



City of Madison

Proposed Demolition & Rezoning

Location

801 South Park Street

Applicant

Pat McCaughey – Capitol Bassett, LLC/
John Bieno – TJK Design

From: C2

To: PUD-GDP-SIP

Existing Use

Retail Building

Proposed Use

Demolish Retail Building to Allow Mixed-
Use Building with 9,870 sf Commerical
Space and 12 Apartment Units

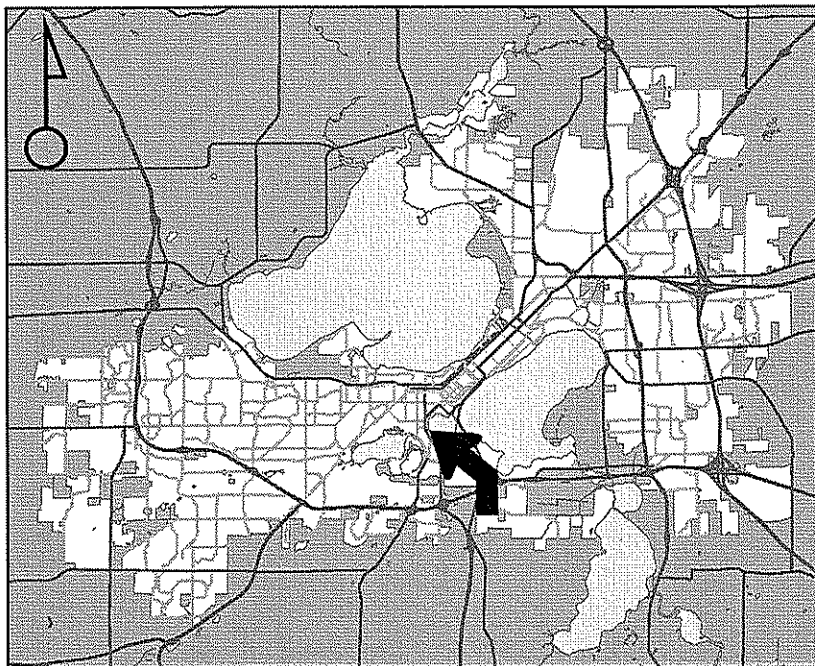
Public Hearing Date

Plan Commission

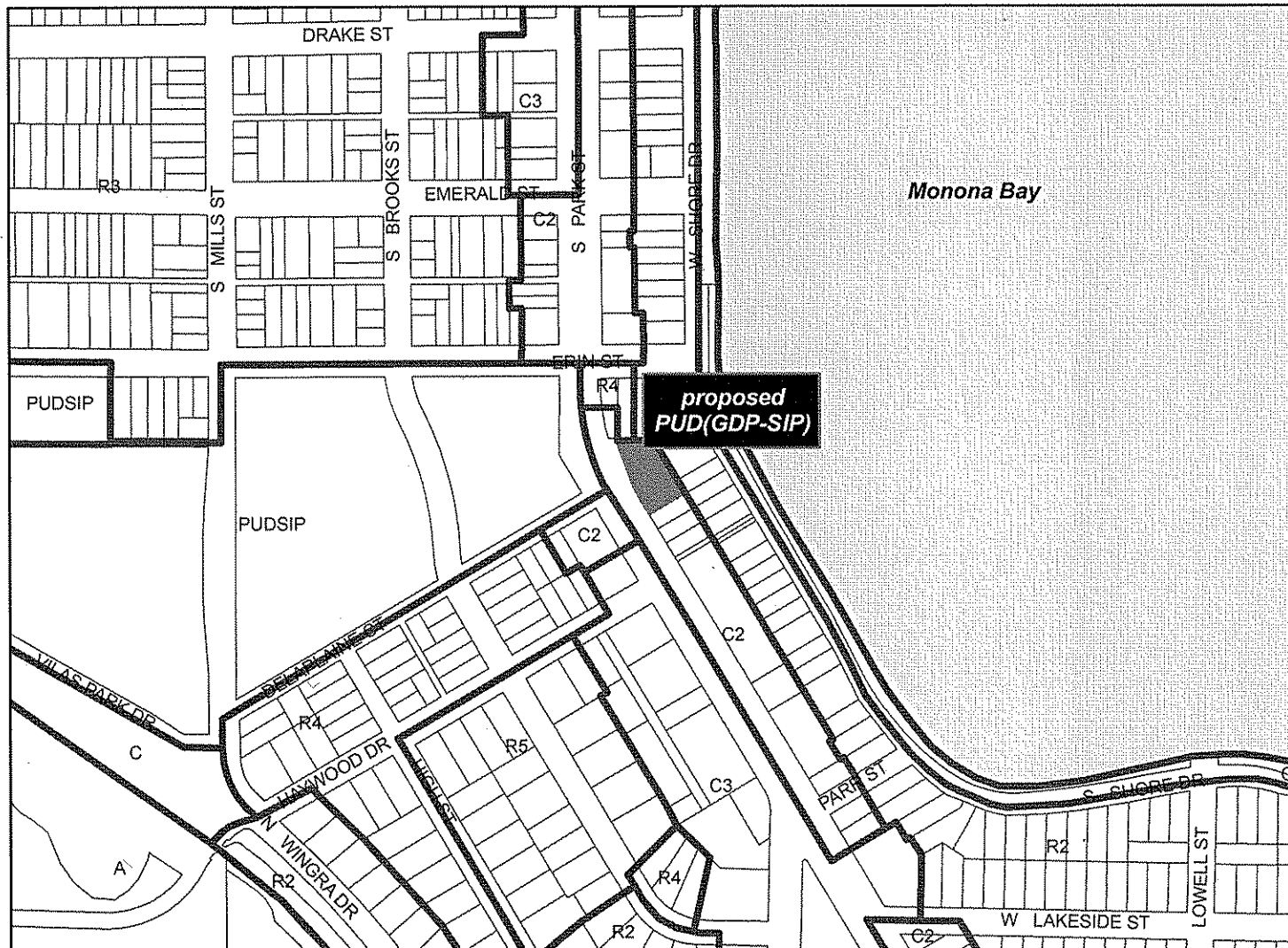
11 January 2010

Common Council

19 January 2010



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 December 2009 **10**





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid 800 Receipt No. 105471
Date Received 11/11/09 105501
Received By PDA
Parcel No. 0709-262-0129-8
Aldermanic District B KERR
GQ UDC #7
Zoning District C2

For Complete Submittal

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<input type="checkbox"/>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	<input checked="" type="checkbox"/>
Alder Notification	<input type="checkbox"/>	Waiver	<input type="checkbox"/>
Ngbrhd. Assn Not.	<input type="checkbox"/>	Waiver	<input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>		<input type="checkbox"/>

1. **Project Address:** 801 South Park Street

Project Area in Acres: _____

Project Title (if any): 801 South Park

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)

☐ **Rezoning to a Non-PUD or PCD Zoning Dist.:**
Existing Zoning: C2 to _____
Proposed Zoning (ex: R1, R2T, C3): _____

Rezoning to or Amendment of a PUD or PCD District:
☒ Ex. Zoning: C2 to PUD/PCD-GDP
☒ Ex. Zoning: C2 to PUD/PCD-SIP
☐ Amended Gen. Dev. ☐ Amended Spec. Imp. Plan

☐ **Conditional Use** ☒ **Demolition Permit**

☐ **Other Requests (Specify):** _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: John Bieno Company: TJK Design Build
Street Address: 634 West Main Street City/State: Madison Zip: 53703
Telephone: (608) 2571090 Fax: (608) 2571092 Email: jibieno@tjkdesignbuild.com

Project Contact Person: Same as above Company: _____
Street Address: _____ City/State: _____ Zip: _____
Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Pat McCaughey Capitol Bassett LLC
Street Address: 646 West Washington, Train Car "D" City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Mixed use, 4 story building with lower level parking

Development Schedule: Commencement 2.15.10 Completion 8.15.10

5. Required Submittals:

- ☒ **Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
- **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☒ **Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- ☐ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- ☒ **Filing Fee:** \$ 800 See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- ☒ 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- ☒ **Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- ☒ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 → The site is located within the limits of Comprehensive Plan Plan, which recommends:
Community Mixed-Use 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 & business associations in writing no later than **30** days prior to filing this request:
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Julia Kerr, Monona Bay Neighborhood Association
- NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: 8.27.09 Zoning Staff: Matt Tucker Date: 8.27.09
- ☒ **Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name John Bieno Date 11.11.09

Signature [Signature] Relation to Property Owner Architect

Authorizing Signature of Property Owner [Signature] Date 11.11.09



DESIGN BUILD INC

November 25, 2009

634 W. Main Street
Madison, WI 53703
Office 608-257-1090
Fax 608-257-1092
www.tjkdesignbuild.com

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: Letter of Intent
PUD-GDP-SIP
801 South Park Street
Madison WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Capital Bassett LLC
914 West Shore Drive
Madison WI 53717
608-516-9497
608-257-2858 fax
Contact: Pat McCaughey

Architect: TJK Design Build Inc
634 West Main Street
Madison WI 53703
608-257-1090
608-257-1092 fax
Contact: John J Bieno
jjbieno@tjkdesignbuild.com

Engineer: Ken Saiki Design
303 S Paterson Street; Ste 1
Madison WI 53703
608-251-3600
Contact: Ken Saiki

Landscape
Design: Ken Saiki Design
303 S Paterson Street; Ste 1
Madison WI 53703
608-251-3600
Contact: Ken Saiki

Introduction:

The proposed site is located on the East end of the 800 block of South Park Street. The site is approximately 16,096 sq ft in size and contains a total of 2 structures. It was formally under the control of a single developer and the deferred maintenance of the structures is extensive.

Urban Design District #7:

The building fronts along Park Street as requested in the design requirement. It is placed three (3) feet from the property line to accommodate the 8' requested sidewalk zone. There are also planters along this edge that are at a height that can be used as a seating area to help enliven the street frontage. The front façade and primary entry both face Park Street. All visible sides of the building are designed with details that compliment the front façade. Details have been provided on both façades accessible to the public that create a more pedestrian scale and character. The main entry to the building also has a covered awning to protect visitors and residents. Green building practices to help with energy efficiency are being incorporated into the design. Including but not limited to a white roof, above average insulation in both wall and roof structures, double pane insulated low-e glass units, sun screens as well as greenery in and around patio areas. The building is four stories in height with a clearly defined base and visual termination to the top. A fifteen foot set-back has been incorporated into the 3rd floor along Park Street and at the 1st floor at the back of the property. Greater than 40% of the street elevation has been devoted to windows because of the office and commercial use of the first 2 floors. These windows will be transparent not colored or tinted. Signage is not part of the submittal; however signage areas have been indicated on the elevation sheets.

Deconstruction:

This proposed development envisions the deconstruction of 2 slab-on-grade structures. This would also include their associated sidewalk and paved areas. Inspections of these properties have been made by the development team. And they have concluded that the structures are beyond the capacity of any reasonable rehabilitation. Additional reports on the structures existing condition will be prepared for distribution to the staff and Plan Commission. The developer will contract to prepare a recycling and reuse plan for the buildings and the components and materials will be handled appropriately. Although the zoning code clearly encourages the preservation of existing structures the zoning codes purpose also includes promoting the general welfare of the city, encouraging the most appropriate land uses and conserving and enhancing the taxable value of lands and buildings. We believe that the Plan Commission can determine that the demolition standards are met.

Project Description:

The site under consideration for this PUD-GDP-SIP is on the near South side of Madison along a main gateway into the city. It is bordered on the West by a recently completed St Mary's hospital redevelopment, to the East are single family residences, to the North is an alley and residential development and to the South is a string of commercial buildings. The building is situated on the NW corner of the lot for several reasons. First, by placing the building at this location it allowed us the most flexibility with respect to commercial development to the South. This positioning means that we can share parking or at least create a buffer between what happens in that direction. Second it will allow us to strike a balance between maximizing the potential of the lot for building and site amenities. Finally by placing the building at this location it allowed us the greatest level of comfort with respect to the physical restraint of the site. Including but not limited to: maximizing distances from the intersection to the curb cut, alleviate potential visibility concerns for the neighborhood, create the best view corridors of the building, encourage an anchoring of

the intersection of Erin Street and Park Street. Although the building itself is fairly rectilinear in nature, the gentle curve of Park Street was incorporated by designing walls that parallel it into planters and seating areas.

The façade of the building is softened, and public places energized, with natural botanicals. This infusion of plantings into the hard-scapes is carried further with the introduction of a large U-shaped planter on the back of the building. This planter helps to buffer a commercial patio space from the neighboring houses. This planter naturally creates some distance between the patio space and the neighbors, as well as helping to soften views to the structure from the neighborhood itself. Landscaping is used extensively to help soften the parking lot area from the neighboring properties. It is also utilized in order to help enhance view corridors from the North. The landscape design will be integrated with the civil engineering to create a harmonious and seamless aesthetic. The design and material mix of the project have been done to enhance and compliment the neighborhood.

The building possesses a strong base, middle and cap with materials reflecting a change in the use between commercial and residential areas. Some of the materials proposed to be used on the building are: stone and masonry, a custom metal and cedar decorative railing system, cement board and battens, stucco features in a complimentary color and a sloped roof form and canopy to define the entry and main circulation space. Windows have been incorporated in a manner to accent the scale and palette of the building. The windows become smaller with greater detail as the structure increases in height.

The development group has worked to answer as many of the requests and concerns of the neighborhood as possible. We have met with them on several occasions as well as keeping communication lines open with the Alder thru out the process.

Project Schedule:

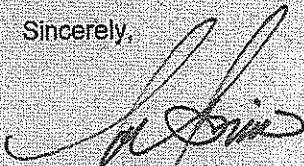
It is anticipated that construction of the SIP phase will start in the early spring of 2010 and will be completed in the fall of 2010.

Social and Economic Impact:

This development will have a positive social and economic impact. The development will substantially increase the city's tax base on an infill site with minimal if any increased cost to the city. The redevelopment will provided new work-force housing in the central city while promoting pedestrian, bicycle and mass transit circulation.

Thank you for your time in reviewing our proposal.

Sincerely,



John J Blenc, AIA
TJK Design Build Inc

ZONING TEXT

November 24, 2009

801 South Park
801 South Park Street
Madison, WI

Legal Description

Plat of West Bay, Lots 1, 2 & 3 Except That PT Conveyed To The State Of Wisc In Vol 501, Page 141, Recorded 8/5/1947 As Doc 749554 & Re-Recorded 12/5/1947 Vol 507 Page 249 Doc 756494. Also Except That PT Conveyed To The City of Madison, Vol 431 Page 562, Recorded 4/20/1973 as Doc 1361810, Lot 4, West Bay, Except That Part Conveyed to State of Wisc in Vol 508, Page 139, Recorded 12/27/1947 as Doc 757491. Also Except That Part Conveyed to City of Madison as Vol 417, Page 306, Recorded 2/23/1973 as Doc 1355952. Lot 5, West Bay, Except That Part Conveyed to the State of Wisconsin, Vol 500, Page 512, Recorded 7/29/1947 as Doc 749155.

Statement of Purpose

This Zoning District is established to allow for the construction of a mixed use development with 12 dwelling units, approximately 10,000 s.f. of commercial space and 14 underground parking stalls.

Permitted Uses

Following are permitted uses within this PUD:

1. Residential uses as allowed in the R-6 zoning district;
2. Commercial uses as allowed in the C-2 zoning district;
3. Office uses as allowed in the O-1 zoning district;
4. Accessory uses including, but not limited to:
 - a. Accessory uses directly associated with above permitted uses.

Lot Area

As stated in Exhibit A, Attached hereto.

Floor Area Ratio

1. Maximum floor area ratio permitted is 3 times the lot size.
2. Maximum building height shall be 4 stories with a partially exposed lower level or as shown on approved plans.

Yard Requirements

Yard areas will be provided as shown on approved plans.

Landscaping

Site landscaping will be provided as shown on approved plans.

Accessory off Street Parking and Loading

Accessory off street parking and loading will be provided as shown on approved plans.

Lighting

Site lighting will be provided as shown on approved plans.

Signage

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 Zoning District, and at the designated areas on the approved plans. Specific signage is not provided on the approved drawings.

Family Definition

The family definition of this PUD-SIP shall coincide with the definition given in Chapter 20.03(2) of the Madison General Ordinances for the R-6 zoning district.

Alterations and Revisions

No alterations or revisions of this PUD shall be permitted unless approved by the City Plan Commission. However the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alder Person of the District and are compatible with the concept approved by the City Plan Commission.

PROPOSED FACILITY FOR

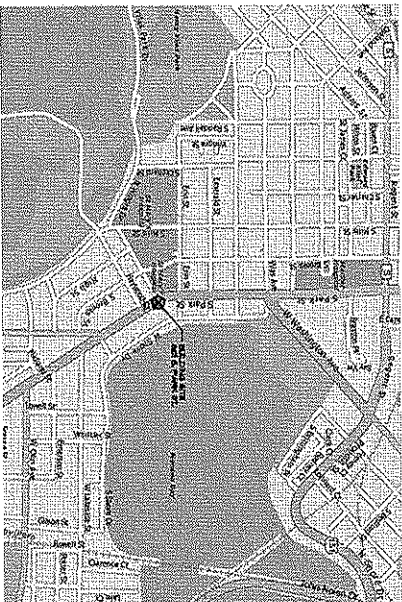
801 SOUTH PARK STREET

801 SOUTH PARK STREET
MADISON, WISCONSIN

TJK TJK Design Build
634 West Main Street
Madison, WI 53703
DESIGN/BUILD 608-251-1090 FAX 608-251-1092

INDEX OF DRAWINGS:

- C-10 EXISTING SITE PLAN
- C-11 SITE PLAN
- C-12 GRADING AND UTILITY PLAN
- C-13 PLANTING PLAN
- C-14 PHOTOMETRIC PLAN
- L-3 PLANTING PLAN (COLOR)
- A-11 LOWER LEVEL FLOOR PLAN
- A-12 FIRST FLOOR PLAN
- A-13 SECOND FLOOR PLAN
- A-14 THIRD AND FOURTH FLOOR PLAN
- A-15 ROOF PLAN
- A-21 EXTERIOR ELEVATIONS
- A-22 EXTERIOR ELEVATIONS
- A-31 CROSS SECTION



SITE LOCATION MAP

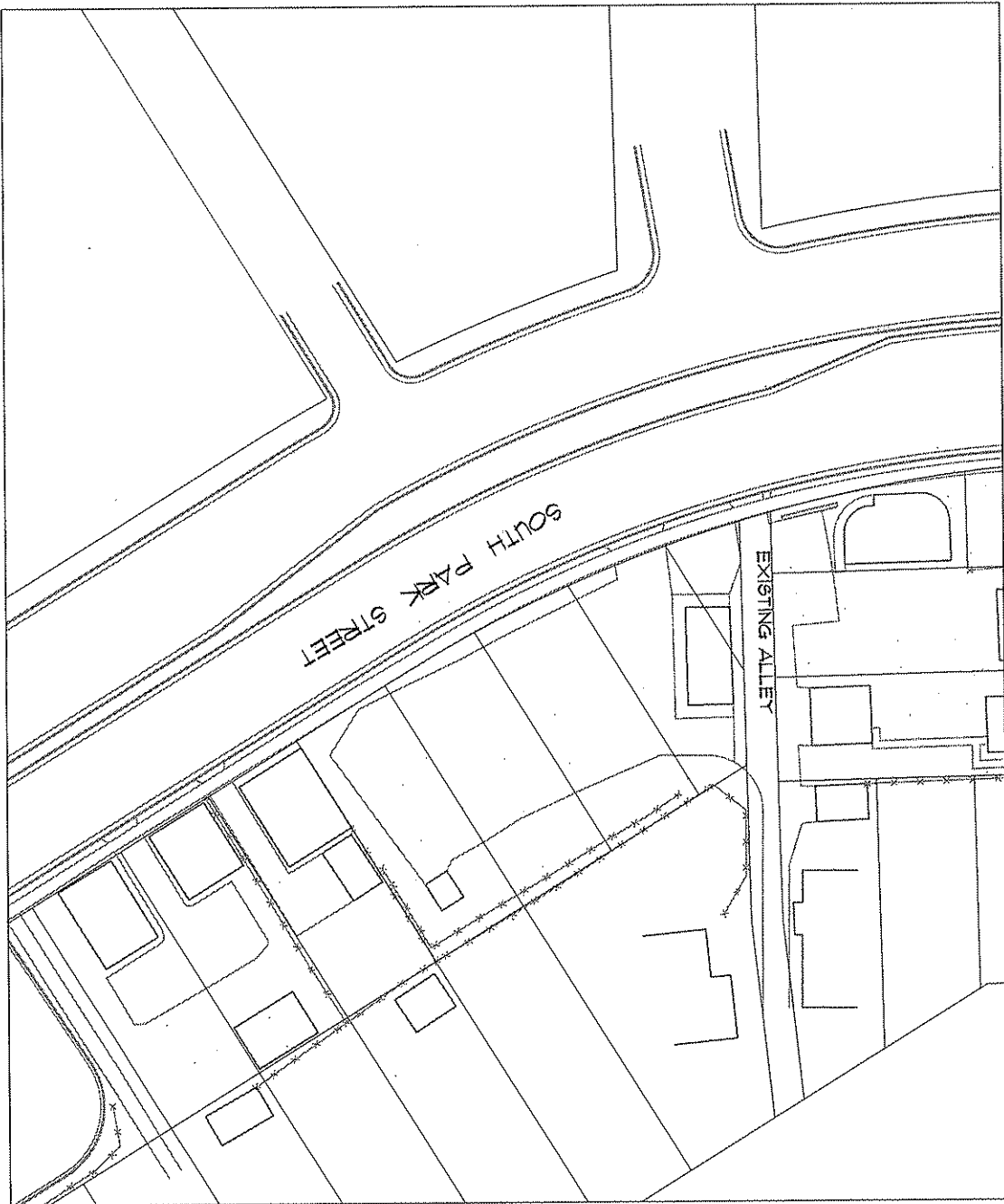




AERIAL VIEW



TO OBTAIN LOCATIONS OF
PARTICIPATING UNDERGROUND
UTILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-4-A-DIG
USE STAKE SYSTEMS
AND SHOWN TO YOU
NOTICE BEFORE YOU EXCAVATE

PROPOSED FACILITY FOR
801 SOUTH PARK STREET




1 EXISTING SITE PLAN
 SCALE: 1" = 20' - 0"


C-1.0
 12.23.09

PROPOSED FACILITY FOR
801 SOUTH PARK STREET

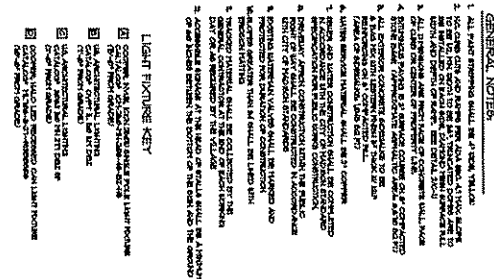
801 SOUTH PARK STREET
 MADISON, WISCONSIN

CERTIFICATE OF RECORDING
 THE CITY OF MADISON
 RECORDS & CLERK
 1000 BANKERS BUILDING
 MADISON, WISCONSIN 53703

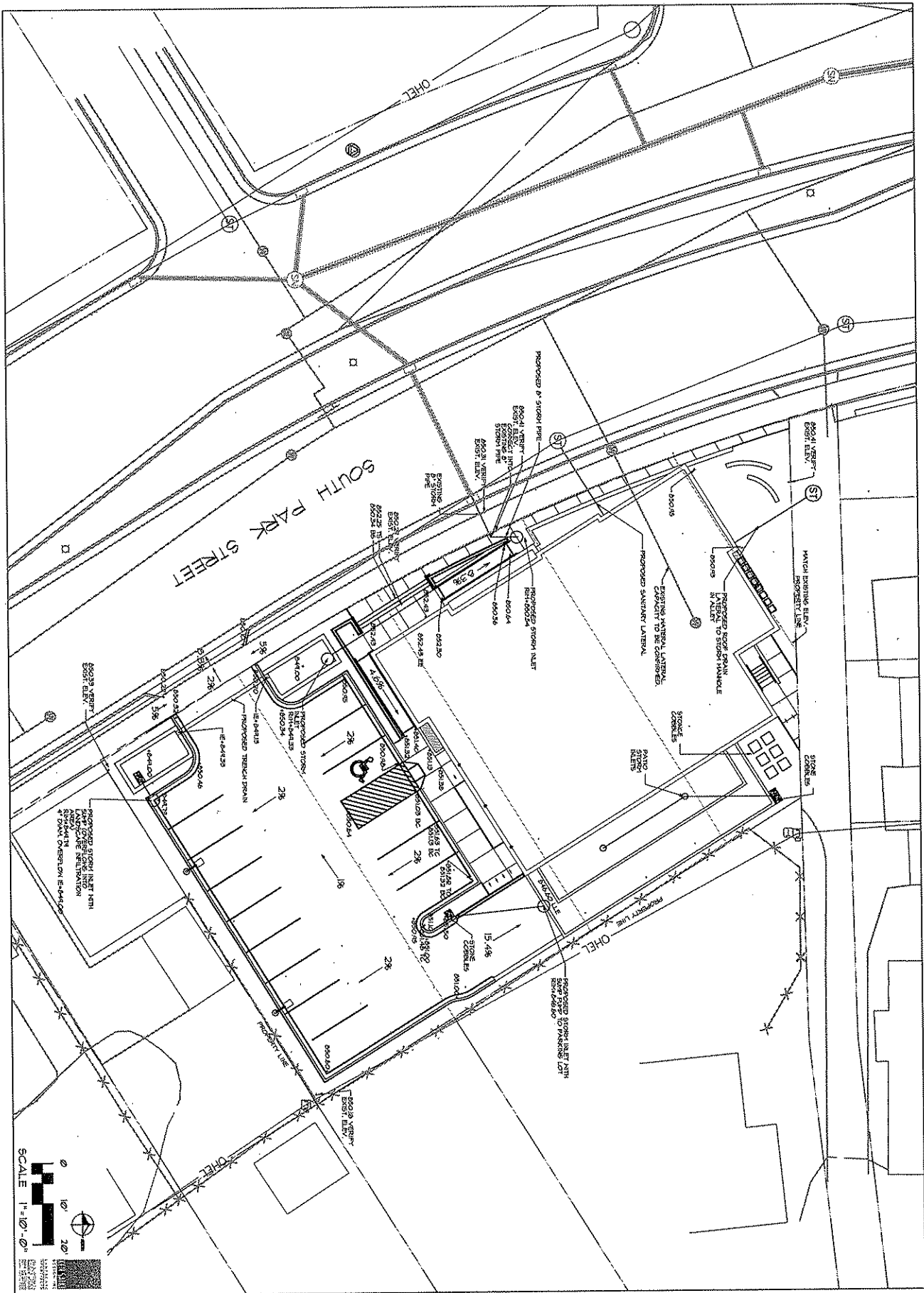
REV DATE

634 West Main Street
 Madison, WI 53703
 608-257-1030
 FAX 608-257-1032

TJK
 DESIGN/CONSULTING



Legend	
0	PROPERTY CONTROL
1	INVENTORY LIST
2	PROPERTY NUMBER
3	PROPERTY NAME
4	PROPERTY ADDRESS
5	PROPERTY PHONE NUMBER
6	PROPERTY FAX NUMBER
7	PROPERTY E-MAIL ADDRESS
8	PROPERTY WEBSITE
9	PROPERTY COMMENTS
10	PROPERTY STATUS
11	PROPERTY TYPE
12	PROPERTY VALUE
13	PROPERTY LOCATION
14	PROPERTY OWNER
15	PROPERTY CONTACT
16	PROPERTY DESCRIPTION
17	PROPERTY PHOTO
18	PROPERTY VIDEO
19	PROPERTY AUDIO
20	PROPERTY DOCUMENT
21	PROPERTY MAP
22	PROPERTY SKETCH
23	PROPERTY DRAWING
24	PROPERTY PHOTOGRAPH
25	PROPERTY VIDEOGRAPH
26	PROPERTY AUDIOGRAPH
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95	PROPERTY VIDEOGRAPH
96	PROPERTY AUDIOGRAPH
97	PROPERTY DOCUMENT
98	PROPERTY MAP
99	PROPERTY SKETCH



SCALE 1" = 10'-0"

0 10' 20'

1/4" = 10'-0"

1/8" = 10'-0"

1/16" = 10'-0"

1/32" = 10'-0"

1/64" = 10'-0"

1/128" = 10'-0"

1/256" = 10'-0"

1/512" = 10'-0"

1/1024" = 10'-0"

1/2048" = 10'-0"

1/4096" = 10'-0"

1/8192" = 10'-0"

1/16384" = 10'-0"

1/32768" = 10'-0"

1/65536" = 10'-0"

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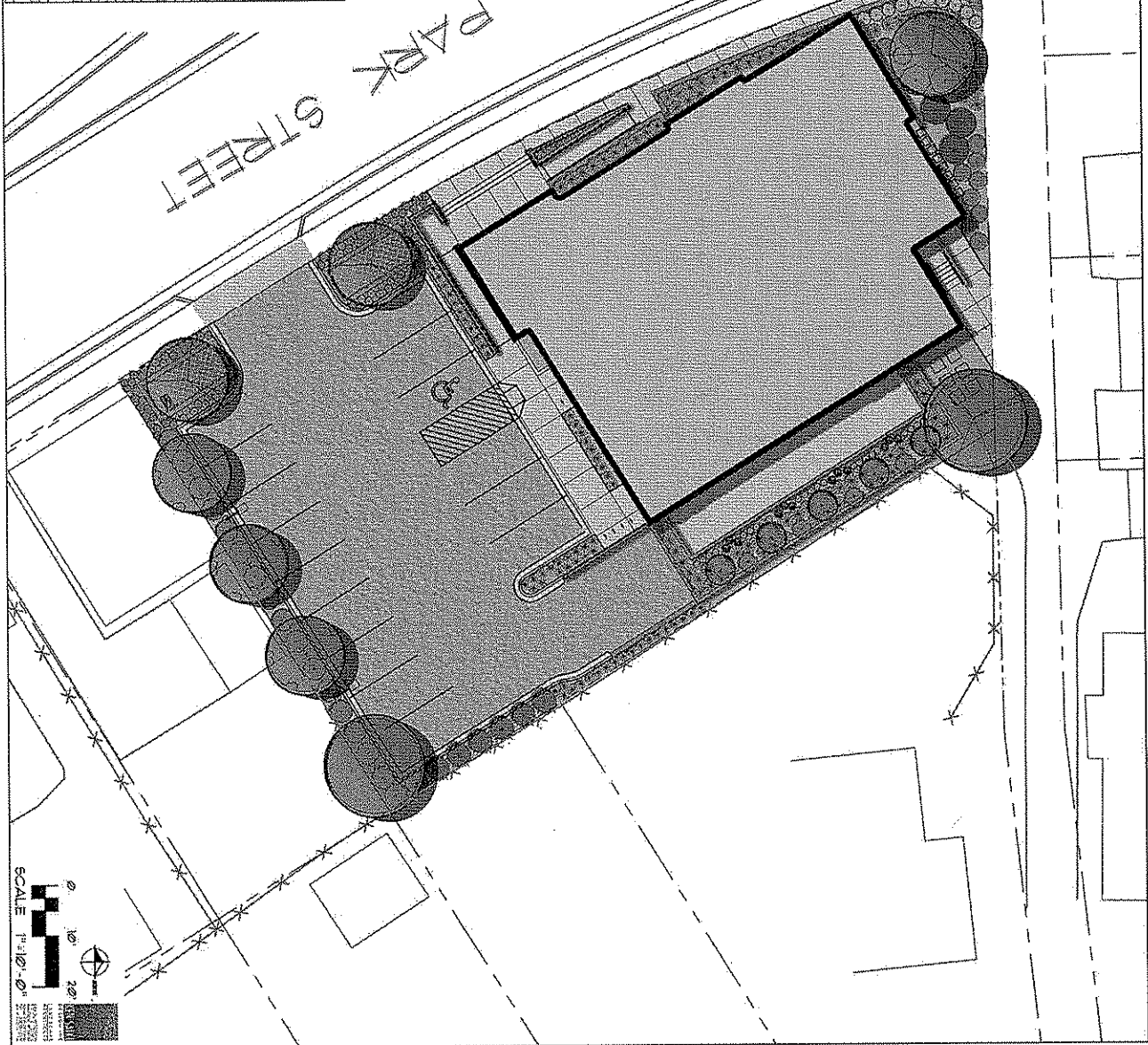
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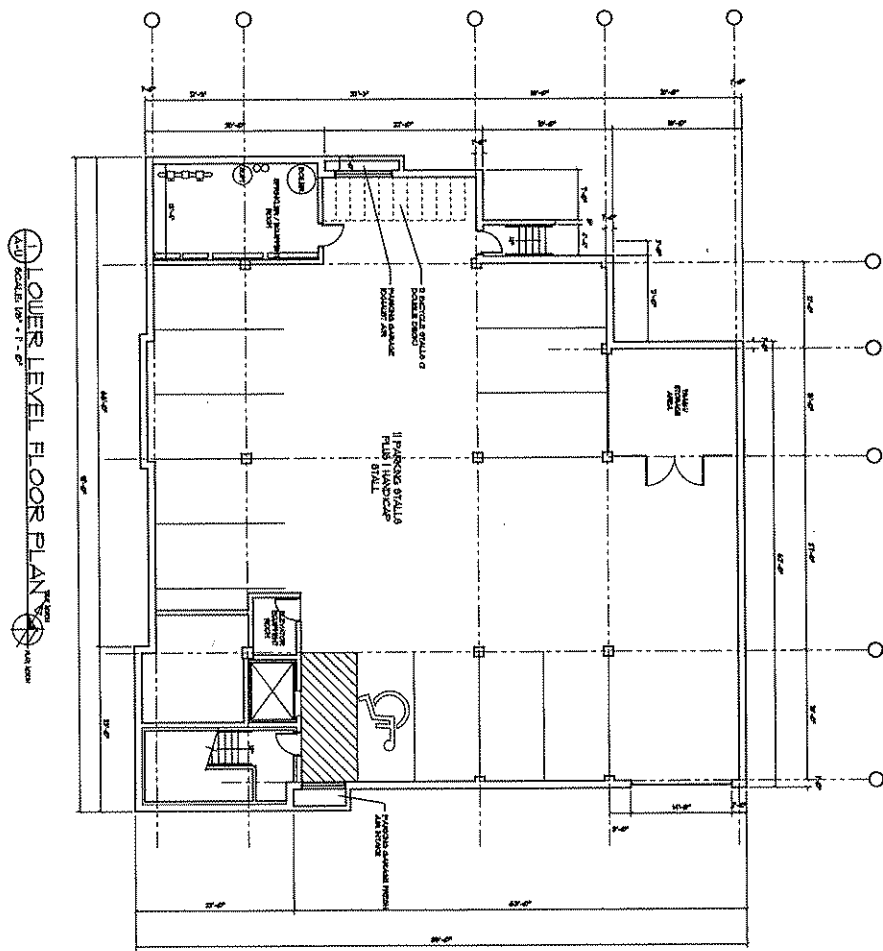
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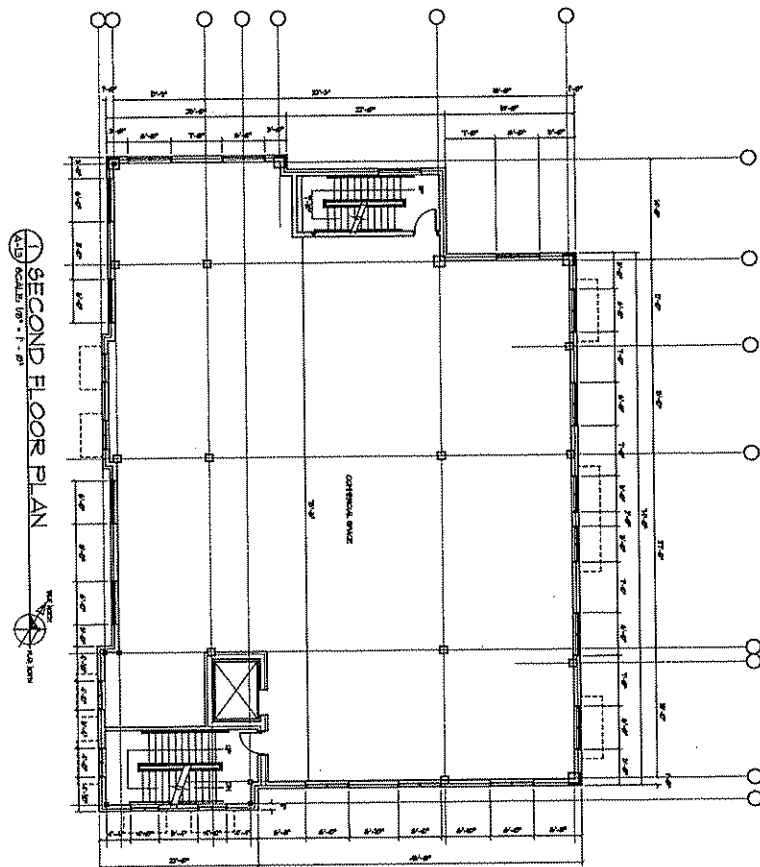
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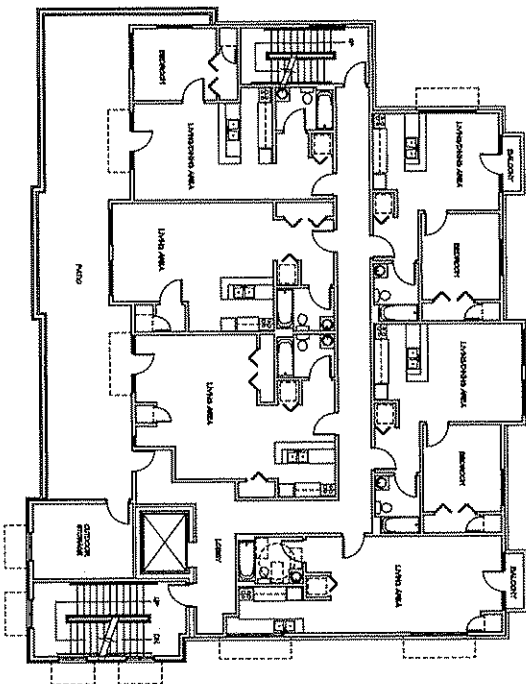


1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

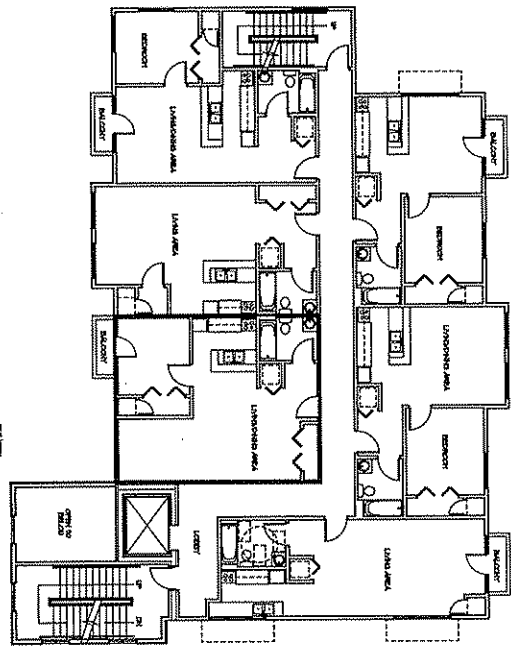




④ THIRD FLOOR PLAN



⑤ FOURTH FLOOR PLAN



A-14
12/23/03

PROPOSED FACILITY FOR:
801 SOUTH PARK STREET

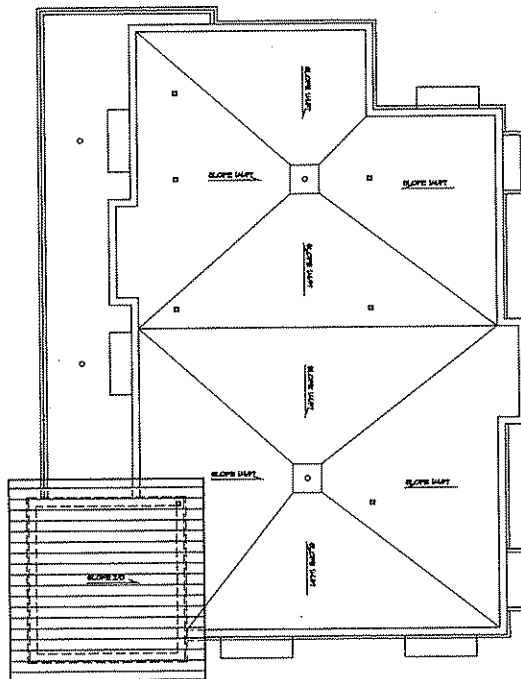
801 SOUTH PARK STREET
MADISON, WISCONSIN

UNLESS OTHERWISE SPECIFIED,
ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE 2000
INTERNATIONAL RESIDENTIAL
BUILDING CODE, AS AMENDED
BY THE CITY OF MADISON.

REV DATE

634 West Main Street
Madison, WI 53703
608-251-1030
FAX 608-251-1032

TK
DESIGNS



ROOF PLAN
SCALE 1/8" = 1'-0"



GENERAL ROOF PLAN NOTES

1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
2. THE VENTING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

A-1.5

11/11/03

PROPOSED FACILITY FOR
801 SOUTH PARK STREET

801 SOUTH PARK STREET
MADISON, WISCONSIN

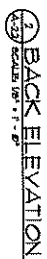
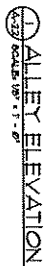
CONSTRUCTION DETAILS
FOR THE ROOFING SYSTEM
SHALL BE IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.

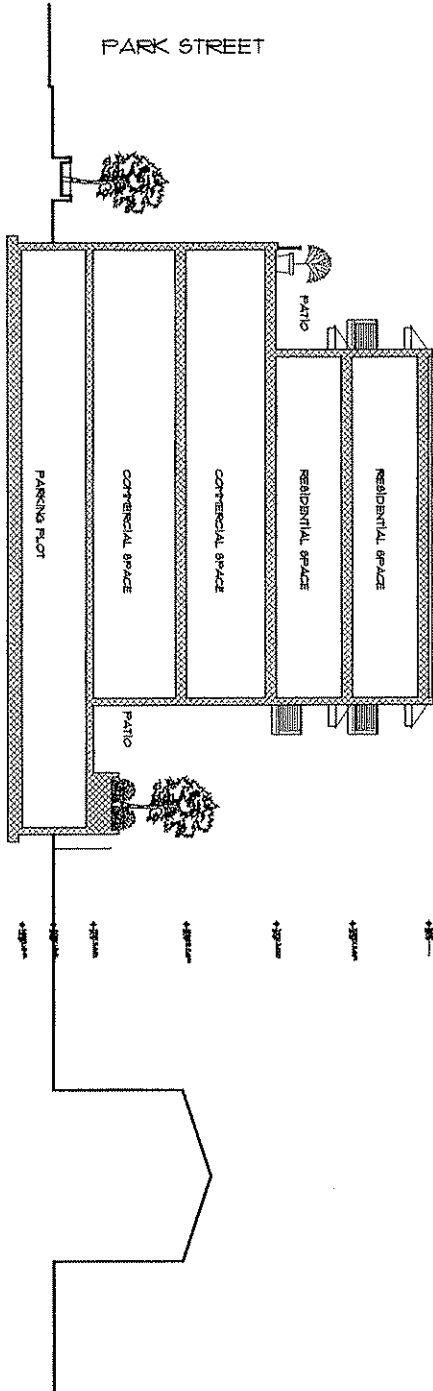
REV DATE

634 West Main Street
Madison, WI 53703
608-257-1090
FAX 608-257-1092

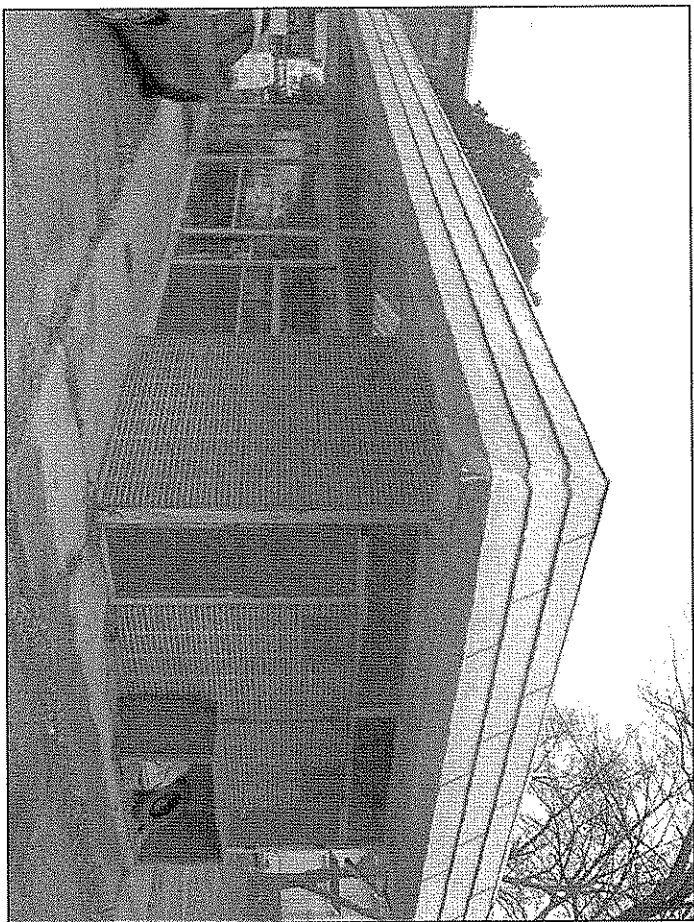
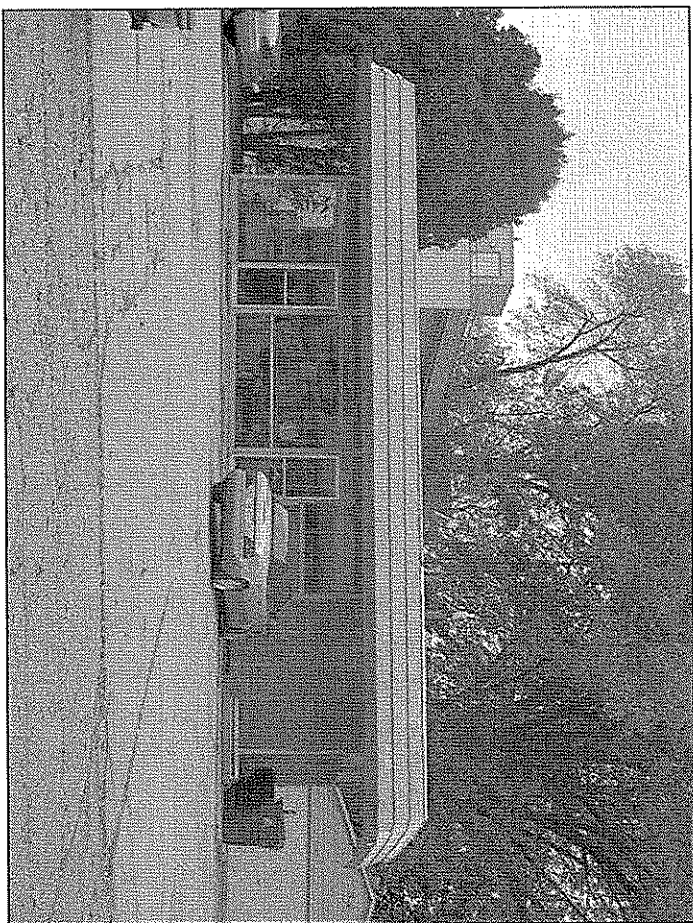
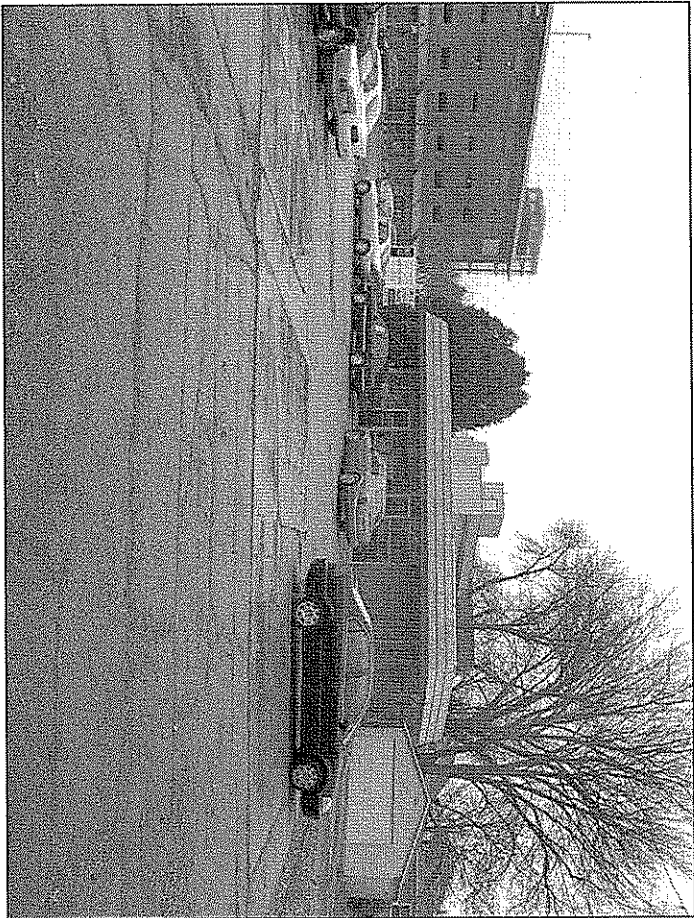
TK
DESIGNS

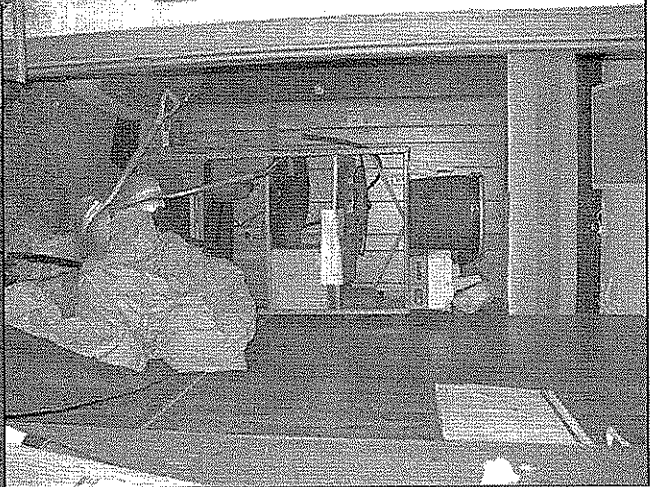
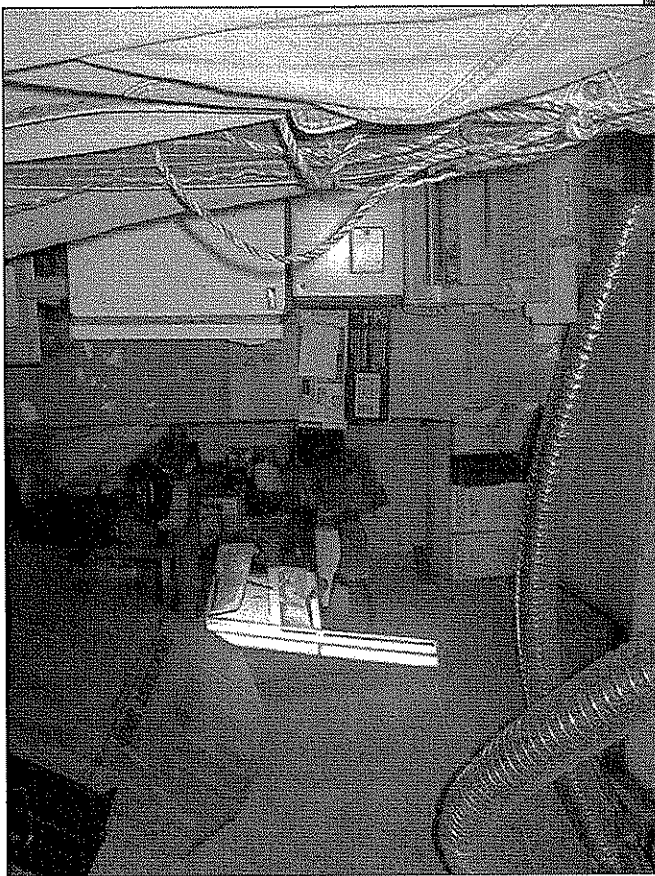
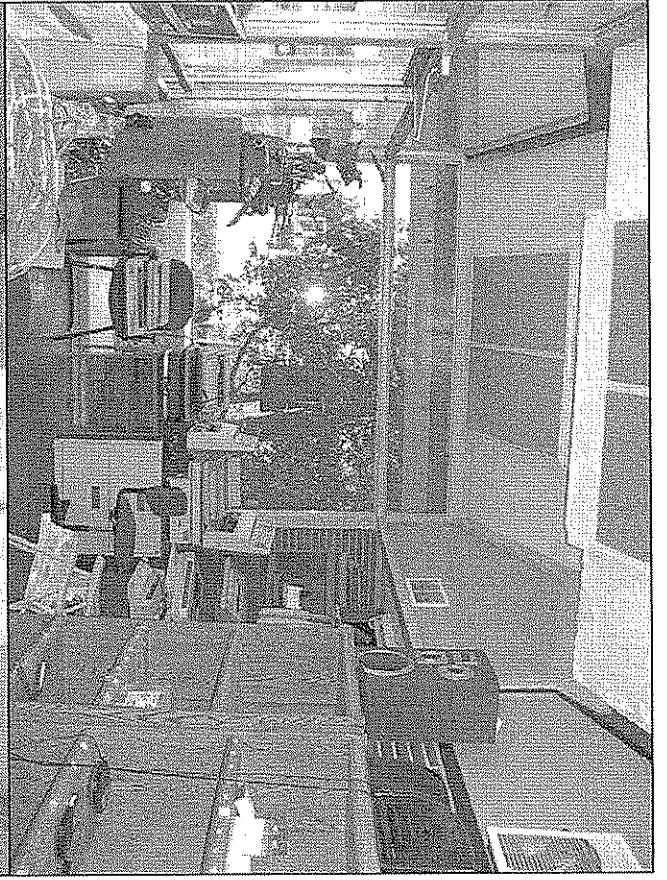
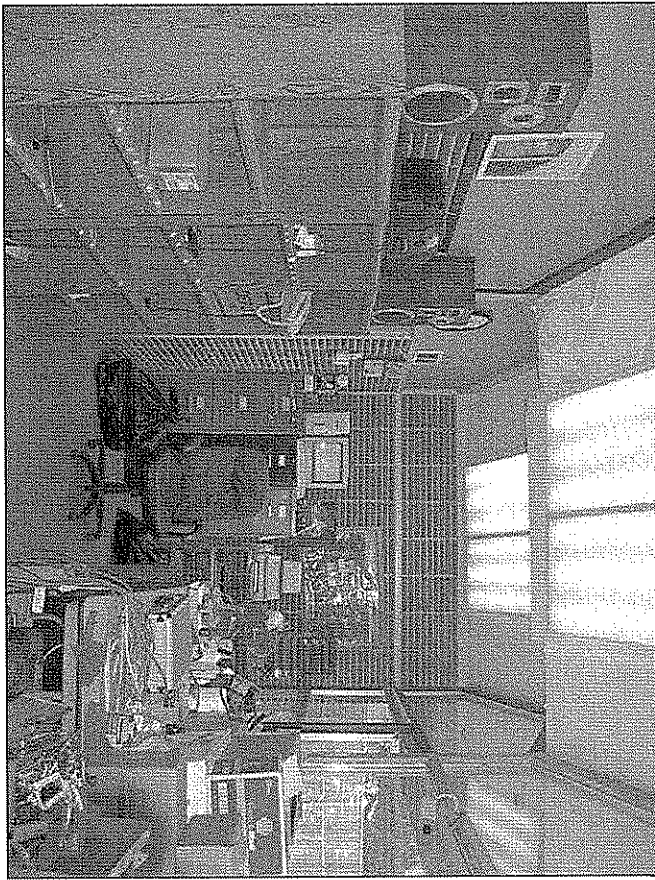
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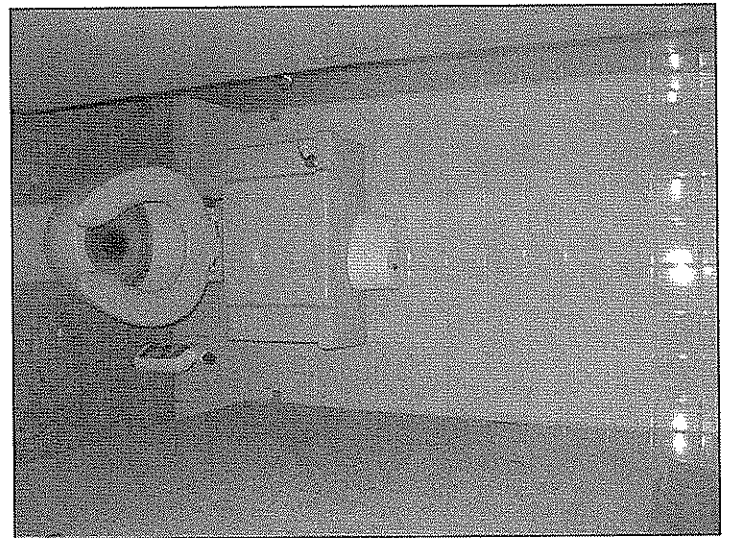
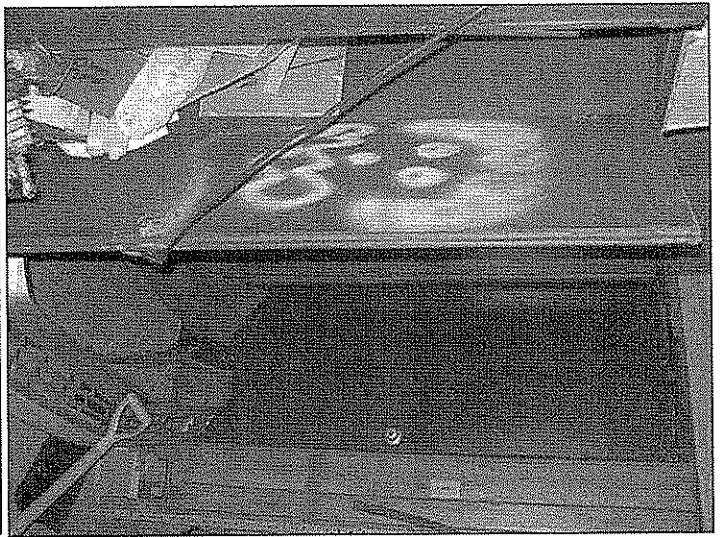
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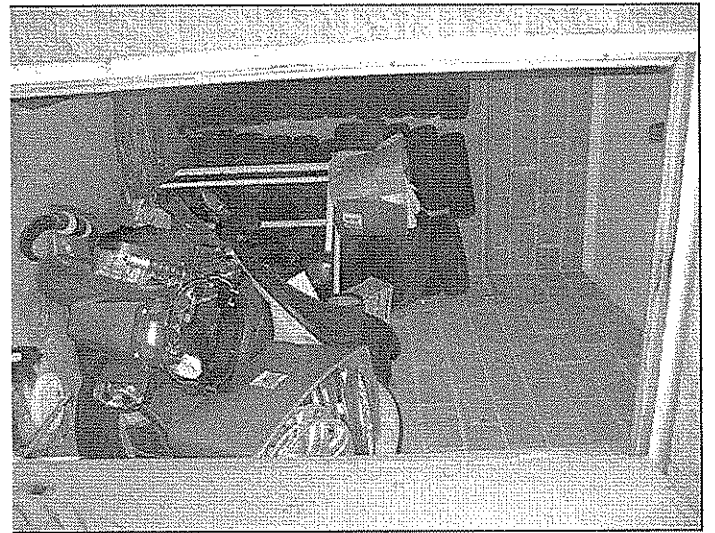
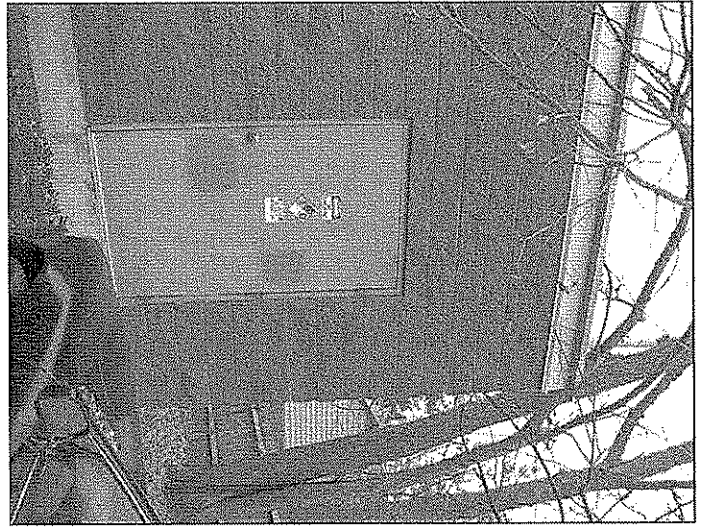
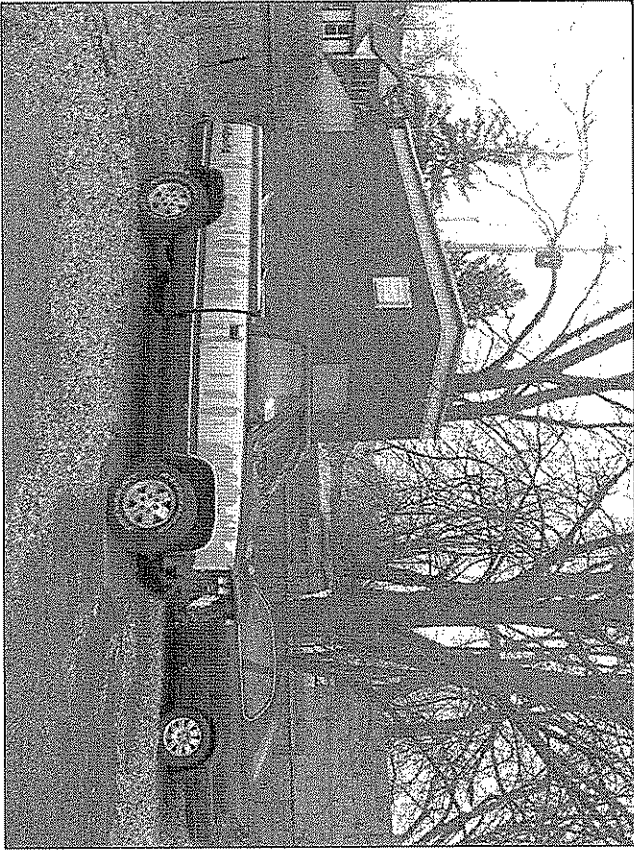


Ⓐ Schematic section from Park Street to back property line

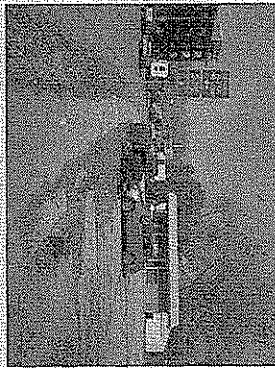




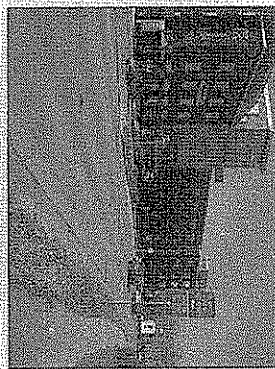




PHOTOS OF EXISTING SITE CONDITIONS:
 801 SOUTH PARK STREET
 MADISON, WI
 PHOTOS A:



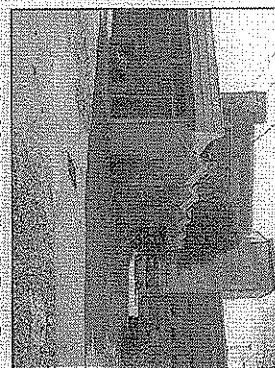
SOUTH CORNER OF LOT
 LOOKING NORTH



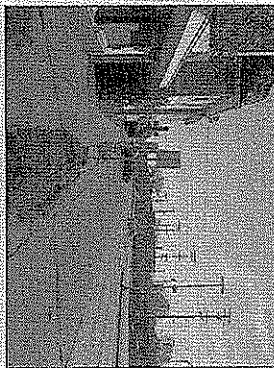
SOUTH CORNER OF LOT
 LOOKING NORTHWEST



WEST CORNER OF LOT
 LOOKING NORTHWEST



NORTHEAST CORNER OF LOT
 LOOKING SOUTHWEST



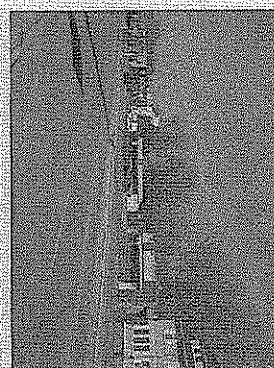
SOUTH CORNER OF SITE
 LOOKING SOUTH



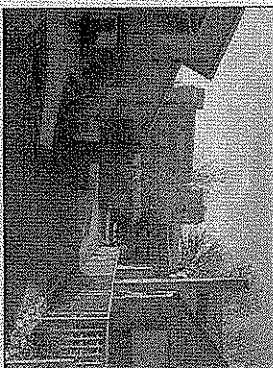
SITE VIEW FROM NORTHEAST



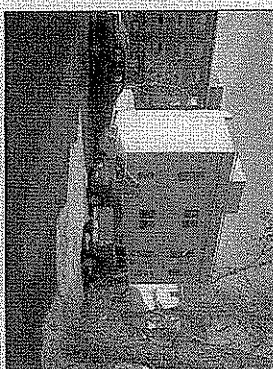
SITE VIEW FROM WEST



SITE VIEW FROM SOUTHWEST



EAST END OF ALLEY
 LOOKING WEST



CENTER OF ALLEY
 LOOKING NORTHEAST

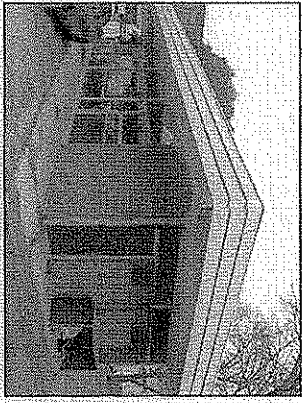


CENTER OF ALLEY
 LOOKING NORTHEAST

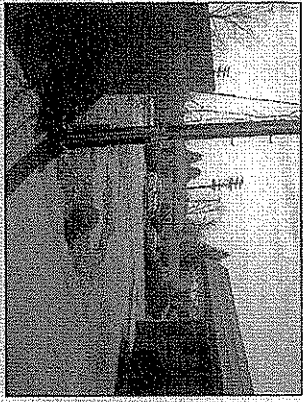


WEST END OF ALLEY
 LOOKING EAST

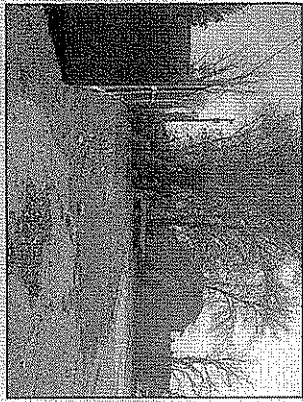
PHOTOS OF EXISTING SITE CONDITIONS:
 801 SOUTH PARK STREET
 MADISON, WI
 PHOTOS 'B,'



EXISTING
BUILDING



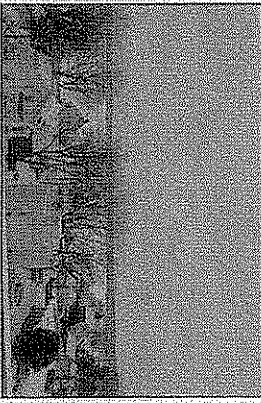
SITE VIEW FROM NORTHEAST



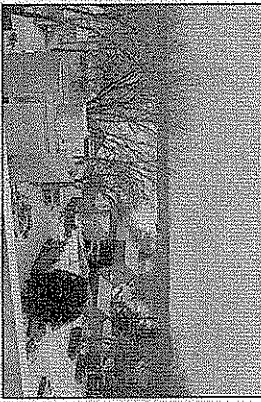
EAST PROPERTY LINE
LOOKING SOUTH



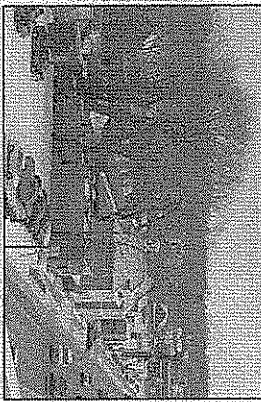
SITE VIEW FROM SOUTHWEST



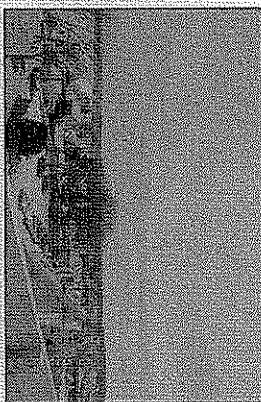
NORTHWEST OF SITE
LOOKING WEST



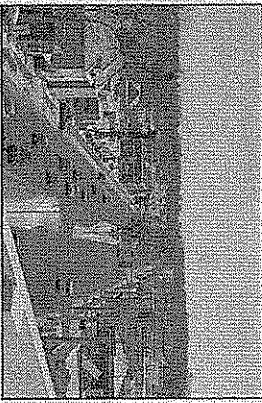
SITE VIEW FROM NORTHWEST



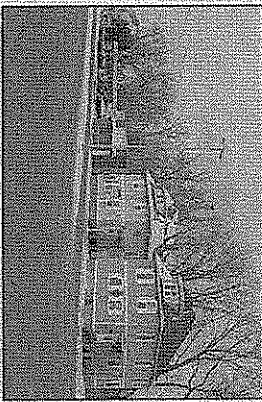
SITE VIEW FROM NORTHWEST



SITE VIEW FROM NORTHWEST



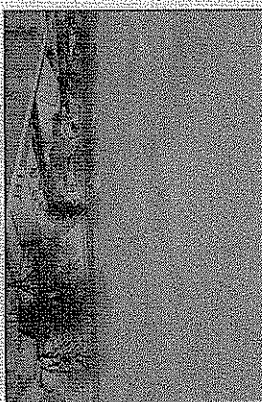
PARK STREET



SITE VIEW FROM SOUTHWEST



SITE VIEW FROM WEST



WEST OF SITE
LOOKING NORTHEAST