



PREPARED FOR THE PLAN COMMISSION

Project Address: 631 West Washington Avenue (4th Aldermanic District, Alder Verveer)
Application Type: Conditional Use
Legistar File ID #: [44300](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant | Contact: James McFadden; McFadden & Company; 380 W Washington Avenue; Madison, WI 53703
Owner: Gregory Scheel; 512 West Broadway; Madison, WI 53716

Requested Action: The applicant requests approval of a conditional use to establish a private parking facility on a property zoned UMX (Urban Mixed Use District).

Proposal Summary: The applicant proposes to modify an existing 43-stall surface parking lot and establish the lot as a private-parking facility. Private parking facilities are principal uses that are parking lots or structures not owned or operated by the City. With this proposal, the applicant intends to rent parking on a monthly basis and also provide special event parking. Physical modifications to the surface lot include the reconfiguration of some stalls and the addition of green space and landscaping.

Applicable Regulations & Standards: The Zoning Code identifies “Private Parking Facilities” as Conditional Uses in the UMX zoning district. This request is subject to the Conditional Use standards of §28.183(6), Madison General Ordinances (MGO).

Review Required By: Urban Design Commission (UDC) and Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to establish a private parking facility in UMX zoning at 631 West Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 11,326 square foot subject property is located on the south side of West Washington Avenue, immediately east of the Southwest Commuter Path; Aldermanic District 4 (Ald. Verveer). The project is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is currently developed as a surface parking area that served as an accessory use to adjacent properties.

Surrounding Land Use and Zoning:

North: Landmark multi-tenant commercial building, zoned UMX (Urban Mixed Use);

South: Office building, zoned UMX;

East: Tavern, zoned UMX; and

West: Medical office building, zoned UMX.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes the subject property in the “City Station” Downtown Sub-District. That district is recommended to include a mix of office, retail, and residential uses. Heavy commercial and light industrial uses are also included within this general recommendation. The Downtown Plan (2012) includes this site within the “West Rail Downtown District,” which recommends the preservation of landmark buildings and the encouragement of employment, commercial, and mixed-use buildings. The existing site is also identified as an underutilized property and infill area with future building heights recommended up to five (5) stories.

Zoning Summary: This property is zoned UMX (Urban Mixed Use District). A report from the Zoning Administrator was not received in time to be included in this report. Please see attached documents for further information.

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to establish a private parking facility on an existing surface parking lot in the UMX (Urban Mixed Use) Zoning District. This request is subject to the approval standards for Conditional Uses.

The subject property was previously approved as an on-site accessory parking facility in October 1987, as part of the development plans with the adjacent office building at 625 West Washington Avenue. That building was previously occupied by Journey Mental Health. Per the letter of intent, that tenant is leaving and the new tenant does not require the additional parking on the subject site. In July 2016, the owner of 625 West Washington Avenue submitted an application to formally separate this neighboring property from the subject parking lot. That request was approved as a minor alteration. With that approval, the City’s Zoning Administrator states that the subject site is no longer considered an accessory parking area and has not been legally established as a private parking facility. Parking of vehicles on this site is currently considered a violation of the City’s Zoning Ordinance.

Approval of this Conditional Use request would legally establish the site as a private parking facility. The applicant’s letter of intent indicates that the parking stalls are intended to be rented out to businesses, employees, and residents and could also serve as event parking for the Kohl Center and Camp Randall Stadium. The site would remain as a 43-stall facility, but site plan changes would increase the site’s green space from 715 square feet to 3,647 square feet as depicted in the submitted materials. Plans also show the inclusion of new landscaping, including frontage landscaping to better screen the parking field from West Washington Avenue.

As the site is zoned UMX, the Zoning Administrator determined that Urban Design Commission (UDC) review was required as part of this application. The UDC recommended final approval at their October 5, 2016 meeting and their comments are attached. In summary, the UDC requested that additional green space and trees be added and that portions of the angled parking be reconfigured to reduce the amount of impervious surface.

In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plans, design guidelines, and finding that all of the conditional use standards of §28.183(6) MGO are met. As noted above, the Comprehensive Plan recommends a range of recommended uses and the Downtown Plan acknowledges the underutilization of the subject site. The latter also recommends up to a five-story building on the subject site. However, considering that the surface parking lot currently exists and had been established for nearly 30 years, staff does not believe that legally reestablishing a parking use, especially with design improvements, would be in conflict with these recommendations. This use could support the residential, commercial, and employment uses recommended in plans prior to a more significant redevelopment occurring. The Planning Division believes that a finding can be made that the Conditional Use standards are met, including those related to normal and orderly development. At the time of report writing, the Planning Division was not aware of concerns on this application.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, (608) 267-1150)

The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request to establish a private parking facility in UMX zoning at 631 West Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Kevin Firchow, (608) 267-1150)

1. That the plans shall be revised as recommended by the Urban Design Commission with final plans to be approved by City Agencies.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

2. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
3. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
4. All damage to the pavement on W Washington Ave, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
5. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)

6. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints b) Internal Walkway Areas c) Internal Site Parking Areas d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.) e) Right-of-Way lines (public and private) f) Lot lines or parcel lines if unplatted g) Lot numbers or the words unplatted h) Lot/Plat dimensions i) Street names j) Stormwater Management Facilities k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
7. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files b) RECARGA files c) TR-55/HYDROCAD/Etc d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and MGO 37.09(2))
8. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
9. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.

City Engineering Division - Mapping (Contact Jeffrey Quamme, (608) 266-4097)

11. Applicant shall be responsible to obtain any permits required from the Wisconsin Dept of Transportation for the pavement removal or any other activity within the adjacent railroad right-of-way.

Traffic Engineering (Contact Eric Halvorson, (608) 266-6527)

12. The applicant shall maintain the eastern driveway width of 10 feet to the public Right-of-Way.

13. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

14. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Fire Department (Contact Bill Sullivan, (608) 261-9658)

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

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

15. Provide details for the proposed patio area shown on the landscape plan, including how it is intended to be used and any benches, seating or other amenities that may be provided for the patio.
16. Clearly label the lawn or seeded areas on the landscape plan. Per Sections 28.142(3)(c) and 28.142(4)(e) planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.
17. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
18. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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

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

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

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

Metro Transit (Contact Tim Sobota, (608) 261-4289)

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