



City of Madison

Proposed Conditional Use

Location

3030 Darbo Drive

Project Name

The Salvation Army East Parking Lot

Applicant

Mark Waldvogel – The Salvation Army/
Brad Nygaard – Eppstein Uhen Architects

Existing Use

Community center

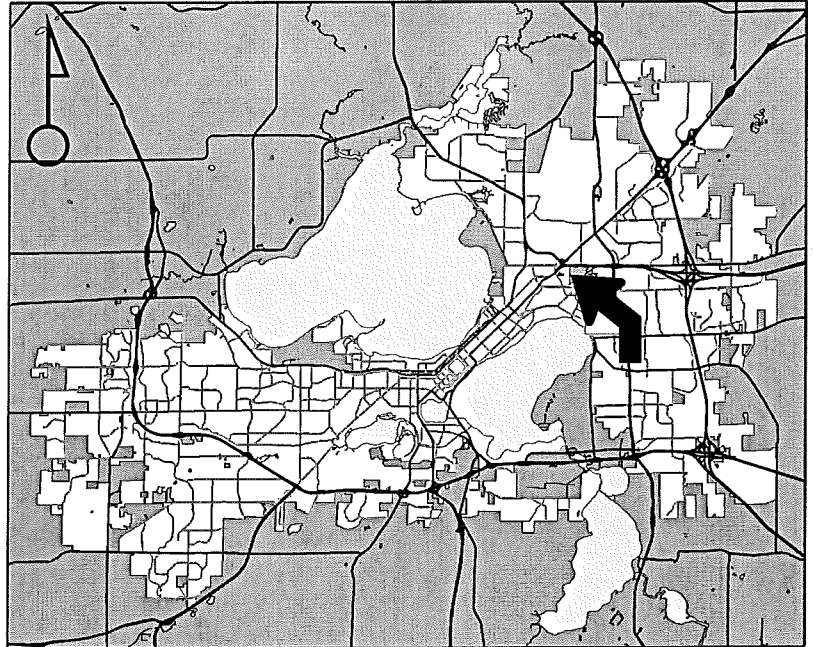
Proposed Use

Construct new parking lot for
existing community center

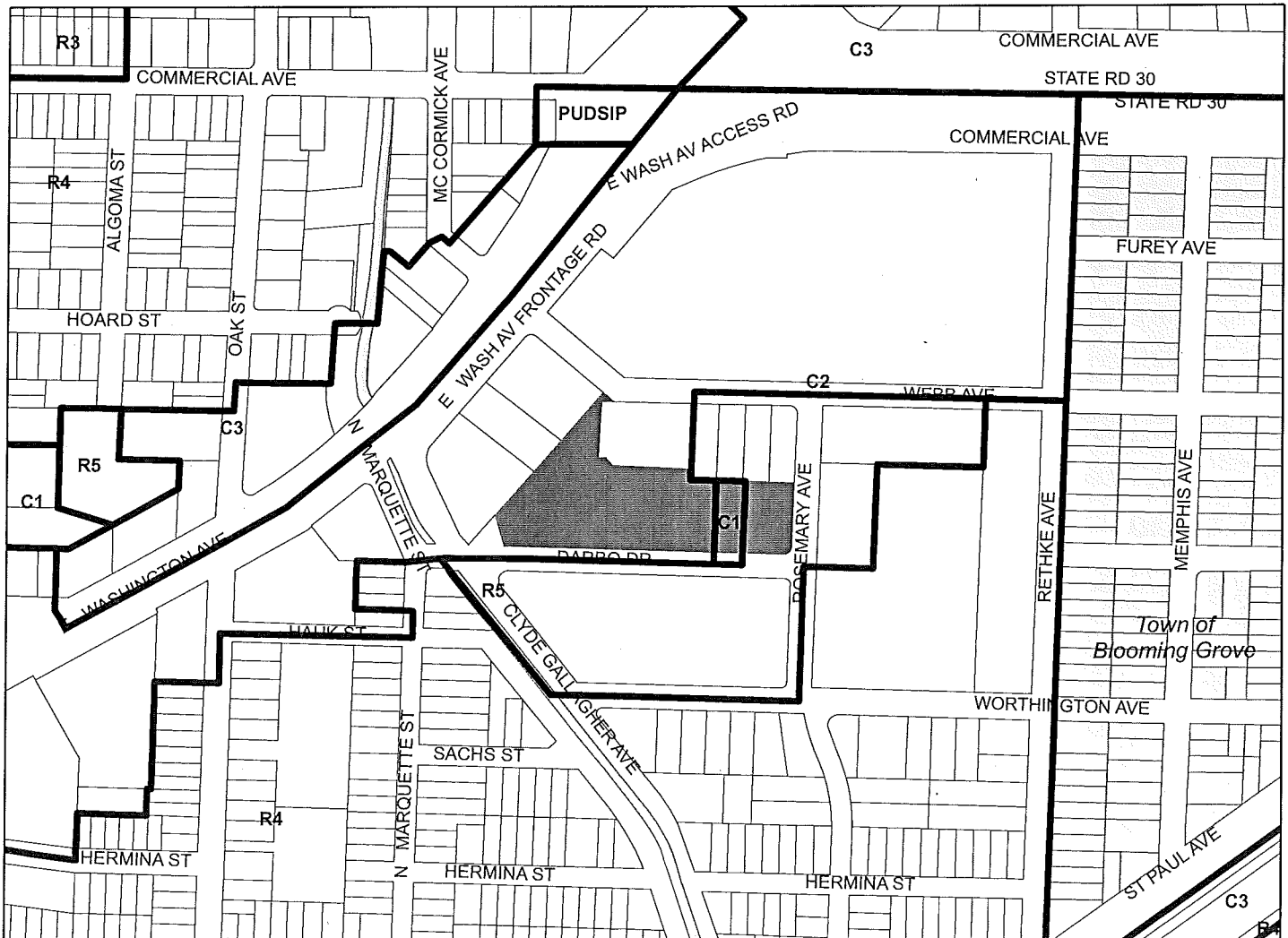
Public Hearing Date

Plan Commission

18 June 2012

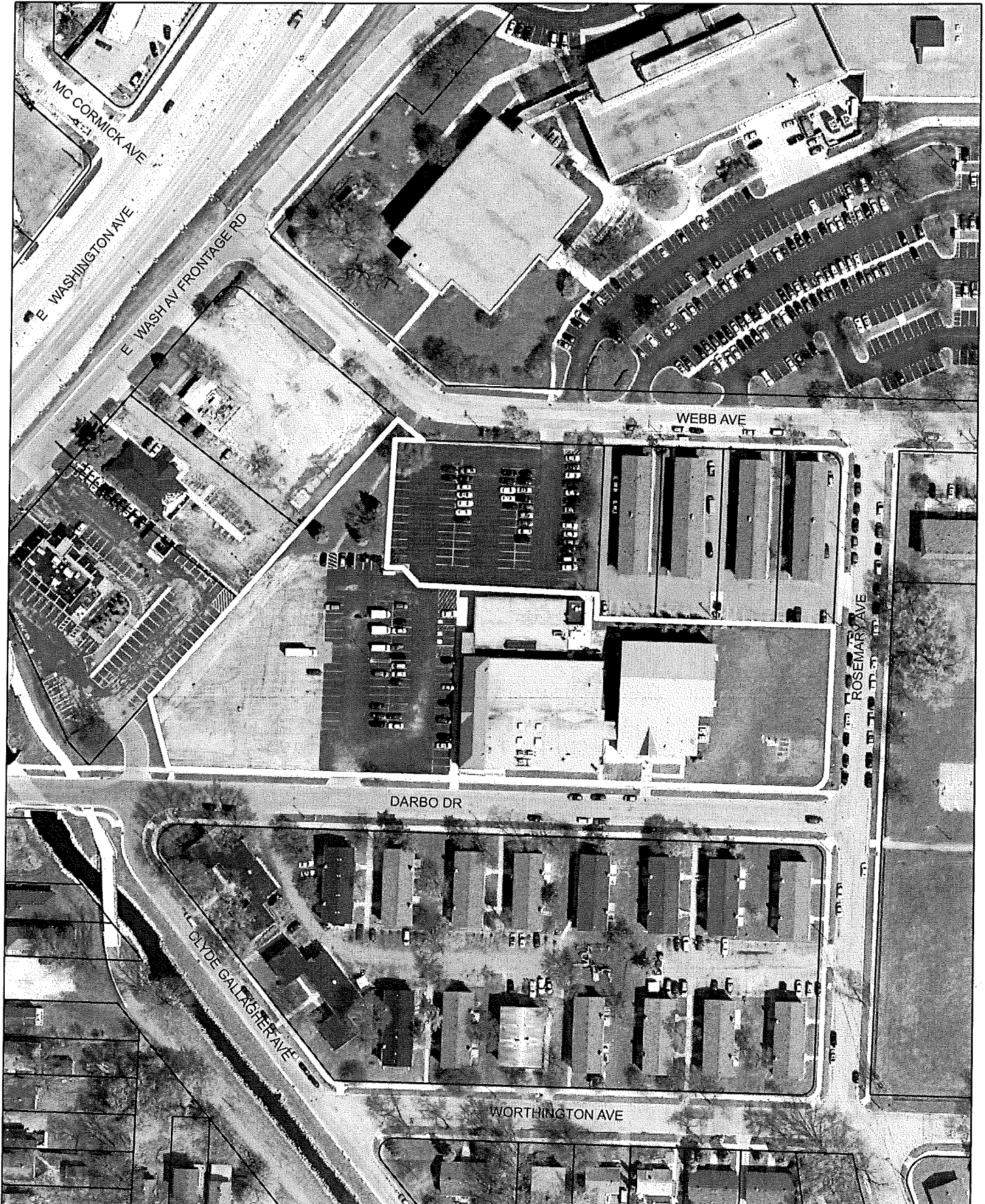


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 June 2012 9





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:	
Amnt. Paid <u>900</u>	Receipt No. <u>131322</u>
Date Received <u>5/9/12</u>	
Received By <u>JK</u>	
Parcel No. <u>0710-052-1005-1</u>	
Aldermanic District <u>6 Marsh Runnel</u>	
GQ <u>Floodplain</u>	
Zoning District <u>C1, C2, R5</u>	
For Complete Submittal	
Application <u>Letter of Intent</u>	
IDUP <u>NA</u>	Legal Descript. <u>NA</u>
Plan Sets <u>NA</u>	Zoning Text <u>NA</u>
Alder Notification <u>3/16/12 Waiver</u>	
Ngrbrd. Assn Not. <u>Waiver</u>	
Date Sign Issued <u>5/9/12</u>	

1. Project Address: 3030 Darbo Drive Project Area in Acres: 3.426

Project Title (if any): The Salvation Army East Parking Lot

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		
<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan		
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mark Waldvogel Company: The Salvation Army
 Street Address: 3030 Darbo Drive City/State: Madison, WI Zip: 53714
 Telephone: (608) 250-2217 Fax: (608) 268-2347 Email: mark_waldvogel@usc.salvationarmy.org

Project Contact Person: Brad Nygaard Company: Eppstein Uhen Architects, Inc.
 Street Address: 222 West Washington Ave; Suite 650 City/State: Madison, WI Zip: 53703
 Telephone: (608) 442-6692 Fax: (608) 442-6681 Email: bradn@eua.com

Property Owner (If not applicant): see applicant
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
No change of use. The new parking lot is intended to be safer for night users of the gymnasium.

Development Schedule: Commencement May 2012 Completion May 2012

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 1/2 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:** \$_____ 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.


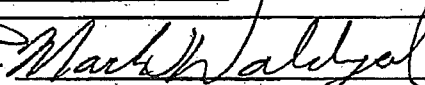
In Addition, The Following Items May Also Be Required With Your Application:

- ☒ 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 Worthington Park Neighborhood Plan, which recommends: Governmental and Other Institutional Uses 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:
Alder Marsha Rummel 608-772-4555, Worthington Park Neighborhood Association, Dace Zeps 608-358-2940
 - 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: _____ Date: _____ Zoning Staff: _____ Date: 3/1/12
- ☒ **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 Brad Nygaard Date 3/7/12
 Signature  Relation to Property Owner Consultant Architect
 Authorizing Signature of Property Owner  Date 3/8/2012



May 9, 2012

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Building

Re: Conditional Use Application – Letter of Intent
3030 Darbo Drive
The Salvation Army

Dear Mr. Tucker,

This is an application for a proposed Conditional Use at The Salvation Army (TSA) property located at 3030 Darbo Drive Madison, Wisconsin. The property is split into three zoning districts: C-1, C-2 and R-5, which is essentially the west lot/admin building, gymnasium and east lawn respectively. The proposed parking lot is an accessory use to the C-1 Zoning, but because it will be on the R-5 land, the Conditional Use is triggered.

The existing parking lot to the west of the building can accommodate up to 156 cars; it has no tree islands nor any other break in the impervious paving. In 1997, TSA built a gymnasium east of the office/admin building in the split C-1/C-2 zone. They were instructed to re-surface the lot and cut in tree islands as part of that project; due to the costs involved it didn't happen.

It is now 2012 and TSA is planning to re-surface the lot and cut in tree islands as requested. In the 13+ years the gymnasium has been operational, several challenges have emerged. Employees who work in the gym as well as guests generally exit the building to the south and east and have to walk all the way around the buildings to the parking lot on the other side. There are occasionally programs inside the office/admin building involving youth, which make traversing through the building impossible. Depending on the time of night one exits the gym, safety can be of great concern.

There are a few (3-5 depending) times a year when the existing lot is woefully inadequate; cars jamb up the neighborhood streets such that bi-directional traffic becomes quite dangerous if not impossible. The minimum number of stalls required for the building's occupancies per Madison Zoning Code is 166; the current unpainted lot technically holds up to 156. The 1997 plan cut out tree islands and reduced the lot to 145 stalls. Since that time, the Salvation Army has lost the corner of their parcel to McDonald's, which forced the re-design of the west lot to the current design of 123 stalls. This is another reason why TSA is looking to add parking to the east side of the property near the front entrance to the gymnasium. The new parking lot as proposed will increase the parking capacity back up to 152 stalls, still 4 short of their capacity today and 14 short of the zoning minimum, but it does locate 29 stalls where they are most needed.

The aggregate sub-base for the new (east) lot will be salvaged from the removed asphalt when resurfacing the west lot, saving landfill space, trucking emissions and

333 E. Chicago St.
Milwaukee, WI 53202
414 271 5350 : main
414 271 7794 : fax

222 W. Washington Ave.
Suite 650
Madison, WI 53703
608 442 5350 : main
608 442 6680 : fax



eppstein uhen : architects

Project Name/Description

EUA Project No.:

Date

Page 2 of 2

overall cost. The community garden in the south-east corner of the lot, recently demolished, will be located in the opposite (north-east) corner of the lot.

In addition to a more advantageous parking lay-out, additional bike racks will be added at the gymnasium entrance, bringing the total (using 3' x 5' per double-sided rack) to 24 potential bike locations.

On March 16th, alder Marsha Rummel responded to our inquiry to meet and discuss the project; on March 19th she met with us and Major Carter (TSA) to discuss the project. Being new to the district, she was not inclined to grant a 30 waiver to the waiting period, which has now passed.

Owner:

The Salvation Army
Major Carter & Mark Waldvogel
3030 Darbo Drive
Madison, Wisconsin 53714

Please contact me if you have any questions; Brad Nygaard; 442-6692.
bradn@eua.com

Brad Nygaard, Architect
Project Manager



eppstein uhen : architects

Eppstein Uhen architects : 222 west Washington avenue, suite 650: Madison, Wisconsin 53703 :
direct 608.442.6692 : cell 608.669.6757 : fax 608.442.6680
Milwaukee : Madison : www.eua.com

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address	3030 DARBO DR. MADISON
Name of Project:	SALVATION ARMY PARKING LOT
Owner/Contact:	MARK WALDVOGEL
Address:	SAME

(EAST-NEW)

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (150) points).

Number of Parking Stalls _____ 29

Total Square Footage of the Storage Area _____
 Divided by Three Hundred (300) Square Feet

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) _____
 (See Schedule on reverse side) 2

TOTAL

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____
 (See Schedule on reverse side) 0

Number of Points Required (See Schedule on reverse side) _____
141

TOTAL

Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	4	140		
Deciduous Shrub	2				
Evergreen Shrub	3				
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 36"	5				
Avg. Height 15"	2				
Evergreen Trees 3" height minimum	15				
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	2	30		
Sub Totals			170	+	0

TOTAL

= 170
 Total No. of Points Provided
 (Equal to or greater than points required)

*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____



epstein uhen : architects
 313 EAST CHESAPEA STREET
 MADISON, WI 53704
 TEL: 608.258.1200 FAX: 608.258.1201
 www.euarch.com

PROJECT INFORMATION

SALVATION ARMY -
 PARKING LOT
 RENOVATION
 3030 DARBO DRIVE
 MADISON, WI 53714

ISSUANCE AND REVISIONS
 CONSTRUCTION
 DOCUMENTS

REV	DATE	DESCRIPTION
1	01/11/12	ISSUANCE
2	01/11/12	CONSTRUCTION USE SPECIFICATIONS

SHEET INFORMATION

PROJECT NUMBER: SH
 PROJECT MANAGER: 710-4244
 DATE: 5-9-12

PARKING LOT PLAN

AS100

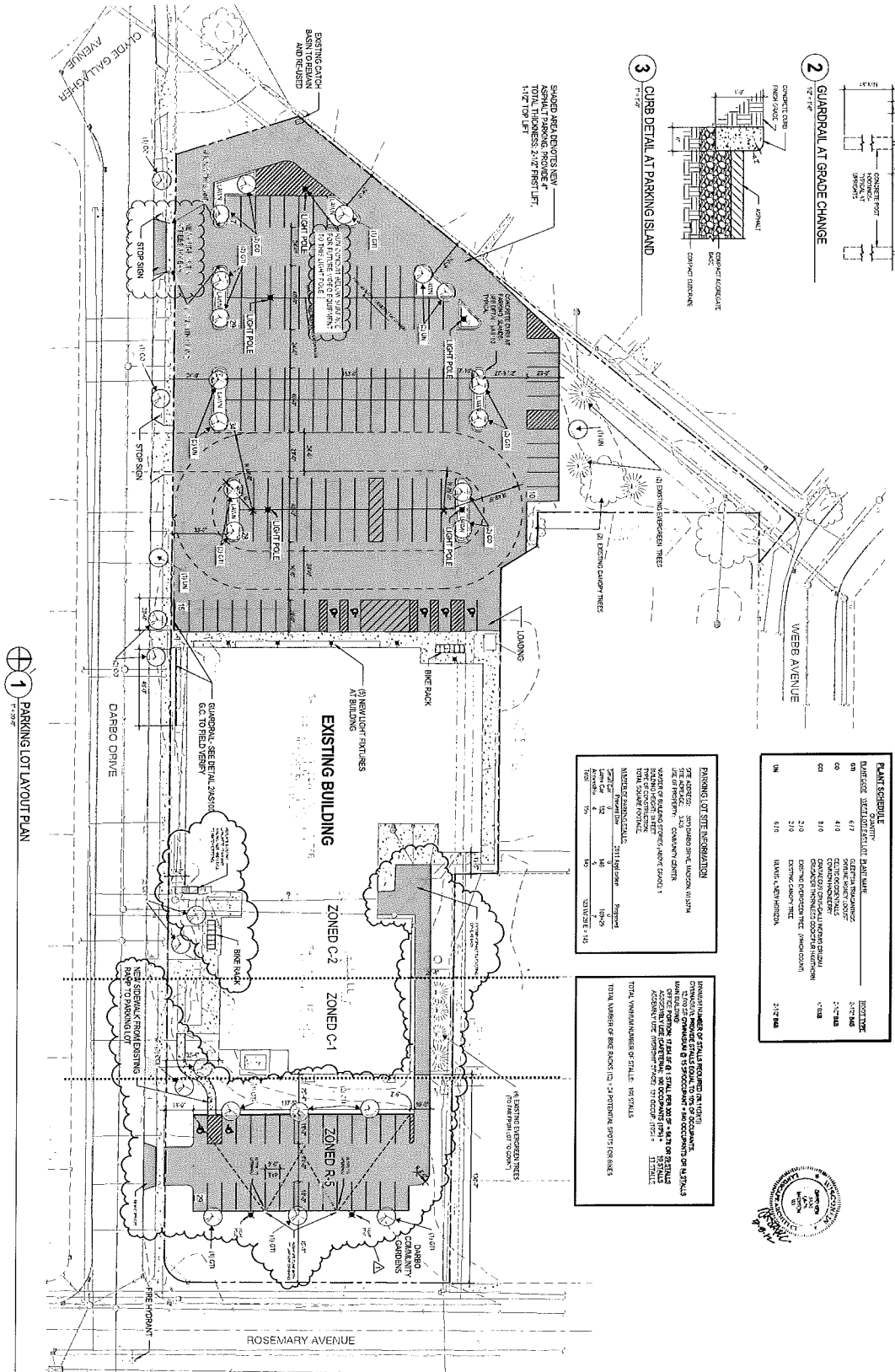
SHEET	INDEX	NAME
AS100	1	PARKING LOT AND LANDSCAPE PLAN
AS100	2	PROPOSED EAST LOT GRADING & EROSION CONTROL
AS100	3	SITE PLAN - ELECTRICAL
AS100	4	RE-TECHNICAL SCHEDULES AND DETAILS

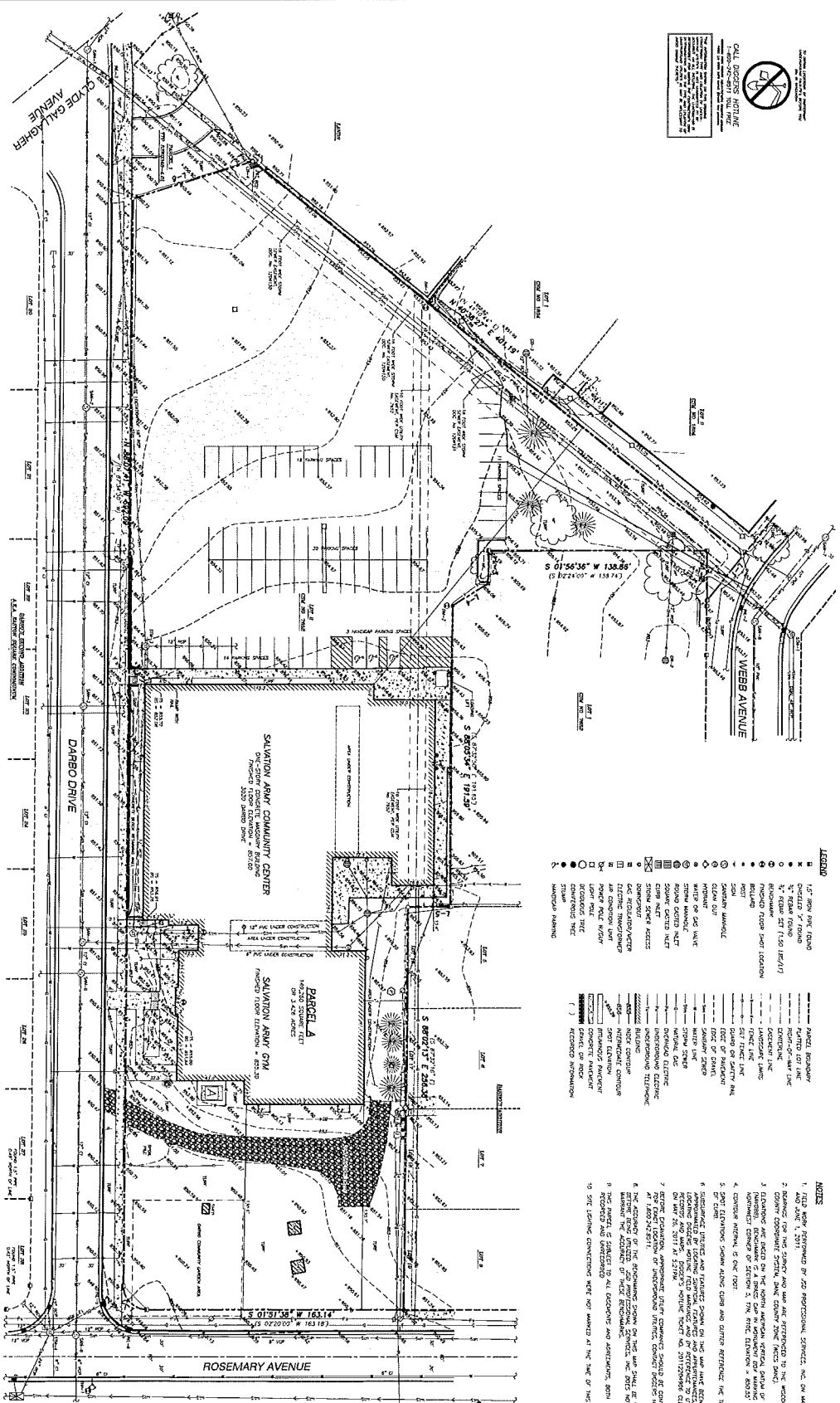
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH
01/11/12	RE-TECHNICAL	SH	01/11/12	RE-TECHNICAL	SH

1 PARKING LOT LAYOUT PLAN





STUDENT ID		NAME	DATE	CLASS	SCORE	PERCENT
250001	001	John Doe	10/15/2023	101	85	85%
250002	002	Jane Smith	10/15/2023	102	78	78%
250003	003	Mike Johnson	10/15/2023	103	92	92%
250004	004	Sarah Lee	10/15/2023	104	88	88%
250005	005	David Kim	10/15/2023	105	75	75%
250006	006	Emily White	10/15/2023	106	90	90%
250007	007	Chris Brown	10/15/2023	107	82	82%
250008	008	Alex Green	10/15/2023	108	79	79%
250009	009	Mia Black	10/15/2023	109	87	87%
250010	010	Noah Gray	10/15/2023	110	76	76%

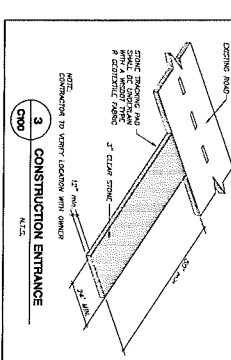
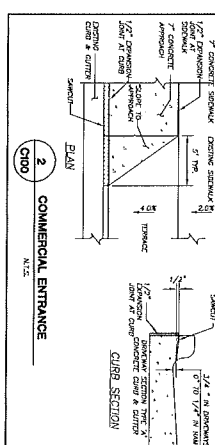
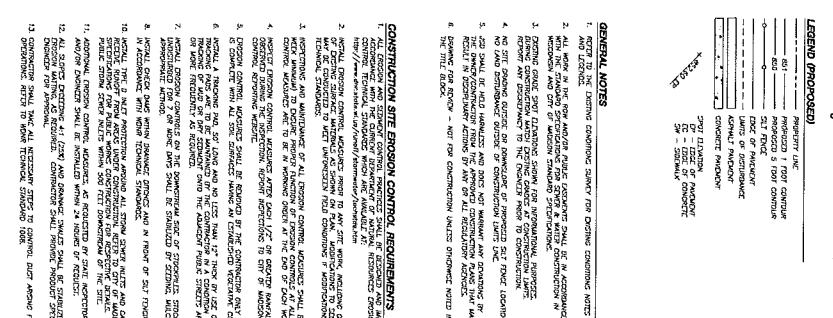
[illegible]

STORM SEWER INLETS				
INLET ID	INLET CLEMEN	INLET CLEMEN	INLET CLEMEN	PER 1998
IN-1	52.84	IN	64.69	46%
IN-2	47.26	IN	64.69	46%
IN-3	60.2.9	IN	64.69	46%
IN-4	60.2.9	IN	64.69	46%
IN-5	60.2.9	IN	64.69	46%
IN-6	60.2.9	IN	64.69	46%
IN-7	60.2.9	IN	64.69	46%
IN-8	60.2.9	IN	64.69	46%
IN-9	60.2.9	IN	64.69	46%
IN-10	60.2.9	IN	64.69	46%
IN-11	60.2.9	IN	64.69	46%
IN-12	60.2.9	IN	64.69	46%
IN-13	60.2.9	IN	64.69	46%
IN-14	60.2.9	IN	64.69	46%
IN-15	60.2.9	IN	64.69	46%
IN-16	60.2.9	IN	64.69	46%
IN-17	60.2.9	IN	64.69	46%
IN-18	60.2.9	IN	64.69	46%
IN-19	60.2.9	IN	64.69	46%
IN-20	60.2.9	IN	64.69	46%
IN-21	60.2.9	IN	64.69	46%
IN-22	60.2.9	IN	64.69	46%
IN-23	60.2.9	IN	64.69	46%
IN-24	60.2.9	IN	64.69	46%
IN-25	60.2.9	IN	64.69	46%
IN-26	60.2.9	IN	64.69	46%
IN-27	60.2.9	IN	64.69	46%
IN-28	60.2.9	IN	64.69	46%
IN-29	60.2.9	IN	64.69	46%
IN-30	60.2.9	IN	64.69	46%
IN-31	60.2.9	IN	64.69	46%
IN-32	60.2.9	IN	64.69	46%
IN-33	60.2.9	IN	64.69	46%
IN-34	60.2.9	IN	64.69	46%
IN-35	60.2.9	IN	64.69	46%
IN-36	60.2.9	IN	64.69	46%
IN-37	60.2.9	IN	64.69	46%
IN-38	60.2.9	IN	64.69	46%
IN-39	60.2.9	IN	64.69	46%
IN-40	60.2.9	IN	64.69	46%
IN-41	60.2.9	IN	64.69	46%
IN-42	60.2.9	IN	64.69	46%
IN-43				

BENCHMARKS		
BRONZ MAY-1	ELIMINOW	DESCRIPTION
10W-1	652.79	TOP FIVE ON HOSPITAL LAST SIDE OF PEDESTARIAN AVENUE
10W-2	653.27	1/4" PCDAB
10W-3	652.92	1/4" PCDAB

LINE TABLE	
DISC	DETAILS
1	1 000 010 11 1 35 07
2	2 000 020 10 1 31 01
3	3 000 030 10 1 31 01
4	4 000 040 10 1 31 01
5	5 000 050 10 1 31 01
6	6 000 060 10 1 31 01
7	7 000 070 10 1 31 01
8	8 000 080 10 1 31 01
9	9 000 090 10 1 31 01
10	10 000 100 10 1 31 01
11	11 000 110 10 1 31 01
12	12 000 120 10 1 31 01
13	13 000 130 10 1 31 01
14	14 000 140 10 1 31 01
15	15 000 150 10 1 31 01
16	16 000 160 10 1 31 01
17	17 000 170 10 1 31 01
18	18 000 180 10 1 31 01
19	19 000 190 10 1 31 01
20	20 000 200 10 1 31 01

Diagram of a prestressed concrete beam cross-section. The beam is 1'-30" wide. A north arrow points upwards. The top edge is marked with 0, 15, and 30. The bottom edge is marked with 0, 15, and 30. The beam is labeled "PRESTRESSED FOR SATURATED SAND" and "MASONRY".

[illegible]

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 Fax: 303.751.1001
 www.jadn.com

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