

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 11, 2016

**To:** Plan Commission  
**From:** Jenny Kirchgatter, Assistant Zoning Administrator  
**Subject:** 1002-1046 East Washington Avenue

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**Present Zoning District:** TE (Traditional Employment)

**Proposed Use:** Demolish industrial buildings to construct a mixed-use building with 55,600 sq. ft. of office space, 23,300 sq. ft. of commercial space, and 198 dwelling units. Create 3 mixed-use lots.

**Conditional Use:** Section 28.082(1), Table 28F-1:

- General retail is a Conditional Use.
- Auto repair station is a Conditional Use.
- Dwelling units in a mixed-use building is a Conditional Use.

Section 28.084(3)(c): Building heights exceeding the maximum height is a Conditional Use.

Section 28.141(13)(b): The required number of loading spaces may be reduced through Conditional Use approval.

**Plan Commission Review:** Section 28.185: Demolition of a principal building requires Plan Commission approval.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project):

- A. Staff is anticipating that future Conditional Uses will be sought as tenants are indentified for spaces in the building. These Conditional Uses will require additional approvals from the Plan Commission.
- B. As each tenant space is leased, the entire development must reflect compliance in the required amount, type and number of auto and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each use.

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Section 28.185(7)(a)5. requires that 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, Mr. George Dreckmann (608-267-2626).
2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.
4. The eastern half of the site is not proposed for development at this time. Approval of the demolition permit will require the removal of all structures including asphalt and concrete areas, driveways and driveway aprons. Driveway openings shall be closed and replaced with curb and gutter and the balance of the site shall be graded and seeded per City of Madison Engineering and Traffic Engineering requirements.
5. Future development on the eastern half of the site including the future 45 degree parking stalls will require appropriate approvals. The site shall be maintained with grass and landscaping until future development is approved.
6. The use/uses of the Maker Space have not been identified. A future Conditional Use may be required once the use is proposed and determined.
7. Any future use or development will require approvals from the Madison Water Utility, as a portion of the site is located within Wellhead Protection District No. 24.
8. Clearly show the useable open space areas on the final plans. In addition to showing structured useable open space at balconies or rooftop areas, identify each qualifying at-grade usable open space area on the final plans. Roof decks and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirement, provided that minimum dimensional requirements are satisfied.
9. A vehicle parking reduction will be required per Section 28.141(5). Submit a request for a parking reduction with the final plan submittal including information to support the argument for reducing the required number of spaces. A reduction of more than 20 spaces but less than 25% of the required parking may be approved by the Director. As the commercial tenant spaces are leased, the entire development must reflect compliance in the required amount, type and number of vehicle parking spaces, to be reviewed prior to obtaining zoning approval for each future tenant space use. Future parking reductions may be required prior to obtaining zoning approval for future tenant uses.
10. Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3

as uses are established for the various spaces in the development. Per Section 28.141(11), required bicycle parking shall comply with short and long-term bike parking requirements for both residential and non-residential uses, to be shown on the final plan sets. Show the dimensions of the bicycle stalls and the access aisles. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.

11. Required loading facilities shall comply with MGO sec. 28.141(13). Provide three 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading areas shall be exclusive of drive aisle and maneuvering space. The required number of loading spaces may be reduced through conditional use approval. NOTE: The submitted plans do not clearly indicate the number of loading spaces, or their size.
12. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect with the final plan submittal. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
13. Show the height of the building on the final plan elevations per City datum. No portion of any building or structure located within one (1) mile of the center of the State Capitol Building shall exceed the elevation of the base of the columns of said Capitol Building or one hundred eighty-seven and two-tenths (187.2) feet, City datum.
14. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
15. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes and Chapter 33 Urban Design Districts of the Madison General Ordinances. Sign permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**TE ZONING CRITERIA**

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	108,730 sq. ft.
Lot Width	50'	330.75'
Front Yard Setback	None	Adequate
Side Yard Setback	Two-story: 6'	Adequate
Rear Yard Setback	Lesser of 20% lot depth or 20'	Adequate
Usable Open Space	20 sq. ft. per bedroom	TBD (8)

	276 x 20 = 5,520 sq. ft.	
Maximum Lot Coverage	85% 108,730(.85) = 92,420.5 sq. ft.	79.3% 86,235 sq. ft.
Minimum Building Height	22' measured to building cornice	11 stories
Maximum Building Height	5 stories/ 68'	11 stories (13)

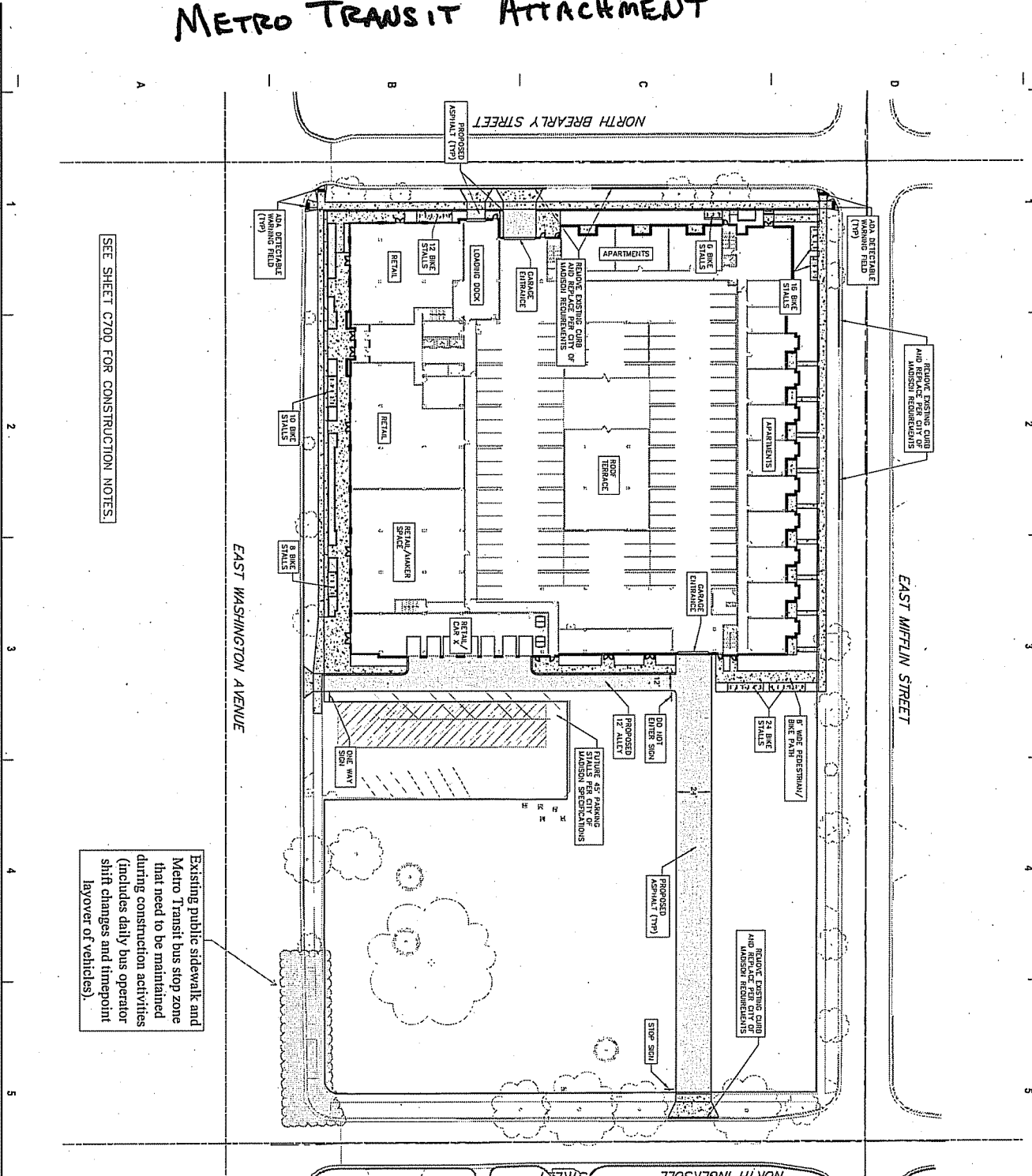
Site Design	Required	Proposed
Number Parking Stalls	<b>General retail and service business:</b> 1 per 400 sq. ft. floor area (48) <b>Offices:</b> 1 per 400 sq. ft. floor area (139) <b>Auto service station, repair station (Car X):</b> 1 per 2,000 sq. ft. of floor area excluding service bays + 2 spaces per service bay (14) <b>Multi-family dwelling:</b> 1 per dwelling (198) <b>(399 Total)</b>	358 underground stalls (B)(9)
Accessible Stalls	Yes	8 stalls
Loading	3 loading spaces (10 x 50)	Yes, loading dock (11)
Number Bike Parking Stalls	<b>General retail and service business:</b> 1 per 2,000 sq. ft. floor area (10) <b>Offices:</b> 1 per 2,000 sq. ft. floor area (28) <b>Auto service station, repair station (Car X):</b> 1 per 5 employees (TBD) <b>Multi-family dwelling:</b> 1 per unit up to 2 bedrooms, ½ space per add'l bedroom; (202) 1 guest space per 10 units (20)	216 underground stalls 76 surface stalls (292 Total) (B)(10)
Landscaping	Yes	Yes (12)
Lighting	Yes	Yes
Building Forms	Yes	Yes, Flex Building

Other Critical Zoning Items	
Urban Design	Yes UDD #8
Historic District	No
Floodplain	No
Adjacent to Park	No

**1002-1046 East Washington Avenue**  
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Barrier Free (ILHR 69)	Yes
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	Yes (7)

# METRO TRANSIT ATTACHMENT



SEE SHEET C700 FOR CONSTRUCTION NOTES

Existing public sidewalk and Metro Transit bus stop zone that need to be maintained during construction activities (includes daily bus operator shift changes and timepoint layover of vehicles).

GRAPHIC SCALE FEET  
0 15 30 60



**ABBREVIATIONS**

1" = 1" @ 1/4" DIA	1" = 1" @ 1/2" DIA
1" = 1" @ 3/4" DIA	1" = 1" @ 1" DIA
1" = 1" @ 1 1/4" DIA	1" = 1" @ 1 1/2" DIA
1" = 1" @ 2" DIA	1" = 1" @ 2 1/2" DIA
1" = 1" @ 3" DIA	1" = 1" @ 3 1/2" DIA
1" = 1" @ 4" DIA	1" = 1" @ 4 1/2" DIA
1" = 1" @ 5" DIA	1" = 1" @ 5 1/2" DIA
1" = 1" @ 6" DIA	1" = 1" @ 6 1/2" DIA
1" = 1" @ 7" DIA	1" = 1" @ 7 1/2" DIA
1" = 1" @ 8" DIA	1" = 1" @ 8 1/2" DIA
1" = 1" @ 9" DIA	1" = 1" @ 9 1/2" DIA
1" = 1" @ 10" DIA	1" = 1" @ 10 1/2" DIA

**SITE PLAN LEGEND**

--- (dashed line)	PROPERTY BOUNDARY
--- (solid line)	CURB AND GUTTER (REVERSE CURB HANDING)
--- (dotted line)	PROPOSED CONCRETE
--- (stippled pattern)	PROPOSED ASPHALT
--- (diagonal hatching)	PROPOSED SIGN
--- (cross-hatching)	PROPOSED ADA DETACHABLE WARNING FIELD

**PROJECT INFORMATION**  
**STONE HOUSE MIXED USE EAST WASHINGTON**  
 1000 E. WASHINGTON  
 MADISON, WI 53703

**ISSUANCE AND REVISIONS**

NO.	DATE	DESCRIPTION
1		

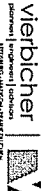
**SHEET INFORMATION**

<b>PROGRESS DOCUMENTS NOT FOR CONSTRUCTION</b>	
PROJECT MANAGER	1439-01
PROJECT NUMBER	1439-01
DATE	10/27/2015

**SITE PLAN**  
**C300**



**evolution urban architects**  
 117 E. SOUTH ST.  
 MADISON, WISCONSIN 53703  
 608.255.1177  
 www.evoarchitects.com



**vierbicher architecture**  
 202 WASHINGTON ST. #300  
 MADISON, WI 53703  
 608.255.1177  
 www.vierbicher.com

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**AGENDA # 7**

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** November 16, 2015

**TITLE:** Buildings Proposed for Demolition –  
2015

**REFERRED:**

- 829 South Brooks Street
- 21 North Orchard Street
- 1002 East Washington Avenue

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** November 16, 2015

**ID NUMBER:** 36427

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Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, David WJ McLean, Marsha A. Rummel, and Christina Slattery

**SUMMARY:**

There was general discussion about the demolition report which resulted in the following motion.

**ACTION:**

A motion was made by Slattery, seconded by Andrzejewski, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular fabric regarding the demolition of the building at 829 S Brooks at that there is no known historic value for the buildings located at 21 N Orchard and 1002 E Washington. The motion passed by voice vote.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 9, 2015

TITLE: 1000 East Washington Avenue – New  
Development in UDD No. 8. 2<sup>nd</sup> Ald. Dist.  
(40049)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 9, 2015

ID NUMBER:

Members present were: Richard Slayton, Acting Chair; John Harrington, Sheri Carter, Lois Braun-Oddo, Michael Rosenblum, Cliff Goodhart\* and Tom DeChant.

\*Goodhart recused.\*

\*Staff noted that final approval could not be provided on this project due to a late posting of a companion ordinance amendment allowing for additional building height in UDD No. 8 as proposed with this project.\*

**SUMMARY:**

At its meeting of December 9, 2015, the Urban Design Commission **GRANTED INTIAL APPROVAL** of new development in UDD No. 8 located at 1000 East Washington Avenue. Appearing on behalf of the project were Paul Raisleger, representing Stone House Development; Abbie Moilien, representing Ken Saiki Design; Patty Prime, and Rich Arnesen, representing Stone House Development. Registered neither in support nor opposition and wishing to speak was Marsha Cannon. The corner piece would be copper or terra cotta panel. The masonry in the center piece is now a wood grain panel in either a tone or texture, as well as the accent pieces on the office portion of the building with all the window frames in the same color. Manufactured stone will tie in with Breese Stevens. The overhang on the restaurant area has been raised a bit. On the townhouse side, the bay window has been pushed in. Small scale trees are proposed in order to maintain the patio space with an inability to provide for canopy trees within the required setback along East Washington Avenue. The Secretary noted that in the district street trees are required in both the private and public areas and asked Moilien to work with Planning, City Engineering, Park Forestry and Fire to resolve this issue. Bicycle parking is gathered throughout the site. Rooftop patios are proposed on the 3<sup>rd</sup> floor and 11<sup>th</sup> floor that include screening, fireplaces and planters.

Patty Prime spoke in support as a member of the neighborhood steering committee. In general the neighborhood is happy to see the affordable housing components of this proposal. The reception to the design was lukewarm; it looks too beige and somewhat like a dorm. Other comments include that the patterning is too busy, the corner of Mifflin and Brearly Streets looks like a medical office. Overall the neighborhood likes the project and hope to see it move forward.

Marsha Cannon spoke as a member of the neighborhood steering committee. She noted the cooperation of the developer has been helpful. There are so many similar designs it's hard to distinguish. This building needs to be



something everyone wants to look at for at least another 30 years. She has concerns with how the building looks without any trees and doesn't look residential. It seems industrial and unwelcoming; it needs to be softened. The neighborhood contains houses that are 75-100 years old and do not have flat roofs. This is further into the neighborhood than the Constellation or the Galaxie and she would like to see some consideration given to softening the design. There is a lot of glass in this design and there are a lot of birds nearby because of the lakes. She would like to see bird-friendly glass used, especially on the 11<sup>th</sup> floor. Raisleger did note that bird-friendly glass costs about 1/3 more than regular glass.

Comments and questions from the Commission were as follows:

- On the 2-3 story mass along East Washington Avenue as it returns around the corner, make it more similar in color and tone. It was more successful at the last version because horizontal spandrel would be less prominent.
- The glass at the top along East Washington Avenue is good.
- The right-hand entry is elegant.
- The intermediate band on the 2-3 story level needs to be more secondary; it reads too pronounced.
- Study entry at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor levels to allow the 2<sup>nd</sup> and 3<sup>rd</sup> floor masses to read as stronger columns. Also in the same area, more glass, lighter.
- The tower revisions were successful.
- I think for exceptional design for that 11<sup>th</sup> story, I would require bird-friendly glass.
- I'd like to have that be something we come back to. If you decide not to use it, it's not just missed.
  - Is that something we can discuss at the next go-round, looking at the overall project? Or is that going to be a UDD No. 8 requirement?
- You've got so much glass on the top, it's going to be an issue. That could be a problem.
- I'd like to reinforce the comment about lightening the horizontal band in the middle. I strongly concur with that.
- I have a concern about the use of EIFS given that it's low (primarily of the north elevation on square shaped features).
  - The finish is the same scratch coat that you paint. It's what you put behind it, that's very durable and hard.
- I too have concerns about the use of EIFS.
- (Secretary) We're going to take a look at the zoning criteria for that, at the same time this Commission is of record about the use of EIFS on anything within the first floor plane.
- Is it possible to have a cross section through the planters, when the street tree issue is resolved, so we can get a better look at what that would be like at street level.
- The landscaping is good. I might have concern about how well the Boxwoods will do given the kind of conditions they're surrounded with. The big issue for me is the street trees (as required according to the provisions of UDD No. 8).

### **ACTION:**

On a motion by DeChant, seconded by Braun-Oddo, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-0-2) with Goodhart recused. The motion provided for address of comments made during discussion of the project.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1000 East Washington Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	6	6	6	-	-	6	7	6
	-	-	-	-	-	-	-	7

**AGENDA # 5**

City of Madison, Wisconsin

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**REPORT OF: URBAN DESIGN COMMISSION**

**PRESENTED:** November 18, 2015

**TITLE:** 1000 East Washington Avenue – New  
Development in UDD No. 8. 6<sup>th</sup> Ald. Dist.  
(40049)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Jay Wendt, Acting Secretary

**ADOPTED:**

**POF:**

**DATED:** November 18, 2015

**ID NUMBER:**

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Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Tom DeChant, Sheri Carter, Lois Braun-Oddo and Michael Rosenblum.

**SUMMARY:**

At its meeting of November 18, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new development in UDD No. 8 located at 1000 East Washington Avenue. Appearing on behalf of the project were Helen Bradbury, Ken Saiki, representing Ken Saiki Design; Paul Raisleger and Richard Arnesen, both representing Stone House Development.

Applicant presentation: The project consists of an 11-story tower on the East Washington frontage with retail/commercial on the first floor, and seven floors of market-rate apartments and a community room. In the middle will be a parking ramp with about 358 stalls, which will be wrapped with Section 42 affordable housing. The team bought the block (without the product site), but continue to have discussions with the owner of the service station about having them move into their building. They have met with the Tenney-Lapham Neighborhood on two occasions to get their feedback, which is reflected in the design. The other half of the block would be developed in a similar fashion. The corner is now more transparent. Some of the materials would be manufactured smooth stone in the same color palette as Breese Stevens, masonry and metal panels on the upper part of the tower. The balconies on the lower floors are fully outward, the top floors are ½ in and ½ out. High impact stucco is proposed on the returns of the balconies, which can be painted over time. They are considering some amount of EIFS to allow for color that can be easily changed. They are still working on the window sizes; the idea is that the townhomes all have individual entries that will be broken up with the metal top and sets back because they have a 30-degree setback to accommodate. There is a bus stop at the corner that would prevent a double row of trees in that area, and it is questionable whether or not there is enough growing space for canopy trees in double rows at this location. The Chair noted that a double row of trees was a design element for the whole avenue to try and make it more of a boulevard. Bicycle stalls are distributed around the site where they think they will see the most demand. Landscaping will reflect the commercial or residential aspects of the building in different locations throughout the site. Plantings will screen the main activity space from the commercial aspects, and a rooftop garden with planters is proposed. There is a commercial tenant interested in 5,000 square feet of space on the first floor but they require some secrecy as they develop prototypes. This building would be in UDD No. 8 and requires transparent glass; examples were shown with the

possibility of 60% glass with the rest solid surface, or something in a translucent material. If you were to walk up to the window you wouldn't be able to see exactly what is going on inside, but you would see light and activity.

Comments and questions from the Commission were as follows:

- We sort of have an idea of what we want East Washington Avenue to look like as a boulevard. Mifflin is a bike boulevard and I don't know that we've given any thought to how that as a space should interact more with what's going on with plantings and how greenspace should interact with a different kind of a street. Put your thinking cap on for that, not just necessarily for this project.
- Working with Forestry on what the restrictions are, trying to create this north-south landscape to accentuate crossing East Washington Avenue, to try to get any continuity in landscaping.
- You're helping shape this neighborhood and how this is going to be.
- The Transportation Master Plan is addressing different street typologies, but getting to that level of aesthetics, I don't think they're having that discussion.
- But that ought to be a part of our design discussions as a City.
- I'm OK with the EIFS in those recesses because I do like the opportunity to be able to add some color and maybe even change it if it becomes dated, but I also want to address the larger windows you had on the residential side. While it is good to have a lot of natural light coming into a space, my caution would be there isn't then a realistic livable space layout that has a wall for a bed or dresser. If you walk by the Constellation you can see their furniture is up against the windows and really detracts from the building.
- I would encourage as much natural light as possible.
  - From a practical standpoint, given the fact that children will be living in those units, possibly with blinds, we chose this size.
- There is something nice and light about the façade. In one sense it might feel too repetitive but you have a whole other elevation that's just so rich. Maybe there's some softening that could be done so it's not as repetitive. And it's a long lot.
- The lightness or transparency of that is so successful about that façade, and your opening to the greenspace. I wish more of that could happen on the tower, maybe not literally but that sense of lightness and transparency.
- This masonry that kind of floats on the first floor is very nice, your canopy may not be necessary all the time. The masonry itself creates a kind of canopy, you may not need that second level, unless it defines an outdoor eating space.
- I almost expected to read this horizontal cap coming down and under-screening it at the entry. That kind of surprised me as a masonry piece. I almost expected it to hit the ground.
- The masonry element is heavy in there. I don't know what the solution is.
- From the outdoor seating aspect I like the canopy. You can extend the season by having heaters under that.
- It brings some pedestrian scale to it.
- Do we have projecting balconies anywhere else on East Washington?
  - Yes the Galaxie has those.
  - In this section they all are hung on the outside of the building, but we have this lighter Champagne panel that creates vertical slots and then up at the top they're half in/half out. We're trying to use it as a design opportunity.
- Where your balconies are fully recessed you have an opportunity to get some more horizontal reads rather than such a strong vertical read. It's something to play with.

- There was a 1-story community center that applied a translucent panel but they put the letters of the name of the building over the top of it, so it almost was a signage piece that didn't look like a closed off building.
  - It could be a display window for the company.
- I'd prefer to see as much real glass as we can.
  - We'll come up with a couple of examples and see what works best.
- "Windows on the ground floor shall be transparent and unobstructed and shall not be darkly tinted, colored or have a mirrored finish." That is a requirement, not a guideline.
- Is there a requirement about the treatment on the interior?
- They have things like leaf patterns such that you can't really see what's behind it, it's not just translucent. Martin Glass will show you all kinds of things that will make it so it's not visible but it's still clear glass.
- Is there an opportunity for art glass? An artistic expression?
- The way that the language and requirement is written, you go from 60% commercial retail to 40% for office and other non-retail buildings. You have a lower fenestration. And then it also doesn't specify necessarily the location so there might be some creative ways to look at that.

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

**Summary Report**  
**TLNA Steering Committee Meeting for**  
**Stone House Development Proposal for the 1000 N Block of E. Washington**

November 29, 2015

This document presents the findings of the Tenney-Lapham Neighborhood Association's (TLNA) Steering Committee on the Phase I proposal by Stone House Development for 1002-1046 E. Washington Avenue. This report addresses only the proposed Phase I and does not include any analyses from the previous Stone House proposal for the same block.

NOTE: The TLNA Council is receiving this report for the first time as of the publication date above, hence has not accepted or considered the report, nor has it taken a position on the proposal.

Contents:

- 1. Purpose**
- 2. Committee Membership**
- 3. Committee Process**
- 4. TLNA Process**
- 5. Summary Findings**
- 6. Supplementary Materials and Findings**

**1. Purpose:**

The report is provided to the TLNA Council as they prepare to consider the Council's position on the proposal. Prior to any Council Member forming a stance on the proposal the Committee encourages Council Members to carefully read this report and all materials on the TLNA Development Committee's website for the project which can be found at the link below:

<http://www.tenneylapham.org/development.html>

**2. Committee Membership:**

The Committee has considered its members to be any neighbor who has come to one of its meetings, hence does not have fixed membership. We prefer not to hinder input from the community and recognize that other commitments can prevent perfect attendance records, so agreed not to further limit membership.

These Tenney-Lapham neighbors have attended at least one of the Committee meetings:

Patrick Heck (TLNA Development Committee Chair), Patty Prime (TLNA President), Mark Bennett, Steve Maerz, Bob Shaw, Pat Kelly, John Belknap, Karla Handel, Marsha Cannon, Rebecca Cuningham, Richard Linster, Evan Wedell, Seth Nowak.

Additionally, District 2 Alder Ledell Zellers has attended. Heather Stouder, from the Planning Division of the Department of Planning and Community and Economic Development has acted

as an advisor and attended some meetings.

Note that many other neighbors have provided valuable input via email and other channels; their opinions are contained here, in meeting notes and/or separate links on the webpage.

The Committee formed as a result of the Sept. 3 neighborhood meeting called by Alder Zellers. At that meeting, Stone House presented their preliminary concept for the proposal and accepted neighborhood input. As is typical, attendees were given the opportunity to join the soon-to-form Steering Committee and other neighbors were invited via the TLNA listserv in all meeting announcements. Postcard invitations for the neighborhood meeting were sent by Alder Zellers to 945 Tenney-Lapham (T-L) residences and businesses nearest to the proposal site.

### **3. Committee Process:**

Throughout the process the Committee aimed towards the issuance of this report rather than voting on a level of support for the proposal. Traditionally, TLNA Development Steering Committees have not chosen a committee position, but have instead issued summary findings such as these to the full TLNA Council.

The Committee met twice – on Oct. 1 and Oct. 28. Email communication supplemented the distribution of information.

Depending on the desires and actions of the TLNA Council, as well as the input of the City and Stone House, the Committee is prepared to hold additional meetings and provide additional feedback to the developer. These meetings can serve several purposes, including, but not limited to, supplements to or clarification of this report, follow-up design issues, consideration of a modified proposal or consideration of any new information from the developer.

### **4. TLNA Council Process:**

Prior to TLNA Council Members forming a stance on the proposal, the Steering Committee encourages a careful consideration of this report and also recommends that they contact the Committee with any questions. The Steering Committee can be contacted via its Chair, Patrick Heck ([pwheck@gmail.com](mailto:pwheck@gmail.com)), and if a Council Member so desires, she can be included in any issue-specific email dialogues with Committee Members.

### **5. Summary Findings:**

The Steering Committee generally supports the proposal presented by Stone House and their desire to improve this blighted site. We appreciate the developer's willingness to meet with the neighborhood and the Steering Committee to listen to our concerns. Stone House also readily provided information, building renderings, shadowing studies and perspectives both without being prompted and when the Committee made a request.

The Committee recognizes that the proposal mostly conforms to city zoning regulations and generally follows the Urban Design District-8 standards, although several permitted conditional uses will be required, as well as a change to UDD-8 (*MGO 33.24(15)(e)(12)(b)ii*)

due to the inclusion of an extra floor. While the proposal does not entirely follow the Tenney-Lapham Neighborhood Plan, the Plan's recommendations for the Madison Dairy site were mostly related to the continuing presence of the Dairy. The Plan's recommendations for future redevelopment of the E. Washington half of the block does call for employment usages with no retail or consumer services and no residential component. The Committee finds that the inclusion of some retail space and possible consumer services, as well as the residential tower, are not in conflict with the overall Plan goals, particularly given Madison's current housing market.

The Committee is very supportive of the proposal's inclusion of an affordable housing component and hopes that the City and all funding agencies and will recognize the value of the affordable units. In particular, the proposed 3-bedroom units along E. Mifflin across from Lapham School that will require tenants to have no more than 30% of Dane County Median Income are seen as a great asset for Tenney-Lapham and the City. Stone House's collaboration with a social services agency, The Road Home, and their plan to include onsite agency staff to assist those tenants, is key to stabilizing those families, who prior to obtaining these apartments will be considered on the edge of homelessness or homeless. The additional 46 affordable units at 50% and 60% of DCMI are also strongly supported. Any families that live in these units should have a mutually beneficial relationship with Lapham School and the neighborhood.

The Committee takes no position on the appropriateness of the developer's request for TIF assistance from the City. The Committee, however, does recognize that the affordable housing component of the project, which is highly supported by the Committee and the neighborhood, may not be feasible without TIF assistance.

The market rate apartments in the tower along E. Washington are generally supported, although there is some concern in the neighborhood about overbuilding in the market rate apartment market. The apartment tower includes 11<sup>th</sup> floor community and board rooms, which is one floor above the maximum allowed in this block of UDD-8. Otherwise, the tower appears to easily meet the City's criteria for 2 bonus floors, thereby permitting their floors 9 and 10. The Committee supports a change to UDD-8 to allow for the 11<sup>th</sup> floor, particularly since the Committee and neighborhood have not voiced opposition other than some concerns that for granting such requests, as has often been done in UDD-8, the neighborhood should be receiving some sort of public benefit, e.g., access to the community room. The Committee does appreciate that Stone House is open to allowing TLNA access to the community room and its companion boardroom on a reservation basis.

A majority of the Committee finds that the architecture of the tower building is still somewhat uninspired and blocky, but some improvements shown at the Oct. 28 Steering Committee meeting are appreciated. In particular, the inclusion of large glass walls/windows in the southwest corner facing the Capitol Building pleased all Committee members. There were suggestions that the majority of the tower resembled a hotel or campus dormitory and could benefit from a less monolithic design, e.g., making it appear as if it were two different structures. Similarly, some found the tower's exterior, regular banks of balconies, both inset and outset, as contributing to the exterior issues. Many thought the exterior tower cladding was too monochromatic and dominated by beige-like colors. Stone House and the architect agreed that there was room for improvement in those areas, but that some features and colors were placeholders. The addition of red-colored brick cladding to the façade of the commercial and retail spaces was well received, providing a welcome contrast with both the tower materials and the affordable housing building along N. Brearly. The Committee is more than willing to



consider future changes and options that address the concerns about the tower's form and exterior facades.

The potential inclusion of locally owned and operated CarX in the development is strongly supported by the Committee and neighbors. The ground floor retail spaces are seen as potentially adding to the neighborhood's retail potential and activation of East Washington Avenue sidewalks, hence are also fully supported. The commercial spaces along E. Washington on floors 2 and 3 of the tower are also seen as a benefit to Tenney-Lapham due to their bringing living-wage paying jobs to the neighborhood. Several employees of one prospective commercial tenant apparently are already homeowners or tenants in Tenney-Lapham, which adds to the commercial spaces' appeal. The Committee hopes that Stone House will focus on finding local entities for the commercial and retail spaces.

The contemporary design of the affordable housing building, as depicted in the renderings presented at the Oct. 28 Steering Committee, is generally supported by the Committee, although a few find it to be incongruous with the historic character of the neighborhood and Lapham School. Stone House has mentioned the possibility of façade changes for this building due to budgetary concerns, but most of the Committee encourages them to be bold when choosing from their options. There are a variety of opinions about the ground level sections of the façade along East Mifflin that cut in and out: some find them appealing while others are concerned about privacy for the tenants. A few prefer a façade that is closer in design to that of Stone House's City Row development, although Stone House indicated that today's funding environment makes that type of design difficult.

Several Committee members expressed a desire to give input on the proposal's landscaping plans, especially in the areas adjacent to the affordable housing building. The retention of street trees, inclusion of additional street lights and taking advantage of any opportunities for undergrounding of utilities were identified as priorities.

The 358-stall parking garage to be shared by the apartment, retail and commercial tenant were seen as sufficient for both autos and bicycles, although some expressed a desire that tenants living in the affordable units should have their parking spots deeply discounted. The Committee supports the inclusion of a lane that will allow parking garage traffic to enter/exit onto N. Ingersoll St, thereby keeping traffic off the E. Mifflin bicycle boulevard. The plans for raised bed gardens and community space on the parking garage rooftop were unanimously supported.

The Committee appreciates Stone House's desire to include a car sharing spot and electric car charging stations. The Committee encourages Stone House to include solar panels whenever possible for common areas or for apartment, retail or commercial spaces. Additional similar steps in this direction are also encouraged because these features increase the project's value to the neighborhood.

Some Committee members and neighbors want the City and Stone House to address the traffic situation around Lapham School, perhaps coordinating with TLNA to develop traffic calming features around the School. Even though the majority of the traffic generated by the development is expected to utilize E. Washington, there will be increases on N. Brearly, N. Ingersoll and E. Mifflin as cars seek E. Johnson and E. Gorham Streets and by those who attempt to use the bike boulevard as they drive to/from downtown.

Further analyses of the proposal with respect to city code, ordinances and planning documents is provided in *Supplementary Findings* below. If the TLNA Council eventually endorses a proposal for this site or if it should otherwise move forward, we have also included a list of additional conditions that the Committee feels should be considered.

All Committee Members hope that Stone House will continue their dialogue with the neighborhood and will continue to address the several concerns expressed in this report even though the Committee is generally supportive..

## 6. Supplementary Materials and Findings:

Further explanations and materials can be found at the TLNA Development Committee website.

-- Pertinent sections of city code, ordinances and planning documents related to height:

- Maximum Building Height is 3 stories on E. Mifflin and 8 on E. Washington, from *T-L Neighborhood Plan* and *UDD-8 Block 4a requirements* and *UDD-8 Block 4b requirements*. In *UDD-8 Sec. 33.24(15)(e)(12)b*, two bonus stories are allowed on block 4b if one or more of several elements are provided. For this proposal, one element of *UDD-8 Sec. 33.24(15)(e)(12)(c)i* applies that would allow the 2 bonus floors:
  - Inclusion of at least fifteen percent (15%) of dwelling units for families with incomes not greater than sixty (60%) Area Median Income (AMI) for rental units and/or an income not greater than eighty percent (80%) AMI for owner-occupied units.
- The Plan Commission and Common Council will be required to approve any change to *UDD-8 (MGO 33.24(15)(e)(12)(b)ii)* that would allow an 11<sup>th</sup> floor.
- *Madison CC-T Zoning, Sec. 28.084(3): Traditional Employment Districts. Dimensional Requirements, Permitted and Conditional Uses.*
  - Maximum height 5 stories/68'.
- *Madison CC-T Zoning, Sec. 28.084(3)c: Additional Height.* Building heights exceeding the maximum height may be allowed with conditional use approval. (Cr. by ORD-13-00007, 1-15-13).

-- Pertinent sections of city code, ordinances and planning documents related to usage:

- *Madison CC-T Zoning, Sec. 28.082(1):* Table 28F-1 lists permitted and conditional uses in Traditional Employment Districts, including the need for a Condition Use Permit for dwelling units in mixed-use buildings.
- *Madison CC-T Zoning, Sec. 28.082(1):* Table 28F-1 lists permitted and conditional uses in Traditional Employment Districts, including the need for a Condition Use Permit for having general retail space.

- *Madison CC-T Zoning, Sec. 28.082(1)*: Table 28F-1 lists permitted and conditional uses in Traditional Employment Districts, including the need for a Condition Use Permit for having a restaurant or restaurant-tavern.
- Note that the Alcohol License Review Commission would be involved if an alcohol license were to be desired.

-- Pertinent issues related to any TIF request:

- Any TIF request will go to the Board of Estimates, the Common Council and the Joint Review Board. The Joint Review Board is made up of representatives from all taxing jurisdictions that would be deferring receipt of taxes they would have received.
- A new Tax Incremental District (TID) would have to be created or nearby TID 36 would have to be amended to include the property.

-- In addition to the points raised in the Summary Findings above, other points to be taken into consideration should a proposal move forward at this site:

- Retain as many street trees as possible.
- The Committee should have input on landscaping plans.
- Street parking on N. Ingersoll, N. Brearly and E. Mifflin by residents or business patrons should be discouraged by the developer, building management and the City whenever possible. Residents of the proposed apartments should not have access to residential parking permits should that program be established on nearby streets.
- Traffic calming or diversion tactics should be used to keep all additional traffic generated by tenants or patrons of the project off of the bike boulevard and around Lapham School.
- The developer should install electric car charging stations and consider a car-sharing spot.
- Indoor and outdoor bicycle parking should meet or exceed City requirements.
- Gardening and green space for tenants should be maximized on the rooftop of the parking garage.
- Commercial entities that locate in the project should appeal to neighbors and enhance the neighborhood.
- HVAC systems for the apartments and exhaust fans for the parking level should have minimal noise and should be located away from Lapham School and neighboring residential structures.
- There should be an onsite manager for the apartment tower and affordable housing units, as well as a social services agency located in the project that will provide services to the nine 3-bedroom units in the affordable housing building.
- If UDD-8 should be modified to permit a building taller than the current Block 4b

maximum building height on this proposal site, the increased height limit should apply only to the percentage of Block 4b covered by the section of the new building which exceeds the height limit.

- The impact of the demolition and construction, particularly pile driving, on Lapham School and its students should be minimized whenever possible. The Committee recommends that the developer and contractors meet with Lapham administrators to detail the construction schedule and impacts.
- Additional green features should be included whenever possible and bird-safe glass should be used in the residential tower if feasible.
- A station for the collection of dog waste should be included in the project so as to discourage dog waste from collecting on nearby streets.