

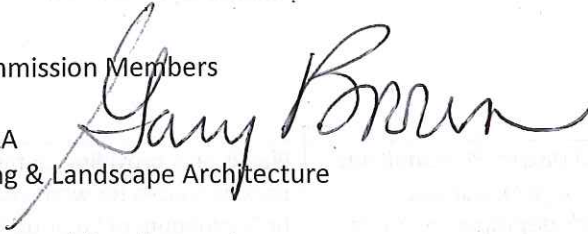


Facilities Planning & Management
UNIVERSITY OF WISCONSIN-MADISON

DATE: March 19, 2018

TO: City of Madison Plan Commission Members

FROM: Gary A. Brown, PLA, FASLA
Director, Campus Planning & Landscape Architecture



RE: 222 N. Charter Street Proposed Development

The University of Wisconsin-Madison remains concerned about the proposed development at 222 N. Charter Street as it does not conform to the approved City of Madison Regent Street-South Campus Neighborhood Plan or the requirements set out in MGO 29.098.

Per the City Planning staff comments (dated Feb. 21, 2018 to UDC; and to the Plan Commission, dated March 19, 2018), you have been asked to review the project based on the review standards identified in MGO 29.098 (1) and (2) and all approval standards. The university fully supports the city planning staff report and notes that this project does not meet the approved design standards; will have significant impact on the local traffic pedestrian, moped, service and other vehicular patterns, and; creates a pinch point and unsafe conditions on the proposed shared-use pedestrian-bicycle path.

The chart below is a listing of the conditions of approval, as defined in MGO 29.098, and that the project continues to be deficient in meeting these design standards. **We respectfully request that the Plan Commission agree & support the City staff report that this project does NOT meet the design standards as defined by city ordinance or the city-approved Regent Street - South Campus Neighborhood Plan.**

MGO #	Standard defined in MGO	Design Per Plans 2/14/18	Area of divergence
29.098(1)	<i>Use of PD zoning is for "...developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed-use setting."</i>	100% residential	No mixed-use proposed in the development. Other recent residential development in the neighborhood have included thriving mixed-use on the first floor (Grand Central, Varsity Quarters, 210 N. Charter, etc.)
29.098(2)(a)	<i>"...Planned developments shall not be allowed simply for the purpose of increasing overall density..."</i>	12-story apartment building, increasing density from 7.5 units/acre or 37 bedrooms/acre to 322 units/acre or 719 bedrooms/acre. An increase of over well over 4000%.	Sole purpose is to increase density and maximize profit.
29.098(2)(b)	<i>"The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of the adopted neighborhood, corridor or special area plans."</i>	Project plans meet some but not all of the goals and identified design elements outlined in the adopted RSSC plan.	Project does not facilitate all of the identified design standards of the adopted Regent Street South Campus neighborhood plan.

MGO #	Standard defined in MGO	Design Per Plans 2/14/18	Area of divergence
RSSC Plan	Streetscape enhancements: The RSSC plan identifies wider pedestrian spaces with ample room for benches, street trees, vegetation & other amenities.	Site plan includes an 8.5 ft sidewalk and 2 street trees and other minimal landscaping in and along the public right-of-way. No benches or other site amenities are included.	Plan does not provide a wider pedestrian space and ample room for adequate circulation and other pedestrian amenities (benches, etc.) Site plan does not provide for deliveries or move-in, move-out loading and unloading further creating traffic impacts on the public right-of-way.
29.098(2)(d)	<i>"The PD District Plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands." "A traffic demand management plan may be required."</i>	Plan is only providing 16 moped parking spaces for what could be a minimum of 96 or up to 192 residents, plus guests. No traffic demand management plan is included.	Not enough moped parking for residents or guests. Site plan also does not provide for the significant deliveries or move-in, move-out loading and unloading further creating traffic impacts on the public right-of-way.
RSSC Plan	The RSSC plan also shows 10-foot setback from the N. Charter St right-of-way.	The plan is currently showing a 3 ft. setback from the right-of-way.	Project does not meet the setback identified for N. Charter Street in the neighborhood plan.
RSSC Plan	RSSC Neighborhood Plan shows a 15-foot step-back from North Charter Street after the 3 rd floor and a minimal step-back on the north, ie. W. Johnson Street.	Project is provides a range of 3-4 feet in a step-back condition or a 4-5 feet step-back condition after the third floor. More than a third of the top nine floors are in violation.	Project does not meet the step-backs identified of the approved neighborhood plan.
RSSC Plan	More on step-backs...	Project provides a less than 1-foot step-back.	In fact, the step-back is actually only a material change from brick to precast. This is not a true step-back and no-where close to the identified 15-foot step-back noted in the plan.
RSSC Plan	Campus Drive Shared Use Ped-Bike Path; The RSSC plan identifies a minimum set-back of 10-feet to allow room for site and landscape elements that enhance the pedestrian and visual experience along the shared use path. A 10-foot step-back is identified to be above the 3 rd floor.	The set-back is included in the shared use path and the step-backs is shown at 2.5 feet on the south side of the building.	Plan does not meet the identified set-backs or step-backs from the shared use path.
RSSC Plan	Campus Drive Shared Use Ped-Bike Path;	Project includes a solid blank wall along the full extent of the south façade along the shared-use path.	Plan does not meet the identified design parameters of the RSSC plan related to shared use pedestrian & bicycle paths.