

**From:** Scott and Megin McDonell, 404 W. Doty Street  
John and Suzanne Schauf 401 W. Doty Street

**To:** Members of City of Madison Plan Commission

**Date:** July, 2015

**RE:** File #: 38933  
Consideration of an alteration to an approved Planned Development (Specific Implementation Plan) to consider a site plan revision for an existing, non-approved front yard parking space for an existing residence at 403 West Doty Street; 4th Ald. District.

**Background:**

Amanda and Levi Funk purchased and moved into their house on 403 W. Doty Street in April of 2009 and immediately began renovating the property. The home needed extensive immediate improvements including foundation work, structural support, electric service upgrade. Over the last 6 years of owning the house they have also remodeled their kitchen, all bathrooms, replaced flooring, wiring, and plumbing. Outside they painted the house, improved landscaping, and created a garden where there were overgrown tree stumps.

In 2014 they had their first child, Bascom. Previously, they were able to manage their parking situation through a combination of street parking and for a time parking in front of the house. That became untenable when they had Bascom. It is extremely difficult to deal with the baby, groceries, etc. in winter. Often the only parking available on the street is a block or more away from the house. Additionally, Grandma is coming from out of town to watch Bascom 2 days a week and has nowhere to park during the days.

403 W. Doty is part of a Planned Development that was created in 1981 in conjunction with 401 W. Doty, 208 S. Broom, and 402 W Wilson. The State Bar Association already owned 401 and 403 W Doty and used them as rental properties. To expand their parking lot, they purchased and demolish 208 S. Broom St. That land, as well as the back half of the 403 W. Doty lot, was used to build surface parking for the State Bar, but in the process eliminated the parking for both 401 and 403 W Doty. It also removed all access to parking for 403 W. Doty. This was part of a general move at the time of single family homes in the neighborhood being converted to apartments to handle the boom in enrollment at the University.

The Funk's enjoy living downtown in the Bassett neighborhood and would like to stay, but the parking situation for them is unsustainable, especially since they plan on having more children.

**Proposed Amendment for Plan Commission:**

**That the alteration to the Planned Development at 403 W. Doty include the following addition:  
"Approval of the front yard parking spot is granted only due to the previous removal of on-site parking by the PUD, the lack of access to another on-site parking spot, and the presence of an owner occupant per the adopted Bassett Neighborhood Plan."**

**Justification:**

The Bassett Neighborhood, at its June meeting voted unanimously to support this site plan revision. The support stemmed from [The Bassett Neighborhood Plan](#). The plan, as adopted by the Common Council, states:

"The **primary** goal for the Bassett Neighborhood is to create a stable, long-term residential population while maintaining the historic scale and character of the neighborhood. This planning goal recognizes that the neighborhood also serves a commercial, entertainment, institutional center and a major entrance for downtown Madison. Important objectives to be considered in achieving this goal include:

1. Promote owner-occupied and long-term rental housing opportunities.
2. Provide high quality housing choices including rehabilitation of existing housing stock and new construction in scale with the neighborhood."

In addition the plan notes that, the plan states:

- "There are very few families and owner occupants [in the neighborhood]... and is dominated by renters."

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- “Establishing the Bassett Neighborhood as a stable residential neighborhood will require improvements to existing housing stock; quality infill housing, neighborhood retail and support services; improved access, parking and open space; and improved building character to better compliment the historic character of the neighborhood. pg 16
- There is a high degree of transient residents who are less motivated to protect their homes compared to owners and long-term renters. The lack of property maintenance conveys an image of absentee-ownership.” pg 18
- Sweat-Equity Rehabbers - **This group was influential in turning around the First Settlement Neighborhood.** [This group] often takes on and completes extraordinary renovation projects. Existing multi-family properties with character would appeal to this group. Normally purchase for affordability and experience. pg 19

In addition, the City of Madison in 2007 allocated \$400,000 for the Small Cap TIF program for the Bassett Neighborhood. That legislation stated:

“WHEREAS the proposed Bassett Neighborhood Small Cap TIF Program ("Program") would make loans to individuals purchasing and/or owning and renovating rental property in the District to convert into one or more owner-occupied units, to be occupied by the borrower as a principal residence for a period of not less than ten (10) years;”

**I believe this is a matter of competing values.** One is to prevent unsightly front yard parking, which is reasonable. However, the neighborhood and City Council have strongly stated and reaffirmed through vote and funding allocation that the **more** important value for the Bassett area is attracting and keeping sweat-equity home owners who will improve the neighborhood, maintain the original feel of the neighborhood, and attract other pioneers to settle with children downtown.

The proposed amendment language is intended to restrict this parking exception to a subset of properties in Madison. Our analysis is that as worded this exception would apply to 4 parcels or less in the City of Madison. (below)

A small group of us in Bassett have been laboring for years to make the improvements listed in the Neighborhood plan. On that corner of Broom and Doty, one owner occupied home has now turned into five. Please help us maintain our momentum and approve this petition.

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**Effect of Proposed Amendment:  
Analysis of PD parcels in the Greater Downtown Madison Area**

It is our stance that the lack of parking at 403 W. Doty is a result of a previous error during the PD creation. Allowing this parking would be a rectification of that error. We understand there is a fear that allowing this parking space would open the gates for many more parcels, so we asked Levi to look into how many other parcels would be effected by the language included in this memo.

Data was downloaded from the City Assessor’s Office. In Madison, there are nearly 15,000 PD zoned properties. The vast majority of these are Commercial buildings or large Apartment/Condo buildings. When filtering out just residential properties in the Downtown Wards (42-68), there are only 100 properties.

Of these 100 properties, 70 already have a driveway or garage. Another 10 properties are located on the 300 Block of W. Doty and W. Wilson and have a communal backyard parking and garage spaces. This leaves only 20 properties.

Fifteen do not have the set-backs to even make parking a possibility. One of these parcels (39 N. Randall Ave) has already been demolished. Another parcel (1047 E. Wilson St) appears to have a shared double wide driveway with its neighbor though this is not noted on the Assessor’s database. The remaining 3 parcels are the only properties in Madison that would be within consideration; 1236 Mound St, 625 E. Gorham St, and 403 W. Doty St. It may be possible for 1236 Mound St and 625 E. Gorham St to install a parking space for a compact car, but only 403 W. Doty has the set back to fit the standard DOT recommended depth of 19 ft. for a parking space.

Images

View of parking space looking down the sidewalk. This car is always parked here as the access to the back of the two houses is blocked. No aesthetic value is gained by denying the parking space.



View from the front shows 401 and 403 W. Doty Street

