



City of Madison

Conditional Use

Location
631 West Washington Avenue

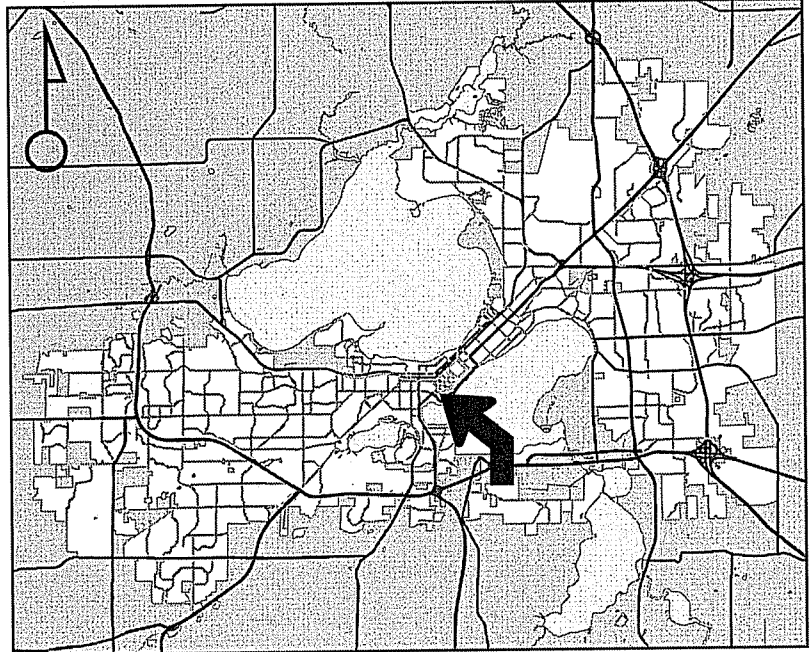
Project Name
Sheel Private Parking Facility

Applicant
Gregory Scheel / James McFadden -
McFadden & Company

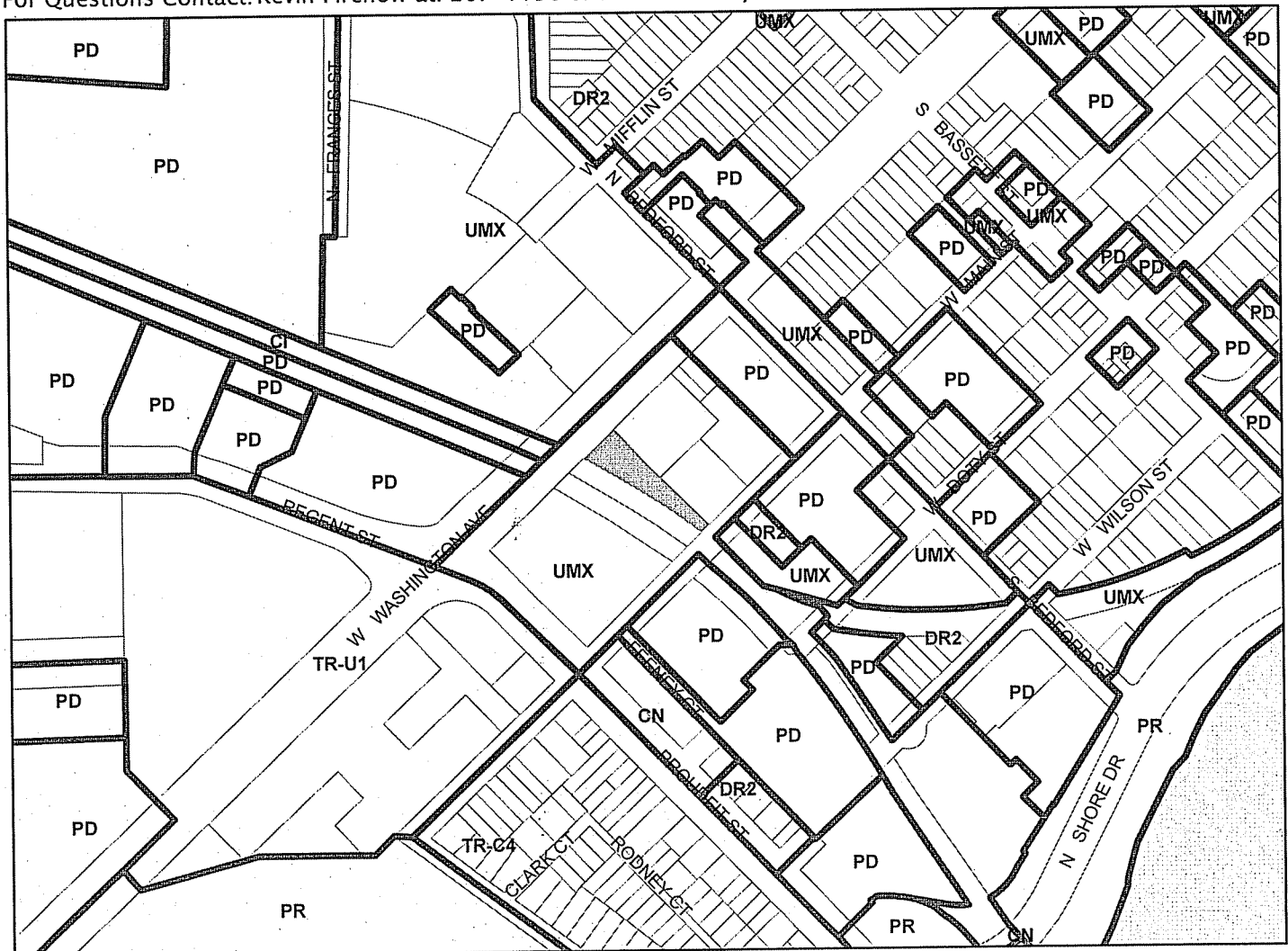
Existing Use
SURFACE PARKING

Proposed Use
Approve private parking
facility in UMX zoning

Public Hearing Date
Plan Commission
17 October 2016

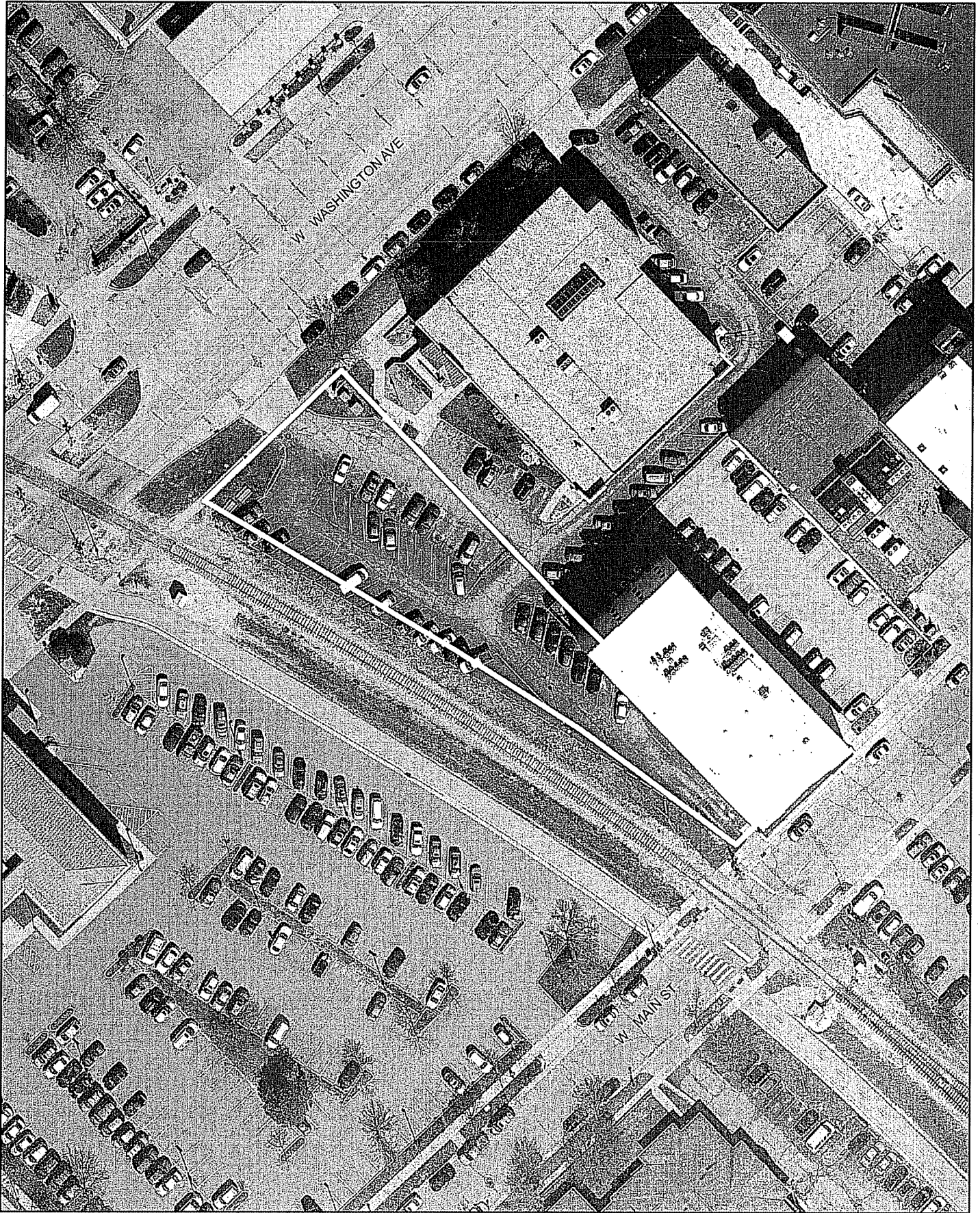


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 October 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$600</u> Receipt No. <u>19736-0009</u>
Date Received	<u>8/17/16</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-234-0616-4</u>
Aldermanic District	<u>4 - VERVEIL</u>
Zoning District	<u>UMX</u>
Special Requirements	<u>-</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 631 West Washington Avenue
Project Title (if any): _____

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: James McFadden **Company:** McFadden & Company
Street Address: 380 West Washington Avenue **City/State:** Madison **Zip:** WI
Telephone: (608) 251-1350 **Fax:** () **Email:** mcfadden@mailbag.com

Project Contact Person: Same **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () **Fax:** () **Email:** _____

Property Owner (if not applicant): Gregory Scheel
Street Address: 512 W Broadway **City/State:** Madison, WI **Zip:** 53716

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Make the improvements necessary to convert the parking lot currently dedicated to 625 W Washington's (Kennedy Dairy) tenants (Journey Mental Health) to stand alone parking facility, private.

Development Schedule: Commencement Fall 2016 Completion Spring 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Basset Neighborhood & Mike Verveer 05.10.16 - Meet with Basset 06.13.16

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Chris Wells Date: 07.12.16 Zoning Staff: Jenny Kirchgatter Date: 07.12.16

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant James McFadden Relationship to Property: Architect

Authorizing Signature of Property Owner Breg Scheel Date August 16, 2016 21

Letter of Intent

From: McFadden & Company
380 West Washington
Madison, Wisconsin 53703
608 251 1350



To: City of Madison Plan Commission
215 Martin Luther King Blvd
Madison, Wisconsin 53701

Date: August 16, 2016

Project: Public Parking Lot @ 631 West Washington Avenue

Project Team:

Gregory Scheel, Owner
512 West Broadway
Madison, Wisconsin 53716

James McFadden, Architect
McFadden & Company
380 West Washington
Madison, Wisconsin 53703

Paul Skidmore, Landscape Architect
Skidmore Property Services, LLC
13 Red Maple Trail
Madison, Wisconsin 53717

Existing & Proposed Conditions:

Site Area	17,801 SF	17,801 SF
Impervious	17,008 SF	14,154 SF
Green Space	715 SF or 4%	3,647 SF or 20.5%
Parking Stalls	43	43

631 West Washington is an irregularly shaped property fronting both West Washington Avenue and West Main Street and bounded by the railroad to the Southwest and by the Kroger and Kennedy buildings located at 612 West Main and 625 West Washington respectively to the Northwest.

631 and 625 West Washington are two properties under separate ownership that were developed cooperatively to provide parking for the staff and clients of Journey Mental Health at the Kennedy Dairy building. Journey is moving on and the new tenant, UW Center for Healthy Minds, has limited parking needs that can be met without use of the 631 portion of the currently shared lot.

What is proposed are improvements to the existing parking facility at 631 West Washington to serve as a standalone public surface parking lot providing monthly parking to area businesses, employees and residents as well as event parking for the Kohl Center and Camp Randal.

Operationally monthly parkers will enter via Main Street and exit onto West Washington. There will be a second manned entry gate on West Washington that will be opened for events only.

The lot is currently paved, lighted and drained. The primary improvement will be the removal of 2,854 SF of existing paving and a corresponding expansion of green space. New walks, curbing, exit gate, LED lighting, striping, signage and landscaping will be installed as illustrated in the accompanying drawings

Project Schedule: Start Autumn 2016 with completion Spring 2017

Proposed Land Uses: Public parking

Hours of Operation: 24/7

Parking Stalls: 43

Value of Land: \$228,000

Estimated Project Cost: \$150,000



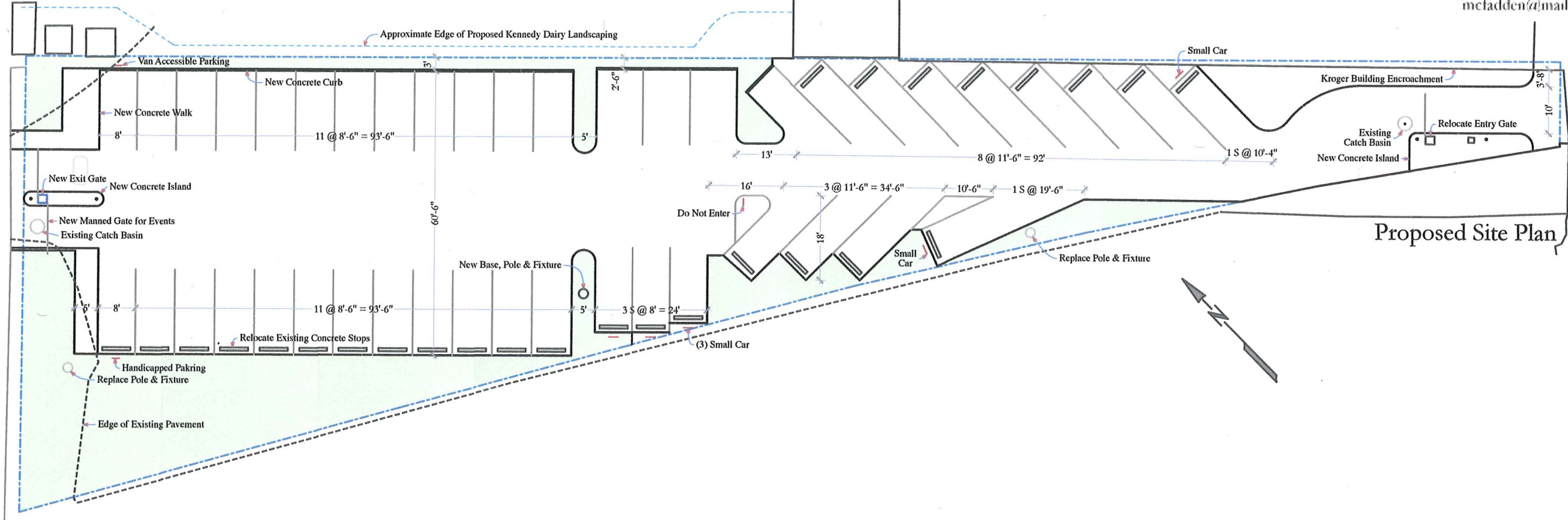
James McFadden, Architect

West Washington Avenue

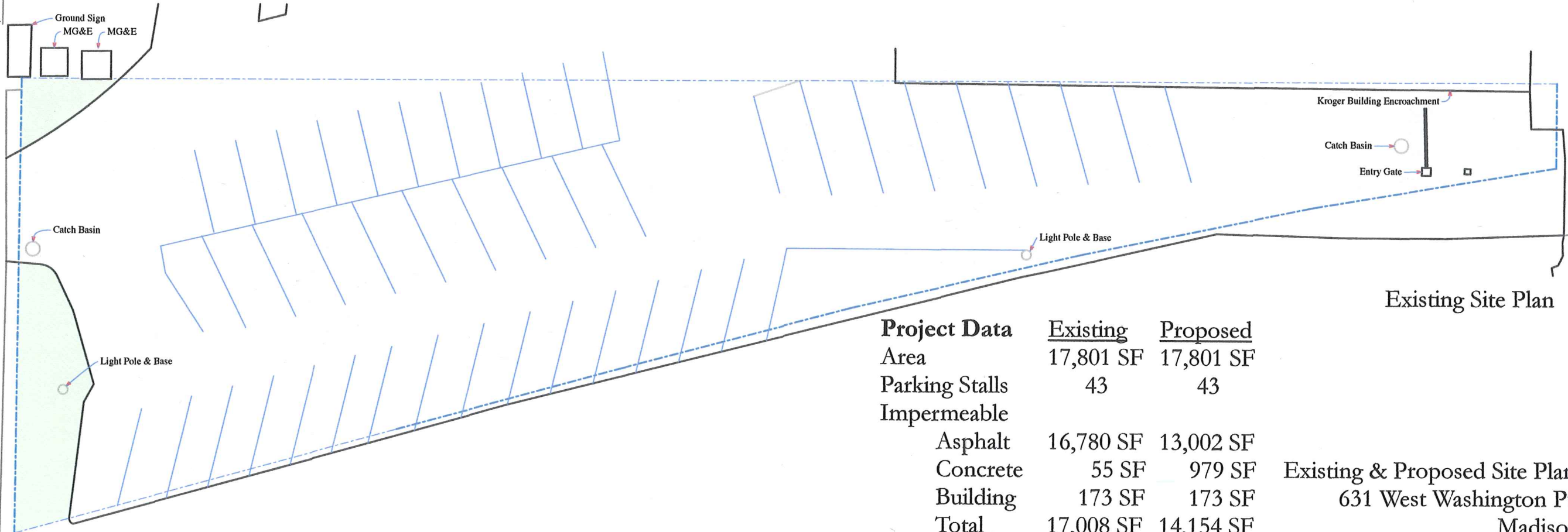
West Main Street

West Washington Avenue

West Main Street



Proposed Site Plan



Existing Site Plan

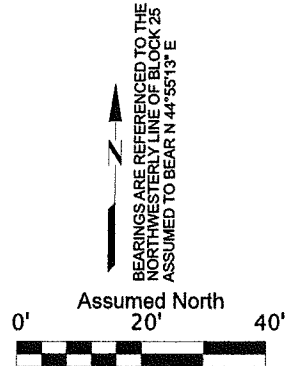
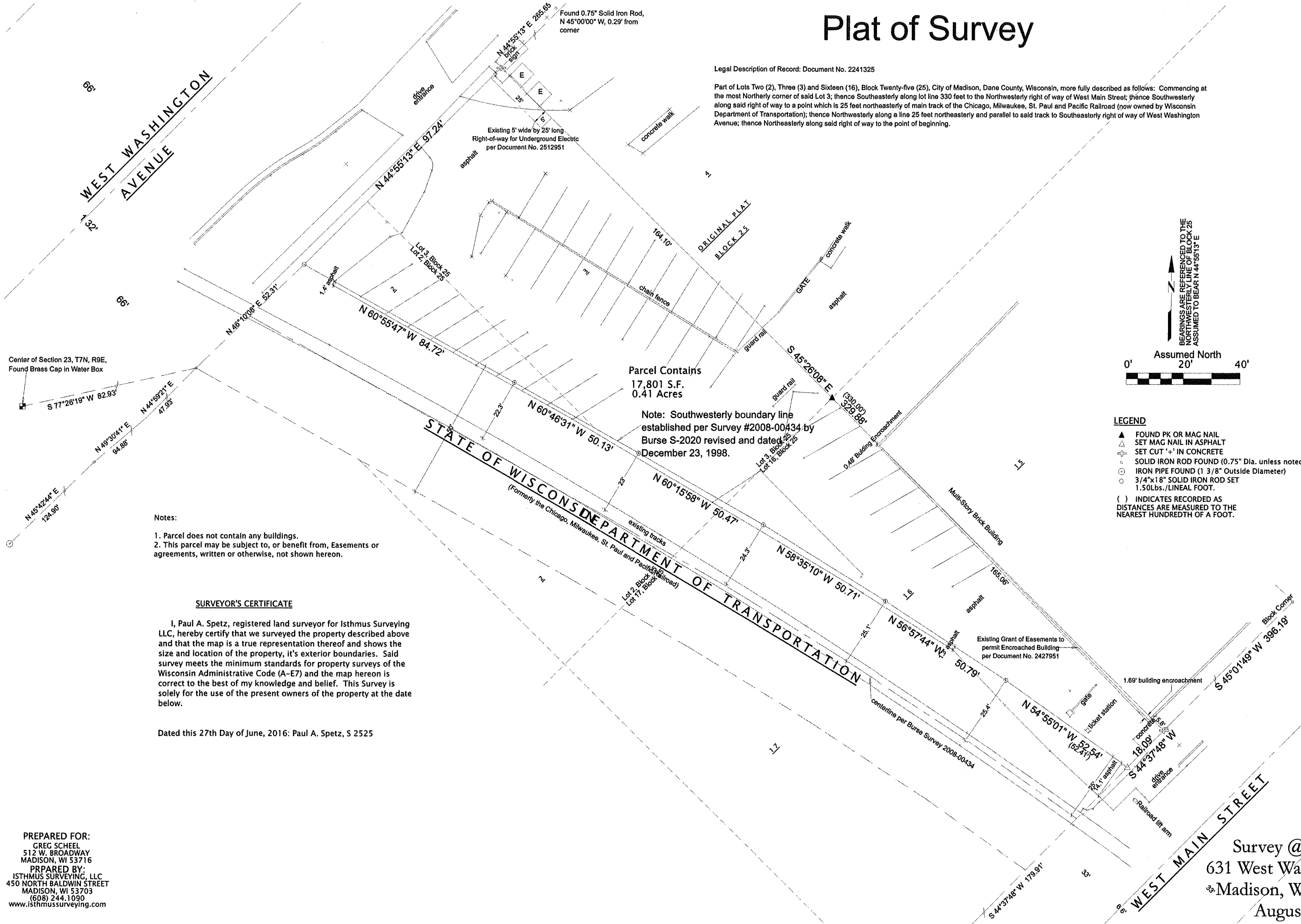
Project Data	Existing	Proposed
Area	17,801 SF	17,801 SF
Parking Stalls	43	43
Impermeable		
Asphalt	16,780 SF	13,002 SF
Concrete	55 SF	979 SF
Building	173 SF	173 SF
Total	17,008 SF	14,154 SF
Green Space	793 SF	3,647 SF

Existing & Proposed Site Plans @ 1' = 24'
 631 West Washington Public Parking
 Madison, Wisconsin
 August 16, 2016

Plat of Survey

Legal Description of Record: Document No. 2241325

Part of Lots Two (2), Three (3) and Sixteen (16), Block Twenty-five (25), City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the most Northerly corner of said Lot 3; thence Southeastery along lot line 330 feet to the Northwesterly right of way of West Main Street; thence Southwesterly along said right of way to a point which is 25 feet northeasterly of main track of the Chicago, Milwaukee, St. Paul and Pacific Railroad (now owned by Wisconsin Department of Transportation); thence Northwesterly along a line 25 feet northeasterly and parallel to said track to Southeastery right of way of West Washington Avenue; thence Northeastery along said right of way to the point of beginning.



- LEGEND**
- ▲ FOUND PK OR MAG NAIL
 - △ SET MAG NAIL IN ASPHALT
 - ⊕ SET CUT '4' IN CONCRETE
 - SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - ⊙ IRON PIPE FOUND (1 3/8" Outside Diameter)
 - ⊖ 3/4"x1 8" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- Notes:**
1. Parcel does not contain any buildings.
 2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

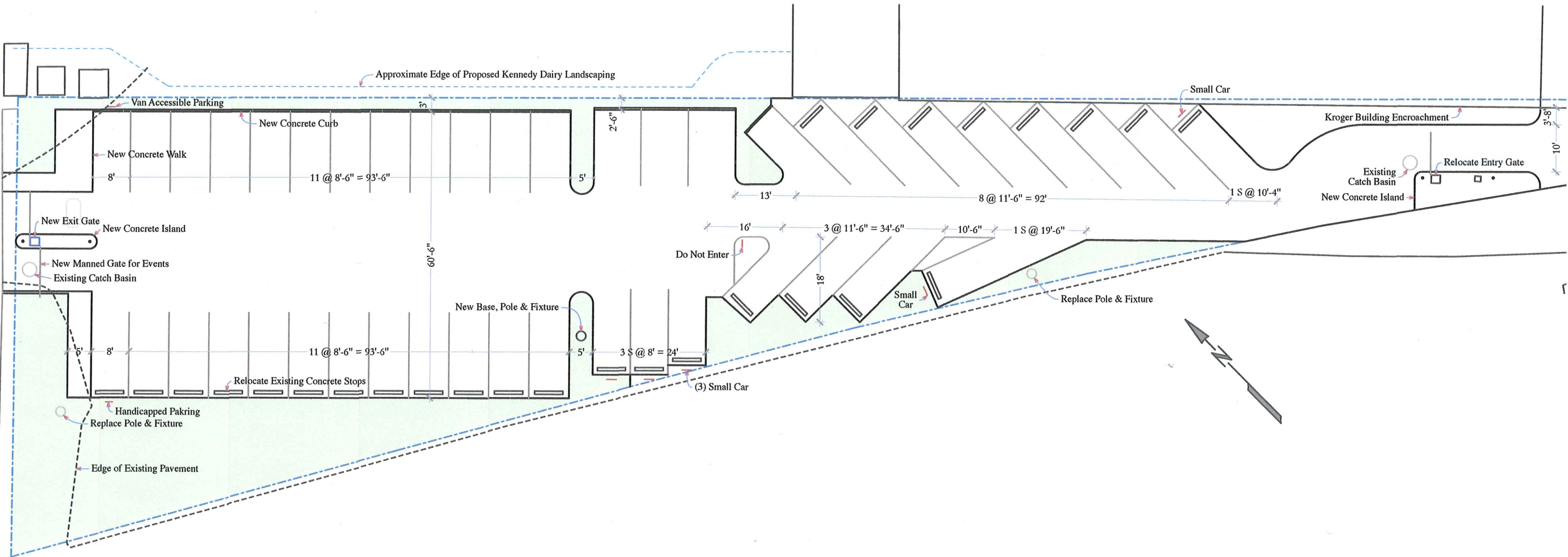
SURVEYOR'S CERTIFICATE

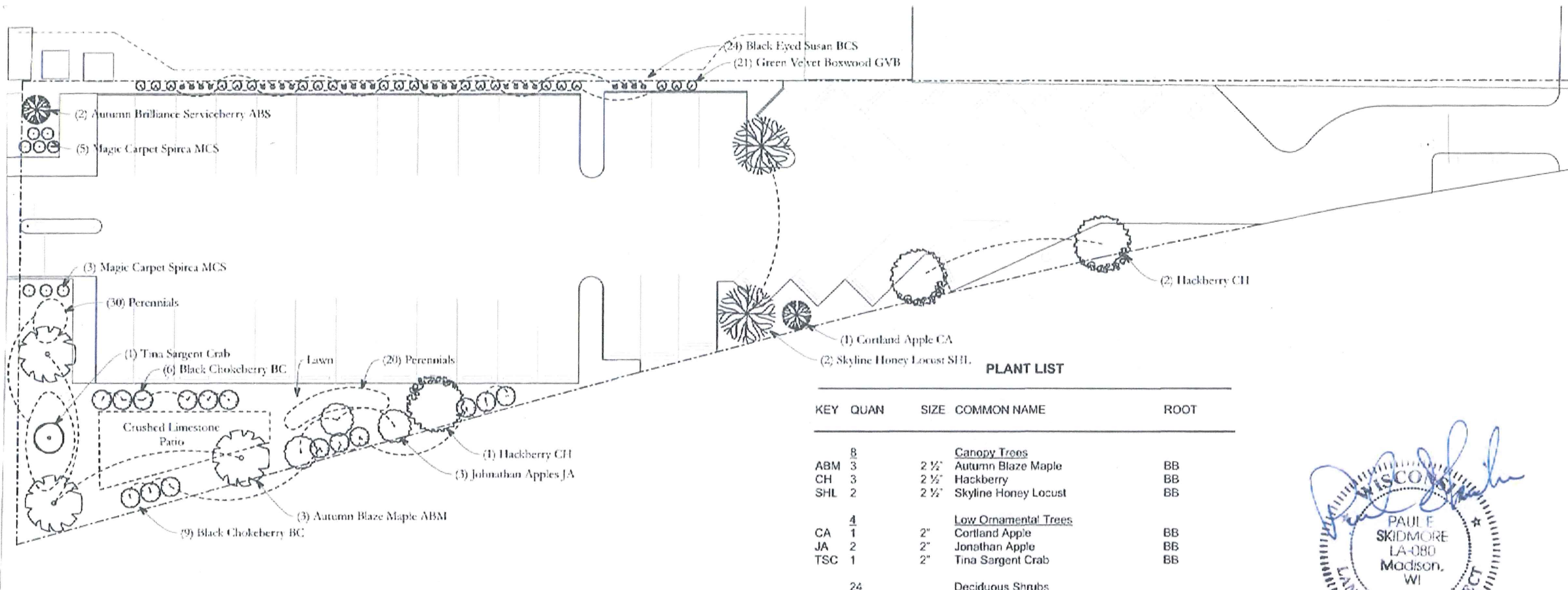
I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 27th Day of June, 2016: Paul A. Spetz, S 2525

PREPARED FOR:
GREG SCHEEL
512 W. BROADWAY
MADISON, WI 53716
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

Survey @ 1' = 30'
631 West Washington
Madison, Wisconsin
August 9, 2016





PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	8		Autumn Blaze Maple	BB
CH	3	2 1/2'	Hackberry	BB
SHL	2	2 1/2'	Skyline Honey Locust	BB
Low Ornamental Trees				
CA	4	2"	Cortland Apple	BB
JA	2	2"	Jonathan Apple	BB
TSC	1	2"	Tina Sargent Crab	BB
Deciduous Shrubs				
ABS	24	5'	Autumn Brilliance Serviceberry	BB
RBC	15	24"	Black Chokeberry	Pot
MCS	8	18"	Magic Carpet Spirea	Pot
Evergreen Shrubs				
GVB	21	18"	Green Velvet Boxwoods	BB
Perennials				
bes	24	1 G	Black Eyed Susan	Con
P	60	1 G	Perennials (assorted) Autumn Joy Sedum Black Eyed Susan Little Bluestem Purple Coneflower Purple Palace Coral Bel's Yellow Coneflower	Con

LANDSCAPE WORKSHEET

Zoning Classification: UMX - Urban Mixed Use

Landscape Points Required

Developed Area = 13,981 SF
Landscape Points: 13,981/300 x 5 = **235 points**

Total Landscape Points Required **235 points**

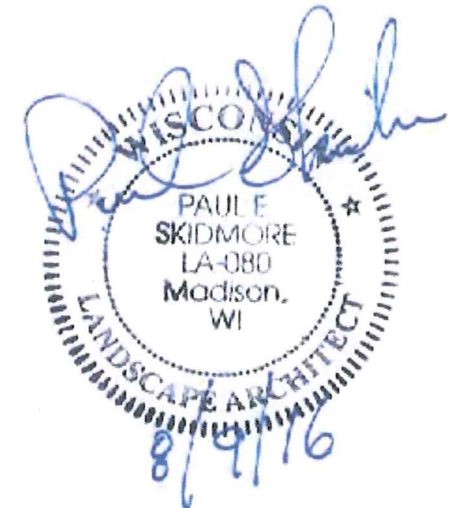
Landscape Points Supplied

Existing canopy trees - 0 @ 35 = 0 points
Proposed canopy trees - 8 @ 35 = 280 points
Existing evergreen trees - 0 @ 35 = 0 points
Proposed evergreen trees - 0 @ 35 = 0 points
Existing ornamental trees - 0 @ 15 = 0 points
Proposed ornamental trees - 4 @ 15 = 60 points
Existing upright evergreen shrubs - 0 @ 10 = 0 points
Proposed upright evergreen shrubs - 9 @ 10 = 0 points
Existing deciduous shrubs - 0 @ 3 = 0 points
Proposed deciduous shrubs - 24 @ 3 = 72 points
Existing evergreen shrubs - 0 @ 4 = 0 points
Proposed evergreen shrubs - 21 @ 4 = 84 points
Existing perennials & grasses 0 @ 2 = 0 points
Proposed perennials & grasses 84 @ 2 = 168 points

Total landscape points supplied = 664 points

NOTES:

- 1) Designated lawn areas to be seeded (Madison Parks seed mix), fertilized, and mulched with straw.
- 2) Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with straw mat fabric (installed per manufacturer's specifications).
- 3) Patio area to receive decomposed red granite mulch spread to a thickness of 3" over weed barrier fabric.
- 4) Patio area to be separated from lawn area by a 5" black vinyl edge.
- 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 6) Owner will be responsible for landscape maintenance after completion and acceptance of the project.



S.P.S

Skidmore Property Services, LLC
Paul Skidmore, ASLA
Owner

13 Red Maple Trail (608) 926-0032
Madison, WI 53717 (608) 335-1529 (c)
paulskidmore@tds.net

Proposed Landscape Plan @ 1" = 20'
631 West Washington Public Parking
Madison, Wisconsin
August 9, 2016