



Location

202-206 North Brooks Street

Applicant

Joseph McCormick-JD McCormick Company/
Joseph Lee-JLA Architects + Planners

From: R5

To: PUD-GDP-SIP

Existing Use

Two residential buildings

Proposed Use

Demolish two residences to allow construction of a 5-story, 14-unit apartment building

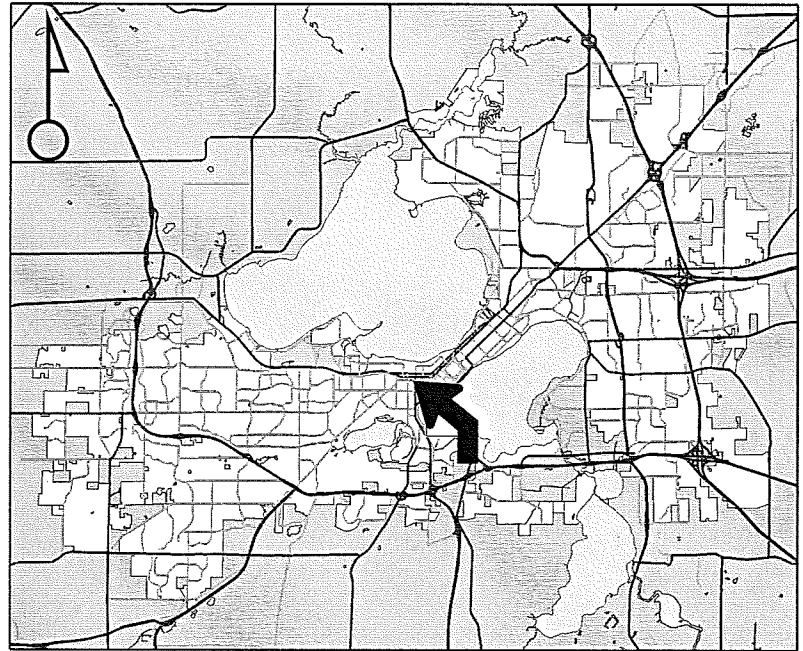
Public Hearing Date

Plan Commission

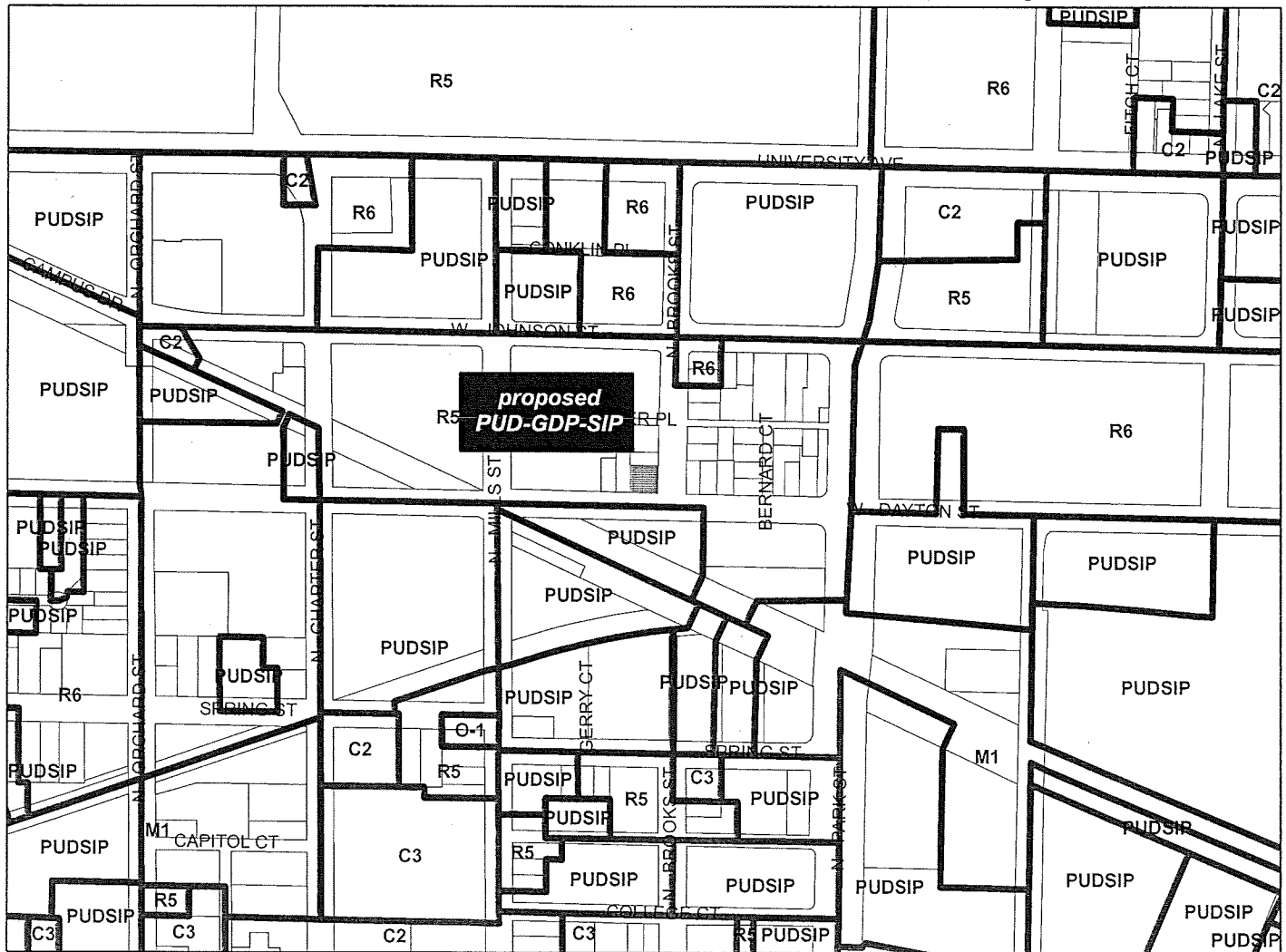
20 February 2012

Common Council

28 February 2012



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 February 2012





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1250</u> Receipt No. <u>127210</u>
Date Received	<u>JH</u>
Received By	<u>11/30/11 -1618-3</u>
Parcel No.	<u>0709-232-1617-5</u>
Aldermanic District	<u>8-Scott Rosnick</u>
GQ	<u>OK</u>
Zoning District	<u>R5</u>
For Complete Submittal	
Application	Letter of Intent <u>✓</u>
IDUP	Legal Descript. <u>✓</u>
Plan Sets	Zoning Text <u>✓</u>
Alder Notification	Waiver _____
Ngrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>11/30/11</u>

1. Project Address: 202 & 206 North Brooks Street **Project Area in Acres:** 0.11 Acres
Project Title (if any): Brooks / Dayton Student Housing

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R5 - Residential</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mr. Joseph McCormick Company: JD McCormick Company, LLC
 Street Address: 101 North Mills Street City/State: Madison, Wisconsin Zip: 53715
 Telephone: (608) 575-7551 Fax: () Email: jmccorm130@aol.com

Project Contact Person: Mr. Joseph Lee Company: JLA Architects + Planners
 Street Address: 5325 Wall Street - Suite 2700 City/State: Madison, Wisconsin Zip: 53718
 Telephone: (608) 241-9500 Fax: () Email: jlee@jla-ap.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Five (5) story, 23,000 s.f.(+/-), 14 unit residential apartment building

Development Schedule: Commencement _____ Completion _____

5. Required Submittals:

- JLA **Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; & VB parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- JDM **Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- VB **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- JDM **Filing Fee: \$ 1,250** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- JLA **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- JDM For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- JLA **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- JDM **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of _____ Plan, which recommends: _____ for this property.
- JDM **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Ald. SCOTT BESPICK, UNIV of Wis. (Aug '11)
(SEPT, '11)
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Tim Parks Date: 9.7.11 Zoning Staff: Matt Tucker Date: 9.7.11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name DENNIS CATTERSON Date 11-29-11
JOE MCCORMICK

Signature [Signature] Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 11-29-11

Effective May 1, 2009

[Signature] [Signature] Date 2-08-2012

JDMcCormick LLC.

Development & Property Management

City of Madison Plan Commission & Common Council
215 Martin Luther King Jr. Boulevard - Room LL100
Madison, Wisconsin 53701

Plan Commission & Council Members -

As owners of 202 & 206 North Brooks Street, it is our intent to redevelop our properties to provide a high quality residential building to serve the University and the greater Downtown Area as a whole. This project would involve removing the existing buildings, combining the two parcels, and constructing a single new building. We anticipate that this project would be a 2.5 million dollar re-investment in the area.

The site's existing buildings, built around 1905, are three stories tall with three apartment units in each building. Each building contains (2) three-bedroom units and (1) two-bedroom unit. Both buildings are wood framed, with pitched gable roofs and wood & vinyl siding.

The proposed new apartment building would be a contemporary five-story structure - with a partial loft level in the fifth floor apartments. It would contain 14 total units comprised of (4) two-bedroom units, (4) three-bedroom units, (5) four-bedroom units and (1) five-bedroom unit. In the lower level there will be storage, mechanical equipment, and parking for bikes and/or motorized scooters. It will be a masonry & wood-framed building with a combination of masonry veneer and metal or fiber cement cladding.

Because of the site's location, we anticipate that the potential residents of the proposed building will likely be students from the University, as are the residents of the two existing buildings.



We have owned these properties for some time, 202 (since 1999) & 206 (since 1977). The rest of the block is primarily owned by the State of Wisconsin/University, with only one other private land owner on the block.

It may seem to make sense for the State/University to purchase these parcels for future University development- however, after multiple discussions & opportunities for them to do so, no offers have ever been made. The University had a ten-year 'option to purchase' on the property, but allowed it to expire in 2006. In talks with the University, ten years ago and again this past summer, it was determined that due to a lack of financial resources, no offer to purchase these parcels could be made now, or in the next 5 years, as this site is not in the University's 'Five Year Plan'.

We cannot keep waiting for the University to take action on this site and believe that it is now time for us to re-invest in this neighborhood, and this site specifically, by redeveloping the site and replacing the aging structures with modern, energy-efficient, high-quality, privately owned, student housing.

Thank you, in advance, for your consideration.

Sincerely,



Joe McCormick & Dennis Catterson
Owners of 202 and 206 North Brooks Street

ZONING TEXT
PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN

Project: **Brooks / Dayton Student Housing**
 202 & 206 North Brooks Street
 Madison, Wisconsin 53715

Legal Description:

The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

Lot Area:

The lot area for the lands contained within this Planned Unit Development (PUD) is as stated in Exhibit 'A', attached hereto.

A. Statement of Purpose:

This zoning district is established to allow for the construction of a five-story multi-dwelling unit residential building at the northwest corner of the intersection of North Brooks Street and West Dayton Street.

B. Permitted Uses:

The following uses are Permitted in this Planned Unit Development (PUD):

1. Those Uses that are stated as Permitted Uses in the R5 Zoning District per Madison General Ordinance - Chapter 28 (Zoning).
2. Those Uses that are stated as Accessory Uses to the Permitted Uses in the R5 Zoning District per Madison General Ordinance - Chapter 28 (Zoning).
3. Multiple Dwelling-Unit Buildings and those associated Accessory Uses.

C. Conditional Uses:

The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R5 Zoning District per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

D. Floor Area Ratio:

The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 5.0.

E. Building Height:

In this Planned Unit Development (PUD), no building or structure shall exceed five (5) stories nor sixty (60) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

F. Yard Requirements:

In this Planned Unit Development (PUD), no minimum front, rear, or side yard is required.

G. Usable Open Space:

In this Planned Unit Development (PUD), Usable Open Space totaling no less than 50 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

H. Accessory Off-Street Parking & Loading:

In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined total of one (1) parking space per residential bedroom.
 - i) Bicycle spaces shall be 24"x72" (minimum)
 - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

I. Signage:

In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

J. Lighting:

In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

K. Landscaping:

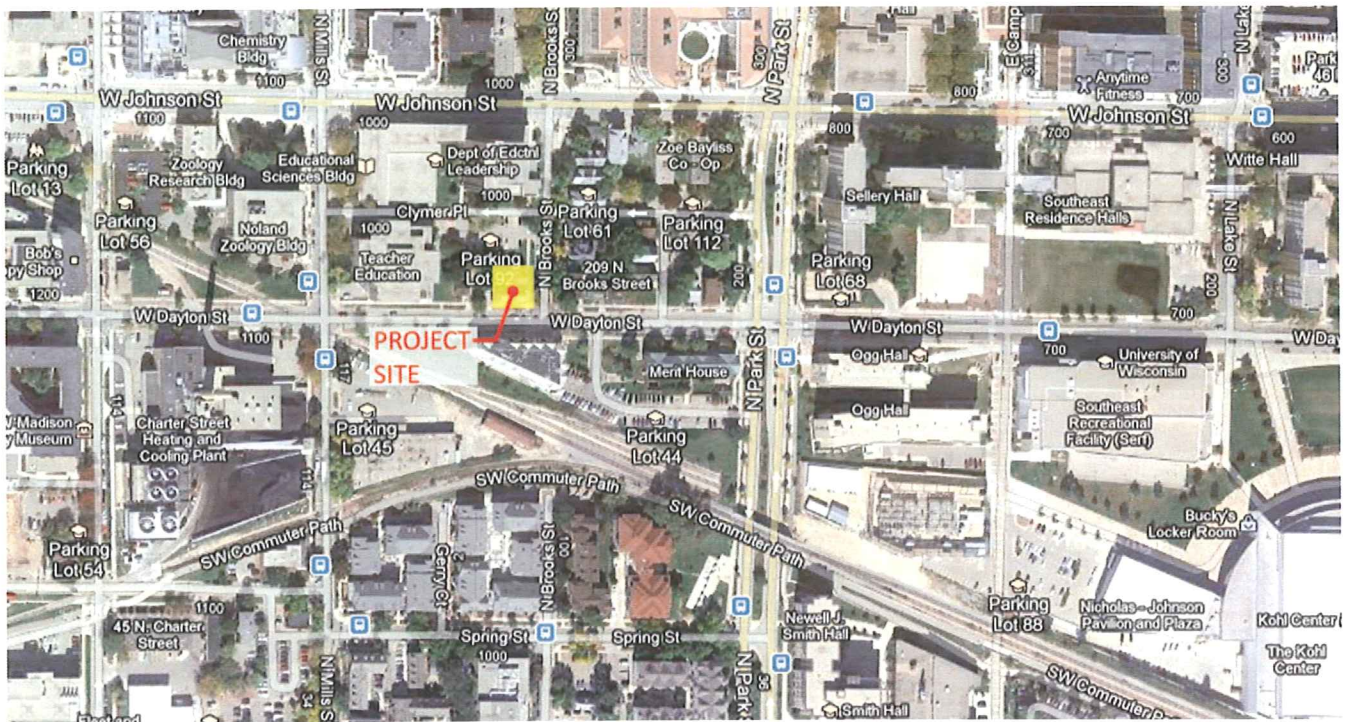
In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

L. Alterations & Revisions:

No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issue permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.



EXISTING STRUCTURES ON THE PROJECT SITE - (2) THREE STORY RENTAL BUILDINGS



VACINITY MAP - 202 & 206 NORTH BROOKS STREET



EXISTING STRUCTURES IN CONTEXT - LOOKING WEST DOWN DAYTON



PROJECT SITE FROM THE SOUTHEAST



EXTERIOR PHOTO FRONT ENTRY OF 202 DAYTON STREET



INTERIOR PHOTO OF 202 DAYTON STREET



INTERIOR PHOTO OF 202 DAYTON STREET



INTERIOR PHOTO OF 202 DAYTON STREET



INTERIOR PHOTO OF 202 DAYTON STREET



INTERIOR PHOTO OF 202 DAYTON STREET



EXTERIOR PHOTO FRONT ENTRY OF 206 DAYTON STREET



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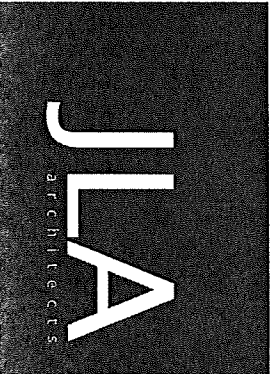
INTERIOR PHOTO OF 206 DAYTON STREET

5-6

Brooks & Dayton Student Housing Madison, Wisconsin

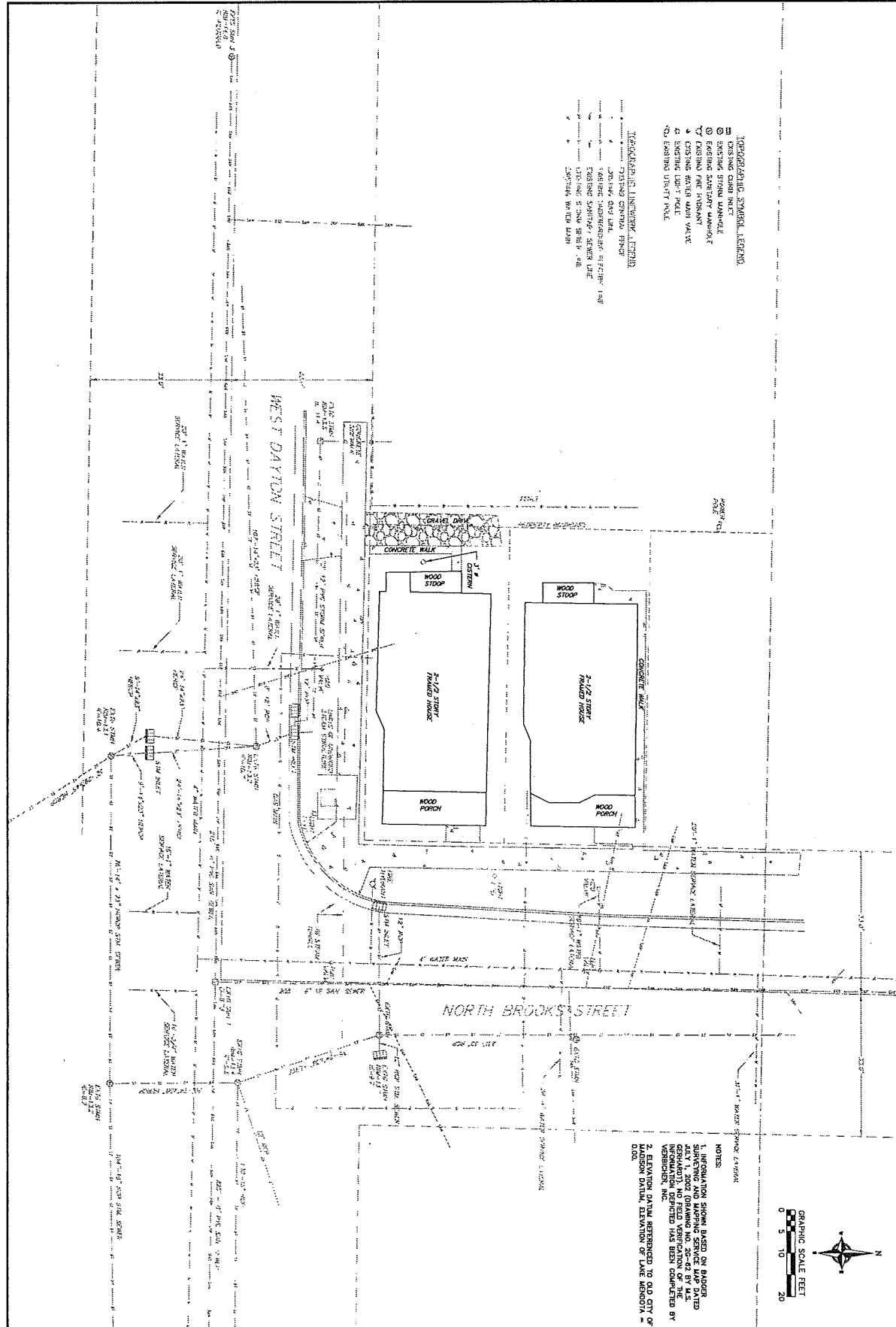
C-001	SITE PLAN
C-002	DEMOLITION PLAN
C-003	SITE GRADING AND EROSION CONTROL
C-004	UTILITY PLAN
A-001	LOWER LEVEL PLAN & PROJECT DATA
A-002	STREET LEVEL & SECOND FLOOR PLANS
A-003	THIRD & FOURTH FLOOR PLANS
A-004	FIFTH FLOOR & LOFT PLANS
A-005	ELEVATIONS - SOUTH AND EAST
A-006	ELEVATIONS - NORTH AND WEST
L-001	LANDSCAPE PLAN
SK-1	FACADE STUDIES
SK-2	RENDERED ELEVATIONS - SOUTH AND EAST
SK-3	RENDERED ELEVATIONS - NORTH AND WEST

UDC Final Approval Set



JLA PROJECT NUMBER: 11829

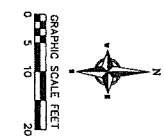
JANUARY 25, 2012



- PROPOSED SYMBOL LEGEND**
- ⊖ EXISTING CURB INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊕ EXISTING WATER MANHOLE
 - ⊗ EXISTING FIRE HYDRANT
 - ⊘ EXISTING WATER VALVE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING STREET LIGHT
 - ⊙ EXISTING WATER MAIN
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 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING STREET LIGHT
 - ⊙ EXISTING WATER MAIN

NOTES

1. INFORMATION SHOWN BASED ON AIRBORNE PHOTOGRAPHY DATED JULY 2002. FIELD VERIFICATION OF THE INFORMATION SHOWN HAS BEEN COMPLETED BY VIERBICHER INC.
2. ELEVATION DATA REFERENCED TO OLD CITY OF MADISON DATUM, ELEVATION OF LAKE MONONA = 600.



Brooks & Dayton Student Housing
Site Plan
Madison, Wisconsin

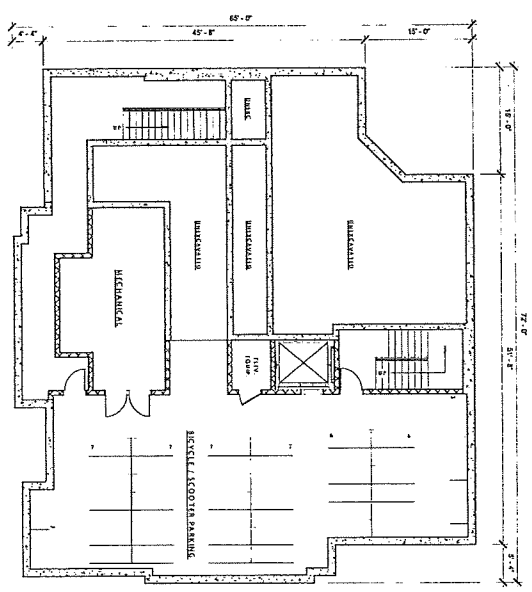
vierbicher
planners | engineers | architects

REGGUSBURG - MADISON - FRANK DU CHEN
177 N. KANAWHA BLVD. MADISON, WISCONSIN 53717
PHONE: (608) 663-1100 FAX: (608) 663-0000

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

C-001

5-6



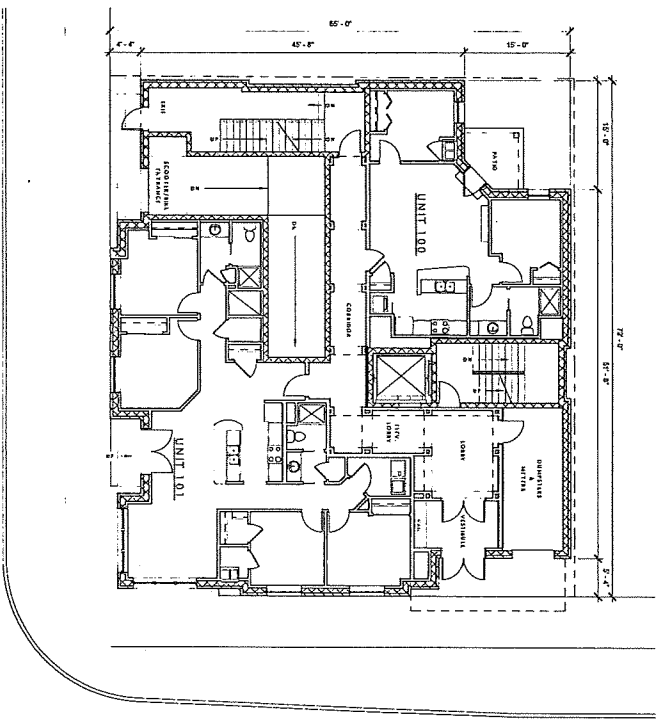
① LOWER LEVEL PLAN
12-21-19

PROJECT DATA:

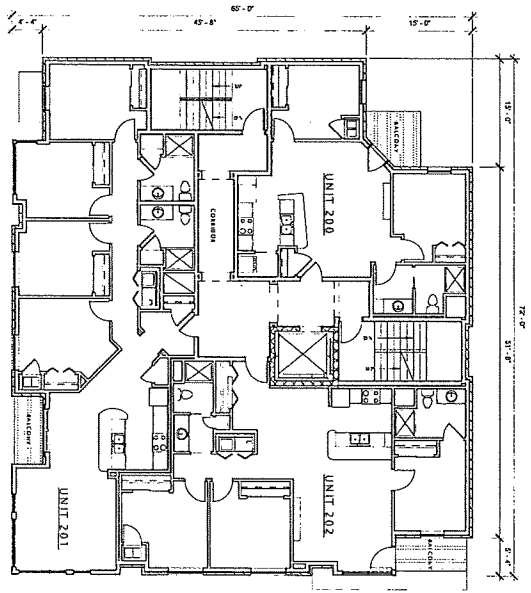
SITE AREA:	4,791.60 sf
PROPOSED DWELLING UNITS:	14 dwelling units
PROPOSED BEDROOMS:	45 bedrooms
TOTAL GROSS FLOOR AREA:	22,025 sf
PROPOSED FLOOR AREA RATIO:	4.60
PROPOSED OPEN SPACE:	55 sf/dwelling unit
PROPOSED BUILDING HEIGHT:	60 feet
PROPOSED BICYCLE/SCOOTER PARKING:	45 spaces

UNIT DATA

FLOOR	5 BEDS	4 BEDS	3 BEDS	2 BEDS	UNIT TOTAL	BED TOTAL
FIFTH	1	1	1	-	3	12
FOURTH	-	1	1	1	3	9
THIRD	-	1	1	1	3	9
SECOND	-	1	1	1	3	9
GROUND	-	1	-	1	3	6
TOTALS	1	5	4	4	14	45



① STREET LEVEL FLOOR PLAN
1/8" = 1'-0"



② FLOOR PLANS - FLOORS 2 TO 5
1/8" = 1'-0"



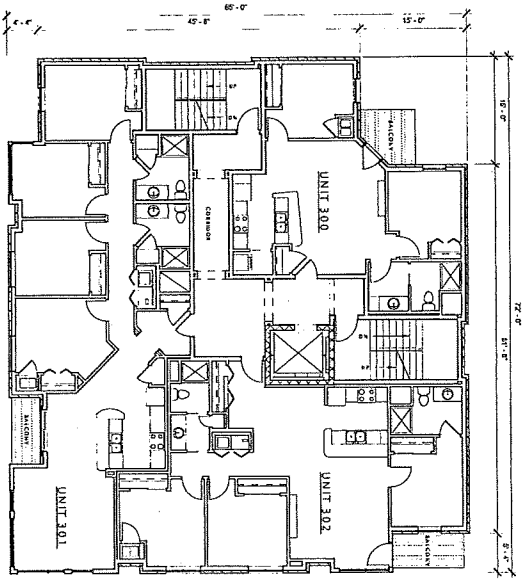
Brooks & Dayton Student Housing

Madison, Wisconsin 53226

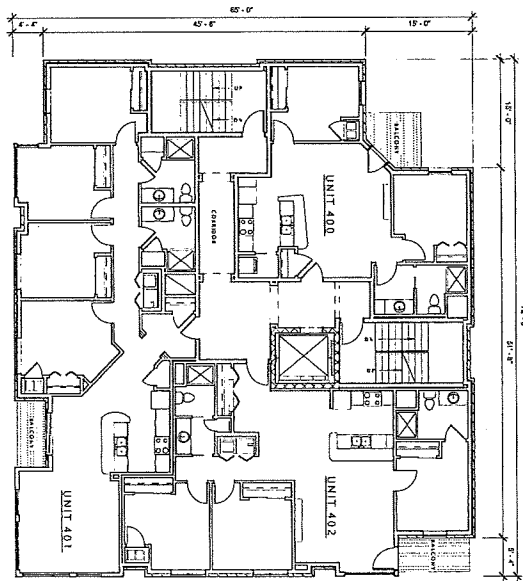
Street Level and Second Floor Plans

A-002

JLA PROJECT #: 11829
January, 1995



① THIRD FLOOR PLAN
1/8" = 1'-0"



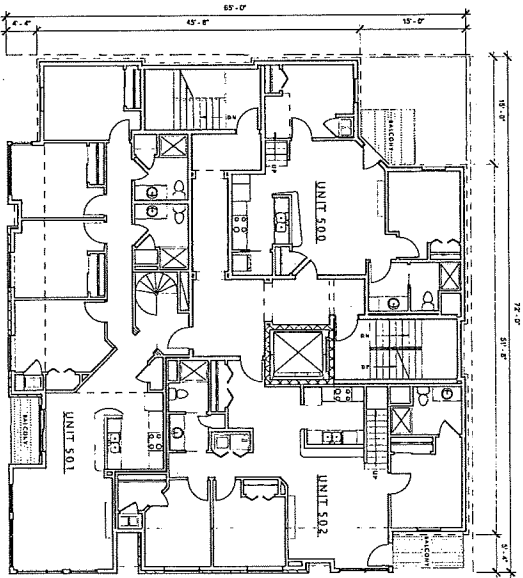
② FOURTH FLOOR PLAN
1/8" = 1'-0"

JLA

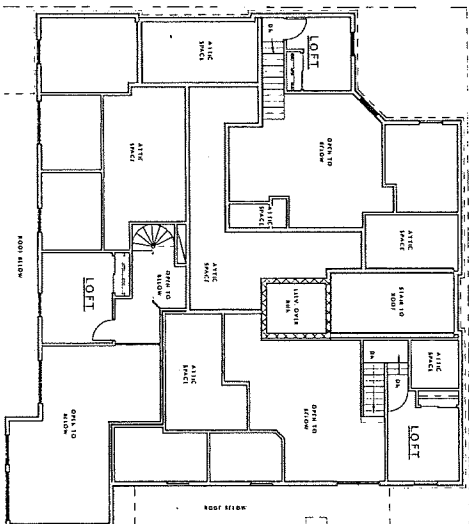
Brooks & Dayton Student Housing
Madison, Wisconsin 53226
Third and Fourth Floor Plans

A-003

JLA PROJECT # 11829
DATE 07/13/01



① FIFTH FLOOR PLAN
1/8" = 1'-0"



② FIFTH FLOOR LOFT PLAN
1/8" = 1'-0"

JIA
ARCHITECTS

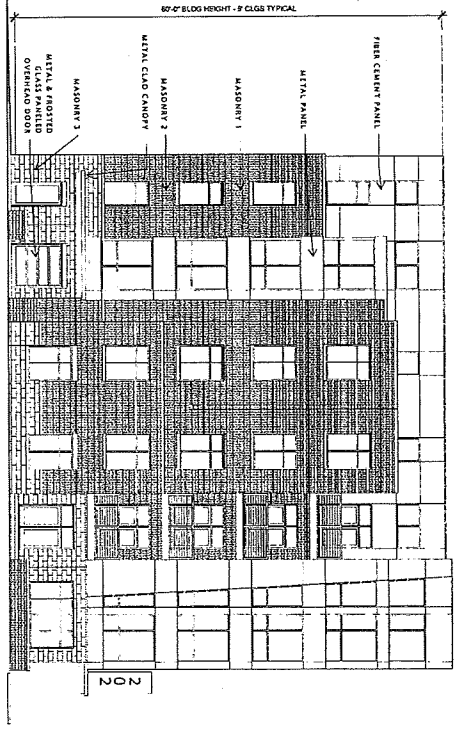
Brooks & Dayton Student Housing

Madison, Wisconsin 53226

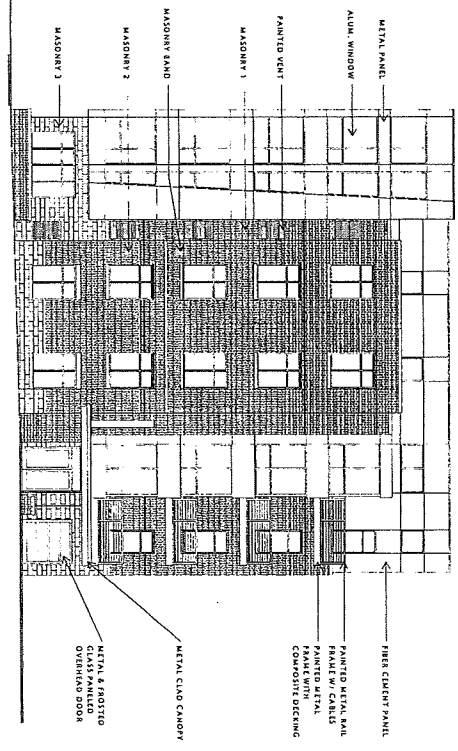
Fifth Floor Floor Plans

A-004

JIA PROJECT # 11829
MADISON, WI 53226



① STREET 1
 1/8" = 1'-0"
 SOUTH ELEVATION (WEST DAYTON)



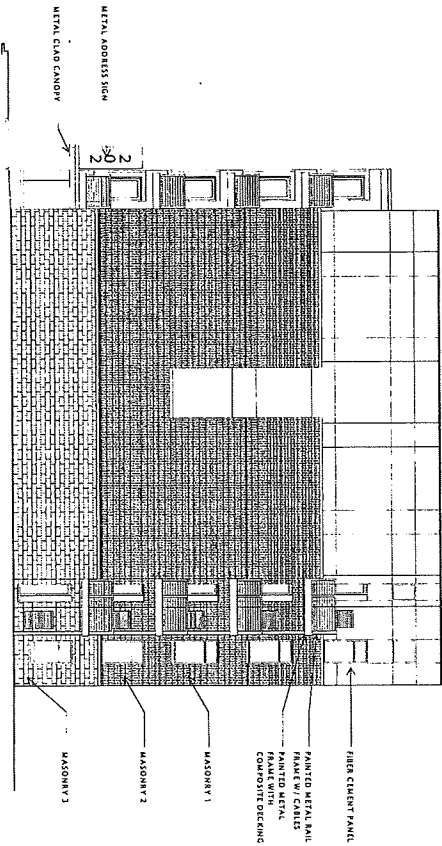
② STREET 2
 1/8" = 1'-0"
 EAST ELEVATION (NORTH BROOKS)



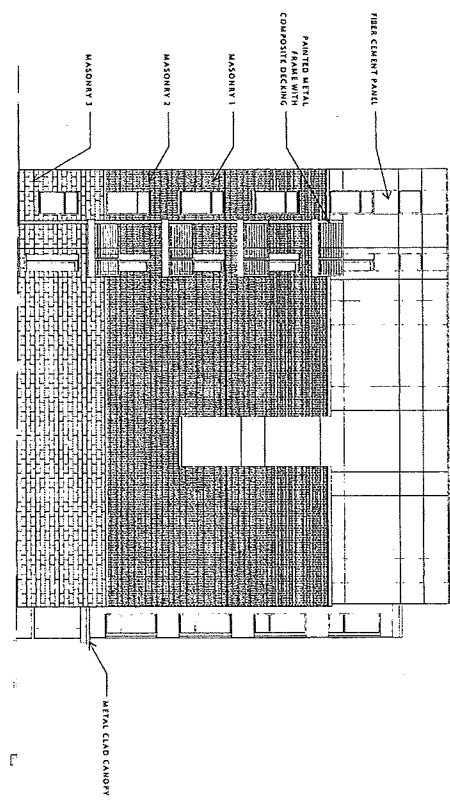
Brooks & Dayton Student Housing
 Madison, Wisconsin 53226
 Elevations - South and East

A-005

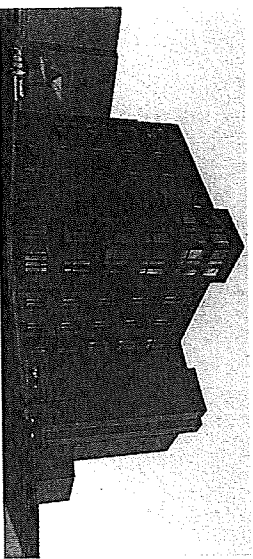
JLA PROJECT #: 11829
 JMA/MSY/2/15



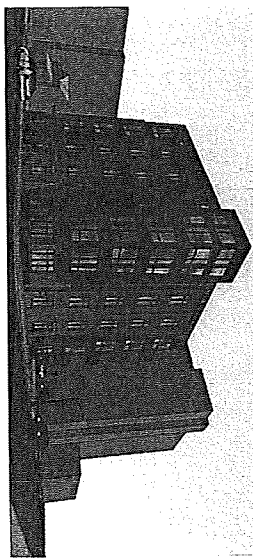
① NORTH ELEVATION
1/8" = 1'-0"



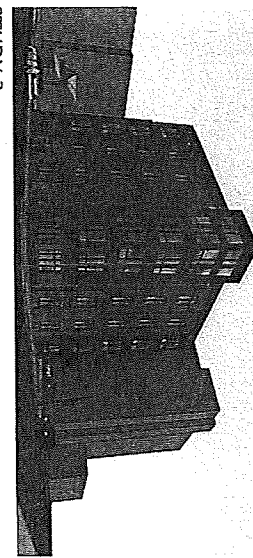
② WEST ELEVATION
1/8" = 1'-0"



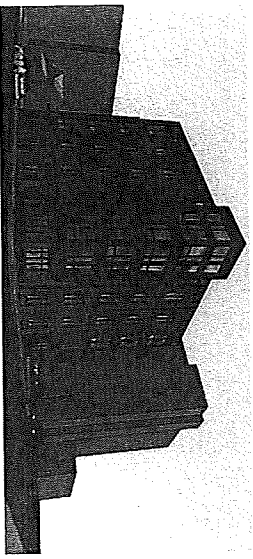
STUDY 1



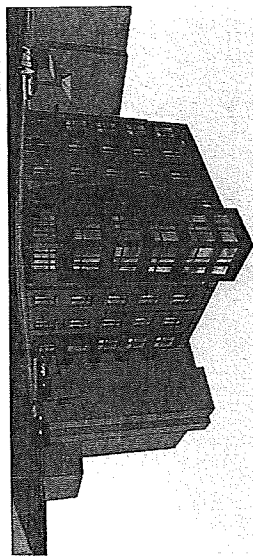
STUDY 2



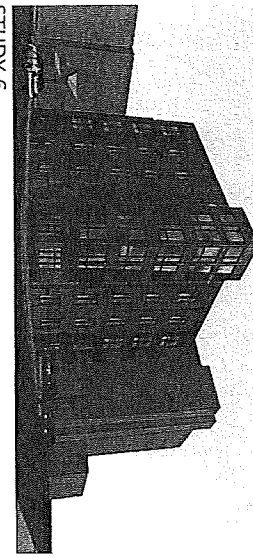
STUDY 3



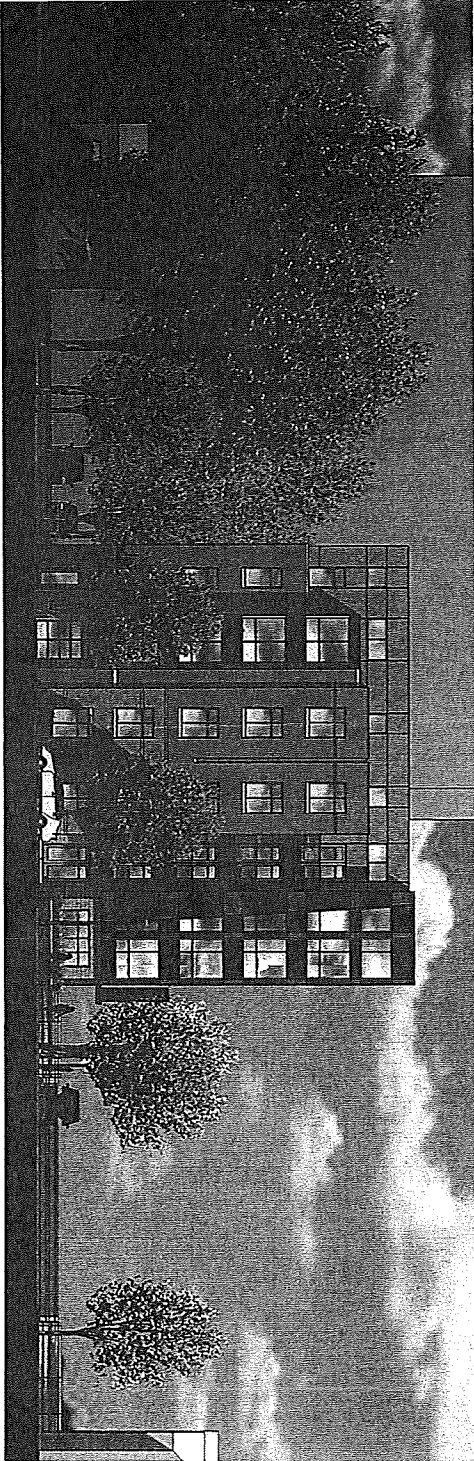
STUDY 4



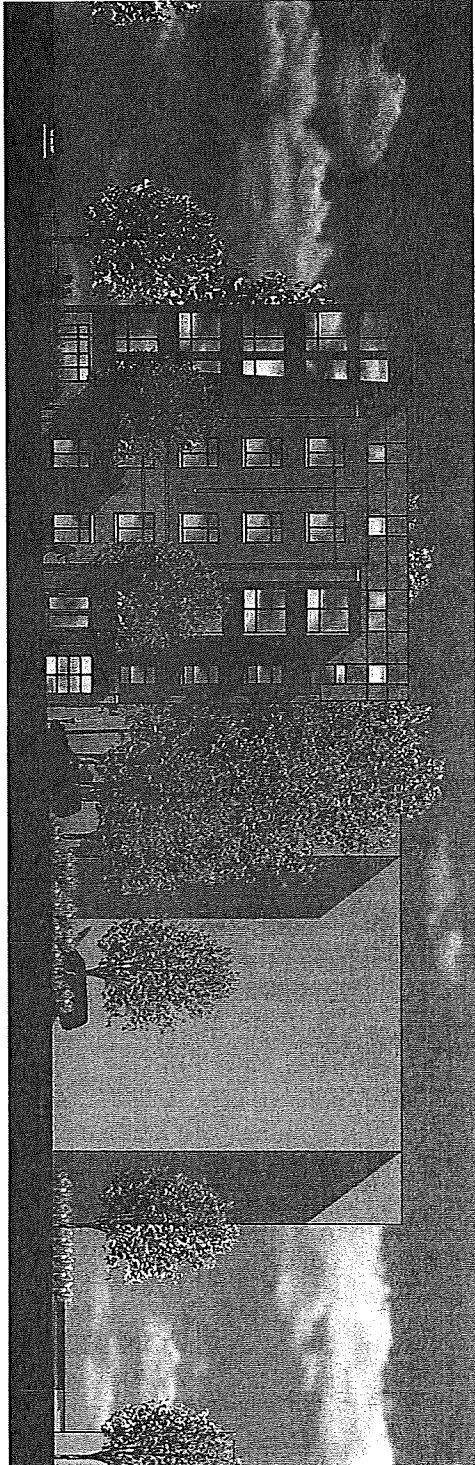
STUDY 5



STUDY 6

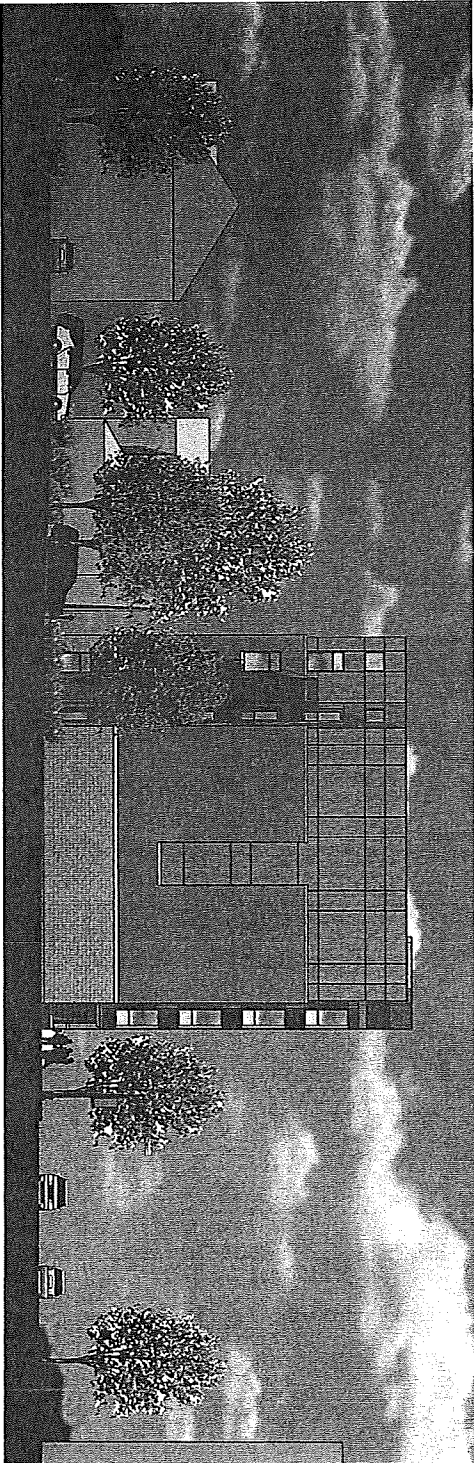


EAST ELEVATION

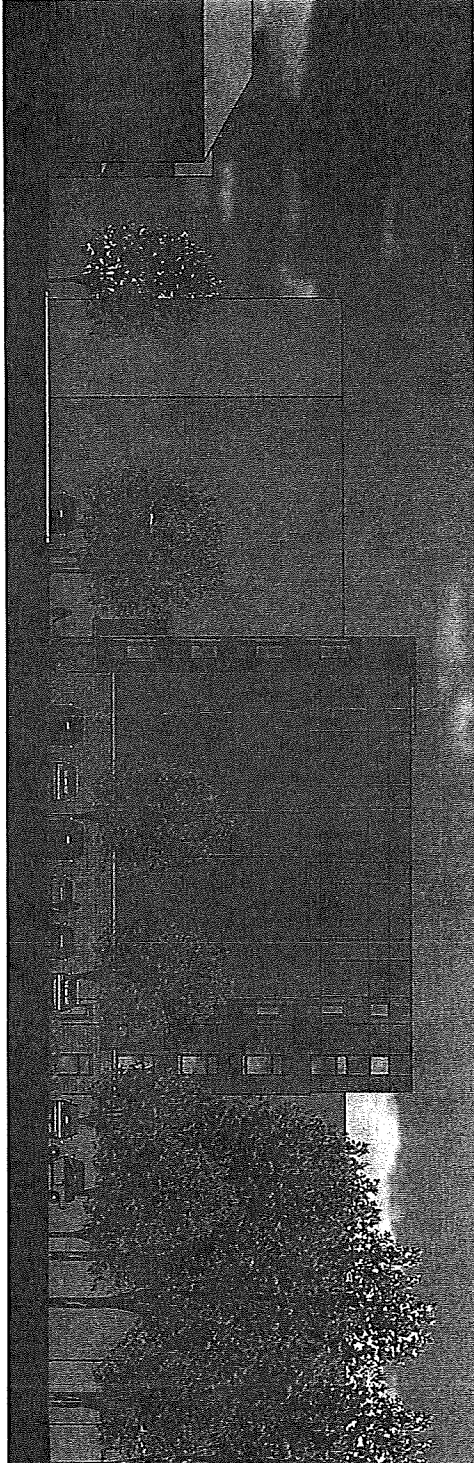


SOUTH ELEVATION

5.6



WEST ELEVATION



NORTH ELEVATION