

Memorandum

To: City of Madison Planning and Zoning Staff; Urban Design Commission Members
From: Justin Frahm, Project Consultant, JSD Professional Services, Inc.
Re: Letter of Intent – 5133 & 5237 University Avenue Land Use and UDC Initial Application(s)
JSD Project #: 07-2912
Date: January 15, 2020
cc: Tom Degen, Degen & Associates, Dale Streitenberger, JLA

Intent

Degen & Associates, LLC is hereby providing a redevelopment proposal application for two existing parcels located at 5133 and 5237 University Avenue for review by City of Madison Staff and the Urban Design Commission. Redevelopment plans include demolition of an existing (vacant) restaurant and office building for three (3) proposed mixed-use buildings including site improvements.

The proposed first floor commercial space will feature opportunities for restaurant, service and commercial office uses as a vibrant mixed-use development. Proposed mixed-use buildings will feature a residential unit mix targeting a diverse tenant mix with professional on-site leasing and management. On-site amenities will feature underground / covered parking within buildings, outdoor balconies, resident outdoor open space, visitor parking and direct pedestrian connections to University Avenue.

Proposed Land Use

Redevelopment plans feature three (3) proposed buildings to include a total of 79 multi-family residential units and approximately 6,567 square feet for planned commercial, service and office use. Land Use is consistent with approved uses within the City of Madison Comprehensive and designated Neighborhood Plans.

The proposed site (3.482 acres overall) is planned on two existing parcels, 2.361 acres and 1.121 acres in size to be combined as one lot via a Land Division application and Certified Survey Map which has been submitted in conjunction with City of Madison Land Use and Urban Design Commission applications.

Summary of Proposed Development

Building A

- 4-story / 12,743 square feet (ground floor)
 - 25 Total Residential Units
 - Approx. 4,750 square feet of restaurant (40% support 60% Dining - 190 person capacity)
 - Approx. 3,500 square feet of commercial flex space (tenants to be determined)
 - 163 square feet for leasing office
 - 33 underground vehicular stalls

- 27 bicycle stalls (lower level)

Building B

- 4-story / 12,331 square feet (ground floor)
 - 30 Total Residential Units
 - Approx. 1,700 square feet of commercial flex space (tenants to be determined)
 - 35 lower level / 17 first floor vehicular stalls
 - 20 bicycle stalls (lower level) 16 (first floor)

Building C

- 4-story / 9,950 square feet (ground floor)
 - 24 Total Residential Units
 - Approx. 1,200 square feet of commercial flex space (tenants to be determined)
 - 19 lower level / 12 first floor vehicular stalls
 - 25 bicycle stalls (lower level) 8 (first floor)

Zoning

The site is bordered by University Avenue with single family residential neighborhoods to the north, medium density residential neighborhoods to the west and south, and existing commercial and service-oriented land uses to the east.

The subject site is currently zoned Suburban Employment (SE). Proposed land uses include:

- Residential Multi-Family (greater than 8 units) as a conditional use
- Commercial uses may include a combination of permitted uses and conditional uses (to be determined at a later date) as tenants are secured

Suburban Employment Zoning Requirements Table

Suburban Employment (SE) District			
Requirement	SE Zoning	Proposed Site	Conformance
Lot Area (sq. ft.)	20,000 min.	151,704 sq. ft.	Met
Lot Area (Exclusive for residential Use)	2,000 sq. ft./unit	Not Applicable - Proposed Mixed-Use	Not Applicable
Lot width	65'	Northwest – 234.2' South – 519.2'	Met
Front Yard Setback	If not at corner location Not Applicable / No Minimum	3' (front setback to patio wall)	Not Applicable
Side Yard Setback	15' or 20% Building Height	27.92' (west property line) 15' (east property line)	Met

Rear Yard Setback	30'	62.45' (rear minimum)	Met
Maximum Lot Coverage	75%	65%	Met
Minimum Height	22' measured to building cornice	36'	Met
Maximum Height	5 stories / 68' <u>Residential Uses:</u> 4 Stories/55'	4 stories / 50'	Met
Usable Open Space	400 sq. ft. / unit 79 units x 400 sq. ft. = 31,600 sq. ft.	34,050 sq. ft.	Met

Existing Conditions / Opportunities and Constraints

Infrastructure

An existing 19.5' reinforced concrete storm sewer structure runs central to the site from north to south and provides regional storm water conveyance through the subject site.

The location of the storm sewer poses a division of the overall site in which buildings or significant structures may not be placed over the easement area. The cost of relocating an infrastructure of this size is prohibitive relative to redevelopment of a single site.

In addition to the easement area, a reasonable setback must be maintained to the easement for proposed building or structure placement due to planned extents of foundations and excavations for protection of existing infrastructure during construction and future maintenance.

A 24" reinforced concrete storm sewer and associated easement runs along the south side of the property serving adjacent neighborhoods and the subject site.

Current sanitary sewer and water service is provided via laterals to existing buildings on site. These utility connections are to be capped and protected during construction with new connections established to proposed buildings. Plans do not anticipate any significant work for infrastructure improvements within the University Avenue (public) right-of-way.

Topography

The existing site features significant grade transitions including a 5 and 3 foot transition, at the westerly and easterly property lines, respectively. The aforementioned 27' wide storm sewer easement associated with subsurface regional storm sewer maintains an elevated ridge which features high points in elevation relative to east and west lands on site.

Low points of the site are located at the south westerly and south easterly corners of the subject parcels.

Stormwater Management and Wellhead Protection Zone

The City of Madison's Well #14 is located within the north easterly quadrant of University Avenue and Tomahawk Trail immediately north of the project site.

The wellhead protection zone has been a subject of neighborhood and City staff considerations in recent years relative to monitoring and maintaining water quality for residents. Consideration should be given to minimize potential increases of salt and point source pollutants to treat impervious areas associated with redevelopment opportunities and infrastructure improvements.

Development restrictions for the subject site include a 300' radius buffer extending from the wellhead which restricts storm water management facility placement on site. This impacts and restricts the north east corner of the site adjacent to the 27' storm sewer and restricts stormwater management facilities to the southern half of the project site. The proposed stormwater management design meets state and local redevelopment requirements on-site.

Additionally, shallow groundwater for this site restricts depth of foundations and underground parking.

Traffic and Access

Currently University Avenue features a median break serving University Avenue westbound access to the site. There are two commercial driveway access points serving University Avenue eastbound access which will be reduced to one in the current proposal. There is an existing fire lane at the easterly edge of the site to be maintained, east of Midas and an existing motorcycle service shop.

Degen & Associates has commissioned a preliminary traffic analysis study in coordination with City of Madison Traffic Engineering staff review and coordination. The report analyzes existing and proposed land use traffic demands, levels of service for existing and proposed access, and reviews the overall safety of the existing transportation infrastructure serving the site.

The report submitted to City Traffic Engineering determined the existing median break on University Avenue, associated queue lane capacity and turning movements sufficiently serve the existing land uses as well as the proposed redevelopment land uses (79 units of residential and approximately 6,567 square feet of Commercial).

Fire Protection

Fire protection requirements for the site include fire lane locations, width, turning radii, hydrant locations, foundation coverage for sprinklered buildings as well as aerial apparatus for buildings over 30' and existing fire lanes to be maintained.

Due to lot depth, the site requires circulation and multiple points for fire lane access in lieu of minimum dead-end lengths. This includes access for aerial apparatus for 25% of exterior building footprints based on the proposed three-story building height (greater than 30').

City Planning and Zoning Coordination

Degen & Associates and the project team have coordinated multiple City Planning and Zoning Staff meetings spanning fall of 2017 through fall 2019. Throughout the planning process, proposed plans have evolved to address the following:

- Consideration of frontage and building orientation
- Consideration of adjacent uses and flexibility for future redevelopment of those uses
- Site Plan consideration of quality open space, usable open space and residential unit design
- Consideration of setbacks, screening and grade transitions from existing residential properties to the west and south (Trillium neighborhood) to proposed site buildings
- Consideration of pedestrian circulation, internal to the development as well as connections to University Avenue and open spaces on site

Based on discussions with City staff, Degen & Associates have developed the preferred site plan based on the opportunities and constraints of the site. This includes an increase in open space and usable open space, integration of additional pedestrian connectivity internal to the site and to University Avenue.

Spring Harbor Neighborhood Association, Resident and Alder Coordination

Throughout project planning and in coordination with City of Madison Planning and Zoning Staff meetings, Degen & Associates has been in direct contact with District 17 Alder Keith Furman, the Spring Harbor Neighborhood Association Board (SHNA) as well as neighborhood residents. These efforts include a significant number of meetings and presentations of preliminary project plans to residents and stakeholders.

Input and considerations as communicated by neighborhood residents and stakeholders include the following:

- Reduce and manage light pollution to adjacent properties
- Importance of best stormwater management practices relative to City Well #14 and recent City flooding
- Consideration and minimization of salt use management relative to proximity of City Well #14
- Maintain and develop quality open space
- Maintain appropriate scale, screening and buffering to adjacent properties
- Consideration of appropriate amount of on-site parking to serve development
- Traffic impacts of proposed development and its uses
- Bicycle and pedestrian access and safety from development to University Avenue
- Integrate quality landscape opportunities, parking lot vegetation and street tree placement

Summary

The project team looks forward to coordination with City of Madison departmental staff and project stakeholders to implement a successful redevelopment plan for a project that has sat vacant for a considerable amount of time. We are confident the proposed project will contribute to a vibrant neighborhood on a significant City corridor and provide a strong sense of place for residents and visitors.

For questions or information please contact Tom Degen, Degen & Associates tdegen@tds.net or Justin Frahm, JSD Professional Service justin.frahm@jsdinc.com.