

PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of April 4, 2007

RE: I.D. # 05815: Zoning Map Amendment I.D. 3255 To Rezone 2605-09 Monroe Street et al from R5 (General Residence District) and C2 (General Commercial District) to PUD-GDP-SIP

1. Requested Actions: Approval of a request to rezone 2620 & 2612 Arbor Drive, 713 & 717 Knickerbocker Street, 2605 & 2609 Monroe Street from R5 (General Residence District) and C2 (General Commercial District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of six buildings and construction of a 45-unit condominium building and a 4,000 square-foot commercial 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 Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property owner: James Corcoran, J. Michael Real Estate; 2702 Monroe Street; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.
2. Development Schedule: The applicants wish to commence construction in spring 2008, with completion scheduled for summer 2009.
3. Location: Approximately 1.05 acres generally located in the southeasterly quadrant of Monroe and Knickerbocker streets, Aldermanic District 10; Madison Metropolitan School District.
4. Existing Conditions: The site currently consists of seven buildings. The Monroe Street frontage includes a two-story building housing Papa Phil's Restaurant and two rental apartments at 2611, a six-unit single-room occupancy apartment building at 2605, and a one-story storage building at 2609. An abandoned Madison Water Utility well building is located along the Knickerbocker Street frontage, while the remainder of the site is

comprised of three multi-family buildings at 717 Knickerbocker Street and 2612-20 Arbor Drive containing a total of 14 dwelling units.

5. Proposed Land Use: A 45-unit condominium building fronting Arbor Drive and a 4,000 square-foot commercial building fronting Monroe Street. The building containing Papa Phil's and the two second floor apartments will remain as part of the project following minor façade improvements to compliment the new commercial building to the north.
6. Surrounding Land Use and Zoning:
 - North: Rice's auto repair and multi-tenant neighborhood retail and office buildings, zoned C2 (General Commercial District);
 - South: Wingra Park , zoned R2; UW Arboretum, zoned A (Agriculture);
 - East: Wingra West Apartments (on Arbor Drive), zoned R5 (General Residence District); Michael's Frozen Custard, Laurel Tavern (on Monroe Street), zoned C2;
 - West: Knickerbocker Place multi-tenant neighborhood retail plazas at the southeast and southwest corners of Monroe and Knickerbocker, zoned C2; Temple Beth El (on Arbor Drive), zoned R4 (General Residence District).
7. Adopted Land Use Plan: The Comprehensive Plan generally identifies the section of Monroe Street from Pickford Street to Commonwealth Avenue, including the subject site, for neighborhood mixed-use redevelopment. The site is also included in Areas 21 and 24 of the recently adopted Monroe Street Commercial District Plan, which generally recommends commercial redevelopment of the Monroe Street frontage with a 2-4-story buildings and long-term residential redevelopment along Arbor Drive with 2-4-story buildings that step down to Wingra Park. The range of building heights recommended in the plan includes language permitting four-story buildings with the understanding that lot size, proximity to other building forms, setbacks, step-backs, and floor to floor height shall all be considered when reviewing the redevelopment of properties on Monroe Street.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor. Wingra Park to the southeast of the site is identified within the 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 applicant is requesting approval of planned unit development zoning to allow construction of a 45-unit condominium building and a 4,000 square-foot commercial building on a 1.05-acre subject site generally located near the southeastern corner of Knickerbocker and Monroe streets following demolition of six commercial and residential buildings.

Background

The subject site is an L-shaped parcel that predominantly fronts onto Arbor Drive and includes approximately 120 feet of frontage along Knickerbocker Street and 100 feet of frontage along Monroe Street. The site is currently developed with seven buildings. The Monroe Street frontage includes a two-story commercial building housing Papa Phil's Restaurant at 2611, a six-unit single-room occupancy apartment building at 2605, and a one-story storage building at 2609. An abandoned Madison Water Utility well building is located along the Knickerbocker Street frontage, while the remainder of the site is comprised of three multi-family buildings located at 717 Knickerbocker Street and 2612 and 2620 Arbor Drive containing a total of 14 dwelling units. With the exception of the building housing Papa Phil's at 2611 Monroe, all of the remaining buildings will be demolished. The Papa Phil's building, which includes two rental apartments on the second floor, will be retained as part of the project and will receive a façade renovation to be discussed later in this report.

Beginning at the corner of Knickerbocker Street and Arbor Drive, 717 Knickerbocker is a two-story, Tudor-styled structure containing seven dwelling units. The building was originally built as a single-family residence circa 1935 and was added onto and divided into additional dwelling units around 1946. Moving east along Arbor Drive, 2620 Arbor is a two-story brick and stucco apartment building containing four units that was constructed circa 1952, while 2612 Arbor is a similarly styled building three-unit building constructed circa 1948. The six-unit apartment building at 2605 Monroe Street, which abuts the east wall of the Papa Phil's building, was constructed circa 1920 as a commercial-residential building that has been gradually modified to its current iteration as single-room occupancy apartments. To the rear of the Papa Phil's building is a one-story wood-sided storage building at 2609 Monroe that was constructed around 1923 as a store and residence according building permit records. The last of the six buildings is a one-story brick building at 713 Knickerbocker Street that formerly housed a Madison Water Utility well, which was abandoned by the Utility in 1988.

The applicant suggests that the two Monroe Street buildings have “significant” or “substantial” structural and/or mechanical deficiencies that cannot be overcome due to the construction of the two buildings, while noting that the former well building is incapable of adaptive reuse. The developer indicates that they are actively exploring opportunities to relocate the three buildings to new sites, though details of any such relocation have not been provided as of the writing of this report. The Planning Division has not toured the buildings, but has conducted a windshield survey. Photos of the buildings proposed for demolition are provided with the Plan Commission materials.

This section of Monroe Street is characterized by a variety of primarily neighborhood-serving commercial uses extending between approximately Knickerbocker Street and Commonwealth Avenue, including the Laurel Tavern, Pasqual’s, Michael’s Frozen Custard and the various tenants of the Knickerbocker Place retail buildings located along both sides of Knickerbocker Street immediately west of the subject site. The Wingra West Apartments complex borders the site on the east, with Wingra Park and the UW Arboretum located to the southeast. Temple Beth El is located west of the site across Knickerbocker Street at 2702 Arbor Drive, with various multi-family buildings located further to the west.

This section of Monroe Street is identified in the Comprehensive Plan for neighborhood mixed-use redevelopment from Pickford Street to Commonwealth Avenue. In general, neighborhood mixed-use (NMU) areas are intended to include commercial spaces primarily geared towards serving the surrounding neighborhoods, with any residential uses in NMU areas generally not to exceed 40 dwelling units per acre. The scale of buildings in neighborhood mixed-use areas should generally be between two and four stories in height, though building heights, as well as intensity of use and residential densities can vary as established in an adopted neighborhood or special area plan.

The City recently adopted the Monroe Street Commercial District Plan to serve as a guide for development activities along Monroe Street from Glenway Street to Regent Street, including the subject site. The site is included in Areas 21 and 24 of the recently plan. Area 21 addresses long-term residential redevelopment along Arbor Drive between Knickerbocker Street and Wingra Park, with 2-4-story buildings that step down towards Wingra Park. The plan encourages the mass of any new buildings within this redevelopment zone to be placed near the center of the site, and for new buildings along Arbor Drive to have articulated facades that give the impression of many smaller buildings rather than one large façade. Area 24 addresses the Monroe Street frontage and is centered on the Papa Phil’s building, which will remain. The plan recommends commercial redevelopment with 2-4-story buildings built up to the sidewalk that mimic the scale and rhythm present along this section of Monroe. The plan recommends that parking and loading for the developments envisioned in Areas 21 and 24 be shared if possible.

Project Description

The 4,000 square-foot commercial building proposed will be two-story brick structure located adjacent to the northeasterly side wall of the building housing Papa Phil's restaurant and the two rental apartments. The building will include two storefront entrances along Monroe Street, including one entrance that will face towards the north and westbound traffic. A patio with two trellises will extend along the northeasterly wall of the building to accommodate a potential outdoor eating area for a restaurant use on the 1,900 square-foot ground floor. The remaining square footage on the second floor is envisioned for future office uses. The Papa Phil's building will be refaced to compliment the exterior of the new building, and a loading zone will be provided along its southwesterly side wall to serve both commercial buildings along Monroe Street.

The 45 proposed condominium units will be located in a second, L-shaped building that will be separated from the Monroe Street commercial buildings by a hardscape patio. The condominium building will primarily stand three stories in height, with a fourth floor to be stepped back 16 feet from the third floor parapet along Arbor Drive and 18 feet along the Knickerbocker Street facade in an effort to reduce the mass of the building from those residential streets and Wingra Park. The first floor of the condominium building will feature seven dwelling units along the Arbor Drive side of the building and a 21-space public parking area in the northwesterly wing. The second and third floors will each contain 14 dwelling units based on matching floorplans, with the remaining 10 dwelling units located on the fourth floor. A 57-stall basement parking garage is proposed to serve the condominium building. In addition, ten surface parking stalls will be located off Knickerbocker Street behind Knickerbocker Place for public parking. Access to the 21 covered stalls at the first floor, surface stalls, and 57-stall basement garage will be provided by a two-way drive aisle that will extend between the Papa Phil's building and new condominium building and Knickerbocker Place. The developer indicates that the 31 stalls at ground level are intended to serve users of the commercial buildings along Monroe Street into the evening hours before providing ancillary parking for the residential tenants overnight.

The new condominium building will be styled to reflect some of the Tudor influences present on the site presently, as well as elsewhere along this section of Monroe Street. Brick will be used as the primary exterior material on the lower three floors of the building, with a masonry along most of the base of the building and in alternating vertical elements along the Arbor Drive façade. The remainder of the exterior will be comprised of horizontal siding and either EIFS or composite timbers to compose the Tudor-styled elements of the building, particularly a number of gabled window bays throughout the four sides of the building. A flat roof will top the building, with hip parapets above the fourth floor. Four of the first floor units facing Arbor Drive and the one unit facing Knickerbocker Street will have entrances from the public sidewalk, with a fifth door along

Arbor to provide public access to the rest of the units. The floorplans submitted with the project indicate that each of the dwelling units will be provided a porch or balcony, with the units on the Arbor Drive side of the fourth floor sharing access to the open space created by the 16-foot building stepback above the third floor.

The landscaping plan for the planned unit development consists primarily of planting along the street walls of the new condominium building. The developer proposes the planting of additional trees in Wingra Park and the planting of ornamental trees in the rights of way of Knickerbocker Street and Arbor Drive as part of the landscaping program. These installations will be subject to the approval of the Parks Division and City Forester and should be removed from the final plans. The developer will also provide a pedestrian path or "woonerf" along the northeasterly edge of the site to connect this section of Monroe Street to Wingra Park.

Inclusionary Zoning

The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) with this project that tentatively proposes compliance with the inclusionary zoning provisions of the Zoning Ordinance based on the final outcome of a cost analysis. Of the 45 condominium units proposed, 7 of the units (or 15.5% of the residential units) are identified as affordable units under the provisions of the ordinance. The overall unit mix for the 45-unit project will include eleven one-bedroom or one-bedroom with den units, 22 two-bedroom units, six two-bedroom with den units and six three-bedroom units. The developer proposes that one one-bedroom, four two-bedroom and two three-bedroom units will be affordable under the ordinance.

All of the affordable units will be offered at 80% of the area median income as permitted by the ordinance. The proposed building will be four stories in height and staff believes that the project meets the intent of the second ordinance provision for providing units at one AMI level, which requires that 75% of the parking for the building to be provided below ground. While the 57 stalls of parking dedicated for the residential component below ground equals only 69% of the 83 total spaces provided in the overall project, the applicant indicates that the 31 ground-level and under-building stalls will also be available to residents overnight. Staff believes that this project will meet the intent of this provision of the ordinance.

The applicant is requesting a density bonus as a revenue offset for this project. The project proposes a density of 44.8 units per acre based on the 47 total residential units on the 1.05-acre site (45 proposed owner-occupied plus two existing rental apartments, which are not subject to IZ). The benchmark density for consideration of a density bonus is based on the existing zoning, or R5 and C2 in this case, which both have a benchmark densities of 33.5 and 38 units per acre, respectively. Based on staff's estimations, approximately 0.42-acres of the site is currently zoned C2, with the remaining 0.63-acres zoned R5. Of the 45 owner-occupied units subject to IZ, about

15 of those units (approximately five per floor on the northerly extent of floors 2-4) are located in C2 zoning. Discounting the 0.23 acres of the site to be occupied by the commercial buildings along Monroe Street, that leaves approximately 0.19 acres of the C2-zoned portion of the site being developed with the 15 units, which results in a density of 78.9 units per acre. The density of the remaining 30 units on the 0.63-acres of the site in R5 zoning would be 47.6 units per acre. The 0.19-acres of the site zoned C2 being used for the condominium building would allow 7 units to be built at 38 units per acre, while the remaining 0.63-acres in R5 zoning would allow 21 units to be built at 33.5-units per acre. Therefore, staff concludes that the condominium component of the project will receive a density bonus of approximately 17 units.

No other revenue offsets are being requested. A report from the Community Development Block Grant Office regarding this project's conformance with the inclusionary zoning provisions is attached.

ANALYSIS & CONCLUSION

The applicant is requesting approval to demolish three residential buildings containing 14 units and three commercial buildings to allow construction of a new two-story, 4,000 square-foot retail and office building and separate four-story, 45-unit multi-family condominium building in the southeasterly quadrant of Monroe and Knickerbocker streets. Overall, the Planning Division believes that the proposed development is well designed and relates well to its surroundings, in particular along Monroe Street.

The proposed planned unit development appears to conform to many of the recommendations for this subject site contained in the recently adopted Monroe Street Commercial District Plan. The addition of the two-story retail-office building along the northeastern wall of the commercial building at 2611 Monroe Street (Papa Phil's) follows the design guidelines included in the plan, including the placement of the building to the sidewalk, the two-story height of the building, and its orientation to the retail corridor along Monroe Street. The 4,000 square-foot building should easily fit into the established building rhythm along Monroe Street, which consists of both one and two-story commercial buildings in this section. The commercial building will also be built with exterior materials that are complimentary to materials present elsewhere in this section.

The 45-unit condominium building also generally complies with the recommendations of the Monroe Street plan, though the building will be one story taller than the base recommendations in the plan intended to guide the block of Arbor Drive east of Knickerbocker Street. The plan recommends 2-4-story buildings that step down towards Wingra Park, with the mass of any new buildings within this zone to be placed near the center of the site. New buildings along Arbor Drive should have articulated facades that give the impression of many smaller buildings rather than one large façade. For buildings taller than three stories, the plan encourages creative design,

consideration of contextual impact and the inclusion of “value-added features” to mitigate the taller building height. The plan also includes language permitting four-story buildings with the understanding that lot size, proximity to other building forms, setbacks, step-backs, and floor to floor height shall all be considered when reviewing the redevelopment of properties on Monroe Street. The developer has responded to these design criteria, in particular by stepping the fourth story back from the Arbor Drive façade to reduce its presence from Wingra Park.

The building will stand considerably taller along Monroe Street than surrounding buildings, notably Knickerbocker Place and Michael’s Frozen Custard, which are both one-story buildings. However, the Monroe Street plan doesn’t consider most of these one-story buildings along Monroe Street to be the benchmark height for consideration of future development projects along the corridor. As a result, while the 45-unit building will be taller than some nearby buildings in the interim, the plan envisions that some of these one-story buildings may be redeveloped as taller buildings, which the scale of the proposed building will be more in keeping with. Staff generally feels that the 45-unit building is part of a larger project that will provide significant public benefits, including the well-designed commercial building along Monroe Street and the woonerf pedestrian path along the northeasterly property line.

The Urban Design Commission reviewed the project on March 7, 2007 and recommended final approval (see attached report). As part of their review, the UDC expressed no concerns about the height of the 45-unit building or the articulation of the building façade along Arbor Drive.

The Planning Division believes that the standards for both planned unit developments and demolitions can be met with this request. While the developer proposes the demolition of three multi-family buildings that appear to be in a state of good repair, staff believes that the mixed-use project proposed will result in a project more economically viable than those three buildings, which are not identified in the long-term development goals identified for this site in the recently adopted plan for the area. Staff does not object to the demolition of the commercial buildings on Knickerbocker and Monroe streets, which appear to have exceeded their useful lives and add very little to the existing context. Although staff believes that the demolition standards can be met to allow the project to proceed, it strongly encourages the applicants to have the three residential buildings on the site relocated to new appropriate properties versus being razed and landfilled. Concerning the demolitions, Kitty Rankin, the City’s preservation planner, indicates that none of the buildings have any known architectural or historical significance. The new mixed-use building will be more in keeping with the land uses recommended for the subject site and properties to the south and east by the Monroe Street Commercial District Plan and will be more economically productive than preserving the existing buildings.

In closing, the Planning Division believes the proposed demolitions and resulting mixed-use development meet the standards for demolitions and planned unit developments and will aid in the implementation of the recommendations of the Monroe Street Commercial District Plan.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3255, rezoning 2620 & 2612 Arbor Drive, 713 & 717 Knickerbocker Street and 2605 & 2609 Monroe Street from R5 (General Residence District) and C2 (General Commercial District) to Planned Unit Development, General Development Plan/ Specific Implementation Plan (PUD-GDP-SIP) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the zoning text be revised per Planning Division approval as follows:
 - a.) that the list of uses be revised to note the following:
 - multi-family residential uses as shown on the approved plans;
 - commercial uses as allowed in the C2 zoning district as permitted uses;
 - accessory uses directly associated with those permitted uses, including parking for residents and guests, and outdoor eating areas as shown on the approved plans.
 - b.) signage for the commercial buildings shall be limited to the maximum permitted in the C2 zoning district and to the maximum permitted in the R5 district for the residential building, as approved by the Urban Design Commission and Zoning Administrator.
3. That the applicants receive the approval of Planning Division, Zoning and Building Plan Review staff of site plans for the relocation of the three Arbor Drive residential buildings (if the new sites are located within the City of Madison). In the event that the all or some of those buildings are not relocated, a reuse and recycling plan approved by the Recycling Coordinator will be required prior to the issuance wrecking permits.
4. The planting of additional trees in Wingra Park and the planting of ornamental trees in the rights of way of Knickerbocker Street and Arbor Drive shown on the landscaping plan are subject to the separate approval of the Parks Division and City Forester and are shown on the plans for illustrative purposes only.

- subunits that replicate the sense of scale along the street. Facades along Monroe should have storefronts with architectural details to be attractive to pedestrians. Storefronts or windows are also encouraged for facades along Commonwealth. Since the backs of the buildings directly abut residential properties, the back facade of the building should be a high quality material such as brick rather than concrete block and have window openings or other fenestration details. A landscape buffer should also be provided along this edge.
- **Special Features:** The intersection of Monroe and Commonwealth is an important location which merits consideration of a special building feature such as a tower or projecting bay. This location would also be a great place for a sidewalk café or a small pedestrian-scaled open space.
- **Entrances:** Principal entrances should be off Monroe Street. The corner of Commonwealth and Monroe could be the location of a major entrance.
- **Service and Parking:** Since there is no alley in this block to act as a buffer between the residences and the redevelopment site provision of parking and service access must be dealt with carefully. Parking and service should be to the rear of the site. All service areas should be visually screened by walls, fences, or landscape materials that are appropriate to the architectural character of the building.

12. Area # 21: Redevelopment Opportunity, Long Term

Future redevelopment should adhere to the general guidelines noted above as well as the following site-specific development guidelines.

- **Build-To-Line:** Buildings along Knickerbocker should be built out to the limit that currently exists along Knickerbocker. Build-to-lines can vary on other portions of the site in response to the unique setting adjacent to the park.
- **Building Heights:** 2-3 stories. Buildings should step down in height towards Wingra Park.
- **Building Composition, Articulation, and Scale:** This site represents a unique opportunity to provide a high quality mixed-use infill development for the neighborhood. The building edge along the park is of extreme importance. The taller portions of the massing should be in the center of the site, with masses stepping down toward the park. The facade along the park should not appear to be one large building mass but be articulated into a series of smaller "house-like" components that help reduce the scale of the building(s) at the park edge. The edge along the park should be designed as a "front" of the building with public access along the entire park edge.
- **Public Open Space Opportunities:** Consideration should be given to provide a public open space corridor through the site in order to create the possibility for

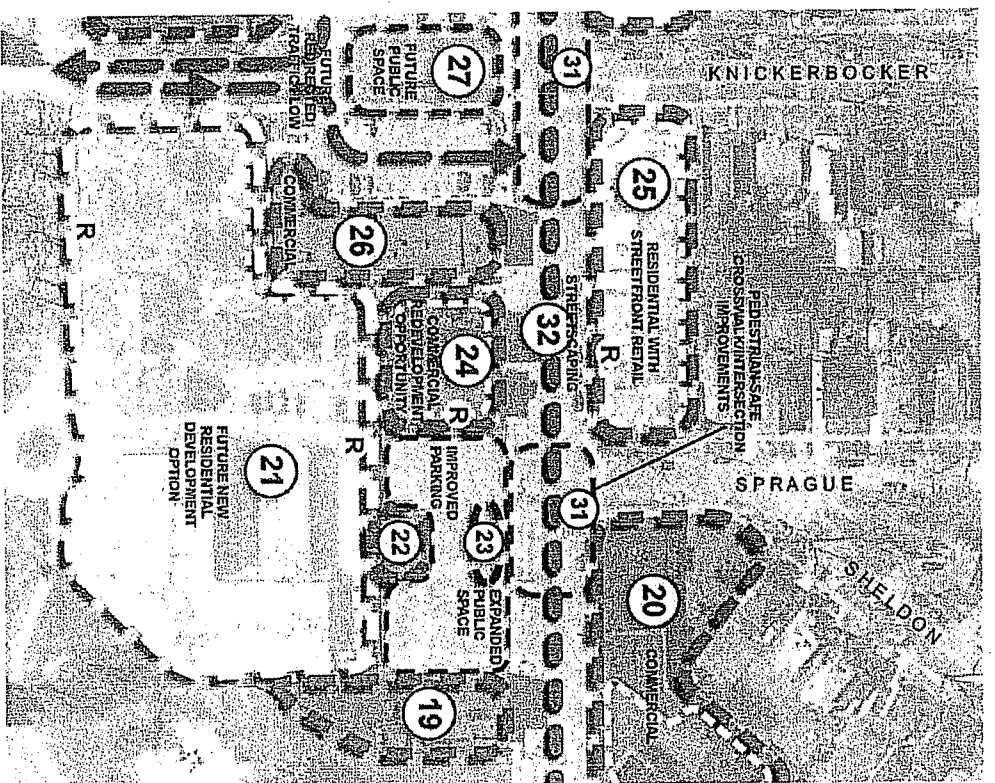
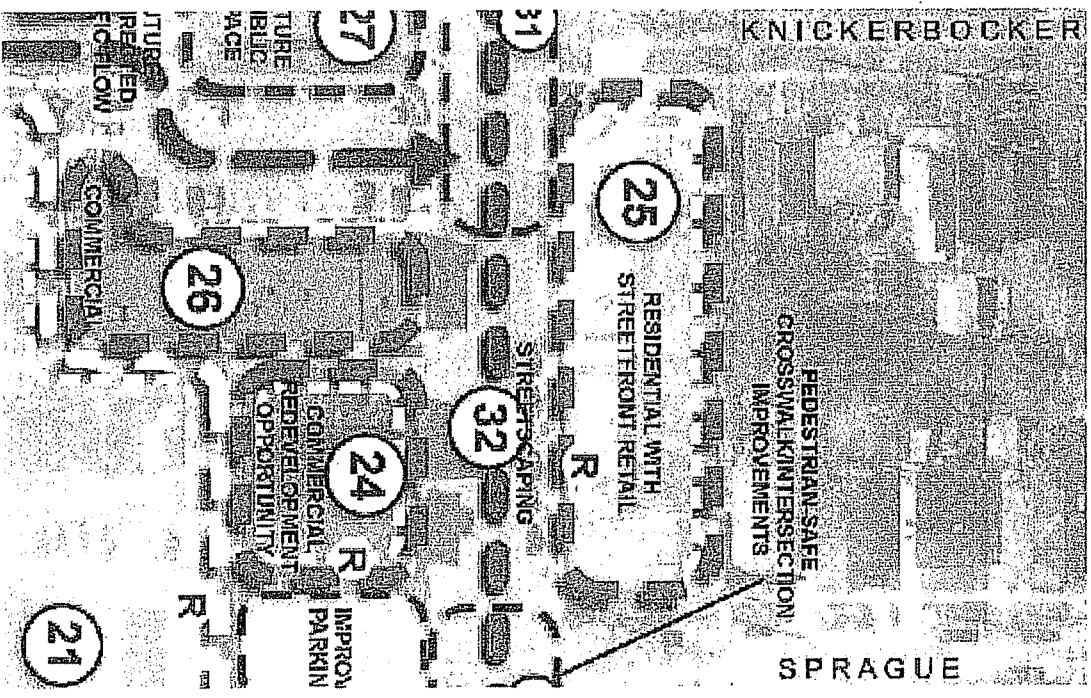


Figure K-9: Redevelopment Opportunity Area 20

- an eventual greenway connection from Monroe Street to Wingra Park. This corridor would not need to be wide (perhaps an extension of the Sprague Street right-of-way) and would also require the cooperation of the property owner to the north. A green space connection in this area would be a possible alternative the potential green space (recommendation #27) shown at Knickerbocker & Monroe.
- **Entrances:** Principal entrances should be from Knickerbocker or Arbor.
- **Service and Parking:** Parking and service should be provided internally to the block. Service access could take the form of a "service court" accessed by a service lane or alley from Knickerbocker or Arbor. It is possible that one central shaded service court in the middle of the block could serve several properties in the area. All service areas should be visually screened by walls, fences, or landscape materials that are appropriate to the architectural character of the building. There is potential for a small amount of structured parking on this site, provided in the middle of the site, surrounded and buffered by the mixed use buildings. The parking could also be located underground under the entire site area. This parking facility could address some of the parking needs for not only this site but also for some of the other businesses in the vicinity.

13. Area #24: Redevelopment Opportunity, Medium Term

- Future redevelopment should adhere to the general guidelines noted above as well as the following site-specific development guidelines:
 - **Build-To-Line:** Building should be built up to the sidewalk edge along Monroe
 - **Building Heights:** 2-3 stories. Any 3rd level should be set back from the main facade.
 - **Building Composition, Articulation, and Scale:** The building mass should respect the overall pattern of the street by emphasizing vertically rather than horizontally. A long building should be visually broken up into smaller subunits that replicate the sense of scale along the street. Facades along Monroe should have storefronts with architectural details to be attractive to pedestrians.
 - **Entrances:** Principal entrances should be from Monroe.
 - **Service and Parking:** Service should be provided to the side, adjacent to the existing service access lane to the west of the property. Since the parcel is quite small providing adequate parking on-site will be difficult. A shared parking facility (mentioned in recommendation #21 above) could provide parking for this small site. It may be more feasible for this parcel to be included in a larger effort which could combine sites 24 and 21 into one coordinated redevelopment project.



AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: March 7, 2007
TITLE: 2607 Monroe Street – PUD(GDP-SIP) – 45-Unit Condominium Building/Refurbish and Addition to an Existing Building. 10 th Ald. Dist. (05256)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: March 7, 2007	ID NUMBER:

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

SUMMARY:

At its meeting of March 7, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP-SIP) for a 45-unit condominium building, refurbish and addition to an existing building. Appearing on behalf of the project were Rebecca Flood, Donald Schroeder and J. Randy Bruce. Appearing in opposition to the project was Dan Sebald. Rebecca Flood, Ken Saiki Design provided an overview on treatment and design of the woonerf, the pedestrian street design provides for vehicle use at less than 10 miles per hour maximum, emphasizing its pedestrian use, varied pavements incorporating tabletops with differential pavement treatment (texture and color) for the pedestrian way versus the vehicle way. The design features bollard separations between pedestrian and vehicle areas and utilizes porous cement or asphalt paving for permeability in areas necessary for fire access with porous pavers in pedestrian access areas. A review of the landscape plan by Flood emphasized the development of rain gardens at the corner of Knickerbocker Street and Arbor Drive at the base of the building utilizing “urban foundation plantings” not wet perennial plantings. It was noted that the elevations for the addition to the “Papa Phil’s” building provide that the existing structure will be as is with reconstruction including an awning feature. The new addition has been redesigned with a different architectural approach. Following the presentation, the Commission noted the following:

- Like perennial rain garden design for urban sites and design of the woonerf.
- Tumbled but not split face block should be used as a lower elevation treatment in areas adjacent to the pedestrian way or woonerf as a base façade treatment.
- Consider signing the “woonerf” as a “woonerf.”
- Like project a lot, addition to Papa Phil’s should be more distinct.
- Simplify northeast elevation of addition to Papa Phil’s to not compete with the front elevation treatment of the existing structure, especially the parapet.

Sebald spoke in non-support of the residential structure because of its height and proximity to Lake Wingra, a high density issue.

ACTION:

On a motion by March, seconded by Geer, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0-1) with Woods abstaining. The motion required that signs be provided for the woonerf at its two entry points, with the utilization of no split face block at the base of the adjoining structure with differential treatment of the northeast elevation of the commercial building addition, especially its parapet. The Commission requested the applicant inform it on the acceptability of porous pavement for fire access purposes.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 7, 8, 8, 8.5, 8.5 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2607 Monroe Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	8	7.5	9	7	-	7	8	8
	8	6	8	8	-	8	7	7
	9	8	9	8	-	9	9	9
	9	7.5	10	7.5	-	9	9	8.5
	7	6	7	-	-	8	7	7
	8	9	8	8	-	9	9	8.5

General Comments:

- Exemplary infill project design. The careful thought given to the vehicle-pedestrian behaviors in the woonerf is exceptional.
- Glad to see a “designed” approach to the planting of a rain garden to integrate it better into an urban setting. Appreciate the screen and vines along the adjacent commercial building.
- Bravo on the woonerf plan and landscaping concepts. Horizontal siding doesn’t go with Tudor style. Simplify Papa Phil’s addition.
- Fantastic, groundbreaking “woonerf” site design!
- Nice transition from a commercial street to a park area.



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. Dalley, 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: March 15, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 2607 Monroe Street Demolition, Rezoning and Inclusionary Zoning

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. Location and species of trees to be located in right-of-way must be approved by the City Forester.
2. Roof drains shall be shown and shall be directed to an internal drainage system or stormwater management facility.
3. The proposed Certified Survey Map by applicant/owner combining parcels 0709-281-1505-9 and 0709-281-1511-6 shall be submitted, conditionally approved and recorded prior to PUD-SIP recording.
4. The site plan shall be revised to represent the true property boundaries as defined by the Certified Survey Map prepared by Burse Surveying.
5. Submit an addressing plan in PDF format for review and approval to: lzenchenko@cityofmadison.com.

The addressing plan must show internal apartment / suite / unit numbering for each building and floor.

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: 2607 Monroe Street Demolition, Rezoning and Inclusionary Zoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly

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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

- 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 Arbor Drive.
- 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

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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. 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 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.
- 4.8 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.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).

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- Provide infiltration in accordance with NR-151.
- Provide substantial thermal control.
- Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.10 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.
- 4.11 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.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format 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.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines
 - g) Lot numbers
 - h) Lot/Plat dimensions
 - i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.13 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:

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.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

 - a) Building footprints.
 - b) Internal walkway areas.
 - c) Internal site parking areas.
 - d) Lot lines and right-of-way lines.
 - e) Street names.
 - f) Stormwater Management Facilities.
 - g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
 - a) SLAMM DAT files.
 - b) RECARGA files.
 - c) TR-55/HYDROCAD/Etc...
 - d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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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 Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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.

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Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

March 22, 2007

TO: Plan Commission

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

SUBJECT: **2607 Monroe Street – Rezoning – R5 & C2 to PUD (GDP- SIP) – Demo 6 Buildings and Build a 45 Unit Condo Building with 4000 sq. ft Commercial Building**

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. The Plan Commission will need to consider whether the proposed driveway on Monroe St. should be eliminated due to the many conflicts and concerns along this section of Monroe Street. The Neighborhood Association and Draft Monroe Street Commercial District Plan have noted that the pedestrian environment and crossings in this area are very challenging and in need of improvement. The proposal to make the driveway inbound only has problems as there is really no way to secure or enforce this.
2. A condition of approval shall be that no residential parking permits will be issued for 2607 Monroe Street this would be consistent with projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation, apartment leases and zoning text; however, the designated inclusionary dwelling units at 2607 Monroe Street, shall be eligible for residential parking permits according to the inclusionary zoning. The applicant shall provide addresses and apartment numbers for designated inclusionary dwelling units, eligible for residential parking permits to City Traffic Engineer/Parking Manager. The applicant shall note in the Zoning Text the inclusionary zoning dwelling units.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. None

GENERAL OR STANDARD REVIEW COMMENTS

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

4. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
5. Per ordinance, the small car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show small car parking spaces identified and properly controlled with a sign "Small Cars Only" per each space, when plans are submitted for approval.
6. The applicant shall modify the "Open Parking Garage" for width, length and backing up for parking spaces, according to Figures II "Medium and Large Vehicles" and "Small Vehicles" parking design standards in Section 10.08(6)(b) 2 and 3. The applicant shall show the dimensions proposed parking stalls items B, C, E, and F, for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
7. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
8. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
9. The ramp down to underground parking percent of sloped shall be designed to accommodate low-clearance vehicles for a transition. The applicant shall provide a profile of the ramp showing the slopes critical clearance, when plans are submitted for approval.
10. The applicant shall modify the turning area ingressing and egressing the underground parking area to item "F" according M.G.O. minimum of 20 ft. for ingressing and egressing turning vehicles accessing the underground parking area.
11. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signage and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
12. 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: Randy Bruce
Fax: 608-836-6931
Email: rbruce@knothebruce.com

DCD: DJM: dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 26, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2607 Monroe St., Rezoning, IZ

Present Zoning District: R-5 & C-2

Proposed Use: Demo 6 buildings & build a 45 unit condo building (6,000 sq. ft. commercial with outdoor eating area on site) (Total of 47 dwelling units with the 2 existing)

Requested Zoning District: PUD(GDP)(SIP)

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. app.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved inclusionary zoning plan for recording prior to final signoff of the rezoning.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **four** accessible stalls **striped per State requirements** (one surface, one covered pkg area and 2 in the garage). 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. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.

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3. Provide **49** bike parking stalls (45 for the residential units and 4 for the commercial/restaurant spaces) 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.
4. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
5. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).
6. In the zoning text, include the existing square footage of commercial space and the existing two dwelling units. In the zoning text, signage shall be per the R-5 for the residential use and C-2 for the commercial uses and signage shall be as approved by the Urban Design Commission and Zoning.
7. Show addresses of the buildings on the final site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	57,000 sq. ft.	45,732 sq. ft.
Lot width	50'	adequate
Usable open space	13,600 sq. ft.	3,135 sq. ft. *
Front yard	0' Monroe St.	0'
Side yards	24.9'	12' and 11' *
Rear yard	0' Arbor Dr.	7.5'
Floor area ratio	3.0	1.65
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	70 residential (12 surface) 13 commercial <u>? restaurant-30% of capac.</u>	57 garage 21 covered <u>10 surface *</u> 88 total *
Accessible stalls	1 covered pkg. 1 surface <u>2 garage</u> 4 total	1 covered pkg. 1 surface <u>2 garage</u> 4 total (2)
Loading	1 (10' x 35')	provided
Number bike parking stalls	4 restaurant/commercial <u>45 residential</u> 49 total	(3)
Landscaping	Yes	(4)
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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 **C-2** district, because of the surrounding land uses.

Parks, Timothy

From: Wheeler, Jim
Sent: Thursday, March 08, 2007 9:50 AM
To: Parks, Timothy
Subject: Condos to be built at 2607 Monroe St

Good morning Tim,
I am Captain Jim Wheeler, the commander of the South Police District. I have been thinking about the plans regarding the construction of Condos in the 2600 blk of Monroe St. I want to pass along to you a concern that I have in reference to this plan.

I receive numerous traffic complaints along Monroe St. especially in the areas of Trader Joe's, Edgewood, and Knickerbocker. The complaints go from speeding to pedestrians not being able to cross Monroe St safely. I am wondering if some thought has been put into additional stop light/s in the area, especially at Knickerbocker since the potential is that there could be up to 90 more vehicles in the area.

I am not opposed to the construction of the Condos. I just wanted to put this out since the additional vehicles in the area would most likely lead to an increase in traffic complaints. Thank you

Jim Wheeler, Captain of Police
South District
825 Hughes Pl
Madison, WI 53713
ph: 608 266-5938
fax: 608 266-4453