

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>February 28, 2007</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>March 7, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2607 Monroe Street

ALDERMANIC DISTRICT: Ken Golden #10

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

J Michael Real Estate/James Corcoran

Knothe & Bruce Architects, LLC

2702 Monroe Street

7601 University Avenue, Suite 201

Madison, WI 53711

Middleton, Wisconsin 53562

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

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: [rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

**TYPE OF PROJECT:**

(See Section A For:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

## **Zoning Text**

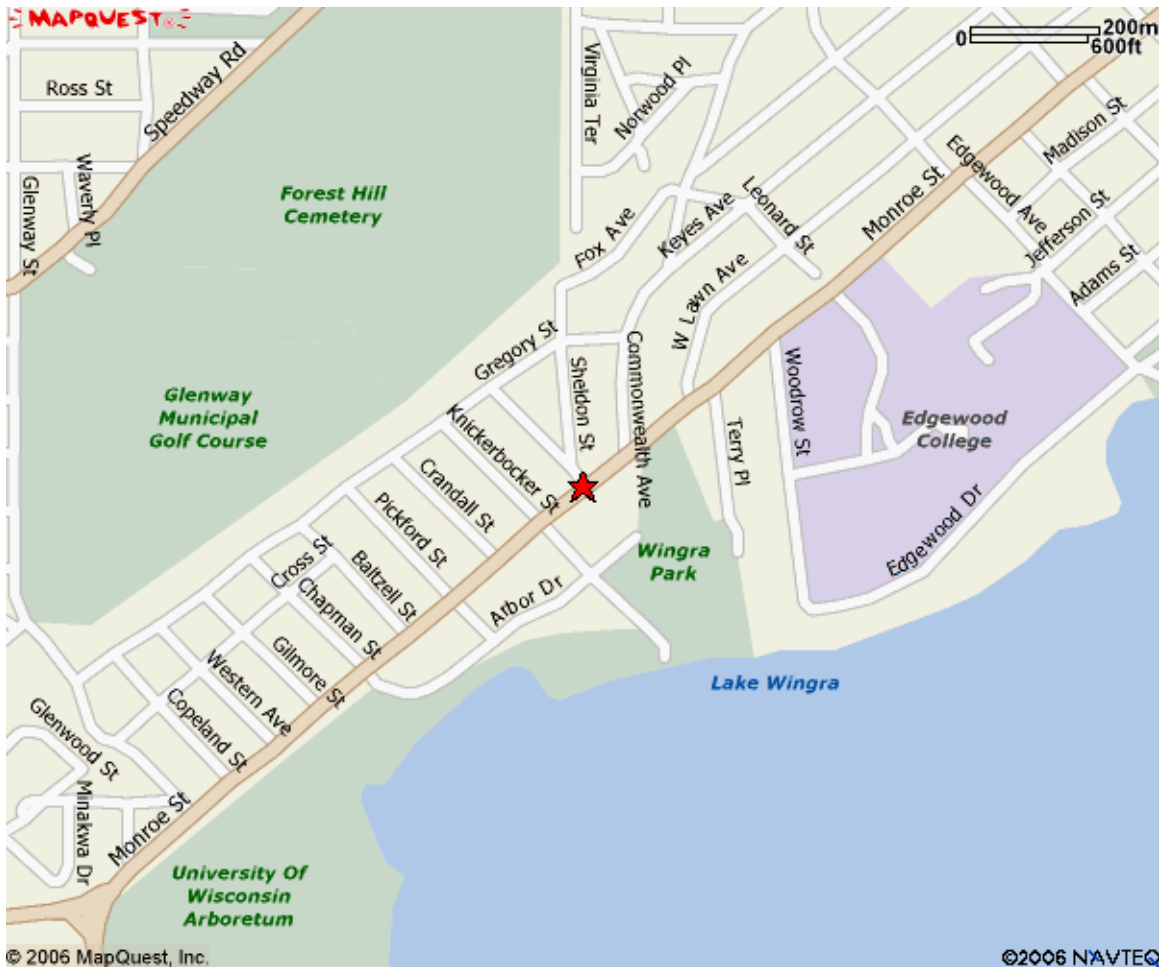
PUD-SIP

2607 Monroe Street

February 7, 2007

**Legal Description:** The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 45 dwelling units and 4,000 square feet of commercial space and the renovation of the existing building façade at 2611 Monroe Street.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential uses as allowed in the R-5 zoning district.
  - 2. Commercial uses as allowed in the C-2 zoning district.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
    - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-2 zoning district.
- J. **Signage:** Signage will be allowed as per the R-5 zoning district or as provided in the approved plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.



# Site Locator Map

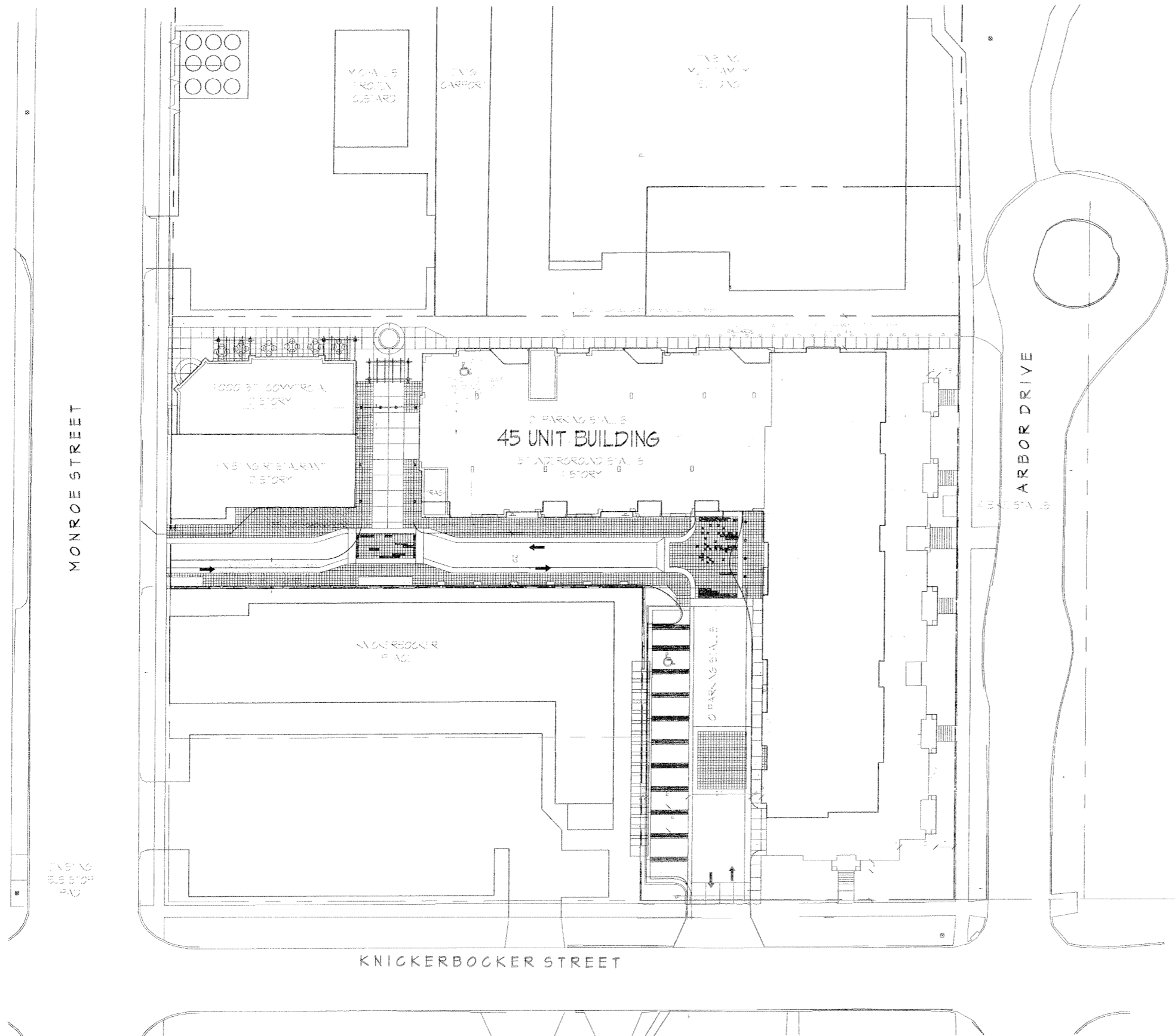
2607 Monroe Street

SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 SITE LIGHTING PLAN
- C-2.1 SITE GRADING & UTILITY PLAN
- L-1.1 LANDSCAPE PLAN
- A-1.0 BASEMENT PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND & THIRD FLOOR PLAN
- A-1.3 FOURTH FLOOR PLAN
- A-1.4 COMMERCIAL BUILDING
- A-2.1 ELEVATIONS
- A-2.2 ELEVATIONS

Consultant

Notes



Site Development Data:

<b>Commercial Space</b>	
Existing Papa Phil's Space	2,000 sf
New Construction	4,000 sf
<b>Dwelling Unit Mix:</b>	
Existing apartments	2
One-Bedroom	3
One-Bedroom + Den	8
Two-Bedroom	22
Two-Bedroom + Den	6
Three-Bedroom	6
Total dwelling Units	47
<b>Densities:</b>	
Lot Area	45,732 SF or 1.05 acres
Lot Area / D.U.	973 SF/unit
Density	45 units/acre
<b>Building Heights:</b>	
	2, 3 and 4 Stories
<b>Floor Area Ratio:</b>	
Total Floor Area (excluding parking)	67,800 S.F. Residential
	6,000 S.F. Commercial
	71,800 S.F. Total
Floor Area Ratio	1.65
<b>Required Parking Standards (R-5)</b>	
Commercial Area (11,500 sf)	20 spaces
One Bedrooms (3 X 1.25/unit)	3.75 spaces
One Bedroom + Den (8 X 1.5/unit)	12 spaces
Two Bedrooms (22 X 1.50/unit)	33 spaces
Two Bedroom + Den (6 X 1.75/unit)	10.5 spaces
Three Bedrooms (6 X 1.75/unit)	10.5 spaces
Total Required Parking	89.75 spaces
<b>Bicycle parking</b>	
Residential (1 space/unit)	47 spaces
<b>Provided Parking and Ratios:</b>	
Vehicular parking (underground)	57 stalls or 1.26 stalls/unit
Vehicular parking (surface)	31 stalls or .66 stalls/unit
Total Vehicular Parking	88 stalls or 1.92 stalls/unit
Bicycle parking (underground)	25 stalls or .5 stalls/unit
Bicycle parking (surface)	22 stalls or .5 stalls/unit
Total Bicycle Parking	47 stalls or 1.0 stalls/unit

Revisions  
SIP SUBMITTAL - FEBRUARY 07, 2001  
FINAL UDC SUBMITTAL - FEBRUARY 26, 2001

Project Title  
**2601 Monroe Street**

Drawing Title  
**Site Plan**

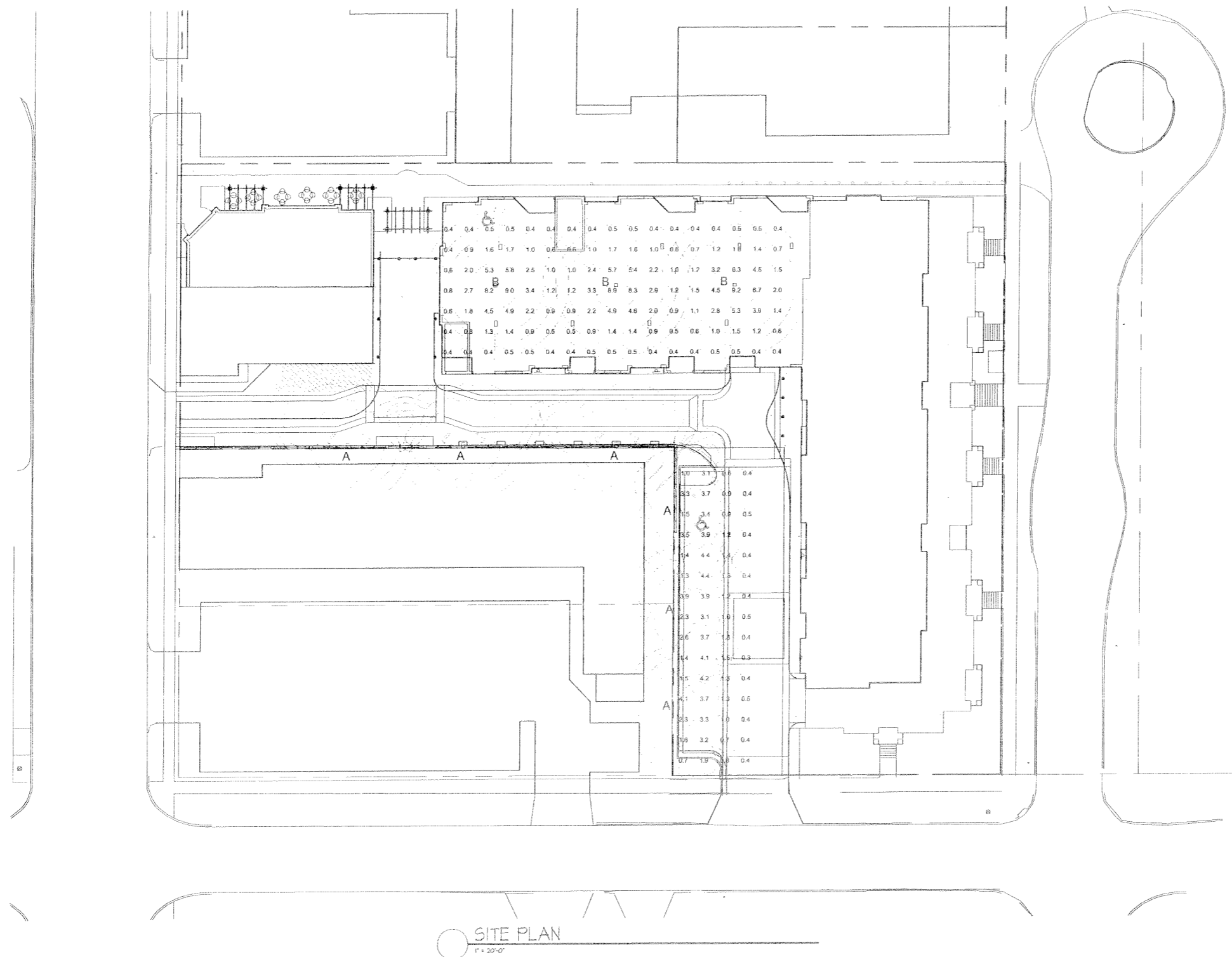
Project No. Drawing No.  
**0522 C-1.1**

SITE PLAN  
1" = 20'-0"

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LIGHTING SCHEDULE											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LF	Watts	Mounting Height
○	A	5	HADCO LIGHTING	TDSAT3NDTCH	HAGERSTOWN	GE TQ MH-157 E17 VED	TDS-17H-4-1/2	8000	1.00	100	12'-0" ABOVE GRADE
□	B	3	RUUD LIGHTING	QV41DCR*	16" SQUARE VERTICAL W/CRYSTA. LENS	100 WATT SH	DV41DCR*1/2	8500	1.00	125	DIRECT MOUNT TO UNDERSIDE OF GARAGE CEILING

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Stalk	—	1.5 fc	4.4 fc	0.4 fc	11.0:1	4.0:1
Open Parking Garage	—	1.6 fc	5.2 fc	0.4 fc	23.0:1	4.5:1



**SITE PLAN**  
 1" = 20'-0"

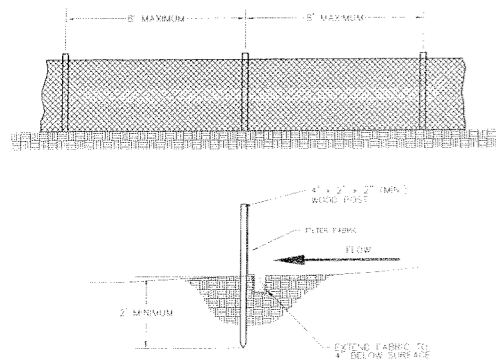
Revisions  
 SIP SUBMITTAL - FEBRUARY 07, 2007  
 FINAL UDC SUBMITTAL - FEBRUARY 28, 2007

Project Title  
**2607 Monroe Street**

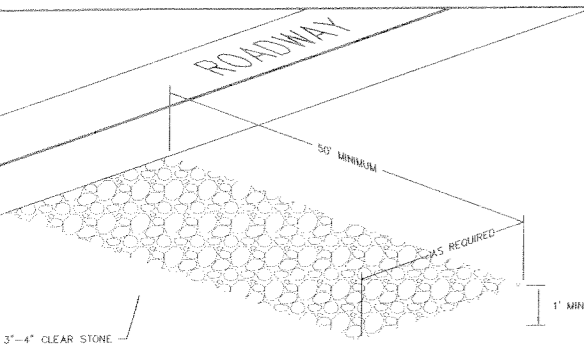
Drawing Title  
**Lighting Plan**

Project No. **0522** Drawing No. **C-1.2**

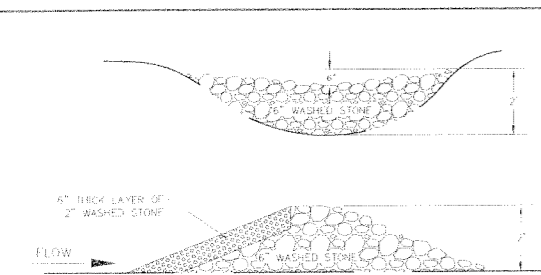
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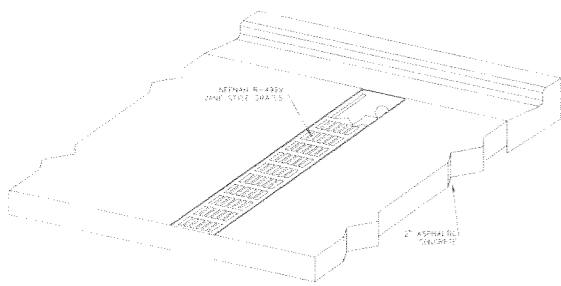
SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE



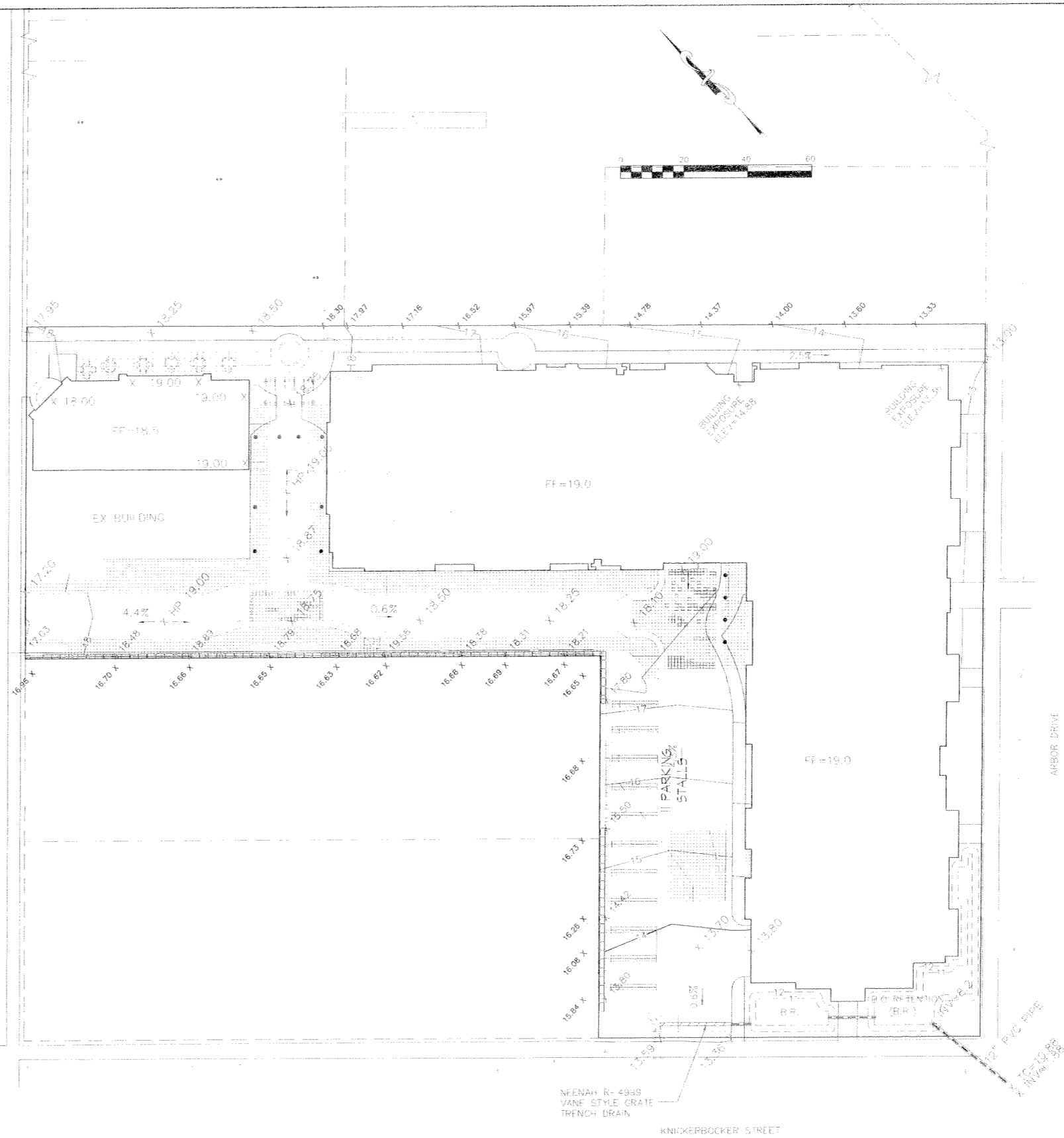
ROCK CHECK DAM



TRENCH DRAIN DETAIL

LEGEND

- 984 --- EXISTING MINOR CONTOUR
- 985 --- EXISTING MAJOR CONTOUR
- 984 --- PROPOSED MINOR CONTOUR
- 985 --- PROPOSED MAJOR CONTOUR
- STORM SEWER
- MEDIUM RHYTHM
- SILT FENCE



**Burse**  
Surveying and Engineering, Inc.  
100 E. Washington Ave., Suite Madison, WI 53703  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: burse@burse.net  
www.burse-surveying.com

APPROVALS	PROJECTED	DATE
PDF	DRB	DRB
DRB	DRB	PDF

**2607 Monroe Street Condominiums**  
Madison, Wisconsin  
J. Michael Real Estate

PROJECT #: BSE1029-06  
PLOT DATE:  
2-06-07  
2-28-07

REVISION DATES:

ISSUE DATES:

GRADING AND EROSION CONTROL PLAN

**Burse**  
Surveying and Engineering, Inc.

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DRAWING NUMBER

C-2.1

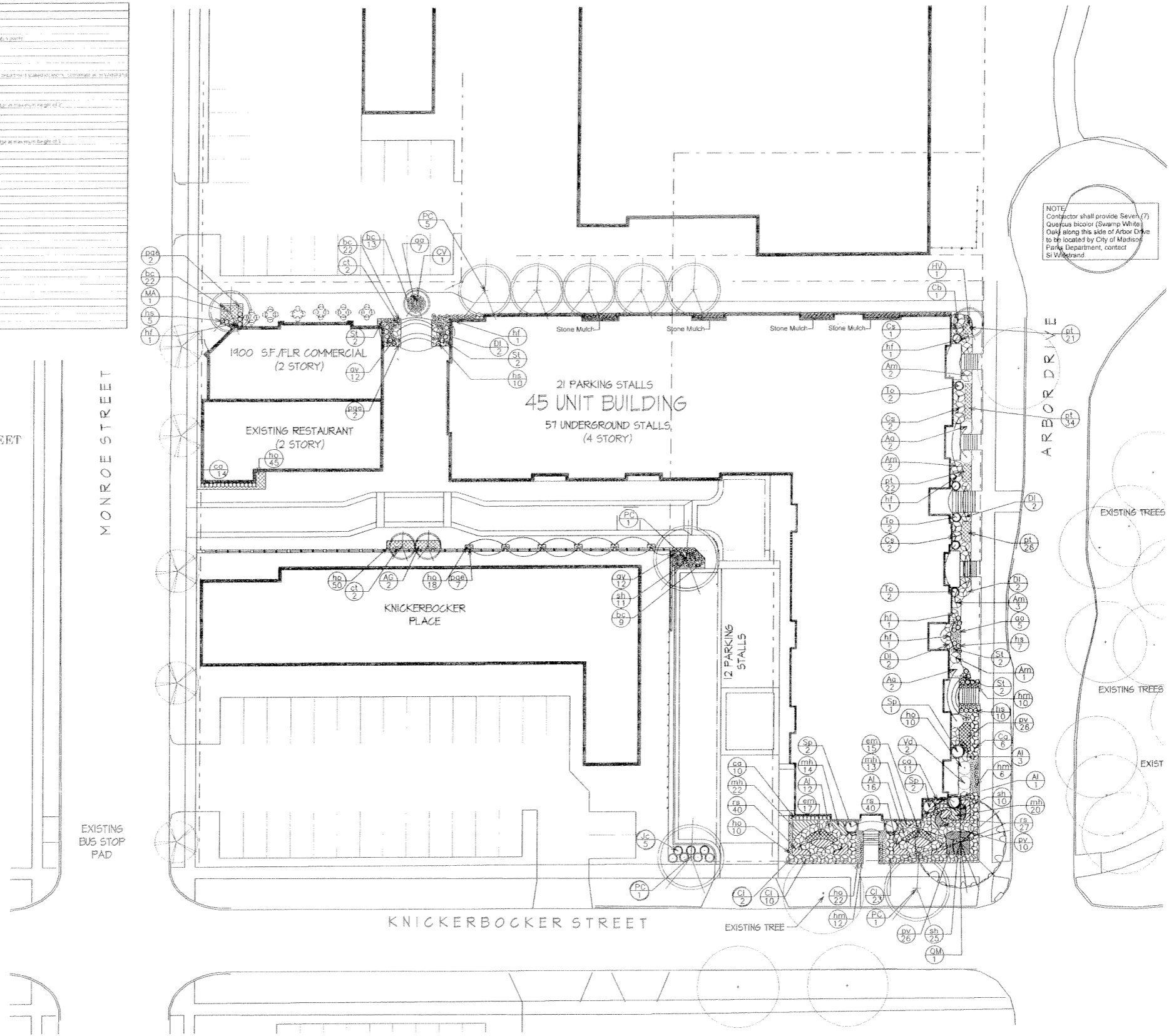
Key	Botanical Name	Common Name	Quantity	Size	Comments
<b>Deciduous Trees</b>					
HV	<i>Hemamelis virginica</i>	Wormy Witch Hazel	1	4" H&B (10' tall)	
AM	<i>Amelanchier x grandiflora Forest Prince</i>	Forest Prince Serviceberry	2	5" H&B	Multistemmed specimen from multi-trunk tree
MA	<i>Malus 'Redwing'</i>	Redwing Crabapple	1	5" H&B	
PC	<i>Prunus celtica 'Zosterifera'</i>	Aristocrata Pear	8	5" H&B	
OM	<i>Quercus macrocarpa</i>	Bur Oak	1	1.5" H&B	
CV	<i>Chionodoxa virginica</i>	White Fringetree	2	5" H&B	Multistemmed specimen from multi-trunk tree
CB	<i>Quercus bicolor</i>	Swamp White Oak	2	5" H&B	Specimen from 14" diameter trunk specimen 1' tall specimen, specimen at 10' height
<b>Deciduous Shrubs</b>					
AA	<i>Asimina triloba 'Buckeyeona'</i>	Buckeye Red Chokeberry	4	30" H&B (1' tall)	
AI	<i>Asimina triloba 'Beauty'</i>	Beauty Black Chokeberry	32	30" H&B (1' tall)	Plant 1' tall - Maximum height at maximum height of 6'
AB	<i>Asimina triloba 'etata'</i>	Black Chokeberry	8	30" H&B (1' tall)	
CB	<i>Cornus rugosa</i>	Black Dogwood	5	30" H&B (1' tall)	
CS	<i>Cornus sericea 'Flaviramea'</i>	Yellow Dogwood	5	30" H&B (1' tall)	
DI	<i>Diervilla lonicera</i>	Oval Bush Honeysuckle	8	18" H&B (1' tall)	
CI	<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	41	30" H&B (1' tall)	Plant 1' tall - Maximum height at maximum height of 3'
SP	<i>Salix purpurea 'Mars'</i>	Quail Fern Blue Willow	5	30" H&B (1' tall)	
SI	<i>Spirea bicolor 'Fairy Queen'</i>	Fairy Queen Spirea	6	24" H&B (1' tall)	
VD	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Viburnum	2	30" H&B (1' tall)	
<b>Evergreen Shrubs</b>					
TO	<i>Thuja occidentalis 'Brabant'</i>	Brabant Arborvitae	6	1.5" H&B	
JC	<i>Juniperus chinensis 'Nana Compacta'</i>	Kalaya Compact Juniper	7	18" H&B (1' tall)	
<b>Perennials/Grasses/Groundcovers/Minis</b>					
AA	<i>Aster sp.</i>	White Gloriosa Aster	12	1.5" H&B	
AV	<i>Asplenium platyneuron</i>	Asplenium Visions in Pink	24	1.5" H&B	
BC	<i>Begonia x cordifolia 'Rose'</i>	Rose Siberian Toad	60	1.5" H&B	
CA	<i>Calamagrostis x acutifolia 'Hart's Fester'</i>	Hart's Feather Reed Grass	35	1.5" H&B	
CI	<i>Clematis patens</i>	Sweet Autumn Clematis	4	1.5" H&B	
EM	<i>Eupatorium maculatum 'Gateway'</i>	Gateway Joe Pye Weed	32	1.5" H&B	
HO	<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Daylily	155	1.5" H&B	
HM	<i>Hemerocallis 'Purple'</i>	Coralbells Palace Purple	26	1.5" H&B	
FR	<i>Fraxinus viridis 'Vilmorin'</i>	Fraxinus Vilmorin's Hosta	6	1.5" H&B	
HS	<i>Hosta 'Simplicity'</i>	Simplicity Hosta	32	1.5" H&B	
MC	<i>Monarda hybrid 'Cairo Grace'</i>	Cairo Grace Monarda	69	1.5" H&B	
PL	<i>Platycodon grandiflorus 'Green Carpet'</i>	Japanese Platycodon	163	1.5" H&B	
PO	<i>Polygonum persicaria 'Shepherd's'</i>	Shepherdian Switch Grass	62	1.5" H&B	Plant 18" D.C.
PE	<i>Potentilla fruticosa 'Englemans'</i>	Englemans Virginia Creeper	11	1.5" H&B	
RS	<i>Rudbeckia subtomentosa</i>	Sweet Black Eyes Susan	107	1.5" H&B	
SP	<i>Spizella monticola</i>	Princess Dropseed	40	1.5" H&B	

**NOTES:**

(XX) REQUIRED TREES PER CITY OF MADISON LANDSCAPE POINT SYSTEM HAVE LABELS IN SQUARES ON THE PLAN.

(XX) PLANTS USED TOWARD POINTS IN LANDSCAPE WORKSHEET HAVE CIRCLED LABELS ON THE PLAN.

LANDSCAPE POINTS			
1 CANOPY TREE REQUIRED FOR 12 PARKING SPACES			
12 PARKING SPACES REQUIRE 59.2 POINTS OF LANDSCAPE ELEMENTS			
LANDSCAPE ELEMENTS			
ELEMENT	QUANTITY	POINT VALUE	POINTS ACHIEVED
CANOPY TREE 2 - 2 1/2" CAL.	1	35	35
DECIDUOUS SHRUB	3	2	6
EVERGREEN SHRUB	7	3	21
<b>TOTAL POINTS</b>			<b>62</b>



NOTE: Contractor shall provide Seven (7) Quercus bicolor (Swamp White) Oak along this side of Arbor Drive to be located by City of Madison Parks Department, contact Si Wilbrand

**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Ste. 201  
 Middleton, Wisconsin 53562  
 608-836-3690 Fax 836-6934



Notes

Revisions  
 NEIGHBORHOOD MEETING - JAN 11, 2007  
 ISSUED TO PLANNING - FEB 07, 2007  
 ISSUED TO JDC - FEB 28, 2007

Project Title  
**2607 Monroe Street**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

TO OBTAIN LOCATION OF UTILITIES BEFORE YOU DIG BY RESIDENT

**CALL DIGGERS HOTLINE**  
 1-800-242-8511  
 TOLL FREE

FOR THE RESIDENTS OF MADISON (608) 242-8511

WE STRIVE FOR THE BEST SERVICE AND QUALITY OF WORK. WE REQUEST THAT YOU CONTACT US IMMEDIATELY IN WRITING IF YOU HAVE ANY CONCERNS OR QUESTIONS REGARDING THIS PROJECT.

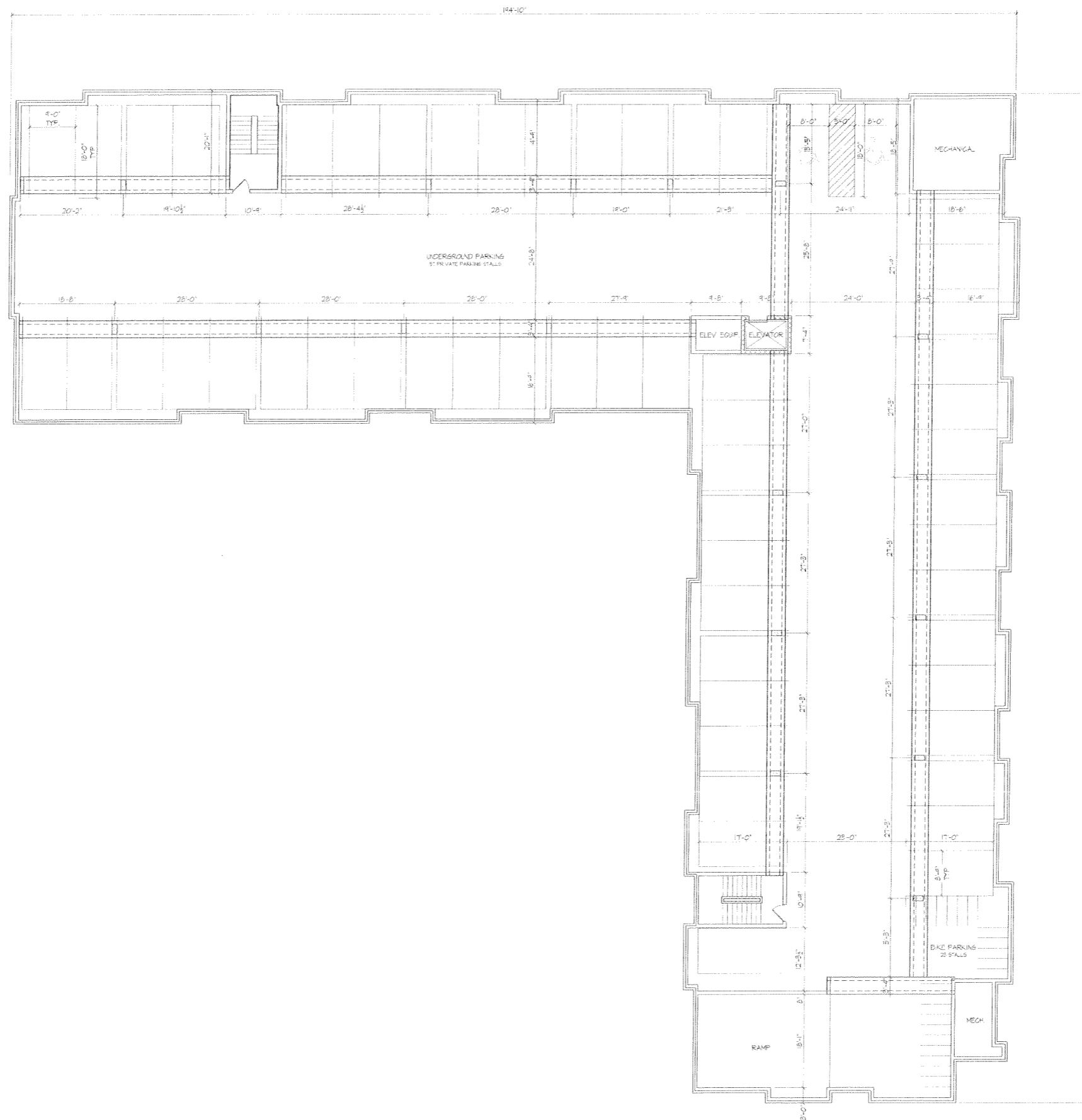
Drawing Title  
**Landscape Plan**

Project No. **0522** Drawing No. **C-4.1**

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Consultant

Notes



**BASEMENT PLAN**  
5/82" = 1'-0"

**Revisions**  
SIF Submittal - February 7, 2007  
Final UDC Submittal - February 26, 2007

**Project Title**  
2607 Monroe Street

**Drawing Title**  
Basement Plan

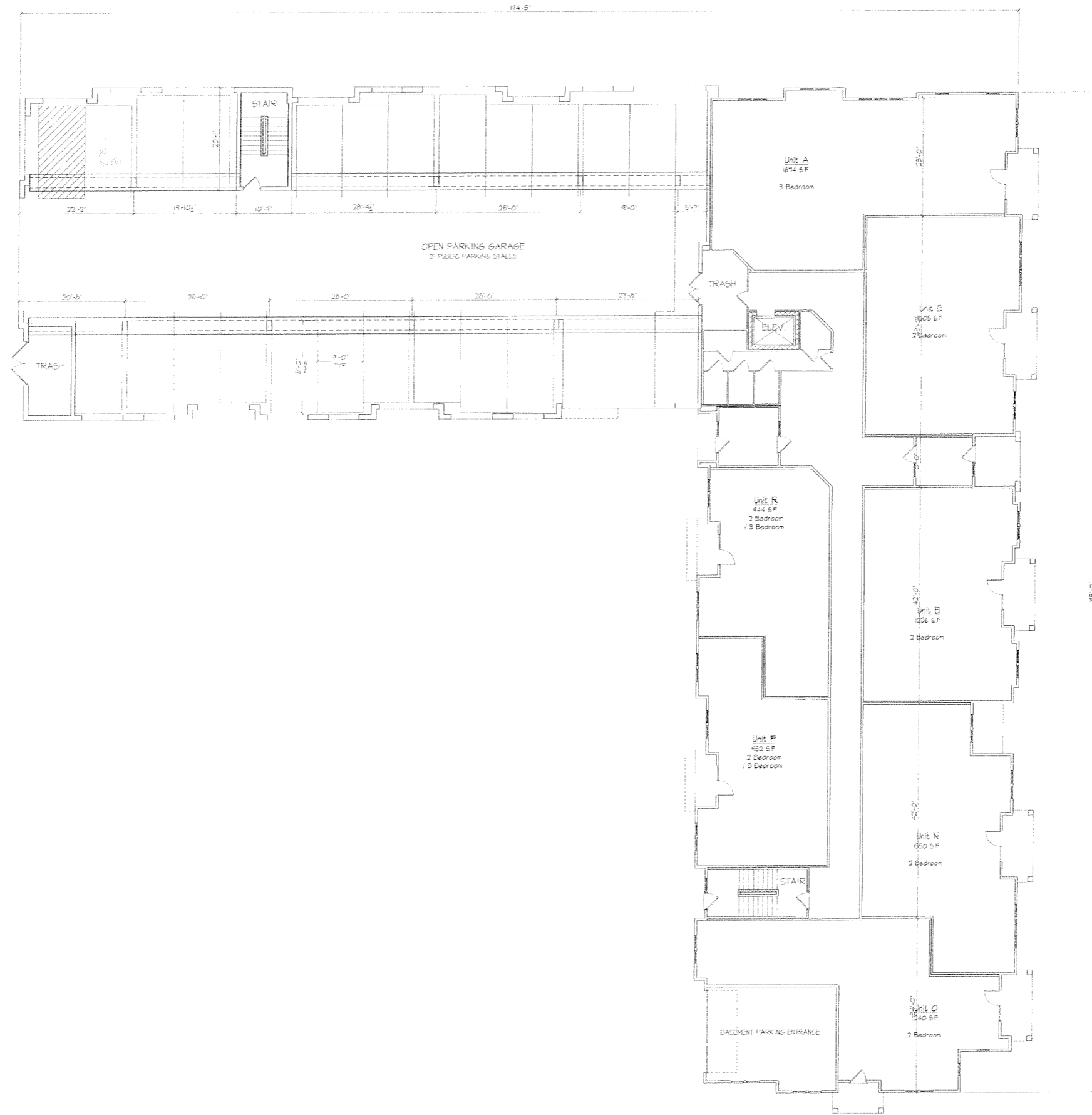
**Project No.** 0522 **Drawing No.** A-1.0

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Revisions  
SIF Submittal - February 7, 2007  
Final UDC Submittal - February 28, 2007

Project Title  
2607 Monroe Street

Drawing Title  
First Floor Plan

Project No. 0522 Drawing No. A-1.1

**FIRST FLOOR PLAN**  
3/8" = 1'-0"

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Revisions

S/F Submittal - February 7, 2007  
Final UDC Submittal - February 28, 2007

Project Title

2607 Monroe Street

Drawing Title

Second & Third Floor Plans

Project No.

0522

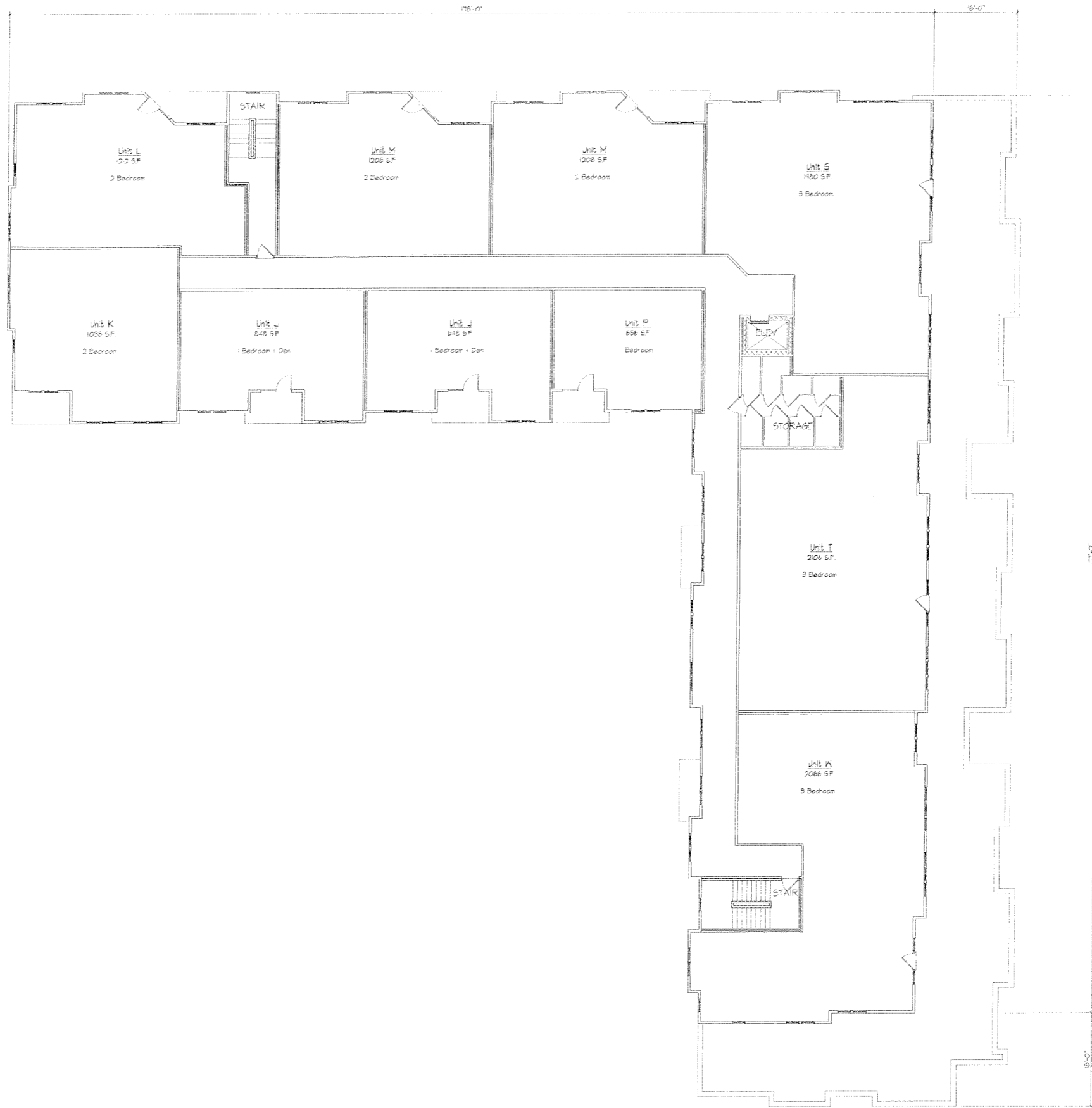
Drawing No.

A-1.2

SECOND & THIRD FLOOR PLANS  
5/8" = 1'-0"

Consultant

Notes



Revisions

- SIP Submittal - February 7, 2007
- Final UDC Submittal - February 28, 2007

Project Title  
 2607 Monroe Street

Drawing Title  
 Fourth Floor Plan

Project No. Drawing No.

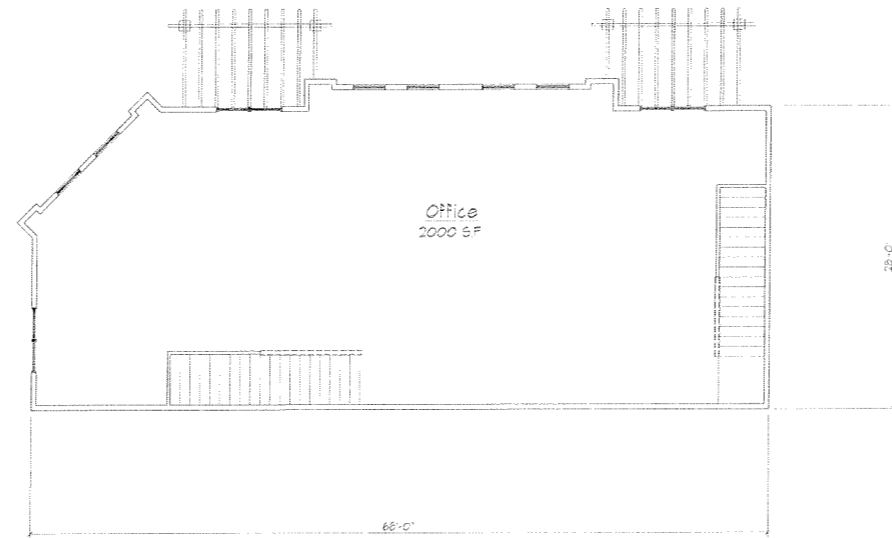
0522 A-13

FOURTH FLOOR PLAN  
 3/8" = 1'-0"

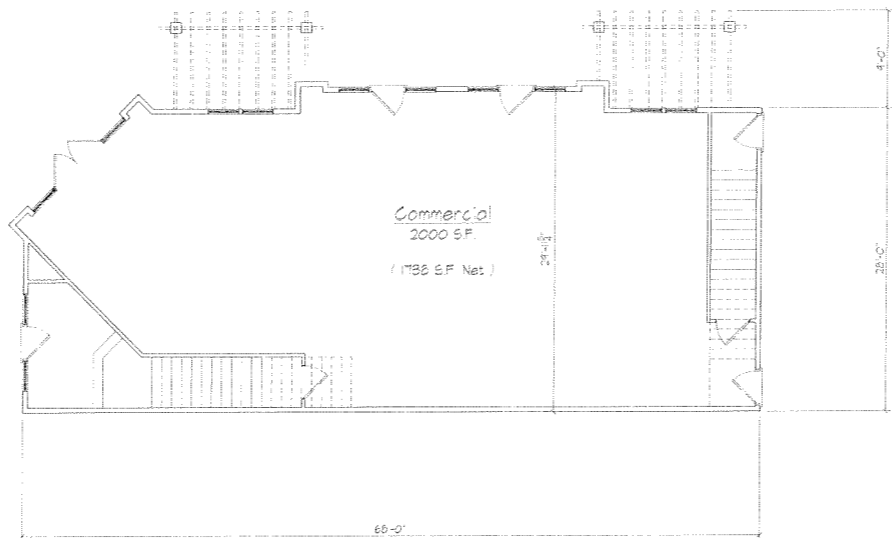
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○ SECOND FLOOR PLAN  
1/8" = 1'-0"



○ FIRST FLOOR PLAN  
1/8" = 1'-0"

Revisions  
SIP Submittal - February 7, 2007  
Final UDC Submittal - February 28, 2007

Project Title  
2607 Monroe Street

Drawing Title  
Commercial Building

Project No. 0522 Drawing No. A-1.4



NORTHEAST ELEVATION  
3/8" = 1'-0"



NORTHWEST COMMERCIAL ELEVATION (MONROE ST.)  
3/8" = 1'-0"



NORTHWEST ELEVATION (MONROE ST.)  
3/8" = 1'-0"

Revisions  
SF Submittal - February 7, 2007  
Final UDC Submittal - February 28, 2007

Project Title  
2607 Monroe Street

Drawing Title  
Elevations

Project No. 0522 Drawing No. A-2.1

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Notes



**SOUTHEAST ELEVATION (ARBOR DR.)**  
 3/8" = 1'-0"

Revisions  
 S.F. Submittal - February 7, 2007  
 Final UDC Submittal - February 28, 2007



**SOUTHWEST ELEVATION (KNICKERBOCKER ST.)**  
 3/8" = 1'-0"

Project Title  
 2607 Monroe Street



**FENCE ELEVATION (ALONG DRIVE)**  
 3/8" = 1'-0"

Drawing Title  
 Elevations

Project No. 0522 Drawing No. A-2.2

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February 7, 2007

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

Re: Letter of Intent  
R-5 and C-2 to PUD-GDP-SIP  
2607 Monroe Street  
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

**Organizational structure:**

Owner: Jim Corcoran  
J. Michael Real Estate  
2702 Monroe Street  
Suite 15  
Madison, WI 53711  
608-233-4440  
608-233-9130 fax  
[jcorcoran@charterinternet.net](mailto:jcorcoran@charterinternet.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: J. Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Burse Surveying & Engineering  
1400 E. Washington Ave.  
Suite 158  
Madison, WI 53703  
608-250-9263  
608-250-9266fax  
Contact: Pete Fortlage  
Pfortlage.bursesurveyengr@chorus.net

Landscape Design: Ken Saiki Design  
303 S. Paterson St.  
Suite 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
ksaiki@ksd-la.com

## **Introduction:**

The proposed site is located between Monroe Street and Arbor Drive on the northeast side of Knickerbocker Street. The adjacent properties are the Michael's Frozen Custard site and a large apartment building to the northeast, Knickerbocker Place to the southwest, and Wingra Park to the southeast. The site is currently occupied by several smaller apartment and storage buildings and a commercial building on Monroe Street that is the home of Papa Phil's Restaurant.

The developers have been working for the past 18 months, with input from the alderperson and neighborhood, on a redevelopment plan for this under-utilized site. The plan includes renovation of the Papa Phil's façade along with new construction to create a higher density mixed-use development that respects the scale and uses of the surrounding neighborhood.

## **City of Madison Comprehensive Plan**

This proposed development was designed to meet the goals, objectives and standards established in the City of Madison Comprehensive Plan. Recognizing that the City of Madison will need to accommodate a significant share of the future regional population and economic growth, the adopted Comprehensive Plan set the following goals and objectives:

- Reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment and higher densities at locations recommended in the City plans.
- Promote "Smart Growth" that enables the redevelopment of lands with existing infrastructure and services which have relatively low municipal and utility costs. Place a high priority on the reuse and more intensive use of sites within the city where adopted plans recommend redevelopment and infill.
- Redevelopment scale and density should be appropriate to redevelopment objectives and reasonably compatible with established neighborhood character.

The Comprehensive Plan designates this property within a potential redevelopment and infill area and establishes it for Neighborhood Mixed-Use. Within the Neighborhood Mixed-Use district the Plan outlines additional standards and policies which the proposed development was designed to meet:

- General building heights of between two and four stories and residential densities of up to 40 dwelling units per acre.
- Commercial uses should support the surrounding neighborhood.
- Parking should be located primarily behind buildings or underground.
- Provide a pedestrian-oriented "urban" environment.
- Include well-designed buildings placed close to the street or sidewalk.
- Developments should include pedestrian friendly design amenities such as decorative paving, plazas and landscaping.
- Incorporate transit-oriented development standards.

## **The Dudgeon- Monroe Neighborhood Plan**

The Dudgeon-Monroe Neighborhood Plan (D-MN Plan) is currently in draft form and is currently under review by city staff and agencies. The D-MN Plan as drafted contains some conflicts with the adopted Comprehensive Plan and the proposed development does not meet all of the recommendations of the draft D-MN Plan. However, the developer has been working closely with the neighborhood and alderperson to achieve many of the goals set forth in that draft plan.



The D-MN Plan was developed to address many of the growth-related issues of a neighborhood with increasing popularity. The following goals and recommendations are currently within the draft plan which the proposed development is designed to meet:

- Support a diversity of creative housing approaches.
- Encourage pedestrian scale storefront and façade improvements to maintain the character of Monroe Street.
- Preserve, maintain and enhance the character of the commercial district along Monroe Street without encroaching into adjacent residential areas.
- Identify strategic redevelopment sites within the neighborhood.
- Balance the parking needs of the local businesses with on-going traffic concerns.
- Encourage Madison Metro ridership.

### **Demolition Standards:**

This proposed development envisions the removal of several buildings that currently exist on the site. It should be noted that the developer has contracted with the Madison Environmental Group to prepare a recycling and re-use plan for the buildings, starting with all reasonable efforts to relocate any suitable building(s).

These buildings are as follows (photographs are attached to this letter of intent):

- 2605 Monroe Street that was constructed in 1920 and has had many subsequent remodelings and uses over the years. Reported uses include a chicken coup, hardware shop and dentist office. Currently the building has a mix of 6 very small apartments. The building has substantial structural and mechanical deficiencies that cannot be addressed.
- 2609 Monroe Street which was constructed by Jack Wey Builders as a garage and storage building for building operations. The building is a lightly constructed wood-frame building that has significant structural deficiencies.
- 713 Knickerbocker which is a City Water Utility well building that was abandoned in 1988. Functional limitations prevent its reuse although the exterior masonry detailing may be able to be recycled.
- 717 Knickerbocker, 2612 and 2620 Arbor Drive which are three small apartment buildings built by Jack Wey between 1944 and 1953. The buildings contain a total of 14 apartments. The developer is actively seeking sites for the relocation of one or more of these properties.

Section 28.04(22) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the plan commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code. Although the zoning code clearly encourages the preservation of existing structures, its purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings.

As the plan commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.

- Availability of affordable housing after giving due consideration of the master plan.
- Encourage the reuse and recycling of the materials from the buildings.

Given the recommendations of the Comprehensive Plan, we believe that the demolition standards have been met.

### **Housing Affordability and Inclusionary Zoning:**

A wide range of housing sizes and prices are proposed for this development. They are designed to meet the needs of the first time home buyer or the single retired person. The smaller condominiums will be relatively more affordable while the larger condominiums with premium locations will be higher priced. A range of income groups can be served by the nature of the buildings design on a market rate basis.

In addition, the developer has submitted an Inclusionary Dwelling Unit Plan. The IDUP will be studied and discussed further with staff, but currently it is the developer's intent to meet the requirements of the inclusionary zoning ordinance without requesting any waivers or financial assistance from the city.

### **Project Description:**

As discussed earlier, the project was designed to meet the Comprehensive and D-MN Plans. The Monroe Street frontage is improved by the façade renovations to the Papa Phil's building. Stone and masonry details from some of the better buildings on the block are incorporated into the front parapet of the Papa Phils building. In addition, new signage and awnings will be incorporated to update the streetscape. The one story building next to Papa Phil's will be replaced by a new two-story commercial building with an adjacent plaza and outdoor seating area. Along Arbor Drive and Knickerbocker a new 45 unit condominium building with underground parking is proposed. The building is primarily 4 stories, stepping down to 3 stories at the street sides. Individual porches and entries connect the building to the streets and the architectural detailing and materials combine to create a pedestrian friendly street appearance.

A direct pedestrian link will run along the northeast boundary of the site, connecting Monroe Street and the new plaza to Arbor Drive and Wingra Park. The primary vehicular access is provided for off Knickerbocker with secondary access off of Monroe Street. The Monroe Street access will be limited to in-bound traffic only to minimize traffic conflicts. The residential parking will be primarily accommodated at the basement level of the building. An internal shared parking facility will be provided includes a 21 stall parking area located under part of the second floor of the residential building and an additional 10 parking stalls on the surface. The shared parking facility will be managed to provide daytime and early evening parking to the business uses while providing parking to the residential uses when commercial parking needs subside. Bicycle parking will be provided both underground and on surface to accommodate the needs of the public and residents.

The buildings are designed to fit within the architectural fabric of the neighborhood. Traditional storefront masonry buildings front Monroe Street and a historically-inspired Tudor architecture is used for the residential building. The residential building is well articulated to maintain a proper scale and rhythm. A flat roof is used to minimize the apparent building height. The exterior materials are masonry in combination with fiber-cement board panels and siding. The deeper siding colors and the stone and brick detailing add to the substantial appearance.

**Site Development Data:**

**Commercial Space**

Existing Papa Phil's Space	2,000 sf
New Construction	4,000 sf

**Dwelling Unit Mix:**

Existing apartments	2
One-Bedroom	3
One-Bedroom + Den	8
Two-Bedroom	22
Two-Bedroom + Den	6
Three-Bedroom	<u>6</u>
Total dwelling Units	47

**Densities:**

Lot Area	45,732 SF or 1.05 acres
Lot Area / D.U.	973 SF/unit
Density	45 units/acre

**Building Heights:**

2, 3 and 4 Stories

**Floor Area Ratio:**

Total Floor Area (excluding parking)	67,800 S.F. Residential
	<u>6,000 S.F. Commercial</u>
	71,800 S.F. Total

Floor Area Ratio 1.65

**Required Parking Standards (R-5)**

Commercial Area (1/300 sf)	20 spaces
One Bedrooms (3 X 1.25 /unit)	3.75 spaces
One Bedroom + Den (8 X 1.5/unit)	12 spaces
Two Bedrooms (22 X 1.50 /unit)	33 spaces
Two Bedroom + Den (6 X 1.75/unit)	10.5 spaces
<u>Three Bedrooms (6 X 1.75/unit)</u>	<u>10.5 spaces</u>
Total Required Parking	89.75 spaces

Bicycle parking  
 Residential (1 space/unit) 47 spaces

**Provided Parking and Ratios:**

Vehicular parking (underground)	57 stalls	or	1.26 stalls/unit
<u>Vehicular parking (surface)</u>	<u>31 stalls</u>	or	<u>.66 stalls/unit</u>
Total Vehicular Parking	88 stalls	or	1.92 stalls/unit
Bicycle parking (underground)	25 stalls	or	.5 stalls/unit
<u>Bicycle parking (surface)</u>	<u>22 stalls</u>	or	<u>.5 stalls/unit</u>
Total Bicycle Parking	47 stalls	or	1.0 stalls/unit

**Loading:**

Off-street loading will be provided for this project in the plaza between the two buildings.

**Project Schedule:**

It is anticipated that construction will begin in December of 2007. Although the construction activity is planned to be continuous, the construction of the residential building on Arbor Drive will precede the construction of the commercial building on Monroe Street. The condominiums should be available for occupancy by the end of 2008 and the commercial building ready for occupancy in April of 2008.

**Social & Economic Impacts:**

This development will have a positive social and economic impact. The development meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The project is a transit-oriented redevelopment that achieves the goals of Madison's adopted Comprehensive Plan and invigorates the Monroe Street business corridor. A creative housing choice will be provided to the neighborhood and give a choice to long-term residents of the neighborhood that are wishing to down-size their current home.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member

**Site Photos**  
**2607 Monroe Street**



Views from park looking towards Arbor Drive.



View from Knickerbocker St. to corner of Arbor Dr.



View from back of Knickerbocker Place looking  
Towards existing multifamily bldg and park.

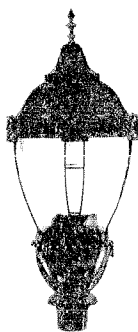


View of Knickerbocker Place along Monroe Street



View of Papa Phil's Restaurant and a residential bldg. along Monroe St.

# Traditional Post-Top Hagerstown™ T03



T03BCBB

For complete ordering guide and options, see pages 68–73.

See also Mini Hagerstown, pages 76–77.

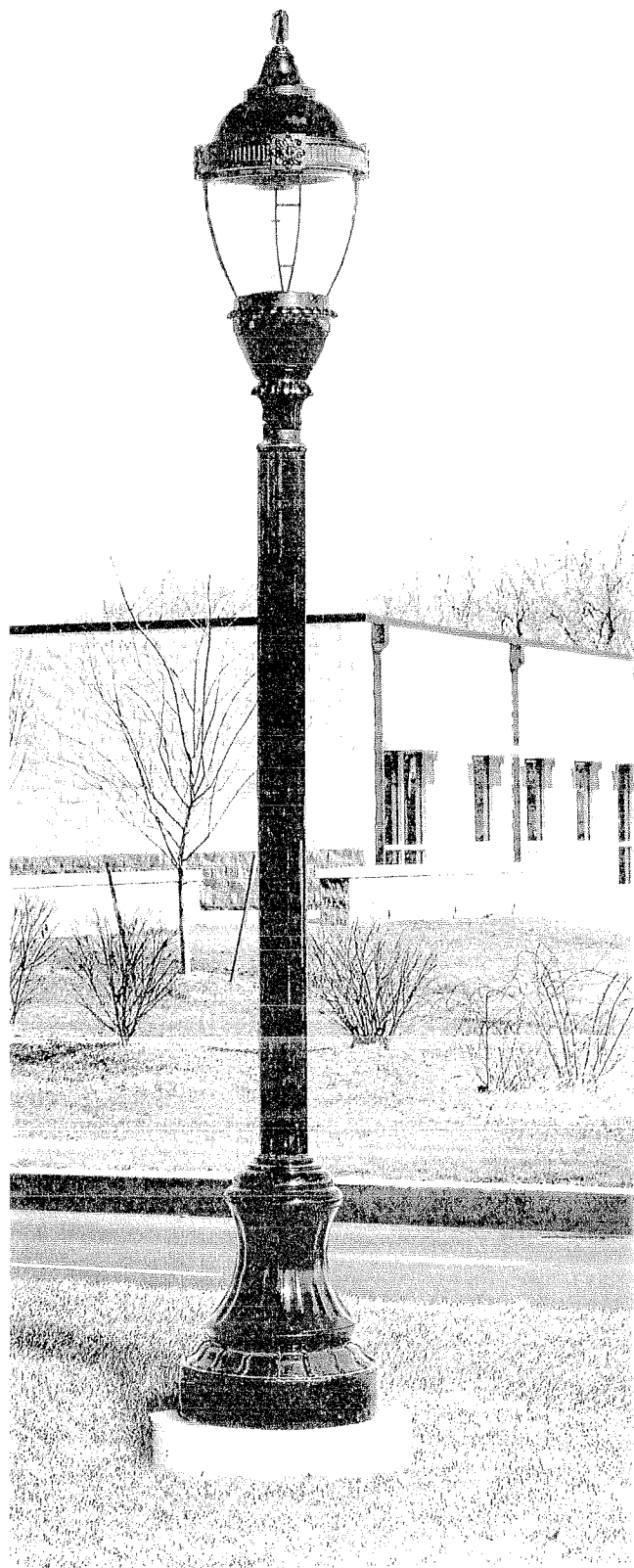
For complete listing of pole choices, see pages 200–257.

For complete listing of optional arms, see pages 262–275.

## Did you know?

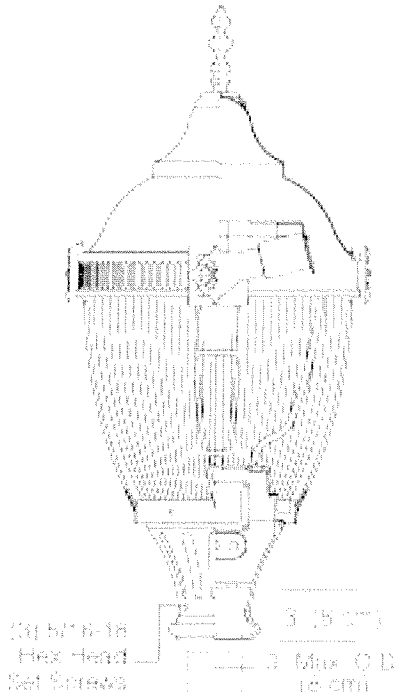
British inventor Joseph Swan obtained the first patent for the light bulb and had been publishing his light-bulb research and experiments for nearly ten years prior to Thomas Edison's announcement of "his" invention. Some say that Edison took Swan's research and made his own improvements - perfecting the design before Swan could. Thus, Edison was able to get the patent reissued in his name.

**Shown:** T03 Hagerstown with vertical globe. Pole P2165



# Hagerstown (T03) Specification Sheet

Project Name: \_\_\_\_\_ Location: \_\_\_\_\_ MFG: Hadco  
 Fixture Type: \_\_\_\_\_ Catalog No.: \_\_\_\_\_ Qty: \_\_\_\_\_

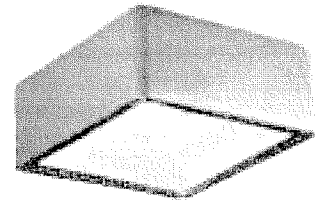
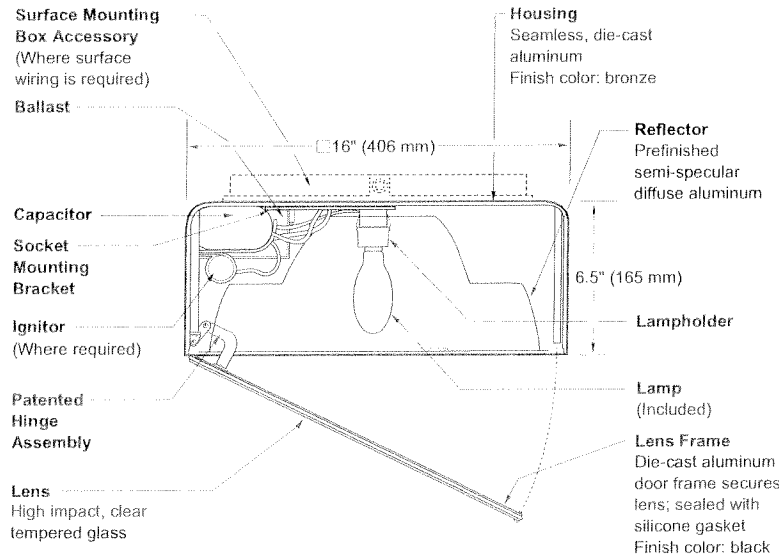


## Ordering Guide

Example: T03 A C B A 1 A 3 N D 70S E

Product Code	T03	Hagerstown
Fitter/Pod	A	Octagonal Style
	B	Round fitter w/ scalloped petals
	C	Fluted tapered hourglass
	D	Smooth tapered hourglass
	E	Tapered fluted w/ scalloped petals
	F	Short round fluted
	G	Tall round fluted
	H	Round contemporary
	L	Round fluted long
	T	Decorative Leaf w/ scalloped petals
Roof	C	Tall
Cage / Band	B	Cage for Narrow Body Globe
Finial	A	A Finial
	B	B Finial
	C	C Finial
	D	D Finial
	E	E Finial
	F	F Finial
	G	G Finial
	H	H Finial
	N	None
Fasteners	1	Hex Head
	2	Allen Head *1
Finish	A	Black
	B	White
	G	Verde
	H	Bronze
	J	Green
Reflector	3	Type III Cutoff
	5	Type V Cutoff *2
Photo Control	N	None
	B	Button Eye Photo Control
	R	Twist-lock Receptacle *3
Socket	D	Medium
	G	Mogul
Wattage	70S	70W HPS *4
	100S	100W HPS *4
	150S	150W HPS *4
	200S	200W HPS *5
	250S	250W HPS *5
	70H	70W MH
	100H	100W MH
	150H	150W MH
	175H	175W MH
	200H	200W MH *5
250H	250W MH *5	
Voltage	E	120V
	F	208V
	G	240V
	H	277V
	K	347V *6

\*1 Not available with (C), (D), (F), or (G) pods.



### Notes

SPEC #	WATTAGE	CATALOG #
<b>PULSE START METAL HALIDE</b>		
<input type="checkbox"/> SPEC #	125W PSMH	QV0612-(a)(b)
<input type="checkbox"/> SPEC #	150W PSMH	QV0615-(a)(b)
<b>METAL HALIDE</b>		
<input type="checkbox"/> SPEC #	50W MH	QV0405-(a)(b)
<input type="checkbox"/> SPEC #	70W MH	QV0407-(a)(b)
<input type="checkbox"/> SPEC #	100W MH	QV0410-(a)(b)
<input type="checkbox"/> SPEC #	175W MH	QV0417-(a)(b)
<b>HIGH PRESSURE SODIUM</b>		
<input type="checkbox"/> SPEC #	50W HPS	QV0505-(a)(b)
<input type="checkbox"/> SPEC #	70W HPS	QV0507-(a)(b)
<input type="checkbox"/> SPEC #	100W HPS	QV0510-(a)(b)
<input type="checkbox"/> SPEC #	150W HPS	QV0515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 125W PSMH; 50 – 100W MH; 50W HPS)
M	120/208/240/277V (Standard: 150W PSMH; 175W MH, 70 – 150W HPS)
T	120/277/347V (Canada Only) (Standard: 150W PSMH; 70 – 175W MH; 70 – 150W HPS)
1	120V
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
J	Tamperproof Lens Fasteners
K	36" Cord (for use with PD-20BZ)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

### GENERAL DESCRIPTION

Parking Structure luminaire for HID lamp, totally enclosed. Supplied with Type V Quadrate optical system. Housing is die-cast aluminum for strength and durability. Lens assembly consists of a rigid aluminum frame and high-impact clear-tempered glass. Reflector is prefinished semi-specular diffuse aluminum. Lamp is positioned vertically to provide uniform distribution. Fixture is designed for direct mount over a recessed junction box. Provided are four 0.188" (5 mm) clearance holes and stainless-steel mounting screws with sealing washers. Two 1/2" threaded and closed conduit openings are provided for wire supply.

### ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Fixtures installed in US require a minimum 90°C temperature feed wire. Fixtures installed in Canada require a minimum 150°C temperature feed wire. Lamp ignitor included where required. Ballast assemblies are high-power factor and use the following circuit types:

*Reactor (277V PSMH)*  
150W PSMH

*HX — High Reactance*  
50 – 100W MH; 50 – 150W HPS

*CWA — Constant Wattage Autotransformer*  
125 & 150W PSMH; 175W MH

### FINISH

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

### PATENTS

US 4,689,729

### ACCESSORIES

<b>FWG-16</b>	Wire Guard
<b>SB-16</b>	Surface Box
<b>PD-20BZ</b>	Parking Deck Bracket
<b>TPS-1</b>	Tamperproof Screwdriver

### LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598. Not UL Listed for feed-thru wiring unless SB-16 Surface Box accessory is used.