

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
Maximum Building Height	3 stories/ 40	5 stories (4)

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



ISSUED
 Issued for 911 - Month Day, Year

1 ELEVATION ALONG PARK STREET
 A-2.1 1/8" = 1'-0"



2 ELEVATION ALONG DELAPLAINE CT
 A-2.1 1/8" = 1'-0"

PROJECT TITLE
8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI

SHEET TITLE
 Elevations

SHEET NUMBER

A-2.1

PROJECT NO. 1524
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TYPICAL MATERIALS
 FINISHMENT OR WOOD COMPOSITE SIDING & TRIM
 BRICK VENEER
 METAL CANOPY
 METAL ROOF
 CAST STONE BASE

1 REAR ELEVATION
 A-2.2 1/8"=1'-0"

ISSUED
 Issued for use - Month Day, Year



2 ELEVATION ALONG HAYWOOD
 A-2.2 1/8"=1'-0"

PROJECT TITLE
 8TWENTY PARK

S. Park Street &
 Haywood Drive
 Madison, WI
 SHEET TITLE
 Elevations

SHEET NUMBER

A-2.2

PROJECT NO. 1524
 © 2013 Knothe & Bruce Architects, LLC

Parcel Number 0709-233-1523-2

Situs 901 Drake St

Assessment Area

9936

Owner IDEAL LLC, THE 101 E MAIN ST STE 500 MOUNT HOREB, WI 53572-0	Parcel Class: Commercial Parcel Code: School District: Madison TIF District: 43	Property Type: Apartments Property Code: 004 Property Data Revised: 04/04/2015 Building Data Revised:
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Record of Transfer of Ownership							
Grantor	Document #	Date	Parcels	Consideration	Convey	Mkt	Ratio

Zoning: PD Width: 0 Depth: 0 Lot Size: 33,303 sqft Acreage: 0.76 acres Buildability: 0-none	Lot Characteristics 2-Irregular 1-Corner 0-None 0-none Traffic 0-None Wooded	Utilities Water: 0-None Sewer: 0-None Gas: 0-None	Street Unimproved None No Sidewalk No Alley	Frontage Primary: 270.07 Drake St Secondary: 80.61 S Park St Other 1: 0 Other 2: 0 Water: 0 0-No Water Frontage
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Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	25,080	8,801	Total Units: 57
2nd Floor:	21,365	21,365	Rooms:
3rd Floor:	21,365	21,365	Efficiency: 5
4th Floor:	9,363	9,363	1 Bdrm: 37
5th Floor:	9,363	9,363	2 Bdrm: 15
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	22,011		Other:
			Building Summary
Parking			Buildings: 1
Level 1:			Apartment 64,650
Level 2:			
Level 3:			
Other lvls.:			
Total:			
Total:	108,547	70,257	



Notes: 2013:CSM 13438, LOT 1 OUT OF 0709-233-1522-4 (COM) 1502-6 (COM) 1501-8 (RES) 1503-4 (RES) 1504-2 (RES).

Building Remarks: Bsmt 44 parking stalls. 1st floor: 289 parking stalls, two 1-bed units and one studio unit, retail space. 2nd floor: one studio unit, ten 1-bed units, five 1-bed/den units, three 2-bed/2bath units. Third floor: one studio unit, ten 1-bed units, five 1-bed/den units, three 2-bed/2bath units. Fourth floor: one studio, two 1-bed units, one 1-bed/den unit, four 2-bed/2 bath units. Fifth floor: one studio, two 1-bed units, one 1-bed/den unit, four 2-bed/2 bath units.

Assessment changes			
	Proration		
Year	2013		
Hearing #	0000		
Schedule #	000		
Change	1,145,900		

Assessment Record			
	2013	2014	2015
Change Code			/ 5
Land	354,500	354,500	354,500
Improvement	0	7,000,000	7,368,000
Total	354,500	7,354,500	7,722,500

Parcel Number 0709-233-1523-2

Situs 901 Drake St

Assessment Area

9936

Produced: 4/10/2015 7:28:56 AM

Proposed Land Use – Following the demolition and removal or relocation of buildings specified above, the applicant proposes to construct a five-story mixed use building on the approximately one-acre Lot 6. The building would have 2,000 square feet of ground floor commercial space facing S Park St and 103 residential apartments, including 5 efficiencies, 56 one-bedroom, 25 two-bedroom, and 17 three-bedroom units, including 8 two-story townhomes with separate ground floor entries. As proposed, 86 of the dwelling units would be affordable to households with incomes at or below 60%, 50%, or 30% of the area median income, although this is contingent on City funding support and WHEDA Section 42 Tax Credits. The proposed density on Lot 6 is approximately 106 dwelling units per acre, and the automobile parking ratio for the building is approximately 0.8 stalls per residential unit, with underground stalls to be rented to tenants at extra cost on a first come, first served basis. 11 surface stalls in back of the building would be available for visitors, service providers, and employees using the commercial space.

Building Placement, Bulk and Massing – The mixed-use building is nearly a complete square, but is missing the corner of S Park St and Haywood Dr, which is not owned by the applicant. The building includes four- and five-story elements atop a single underground parking level, with usable open spaces in a middle courtyard and in the northwestern portion of the site. The building is 99 feet long along S Park St, with a setback of three feet from the new property line and a four-story facade stepping back to five stories. The building would be placed six feet further back than the existing one-story commercial building on the site, with an 8-foot sidewalk. Along Delaplaine Ct, the building is 219 feet long and five-stories, set back five to six feet from the new property line. This allows space for landscaping, bicycle parking, and stairs leading up to separate entrances for townhouse units, and also new five-foot sidewalk in the widened public right-of-way. Along Haywood Dr, a four-story, 101 foot long facade is the building is set back approximately seven feet from the property line. On the west side of the property, the rear yard setback ranges from 29 to 47 feet (60-108 feet from the single-family homes). The building is four stories along this entire facade, stepping back to five stories in the portion of the building closest to Delaplaine Ct.

Access, Circulation, and Parking – Vehicle access to the site is provided from two locations along Haywood Dr. The western driveway leads to a small surface parking lot for 11 automobiles and an area that would be utilized for loading and unloading. The second driveway leads to the underground parking area with 84 automobile stalls, 101 bike parking stalls, and a trash storage area. Exterior bicycle parking is located off of Delaplaine Ct near S Park St, and off of Haywood Dr near a main entrance to the residential portion of the building.

Pedestrian infrastructure in the area would be improved as shown in the preliminary plat, with a widening of the sidewalk to eight feet along S Park St, and the dedication of a new five-foot sidewalk along Delaplaine Ct. Two commercial entrances are provided along S Park St. Main entrances to two residential lobbies are located off of Delaplaine Ct to the five-story portion of the building and off of both the surface parking lot and Haywood Dr to the four-story element. There are three secondary entries/exits to common stairways easily accessed from each street. In addition, at least ten of the ground floor residential units have separate entries facing streets or the surface parking area.

Exterior Materials and Site Details – The building exterior includes stone, brick, fiber cement, and metal panels of various brown tones. At the corner of S Park St and Delaplaine Ct, stone reaches from the base to the fourth floor with metal panels on the fifth floor. The other facades have a shallow stone base, brick as a primary material on all but the uppermost floor, and fiber cement siding on the upper floor. Metal panels are used as an accent material on window bays throughout the building.

The landscape plan shows two deciduous trees flanking the surface parking area, which would be screened from residential properties to the west with a six-foot solid vinyl fence. Shrubs and perennials are proposed in areas between the building and Delaplaine Ct and Haywood Dr, and a small landscaped bio-retention area is shown in the far western portion of the site. A usable open space area atop the parking structure is proposed in a central

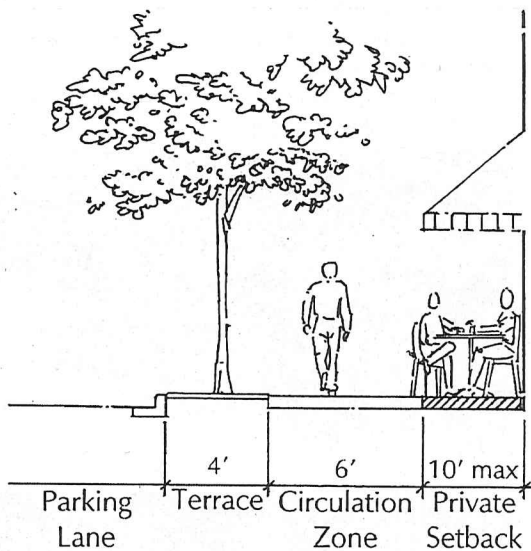
EXCERPTED FROM "PARK STREET DESIGN GUIDELINES" CHAPTER 2:
DESIGN GUIDELINES FOR PRIVATE PROPERTY IMPROVEMENTS

B. SITE DESIGN

MGO SEE 33.24 (14)(d) 1. b. iv.

This section provides specific guidelines for the physical arrangement and aesthetic character of the site.

Building Setbacks and Orientation



2.9 Building setbacks can provide space for landscaping and activities such as outdoor eating to enhance the public sidewalk.



2.13 The new Citgo station at 2201 S. Park St. has provided a walkway that connects the public sidewalk to the building entrance.

- 2.9 New buildings should have a setback between 1 to 10 feet from the public sidewalk, depending on the adjacent buildings, to provide room for amenities that will enhance the visual and pedestrian character of the street.
- 2.10 Where new buildings are designed for existing blockfaces, the building setback should be consistent with adjoining buildings but not exceed 10 feet.
- 2.11 In areas with minimal sidewalk/terrace width (eight feet or less), building setback areas should include additional pavement to expand the sidewalk zone.
- 2.12 Buildings may be set back greater than ten feet to allow for the development of usable public open spaces such as pedestrian plazas.
- 2.13 In special cases, such as gas stations, setbacks can exceed 10 feet with provisions for walkways and landscaping that make these uses more attractive and inviting.
- 2.14 Walkways should be provided to connect the building entrance to the public sidewalk.
- 2.15 The building face should be parallel to Park Street.

	New Construction	Renovation & Additions
2.9	✓	✓
2.10	✓	
2.11	✓	✓
2.12	✓	✓
2.13	✓	✓
2.14	✓	✓
2.15	✓	✓

