## PLANNING DIVISION STAFF REPORT - ADDENDUM

August 8, 2016

## PREPARED FOR THE PLAN COMMISSION

Project Address: 418 Division Street (District 6 – Ald. Rummel)

**Application Type:** Rezoning and Conditional Use

**Legistar File ID #:** 43648 & 43416

Prepared By: Chris Wells, Planning Division

Report Includes Comments from other City Agencies, as noted

In response to comments made at a neighborhood meeting on August 4, 2016, the applicant provided Planning Division staff dimensioned building elevations on the afternoon of August 5 which clarified the height of the proposed building. (Note: these drawings have been included with along this memo). In review of those drawings, it has been determined that an additional conditional use applies to this project. The proposed building has an average height of 44 feet – 3 inches as measured by Section 28.134(1)(b) which states:

For principal buildings and structures, height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.

The maximum height for buildings in the TSS (Traditional Shopping Street) District as stated in Section 28.065(3) of the Zoning Code is 3 stories or 40-feet. Therefore, the following conditional use standard applies to this project:

Conditional Use Approval Standard 12 (Section 28.183(6)(a)(12)): When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Planning Division staff have reviewed the submitted drawings per Standard 12 and does not believe that the additional few feet of height depicted on the revised elevations materially changes our recommendations regarding the project.

Planning Division staff also feel the project is adequately noticed for the Plan Commission to act on the requests, including the height above 40 feet.







ISSUED

PROJECT TITLE
418 Division St.

Madison, WI
SHEET TITLE
Exterior
Elevations

SHEET NUMB



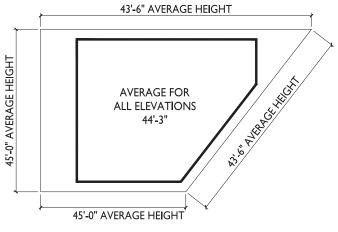
PROJECT NO.

160





ISSUED



418 Division St.

Madison, WI

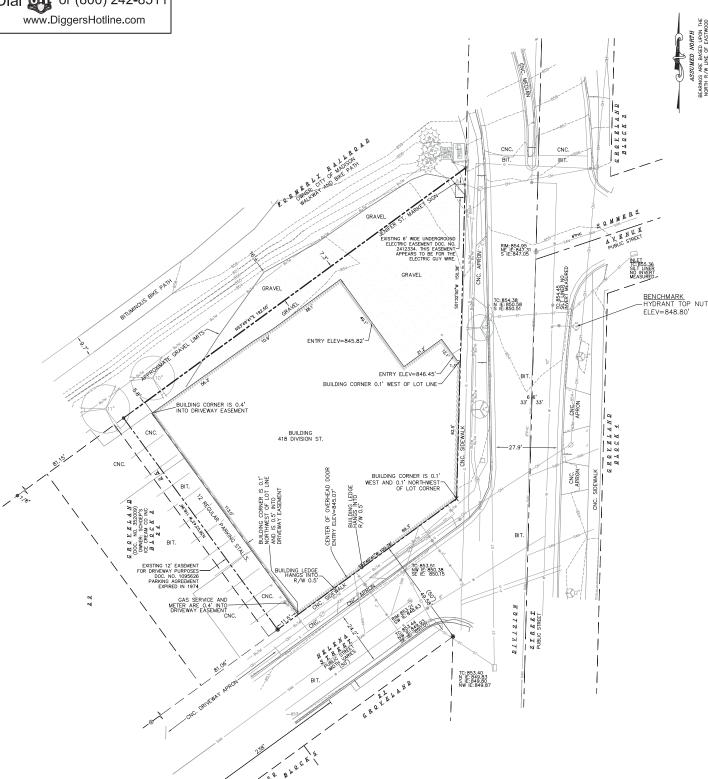
Exterior **Elevations** 

A-2.2-elv

PROJECT NO.

PART OF LOTS 6 AND 7, FARWELLS ADDITION TO THE VILLAGE OF MADISON, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.





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NUMBER	RIM/TC	ELE	VATION	ELE	EVATION	DESCRIPTION									
532	857.62	E	854.37	S	854.27									CURB INLET	
533	857.65	W	854.42	S	853.51	SE	854.15	E	854.32	N	853.53			CURB INLET	
534	857.85	W	853.33	S	853.15	E	853.18	N	854.05	N	853.31	N	849.71	RECTANGULAR MANHOLE COVER	
661	857.63	S	853.51											CURB INLET	
664	857.62	W	854.71	S	854.47	E	854.98							CURB INLET	
664A	857.62	W	855.13											CURB INLET	
665	857.62	E	854.67	S	855.16									CURB INLET	
669	858.25	W	853.56	E	853.47	NE	853.33	N	853.56	NW	853.83			RECTANGULAR MANHOLE COVER	
805	856.34	W	848.30	N	850.66	E	847.85							STORM SEWER MANHOLE	

## NOTES:

- Except as specifically stated or shown on this map, this survey does not purport to reflect any of
  the following which may be applicable to the subject real estate: easements; building setback lines;
  restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other
  facts that an accurate and current title search may disclose.
- No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Dates of field work: June 22 and 26, 2015
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown beream
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon. Trees under  $8^{\prime\prime}$  in diameter were not a part of this survey.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 2015:2516364, 2015:2516451 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 14,959 square feet
- Elevations are based upon NAVD88 datum. The brass cap monument at the Southwest corner of Section 06 has an elevation of 852.169" based upon benchmark on tiesheet by Carl M. Sandsnes, dated 2-16-04.
- 10) No access is permitted to Eastwood Drive per Award of Damages Document Number 1360330.
- 11) City records show an 18"VP storm sewer constructed in 1906 traverses under the building.

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G	BURIED GAS LINE
w	WATER MAIN
— SAN —	SANITARY SEWER
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—Е—	BURIED ELECTRIC
— CaTV —	BURIED CABLE ACCESS TEL
FO	BURIED FIBER OPTIC
@	WATER VALVE
0	GAS VALVE
G	GAS METER
AC	AIR CONDITIONER
TV	TV PEDESTAL
E	ELECTRIC PEDESTAL
Ø	UTILITY POLE
Ø	LIGHT POLE
	TELEPHONE PEDESTAL
0	FIRE HYDRANT
	SIGN
ی	GUY WIRE
	STORM SEWER CURB INLET

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	<u>LEGEND</u>	
•	3/4" SOLID IRON ROD FOUND	
•	IRON PIPE FOUND WITH CAP	
٠	FOUND MAG NAIL	
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<del>(1)</del>	DECIDUOUS TREE	
BIT.	BITUMINOUS PAVEMENT	
CNC.	CONCRETE PAVEMENT	
( )	INDICATES RECORDED AS	
	DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	

	Fax: 6	608-2	VI 5370 -250-9 250-92 ØBSE- veyeng	66				
APPROVALS PROJECT ENG:	MLB DESIGNED BY:	PDF DRAWN BY:	PDF CHECKED BY:	MLB MLB				
418 DIVISION STREET	418 DIVISION STREET	MADISON, WI 53703	PRIME URBAN PROPERTIES	2020 EASTWOOD DRIVE MADISON, WI 53703				
PROJECT #: BSE1888-16 PLOT DATE: 06/15/2016  REVISION DATES:  ISSUE DATES: Cond. Use 06/15/2016								
EXISTING CONDITIONS								

Burse

888-16 6/15/2016 ITIONS Burse C-1.0

