



City of Madison

Proposed Demolition & Rezoning

Location
710 E Mifflin St & 124 N Livingston St

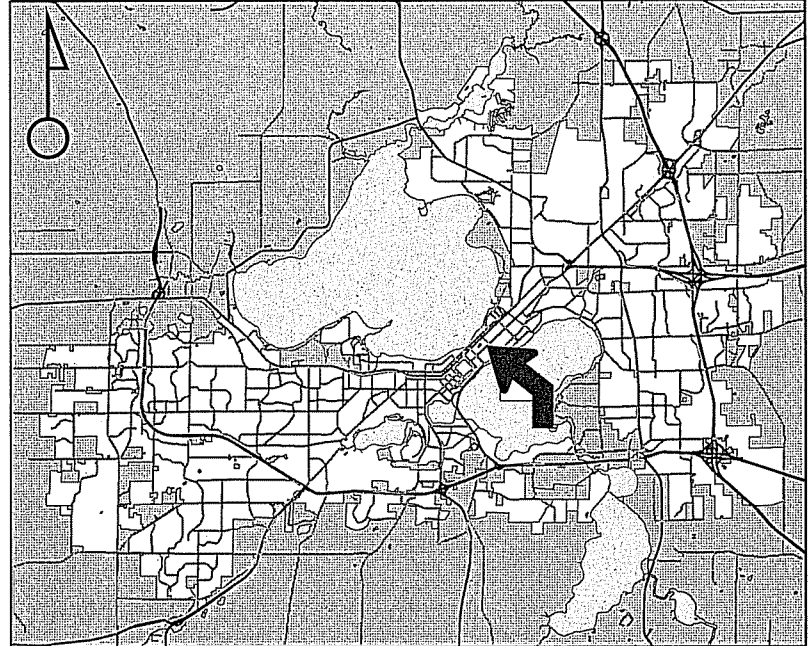
Applicant
Paul Marotte - Westwood Madison, LLC/
Joseph Lee - JLA Architects & Planners

From: PD & TE To: TR-U2

Existing Use
Industrial storage yard and building

Proposed Use
Demolish industrial building as part of
future development of property with 196
multi-family dwelling units

Public Hearing Date
Plan Commission
10 March 2014
Common Council
18 March 2014



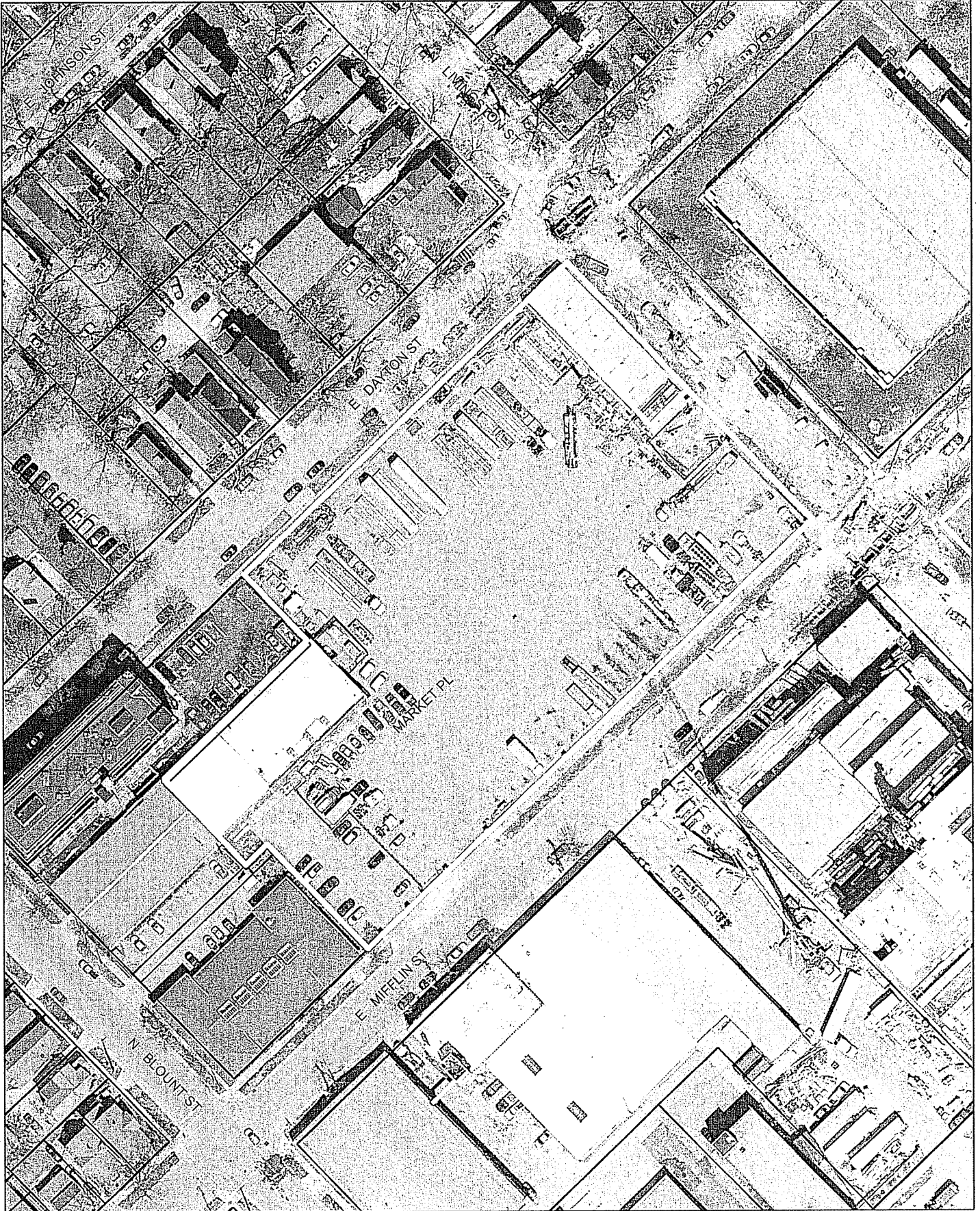
For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 February 2014

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LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>12/18/13</u>	
Received By <u>Sam Anderson</u>	
Parcel No. <u>0709-133-0103-5</u>	
Aldermanic District <u>2 Lowell Zellers</u>	
Zoning District <u>TE</u>	
Special Requirements <u>WP-24</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 700 Block of East Mifflin Street
Project Title (if any): Reynolds Crane Lot

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from PD & TE to TR-U2
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Paul Marotte **Company:** Westwood Madison LLC
Street Address: 4920 Roswell Rd, Suite 45B-104 **City/State:** Atlanta, GA **Zip:** 30342
Telephone: (404) 502-0427 **Fax:** () **Email:** pmarotte@gmail.com

Project Contact Person: Joseph Lee **Company:** JLA Architects & Planners
Street Address: 2418 Crossroads Dr., Suite 2300 **City/State:** Madison, WI **Zip:** 53718
Telephone: (608) 442-3860 **Fax:** () **Email:** jlee@jla-ap.com

Property Owner (if not applicant): Reynolds Rigging & Crane Service, Inc.
Street Address: 725 E. Mifflin St. **City/State:** Madison, WI **Zip:** 53703

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: the existing industrial metal building and crane storage lot will be demolished and redeveloped into a luxury residential dwelling community with up to 196 units.

Development Schedule: Commencement July, 2014 Completion August, 2015

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5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- N/A • ~~Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)~~
- N/A • Grading and Utility Plans (existing and proposed)
- N/A • Landscape Plan (including planting schedule depicting species name and planting size)
- N/A • Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- N/A • Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- N/A • Seven (7) copies of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- ✓ • Twenty Five (25) copies of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- ✓ • One (1) copy of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

ALDER DEWARS + TENNEY LAPHAM NEIGHBORHOOD ASSOCIATION - AUGUST / SEPTEMBER 2013

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: HEATHER STINDER Date: _____ Zoning Staff: MATT TUCKER Date: _____

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

Name of Applicant Madison Westwood LLC Relationship to Property: Contract Purchaser

Authorizing Signature of Property Owner Mark E Reynolds Date 12/17/13

MARK E REYNOLDS

December 18, 2013

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent
Rezoning Application
PD to TR-U2
Reynolds Crane Lot
700 Block of East Mifflin Street

Dear Ms. Stouder,

This letter along with application and plans are submitted to staff, plan commission and common council for the consideration of rezoning approval of the above referenced property.

Organizational Structure:

Applicant: Westwood Madison, LLC
4920 Roswell Road
Suite 45B-104
Atlanta, GA 30342
404-502-0427
eric@westwoodlands.com
pmarotte@gmail.com

Architect: JLA & Associates, LLC
2418 Crossroads Drive
Suite 2300
Madison, WI 53718
608-442-3860
jlee@jla-ap.com

Surveyor &
Engineer: JSD Professional Services, Inc.
161 Horizon Drive
Suite 101
Verona, WI 53593
608-848-5060
dave.jenkins@jzdinc.com

Introduction:

The subject property for rezoning is approximately 2.6 acres total fronting East Mifflin St., N. Livingston St. and E. Dayton St. The Entire Parcel contains a 2.2 acre truck storage tract; a 6,000 square foot Brick Building, on a .4 acre parcel, that is primarily used for records and electronic storage; and a small 40 year old metal industrial building at the corner of N Livingston and E Dayton.

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The entire tract functions as the northern portion of the Reynolds Truck Storage and Staging facility, a local 110 year old moving and storage and crane rigging operation. The Subject site is currently being used as a storage lot for their industrial cranes and moving vans, and the applicant requests that as a condition of this request that all the current storage land uses that the subject site historically has been used as/for be allowed and maintained until the entire property is developed according to the proposed zoning land use the parties agree on .

Due to the area's high rate of urbanization and the City of Madison's desire for redevelopment of the East Washington area, the Reynolds have chosen to relocate their operations to another site in an industrial park. A daily observer can see large 18 wheel trucks and large multi-ton cranes that attempt to navigate the residential roads to gain access to their jobsites. This large industrial operation is incompatible with the neighborhood and causes occasional safety concerns; however, the Reynolds maintain the right to fully operate all aspects of their current business until the property is redeveloped as proposed.

The entire redevelopment will include demolition of the metal building and will transform the property into 196 luxury units, and associated density and residential land use for the 2 story Red Brick building. The project will be a logical transition from the new 12 story Constellation tower to the Tenney Lapham neighborhood. The project will continue the momentum of the revitalization of Downtown East.

History of the Property:

The property historically consisted of wetlands dating back to 1902 which were at some point filled by Madison Gas & Electric with unstable soils containing some combustion residuals (fly ash). Historical property uses included a former laundry and dry clean operation on the north central portion, a former electrical supply business in the northeast portion, a former armory building in the northwestern portion, and a former City Garage on the southern portion. This garage owned by the city repaired and refueled commercial vehicles. A former gasoline service station existed in the time frame of 1942-1950 in the northeast portion but was subsequently replaced by the existing metal framed building at the corner of E. Dayton St. and N Livingston St. The Reynolds purchased the northern portion of the property in 1967 and acquired the southern portion in the mid 1990's in a land swap with the City of Madison. Since that time, the Reynolds family has been using the property as a storage lot for their industrial cranes and moving vans. The property is completely paved with no green space.

Environmental Issues:

The majority of the material used to fill the wetlands in the early 1900's was fly ash which contains combustion residuals. Any soil excavation will need to be managed properly and any soil hauled off will need to be placed in an environmentally safe landfill. The records show that the property had eleven registered petroleum storage tanks, six of which have been removed and investigated, three of which are in service above ground tanks and comply with the current standards. The City of Madison Garage that was on the southern portion of the site had two underground storage tanks that were removed but were never investigated.

Preliminary Apartment Development Data:

Density:

Lot Size	2.6 acres (113,256sf)
Dwelling Units	196 units in main Residential Building and Renovation of 2 Story building
Density	86.4 units/acre (504 sf/unit)

Building Height: 4 story with a small portion of 5 story

Vehicular Parking: 190 stalls in a deck

Parking Ratio: 1 stall/unit

Tenney Lapham Neighborhood Association:

The applicant has been working closely with the TLNA for the past year. We have received a letter of support from them, and they are currently amending their neighborhood plan to allow for the redevelopment.

Thank you for all your time in working with us on this project. Please let me know if there are any questions.

Sincerely,

Paul Marotte
Eric J Edee
Managing Member
Westwood Madison, LLC

THE REYNOLDS SITE REDEVELOPMENT

124 NORTH LIVINGSTON & 710 EAST MIFFLIN STREET
MADISON, WISCONSIN 53583

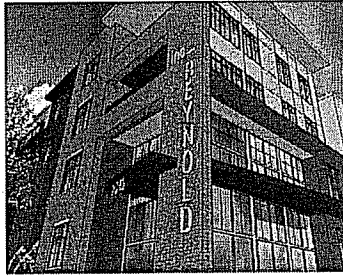


RE-ZONING APPLICATION & DEMOLITION PERMIT SUBMITTAL PACKAGE

18 DECEMBER, 2013

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PROJECT TEAM:



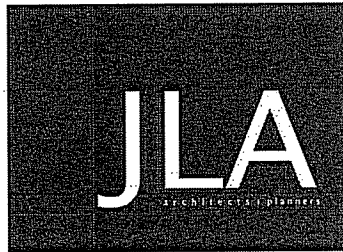
Ownership:

Westwood Madison, LLC
4920 Roswell Road - Suite 45B-104
Atlanta, Georgia 30342

Contacts:

Mr. Eric Edee
eric@westwoodlands.com

Mr. Paul Marotte
pmarotte@gmail.com
(404) 502-0427



Architects & Planners:

JLA Architects
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718

Contact:

Mr. Joseph Lee
jlee@jla-ap.com
(608) 442-3860



Neighborhood Association:

Tenney/Lapham Neighborhood Association
901 East Johnson Street
Madison, Wisconsin 53703

Contact:

Mr. David Waugh

PROJECT DESCRIPTION :

At its completion, this proposed redevelopment project will transform this under-utilized property into a luxury residential dwelling community – giving additional residential choices to those that wish to call Madison, and this neighborhood in particular, 'Home'. It will be a logical transition from the newly completed 12-story 'Constellation' development to the existing Tenney/Lapham neighborhood. This project will continue the momentum of the revitalization of Downtown East.

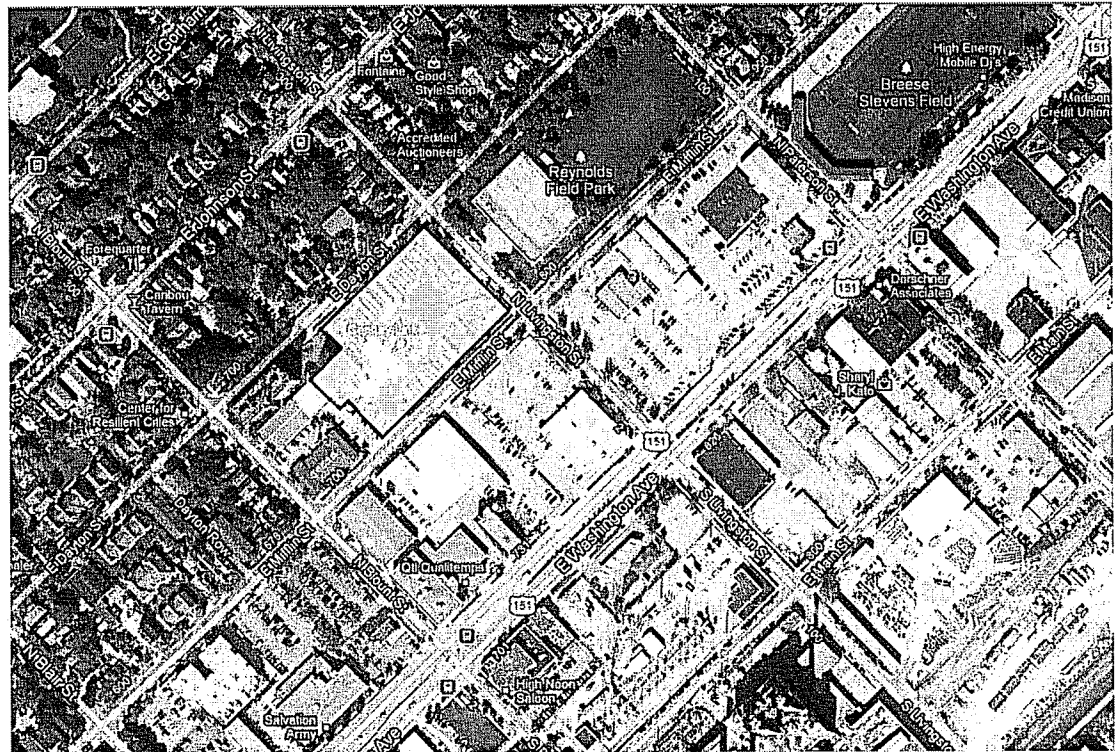
Application Request:

To accommodate this redevelopment project, we respectfully request that the City of Madison Plan Commission & Common Council consider & approve the following application requests:

- A request for a change in the zoning of the site – from a Planned Unit Development (PUD) classification to a Traditional Residential-Urban 2 District (TR-U2) classification.
- A request for a Demolition Permit for a small metal building.

The approval of these two requests will allow the development team to move forward with the planning & design of the project. This design process will include further input from the City of Madison's Development Assistance Team, Urban Design Commission, and Tenney/Lapham Neighborhood Association.

It is understood that the development team will have to make a subsequent submittal to the Plan Commission for a Conditional Use Approval. This future submittal will provide the additional information required for a more complete/detailed evaluation of the redevelopment proposal – including detailed site plans, engineering plans, and building plans.



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Location & Legal Description:

The project site is the 2.6 acre 'Reynolds Crane Parcel' - located on the northeast portion of the block bounded by East Mifflin Street, North Livingston Street, East Dayton Street, and Blount Street. This is directly across East Mifflin Street from the 'Constellation' Multi-Family Project. The Legal Description for the Parcel is as follows:

The Northeast 3.6 feet of Lot Seventeen (17), all of Lots Eighteen (18) and Nineteen (19), and the Northeast 14.6 feet of Lot Twenty (20), Mendota Realty, Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin.

Also, that part of the Vacated Alley in the above Plat lying within the above described parcel of land.

TAX ROLL PARCEL NUMBER: 251/0709-133-0103-5

PRIMARY ADDRESS AS LISTED ON TAX ROLL: 124 N. LIVINGSTON ST.

Lots Nine (9) to Sixteen (16), both inclusive, and the Southwest 29.4 feet of Lot Seventeen (17) and the Southwest 7.4 feet of Lot Twenty (20), and all of Lots Twenty-one (21) to Thirty-two (32), both inclusive, and a part of Lot Thirty-three (33) described as follows: Commencing at the North corner of Lot 33; thence Southwesterly along the Northwesterly line of said Lot, 19.1 feet; thence Southeasterly to a point 3.6 feet Easterly from the South corner of said Lot; thence Easterly 18.4 feet along the Southeasterly line to the East corner of said Lot; thence Northwesterly along the Northwesterly line of said Lot to the point of beginning; all of the above in Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin.

Also, all that part of the Vacated Alley in the above Plat lying North of the Southwesterly 7.4 feet of Lot 20, and North of Lots 21 to 32, both inclusive.

Part of Lot Thirty-three (33), Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the South corner of said Lot; thence Northwesterly along Southwest line thereof to West corner of said Lot; thence Northeasterly along the Northwesterly line of said Lot 2.9 feet; thence Southeasterly to a point on the Southeasterly line of said Lot 3.6 feet Northeasterly of the South corner of said Lot; thence Southwesterly on Southeasterly line of said Lot to point of beginning.

Lots Thirty-four (34) to Thirty-nine (39), inclusive, Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin.

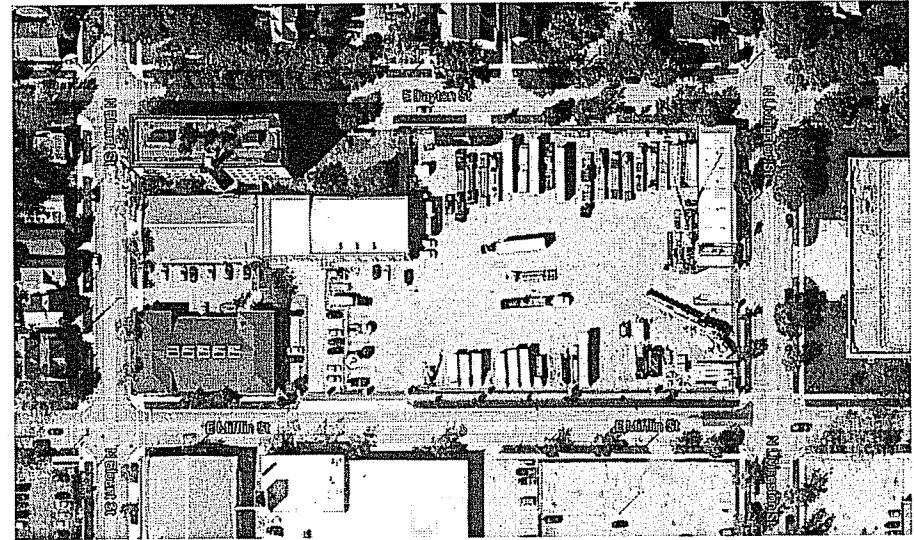
Part of Lot Forty (40), Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at North corner thereof; thence Southeasterly along Northeasterly line of said Lot 40 to the East corner thereof; thence Southwesterly along Southeasterly line of said Lot, 14.4 feet; thence Northwesterly to Northwesterly line of said Lot and 15.1 feet Southwesterly of the North corner thereof; thence Northeasterly 15.1 feet along said Northwesterly line to the point of beginning.

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and the Northeasterly 58 feet of Lot Sixteen (16), Block One Hundred Thirty-four (134), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, to-wit: Beginning at the most Easterly corner of said Block 134; thence South 45 degrees 01' 43" West, 454.23 feet; thence North 45 degrees 02' 03" West, 132.23 feet; thence North 45 degrees 03' 22" East, 454.42 feet; thence South 44 degrees 57' 15" East, 132.01 feet to the point of beginning. Including that portion of said Block formerly being a part of "Market Place", now vacated.

TAX ROLL PARCEL NUMBER: 251/0709-133-0108-5

PRIMARY ADDRESS AS LISTED ON TAX ROLL: 710 E. MIFFLIN ST.

The Real Property or its address is commonly known as 124 N. Livingston Street and 710 E. Mifflin Street, Madison, WI 53583. The Real Property tax identification number is 251/0709-133-0103-5 and 251/0709-133-0108-5.



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The Reynolds Site Redevelopment

Re-Zoning & Demolition Permit Submittal Package

Existing Conditions:

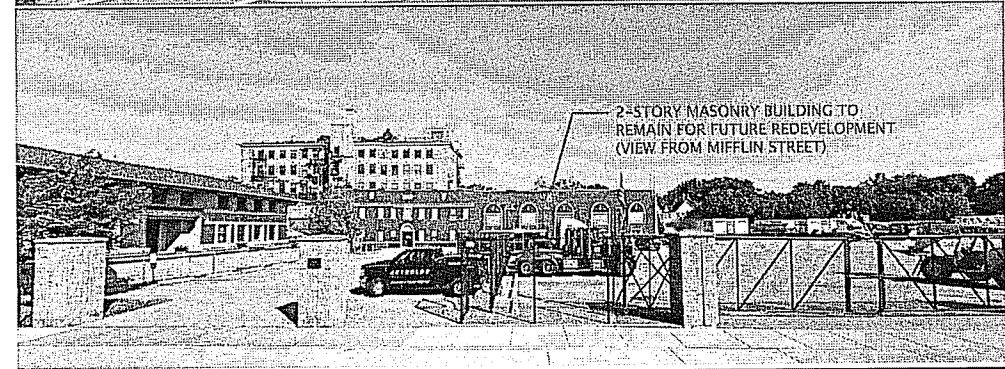
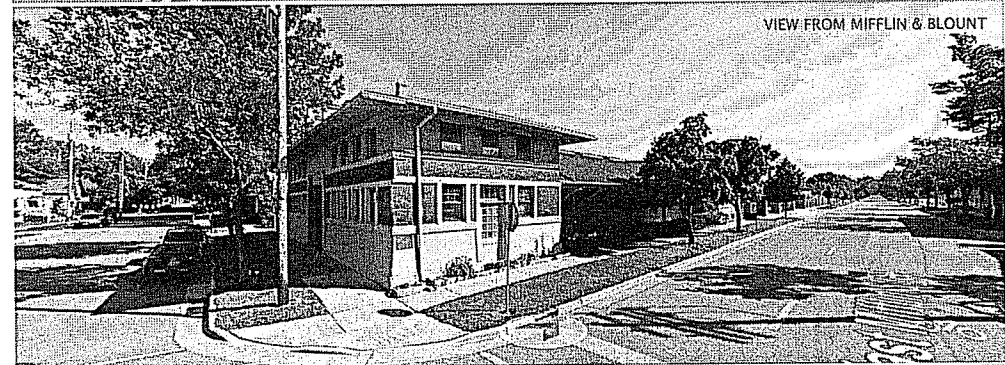
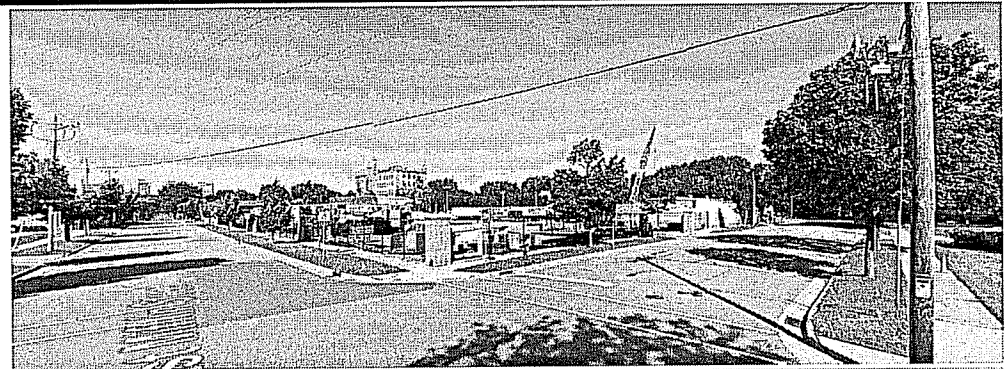
A large portion of this site is currently being used by the current land-owners as a storage lot for industrial cranes and moving vans that are used in the operations of their business. Large 18-wheel trucks and large multi-ton cranes attempt to navigate the residential roads on a daily basis. This large industrial operation is incompatible with the neighborhood and causes occasional safety concerns. The parcel is completely paved with no green space.

There are two (2) buildings on this site:

- A small masonry building used for storage/light industrial uses. This redevelopment proposes to maintain this building as is – including its current use – with the potential for redevelopment at a future date.
- A small metal building is located on the corner of East Dayton and North Livingston Streets – this redevelopment plan proposed to demolish this building.

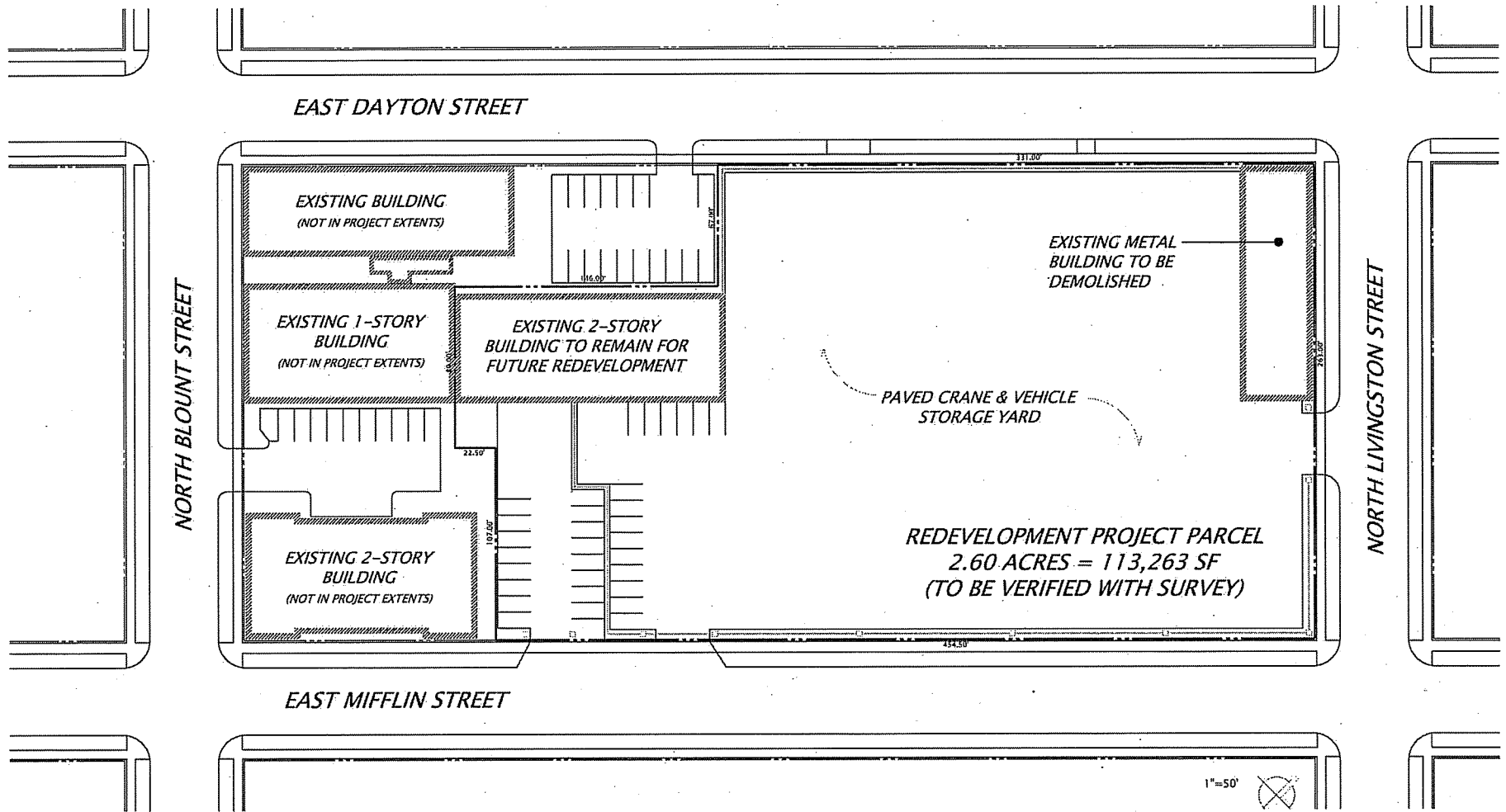
Historically, the site was a wetland area, which was filled in the early 1900's with fly ash which contains combustion residuals. Records show that the property had eleven registered petroleum storage tanks, six of which have been removed and investigated, three of which are in service above ground tanks and comply with the current standards. The City of Madison Garage that was on the southern portion of the site had two underground storage tanks that were removed but were never investigated.

Any soil excavation will need to be managed properly and any soil hauled off will need to be placed in an environmentally safe landfill.



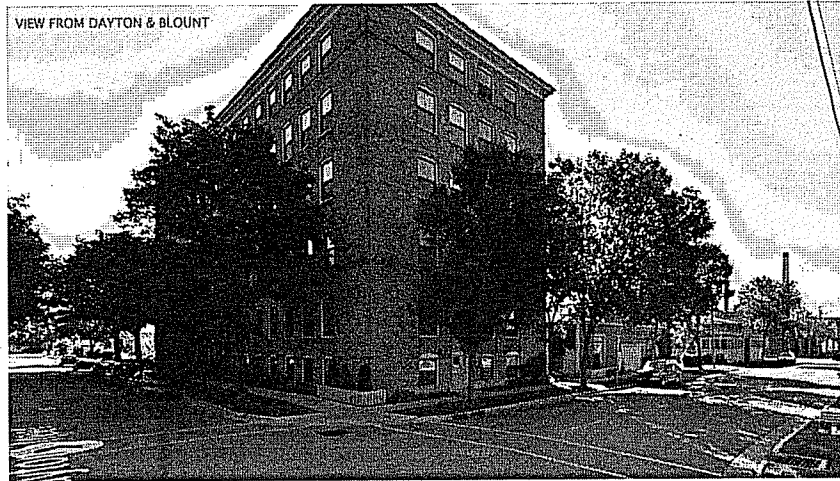
18 December, 2013

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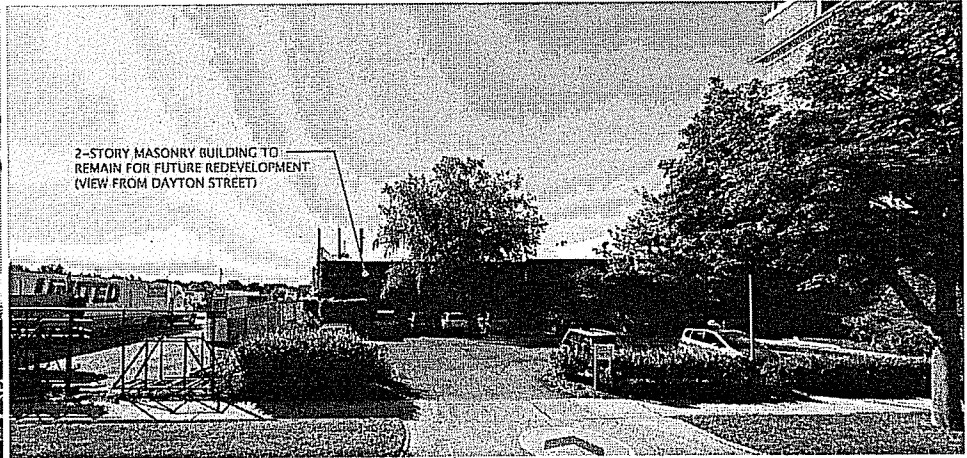


REYNOLDS REDEVELOPMENT - EXISTING PARCEL
1"=50'

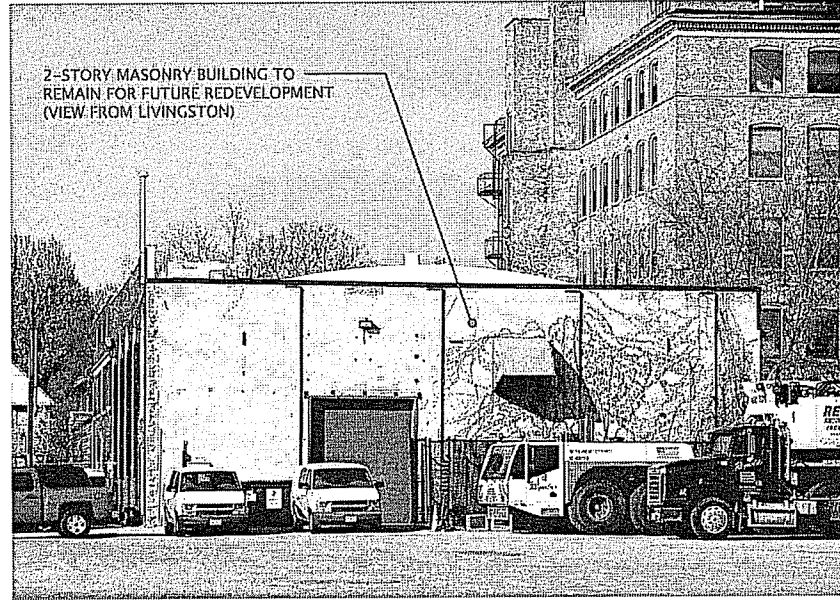
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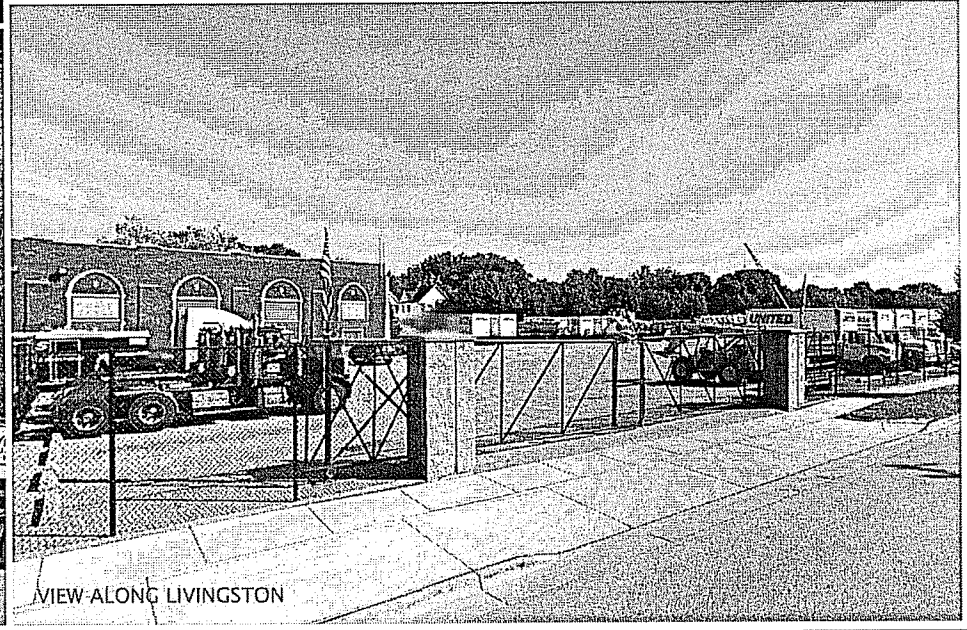
VIEW FROM DAYTON & BLOUNT



2-STORY MASONRY BUILDING TO REMAIN FOR FUTURE REDEVELOPMENT (VIEW FROM DAYTON STREET)



2-STORY MASONRY BUILDING TO REMAIN FOR FUTURE REDEVELOPMENT (VIEW FROM LIVINGSTON)

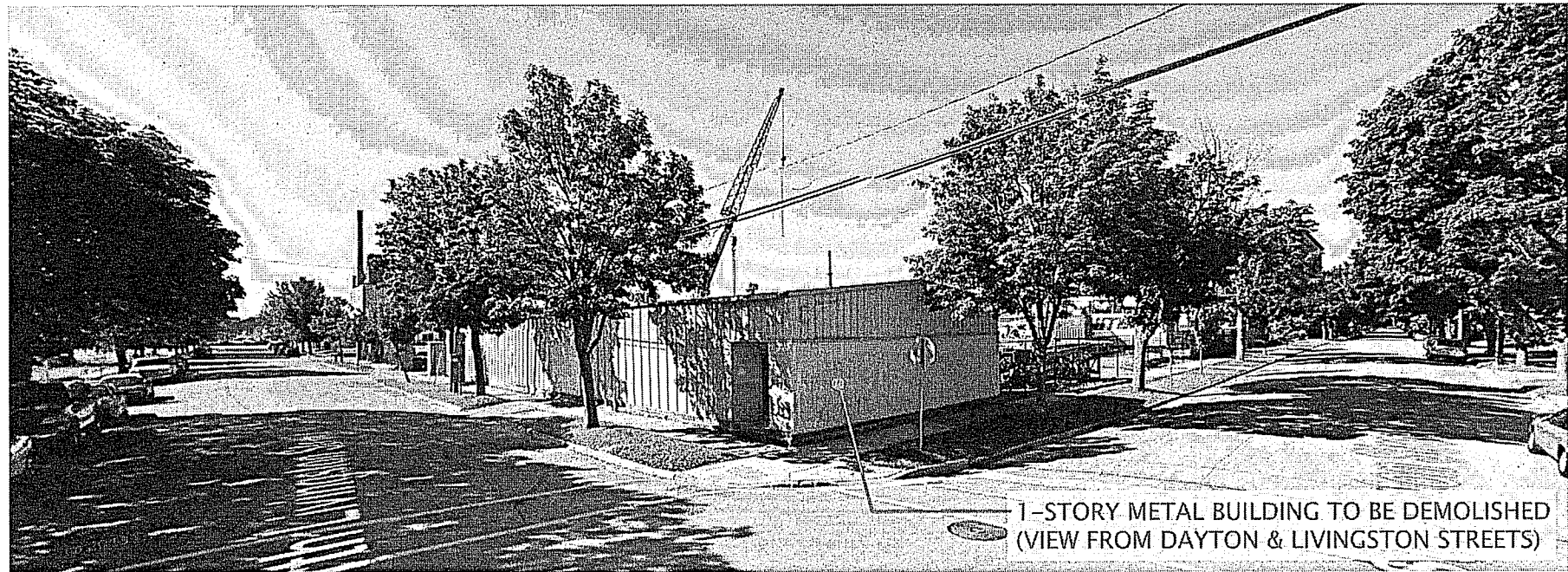
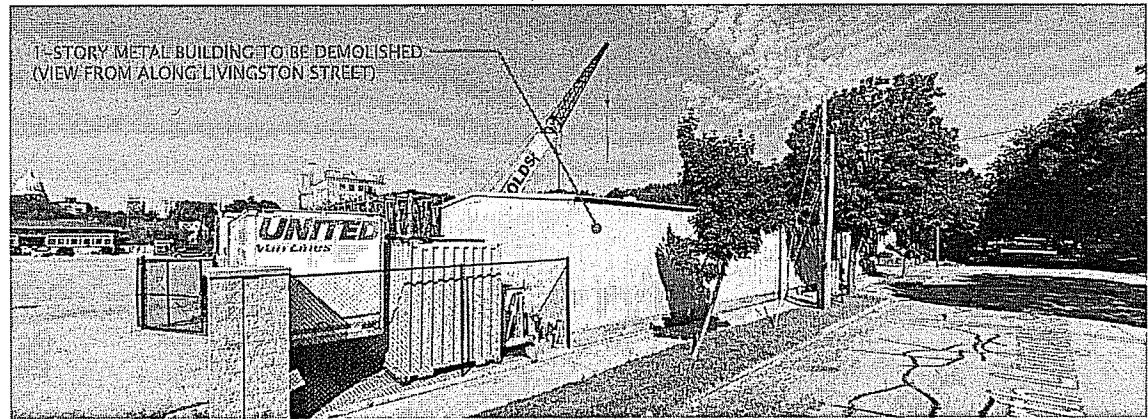


VIEW ALONG LIVINGSTON

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Demolition:

This redevelopment proposal includes the demolition of the small metal accessory building located on the corner of East Dayton and North Livingston Streets. This building has no significant architectural character and/or use. Photos of this building are included on this page.



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Proposed Use:

Preliminarily, the proposed redevelopment contains the following uses – which would be Conditional Uses under the TR-U2 Zoning District.

- Up to 196 Multi-Family Residential Units in new construction on the vacant portion of the site (after demolition).
- Multi-family and/or office uses as part of the rehabilitation/redevelopment of the existing two-story masonry building. Please note the exact unit count shall be determined as the design is developed.
- The parcel's aggregate density shall meet the requirements/limitations of the City of Madison's TR-U2 Zoning District.
- Off-street parking shall be provided at a minimum parking ratio of 1.0 automobile spaces per residential unit.
- Internal operational space and common space amenities for the residential community.

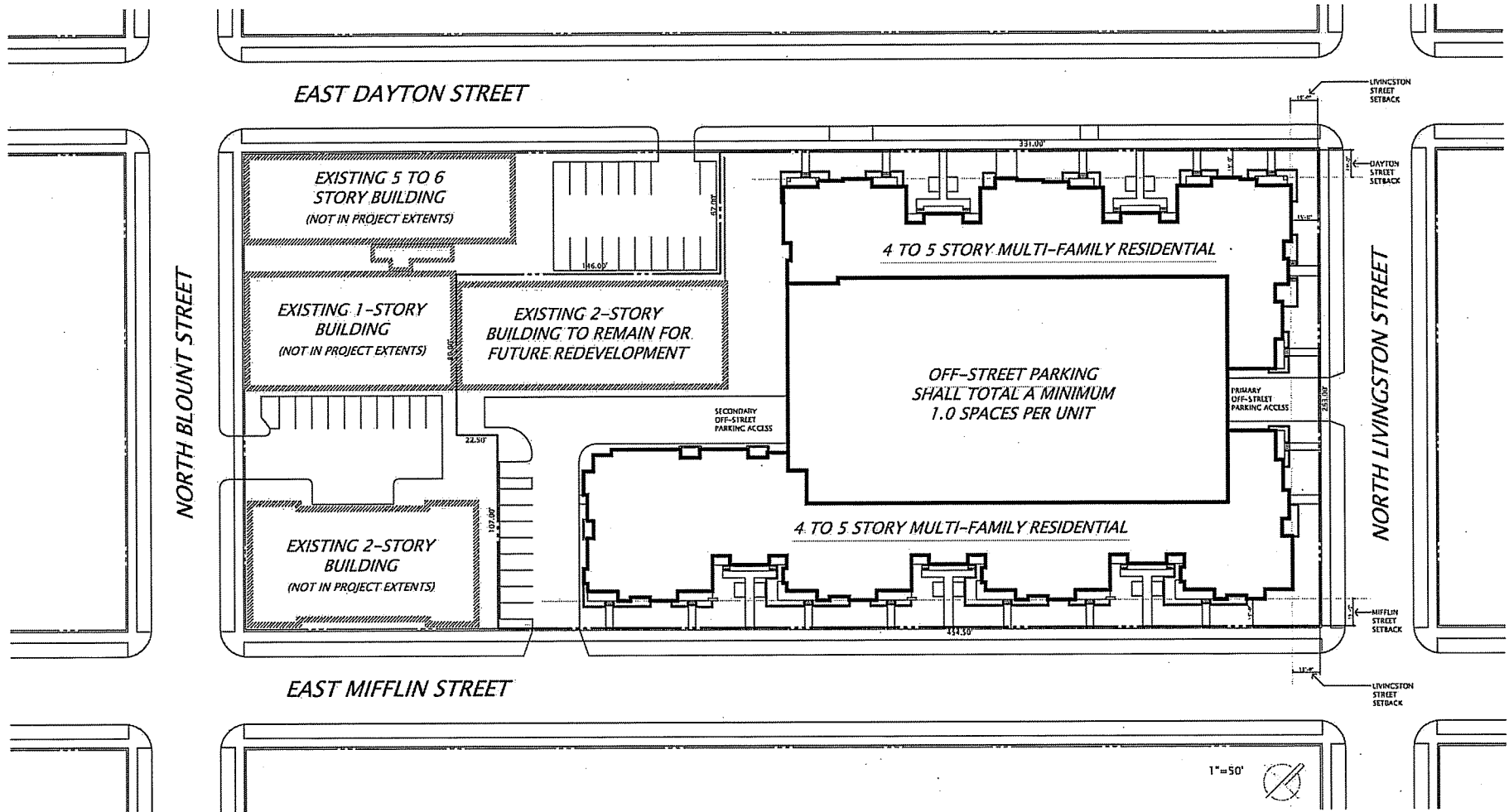
Please Note: The current land owner - Reynolds Rigging & Crane - maintains the right to fully operate all aspects of their current business until the property is redeveloped as proposed.

Redevelopment Project Design

All site planning & building design elements - including bulk requirements, setbacks, height, and open space - will meet the requirements of the City of Madison's TR-U2 Zoning Classification for Multi-Family (>8 Units) Developments.

The development team has worked in a collaborative effort with the City of Madison Planning staff and the Tenney/Lapham Neighborhood Association to develop a conceptual design that strives to meet the objectives of these stakeholders.

- The site will be designed with 'New Urbanism' characteristics to create a cohesive residential community that has a 'sense of place'.
- The building will address the residential streets - public & private - with their orientation, form, and access.
- Residential Units will wrap or conceal the off-street parking - with off-street parking primary access off of North Livingston Street.
- The primary lobby (for guests) will be located on the corner of East Mifflin and North Livingston to help minimize excess traffic on East Dayton.
- Building masses shall be broken up to bring the scale of the building down while still maintaining an urban form that holds the street edge.
- Most residential units shall have a balcony - integrated into the overall design of the building.
- The proposed building(s) shall be designed in a contemporary/transitional aesthetic - with masonry veneer, fiber-cement siding, and larger windows.
- Most ground floor units shall have direct entries from the street level.
- Unit mix & sizes are not finalized. Therefore, architectural images are presented to introduce the architectural character. Exterior elevations may change as designs are developed and the project progresses through the Conditional Use Approval Process.



REYNOLDS REDEVELOPMENT – PROPOSED REDEVELOPMENT CONCEPT
1"=50'

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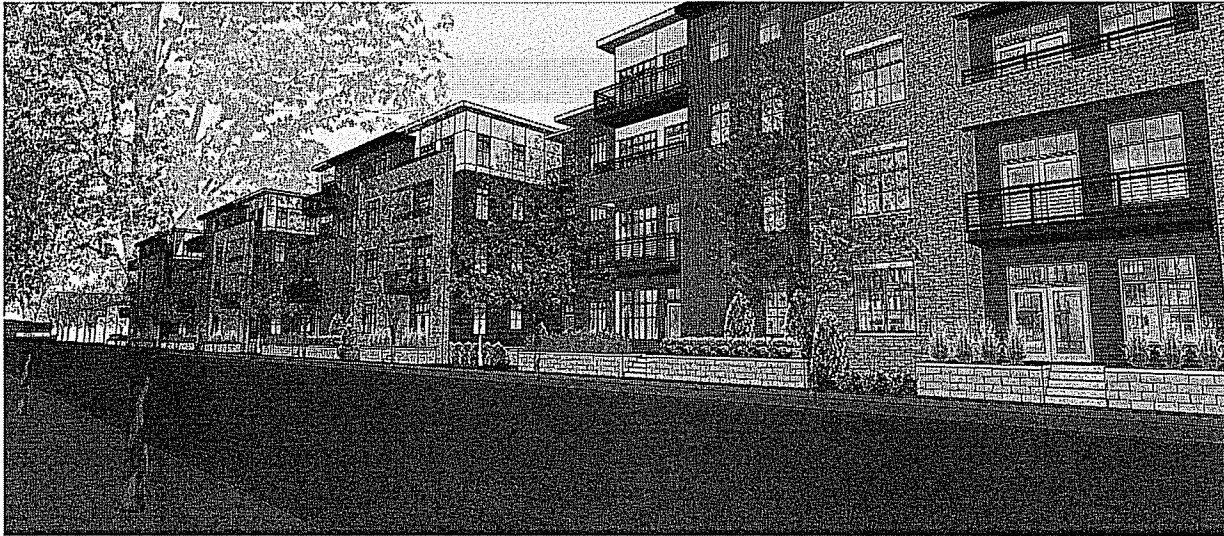
Conceptual Architectural Character
View of the Corner of Mifflin & Livingston Streets



Conceptual Architectural Character
View along Mifflin Street – Looking North

18 December, 2013

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Conceptual Architectural Character
View along Mifflin Street – Looking West



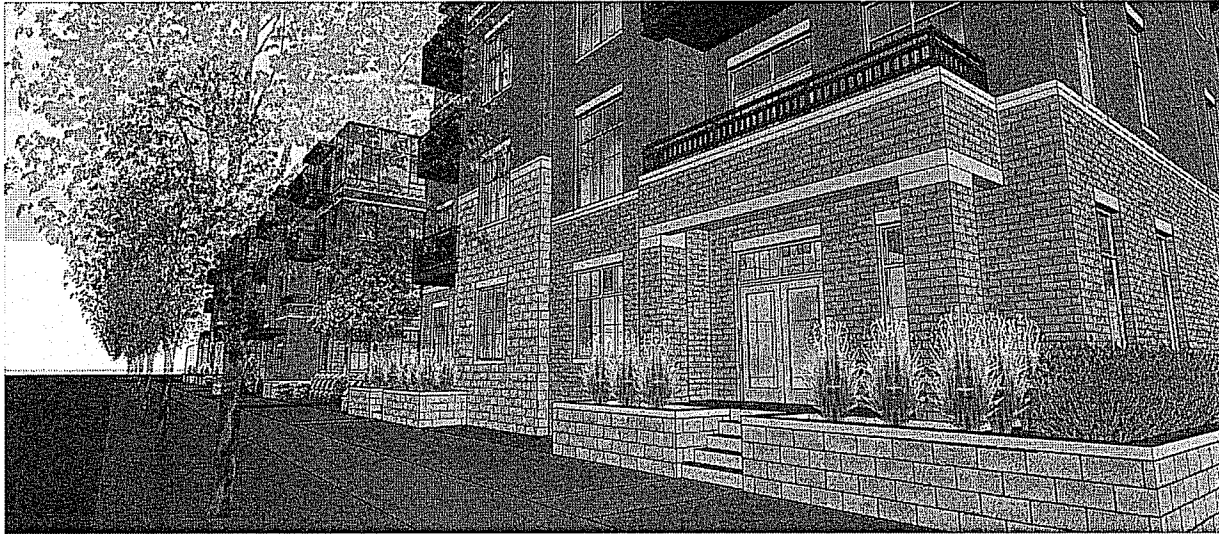
Conceptual Architectural Character
View along Mifflin Street – Looking North

18 December, 2013

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Conceptual Architectural Character
View along Dayton Street – Looking South



Conceptual Architectural Character
View along Dayton Street – Looking East

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Conceptual Architectural Character
View along Dayton Street – Courtyard Concept



Conceptual Architectural Character
View along Dayton Street – Looking Southwest

18 December, 2013

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