



City of Madison

Proposed Demolition & Rezoning

Location
448 South Park St & 914 Drake St

Applicant
Jerry Lane/
Joseph Lee - JLA Architects + Planners

From: R3 & C3 To: PUD(PD)-GDP-SIP

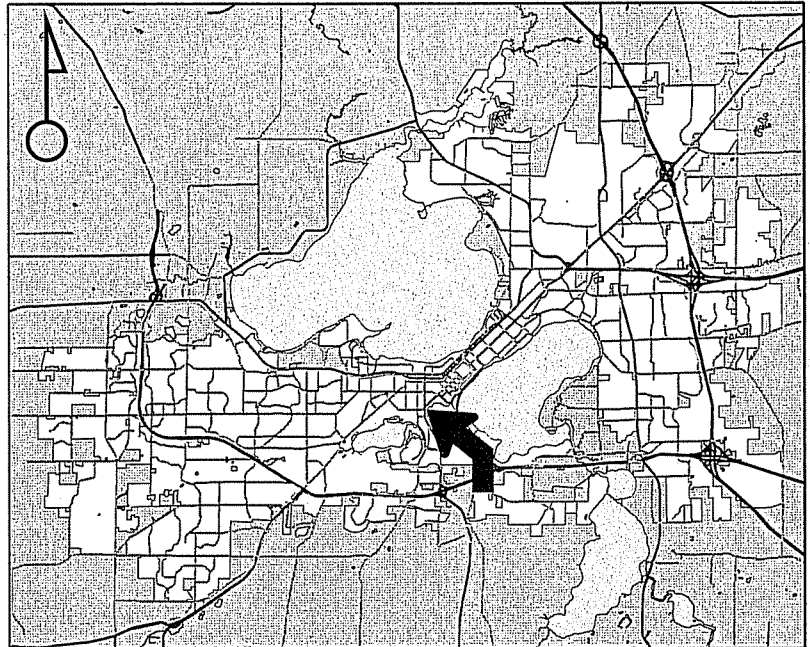
Existing Use
Former bakery and single-family residence

Proposed Use
Demolish vacant bakery and single-family residence to allow construction of a mixed-use building containing 6,500 sq. ft. of first floor of retail space and 40 apartments

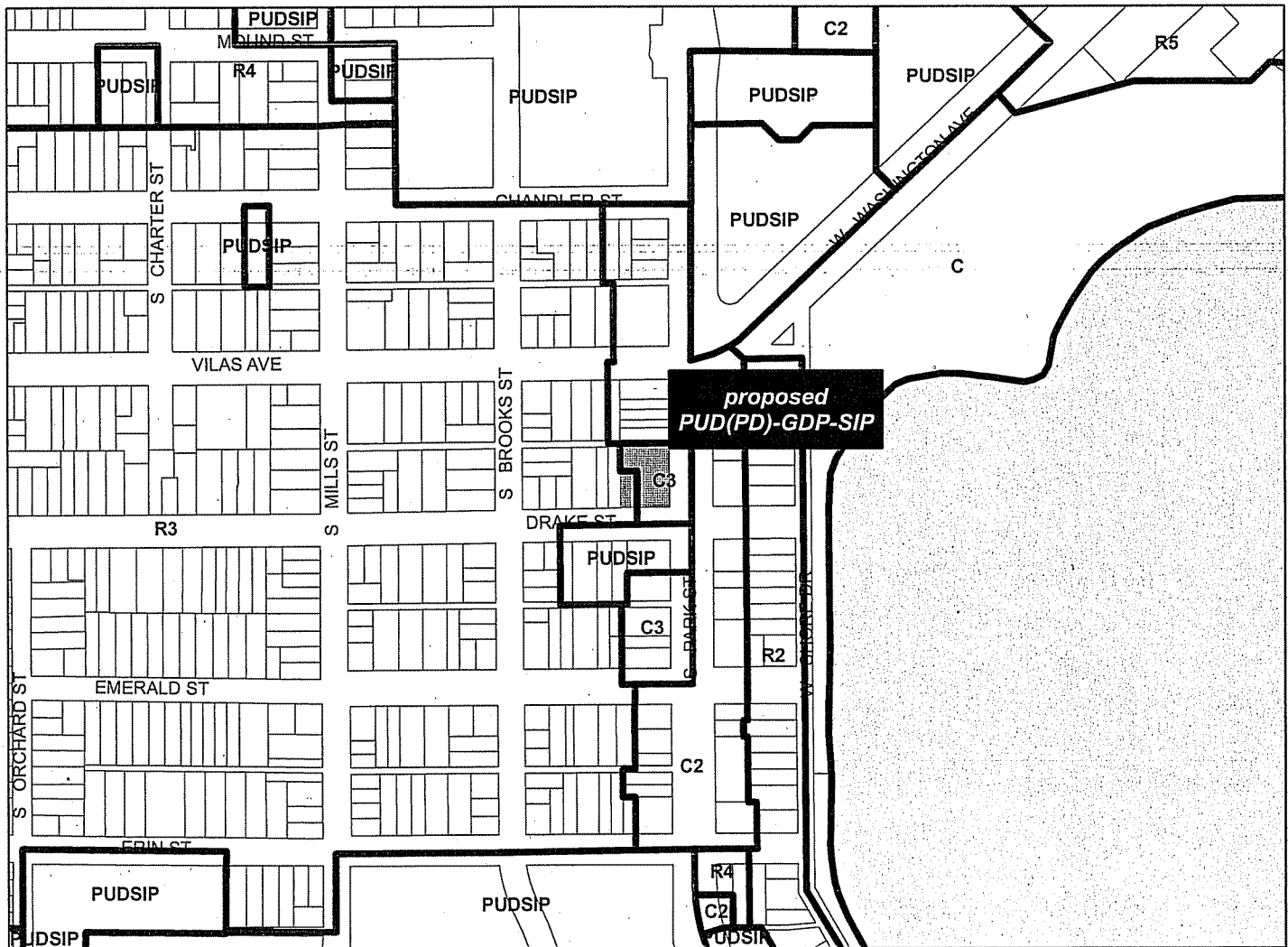
Public Hearing Date

Plan Commission
17 December 2012

Common Council
08 January 2013

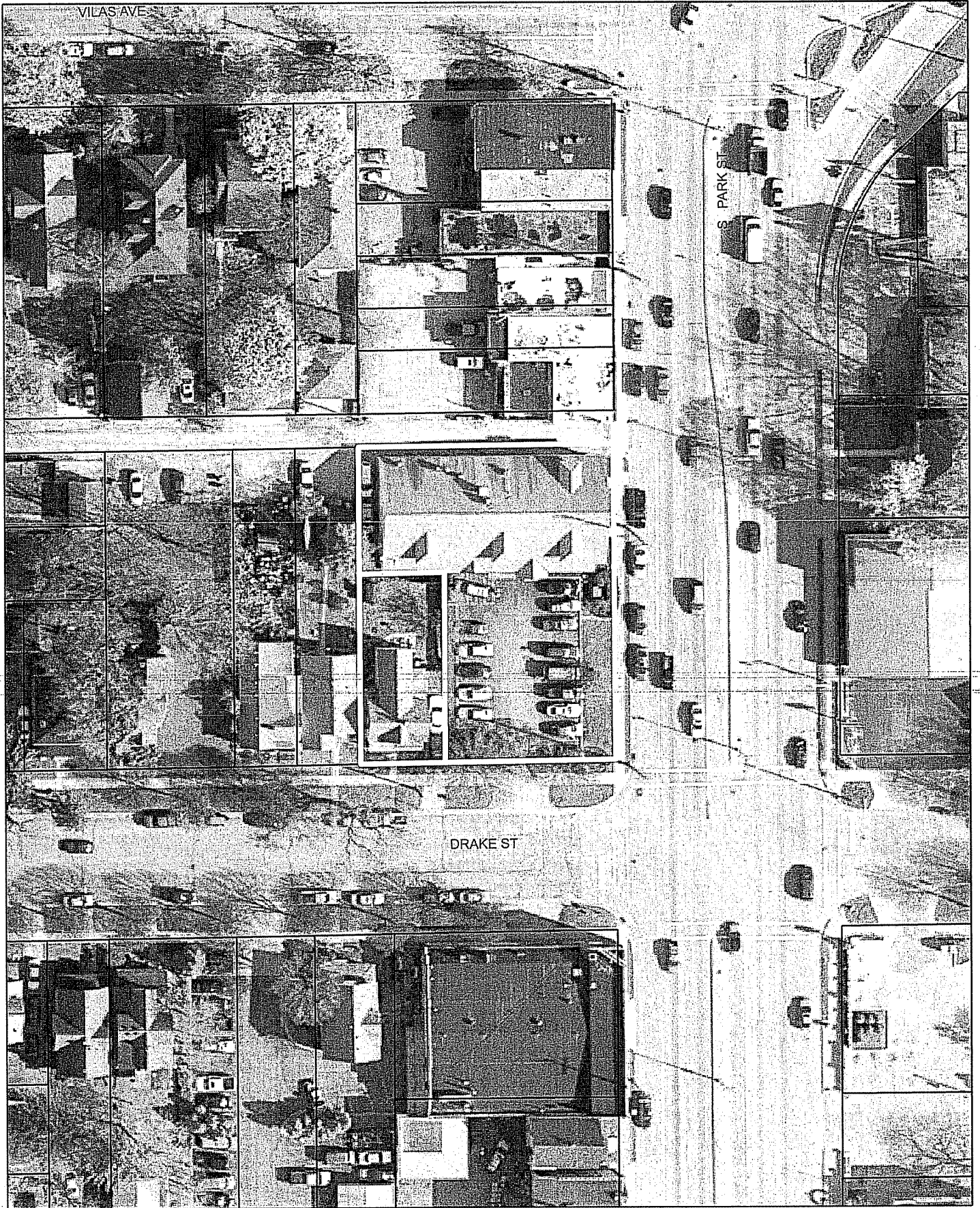


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 03 December 2012





LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

1. **Project Address:** 448 South Park Street **Project Area in Acres:** Approx. 0.44 ac

Project Title (if any): Park & Drake Mixed-Use Redevelopment

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

- Zoning Map Amendment from** C3 & R3 **to** PUD
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

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

Applicant's Name: Joseph McCormick **Company:** JD McCormick Company, LLC
Street Address: 101 North Mills Street **City/State:** Madison, Wisconsin **Zip:** 53715
Telephone: (608) 575-7551 **Fax:** () **Email:** jmccorm130@aol.com

Project Contact Person: Joseph Lee **Company:** JLA Architects + Planners
Street Address: 5325 Wall Street - Suite 2700 **City/State:** Madison, Wisconsin **Zip:** 53718
Telephone: (608) 241-9500 **Fax:** () **Email:** jlee@jla-ap.com

Property Owner (if not applicant): JERRY LANE
Street Address: 5725 W BLACKLAKE POOD **City/State:** MERCER, WI **Zip:** 54547

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Urban Infill Site with mixed-use development of ground floor retail/commercial use and residential apartments above.

Development Schedule: Commencement SUMMER / FALL 2013 Completion SPRING / SUMMER 2014 10-11

Effective August 31, 2012

CONTINUE →

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1700</u> Receipt No. <u>136401</u>
Date Received	<u>10/2/12</u>
Received By	<u>PDA.</u> <u>-1015-9</u>
Parcel No.	<u>0709-233-1017-S, -1016-7</u> <u>f</u>
Aldermanic District	<u>13 SUE ELLINGSON</u>
GQ	<u>UDC #7</u>
Zoning District	<u>C3 + R3</u>
<i>For Complete Submittal</i>	
Application	<u>/</u> Letter of Intent <u>✓</u>
Photos	<u>/</u> Legal Descript. <u>✓</u>
Plan Sets	<u>✓</u> Zoning Text <u>✓</u>
Alder Notification	<u>8/2/12</u> Waiver <u>_____</u>
Nbrhd. Assn Not.	<u>8/2/12</u> Waiver <u>_____</u>
Date Sign Issued	<u>/</u>

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the _____ Plan, which recommends _____ for this property.
- Pre-application Notification:** Section 28.12 of 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:
SUE ELLINGSON - GREENBUSH - 8/2/2012 MTG,
 → 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: TIM PARKS Date: 8/15/2012 Zoning Staff: MATT TUCKER Date: 8/15
BIL FINLAY

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

Name of Applicant JOSEPH MCCORMICK Relation to Property Owner OPTION HOLDER
 Authorizing Signature of Property Owner [Signature] Date 10-9-2012

City of Madison Plan Commission & Common Council
215 Martin Luther King Jr. Boulevard - Room LL100
Madison, Wisconsin 53701

Plan Commission & Council Members -

It is our intent to redevelop the properties described in the attached Planned Unit Development-Specific Implementation Plan to provide a high quality mixed-use building to serve the greater Downtown Madison Area as a whole - and the Park Street neighborhood, specifically. This project would involve removing the existing buildings, combining parcels, and constructing a single new building. We anticipate that this project would be a 5 to 6 million dollar re-investment in the area.

The proposed new apartment building would be a contemporary five-story structure - with a partial loft level in the fifth floor apartments. It would contain 40 total units and 6,000-6,500 square feet of ground floor retail/commercial space. In the lower level there will be storage, mechanical equipment, and parking for automobiles, bikes and/or motorized scooters. It will be a masonry & wood-framed building with a combination of masonry veneer and metal or fiber cement cladding.

Because of the site's location, the unit mix/sizes, and the anticipated rental structure, we anticipate that the potential residents of this proposed building will likely be professionals that desire to live in a vibrant urban environment. University students are not a target resident of this development.

We have met with the Alder and neighbors and have considered their input in the design of this project. Overall - we feel that we have received favorable feedback to our plans.

After all municipal approvals, agreements, and conditions have been satisfied - we anticipate starting construction in the summer or fall of 2013.

Thank you, in advance, for your consideration. We look forward to working with you to bring another high-quality development to Madison.

Sincerely,

Joe McCormick