

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 7, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 820 South Park Street

Present Zoning District: TSS (Traditional Shopping Street) and TR-V1 (Traditional Residential- Varied 1)

Proposed Use: The proposed development site encompasses several properties bounded by S Park St to the west, S Brooks St to the east, Delaplaine Ct to the north and Haywood Dr on the south. The proposed development includes requests for a rezoning, preliminary plat, demolition of several buildings and multiple Conditional Use requests as follows.

- The development site is proposed to be re-platted into six (6) lots. The five (5) lots adjacent S Brooks St will be for existing and relocated single-family residences. The proposed Lot 6 bounded by S Park St, Delaplaine Ct and Haywood Dr will be for a mixed-use development.
- The proposed Lot 6 will be rezoned to TSS for the mixed-use development. The five (5) single-family lots will be rezoned from TR-V1 to TR-C3.
- Several buildings will be demolished or moved to accommodate the proposed development as follows:
 - The existing commercial building at 820 S Park St will be demolished.
 - A two-family home at 829 S Brooks St and four (4) single-family homes at 825 and 827 S Brooks St and 914 and 922 Haywood Dr will be demolished.
 - Three (3) residences at 909 and 911 Delaplaine Ct and 910 Haywood Dr will be relocated from their current locations to the vacant Lots 3, 4 and 5.
- Following the demolition or relocation of buildings, the applicant proposes to construct a mixed-use building with

2,000 sq. ft. of commercial space and 103 apartment units
on Lot 6.

Requested Zoning District: TSS (Traditional Shopping Street)

TR-C3 (Traditional Residential- Consistent 3)

Conditional Use: Section 28.065(3)(c): Building height exceeding the maximum
may be allowed with conditional use approval.

Section 28.065(4)(a): Buildings exceeding twenty-five thousand
(25,000) square feet in floor area for a mixed-use or multi-
tenant building may be allowed as conditional uses.

Sections 28.061(1) and 28.151: More than twenty-four (24)
dwelling units in mixed-use buildings require conditional use
approval.

Sections 28.061(1) and 28.151: Mixed-use buildings with less
than 75% non-residential ground floor area require
conditional use approval.

Plan Commission Review: Section 28.185: Demolition of principal buildings 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): None.

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. Submit a revised lot coverage calculation for the proposed TSS zoned lot (Lot 6). Lot

coverage will be calculated separately for the TSS zoned lot and for each of the proposed TR-C3 zoned lots. The maximum lot coverage in the TSS district is 85%.

5. A parking reduction will be required for the proposed mixed-use building per Section 28.141(5) for the residential portion of the project. Submit a request for a parking reduction including information to support the request with the final plan submittal. The parking requirements will be reviewed as the commercial tenant uses are established. Additional requests for parking reductions may need to be submitted prior to obtaining Zoning approval for each future commercial tenant space.
6. Per Section 28.141(4)(g), a minimum of 103 bicycle stalls are required for the residential portion of the mixed-use development plus 10 short-term guest stalls. The bicycle parking requirements will be reviewed for the commercial uses as the tenant uses are established. A minimum of two (2) short-term bicycle stalls are required for the commercial uses. Per Section 28.141(11), the required bicycle parking shall comply with short and long-term requirements for both the residential and non-residential uses. Provide a detail of the proposed bike racks.
7. Submit the landscape plan 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.
8. Screening is required adjacent the Zoning district boundary between the TSS zoned lot and TR-C3 zoned properties. Screening shall be provided along side and rear property boundaries between commercial, mixed-use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Provide a detail of the screening fence.
9. Identify the refuse disposal area for the mixed-use building on the final plans. All developments, except single family and two family developments shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
10. Submit a rooftop plan and identify any proposed rooftop mechanical equipment and screening. Per Sections 28.060(2)(f) and 28.142(9)(d), all rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district. Screens shall be of durable, permanent materials that are compatible with the primary building materials.
11. Provide details showing that the proposed mixed-use building meets the door and window opening requirements of Section 28.060(2)(d).
12. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33

Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

13. Submit complete site plans for the five (5) proposed single-family lots showing compliance with the requirements of the TR-C3 zoning district. Site plans shall be submitted for the two (2) existing residences on Lots 1 and 2 and for the placement of the three (3) houses to be relocated to Lots 3, 4 and 5.
14. Show that the proposed parking areas for Lots 1 and 5 meet the design and location requirements for residential parking per 28.141(8)(c) and 28.141(9). A driveway must lead to a parking area that is located outside of the street side yard setback.
15. The Zoning Board of Appeals has approved a side yard variance for the existing residence at 831 S Brooks St (Lot 2).

TSS ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback (Through Lot)	25' maximum	12.0' (Delaplaine Ct) 8.32' (Haywood Dr)
Side Yard Setback	One-story: 5 Two-story or higher: 6	6.5' (East) 29.34 (West)
Rear Yard Setback	The lesser of 20% of lot depth or 20 feet	N/A
Usable Open Space	40 sq. ft./ unit (4,120 sq. ft.)	7,947 sq. ft.
Maximum Lot Coverage	85%	TBD (4)
Maximum Building Height	3 stories/ 40	5 stories

Section 28.11 Lot, Through. A lot having a pair of opposite lot lines along, and access to, two (2) more or less parallel public streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

Section 28.065(3)(b) Rear or Side Yard Height Transition to Residential Districts. Where the TSS District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed two (2) stories/twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval.

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (103) General retail, service business, or	11 surface stalls 84 underground stalls

	office: 1 per 400 sq. ft. floor area (5) (108 total)	95 total (5)
Accessible Stalls	Yes	1 surface 2 underground
Loading	No	No
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms (103) ½ space per add'l bedroom (8) 1 guest space per 10 units (10) General retail, service business, or office: 1 per 2,000 sq. ft. floor area (2 minimum) (123 total)	22 surface stalls 101 underground stalls 123 total (6)
Landscaping & Screening	Yes	Yes (7)(8)(9)(10)
Lighting	Yes	Yes
Building Forms	Yes	Yes (Commercial Block Building)

TR-C3 ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000	3,000 + sq. ft.
Lot Width	30	30 +
Front Yard Setback	15	TBD
Max. Front Yard Setback	30 ft. or up to 20% greater than block average	TBD
Side Yard Setback	5 Lot width < 50: 10% lot width	TBD (15)
Reverse Corner Side Yard Setback	8 (10 for garage)	TBD
Rear Yard Setback	20 Alley-accessed: 2	TBD
Usable Open Space	500	TBD
Maximum Lot Coverage	75%	TBD
Maximum Building Height	2 stories/ 35	TBD

Other Critical Zoning Items	
Urban Design	Yes UDD #7
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes

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Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No



PREPARED FOR THE PLAN COMMISSION

Project Address: 820 S Park ST

Application Type: Subdivision Plat

Legistar File ID#

Requested Action: 820 S Park St; 909 & 911 Delaplaine Ct; 825, 827, 829, 831 S Brooks St; 930, 922, 910 Haywood Dr.

Proposal Summary:

Applicant: Jacob Klein; 906 Bear Claw Way Madison, WI 53717

Contact:

Property Owner: Madison Church Supply Inc; 2207 Fox Ave, Madison, WI 53711

-Please See the PLANNING DIVISION STAFF REPORT for More Information on this Request -

Recommended Agency Comments and Conditions

Major/Non-Standard Conditions are Shaded

Engineering Review Main Office (Contact Timothy Troester, 608-267-1995)

1. Applicant shall dedicate 6' ROW to public for sidewalk purposes along Delaplaine Ct. and dedicate 3' ROW to public for sidewalk purposes along Park St.
2. 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
3. 5.6 Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
4. 5.7 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

Fire Review (Contact William Sullivan, (608) 261-9658)

5. The agency reviewed this request and has recommended no conditions or approval.

Parks/Forestry Review (Contact Janet Schmidt, (608) 261-9688)

6. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Olin Turville Impact fee district (SI28). Please reference ID# 15159 when contacting Parks about this project.

7. The following note should be included on the plat: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

The Parks Division will be required to sign off on this plat.

8. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

Metro Review (Contact Timothy Sobota, (608) 261-4289)

9. The agency reviewed this request and has recommended no conditions or approval.

City Eng. Review Mapping (Contact Jeffrey Quamme, (608) 266-4097)

10. 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
11. 6.12 Applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
12. 6.6 This pending subdivision application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
13. 6.11 The Plat requires new Public Sidewalk easements to be granted on the face of the land division. Contact Engineering (Jeff Quamme - jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on this CSM/Plat.



**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

TO: Planning Division Director

Date: November 9, 2015

FROM: Jenny Frese, Real Estate Agent

Project No.: 10894

SUBJECT: Review of the proposed preliminary (PP):

The proposed PP is recommended for approval subject to the following conditions:

Parcel Address	Tax Parcel No.
905 Delaplaine Court	251-0709-262-1815-2
909 Delaplaine Court	251-0709-262-1816-0
911 Delaplaine Court	251-0709-262-1817-8
825 South Brooks Street	251-0709-262-1818-6
827 South Brooks Street	251-0709-262-1819-4
829 South Brooks Street	251-0709-262-1820-1
831 South Brooks Street	251-0709-262-1821-9
930 Haywood Drive	251-0709-262-1822-7
922 Haywood Drive	251-0709-262-1823-5
914 Haywood Drive	251-0709-262-1824-3
910 Haywood Drive	251-0709-262-1825-1
820 South Park Street	251-0709-262-1827-7

1. OWNER'S CERTIFICATION

Prior to approval sign-off, the Owner's Certificate(s) on the PP shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Corporate signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

If ownership changes are anticipated prior to plat approval sign-off, these changes shall be evident when the title report update is prepared. Owner's Certificates shall be consistent with the ownership reported in the title report update.

The executed original hard stock recordable plat shall be presented at the time of sign-off.

2. MORTGAGEE/VENDOR CERTIFICATION

A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off.

If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.

If any new mortgages are secured for the lands within the plat boundary prior to plat approval sign-off, they shall be evident when the title report update is prepared.

3. CERTIFICATE AND CONSENT REQUIREMENTS

- a. Format and Content. All consents and certifications required for the owner and any holder of interests in the subject lands shall be revised and included in the proposed plat in a manner that is in conformance with Wis. Stats. 236.21(2) and 236.29, i.e., include language "...surveyed, divided, mapped and dedicated....".
- b. A Consent of Lessee certificate shall be executed for any tenant interest, recorded or unrecorded, in excess of one year.
- c. City of Madison Common Council Certificate: For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this plat known as _____ located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this ____ day of _____, 20____

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

- d. City of Madison Treasurer Certificate: The following certificate must appear on the plat:

I, _____, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20____ on any of the lands included in the plat of _____.
- e. Dane County Treasurer Certificate: A certificate for the Dane County Treasurer similar to the City of Madison Treasurer Certificate above shall appear on the plat.
- f. Dane County Register of Deeds Certificate: A certificate for the Dane County Register of Deeds to enter time, date and recording location information shall appear on the plat.

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

4. ENVIRONMENTAL SITE ASSESSMENT

An Environmental Site Assessment is required for the areas being dedicated to the public.

5. TAX INCREMENTAL DISTRICT

The lands within the plat boundary are partially located within TID 42, a Tax Incremental Financing District. Discussions with Joe Gromacki, the City of Madison's tax increment

financing coordinator, may be necessary before moving forward with a Final Plat if a TIF application is anticipated. Mr. Gromacki can be reached at 608-267-8724 or igromacki@cityofmadison.com.

6. REAL ESTATE TAXES

As of November 6, 2015, there are real estate tax delinquencies reported for some of the tax parcels within the plat boundary.

Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided prior to plat approval sign-off. Checks are made payable to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

7. SPECIAL ASSESSMENTS

As of November 6, 2015, there are special assessments owed for the some of the parcels within the plat boundary. Prior to plat approval sign off, the owner shall pay all special assessments levied against the subject property, pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), with receipts provided as evidence of payment.

8. STORM WATER FEES

Please coordinate with Tim Troester (608-267-1995) or Brenda Stanley (608-261-9127) in the City Engineering Division to obtain any outstanding storm water management fees from the City of Madison Water Utility. Receipts for the payment of the prorated fee shall be presented prior to plat approval sign-off.

9. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish to the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (9-28-15) and the date when sign-off approval is requested. The surveyor shall update the plat with the most recent information available in the title report update.

10. PLAT REVISION REQUIREMENTS

- a. Accurately depict and identify by document number all easements of record in the title report.
- b. Accurately reflect the contents of the title report to appear as descriptive Notes, where applicable.
- c. Dedicate easements for utility and drainage rights-of-way to serve the redevelopment, where required.

- d. If certain existing recorded documents are no longer required for the lands within the property to serve the redevelopment, a termination or release document shall be recorded prior to plat approval sign-off. Ex: Encroachment Agreement (private).
- e. Ensure underlying lot numbers are legible and don't conflict with other text.
- f. Include the following sentence with the dedicated utility easements depiction in the Legend: Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

Heather Stouder of the Planning Division asked that the Commission discuss the building height, elevations, the upper story setback, materials and colors (simplification), landscaping and open space and building lighting. The project would need initial approval prior to going to the Plan Commission.

Comments and questions from the Commission were as follows:

- You could resolve some of these issues if you put all your height on Park Street.
- If Phase 2 were not constructed, could you have that westerly portion of Phase 1 stepping down in height?
 - There is some transition happening. This whole area got pushed back.
- As I look at the proportions of St. Mary's, you almost have a similar piece. With that read I'm curious what you're going to use as your return material for your balconies. Would you consider looking at that kind of tenuous balcony on the fifth floor to break down the scale of that elevation?
- What goes on on the first floor?
 - It's a fairly blank façade across here. It's almost all solids.
- I was much more comfortable with the tower being stone. I'm not sure about bringing the brick up to the corner.
- I don't think this is bad building design but I think it's status quo building design. I'm just wondering if we were to give initial approval on the height and density, are you willing to push the envelope a little bit with the design? Simplification of materials, maybe splurge on that corner, because coming around that bend, that's really prominent. Maybe something really unique or special so that it becomes really creative design that is meriting the additional height you're looking for.
 - We have made some conscious decisions to get something a bit more residential.
- That's not qualifying you for the creative design to get to the extra height. You have to balance what the neighborhood wants and reaching a higher standard.
- I think it does look heavier. The staff report also says that "depending on the quality of the design, the effect of the development of the adjoining neighborhood, the contribution of the project to mixed-use and activity of the vicinity and the character of the street." There is so much concern from the neighbors, I feel like on the corner where it doesn't appear there's a need for extra height. I do feel like there are other things other than the quality of design that should influence the extra stories. I think the opposition to scale should factor in to that.
 - We have been thinking of that all along. Trying to do something on the corner that's still strong. That's why we have the sloped roof.
- The sloped roof is not strong or prominent...
 - We've been working hard at the street level to try to get that kind of scale. Pretty strong rhythm and entry features, to activate Delaplaine. I don't think the building height is the end-all in terms of scale. I think it's also what
- Your street level is pretty good.
- What is the HVAC situation on the rooftop?
 - There will undoubtedly be some rooftop mechanicals but they'll be smaller residential size equipment pieces, they can be at the center of the roof where they'll be less visible. We plan on having HVAC walpaks in the balcony alcoves so they're all screened from view.
- The neighborhood doesn't like this, but I find in general the first design better. I think that's a more successful porch model.
- The side loaded stairs feels less social.
- The first one was more balanced along the street, the bays. Even on the lower elevation, on the upper floor where the overhang extends the entire length, versus what you see on the upper right, you had a lot

more balance and better composition. Simplification of materials and the roof plane might go a long way.

- The two larger angled bays are much more effective than the small one.
- The shared balcony/porch would read much more successful at the ground level.
- Have you run your numbers with a deeper setback?
- The height discussion is something the Plan Commission should also weigh in on.

ACTION:

On a motion by Goodhart, seconded by O'Kroley, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-1) with Carter voting no. The motion provided that the design advance its creative boundaries for final approval in order to achieve the additional height.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 16, 2015
TITLE: 820 South Park Street – PD(GDP-SIP), Multi-Phase Affordable Housing Development in UDD No. 7. 13 th Ald. Dist. (40093)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: September 16, 2015	ID NUMBER:

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

SUMMARY:

At its meeting of September 16, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(GDP-SIP) located at 820 South Park Street in UDD No. 7. Appearing on behalf of the project were Zia Brucaya, representing Urban Assets, LLC; and Randy Bruce, representing JT Klein. Currently the site is zoned TSS on the corner of Park Street and Delaplaine is zoned TR-V1 on the back portion of the site. They are proposing to take the TSS zoning and extend that further towards Brooks Street with the Brooks Street parcel as TR-V1. This is a tax credit affordable housing project and is under contract for two building types for family housing that is not age restricted. The second building would be age-restricted for seniors while still being affordable housing. Both buildings would sit on one parking plaza. General architecture shows four-stories with traditional architectural treatment on the corner of Delaplaine and Park Street. The upper level of the Park Street side shows a common area that opens to a rooftop terrace with views towards Lake Monona. In terms of UDD No. 7 requirements, the building meets orientation and setbacks. Buildings above 3-stories shall stepback at the third floor. They consider this a coordinated redevelopment project at this location and showed a model of how the development would fit in with the fabric of the existing neighborhood. They would prefer their stepback to be higher up on the building. They are exceeding the maximum height limit of four-stories. Two residential homes are proposed for deconstruction and will be moved. Efforts are being made to have the existing billboard removed. Shared parking has been eliminated.

Comments and questions from the Commission were as follows:

- I agree with you that it’s not necessary to have a setback in this area, but it would make your corner element stronger, particularly the Park Street corner. If the metal piece were set back a bit so the brick base could have more strength, and you would also have a sense of the public aspect of that top floor, even if it were someone’s unit.
- What materials are you thinking of using?
 - ACM Panel.
- Do you have photographs of the buildings proposed for deconstruction?

- Lighting on Delaplaine I think about be an issue.
 - We're going to have to dedicate some right-of-way along Delaplaine to create a terrace and sidewalk. It won't really be wide enough for street trees, but perhaps lighting could go in that area.

ACTION:

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

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: September 21, 2015
TITLE: Buildings Proposed for Demolition - 2015	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: September 21, 2015 POF:
DATED: September 21, 2015	ID NUMBER: 36427

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

SUMMARY:

Levitan disclosed that he is on the Board of the Madison Development Corporation which is related to the demolition request for 433 W Mifflin and will facilitate the meeting, but will not participate in the discussion.


There was general discussion about the Abiel Brooks residence and that Abiel Brooks was an early settler of Madison, but that the residence has been significantly altered. The Commission noted that the existing leaded glass window should be salvaged.

There was general discussion about the demolition report which resulted in the following motions:

ACTION:

A motion was made by Andrzejewski, seconded by Gehrig, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular architecture located at 1906 Monroe Street. The motion passed by voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular architecture located at 433 W Mifflin Street. The motion passed by voice vote.

 **A motion was made by Andrzejewski, seconded by McLean, to report to the Plan Commission that the Landmarks Commission regrets the loss of the concentration of vernacular residential structures located near Park Street and encourages the preservation and relocation of the building located at 911 Delaplaine Court. The motion passed by voice vote.**

A motion was made by Andrzejewski, seconded by Rummel, to report to the Plan Commission that the Landmarks Commission finds that there is no known historic value for the buildings located at 1801 E Washington, 215 South Pinckney, 2087 Atwood, 1020 John Nolen Drive, 1101 University, 1121 University, 906 E Mifflin and 1917 Lake Point Drive. The motion passed by voice vote.



Office of the Common Council

Ald. Sara Eskrich, District 13

City-County Building, Room 417
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www.cityofmadison.com/council/district13

To: Members of the Plan Commission
From: Sara Eskrich, District 13 Alder
Re: 8Twenty Park
Date: December 1, 2015

Thank you for your attention to the request for rezoning and conditional use at 820 South Park Street. As you will see in the many public comments before you this evening, this application has garnered much attention from surrounding neighbors, including opposition and support. Generally, this project presents an opportunity to site multi-family mixed-income housing near transit, employment, natural amenities, and a residential neighborhood.

Due to the size and scope of this project, which originally would have required a neighborhood plan amendment, I helped organize a neighborhood steering committee composed of residents in the Greenbush and nearby Bay Creek neighborhoods. This committee met multiple times to learn about the proposal, provide feedback, and assess resulting changes. It benefited from organization and facilitation by Urban Assets. I also hosted and helped engage an outside facilitator in two broader neighborhood input meetings that were noticed to nearby residents through email and postcards. There have been many opportunities for neighborhood feedback on this project and I believe that the end proposal is much better due to this feedback and the resulting many iterations of plans.

As we all know, Madison is in dire need of affordable housing. The 2015 City of Madison Housing Report cites the consistently low (2-3 percent) vacancy rates of multifamily as demanding a significant and consistent influx of new multifamily units. Placing mixed income and affordable units in strong and vibrant communities that have easy access to services is important to the success of these housing types. The Park Street and Greenbush neighborhood location of this proposal is appropriate for those reasons. Neighbors consistently cite the need and support for more affordable housing in Madison, and sharing that throughout our neighborhoods is important to achieving this policy and social justice priority.

The proposal before you tonight has undergone significant changes at the request of neighbors, city staff, and myself. The original proposal took the entire block for multifamily development; completely changing the intent of the neighborhood plan of commercial and taller frontage on Park Street, transitioning into small multifamily and single family homes. This would have required a neighborhood plan amendment and either complete rezoning or a planned development. The proposal before you this evening preserves and enhances the value of the single family homes on South Brooks Street, positioning them for owner-occupancy, as the neighborhood plan encourages. It contains the massing to the South Park Street half of the block, though the massing and density is still

higher than near neighbors are comfortable with. It moves the zoning lines to accommodate the multifamily project, and align the TSS district more with the continued zoning lines on the properties to the south. The staff report outlines very well the ways in which this new proposal does and does not align with the neighborhood and comprehensive plan. I believe that it generally fits with the intent of these plans, and brings a needed resource to this community – affordable housing.

There are conditions of approval in the staff report that will help alleviate the impact of this development on nearby neighbors, including:

- Submission and city staff approval of a management plan for parking, use of at least one shared car on-site, trash, snow, common space, and move-in/out management.
- Relocation of the homes onto South Brooks Street in a manner that will preserve the streetscape and trees as best as possible, with specific conditions as to protecting the trees.
- Significant improvements to the homes on South Brooks Street.
- A new public sidewalk where one currently does not exist on Delaplaine and a wider public sidewalk on Park Street.
- Storm water management and erosion control.

As Alder, I have continued to hear the concerns of neighbors about the density, parking, and lack of green-space challenges with this proposal. I ask the Plan Commission to consider adding the following conditions to your approval:

1. Applicant will step back the fourth floor of the “phase 2 building” from Haywood – getting to a 0.9:1 parking ratio for underground stalls only, with additional above ground stalls.
2. Applicant will file a binding letter with city attorney acknowledging that rezoning for the entire project is contingent on approval of WHEDA funding for Phase 1 (Delaplaine and Park Street building).
3. Utilities on the property facing Park Street will be undergrounded at the expense of the applicant.
4. Applicant will provide and maintain at least one dog waste station on the property.

I encourage you to support this request with conditions. Thank you for your attention and thorough review. Please do not hesitate to reach out to me with any questions.

To: Members of the Plan Commission
From: Greenbush Neighborhood Council
Date: November 11, 2015

Regarding the JT Klein, Inc. development proposal for 820 South Park Street, the Greenbush Neighborhood Association Council wishes to provide the following input.

First, we want to state that we see Urban Design District 7 (UDD7) as the natural boundary for development along Park Street within the Greenbush Neighborhood. Because the entire eastern boundary of the Neighborhood falls within UDD7, we have a strong interest in how the design guidelines of the district are applied, and we have a particular interest in their application "to ensure that new buildings are compatible on a city, neighborhood, and block level" (Downtown Urban Design Guidelines p. 3, as adopted by the City of Madison Common Council in December 2012).

Along its Regent Street and Park Street borders, the Greenbush Neighborhood transitions quite quickly from commercial/institutional uses to residential uses. On the neighborhood and block level, this transition occurs over the span of individual lots, not blocks, and in fact UDD7 boundaries have historically reflected that transition.

We have outlined the above position because we are concerned with what feels like piecemeal development along Park Street and the negative impact that has on a longstanding Greenbush priority of expanding homeownership. On a block-by-block level, individual developments that are allowed to extend beyond existing UDD7 boundaries permanently consume existing housing stock, reduce the total number of existing houses in the neighborhood, and generate a reduction of homeownership opportunity.

Turning to the project at hand, while we bemoan the loss of five existing homes on Haywood Drive and Delaplaine Court, we applaud the developer's plans to maintain the single-family-home nature of the South Brooks Street frontage and his commitment to improve the houses located there. In particular, we wish to acknowledge plans to retain the best houses in the development area by replacing some of the existing Brooks Street houses with structures in better condition from Haywood and Delaplaine. We strongly encourage the developer to consider a future sale of the Brooks Street homes to individual owner-occupants, an idea he mentioned being open to during a meeting with the neighborhood that took place on November 5, 2015.

Regarding the building structure itself, we are concerned about the 4 story block facing Haywood creating a barrier on the views to the east, and we would prefer that it be broken up in some way. As currently designed, we feel that four floors on Haywood is overly imposing on the single-family homes directly west; additional step backs may be a way to address this concern.

There are some positive aspects to this project that we wish to call out. We will be very pleased to see the former church supply building on Park Street removed and for that property to put back into use. We think applying TR-C3 to the Brooks Street homes is a huge positive, and we strongly approve of that zoning. We also appreciate a widening of the sidewalk along the Park Street frontage, and we

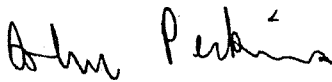
encourage upgraded crosswalks and other enhancements to improve pedestrian safety.

We hope the proposed development will be marketed towards senior tenants. We were pleased with the inclusion of affordable senior housing in previous iterations of this proposal, and while we understand that designated senior housing is no longer part of the proposal, we would be pleased if senior residents made up a healthy proportion of tenants in the building's affordable units.

In keeping with other recent developments in the neighborhood, we request that tenants of this development not be eligible for RP3 permits for on-street parking. A development of this size could easily saturate daytime on-street parking resources for existing residents without such a restriction in place. We would also like to go on record stating that we would prefer a one-to-one ratio of units to parking spots in future developments within the neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "John Perkins". The signature is written in a cursive, slightly slanted style.

John Perkins, GNA President

Zaccai Lewis

Cynthia Koschmann

Ryan Engel

Karen Carlson

Julie Laundrie

Andrea Levy

Duane Steinhauer

Nate Warnke

Cynthia Williams

Peter Williams

November 29, 2015

To members of the Plan Commission:

We are writing to express our concerns with the proposed project entitled 8Twenty Park St. While we support the affordable housing aspect of the project, it is concerning to have a four and five story apartment building encroaching so deeply into the neighborhood. It is not to scale with the surrounding buildings as you will see below.

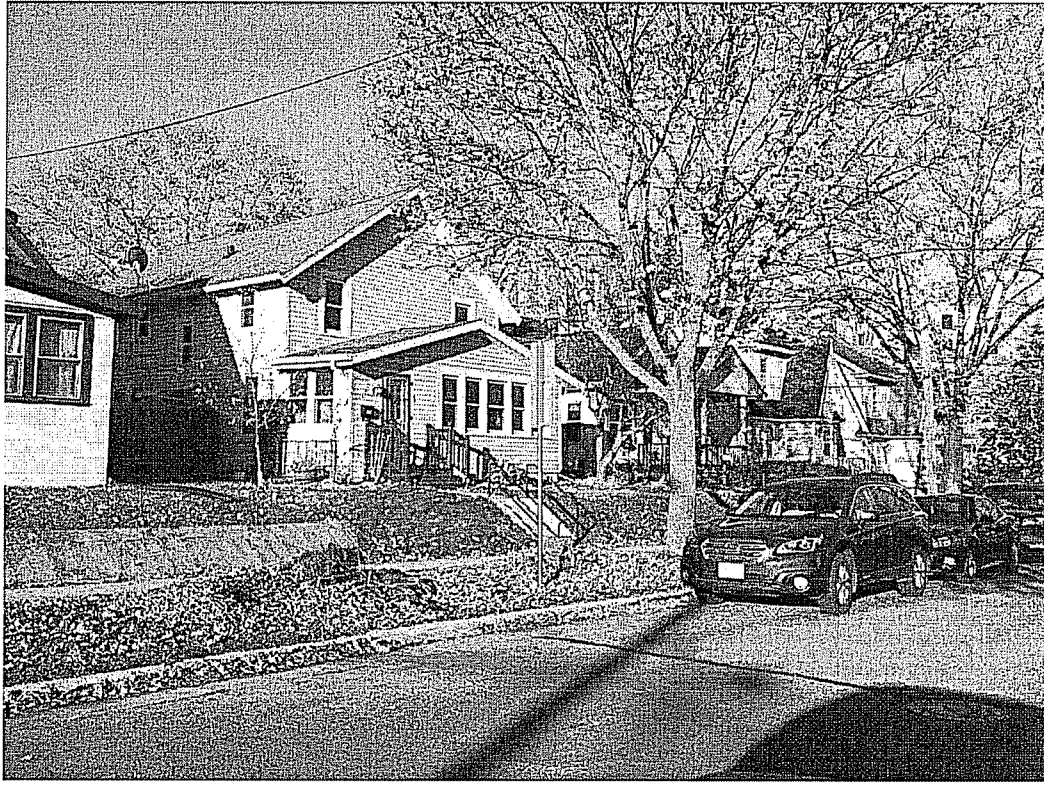
Issue 1) Project is not to scale with surrounding buildings and homes

The developer is using St. Mary's as a barometer for the height of their building, stating it is five stories high so their new building should be as well. First of all, it's important to recognize the history of how St. Mary's ended up being five stories in this block and not attempting to use that history as a measure for everything to come. (The history being St. Mary's wanted to build a seven story parking lot over Lake Wingra and nearby neighbors worked with them to come up with an alternative to protect this natural area so the compromise reached was instead to build at Park St.). Given this, we feel that St. Mary's is the wrong building to be looking at and instead we should be looking at everything else around this block and use those as the comparisons. Guidelines for Urban Design District No. 7 state "New infill buildings should not vary by more than one story from the average building height in the block when that block exhibits a concentration of existing buildings and a well-defined blockface". The block in question is full of single-family homes that do not exceed two stories. Therefore, we do not feel the portion of the building that extends into the neighborhood should exceed three stories.

View directly across the street from the project, two-story, multi-unit, Haywood Drive homes:



View of single-family homes directly across the street from the project, Brooks St. homes:



Furthermore, we support the vision of the Greenbush revitalization plan (2010) that, in order to increase density, recommends medium scale townhouses and cluster courtyard housing (Part I, I-3). We look to Arboretum co-housing and City Row apartments as models and wish this developer was incorporating this sort of neighborhood-friendly design into this project. There are other examples of affordable housing in residential areas that do a much better job of blending in their building with the neighborhood. For example, this three-story building on Johnston St, City Row Apartments:



Issue Two: Inconsistent with other nearby new projects

Within a mile, this stretch of Park St. has seen four other new apartment buildings approved within the past few years. Not one of these other buildings encroaches nearly as far into the neighborhood as this proposed development. The Lane Bakery apartments, Wingra Point and Ideal building all keep the bulk of their height on Park St. The Ideal apartments is the only one that encroaches into the neighborhood and it drops dramatically from five stories down to three and quickly two before it backs up to nearby single-family homes. Interestingly, the Ideal drops it's height at approximately the same point where the current TSS zoning for 8Twenty Park St. ends. Why aren't we doing the same thing here? Two pictures of the Ideal project are below:



Issue Three: Parking Inadequate- Parts of the Greenbush neighborhood plan state "all development should contain at least one off-street parking space per unit, as well as planning for convenient and adequate bicycle and other vehicle storage" pg 35 as "parking is a major neighborhood issue" pg 29. We believe this project has insufficient parking, especially when you recognize that:

- 1) the 11 surface spots are for visitors and should not be counted the parking ratio
- 2) many of these units have two or three bedrooms (while other nearby projects don't even offer three bedrooms). In fact, there are 160+ bedrooms as part of this project and the developer has indicated a very small number of children living in the building. This translates to even more potential drivers which further compounds the parking concerns
- 3) The developer initially said parking would be included in the affordable units but more recently he has altered this to say parking will be granted for a fee. It is unlikely to ask that families who are living below area median income levels will be able to also pay an additional cost for parking.

Issue Four: No neighborhood-friendly public/retail space. The developer is seeking an allowance to build a larger building given that the building is mixed use, offering both residential and commercial space. The developer has stated the commercial space he has planned is simply his own office space. Furthermore, there is insufficient parking or space to offer a neighborhood-friendly business in the future (unlike other recent developments along Park St. which have brought a brewery, dog daycare, and athletic club). We would argue that the developer's commercial space should not meet the criteria for a conditional use permit as it does not provide any benefit to the neighborhood. Per the Greenbush Neighborhood Plan we should "advocate for more neighborhood-oriented retail & services on Park St" pg 36.

Issue Five: Blurs Edges: Currently, neighborhood edges along Park St. are well defined (pg 30). This development would eliminate that clear edge by encroaching much more deeply into the neighborhood than any other housing development around. Is this really a precedent we want to be setting?

Thank you for your attention to our concerns.

Sincerely,

Marissa Burack and Jason Hagenow
841 High St.

Stouder, Heather

From: Janet Stockhausen [REDACTED]
Sent: Monday, November 30, 2015 7:00 AM
To: Stouder, Heather
Cc: Eskrich, Sara
Subject: comments for Plan Commission Dec. 7, 2015 re: 820 S. Park Street proposed development

Hello

I have attached below my previous comments for the Commission's reference. My concerns remain the same plus new concerns:

1. Is Klein's proposal not "spot zoning"?
2. Is Klein's proposal 1 development? Or 2 developments? It is inconsistent in various documents, e.g. it is 1 development for tax purposes and another for condition use/re-zoning request (or the like)? Is that permissible?
3. If a development is asking for so many conditional uses plus substantial re-zoning, then it is just not permissible for that site? That is my view. His proposal should follow the Greenbush Plan, South Park Street Plan, various other city documents. If not, why bother having those reports if they are not followed. People buy home and invest in property based on such plans. Property owners do not expect that zoning/conditional use permits will suddenly change the character of their neighborhood and likely decrease the value of their decrease the potential value of their property.
4. Is it not a conflict of interest that the traffic study was commissioned by Klein? Why is the City not responsible for that. We all know that contractors/consultants get paid to produce what their clients want.
5. The relationship between Klein owning 49% and Madison Development Corporation owning 51% has not been explained as it impacts future management and potential impact on maintenance of the property which in turns affect area property values.
6. I re-iterate the same problems again that have been mentioned before by many people: massing (too high/too many people in a small space)/lack of green space/many different plans over a short time span so it has been hard for the neighborhood to keep up with what is actually under review (about 5 plans in 10 weeks)/WAY inadequate parking/lack of neighborhood support (I do not know anyone who supports it)/project is "square peg in a round hole" as it needs so many conditional use permits and major re-zoning.
7. I support affordable housing but not this project which is being jammed down my and the City's throats. It needs more time to be adequately developed and to meet current zoning and existing Plans for the site.

To do otherwise, is irresponsible. I do not support this proposal as presented.

Thanks.

Janet Stockhausen
[REDACTED] High Street

Sent 11/8/2015

I am writing in regard to the proposed development in the 800 block of S. Park Street bounded by S. Brooks to the west, Delaplaine to the north and Haywood to the south. I own 2 properties on 800 block of High Street – my residence [REDACTED] High - I have owned it for almost 10 years) and a 2 flat rental [REDACTED] High - I have owned it for almost 25 years). I have had and do currently have disabled family members, in addition to having been very involved with that care for my

elderly parents until they died. I fully support safe, quality housing for the elderly, disabled and low income. I do not think this development as currently proposed meets those goals.

First, I do not think any changes to zoning are necessary. JT Klein can buy the auto shop and do his development along Park Street. Possibly change the 910 Haywood lot to the same zoning as the rest of block fronting S. Park St. so it is a straight line. The rest of that block's zoning should stay intact as it fits the neighborhood and various other Plans the City has in place for planning purposes. I am concerned that any changes in zoning will allow JT Klein to build far more capacity than the area can handle and that at a later date he will remove the houses he currently plans to "leave" on S. Brooks Street and fill the entire block w/ a 5 story high block of building(s). He could sell the S. Brooks properties and buy the auto shop - then those houses would remain as is. I agree they are in need of repair right now but the City could add that block (or preferably all 3 blocks between S. Park and Mills on east/west and Delaplaine and Haywood on north/south) to the TIF/TID district which ends north of St. Marys Hospital so new home owners could afford to buy and repair them. These homes would provide the transition to the rest of the neighborhood. If those homes remain in JT Klein's control, they are dominos in his plans. I would not like a 5 story development across the street from my house. I am sure it will affect the value and ownership stability of those homes. I understand he owns them and can do what he wants but if the zoning is not changed then he will likely put them back on the market.

Second, all of my parking concerns still remain – not enough in total for the number of units, insufficient safe ingress/egress, insufficient designated disabled parking, and insufficient visitor parking for visitors/caregivers/etc. 1st floor units should become parking spots if he cannot go deeper into the ground due to groundwater. I understand the City wants people to be car-less/use buses/bikes/etc. (great goals) and that there is an intended parking rules change so residents will no longer be able to get street permits. The population intended for this development is not the one to impose those limits. Impose limited parking on the "luxury" apartments – not the intended population for this development.

Third, my concerns about height remain. Why can the development not be "merged" into the neighborhood by "ramping down" from 5 stories to less stories (e.g. to 4 stories to 3 stories)? This has happened in other developments in the area.

Fourth, I am concerned about the lack of green space and community space, especially as it seems the number of children likely to be living in this development is not very clear (maybe 4 kids, maybe 20 kids?). A 10" by 10" tot lot is inadequate. It should have a half-court basketball court/hoop area/volleyball net/playground equipment/or the like so the kids have a place to play outside.


Thanks for your consideration of my concerns.

Janet I. Stockhausen

Sent 9/29/2015

Dear Alder Eskrich:

Can you please share my comments below w/ Heather from City (I am unsure of her last name)?

I am writing in regard to the prosed development in the 800 block of S. Park Street bounded by S. Brooks to the west, Delaplaine to the north and Haywood to the south. I own 2 properties on 800 block of High Street – my residence 

High - I have owned it for almost 10 years) and a 2 flat rental (High - I have owned it for almost 25 years). I have had and do currently have disabled family members, in addition to having been very involved with that care for my elderly parents until they died. I fully support safe, quality housing for the elderly, disabled and low income. J. Klein's proposed development is neither.

Here are my specific concerns about the development:

1. There is no safe ingress/egress point (preferably covered for bad weather) for drop-off/pick-up. This feature is critical for the disabled and elderly but also is highly desirable for the subsidized family apartments as children need to be able to be safely dropped off/picked up similarly. Will it be in the basement? Level parking area? or otherwise have some protection from weather?
2. There is no community room in the elderly building. Will the elderly be able to use the community room in the other building? Can it be accessed without going outside to get to the other building? So far, I see no plans for that option. What kind of community can be built w/out place to gather? Look at other similar quality housing in Madison (or anyplace) and they include a community room for cards, exercise classes, tenant or other community meetings, birthday parties, winter walking, crafts, family gatherings, etc.
3. The plan does not enough parking generally for the residents (current ratio is CLEARLY insufficient and will result in unsafe conditions) but in addition, there are no disabled parking spots (interesting as 1 building is for the disabled so many will need larger parking spots). And what about parking places a for visitors and care givers? I see none for either category in the plans – or possibly 2 spots at best. 2 visitor spots is totally inadequate for the population that is housed in this development. I recognize that underground parking can go down only 1 level due to shallow water table. I think this clearly shows that too many units are planned. J. Klein says this is the only way to make it work financially. It is clear J. Klein does not understand the population he plans to “serve” (or make money off of anyway). It is clear to me that this location is NOT the right location for his project as currently planned. Parking in this neighborhood is very tight already. Why make elderly/disabled people and their caregivers/visitors have to walk blocks to visit/care give? The only reason I have heard from J. Klein is money. He will not get the tax dollars he wants if he does not maximize the number of units for the small space. A safe, quality housing development is what this neighborhood needs.
4. J. Klein says he will have his office on the first floor facing S. Park Street. What are his penalties for leaving early? Will he have a 30 year lease? If he leaves, then the neighborhood is left with yet another empty storefront on S. Park with insufficient parking and therefore very difficult to lease (note St. Marys has had empty commercial spots for almost 10 years due to insufficient parking) so it does seem wise to plan another commercial space without adequate parking.
5. Overall the building looks like a big box for warehousing people. I thought that era was over a few decades ago and that the current model integrates the disabled, low income, and elderly into the neighborhood. There is no integration when they are isolated in 5 story high boxes.
6. Where are the porches, patios, green common areas? They do not exist in the plans I saw – other than the “townhouses” on the north side of Delaplaine (which will never see the sun & looks out to a hospital loading dock w/ supply trucks loading/unloading 24/7 – lovely). How could this be quality housing when upper level tenants are not given even a small porch from which to hang a bird feeder, sit in the sun, enjoy fresh air, or have a flower pot/few tomatoes? All the other recent (“luxury”) developments in Madison seem to have porches/patios. I understand this is not a luxury development but it is for people who may very likely have limited mobility. This proposal is warehousing those populations who have limited housing choices. Madison should and can do better.
7. Has anyone observed how busy the S. Park/Haywood intersection is? It is WAY too busy for many additional cars as would happen with this development. Also, any consideration to the entrance to Famous Daves is opposite side of the street at same location?
8. Scale (far too high and no ramp down as it approaches the neighborhood), density (far too many units for such a small space) and overall design (e.g. no porches/patios, no green space or adequate safety considerations) simply do not fit the neighborhood. See Greenbush Neighborhood Plan. Why have a Plan if anybody can come along, propose something clearly at odds with it, and get approval?

9. The structures on S. Brooks should be owner occupied or owned by responsible landlords. If they are owned by J. Klein, they are dominos in his hands and he will tear them down & build more tall incompatible, unsafe, buildings which are unsuited for the intended populations.
10. The "only" green space is a 50 foot wide area in between the two 5 story high buildings – no sun will ever hit that space. What will grow there? "Green space" seems a misnomer. Kids will be in the family building – where will they play? Yes, other parks are nearby but close is the key – 5 blocks away in Vilas Park is likely too far on busy days with a single parent who may work several jobs.
11. If cars come out of the development they will almost certainly have to make a right turn (as a left will be too dangerous w/ other cars coming off S. Park in to the neighborhood/Famous Daves), then will make a right turn on S. Brooks to get the S. Park light on Erin. This will make for very unsafe conditions at St. Marys Hospital for their valet/drop off pick up area. Simply, it is not safe nor acceptable.
12. The proposed zoning change should not be granted. The zoning is part of the City's plan and needs to be honored. In particular, it should NOT be approved in this case as the proposed development is unsafe and inadequate for the intended populations to be served (see all reasons above).
13. Overall, this project is round peg in a square hole and should not be approved without MAJOR changes addressing the neighborhood's concerns. J. Klein will then say it is no longer financially feasible. If so, then it is not a good fit for the site.
14. I would like to see solid information from the School District (not via JT Klein) about how many children are expected. I am concerned about the lack of play space. The "4.08" children expected seems unrealistic. If kids do not have a basketball hoop/place to skateboard/community room for a homework club/area to play catch/etc. it is asking for trouble.
15. **I would not want my disabled/elderly family members in the proposed buildings.**

Here are my concerns about this process generally:

1. This seems like a very rushed project. Why? Did you know about it before the article in the WSJ? If yes, how come that information was not shared with the neighborhood? J. Klein says it has to be done by Jan. 2016 for him to get his city/state/federal money. That is no reason to rush the project and end of with an unsafe eyesore with no tenants. The process is very inadequate for the funding J. Klein will receive from tax dollars.
2. I understand a traffic study is underway and will be done in mid-Oct. The traffic information is critical. I look forward to receiving a copy of it as soon as it is available.
3. It is also troublesome that his plans are constantly changing however the unsafe and inadequate conditions for the intended population prevail throughout all of the plans so far.
4. Regarding the community meetings generally and the meeting "facilitator": I did not appreciate that the agenda was finalized prior to the meeting allowing only minimal time for questions and/or discussion and the "facilitator" started the meeting 15 minutes late yet it stopped on time – that allowed less time for questions. I think both of those are problematic as they limit the neighborhood input and increase the "canned story". I hope input is sought for the next agenda, that more time is allowed for questions/discussion, and that the facilitator does not interrupt people mid-question (she attempted this w/ my parking questions). The facilitator spent almost 10 minutes at the beginning of the meeting on "ground rules". Just post them & get into the meeting – don't waste time on them and she also should follow them. Without changes in agenda/format, this very much feels like it is plan that is being shoved down the tax payers throats with no input.

I voted for you and appreciate your attention to this serious matter. Thanks for listening.

Janet I. Stockhausen

Carl and Millie Zahn
834 S Park Street
Madison, WI 53715

October 12, 2015

City of Madison
District #13
Sara Eskrich
via email

I am writing in follow up to the meeting of September 10th regarding the 824 South Park Street Affordable Housing. I hope that you have heard from some of the other business owners in the area. I have met with Ryan Ambulance and with Shell Oil and we all have grave concerns over the location of the parking garage entrance. The entrance will be almost directly across from the common driveway/alley that serves all the business' on the 900 block of Park Street. In addition the parking garage entrance is very close to Park Street. Some of the traffic turning right onto Hayward Street from Park are travelling extremely fast.

Currently residents are unable to cross Park Street to head north (downtown) and with all of these additional cars that will cause problems for St. Marys as the only viable way to cross Park Street, is to go down Hayward, turn onto Brooks Street and cross thru the driveway/ramp/unloading area of St Marys in order to circle around and reach the stop light at Erin Street.

We would like to meet with your traffic engineer as there seems like there is no question that the most practical place to put the garage entrance is on Delaplaine Court. There is little traffic to speak of on that street, and the concern of cross traffic and accidents would be reduced.

In addition, along with all of the other neighbors I am concerned about the City of Madison simply ignoring the original founded neighborhood plan and suddenly allowing these 5 story buildings. The plans are poorly thought out and offer little off street parking for tenants and guest. I fail to see any drive up, off street loading for handicapped and elderly residents on the current plan as well.

Sincerely yours,

Carl and Millie Zahn

Stouder, Heather

From: [REDACTED]
Sent: Tuesday, November 24, 2015 11:03 AM
To: Stouder, Heather; Eskrich, Sara; [REDACTED]
Subject: JT Klein 820 South Park St Affordable Housing Complex

To the Plan Commission,

We are homeowners on High St. and have lived here for 20 plus years. We want to express our opposition to the rezoning for the Affordable Housing project at 820 South Park St. due to the density of the building and because it does not blend with the scale of the current single family homes in our neighborhood. We also oppose a 4 story structure on Haywood Dr. for the same reason. There have already been new, large apartment buildings constructed nearby and it is a great concern to us how this is affecting our neighborhood, its stability and its character. The South Park St. initiative only intensifies our feelings and concerns due to its' size.

In addition, we are deeply concerned on how a structure of this size with affect the traffic and parking. Finding street parking in this area is already a major problem. (even with excluding the day time restricted parking, the Alternate parking and the spaces that were lost as a result of a Curb & Gutter street improvement project on High St.) To have a building with 103 units and just 84 underground parking stalls is going to make this more of an issue and just does not make sense. Considering there are 2 & 3 bedroom units, there could potentially be more than 1 vehicle owned, per unit.

To support this project, we feel the building needs to be scaled down and there needs to be more adequate underground parking.

We sincerely hope the Plan Commission will take our concerns to heart as we would hate to see our unique neighborhood affected negatively by this project.

Sincerely,

Tom and Martha Cash
Property Owners at [REDACTED] High St.

TO: Heather Stouder
Alder Sara Eskrich

FROM: Allen A. Arntsen

DATE: November 12, 2015

RE: 820 South Park Street

I am a resident of the Bay Creek Neighborhood and served on the informal steering committee that Alder Eskrich established to provide neighborhood review and comment of the proposed 8Twenty Park affordable housing development. While I appreciate the work that Mr. Klein has put into this proposal, and its substantial benefits to the city and the Park Street corridor, the project as currently proposed has substantial shortcomings, which can hopefully be addressed in the city approval process.

I recognize the benefits of this project. The city needs more affordable housing. The central location, proximity to hospitals, and good public transportation make this an excellent affordable housing location. Replacement of the abandoned Madison Church Supply building with a new five story building on Park Street is a real upgrade. I appreciate the efforts of city staff and Mr. Klein to engage the neighborhood and pull the building back from the adjoining single family neighborhood on Brooks Street and lower it the sides facing Brooks Street and Haywood Drive from 5 to 4 stories.

But the project as currently proposed has problems. First, I question whether there is enough parking. Even considering public transportation, it seems like there should be at least one dedicated underground parking spot per unit, especially since many of the units have multiple bedrooms. The planned surface parking seems necessary for caregivers and guests, and so should not be included in the parking count.

Second, except along Park Street, the building is too tall. Maintaining proper transitions between commercial corridors—like Park Street—and adjoining small scale residential neighborhoods is a significant one for the city. I'm concerned that the five story/essentially no setback building on the south side of Delaplaine Street will make this narrow—but rather heavily traveled by St. Mary's employees and visitors--street dark and icy in the winter. The City should ask the developer to provide a shadow study and consider requiring the removal of a story or additional setback. 4 stories is at least one story too tall on the Brooks Street and Haywood Drive sides, because of the adjoining 1-2 story neighborhood environment. Making these changes may also address the parking shortfall.

Finally, I'm concerned that rezoning is requested for the entire proposed project, but only one phase (the Park and Delaplaine sides) is currently being proposed for affordable housing credits. There is a risk that the as-proposed second building (Brooks and Haywood sides) will revert to market-rate housing, eliminating a substantial public benefit. Rezoning should somehow be conditioned on an affordable housing use.

If the above issues are addressed, I think this will be a much better project. Thank you—and the UDC, Plan Commission and Common Council--for considering my suggestions.

Carl and Millie Zahn
834 S Park Street
Madison, WI 53715

October 12, 2015

City of Madison
District #13
Sara Eskrich
via email

I am writing in follow up to the meeting of September 10th regarding the 824 South Park Street Affordable Housing. I hope that you have heard from some of the other business owners in the area. I have met with Ryan Ambulance and with Shell Oil and we all have grave concerns over the location of the parking garage entrance. The entrance will be almost directly across from the common driveway/alley that serves all the business' on the 900 block of Park Street. In addition the parking garage entrance is very close to Park Street. Some of the traffic turning right onto Hayward Street from Park are travelling extremely fast.

Currently residents are unable to cross Park Street to head north (downtown) and with all of these additional cars that will cause problems for St. Marys as the only viable way to cross Park Street, is to go down Hayward, turn onto Brooks Street and cross thru the driveway/ramp/unloading area of St Marys in order to circle around and reach the stop light at Erin Street.

We would like to meet with your traffic engineer as there seems like there is no question that the most practical place to put the garage entrance is on Delaplaine Court. There is little traffic to speak of on that street, and the concern of cross traffic and accidents would be reduced.

In addition, along with all of the other neighbors I am concerned about the City of Madison simply ignoring the original founded neighborhood plan and suddenly allowing these 5 story buildings. The plans are poorly thought out and offer little off street parking for tenants and guest. I fail to see any drive up, off street loading for handicapped and elderly residents on the current plan as well.

Sincerely yours,

Carl & Millie Zahn