

558 S. FIFTH AVENUE
CITY OF ANN ARBOR REQUIRED AREA PLAN INFORMATION
UDC Required Site Plan Information

- A. Required Site Plan Information**
1. Cover Sheet – The following general project information should be provided on the cover sheet of the plan set and all subsequent sheets as appropriate.
- a. Project name, address or location, and type of site plan.
- The Dean Ann Arbor - 558 S. FIFTH AVENUE, Ann Arbor, MI 48104; Site Plan for Rezoning for City Council Approval.
- b. Petitioner and agent information, including name, address and contact information.
- Petitioner: EAST MADISON PROJECT OWNER LLC, 10 Campus Boulevard, Newtown Square, PA 19073, 610-355-8797; Agent: Shaun Gallagher, 3815 Plaza Drive, Ann Arbor, MI 48108; Ph: (734) 995-0200; Attn: Scott W. Betzoldt.
- c. Statement of interest in the land, including conditions for sale or purchases of parcels such as deed restrictions, reservation of land for other uses, or other conditions which may have bearing on the total land development.
- The property is under sales contract. A letter of authorization to submit the Site Plan has been provided.
- d. Vicinity map identifying the location of the Site within the City, including nearest major roads and significant features such as schools, shopping centers and parks. See Cover Sheet.
- e. North indicator (pointing up or to the left) and drawing scale in bar graph form. Shown on all relevant sheets.
- f. Legal description of the site, including total acreage of the parcel(s) and total acreage of public or private roads contained in the site description. See Existing Conditions and Survey Plan.
- g. Sheet index and date of plan set. See Cover Sheet.
- h. Required Statements – A brief written statement addressing the following concerns:
- i. Identification of associated applications such as annexation petition, rezoning petition, PUD Zoning District petition, Special Exception Use petition, planned project modification request, landscape modification request, or variance application. Identification of special circumstances associated with the application that require additional procedures or specific approvals such as Natural Features buffer area. A Site Plan application for Rezoning is being proposed. The site will be a combination of nine parcels of which five of the parcels are currently zoned as R4C, and the four parcels at the corner of Madison and Fourth Ave. are currently zoned as M1. A Rezoning of the site to D1 zoning is being sought for an increase in site density. A variance is being sought for the number of curb cuts.
- ii. Proposed development program, including proposed land use, improvements, Floor Area or number of Dwelling Units and bedrooms, access and circulation, off-street parking, preliminary construction phasing and estimated construction costs. The proposed development has frontage on Fourth Avenue, Fifth Avenue, and Madison Street. The project includes removal of 7 homes used as student rental homes or single family residential, and the removal of one structure formerly used as an auto repair facility with apartments above.
- Proposed Development Summary:
- There will be one building structure with a parking spaces on the first and second floors with residential apartments located above on the floors above. The topography of the site with 15' of vertical fall from the high point at the Fifth Ave. to the low point at the Fourth Ave./Madison intersection heavily influences the building configuration and variation in the number of building floors.
- 220 dwelling units
256,205 sq ft of floor area
Building height: 161 feet
Storm water management: An underground tanks under the building with discharges to storm sewer in Madison Street.
An 8' sidewalk is proposed for all frontages with an 8' concrete amenity zone.
74 total parking spaces are provided.
Stormwater will be collected primarily through roof drains with limited surface collection. The roof conductors and surface drains will be routed to a detention chambers created in the access drive and under parking areas at the south portion of the site.
Proposed Phasing and Probable Construction Cost: The development will be constructed in one phase, beginning on or before 2/1/2027, with completion on or before 6/1/2029. The estimated construction cost is \$90,000,000.
- iii. Community Analysis
- (a) Impact of proposed Development on public schools. The units are apartments with studios, 1 to 5 bedrooms, and townhome units. The units are designed primarily for young professionals, faculty, visiting professors, and college students. The number of children living in the building is expected to be minimal so there will be virtually no impact on public elementary and high schools.
- (b) Relationship of intended use to neighboring uses. The residential units will provide additional housing and interior parking very close to the University of Michigan Athletic Campus and Central Campus. The residents are likely to patronize existing restaurants, proposed retail, and other businesses in the nearby buildings, and may attend local churches. The proposed commercial use will provide services for the residences and for the neighborhood. Adjacent buildings include a mix of commercial, university and residential uses.
- (c) Impact of adjacent uses on proposed development. Residents will likely patronize the businesses and institutions in the surrounding area.
- (d) Impact of proposed Development on the air and water quality, and on existing Natural Features of the Site and neighboring Sites. There will be no significant impact on air and water quality is expected. There are 5 landmark trees proposed for removal.
- (e) Impact of the proposed use on historic Sites or structures which are located within an historic district or listed on the National Register of Historic Places. The site is not within a historic district and the existing buildings are not historic structures.
- (f) Natural Features General Descriptions and Impacts: A brief summary of the Natural Features (Woodlands, Wetlands, Water Courses, Landmark Trees, Steep Slopes and Endangered Species Habitat) found on the Site. A detailed report of the quality, character and health of all existing Natural Features, and identification of all proposed impacts to them.
- Endangered Species Habitat: Natural Features on the site include 7 Landmark Trees noted below. (5 onsite, 2 offsite)
- 100-Year Floodplain: The southwest corner of the site is within the Allen Creek floodplain. The floodway remains within Madison Street and Fourth Avenue right of way.
- Landmark Trees: 1883- 28" American Elm, 1900- 36" Black Walnut, 1906-30" Black Walnut, 1907- 30" Black Walnut, 1914-21" Black Walnut, 1915-19" Black Walnut, 1918-22" Honey Locust.
- Steep Slopes: none.
Existing Watercourses: none.
Wetlands: none.
Woodlands: none.
- iv. Traffic Statement: The number of vehicle trips per unit per peak hour and supporting documentation from the ITE Manual. A Traffic Impact Assessment report has been submitted under separate cover.
- v. Public Sidewalk Maintenance Statement See Cover Sheet, General Notes number 1.
- i. Comparison Chart of Requirements and Existing and Proposed Conditions
- ii. Zoning Classification, Existing R4C & M1, Proposed D1
- iii. Lot Area, 0.95 acres, 41,517 square feet.
- iv. Total area of all Floors (measured from exterior faces of the exterior walls or from the center line of walls separating two buildings), Floor Area and Floor Area Ratio (FAR), or Density.
- 256,205 sq ft gross including residential, leasing and amenity area.
- v. Open Space and Active Open Space. Not applicable under D1 zoning
- vi. Required Setbacks and Yards (front, side and rear).
- (Fifth Ave.): 0.43' (Madison St.): 2.78' (Fourth Ave.): 3.49' Rear 10' from Residential
- vii. Height.
- 161 ft.
- viii. Off-street vehicle parking, including accessible and barrier free spaces.
- Total Vehicular Parking: 74 spaces provided.
- ix. Bicycle parking, including class.
- Class A: Total Bicycle Parking: 250 spaces provided including 7 cargo bike spaces.
- x. Notation of variances granted or proposed, planned project modifications approved or proposed.
- None.
2. Existing Conditions Plan – Drawings and written descriptions of the existing conditions of the Site must be included on the plans, including the following:
- a. ALTA Land Survey, See Existing Conditions and Survey Plan.
- i. Exception: Where there are no existing public utilities on the Site, the Planning Manager may waive the requirement to provide an ALTA Land Survey for Site Plans for Administrative Approval or when the combination of existing conditions and proposed Development are so minor that preparing an ALTA Land Survey would be a significant financial hardship to the Applicant. In those cases, an existing conditions plan illustrating the boundaries of the Site, location of all structures and improvements, and any easements, prepared by a professional land surveyor must be provided. N/A.
- b. Existing and proposed contours extending 50 feet beyond the Site at a minimum interval of two feet. See Existing Conditions and Survey Plan, and Grading Plan.
- c. New City public sanitary sewer, water mains, Storm Water Management System, or streets are proposed in conjunction with a site plan, the plans must be referenced to the Ann Arbor Geodetic Reference System. The survey is referenced to the AAGRS (State Plane Coordinates, Michigan South Zone (2113).
- d. Dimensional Layout Plan – Drawings and written descriptions of the proposed Development must be provided on the plans, demonstrating compliance with all applicable Development standards such as building area, height and placement, off-street parking, streets and access, including the following: See Dimensional Site Plan.
- e. Existing and proposed Lot lines. Shown.
- f. Minimum and maximum Required Setback Lines, including Established Front Building Line and required increases to the normal minimum side and rear setbacks, if applicable; existing and proposed Front, Side and Rear Yards. Shown.
- g. Existing and proposed Buildings. See Existing Conditions and Survey Plan for existing buildings. See Dimensional Site Plan for proposed buildings.
- h. Vehicle Parking Spaces, aisles and Driveways. Identify any "no parking" areas or fire lanes and indicate any proposed signage. See Dimensional Site Plan.
- i. Bicycle parking, including detail of facilities. See Dimensional Site Plan and Architectural Plans, and Miscellaneous Notes and Details sheet.
- j. Curb Cuts, drive Approaches and curb radii dimensions, including all Curb Cuts on the opposite side of the street from the Site. Dimension of all Fire Department access roads or lanes, if applicable, including width at hydrant, dead end lengths, turn-around location, turning radii, etc. See Dimensional Site Plan, Utility Plan and Fire Protection Plan.
- k. Open Space and Active Open Space. None required.
- l. Natural features buffer: N/A.
- m. Conflicting land use buffer: N/A.
- n. Solid waste enclosure, including dimensioned detail. See Architectural Plans.
- o. Perspective sketch of building showing Streetwall Height and Offset, if applicable. See Architectural Plans.
4. Traffic Impact Analysis – For proposed Developments that will generate more than three vehicle trips per unit per peak hour or 50 vehicle trips per peak hour, a traffic impact study analysis must be provided including the following: A Traffic Impact Assessment has been submitted under separate cover.
- a. Existing traffic volumes passing on all streets abutting the proposed Development during the peak hour. Traffic from other new and proposed Developments in the area should be considered.
- b. Existing peak hour turning movements of vehicular traffic at all public street intersections within 200 feet of the proposed Development, or those intersections that may be impacted by the proposed Development.
- c. Projected peak hour generation rate and peak hours of generation for the proposed Development.
- d. Projected peak hour traffic movements as a result of the establishment of the proposed facility.
- e. A capacity analysis for impacted intersections.
- f. A statement of the total impact the projected generation will have on the existing level of service as determined and certified by a registered engineer.

- g. A sketch plan showing all existing Driveways to public streets within 200 feet of the proposed Development and all on-street parking or loading areas.
- h. Proposed Site access Driveways with a determination if a deceleration lane or taper is necessary based on current City warrant analysis standards, a determination if a left-turn by-pass lane is necessary based on a warrant analysis, and a sight distance study at the Site access Driveway.
- i. A pedestrian circulation plan showing all possible points of conflict between motorized traffic and pedestrian/bicycle traffic on public streets and sidewalks within 200 feet of the proposed Development, or those intersections that may be impacted by the proposed Development.
- j. A gap study for pedestrian or vehicular traffic may be required at non-signalized locations that may be impacted by the proposed Development. The traffic and/or parking impact analysis shall be reviewed by the Department of Transportation for completeness and accuracy. The analysis shall include a determination of the service volume and capacity of adjacent streets including the traffic from the new development. The methodology to be employed in determining street capacities shall conform to the 1985 edition of the Highway Capacity Manual, Special Report Number 209, or the latest revision thereof. Proposals that will contribute traffic to streets or intersections that are or will be as a result of this proposal at a level of Service D, E, or F as defined in the Highway Capacity Manual may be denied by Commission and Council until such time as necessary street or traffic improvements are scheduled for construction.

OWNER/APPLICANT

EAST MADISON PROJECT OWNER LLC
10 CAMPUS BOULEVARD
NEWTOWN SQUARE, PA 19073
CONTACT: SHAUN GALLAGHER
610-355-8797

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: SCOTT BETZOLDT
734-995-0200

ARCHITECTS

ESG ARCHITECTURE & DESIGN
350 NORTH 5TH STREET, SUITE 400
MINNEAPOLIS, MN 55401
CONTACT: NEIL REARDON
612-339-5508

J. BRADLEY MOORE & ASSOCIATES ARCHITECTS
4844 JACKSON ROAD, SUITE 150
ANN ARBOR, MI 48103
CONTACT: BRAD MOORE
734-930-1500

LEGAL DESCRIPTION

REFER TO SHEET 2

The Dean
558 S 5th Ave, Ann Arbor, MI

Project Description

The project is a 18-story, multiple-unit residential building of 220 dwelling units and approximately 300,000 gross square feet on a 0.95-acre site that includes the south lots bounded by S 4th Avenue, E Madison Street and S 5th Avenue. The site is located on the north side of the new University of Michigan Ebbl Field area.

The project includes approximately 74 structured, vehicular parking spaces and 250 bike parking spaces combined on the lowest and first floors. Proposed amenities include internal, secured bike parking, a leasing lobby, mail and package room, fitness center, study lounge, front porch, club room, game room, and a deck with an outdoor pool and spa.

Proposed exterior building materials include masonry veneer, seamed metal siding and metal panel. Inspired by the porches and stoops of the adjacent neighborhood and the new Ebbl Field, the south-facing facade encourages interaction between public and private realms. The project includes proposing activity at the street edge --- a fully glazed bike room, vegetated planter walls, and a residential lobby entry along 5th Avenue. Referencing the neighborhood's material richness and architectural rhythm, the façades are a woven composition of old and new. With these design pillars, the project creates a strong sense of identity and new context for the area.

The project provides the following community benefits.

Renewable Energy- The project includes a rooftop solar array area of photovoltaic panels (approximately 4,570 SF of the rooftop) with the projected generation of approximately 85,000-95,000 kWh/year, thereby further reducing the Project's carbon footprint and energy use from off-site sources and, along with the electrification requirement below, reducing the environmental and economic harm associated with fossil fuel energy within the community.

LEED and Fitwell Design- The Project shall be designed and constructed to LEED Silver and Fitwell certification standards.

Decarbonization- With the exception of back-up power generation for the residential units and common elements and subject to the availability of sufficient electrical service from DTW, all appliances and heating and cooling systems in and serving the Project shall be electric.

CONDITIONAL ZONING ELEMENTS

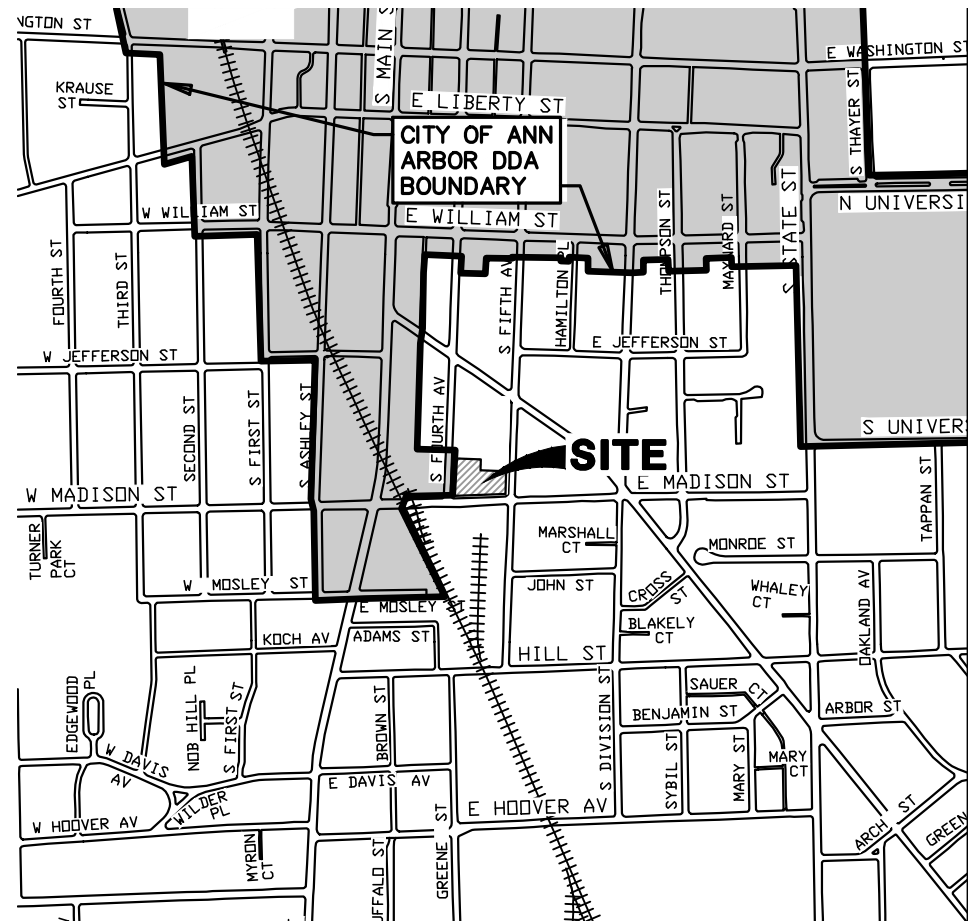
- A. **Height Restrictions.** The maximum building height shall be 161 feet as measured from the average grade
- B. **Design Standard.** Although the Project is located just outside the Downtown Development ("DD District"), the Developer agrees to adhere to the design requirements of the Downtown Development Authority for the projects developed within the DD District.
- C. **Site Setbacks.** The Developer proposes a side and rear setback of 10 feet from abutting, residential-zoned properties.

THE DEAN ANN ARBOR

558 S. FIFTH AVE.

CITY OF ANN ARBOR

AREA PLAN FOR REZONING



VICINITY MAP
SCALE : 1"=100'

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	ALTA SURVEY AND EXISTING CONDITIONS
3	CONCEPTUAL DIMENSIONAL LAYOUT PLAN
4	LOWER LEVEL & LEVEL 1 FLOOR PLANS

NOTES:

- All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
- All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
- The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
- Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals.
- The owner agrees to use only landscape care products that have no phosphates.
- There is a trash room within the building that will utilize 3 cubic-yard containers for trash with a compactor. The uncompacted recyclable materials will be placed in 4 cubic-yard containers and placed in the pickup location on pickup days. Both trash and recycling containers will be stored inside the building and wheeled outside to a staging area for pickup. The initial plan is for garbage and recycling pickup to occur 3 times per week. The schedule and frequency of pickup will be adjusted to provide the required service.
- Trash/recycle pickup is to be public. Waste Management performs trash collection/hauling for multifamily residential and commercial developments that have trash compactors pursuant to the Commercial Solid Waste Franchise Collection Agreement that commenced on July 1, 2023. The City currently provides recycle collection for dumpsters.

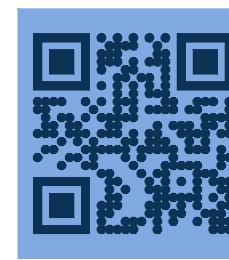
THE DEAN ANN ARBOR

JOB No. 25085	DATE: 11/14/25
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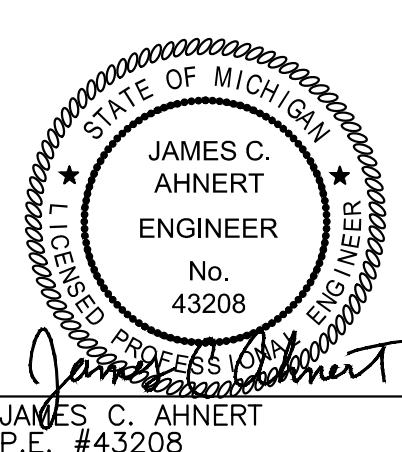


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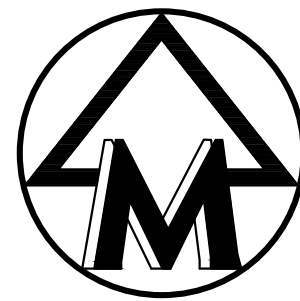
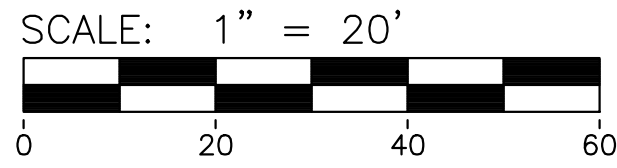
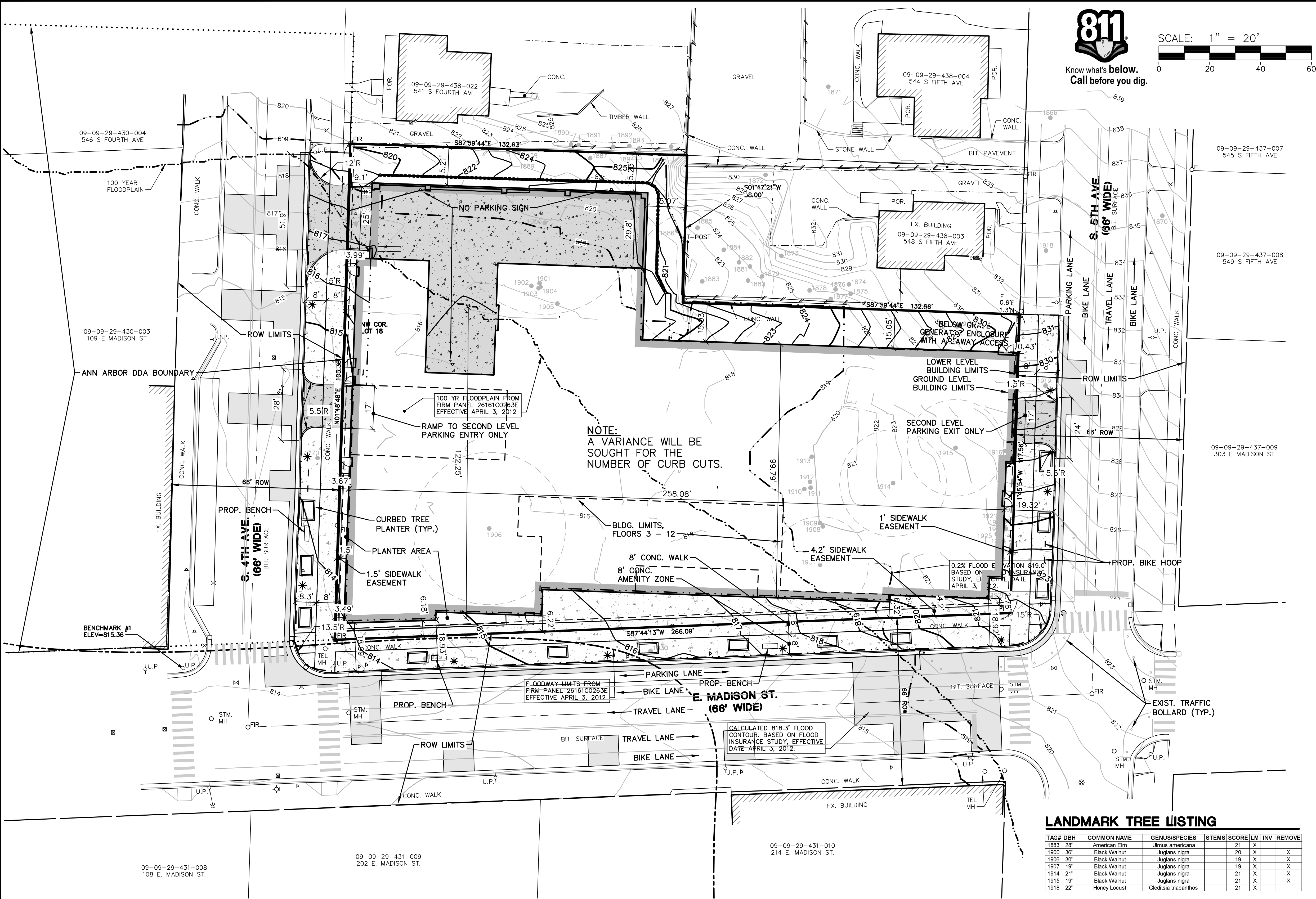
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

A variance is being sought for the number of curb cuts.

M:\C:\Users\j34\p\2025\35085\Area Plan\25085SP1.dwg, 11/17/2025 11:23 AM, Jim Ahnert, SP1, None
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- LEGEND**
- 838 EXIST. CONTOUR
 - 838 PROP. CONTOUR
 - BF BARRIER FREE PARKING SIGN
 - BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
 - R BARRIER FREE SIDEWALK RAMP
 - PROP. CURB & GUTTER
 - PROP. BITUMINOUS PAVEMENT
 - PROP. CONCRETE PAVEMENT
 - PROP. HEAVY DUTY CONCRETE
 - SIGN
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - PARKING SPACE MARKER
 - PROPOSED BOLLARD
 - U.P. EXIST. UTILITY POLE
 - C GUY WIRE ANCHOR
 - EXIST. HYDRANT
 - PROP. HYDRANT
 - EXIST. GATE VALVE IN BOX
 - PROP. GATE VALVE IN BOX
 - EXIST. GATE VALVE IN WELL
 - PROP. GATE VALVE IN WELL
 - EXIST. FIRE DEPARTMENT CONNECTION
 - PROP. FIRE DEPARTMENT CONNECTION
 - EXIST. CATCH BASIN OR INLET
 - PROP. CATCH BASIN OR INLET
 - EXIST. MANHOLE
 - PROP. MANHOLE
 - EXIST. GAS VALVE
 - SINGLE TREE
 - TREE OR BRUSH LIMIT
 - FENCE
 - LIMITS OF DISTURBANCE

CITY OF ANN ARBOR GENERAL NOTES

- All sidewalks within the City shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon the same. Prior to the issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with City standards.
- All work within the City of Ann Arbor covered by these plans shall be performed in complete conformance with the current City of Ann Arbor Public Services Department Standard Specifications and Details.
- The omission of any current standard detail does not relieve the contractor from this requirement. The work shall be performed in complete conformance with the current public services standard specifications and details.
- Sidewalks constructed in the public right-of-way shall meet all requirements and guidelines as set forth in the ADA standards for accessible design. Sidewalk and curb ramp grades will be reviewed during construction plan submittals.
- Pavement markings disturbed due to pavement cuts or construction related activities shall be replaced as directed by Engineering. Replacement during construction of the project may be considered temporary, with final pavement marking restoration to occur at the end of the project.
- The contractor shall take all necessary precautions to protect the existing public road pavement. Damage to the public road pavement during the course of construction may necessitate milling and resurfacing of the damaged areas prior to issuance of the Certificate of Occupancy.
- A street cut moratorium is in effect for E. Madison St. until 2035, and S. Fifth Ave. until 2033. Special restorations are required for street cuts. Refer to City of Ann Arbor Public Services Department Standard Specifications Article 1, Section XIX.A.

NOTES

- A TEMPORARY EARTH RETENTION SYSTEM WILL BE REQUIRED AND A LICENSING AGREEMENT WILL BE REQUIRED FOR WORK WITHIN THE PUBLIC ROW. PLANS WILL BE SUBMITTED DURING THE DETAILED ENGINEERING PROCESS AS THE BUILDING PLANS ARE DEVELOPED.
- THE DEVELOPER WILL COMBINE ALL TAX PARCELS AS PART OF THIS PROJECT.
- ALL CLASS A BIKE PARKING SPACES ARE LOCATED WITHIN THE BUILDING.
- ALL PAVEMENT REPLACEMENT TO MEET CITY STANDARD SPECIFICATIONS. SAWCUT ALL REMOVAL LIMITS.
- ALL CURB DIMENSIONS ARE TO BACK OF CURB.

Natural Features Inventory and Impact

The site does not contain any steep slopes, watercourses, wetlands or endangered species habitat.

Floodplain
The site does contain an area within the floodplain of the Allen Creek. The floodway remains within the roadway area and will not be impacted. The building in the floodplain area will have the first level of parking and will allow flow through the parking area. Depth of flood impact is limited to 2' depth at the 100 year flood elevation. The building design will accommodate floodplain storage volume equal or greater than existing conditions floodplain storage area. A permit from Michigan EGLE will be required.

Landmark Trees
The site does contain 5 landmark trees for which the critical root zones are highly impacted by the existing site structures and foundations, paved surfaces, overhead utility lines, and gravel parking areas. These trees are proposed for removal and includes trees 1900-36" Black Walnut, 1906-30" Black Walnut, 1907-30" Black Walnut, 1914-21" Black Walnut, and 1915-19" Black Walnut. There are two landmark trees offsite shown on the topography that will not be affected.

The existing trees have been assessed by an arborist and the feeling is that the American elm trees and showing signs of impacts of Dutch elm disease and will continue to decline.

LANDMARK TREE LISTING

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	REMOVE
1883	28"	American Elm	Ulmus americana	21	X			
1900	36"	Black Walnut	Juglans nigra	20	X			X
1906	30"	Black Walnut	Juglans nigra	19	X			X
1907	19"	Black Walnut	Juglans nigra	19	X			X
1914	21"	Black Walnut	Juglans nigra	21	X			X
1915	19"	Black Walnut	Juglans nigra	21	X			X
1918	22"	Honey Locust	Gleditsia inaequalis	21	X			

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THE DEAN ANN ARBOR
AREA PLAN FOR REZONING
CONCEPTUAL DIMENSIONAL LAYOUT PLAN

3

DATE: 11/14/25	SHEET 3 OF	REV. DATE
CADD: JCA	ENG: JCA	
PM: SWB	TECH: SWB	
FILE: 25085P1		

JOB No.	25085
REVISIONS:	

Ann Arbor, MI

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Minneapolis, MN 55401
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AREA PLAN
SUBMITTAL

ORIGINAL ISSUE: 11/13/25

REVISIONS		
No.	Description	Date

2025-1696
PROJECT NUMBER

ESG
DRAWN BY _____

KEY PLAN

558 S. 5th Ave

LOWER LEVEL & LEVEL 1 FLOOR PLANS

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