

BARACUDA

SUMMARY

PROJECT ADDRESS: 222 S. Hamilton St.; Madison, WI
APPLICATION TYPE: Conditional Use: MGO 28E-2; Multi-family dwelling (> 8 dwelling units)
PREPARED BY: Populance, llc

APPLICANT:

Henry Hamilton Partners, llc
 104 King Street, Madison, WI 53703

CURRENT PROPERTY OWNER:

Romanov Holdings, LLC
 PO Box 5603 Madison, WI 53705

REQUESTED ACTIONS:

Approval of a conditional use to allow construction of a mixed-use building with ~~930~~^{1,341} square feet of commercial space, 19 owner-occupied condominiums, and 19 structured parking stalls to be constructed at 222 South Hamilton Street. A demolition request for an existing 2 story office building on site is also part of this submittal. KD

PROPOSAL SUMMARY:

The applicant wishes to demolish an existing 2 story office building and construct a six story, 42,000 gross square-foot mixed-use building with 930 square feet of ground floor commercial space and 19 owner occupied condominiums with structured parking for 19 autos. The applicant proposes to commence construction in October 2018, with completion anticipated by the summer of 2019.

PROJECT SCHEDULE:

- 12.20.17 Initial contact with District 4 Alder, Mike Verveer
- 02.25.18 Initial contact with Basset Neighborhood President, Jonathon Cooper
- 11.18-current Contact with City Staff regarding various project components
- 03.02.18 Meeting with City Staff
- 02.21.18 Demo request to Alder
- 02.21.18 Demo Listserv Notification
- 03.12.18 Neighborhood Meeting
- 05.07.18 Steering Committee Meeting
- 05.31.18 DAT Meeting
- 07.05.18 Steering Committee Meeting
- 07.09.18 Contact with Urban Design Commission
- 07.12.18 Special Neighborhood Meeting
- 07.16.18 UDC pre-conference
- 07.18.18 Plan Commission Submittal

APPLICABLE REGULATIONS & STANDARDS

**MGO Chapter 28
MGO Subchapter 28E
City of Madison Comprehensive Plan
Basset Neighborhood Plan**

SUBCHAPTER 28E: DOWNTOWN AND URBAN DISTRICTS ZONING CODE

28.071 GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.

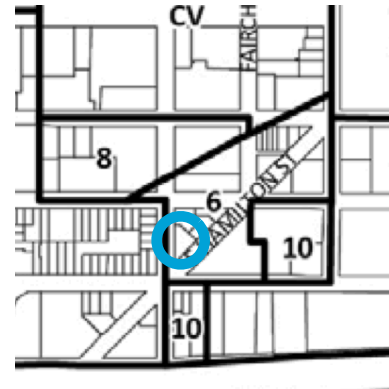
(1) *Statement of Purpose.*

- (a) *Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;*
- (b) *Recognize and enhance the unique characteristics of Downtown neighborhoods;*
- (c) *Recognize the architectural heritage and cultural resources of Downtown neighborhoods;*
- (d) *Facilitate context-sensitive development;*
- (e) *Foster development with high-quality architecture and urban design;*
- (f) *Protect important views as identified in the Downtown Plan.*

28.071(2)(a) Downtown Height Map

28.071(2)(a) DOWNTOWN HEIGHT MAP

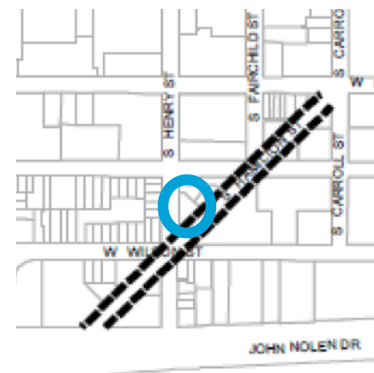
ALLOWED = 6 Stories
PROPOSED = 6 Stories
✓**Complies**



28.071(2)(c) DOWNTOWN STEPBACK MAP

REQUIRED: S. Hamilton St. = 15'-0" stepback above 4 stories
PROPOSED = 15'-0" stepback at 5th floor
✓**Complies**

28.071(2)(c) Downtown Stepback Map



28.076 URBAN MIXED-USE (UMX) DISTRICT.

(1) *Statement of Purpose.*

This district is intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings.

TABLE 28E-2 Designates the following:

- Professional Office: **Permitted Use**
- Multi-family dwelling (> 8 dwelling units): **Requires Conditional Use approval**

28.071 (3) Design Standards.

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.

Liner Building:

(a) Building Type. A specialized building, parallel to the street, which is designed to conceal an area such as a parking lot or loading dock.

(b) Access and Entry. The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street.

(c) Massing and Articulation. Maximum building length parallel to the primary abutting street shall not exceed three hundred (300) feet without a visual break such as a courtyard or recess. Minimum building depth is sixteen (16) feet. Facades facing a public street shall be vertically articulated a minimum interval of forty (40) feet. Entrances shall be provided at least every forty (40) feet along the primary abutting street.

✓Complies

2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.

✓Complies

3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

✓Complies

4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.

✓N/A

(b) Entrance Orientation.

1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.

✓Complies

2. Additional secondary entrances may be oriented to a secondary street or parking area.

✓Complies

3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

✓Complies

4. Within ten (10) feet of a block corner, the facade may be set back to form a corner entry.

✓N/A

(c) Facade Articulation.

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
 - a. Facade modulation, step backs, or extending forward of a portion of the facade.
 - b. Vertical divisions using different textures, materials, or colors of materials.
 - c. Division into multiple storefronts, with separate display windows and entrances.
 - d. Variation in roof lines to reinforce the modulation or vertical intervals.
 - e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

✓Complies

(d) Story Heights and Treatment.

1. For all buildings, the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. An atrium that exceeds eighteen (18) feet will be considered more than one (1) story.

✓Complies

2. Upper stories shall not exceed fourteen (14) feet floor to floor.

✓Complies

3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.

✓Complies

4. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation.

✓Complies

5. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

✓N/A

(e) Door and Window Openings.

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.

✓Complies

2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.

✓Complies

3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

✓Complies

4. Garage doors and opaque service doors shall not count toward the above requirements.

✓Complies

5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

✓Complies

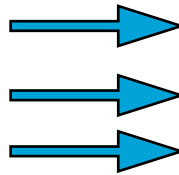
f. Building Materials.

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.

✓Complies

Table 28E-1: Building Materials in Downtown and Urban Districts.

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face / Split-Face Block	✓	✓	✓	✓	A
Wood / Wood Composite	✓	✓	✓	✓	B
Fiber-Cement Siding / Panels	✓	✓	✓	✓	B
Concrete Panels (Tilt-up or Precast)	✓	✓	✓	✓	C
EIFS / Synthetic Stucco	✓	✓	✓	✓	D
Stone / Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	E
Hand-Laid Stucco	✓	✓			D
Reflective Glass / Spandrel	✓				F
Glass (Transparent)	✓	✓	✓	✓	



- A- Shall be used in conjunction with a palette of materials and shall not comprise more than thirty-three percent (33%) of any building.
- B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material.
- C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.
- D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square.
- E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal
- F- Shall be used in limited quantities as an accent material.

2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade.

✓Complies

g. Equipment and Service Area Screening.

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.

✓Complies

2. No doors or openings providing access to parking or loading facilities shall abut the Capitol Square, State Street or King Street.

✓N/A

3. Fences and walls shall be architecturally compatible with the principal structure.

✓Complies

h. Screening of Rooftop Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

✓Complies

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

✓Complies

28.183- Conditional Use

Section 28.183 provides the process and standards for the approval of conditional use permits.

The criteria for new developments in Downtown Districts are found in Section 28.071(3)

Review Required By: Urban Design Commission and Plan Commission.

28.183(6) Approval Standards.

(a) The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1: The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

Provides additional Housing options for a dynamic urban environment

2: The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

All Municipal Services and infrastructure are existing and service site

3: The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

Provides a complementary use to adjacent properties and uses

4: The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Would have no effect on surrounding property and uses

5: Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

All Municipal Services and infrastructure are existing and service site

6: Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

All entry points to the site have been discussed with City Staff. Proposed Vision Triangle of 25'-0" is adequate for the Henry/Hamilton/Wilson triangular intersection and 10'-0" vision triangles are required at other access points/drive aisles.

7: The conditional use conforms to all applicable regulations of the district in which it is located.

Proposed project is in conformance with MGO Subchapter 28E

8: When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

a: Bear in mind the City general intent to accommodate community living arrangements.

b: Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the percentage by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.

N/A

9: When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

Project will be submitted to the Urban Design Commission

10: When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use. **N/A**

11: **N/A-** Proposed project not a telecommunication facility

12: **N/A-** Project proposal does not exceed Max. Building heights per **28.071(2)(a)**

13: **N/A-** Proposed project not a lakefront development.

14: **N/A-** Project proposal does not exceed Max. Building heights per **28.071(2)(a)**

BACKGROUND INFORMATION

Parcel Location: An approximately 7,867 s.f. (0.18-acre) parcel located at the triangular intersecting corner of S. Hamilton, S. Henry, and W. Wilson; Aldermanic District 4 (Verveer); Downtown District; Madison Metropolitan School District.

Existing Conditions and Land Use: Existing 3 story Office building, built approx.. 1961, zoned UMX (Urban Mixed Use).

Surrounding Land Uses and Zoning:

North: Single-family house converted to Offices, zoned UMX

South: Multi-Family rental house conversions, zoned UMX

West: Multi-Family rental house conversions, zoned UMX, (1) owner occupied single family, zoned DR-2 and PD

East: Dane County Courthouse, zoned PD

Adjacent Streets:

Hamilton: One-way (north); No street parking along parcel, no parking along opposite side of street

Henry: Two-way; No street parking on parcel side of street (east). 2 hr parking along a portion of opposite side of street
Fire lanes can be utilized on either Hamilton or Henry Streets.

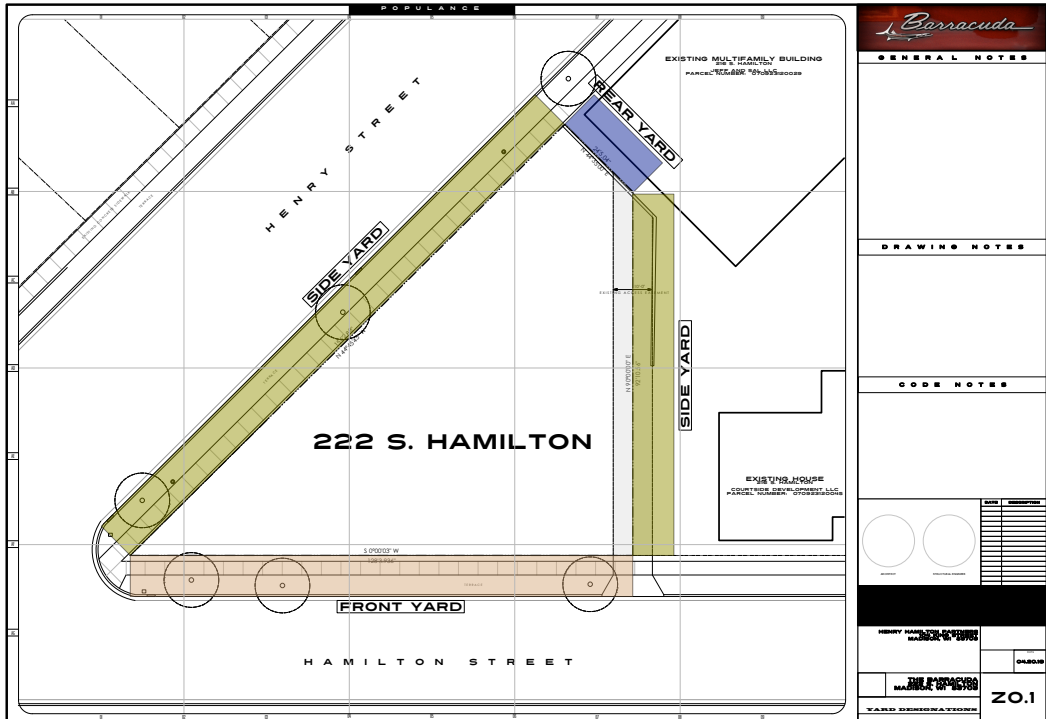
Adopted Land Use Plans: The Comprehensive Plan designates the property and context as part of the Downtown Core (Volume II, Map 2-3).

Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

The 1997 Basset Neighborhood Master Plan identifies the parcel as part of the State Capitol Mixed Use Zone and encourages an intensive mixed use zone including very high density residential development.

Zoning Summary: The site is zoned **UMX (Urban Mixed-Use)**:

Site is on a triangular lot. Yard designations were determined by zoning staff on 02.27.18:



Mixed Use Building:

Requirements	Required	Proposed
Front Yard	0' Minimum	2'-0"-5'-0"
Side Yards	0' Minimum	2'-0"-15'-0"
Rear Yard	10'-0"	10'-0"
Useable Open Space	10 sq. ft. per bedroom 38 bedrooms = 380 s.f. required	227 sq. ft. at grade; 2850 sq. ft. balconies (3077 sq. ft. total)
Maximum Lot Coverage	90%	77%
Maximum Building Height	6 stories	6 stories
AutoParking	No minimum	19
Bike Parking	1 per dwelling unit + 1 visitor stall per 10 res. units = (21); Office: 1 per 2,000 sq. ft. floor area (1) (22 total)	5 surface; 17 underground (22 total)
Loading	N/A	0
Building Forms	Large Multi-Family/ Commercial Block	Large Multi-Family/ Commercial Block
Other Critical Zoning Items		
Yes:	Urban Design (Downtown District), Barrier Free, Access Easements	
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park, Historic District	

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service

PROJECT DESCRIPTION

The applicant has submitted a request for conditional use approval for 0.18-acre parcel located at the triangular corner of S. Hamilton, S. Henry, and W. Wilson. The request calls for the construction of a six-story mixed-use building that will contain 930 square feet of ground floor commercial space and 19 owner occupied condominium units.

The proposed six-story mixed-use building will parallel S. Hamilton and S. Henry with a new parking entrance off S. Henry and an existing parking entry off S. Hamilton, with the primary pedestrian entrance and building lobby off S. Henry. The commercial space will be located on the southern tip of the ground floor, with an entrance proposed on S. Hamilton street.

On the first floor, the applicant proposes a residential lobby and landscaped commons along the western façade and one condominium unit. The eastern driveway will provide separate access to structured parking that will include 10 auto parking stalls and 17 bike parking stalls. The area between the sidewalk and building is landscaped open space; a second, smaller open space is proposed at the southern tip of the property. The upper 5 floors of the building will contain the remaining 18 dwelling units. Overall, the 19 condominium units proposed will consist of 19 two-bedroom units.

Elevations of the building propose a contemporary commercial building to be clad with a combination of Composite Wood, Glass, and Stone with a distinct base, middle and top.

BUILDING AREA

Level	Name	Area
GROUND FLOOR	GROUND FLOOR	6,107 SF
1ST FLOOR	FIRST FLOOR	6,378 SF
2ND FLOOR	2ND FLOOR	7,015 SF
3RD FLOOR	3RD FLOOR	7,043 SF
4TH FLOOR	4TH FLOOR	7,010 SF
5TH FLOOR	5TH FLOOR	5,362 SF
6TH FLOOR	6TH FLOOR	5,372 SF
TOTAL		44,287 SF

UNIT MATRIX

Level	Number	Size (s.f.)	Bedrooms	Bathrooms
1ST FLOOR	101	1,515	2	2
Total Units: 1		1,515		
2ND FLOOR	201	1,433	2	2
	202	1,726	2	2
	203	1,587	2	2
	204	1,438	2	2
Total Units: 4		6,184		
3RD FLOOR	301	1,726	2	2
	302	1,588	2	2
	303	1,444	2	2
	304	1,433	2	2
Total Units: 4		6,191		
4TH FLOOR	401	1,726	2	2
	402	1,588	2	2
	403	1,449	2	2
	404	1,433	2	2
Total Units: 4		6,196		
5TH FLOOR	501	1,695	2	2
	502	1,442	2	2
	503	1,449	2	2
Total Units: 3		4,586		
6TH FLOOR	601	1,696	2	2
	602	1,443	2	2
	603	1,449	2	2
Total Units: 3		4,588		
TOTALS: 19 units		29,260	Bedrooms 38	Bathrooms 38

DEMOLITION OF EXISTING BUILDING

The Zoning Code **Sec. 28.185** includes the following provisions regarding approval of the Demolition and Removal of buildings:

(1) Statement of Purpose.

It is hereby declared a matter of public policy that the good maintenance and rehabilitation of existing buildings, the preservation of safe and sanitary housing available at reasonable prices, and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving his or her existing building or buildings.

(2) Applicability and Initiation.

(a) An application for a demolition or removal permit shall contain a clear, detailed and complete statement of the present or most recent use and any use proposed to be made of the property if the demolition or removal permit is approved.

COMPLIES: Proposed Project Plan submitted to Plan Commission for Conditional Use and Demolition Approvals

P O P U L A N C E

(b) An application for a permit also shall include plans for any proposed future use, including site, grading and landscaping plans, floor plans, building elevations and materials, the length of the current ownership, and photographs of the interior and exterior of the building(s). A written report of a licensed architect or engineer describing the condition of the building(s) may be submitted to substantiate the request.

COMPLIES: Proposed Project Plan (including assessment by licensed Architect) submitted to Plan Commission for Conditional Use and Demolition Approvals

(7) Approval Standards.

Applications for demolition or removal permits shall not be approved, except as provided in (6) above, unless the following standards are met:

(a) Applications With a Proposed Future Use.

1. The Zoning Administrator issues a zoning certificate for the proposed use of the property. For the purpose of this subdivision, a zoning certificate shall mean a certification in writing that the proposed use of the property would be in compliance with the provisions of the Zoning Code.
 - a. If the Zoning Administrator finds that the proposed use of the property is not in compliance with the provisions of the Zoning Code, the applicant for a demolition or removal permit may apply for a map or text amendment pursuant to Sec. 28.182 or for a conditional use permit pursuant to Sec. 28.183 for the proposed use. All of the provisions of Secs. 28.182 and 28.183 shall apply to said applications, except that the time limit for commencement of the conditional use, pursuant to Sec. 28.183(9), shall be eighteen (18) months instead of twelve (12) months.
 - b. If after the procedures provided in Paragraph 1.a. are followed, the proposed use of the property would be in compliance with the provisions of the Zoning Code, the Zoning Administrator shall grant zoning approval for the proposed use, pursuant to Sec. 28.202(3).
Proposed project meets all Planning and Zoning standards currently adopted at time of submittal
2. The Plan Commission finds that both the requested demolition or removal and the proposed use are compatible with the purpose of this section and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. Furthermore, the proposed use should be compatible with adopted neighborhood plans, the Comprehensive Plan or with any applicable neighborhood conservation district requirements. When making this finding the Commission shall consider and may give decisive weight to any relevant facts, including but not limited to:
 - a. The effects the proposed demolition or removal and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties.
 - b. The reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building; and
 - c. The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.
No existing housing, affordable or otherwise is affected by the demolition of the existing building.
4. In the case of landmarks or improvements located in a local Historic District, consideration and approval of demolition or removal permits by the Plan Commission shall be contingent upon the prior issuance of a certificate of appropriateness by the Landmarks Commission pursuant to Sec. 33.01 (5)(c), MGO.
Proposed project is not a Landmarked building nor is it located in a Historic District.
5. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.
6. If a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator.
Reuse and Recycling Plan has been submitted as part of the Plan Commission Package.

ANALYSIS AND CONCLUSION

Any mixed-use building with greater than 8 units in the UMX zoning requires approval as a **conditional use**. The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met.

That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present."

The Applicant specifically believes that the conditional use standards can be met for the proposed mixed-use building. Applicant believes that the proposed development will have a positive impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, and will not create an adverse impact on the City's ability to provide services to the site.

Applicant also believes that approval of the project will not create an undue impact on traffic, circulation or parking in the surrounding area, based on the small amount of parking provided and multiple access points.

The proposed redevelopment of the site is consistent with the statement of purpose for the UMX zoning district, which was established to recognize corridors in the City that are largely pedestrian oriented, and encourage their redevelopment into mixed-use projects that are conducive to pedestrian, bicycle, transit and motor vehicle activity.

The project is also consistent with the neighborhood commercial recommendation applied to the site and adjacent properties the 1997 Bassett Neighborhood Master Plan, which was developed to create a neighborhood stabilization and redevelopment vision for the area of the City located near the Capitol and more intensive residential uses west of the Capitol.

Applicant believes that the mixed-use building can also meet the requirements for new development in the Downtown Core sufficiently for the Urban Design Commission to grant the project approval.

Applicant believes that the project, as an owner occupied mixed use development, fills a much needed demand for stable housing product in the Downtown Core. Project will be the first owner occupied multifamily project in the Downtown core since 2007.

The project provides the effective screening of parking recommended by the district, with all of the proposed structured parking concealed. Further, the architecture of the building suggests that it can meet the district goals for contemporary architecture and massing, and for materials and colors of new buildings to be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.

Additional Items:

- 1: Project is NOT located in a Historic District as designated by the Landmarks Commission
- 2: The nearest designated landmark buildings are on the 100 and 300 blocks of Hamilton (Baskerville and Stoner House)

E N D

EXISTING BUILDING ASSESSMENT

Address:	222 S. Hamilton Street, Madison, WI
Current Use:	Office
Type of Construction:	III A
Construction:	Steel Frame with masonry exterior and wood truss roof
Stories:	2 above grade/basement
Sprinklered:	NO
Meets current Accessibility Requirements:	NO
Can be converted to meet current Accessibility Requirements:	Unlikely, Presents considerable hardships and cost disproportionality.

DESCRIPTION:

Existing structure was built in 1955 for use as an office building. Building style is approximating a semi-Georgian Revival with several elements, including columns and a pediment at the front entry. The windows and articulation of the rest of the elevations do not carry over any of the design language and are flat surfaces with little to no architectural detail.

The casement windows are another deviation from the faux Georgian style seen at the entry elevation. It is assumed that those are not the original windows, but no information could be found as to a replacement date.

The building is symmetrical about an axis on site that is skewed somewhere between the Hamilton and Henry Street axes that creates an unusual main entry facade that is not directly related to either street.

The building is subdivided up into offices served by a double loaded corridor and open stairs serving all levels.

NOTE: Photos of the existing building exterior and interior are contained in the Barracuda Project Plan Commission submittal

STRUCTURE/CLADDING/ROOF:

The structure consists of concrete foundation walls, steel framing for the first and second floors (approx. 22'-0" bay spacing) and wood roof trusses.

Floor systems appear to be a composite concrete deck with a combination of carpet and terrazzo floor finishes in the common areas and corridors and carpet in the offices. Bathrooms received a ceramic tile finish

The structure is in relatively good shape, with signs of deferred maintenance appearing. Several areas of the exterior brick cladding would be candidates for re-pointing, but no major water infiltration was evident during the inspection.

The asphalt shingle roof appears to be 15+ years old and would need to be replaced in the medium term. No visible signs of water infiltration or damage were evident.

WINDOWS:

The windows were aluminum single pane casement windows, and it is not known if these are the original or replacement windows. Many frames were showing signs of distress and oxidation. Average window size is 32" h x 50" w, with clear glass. Smaller windows with obscure glass are used in the bathroom areas.

MECHANICAL:

The mechanical system is a lower efficiency gas boiler for a hot water baseboard system. The boiler appeared to be maintained, however the age was 30+ years.

ACCESSIBILITY:

As is common with buildings of this age, there are no accessible routes from the sidewalk or parking area to any level of the building, with obstructions, curbs, and stairs preventing any accessible access. In addition to the lack of accessible routes, there is no elevator serving the different building floors. The public bathrooms are situated such that there is one bathroom per floor. The Women's Restroom is on the 2nd floor, the Men's bathroom is on the 1st Floor, and there are no restrooms on the basement level.

The bathrooms provide minimal to no maneuvering clearances and none meet the minimal accessible design standard requirements of today.

P O P U L A N C E

SUMMARY AND RECOMMENDATIONS:

Although the building has aged appropriately with minimal maintenance and poses no immediate hazard, the combination of inefficient design and mechanicals, no accessibility accommodations and the general odd placement on the site, creates a condition where we can find no compelling reason why the building should remain.

The Design of the building is a mix of a historical style and mid century suburban blankness and anonymity with no defining architectural or period significance.

Respectfully submitted,

Christopher Gosch

DEMOLITION AND CONSTRUCTION WASTE MANAGEMENT PLAN

Project Name: The Barracuda

Contractor: TBD

Construction Waste Manager: TBD

Location: 222 S. Hamilton Street , Madison, WI.

Date: The construction period is approximately 9 months from October 1, 2018 to June 1 2019

Facility / Scope of Project

The Barracuda Project is new construction and will be an approximately 40,000 square foot new construction of mixed use Residential, Commercial, and Parking.

The sustainable building techniques will be employed include use of recycled products, use of energy-efficient glass and fixtures, and on site recycling.

The General Contractor will employ sustainable building materials and practices on this project. The reduction, reuse and recycling strategies and goals are as follows:

1. REUSE – It is intended that the project shall generate the least amount of waste possible and that methods shall be used that minimize waste due to error, poor planning, breakage, mishandling, contamination, or similar factors.
2. REMOVE- All hazardous materials will be removed and recycled or properly disposed per Federal and State Law.
3. DEMOLITION- Building materials not salvaged or otherwise accessible during the REUSE phase.
4. CONSTRUCTION RECYCLE – As many of the waste materials as economically feasible shall be reused, salvaged, or recycled. Waste disposal in landfills shall be minimized. The project has a goal of a 75% recycling rate.

9/20/18 thru 9/23/18 – Owner and Recycling Partners remove appliances, furnishing, etc.

9/24/18 thru 9/29/18 –Asbestos and lead abatement (if required)

9/28/18 thru 8/27/18 –Electricity, gas, phone, water utilities to be terminated for demolition.

10/01/18 –Construction fencing installed and demolition contractor mobilized

REUSE

Asbestos and lead testing and abatement will be completed before demolition. All parties involved in the demolition should be familiar with the report and take all appropriate steps for personal and environmental safety.

Existing Building items to be salvaged and reused:

- Cabinets – wood and laminate
- Sinks
- Windows
- Light fixtures
- Wood and metal railings
- Doors
- Built-in shelves
- Base boards
- Solid wood paneling
- Marble Wainscoting
- Ceiling tiles
- Mirrors
- Copper

Partners in the Reuse Phase:

- Habitat ReStore will be contacted to salvage usable building materials.
- Occupy Madison will be contacted to salvage any materials

REMOVE:

Hazardous and regulated materials are to be removed for proper disposal prior to full demolition. These items include the following:

- Lighting,
- Electronics
- Batteries
- Refrigerants
- Appliances
- Hazardous chemicals

For all materials removed during this phase, the demolition contractor shall provide evidence of proper and secure handling and disposal.

Receipts or other proof of recycling shall include the date(s), material, quantity, weight or volume, and recycling or disposal company contact information.

DEMOLITION

Recycling or properly disposing of building materials prior to demolition:

- Copper
- Concrete
- Brick
- Asphalt Paving
- Asphalt Shingles
- Metal

- Wood
- Cardboard, Paper, Cans, and Bottles
- Wood
- Carpet

Brick and Stone

- Brick and stone can be salvaged whole or crushed, or used as clean fill.
- *NOTE:* The building is clad in brick on the exterior

Concrete and Concrete Block

- Clean concrete and concrete block may be crushed and used as fill, aggregate in roadbeds, or for recycling into new concrete.
- *NOTE:* Concrete landings and foundations, concrete block, and exterior Stairs and patios

Metal

- *NOTE:* Copper piping, railings, building structure

Cardboard, Paper, Cans, and Bottles

- Cardboard, paper, cans, and bottles must be recycled under Wisconsin law.
- *NOTE:* Any recyclable materials on-site or generated during demolition must also be recycled.

Wood

- Any unpainted and untreated wood will be collected for recycling.

CONSTRUCTION RECYCLE

Projected construction waste materials:

- Cans & bottles
- Cardboard
- Carpet scrap
- Ceiling tile scrap
- Concrete/Masonry products
- Glass
- Gypsum drywall
- Insulation scrap
- Scrap Metal
- Pallets
- Paper – plans, office paper, newspaper, etc
- Plastics including stretchwrap/shrinkwrap, plastic bags, packaging
- Scrap wood - Plywood, OSB, particleboard, other engineered lumber, dimensional lumber
- Vinyl flooring scraps
- Miscellaneous - lunch wastes, floor sweepings

Based on the waste generation rates from WI statewide averages, this project is expected to generate 22 tons or 197 cubic yards of construction debris. With 75% diversion the Barracuda Project should recycle or reuse an estimated 16 tons of material.

Targeted Materials

Materials	Name and Location of Recipient
<input checked="" type="checkbox"/> Cardboard	Card Recycling. – sorted, sold to paper mills to make into new paper products
<input checked="" type="checkbox"/> Concrete/Masonry	Sent to one of several concrete recyclers in area for recycling back into concrete
<input checked="" type="checkbox"/> Drywall	Hoffman Farms – Ground and added to compost as an amendment
<input checked="" type="checkbox"/> Wood	Royal Recycling – chipped and sold for landscape mulch
<input checked="" type="checkbox"/> Cans & Bottles	Recycle America – sorted, sold to various markets to make, for example, new aluminum cans, new glass bottles, carpeting made from soda bottles
<input checked="" type="checkbox"/> Waste	Dane County Landfill-Madison, WI.
<input checked="" type="checkbox"/> Metal	All Metals Recycling – melted and made into new metal products

Materials-handling procedures

All subcontractors will abide by the guidelines stated below. Our goal is to minimize the environmental impact of the construction project and reduce our waste by 75%. To reach this goal, the following items will be diverted from the landfill and recycled or reused.

Cardboard

Cardboard includes flattened, clean cardboard and boxboard. It does not include waxed cardboard, tissue, paper plates or towels, pizza boxes, or any item that is not paper. Cardboard that is over 50% covered with paint, mud or other contaminants should be disposed of as trash. Separate plastic and Styrofoam and other items which may be stuck to the cardboard boxes before recycling. Place in designated containers located on the job site. A detailed list of acceptable items will be posted in the trailers and on/near each container. The cardboard and office paper will be sorted, bundled and sold to be made into new paper products.

Concrete/CMU

Concrete/CMU include concrete masonry units, concrete, and bricks. This will be crushed and used in making new concrete, or as general construction gravel for roadbeds and fill. Trees, branches or other organic matter cannot be placed in this container.

Gypsum Drywall

Drywall in good condition will be stockpiled for reuse and reused as much as possible. Unpainted scrap drywall will be placed in roll off containers for recycling. It is very important that the scrap drywall be kept completely free of contaminants including nails, screws and any other material.

Lunchroom recyclables - plastic, glass, aluminum and steel bottles, jars and cans
Place in labeled recycling bins located on job site near eating areas. When recycling bin is full, take to larger recycling container outside by other containers. Bottles, jars and cans need to be empty. Bottles and cans will be sorted offsite and recycled. A detailed list of acceptable items will be posted in the trailers.

Scrap Metal

Place in designated containers located on the job site. Metal will be hauled to a local metal recycler for processing.

Paper

Paper includes white or colored office paper, plans, newspapers, magazines and other paper. It does not include tissue, waxed paper, beverage cups, paper plates, food wrapping, or paper contaminated with food, mud or other materials. Paper is recycled back into new paper products.

Wood

Wood includes packaging wood, pallets, clean dimensional wood, plywood, OSB and particle board. Dimensional lumber in good condition will be stockpiled for reuse when short-length pieces are needed. Subcontractors are strongly encouraged to reuse as much wood as possible. Scrap wood that is not reusable will be placed in a designated container located on the job site. Nails that are in the scrap wood may be included, but all other materials such as pieces of metal, cardboard or other materials is prohibited. The scrap wood will be chipped, dyed and used as landscaping mulch.

Packaging

Specify minimal packaging when ordering materials. Find out if returnable packaging is available. Return packaging if possible (pallets, spools for electrical wire, etc.). If returnable packaging is not available, request recyclable packaging.

Other

All subcontractors are required to take note of what they are throwing away and come up with ways to minimize or eliminate the waste. Minimizing waste is the first priority –for example, returning reusable items (e.g. pallets or unused products) to the material supplier. The second priority is to reuse – for example, storing reusable products to reuse on future projects.

Meetings to be Held to Address Waste Management and Other Education Methods

Waste management plans and implementation shall be discussed at all regular job site meetings. A General Contractor representative will provide results quarterly at these meetings.

In addition to regular job site meetings, a kickoff meeting will be held and periodic presentations will be given by the General Contractor to job site personnel to update them on the program.

EDUCATION PLAN – Actions

- ☑ Complete Construction Waste Management Plan
- ☑ Hold Orientation/Kick Off Meeting
- ☑ Update & Progress in Weekly Job-Site Meetings
- ☑ Post Targeted Materials (signage)
- ☑ Distribute tip sheets to job-site personnel
- ☑ Post goals/progress (signage)
- ☑ Require those who contaminate dumpsters to re-sort
- ☑ Take photos to document progress and share with all parties
- ☑ At site visits, discuss waste management with job-site personnel
- ☑ Conduct periodic presentations for job-site personnel on waste issues

Waste Auditing Procedures

All subcontractors are responsible for daily site cleanup and ensuring that all recycling containers are kept free of contamination. General Contractor representatives shall be responsible for daily checks of trash and recycling containers to check for and ensure the removal of contamination. Violators will be required to re-sort any misplaced waste and, if the problem continues, pay the cost of General Contractor's time to sort recyclables from the trash. General Contractor representatives shall be responsible for contacting haulers for collection service. Feedback from all workers is encouraged and should be given to the on-site General Contractor representative. In addition, feedback may be given at any of the meetings held to address waste management to determine if improvements need to be made to the reuse and recycling program.

A Disposal Service representative shall conduct waste audits to assess if improvements need to be made to the recycling program. At these assessments, the Disposal Service will:

- A. Interview representatives from the General Contractor and subcontractors to identify specific items that may be hindering the recycling program and to obtain input on ways to improve waste reduction, reuse and recycling on the project
- B. Check for mis-sorted materials in recycling and trash dumpsters and correct problems. For example, if a cardboard recycling dumpster is contaminated with trash because there is not a conveniently-located trash dumpster, Disposal Service staff will work with the site superintendent to move the recycling/trash dumpsters.
- C. Assess placement and labeling of dumpsters and signs. Design and order signs for all recycling and trash dumpsters. Work with the site superintendent and hauler to place recycling dumpsters to best facilitate recycling compliance and efficiency.
- D. Document the process

Documentation Procedures

Disposal Service will document cost and savings to the project as a result of the program's implementation and provide a monthly and final report to the General Contractor. The monthly report will include the work activities for the month along with type and quantity of each material recycled and disposed, the total weight and volume of each material generated to date, the total weight and volume of each material generated for that month, and the diversion rate for that month and to date.

END