



Report to the Plan Commission

August 17, 2009

Legistar I.D. #15952
452 State Street/ 229 W. Gilman Street
Conditional Use

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a conditional use to allow construction of a visitor's center/ restroom building at 452 State Street/ 229 W. Gilman Street in Lisa Link Peace Park.

Applicable Regulations & Standards: Section 28.09(5)(d) identifies any new construction of a building or addition to an existing building, or major alteration to the exterior face of a building as a conditional use in the C4 Central Commercial District. Section 28.09(5)(f)1 allows the height requirements for buildings in City-owned parks in C4 zoning to be modified when approved as a conditional use. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow construction of a visitor's center/ restroom building at 452 State Street/ 229 W. Gilman Street in Lisa Link Peace Park, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: City of Madison Parks Division, Bill Bauer, representative.

Agent: Michael Sturm, Ken Saiki Design; 303 S. Paterson Street; Madison.

Proposal: The City of Madison Parks Division proposes to construct a 992 square-foot building on the westerly side of Lisa Link Peace Park that will contain a visitor's center, public restrooms, an automated teller machine and police substation office as part of planned renovation of the park. The project will commence construction once all regulatory approvals have been granted, with completion scheduled for December 2010.

Existing Conditions: Lisa Link Peace Park.

Parcel Location: The park is a 0.36-acre parcel located east of the intersection of State and W. Gilman streets, with frontage on both streets; Aldermanic District 4; Madison Metropolitan School District.

Surrounding Land Use and Zoning: The subject site is located along the State Street Mall in the C4 Central Commercial zoning district and is generally flanked to the east by west on both sides of the street by a variety of mixed-use buildings that include retail, restaurant and service uses on the first floor.

Adopted Land Use Plan: The Comprehensive Plan identifies properties along both sides of State Street in the "State Street district," which encourages mixed-use buildings containing a mix of office, service, dining, entertainment, etc. uses on the first floor and residential uses on upper floors. Properties northeast of the site along W. Gilman Street are located in the "Mansion Hill district," which allows multi-unit high-density residential uses with densities of up to 60 units per acre.

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

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

Zoning Summary: Existing C4 (Central Commercial District) zoning:

Requirements	Required	Proposed
Lot Area	N/A	16,615 sq. ft.
Lot Width	50'	Adequate existing
Front Yard	0'	0'
Side Yards	0' for non-residential buildings	0'
Rear Yard	0'	0'
Floor Area Ratio	3.0	Less than 1.0
Building Height	2-4 st. min.-max. except as CU	1 story
No. Parking Stalls	0	0
Accessible Stalls	0	0
Loading	N/A	---
No. Bike Parking Stalls	2	24 (in W. Gilman St. right of way)
Other Critical Zoning Items		
Yes:	Urban Design, Utility Easements, Barrier Free	
No:	Floodplain, Wellhead Protection	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Project Review, Analysis & Conclusion

The Parks Division is requesting approval of a conditional use to allow construction of a one-story, 992 square-foot building in Lisa Link Peace Park. The building will house a visitor's center with a service counter and window for Downtown Madison ambassadors, a small office for the Police Department and two public restrooms. The building will be constructed along the westerly edge of the park adjacent to the blank easterly wall of the two-story retail-residential building at 462-468 State Street. The visitor's center/ restroom building will be oriented towards State Street and will be constructed with a combination of cream-colored brick and stone along State Street. The side walls of the new structure will be perpendicular to both State and W. Gilman streets. The State Street façade treatment will wrap around the corner of the building facing the park before transitioning into a split-face stone wall with cream-colored brick columns. The State Street façade and the park façade are separated by a glass section to act as a transition point between the two surfaces and as a means to provide some additional views into the park. The wall facing the park will be accented by four colored metal panels that will extend above the parapet of the building to add visual interest facing the park. Space for an ATM is shown along the short side wall perpendicular to State Street that faces the park.

The new visitor's center/ restroom building will be constructed as part of a planned major renovation of Lisa Link Peace Park, which will include construction of a performance stage with amphitheater seating, fountain, game tables, new seating and a refurbishment of the park landscaping.

The Zoning Ordinance was recently amended to allow one-story buildings in City-owned parks to be permitted in C4 zoning when approved as a conditional use, whereas the Ordinance previously required a two-story minimum building height for all buildings in the C4 district. Construction of new

buildings or the addition or major exterior refurbishment of an existing building is a conditional use in the C4 Central Commercial District. The Planning Division believes that the proposed building and uses will be an attractive and positive addition to State Street that will provide necessary services to the general public and believes that the conditional use standards can be met.

The Urban Design Commission recommended final approval of the proposed building and park improvements on September 16, 2009 (see attached reports).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements
Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of a visitor's center/ restroom building at 452 State Street/ 229 W. Gilman Street in Lisa Link Peace Park, subject to input at the public hearing and the conditions from reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

1. The final plans for the park renovation shall be revised to include a full-size copy of the Plat of Survey of this site prepared by Dan Rodman of the Parks Division.
2. The City Engineer may have additional comments regarding this City project that will be discussed with the Parks Division prior to commencement of the project.

Traffic Engineering Division (Contact John Leach, 267-8755)

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit conditions of approval for this request.

Parks Division (Contact Tom Maglio, 266-4711)

This agency did not submit comments for this request but requests expeditious approval.

Fire Department (Contact Scott Strassburg, 261-9843)

3. Ensure rear egress paths to the public way from all existing businesses are maintained if fencing is installed.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

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Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.

Police Department (Contact Frank Chandler, 266-4238)

This agency did not submit comments for this request.