feel it will be out of scale with other buildings going up downtown. Peter Ostlind, registered in opposition, stating that he feels the proposal does not meet the PUD criteria and is not consistent with the neighborhood plan, Downtown 2000, the Downtown Advisory Report or the draft Comprehensive Plan. He noted that the neighborhood plan does not allow for extraordinary building design to ignore the plan. In response to questions by the Commission, he stated that he does not feel the developers were misled on the neighborhood's position and believes there was a concerted effort by the developers to have non-neighborhood residents to attend public meetings. Michael May, registered in opposition, stating that it is out of scale with the neighborhood and is being promoted as the gym being a benefit to the city. He stated that the AAA Building next to the proposal was a mistake that should not be repeated and noted the neighborhood plan was done seven years ago in anticipation of development pressure. In response to questions by the Commission, he stated that he feels this was communicated to the developer early in the process. Victor Villacrez, registered in support, stating that he chaired the committee that developed the neighborhood plan and doesn't feel it has been followed and cited some examples. He feels this is a blighted block that needs to be redeveloped to save other houses in the neighborhood. Ald. Michael Verveer, registered in opposition, asking the Commission to refer the case as he does not feel it is ready to be considered by the Plan Commission. He stated that he tried to work with the developers to meet the requirements of the neighborhood plan and suggested they work with the neighborhood. He stated that he was also on the committee that created the neighborhood plan and the character of 400 and 500 blocks of W. Washington Avenue was viewed as important and that is why it contains such strong recommendations for this area. He noted that there are numerous positive aspects of the proposal and it would provide some amenities for downtown residents, but feels it is in the wrong location. He feels that the neighborhood does not support it and that the applicants did a thorough job of turning out supporters. He emphasized that staff has told the applicants on numerous occasions from the beginning of the project that it was not supportable and a clear violation of the neighborhood plan. Also registering in support were: Tom Geier, Lee Christensen, Stephanie Pertzborn, Chet Droessler, and Jill Geier. Also registering in opposition were: Carol Crossan, Jim Skrentny, Davy Mayer, Vince Jenkins, and William Patterson.

March stated that he believes the project is on a substantial street and can coexist with smaller buildings, noting its proximity to Metropolitan Place. Host-Jablonski stated that he doesn't feel that the developers were misled by the neighborhood regarding their position on the project. Greer stated that she likes the concept, but not at this site as it will not have a positive impact on the sense of place for this neighborhood. Wagner stated that if the project comes back before the UDC in the future, more contextual information will be needed. Woods stated that it is a wonderful concept on the wrong site and that there is a need to follow neighborhood plans.

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ACTION:

On a motion by Host-Jablonski, seconded by Greer, the Urban Design Commission **REJECTED** a request for a PUD(GDP-SIP) for a mixed use development located at 425 W. Washington Avenue. The motion was passed on a vote of 7-1-1 (March voted no and Barnett abstained).

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 2, 3, 3, 4, 4, 5, and 9 with 2 abstentions from the rating process.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 425 West Washington Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	4	5	6	6	-	5	1	4
	5	5	7	-	-	6	5	5
	4	5	7	-	-	4	4	4
	2	7	-	-	-	-	2	-
	2	3	6	6	-	7	2	2
	-	6	-	-	-	-	2	3
	-	4	-	-	-	-	2	3
	7	9	9	-	-	-	9	9

General Comments:

- Do not feel the style of architecture fits into the surrounding Victorian buildings. Size also overwhelms the adjacent building. These two aspects overshadow all the positives. I wish this building was located in a more suitable area because it is creative and an interesting mix of uses. Roof garden would be exciting.
- Listen to the neighborhood and follow the plan.
- Look at the plan!
- Great building, wrong place.
- Good design, completely wrong location.
- Just much too tall to have any relationship at all to the approved neighborhood plan. Good concept, wrong location.
- A fine concept – fine architecture – thoroughly appropriate to West Washington Avenue.

Stefanie Moritz
530 West Doty Street #104
Madison, Wisconsin 53703

October 13, 2005

To: Members of the Urban Design Commission

At your meeting on October 19th, you will have presented for your consideration a building proposal at **425 W. Washington Ave.** As a resident of the Bassett District living within three blocks of this proposed project, I have attended several neighborhood meetings on the project and have voiced my concerns to the developer's representatives and to the neighborhood steering committee. I wish to share with you my thoughts and concerns.

I think that any infill development needs to be considered not as a stand-alone project, but within the context of its surroundings. It should also be judged on how well it conforms to the Bassett Neighborhood Master Plan. While I have no quarrel with the general design and function of the proposed building, I do have strong reservations about how well this 8-story project conforms both to the existing architectural context and to the Plan. The key question, to my mind, is whether or not a case can be made to build an 8-story building in the middle of a block face comprised of, with one exception, 2- to 3-story homes. I suggest that the case cannot be made, since there is ample evidence in the Plan to support maintaining the existing scale in this block of the West Washington corridor.

The site for the proposed development falls within what the Master Plan calls the "Bassett Residential District", an area between S. Bedford St. and S. Broom St. which is "recommended for residential rehabilitation and new infill development *in scale with the existing neighborhood*" (Plan, p. 20, italics added). Further in the Plan, there is discussion regarding density in different parts of the Neighborhood. For the above-mentioned Residential Zone (26-40 DU/AC), this is what the Plan has to say:

The existing residential zone is recommended as an area where existing density will not significantly change. Generally, a decrease in density brought about by the conversion of higher density student housing to lower density owner-occupied or long-term rental housing will be balanced by additional housing created through selective infill. . . . New construction should complement the existing neighborhood scale which is predominantly 2 and 3 story. (p. 28)

The Plan goes on to provide recommended design guidelines for new construction (p. 29). There are several guidelines which the proposed building does not adequately address, notably:

- *High quality architecture.* Its “green” principles aside, there is nothing remarkable about this building’s design which would make it an outstanding addition to the very visible West Washington Ave. corridor.
- *Compatibility with the scale and character of adjoining buildings.* All existing buildings on the block save one—the unfortunate “AAA Building”—are no taller than 3 stories. With the exception of the AAA Building, the homes on both sides of the 400 block are good examples of the Victorian period, giving the block a distinctive historic character that is worth preserving.
- *Building and parking design that maintains the continuity of the blockface.* As mentioned above, the design of the proposed building would be a striking departure from the other structures on the blockface and could set the precedent for more low- to high-rise proposals in the future.
- *Architectural form and character that breaks up the building mass and minimizes shadow and viewshed impacts on adjoining properties.* If built at 8 stories, this building would have significant negative shadowing impacts on its smaller neighbors to the east.

Finally, the Plan gets very specific in discussing the character of West Washington Avenue, “a gracious and attractive entrance to the State Capitol and the Bassett Neighborhood. This corridor is distinctive with its mix of commercial and residential uses, the historic scale and character of existing buildings, broad terraces and large canopy trees. Preservation and enhancement of West Washington Avenue is important to the character of the Bassett Neighborhood and the downtown.” (p.31) As the Plan points out on p. 32, “The area between S. Bedford Street and Broom Street has a strong residential character with 2-3 story buildings set back from the street. *The character and scale of the existing residential street frontage should be preserved to maintain the integrity of the residential neighborhoods that occur on both sides of West Washington Avenue. Building rehabilitation of existing structures should be encouraged. While selective demolition and infill may be appropriate, new buildings should be designed with a character and scale that compliments the existing block face*” (my italics).

At the neighborhood forum to discuss this project just this past week, I asked the development team why, given the opportunity to design a new building from the ground up, they had chosen to disregard several key provisions in the neighborhood’s Plan. There was an attempt to hold up the AAA Building as some type of precedent for the height—a misguided attempt since it is 1) a building utterly lacking in architectural character, and 2) the lone example of a building—on both sides of the 400 block—which is taller than 3 stories. Another team member cited the economics of the project as necessary for the height. In my opinion, economics should never be cited as a justification for overriding provisions in a formally adopted Neighborhood Plan.

When this project comes up for discussion on Wednesday evening, I hope you will give serious consideration to the massing and scale in relation to surrounding homes and in the context of the historic West Washington corridor. I do not oppose infill on this site, but I do oppose this developer's vision of what is appropriate infill. The Bassett Neighborhood deserves a better project for this prominent location, a project which will take into account the Master Plan's principles from the very start.

Thank you for the opportunity to share my views with you.

Sincerely,

Stefanie Moritz

Stefanie Moritz
(608) 259-9261

We, the following downtown residents, oppose the eight-story development at 425 W. Washington Ave. proposed by 20/15 LLC. We object to the proposal because it does not conform to key provisions in the adopted Bassett Neighborhood Master Plan, which calls for infill buildings which are compatible in scale and character with the existing 2- to 3-story homes comprising the majority of the 400 block.

DATE	PRINTED NAME	SIGNED NAME	STREET ADDRESS
10/15/05	Stefanie Moritz	Stefanie Moritz	530 W. Doty St. #104 Madison
15 Oct 05	Vince Jenkins	Vince Jenkins	530 W. Doty #104, Madison
10-15-05	Kenneth A. Ball	Kenneth A. Ball	530 W. Doty #205 Madison
10-15-05	Guy M. Caver	Guy M.	530 W. Doty St #102
10-15-05	Jane M. Richard	Jane M. Richard	208 S. Henry St.
10-15-05	Wanda M. Meehan	Wanda M. Meehan	533 W. Main St. Madison 53703
10-16-05	MICHAEL D. MAY	Michael D. May	533 W. MAIN ST. #367 MADISON WI 53703
10/16/05	KATHRYN MAY	Kathy May	533 W. MAIN ST #307 MADISON, WI 53703
10/16/05	MARY MCCARTHY	Mary McCarthy	533 W. Main St #302 MADISON WI 53703
10/16/05	John Lindblom	John Lindblom	533 W. Main St Madison, WI 53703

We, the following downtown residents, oppose the eight-story development at 425 W. Washington Ave. proposed by 20/15 LLC. We object to the proposal because it does not conform to key provisions in the adopted Bassett Neighborhood Master Plan, which calls for infill buildings which are compatible in scale and character with the existing 2- to 3-story homes comprising the majority of the 400 block.

DATE	PRINTED NAME	SIGNED NAME	STREET ADDRESS
10/10/05	Brittany Timmermans	<i>Brittany Timmermans</i>	554 W. Doty St. I
10/16/05	Sophia Gilen	<i>Sophia Gilen</i>	554 W. Doty St. Apt. II
10/16/05	Lindsay Perlen	<i>Lindsay Perlen</i>	537 W. Doty St.
10/16/05	JAMES CURTIS	<i>[Signature]</i>	533 W. Main St
10/16/05	Ruth Mucci	<i>Ruth Mucci</i>	533 W. Main St.
10/16/05	Pat DiBiase	<i>Pat DiBiase</i>	533 W. Main St #112
10/16/05	ALLEN RUFF	<i>Allen Ruff</i>	533 W. Main #112
10/17/05	Ashley Kerst	<i>Ashley Kerst</i>	530 N. Doty #308
10/17/05	Jucille Trainor	<i>Jucille Trainor</i>	552 W. Doty St. 53703
10/17/05	ANN TRAINOR	<i>Ann Trainor</i>	552 W. Doty St. 53703

We, the following downtown residents, oppose the eight-story development at 425 W. Washington Ave. proposed by 20/15 LLC. We object to the proposal because it does not conform to key provisions in the adopted Bassett Neighborhood Master Plan, which calls for infill buildings which are compatible in scale and character with the existing 2- to 3-story homes comprising the majority of the 400 block.

DATE	PRINTED NAME	SIGNED NAME	STREET ADDRESS
10/17	Lynn Pophal	Lynn Pophal	447 West Wash #2
10/17	Christina Fraw	Christina Fraw	419 W WASH #3
10/17	Carissa Ubersox	Carissa Ubersox	409 W. Washington Ave.
10/17	Molly Stumpf	Molly Stumpf	146 Langdon St.
10/17	Sheila Phillips	Sheila Phillips	419 W. Washington Ave.
10/17	SARAH ROSE PHILLIPS	Sarah Rose Phillips	419 W. WASHINGTON AVE.
10/17	ELIZABETH AEBLY	Elizabeth Aebly	419 W. WASHINGTON AVE.
10/18/05	DENISE DELONG	Denise DeLong	530 W. DOTY ST #103
10/18/05	STEVE DELONG	Steve DeLong	530 W. DOTY ST #103
10-19-05	Rex L. Jones	Rex L. Jones	530 W DOTY ST. #206

We, the following downtown residents, oppose the eight-story development at 425 W. Washington Ave. proposed by 20/15 LLC. We object to the proposal because it does not conform to key provisions in the adopted Bassett Neighborhood Master Plan, which calls for infill buildings which are compatible in scale and character with the existing 2- to 3-story homes comprising the majority of the 400 block.

DATE	PRINTED NAME	SIGNED NAME	STREET ADDRESS
10/17/05	Sam Lappin	Sam Lappin	436 W. Doty
10/17/05	Pete Burton	Pete Burton	436 W. Doty
10/17/05	Adam Schense	Adam Schense	436 W. Doty
10/17/05	Alan D. Charles	Alan D. Charles	436 W. Doty
10/18/05	Megan Orr	Megan Orr	641 W. Main
10/18/05	Patricia J. Arnold	Patricia J. Arnold	360 W. Washington #7

We, the following downtown residents, oppose the eight-story development at 425 W. Washington Ave. proposed by 20/15 LLC. We object to the proposal because it does not conform to key provisions in the adopted Bassett Neighborhood Master Plan, which calls for infill buildings which are compatible in scale and character with the existing 2- to 3-story homes comprising the majority of the 400 block.

DATE	PRINTED NAME	SIGNED NAME	STREET ADDRESS
10/17	JIM SKRENTNY	Jim Skrentny	305 1/2 W. Johnson St.
10/17	Sara Rubin	Sara Rubin	1 Langdon St
10/17	Alexis Chavis	Alexis Chavis	305 1/2 W. Johnson St #15
10/19	Robert M. Holloway	Robert M Holloway	360 W. Wash P212
10/19/05	Carol Crossan	Carol Crossan	512 E Main St 55703
10/19/05	William Patterson	William Patterson	1014 W. Johnson St
10/19/05	DAVID MAYER	David Mayer	220 STATE ST
10/19/05	PETER STUEND	Peter Stueend	533 W. Main #302

NEIGHBORHOOD SURVEY
FOR
425 W. WASHINGTON
OCTOBER 10TH, 2005

Questions v	BASSETT	CAPITAL	OTHER	ALL
Responders>	22	40	15	77
Quality of surrounding architectural design	7.61	8.71	8.53	8.36
Design compatibility with surrounding neighborhood	6.42	7.79	7.67	7.37
Quality of proposed building materials	8.50	9.28	9.29	9.04
Height and mass of building at proposed location	5.64	8.51	8.00	7.58
Shadowing impact on surrounding neighborhood	5.63	9.14	8.46	8.01
Appropriateness of proposed building use	8.36	9.47	8.60	9.22
Sufficient green space	7.73	9.27	9.67	8.91
Quality of landscaping	7.77	9.54	9.67	9.05
Pedestrian-friendly environment	7.45	9.32	9.60	8.83
Minimizes noise and light impact on surrounding neighborhood	6.59	8.97	9.43	8.32
Quality of life for future Washington Plaza residents	8.95	9.18	9.61	9.21
Overall quality of this development	7.90	9.08	9.31	8.78
TOTAL	7.38	9.01	9.08	8.56
YES > Responders-percent	15-68%	38-95%	14-93%	67-87%
NO > Responders-percent	7-32%	2-5%	1-7%	10-13%

**425 W. Washington
Neighborhood Questionnaire & Comments**

Name: _____ Street Address: _____

Neighborhood affiliation: ___ Bassett District ___ Other: _____

In your opinion, using the scale below, how does this development proposal rate in the following categories: (Please rate the project on a scale of 1-10 for each category)

10—excellent 5—satisfactory 1—unsatisfactory

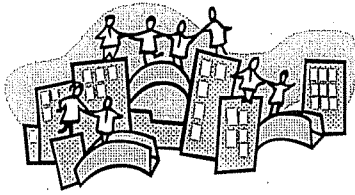
- ___ Quality of architectural design?
- ___ Design compatibility with surrounding neighborhood?
- ___ Quality of proposed building materials?
- ___ Height and mass of building at proposed location?
- ___ Shadowing impact on surrounding neighborhood?
- ___ Appropriateness of proposed building use?
- ___ Sufficient green space?
- ___ Quality of landscaping?
- ___ Pedestrian-friendly environment?
- ___ Minimizes noise and light impact on surrounding neighborhood?
- ___ Quality of life for future Washington Plaza residents?
- ___ Overall quality of this development?

Specifically, what do you feel are the overall **positive** aspects of this development?
(Please use the reverse side if you need more room for comments)

Specifically, what do you feel are the overall **negative** aspects of this development?

Overall, do you support the 425 W. Washington project as presented? Yes or No

6



Bassett Neighborhood
Association
A Capitol Neighborhood

October 17, 2005

To: Urban Design Commission Members

On behalf of the Steering Committee and as chairperson I have sent documentation to you indicating the Steering Committee's work and issues concerning the proposed development for 425 West Washington. I hope this material is helpful in providing you with an accurate perspective as to the issues raised during the process of the neighborhood review of this proposed development.

As you will note by the documents, the Steering Committee attempted to reach consensus on the proposed project. While we all agreed that the developer was attempting to provide a quality project, the scale of the proposed development in relationship to the residential character of the West Washington corridor, as noted in the Bassett Master Plan, was the core of the debate among the Steering Committee members. In the end, this remained the major issue of contention for the Steering Committee in not being able to reach consensus on the project. I am sure that as this proposal moves through the various steps of the review process people will give it a fair hearing. If, in the final determination, the project is approved, the world will not come to an end for those opposing the proposed development. However, from one who has been involved in this process, let me share with you, from a personal perspective, what I think will come to an end.

Steering committees are volunteers. There is no way such a committee can counteract the money, personnel and lobbying the developer can bring to this process. The only thing a steering committee can rely on as a resource and reference is the neighborhood plan and its criteria. Any developer can claim a plan is outdated even when the plan was created to address the very issues that the developer brings to the table. If the city truly wants neighborhoods to take a positive role in reviewing future development proposals, then the neighborhood needs to know that the neighborhood plan is relevant and not subject to being dismissed the first time a developer wants to make an exception. So, I don't think the world will end if this project is approved. However, I do think the credibility of the steering committee process will be brought into question and the commitment on the part of neighborhood members to serve on future steering committees will end if a valid neighborhood plan, presently supported by other city plans past and present, is rendered irrelevant by the city's approval of this project.

Thank you for your time and commitment to making Madison a good place to live.

Respectfully submitted,
Patrick Meehan

BASSETT NEIGHBORHOOD STEERING COMMITTEE
OVERVIEW AND SUMMARY REPORT
ON
425 W. WASHINGTON

MEMBERSHIP

Seven neighborhood resident members initially comprised the committee membership including Jonathon Cooper, Chet Droessler, Rosemary Lee, Patrick Meehan (chairperson and recorder), Scott Nyland, Victor Villacrez and Curtis Weber. Shane Reddemann replaced Scott Nyland right from the beginning due to Scott's schedule conflicts. Chet Droessler resigned due to a conflict of interest as a Capital Fitness employee. Victor Villacrez resigned due to moving from the neighborhood. The committee ended up with five members who maintained consistent attendance.

The developer representatives remained constant throughout the five sessions with Lee Christensen, Michael Quigley and John Sutton (architect) attending the meetings.

Alderman Verveer attended the meetings and provided both information and historical perspective as needed.

GUIDELINES

The meeting guidelines listed below were accepted by the steering committee members at the July 7th meeting:

- a) **Decision Making** - To use consensus as the basis for agreement.
- b) **Use of Data** - To base discussions/decisions on data and hard facts.
- c) **Confidentiality** - Members may discuss the committee work and topics with the public at large unless the committee as a whole or individual member sharing such information with the committee wishes it to stay with the committee.
- d) **Assignments** - Members delegated assignments will complete assignments on time.
- e) **Participation** - All members will be provided the opportunity to give input. At the same time all members will respectfully listen to what others say.
- f) **Predictability in Reporting** - The minutes will accurately reflect the discussion and action of the committee. Minutes will be approved at each meeting. Committee minutes will be included in the Bassett Neighborhood binder at Jo's cafe.

These guidelines were followed throughout the five steering committee sessions.

MEETING DATES

The steering committee met five times from July 7th to September 19th. The minutes of these meetings are attached.

OVERVIEW OF PROJECT

The development plan indicated that there would be two floors of underground parking. The first floor would have 2000 square feet of retail space that may include a coffee shop/cafe. This is expected to increase foot traffic in the area. The second and third floor would house the health club, including a 25 meter pool with four lanes on the second floor. The fourth floor will consist of commercial office space with 25% of this area being occupied by Dr.

Bonsett-Veal and the rest open for the possibility of a chiropractor and/or physical therapist type business. The fifth through eighth floors would have forty apartments including four efficiencies, 16 one bedrooms and 20 two bedrooms. Inclusionary zoning will involve 15% of the units dispersed both among the allotment of apartment sizes as well as floors (One efficiency, two one - bedroom and three two - bedroom).

The rooftop area will be the first intensive green roof constructed in the city. This means large trees and plantings can be established there. A 2000 square foot community room will also be located on the roof which will be available to the tenants with the possibility of it being open to the public under a tenant sponsorship arrangement.

This development will increase the present green space from 1300 to 5000 square feet including the roof. There will be an open balcony design and three different materials used on the front of the building: brick; metal shingles at the corners; and stone at the base of the building.

The building setback is 17.5 feet from the sidewalk or 16 feet from the property line. It will be almost two feet closer to the sidewalk than the present building structure.

The following issues were reported on and discussed during the meeting sessions:

Trees - Except for the Honey Locust on the terrace and the arborvitae planted along the back of the lot line the other trees were probably self-seeded. Many of the trees along the east lot line actually have either a wood or iron fence growing through them. There is concern for the Honey Locust during the staging and construction process. In answer to the question as to what happens if either or both trees are destroyed during the construction process the answer assumed the developer would replace them with similar tree(s) at the largest size replacement possible.

Landscaping - The developer wants to create an environmentally sound building. The rooftop will have several garden areas including a vegetable and herb garden, a prairie garden, and a bird garden. A butterfly garden will be at the third floor level. In addition, it is planned that each balcony will have a flower box designated for a particular planting. The roof area is to function as a rain garden. Captured rainwater will be used to irrigate the roof gardens. The intent is to retain all rainwater onsite except in case of a deluge and then the storm sewer will take the excess. In addition, the hard surface roof tiles will be environmentally friendly. The street level plantings around the perimeter of the building was discussed. There will be a 30-inch high wall between the sidewalk and the drop off area. This space will provide for plantings as well as around the perimeter on both sides of the building. Each side will have a combination of Arborvitae as well as flowering shrubs to add color and variety to the foundation. There is no intention to have grass planted. Underground irrigation will service all plantings on the roof and around the perimeter. A house gardener will be hired to care for all the plantings. It was stated that MG&E might assist in financing some of the environmental aspects of the building.

Lighting: As indicated in the handout the design of all site lighting will be coordinated to complement the site design and architectural character of the building. Site lighting will include wall mount lighting at the parking entrance, wall mount lighting at the main entrance and wall mount lighting at the first floor deck/patio. Each deck will have a wall mount or ceiling light. The decks are recessed and the lights will be no more than 60 watts so there should only be a low light impact. There will also be lighting directed at the building from the 30-inch wall at the sidewalk. It is believed this will have a low light

impact. There may be solar lights in the garden area although that has not been decided yet.

Quality of Materials: The architect provided an overview as to the quality of the materials planned for the building at 425 W. Washington now being named *Washington Plaza*. He said that the developer uses above average materials in his buildings. Mechanicals on the rooftop will be enclosed within a structure. The heating/air conditioning system will be a closed water-source pump system in which each individual tenant will have control. The landlord pays for the main plant (temperature range is 75-90 degrees). The tenant pays for the electricity to each individual unit. Plumbing will include stainless steel sinks and garbage disposals. There will be stainless steel appliances including electric ranges and frost-free refrigerators. Laundries will be in every unit including efficiencies. There will be an underground irrigation system for all plant areas. MG&E thought they could put all the electrical wires to the building under ground. There will be an energy efficient lighting package. High Speed Internet will be built in and security cameras will be located throughout the building. The steel column and beam construction will provide a quality of sound separation. There will be an absolute sound separation from unit to unit. Other features include high quality aluminum framed windows with cultured marble sills. Sinks will also be cultured marble. Finishes will be of maple or birch. Living rooms will have wood floors, with kitchens and bathrooms tiled. A good commercial quality carpet will be used through out the building. A pad will be under the bedroom carpets. An environmental group will work with the architect to select materials.

Bike Racks: There are 81 interior bike stalls with 5 ft. walkways. Wall mounts will be available for both tenants and health club members. In addition, every floor will have 10 units for storage. This allowance for bike parking/storage exceeds the zoning requirements. Sixteen spots for bikes will be located outside.

Mopeds - There will be seven moped spaces available on each of the three floors of parking for a total of 21 spaces.

Signage - All signage has to go through the Urban Design Committee. The name *Washington Plaza* along with the address will be on the canopy of the building. All other signage will be on the glass.

Shadowing - The committee reviewed the computer generated simulations for the months and hours when shadowing would be most critical to the surrounding areas of the proposed building. Even during January, the month with the severest shadowing impact, surrounding buildings were impacted very little. Much of the shadowing fell over the street rather than buildings to either side.

PROS AND CONS

The many positives related to this project are listed below:

- 1) Developer listened to neighborhood concerns
- 2) Owner has stated he has a long term commitment to this project
- 3) All surrounding property owners are in favor of this project
- 4) Provides quality living for tenants
- 5) Several retail possibilities available

- 6) Professional services provided such as optometrist
- 7) Attract more professionals to live downtown
- 8) Provide a positive hub of activity in the area
- 9) Green building with extensive roof garden
- 10) No TIF required
- 11) Inclusionary housing of same quality and distribution as other units
- 12) People in neighborhood can walk to health club
- 13) Brings jobs and amenities to neighborhood
- 14) Infill site as opposed to tear down

There is only one negative but it is a major one and that is the height and mass of the proposed building. As it stands it is in noncompliance with the Bassett Neighborhood Plan. The Bassett Plan is the only guide the neighborhood has concerning land use. Some boundary has to serve any plan and Broom Street is the boundary for buildings taller than four stories. Tall buildings such as the one proposed impact the surrounding historic homes with its scale and impact on the residential character of the neighborhood.

SUMMARY

The committee members could not reach consensus as to approving the project being proposed at 425 W. Washington. It was felt that in order for any building project to override the Bassett Neighborhood Plan it would have to be an outstanding addition to the neighborhood. Three of the steering committee members feel this project meets the "outstanding" criteria. Two of the members, while believing this to be a quality project and a sincere attempt by the developers to bring quality services and living to the neighborhood, still view the building itself as out of scale given its height and mass. So, as three members accept the mass and height as a trade off for the proposed benefits, two members see the mass and height issue as going against both the spirit and intent of the Bassett Neighborhood Plan. While it is a quality project, the dissenting members feel the project is a block too far west.

CHAIRPERSON'S EDITORIAL

As this project moves on to the various city committees seeking approval, it is this chairperson's hope that future projects will continue to be judged on their individual merits and not on the basis of any precedence being set. Otherwise, it is my belief that neighborhood plans will be disregarded and have no impact on neighborhood development decisions in the future.

I want to thank the committee members, both the neighborhood residents and the developers' representatives, for their valued time and input into the steering committee process. While we didn't always agree I always felt that people listened to one another and respected each other's views. One can't ask for more.

BASSETT NEIGHBORHOOD MEETING
SUMMARY
OCTOBER 10, 2005
Meriter Terrace

The Bassett Neighborhood meeting was called to order by Alderman Verveer at 7:15 p.m. He thanked the Steering Committee members for giving their time to the review of the current project. He also stated that the Bassett Plan will need to be amended if the project presented tonight is approved by the city council. Mike Verveer then introduced the Bassett Neighborhood District chairperson Pete Ostlind.

Pete Ostlind welcomed everyone and had people introduce themselves around the room. He encouraged membership in the Bassett Neighborhood and the Capital Neighborhood Incorporated associations. He also mentioned that people should wait till the end of the presentation tonight before filling out the survey. He noted that several surveys had already been completed. Pete Ostlind then introduced Michael Quigley.

Michael Quigley mentioned that he appreciated working with the neighborhood and felt that it improved the project overall. Michael then presented the project and the qualities of the building. He emphasized the attempt by the developer to create a high quality design with amenities for both tenants and those using the facilities. The green aspects of the building were also presented including steps that will be taken to recycle materials during the demolition process.

Michael then introduced Patrick Meehan, chairperson of the Bassett Neighborhood Steering Committee.

Patrick Meehan reviewed the Overview and Summary of the Steering Committee process which was made available to everyone at the meeting. Each of the committee members were provided an opportunity to speak with all five expressing their appreciation for the quality of the project and three supporting the project as a whole. Two of the members expressed concern as to the height and mass of the building with respect to its location and adherence to the Bassett Neighborhood Plan. Patrick Meehan turned the meeting back over to Pete Ostlind.

Pete Ostlind moderated the question and answer period. An often spirited discussion and debate followed with give and take among all parties involved. The issues raised are reflected in the survey results. Holding to the 90 minute agenda agreed to the meeting ended at 8:45 p.m.

Respectfully submitted, Patrick Meehan

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425 Steering Committee
July 7th, 2005 Minutes
Meriter Main Gate
7:00 p.m.

1. In Attendance: Neighborhood residents Jonathon Cooper, Rosemary Lee, Patrick Meehan (Chair/Recorder), Victor Villacrez, and Curtis Weber. Developer Representatives Lee Christensen, Michael Quigley and John Sutton (Architect). City Council Alderman Michael Verveer. Scott Nyland has requested to be taken off the committee. Due to previous commitments residents Chet Droessler and Shane Reddemann were not able to make this meeting but intend to join the committee at future meetings.
2. Committee Ground Rules: The following ground rules were accepted as guidelines by the committee members -
 - a) Decision Making - To use consensus as the basis for agreement.
 - b) Use of Data - To base discussions/decisions on data and hard facts.
 - c) Confidentiality - Members may discuss the committee work and topics with the public at large unless the committee as a whole or individual member sharing such information with the committee wishes it to stay with the committee.
 - d) Assignments - Members delegated assignments will complete assignments on time.
 - e) Participation - All members will be provided the opportunity to give input. At the same time all members will respectfully listen to what others say.
 - f) Predictability in Reporting - The minutes will accurately reflect the discussion and action of the committee. Minutes will be approved at each meeting. Committee minutes will be included in the Bassett Neighborhood binder at Jo's cafe.
3. Project Overview -
 - a) Present Plans - Michael Quigley provided a packet which included minutes from his office hour meetings at the Electric Earth Cafe, letter from the mayor indicating his approval of the development, copies of news articles referring to the development, and a listing of those people attending the June 23rd public meeting along with the compilation of the rating given by each person and the comment card they filled out. Jon Cooper said he would remind the Bassett Neighborhood Association of these office hour meetings and Curtis Weber would do likewise with the residents at Metropolitan Place.

Michael again reviewed the development plan indicating that there would be two floors of underground parking. The first floor would have 2000 square feet of retail space that may include a coffee shop/cafe. This he thought would increase foot traffic in the area. The second and third floor would house the health club, including a 25 meter pool with four lanes on the second floor. The fourth floor will be commercial office space with 25% of this area being occupied by Dr. Bonsett-Veal and the rest open for the possibility of a chiropractor and physical therapist type business. The fifth through eighth floors would have forty apartments including 4 efficiencies, 16 one bedrooms and 20 two bedrooms. Inclusionary zoning will involve 15% of the units dispersed both among the allotment of apartment sizes as well as floors (One efficiency, 2 one bedroom and 3 two bedroom).

The roof will be the first intensive green roof constructed in the city. This means large trees and plantings can be established there. A 2000 square foot community room will also be located on the roof which will be available to the tenants with the possibility of it being open to the public under a tenant sponsorship arrangement.

This development will increase the present green space from 1300 to 5000 square feet including the roof. There will be an open balcony design and two different materials used on the front of the building.

The building setback is 17.5 feet from the sidewalk or 16 feet from the property line. It will be almost 2 feet closer to the sidewalk than the present building structure.

- b) Timelines - Michael said a possible timeline for the project would be for the developer to submit a Planned Unit Development (PUD) this fall. It would take approximately four months for the project to move through Urban Design, Planning Commission, Landmarks and the other appropriate city departments as relevant. If all went well then construction would begin next spring (2006) with completion date possibly June of 2007. There is an Inclusionary Zoning meeting with the city on July 21st, 2005.
4. April 7th and June 23rd Public Comments Concerning Project – The June 23rd public meeting comments were distributed within the packet during Michael’s earlier presentation on the project. Pat Meehan distributed the April 7th public meeting comments to include in the record. Members felt that adjustments were made to the project by the developer reflecting the April 7th comments.
5. Bassett Neighborhood Plan Relative to 425 Project – Chairperson Pat Meehan pointed out, with Jon Cooper concurring that according to the Bassett Neighborhood Plan the present development with its mass is non-compliant. This statement could also apply when reviewing the 1989 Downtown 2000 and the Central Isthmus 2020 documents as well as the draft of the Madison Comprehensive Plan. Even though the AAA building is next door and Metropolitan Place is a half block away it was noted that with regard to the AAA building mistakes should not be repeated. Metropolitan Place is east of Broom Street and according to the documents mentioned above is in compliance. Some boundary has to serve any plan and Broom Street seems to be the dividing line these plans chose for building mass. A development would have to be outstanding to overcome the existing neighborhood plans. Most of the committee members felt the present plan was at that quality level. Accepting the mass of the building in the neighborhood was a trade off given the quality of the development being proposed. Michael mentioned that the streetscape of this development is much less than the AAA building. It was stated that all of the surrounding property owners are in favor of this development. The developer is looking at a long-term investment (Twenty year return) on this project. John Sutton (architect) thought that the best neighborhoods were ones that had mixed-use and unique buildings.
6. Steering Committee Members’ Input As to Project
 - a) Positives – Quality living for renters, Design of building, Retail possibilities, Health club, Green building, Owner commitment to quality, Attracting more professional people downtown, Urban Jump program, Willingness of developer to listen to ideas, More people on street during all hours.

- b) Issues – Members suggested the possibility of a day care facility other than for the health club, a bicycle station (shower) for commuters. Bike stalls may be underestimated in the plan (Only 12 are proposed). The developer would like feedback on landscape, lighting, signage, materials (masonry, siding, pavers/concrete), bicycle parking, community room use and retail space use.
- c) Concerns – Bassett Neighborhood Plan non-compliance (Mass of the building and location). The city is also currently drafting a comprehensive plan.

7. Future Meeting Dates

July 21st @ Main Gate, 7:00 p.m. and August 11th at Main Gate, 7:15 p.m.

**425 Steering Committee
July 21st, 2005 Minutes
Meriter Main Gate
7:00 p.m.**

1. In Attendance: Neighborhood residents Jonathon Cooper, Chet Droessler, Rosemary Lee, Patrick Meehan (Chair/Recorder), Shane Reddemann, and Curtis Weber. Developer Representatives Lee Christensen, Michael Quigley and John Sutton (Architect). City Council Alderman Michael Verveer.
2. Curtis Weber moved and Jon Cooper seconded approval of the July 7th minutes.
3. Project Review- Michael Quigley
 - a) Compliance with Bassett Neighborhood Plan: Michael Quigley provided a handout comparing the proposed building at 425 with both the Citywide Comprehensive Plan and the Bassett Neighborhood Plan. While many issues raised by these plans in relation to the proposed building are addressed by the developer's comments, the issue of location and mass remains the key to acceptance by all members of the steering committee. The Bassett Plan indicates Broom Street as the dividing line for buildings of this height and mass. The main issue then becomes the 425 building's compatibility with the scale and character of adjoining buildings. The actual height of the building seems to be an issue and the committee members agreed it should be addressed up front. The AAA building's height is 80 feet, which includes its penthouse. This has been compared to the 425 building's height which has been listed at 84 feet if one compares just the front facade. However, if the penthouse is included then its height is 95 feet. Several committee members thought the total height should be used with the explanation that the penthouse is out of sight range from the street level since it is 104 feet from the curb and 8 stories high. It was also suggested that the AAA building, being of such poor design, should not be used as a comparison for the 425 building.
 - b) Inclusionary Zoning: For meeting the inclusionary zoning ordinance there will be one efficiency, one 1 bedroom and one 2 bedroom on the fifth floor; one 1 bedroom and one 2 bedroom on the sixth floor; and one 2 bedroom on the seventh floor. These apartments will be of the same quality as all the other apartments. However, their total square footage may be a little smaller than similar apartments in the building. These six apartments meet the 15% requirement and actually offer more larger apartments (2 bedrooms) under the inclusionary zoning ordinance than other developments do.
 - c) Architect John Sutton reviewed the footprint and floor plans for the building. He stated that the details in the floor plans may change over time but the overall footprint would remain the same. The fire department will need to approve a fire lane for the building. The size of the front terrace may take care of this issue but the fire department will determine if this space is sufficient. There was also discussion as to set back with 54 feet being the distance from the curb to the building base, and 16.5 feet from the property line to the building base. There is a total of 11,000 square feet of roof with approximately 3000 square feet for a community room, 3500 square feet for plantings and 4500 square feet of hard surface.

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4. Steering Committee Members' Input As to Project

- a) Positives: Members stated that this was a quality of life building, that it would create a positive hub of activity in the neighborhood. The rental, inclusionary housing and the fact that TIF was not being requested were all positives.
- b) Issues/Concerns: For some members the mass and height of the building were still issues.
- c) Action(s)/ Assignments: None

5. Other Agenda Items: a) The chairperson requested that only the steering committee members meet on August 11th from 7:15 – 8:30 p.m. to discuss the main issue of mass and height. Neighbors who may be opposed to this building are encouraged to attend this session to discuss their concerns with the committee and hear the committee members' views concerning the proposed 425 building. We will then have the developer representatives join us from 8:30 – 9:30 for a review of the earlier session. b) The developer would like to submit the General Development Plan (GDP) early next month.

6. Future Meeting Dates

- August 11th@ Main Gate, 7:15 – 8:30 (Steering Committee Members), 8:30 – 9:30 (Steering Committee Members and Developer Representatives).
- August 30 th@ Main Gate, 7:00 – 9:00

**425 Steering Committee
August 11th, 2005 Minutes
Meriter Main Gate
7:15- 9:30 p.m.**

1. Attendance (Items 1-4 from 7:15 – 8:30): Steering Committee members Jonathan Cooper, Rosemary Lee, Patrick Meehan (Chairperson/Recorder), Shane Reddemann, Victor Villacrez, Curtis Weber. Neighborhood members Rob Bergeman, Debby Dines, Chet Droessler, Stefanie Moritz, and Pete Ostlind. Developer Representatives Michael Quigley, Lee Christensen, and John Sutton joined the group at 8:30 as requested on the agenda.
2. Approval of July 21st Minutes: Jon Cooper moved and Rosemary Lee seconded approval of the minutes.
3. Steering Committee Members Open Discussion: The chairperson explained rationale for having the Steering Committee meet without the Developer Representatives for the first half of tonight's meeting. It is a time for Steering Committee members to discuss issues among themselves and to listen to neighbors as to their views concerning the proposed building at 425 W. Washington. One member thought the Developer Representative(s) should be at all meetings. However it was pointed out that the Steering Committee is independent and can hold meetings with or without the Developer. The present session is being held without the Developer Representatives because the members have never been able to talk to one another to better understand one another's views. In addition, neighbors have been invited to speak to the members to better understand and define the issue(s) that remain as a barrier to moving the project forward from the Steering Committee perspective. A member pointed out that there have been two neighborhood open meetings, two prior Steering Committee meetings and five opportunities for the community to meet with Michael at the Electric Earth Cafe to discuss the project. This member felt the community had been offered many opportunities to hear and respond to the project. The chairperson pointed out that this would be one more opportunity for neighborhood input.
4. Open Forum (Invited Neighbors): Four neighbors voiced their opinions as to the pros and cons of the project. Debby Dines was excited about the opportunity available fitness wise. If you can walk to a gym you are more likely to use it. This project adds something that is missing to the neighborhood. Rob Bergeman was very excited about the gym and especially the pool. His eye doctor will also be located in the same building. Height of the building is not a problem for him. Stefanie Moritz mentioned that placing the project on West Washington west of Broom Street was a problem. The Bassett Neighborhood Plan is all we have to guide our land use. She stated she met with Michael Quigley and discussed the aspects of the Bassett Plan that do not fit with this project. This project impacts historic homes. Stefanie mentioned that if a development goes in counter to the Bassett Plan it better be outstanding. Pete Ostlind said the Bassett Plan refers to "residential character". This development goes against the plan. West Washington should preserve the character of the neighborhood. Discussion followed with some comments from the committee members indicating that we should ask ourselves if this project has the ability to develop the neighborhood. It brings jobs and amenities to the neighborhood. At the same time it is hard to predict a master plan. One member said we need to constructively question the Bassett Plan. The issue that Nolen Shores did not follow the Bassett Plan was raised. But it was pointed out that there was a lot of neighborhood support for Nolen Shores and that the Doty School Condo Association held many meetings and supported the project in the end. McGrath changed the project in response to the Doty School Condo Association concerns and even reduced the height by two floors.

5. Project Review (Developer Representatives join the session)

a) Open Forum Feedback: The chairperson summarized for the Developer Representatives the open forum comments from neighbors. The pros were: infill site as opposed to tear down; owner developed; responsive to neighborhood; no TIF requested; good housing mix; and health center/optometrist/physical therapist among other services being made available. The con was the mass and height on that particular site. It doesn't fit the Bassett Plan in that respect. An issue for this Steering Committee and for future committees is if the construction/development does not fit the Bassett Plan is the neighborhood (steering committee) automatically opposed to the new development? Are there any positives that would offset opposition to a development that is not in line with the Bassett Plan? A member suggested that we can respect the Bassett Plan while at the same time factor in the feasibility of a development project with the cost of the property in this day and age. The question is: How does this particular development impact the neighborhood?

b) Compliance with Bassett Neighborhood Plan: The main issue continues to be mass and height with many committee members accepting this as the way it is because of the other benefits of the project, while other members see the mass and height as going against both the spirit and intent of the Bassett Plan. However there was agreement to move on to other issues. At this point there was discussion as to the purpose of the Steering Committee if it was not to approve the project. How do we bring closure to the process? Our Alderman was able to better define the steering committee process for the members indicating that it is our role to work with the developer and then in cooperation with the developer to see what the neighborhood thinks of the project.

c) Shadow Impacts (future agenda)

d) Tree Report (future agenda)

e) Other: Michael Quigley explained that nothing has been formally submitted, although there has been an informational presentation to the Urban Design Commission. John Sutton (architect) also mentioned that he presented the project to the city concerning parking entry, fire department access, etc.

6. Steering Committee Members' Input As to Project

a) Positives (discussed above)

b) Issues/Concerns (discussed above)

c) Action(s)/ Assignments: Michael Quigley will present more details of the project at the next meeting for the Steering Committee to review.

7. Other Agenda Items

8. Future Meeting Dates

August 30th@ Main Gate, 7:00 p.m.

**425 Steering Committee
August 30th, 2005 Minutes
Meriter Main Gate
7:00 p.m.**

1. Attendance: Steering Committee members Jonathan Cooper, Patrick Meehan (Chair/Recorder), Rosemary Lee and Curt Weber. Developer Representatives Lee Christensen, Michael Quigley and John Sutton. CNI President Ledell Zellers and Alderman Mike Verveer. Shane Reddemann was absent due to a business commitment and Victor Villacrez has resigned from the committee due to his moving to Verona.
2. Approval of August 11th Minutes: Jon Cooper moved and Curt Weber seconded the approval of the minutes. Motion passed.
3. Project Review: Michael Quigley mentioned that the project was formally submitted to the city after making some minor changes requested.
 - a) Tree Report: Except for the Honey Locust on the terrace and the arborvitae planted along the back of the lot line the other trees were probably self-seeded. Many of the trees along the east lot line actually have either a wood or iron fence growing through them. There is concern for the Honey Locust during the staging and construction process. In answer to the question as to what happens if either or both trees are destroyed during the construction process the answer assumed the developer would replace them with similar tree(s) at the largest size replacement possible.
 - b) Bike Racks: There will be a minimum of 52 bike stalls; 40 indoor stalls and 12 outdoor stalls. Inside there will be both wall racks for tenants and floor racks for customer traffic. A vendor's catalog (Graber from Verona) was passed around to the committee members to provide an idea as to the possible type and mounting of the bike racks. Outside racks were discussed as to effective and efficient use and placement. Design and functional use were considered important attributes in adding to the aesthetics of the building, especially when placing them in proximity to the proposed "coffee shop". A question was raised as to the parking location for mopeds. Another issue was whether or not the outside bike racks would be moved indoors during the winter.
 - c) Landscaping: The developer wants to create an environmentally sound building. The rooftop will have several garden areas including a vegetable and herb garden, a prairie garden, and a bird garden. A butterfly garden will be at the third floor level. In addition, it is planned that each balcony will have a flower box designated for a particular planting. The roof area is to function as a rain garden. Captured rainwater will be used to irrigate the roof gardens. The intent is to retain all rainwater onsite except in case of a deluge and then the storm sewer will take the excess. In addition, the hard surface roof tiles will be environmentally friendly. The street level plantings around the perimeter of the building was discussed. There will be a 30-inch high wall between the sidewalk and the drop off area. This space will provide for plantings as well as around the perimeter on both sides of the building. Each side will have a combination of Arborvitae as well as flowering shrubs to add color and variety to the foundation. There is no

intention to have grass planted. Underground irrigation will service all plantings on the roof and around the perimeter. A house gardener will be hired to care for all the plantings. It was stated that MG&E might assist in financing some of the environmental aspects of the building.

- d) Lighting: As indicated in the handout the design of all site lighting will be coordinated to complement the site design and architectural character of the building. Site lighting will include wall mount lighting at the parking entrance, wall mount lighting at the main entrance and wall mount lighting at the first floor deck/patio. Each deck will have a wall mount or ceiling light. The decks are recessed and the lights will be no more than 60 watts so there should only be a low light impact. There will also be lighting directed at the building from the 30-inch wall at the sidewalk. It is believed this will have a low light impact. There may be solar lights in the garden area although that has not been decided yet.
- e) Signage: There will be a sign over the entry in raised metal letters indicating the name of the building. The name hasn't been decided on yet. There would also be some sign for the "coffee shop". There was some discussion as to what signs could be placed in the large windows of the businesses. There are city ordinances guiding these displays.
- f) Shadowing: A few examples of the shadow impact of the building were provided indicating shadow impacts at noon throughout the year. It was requested that shadow impacts be done for representative months at two-hour intervals so that the shadow impact can be effectively determined.
- g) Updated Timeline:
 - 1) Monday, September 19th, Steering Committee, 7:00 P.M. @ Meriter.
 - 2) Thursday, September 29th, Neighborhood meeting @ Meriter.
 - 3) Wednesday, October 5th, Urban Design Committee @4:15 P.M.

4. Steering Committee Members' Input As to Project: Around the Table

- a) Positives: One member is impressed with the project and thinks it's a great building. Everyone likes the garden aspect to the building.
- b) Issues/Concerns: Another member pointed out the possibility of litter from the "coffee shop". Another member had concerns of shadowing and would like to see more detail.
- c) Action(s)/ Assignments: Developer Representatives will address the following items on our next agenda:
 - 1) Quality of Materials
 - 2) Bike Racks/parking
 - 3) Mopeds
 - 4) Shadowing
 - 5) Signage

5. Other Agenda Items: None

6. Future Meeting Dates: Steering Committee Meeting, Monday, September 19th @ Meriter.

425 Steering Committee
September 19th, 2005 Minutes
Meriter Main Gate
7:00 p.m.

1. In Attendance: Steering Committee members Jon Cooper, Rosemary Lee, Pat Meehan (Chair and Recorder), Shane Reddemann, and Curtis Weber. Developer Representatives present were Lee Christensen, Michael Quigley, and John Sutton.
2. Approval of August 30th Minutes: Rosemary Lee motioned and Jon Cooper seconded approval of the minutes. Minutes were approved.
3. Project Review (Michael Quigley)
 - a) Quality of Materials: John Sutton (Architect) provided the overview as to the quality of the materials planned for the building at 425 W. Washington now being called **Washington Plaza**. He said that the developer uses above average materials in his buildings. Mechanicals on the rooftop will be enclosed within a structure. The heating/air conditioning system will be a closed water-source pump system in which each individual tenant will have control. The landlord pays for the main plant (temperature range is 75-90 degrees). The tenant pays for the electricity to each individual unit. Plumbing will include stainless steel sinks and garbage disposals. There will be stainless steel appliances including electric ranges and frost-free refrigerators. Laundries will be in every unit including efficiencies. There will be an underground irrigation system for all plant areas. MG&E thought they could put all the electrical wires to the building underground. There will be an energy efficient lighting package. High Speed Internet will be built in and security cameras will be located throughout the building. The steel column and beam construction will provide a quality of sound separation. There will be an absolute separation from unit to unit. Other features include high quality aluminum framed windows with cultured marble sills. Sinks will also be cultured marble. Finishes will be of maple or birch. Living rooms will have wood floors, with kitchens and bathrooms tiled. A good commercial quality carpet will be used through out the building. A pad will be under the bedroom carpets. An environmental group will work with the architect to select materials.
 - b) Bike Racks/Parking: There are 81 interior bike stalls with 5 ft. walkways. Wall mounts will be available for both tenants and health club members. In addition, every floor will have 10 units for storage. This allowance for bike parking/storage exceeds the zoning requirements. Sixteen spots for bikes will be located outside.
 - c) Mopeds: There will be seven moped spaces available on each of the three floors of parking for total of 21 spaces.
 - d) Signage: All signage has to go through the Urban Design Committee. The name **Washington Plaza** along with the address will be on the canopy of the building. All other signage will be on the glass.
 - e) Shadowing: The committee reviewed the computer generated simulations for the months and hours when shadowing would be most critical to the surrounding areas of the proposed building. Even during January, the month with the severest

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shadowing impact, surrounding buildings were impacted very little. Much of the shadowing fell over the street rather than buildings to either side.

- f) Updated Timeline: October 10th- Neighborhood Meeting @ 7:00 PM to review 425 W. Washington (thanks to Pete Ostlind for giving up most of the BNA meeting time to make room for our neighborhood meeting); October 19th- Urban Design Committee @4:30 PM; October 24th- Planning Commission @ 6:00 PM; It was uncertain whether the City Council would review this project on November 1st or 8th.

4. Steering Committee Members' Input As to Project

- a) Positives: Three of the steering committee members praised the project and feel the developer has done a good job.
- b) Issues/Concerns: Two of the steering committee members are pleased with the quality of the project but again feel, based on the building's height and mass, it doesn't meet the neighborhood plan and therefore is being proposed for the wrong site.
- c) Action(s)/ Assignments: The chair will develop a steering committee summary draft of our process and findings for review and editing by the committee members before it is put in final form. This will be the basis of our report at the October 10th Neighborhood meeting. If we can't agree on the summary I will ask us to reconvene for a face - to - face meeting to attempt an agreement on the wording of the final document.

5. Other Agenda Items: None

- 6. Future Meeting Dates: TBD if needed based on agreement as to the steering committee summary document.