



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location

707-713 East Johnson Street

Applicant

Michael Matty - Renaissance Property Group, LLC / Chris Oddo - InSite Consulting Architects, LLC

From: TR-V2

To: NMX

Existing Use

Single-Family Home (2)

Proposed Use

Demolish two (2) two-family residences to construct mixed-use building with 3,000 square feet of commercial space and 21 apartment units

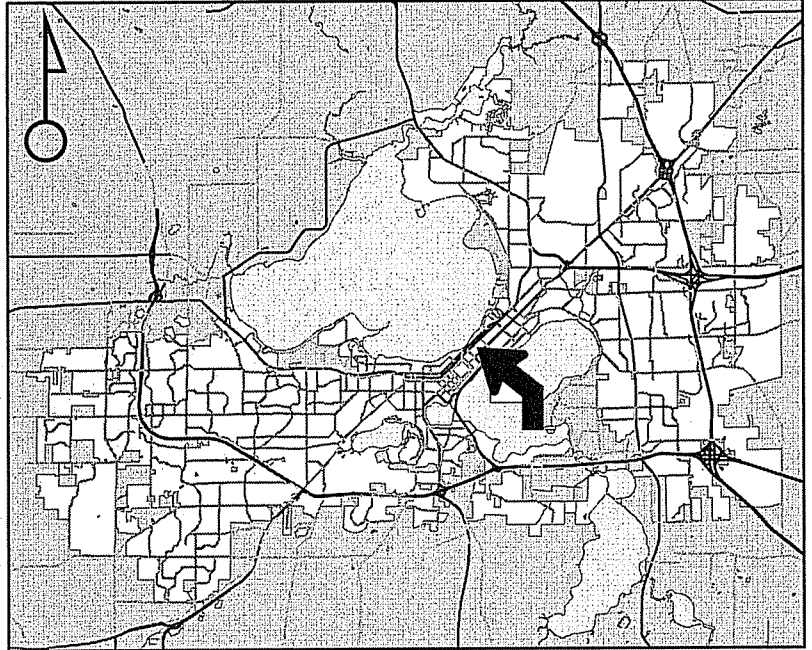
Public Hearing Date

Plan Commission

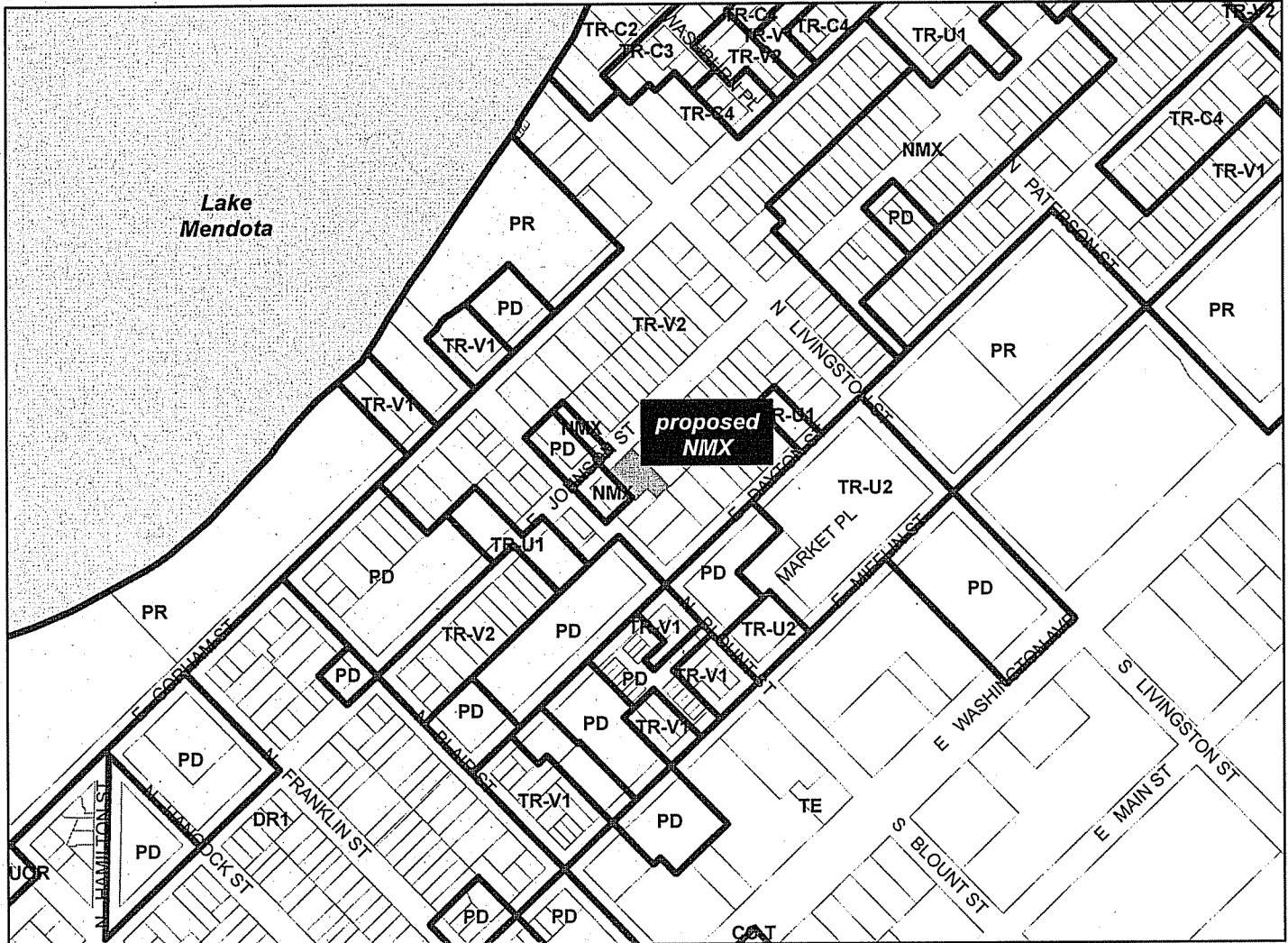
24 April 2017

Common Council

02 May 2017

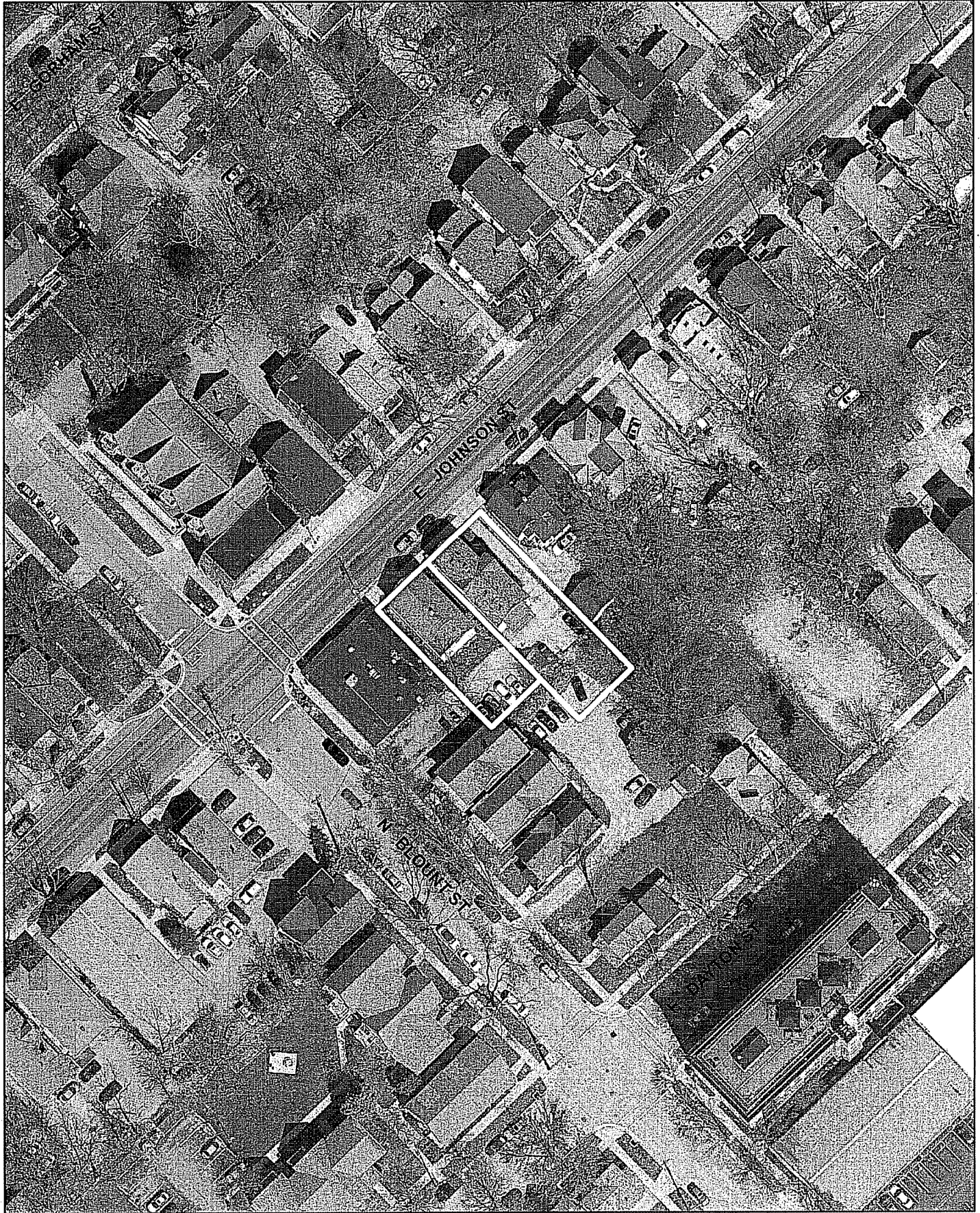


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 10 April 2017



February 22, 2017



City of Madison – Zoning Administrator
215 Martin Luther King Jr. Blvd.; Room LL-100
PO Box 2985
Madison, WI 53701-2985

RE: 707/709 & 711/713 East Johnson – Proposed Mixed-Use Development

This packet of material is submitted to the City of Madison Zoning Administrator for a Land Use Application for the above mentioned project.

It is our intent to submit a comprehensive packet of information for review and approval by the City of Madison Departments.

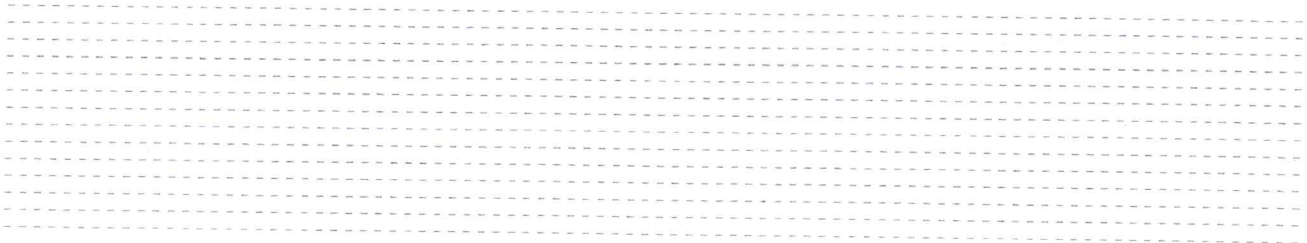
Attachments included in the packets:

Thirty Two (32) copies @ 11x17

One (1) copy @ 22x34

One (1) copy @ 8 ½ x 11

- Land Use Application
- Letter of Intent
- Notice Letter to Alder and Neighborhood Association
- Required Drawings with proposed project information
 - Site, Grading and Utility Plans
 - Landscape Plan
 - Building Elevation Drawings
 - Floor Plans
 - Supplemental Material
- Filing Fee
- Electronic Submittal on CD
- CSM Application submitted under separate package by Burse Engineers.



CONDITIONS

As part of our application, we are requesting for approval the following conditions:

- 1) 28.061 Mixed-Use Multi-Family dwelling (>8 dwelling units) is allowed by Conditional Use approval under NMX as indicated on Table 28D-2.
- 2) 28.064(3) Dimensional Requirements - item (d) "Rear or Side Yard Height Transition to Residential Districts. Where NMX District abuts a residential district...". The proposed building can meet the step-back requirement on the residential side-yard (east side of building) by positioning the building 6' feet to the west from where it is indicated on the attached drawings. We believe it would serve the neighborhood better to allow for enough room on the west side of the new building so that the trash and recycling can be isolated from the residential side of the building. We have proposed this option to the TLNA Counsel and Steering Committee. Both entities agreed the proposed option was preferred.
- 3) ORD 28.064(4) Site Standards – (a) Maximum Size: The maximum size for a building containing two or more uses is 10,000 sf. The proposed occupied area is 11,787 sf (not including the basement level).

Please contact me at (608) 445-9594, if you have any questions or need further information.

Thank You,
Chris A. Oddo, AIA
Principal

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Parcel # _____

Aldermanic district _____

Zoning district _____

Special requirements _____

Review required by _____

- UDC PC
 Common Council Other _____

Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 707-713 E. Johnson Street, Madison, WI 53703

Title: The KM2 Building - Mixed-use Building

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from TRV-2 to NMX
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Michael Matty Company Renaissance Property Group, LLC

Street address 2132 Fordem Ave., Suite 1300 City/State/Zip Madison, WI 53704

Telephone (608) 301-0000 Email mmatty@rpgrentals.com

Project contact person Chris Oddo Company InSite Consulting Architects, LLC

Street address 115 E. Main Street, Suite 200 City/State/Zip Madison, WI 53703

Telephone (608) 445-9594 Email chris@icsarc.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

4. Project Description

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

Proposed (3) story mixed-use building with approximately 3000 s.f. commercial and (21) micro unit apartments. Conditional Uses listed on attached cover letter.

Scheduled start date Summer 2017 Planned completion date Summer 2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Jessica Vaughn Date January 2017
Zoning staff Matt Tucker Date January 2017

Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

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), business association(s), AND the dates you sent the notices: Alder Zeller, Tenney Lapham Neighborhood Association Board and Steering Committee

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

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

Name of applicant Chris Oddo Relationship to property Designer
Authorizing signature of property owner Michael Marty Date 2.21.17



PROPERTY MANAGEMENT, INC.

2132 Fordem Ave
Madison, WI 53704
T 608.301.0000

staff@rpgrentals.com
www.rpgrentals.com

RPG Rentals • 608.301.0005

February 22, 2017

Via Email and Hand Delivery

Plan Commission and Urban Design Commission
City of Madison
126 South Hamilton Street
Madison, WI 53703

**Re: Letter of Intent for Proposed Development
707/709 & 711/713 East Johnson Street**

Dear Commission Members:

On behalf of Renaissance Property Group, LLC, I am pleased to submit the enclosed materials for a rezoning and conditional use approval for a mixed-use residential and commercial building for the property located at 707/709 and 711/713 East Johnson Street. The proposal includes a request to demolish a two-flat apartment home and relocate another two-flat apartment home and to construct a three-story mixed-use building with approximately 8,758 square feet of residential space, 3,029 square feet of commercial space and approximately 52 bicycle parking spaces.

Project Summary

Renaissance Property Group owns the properties located at 707/709 and 711/713 East Johnson Street. These properties have served as two-flat apartment homes with 13 total bedrooms combined between the two homes. Renaissance Property Group owns numerous properties in the neighborhood and desires to revitalize this end of the block while still maintaining the character of the neighborhood.

To accommodate these goals, Renaissance Property Group proposes to demolish the property located at 707/709 East Johnson Street and relocate the property located at 711/713 East Johnson Street to a nearby property owned by Renaissance Property Group and to construct a new, high-quality mixed-use residential and commercial building.

Existing Site Conditions

The existing site is located at 707/709 East Johnson Street (PIN 0709-1321-3131) and 711/713 East Johnson Street (PIN 0709-1321-3123) in the City of Madison, constituting 0.225 acres (9,790 sq. ft.) near the intersection of East Johnson Street and North Blount Street. The property is currently owned by Renaissance Property Group, LLC.

The site is bounded by East Johnson Street to the north, a commercial building containing the Caribou Tavern and a laundromat to the west, a private residence at 717 East Johnson Street to the east and additional properties owned by Renaissance Property Group to the south.

The site is part of the TR-V2 Traditional Residential – Varied District 2. The site would be rezoned to NMX – Neighborhood Mixed-Use District for this project, which is consistent with the zoning for the adjacent commercial property.

Access to the site is provided by one access driveway on East Johnson Street. A Madison Metro bus stop for lines 2, 5, 10, 27, 28 and 81 is located within walking distance of the property on East Johnson Street.

Project Layout

The proposal would demolish the property located at 707/709 East Johnson Street and relocate the property located at 711/713 East Johnson Street and construct a new building with a total 21 efficiency apartments, including 1 fully accessible efficiency apartment on the first floor, with a total of 21 beds and approximately 2,950 square feet of commercial space. The project will be three stories above grade with a total height of approximately 36 feet and will include on-site laundry and 52 bike parking spaces, including 6 outside stalls, 21 covered stalls and in-unit bicycle storage.

Project Objectives and Benefits

The project will benefit the City of Madison in the following ways:

- Improve the quality of landscaping, site design and urban design in the East Johnson Street corridor by replacing aging housing stock with a high-quality mixed-use building.
- Providing additional housing opportunities in the neighborhood by constructing micro-unit apartments primarily intended to provide workforce housing to people who work in the neighborhood or who commute by bus or bike.
- Improving vehicular, bicycle and pedestrian access to and circulation around the site by eliminating an existing access driveway.

Project Data

Location: 707/709 & 711/713 East Johnson Street

<u>Building Sq. Ft.:</u>	15,371 sq. ft.
<u>Start Construction:</u>	Approximately June 2017
<u>Complete Construction:</u>	Approximately February 2018
<u>Type of Building:</u>	Mixed-use
<u>Land Area:</u>	0.225 acres (9,790 sq. ft.)
<u>Vehicle Parking:</u>	0 vehicle parking spaces
<u>Bicycle Parking:</u>	Approximately 52 bicycle spaces
<u>Site Access:</u>	East Johnson Street
<u>Lot Coverage:</u>	Approximately 3,929 sq. ft. (40%)
<u>Usable Open Space:</u>	Approximately 3,575 sq. ft. (36%) (residential only)

Project Financial Information

Value of Land: The land located at 707/709 East Johnson Street is currently assessed at \$66,100 and improvements at \$133,900 for a total assessed value of \$200,000. The land located at 711/713 East Johnson Street is currently assessed at \$76,400 and improvements at \$147,900. The total combined assessed value for the properties is \$424,300.

Estimated Project Cost: \$3 million

Number of Construction & Full-time Equivalent Jobs: 8 construction jobs and 5 full-time equivalent jobs.

Public Subsidy Requested: None.

Project Team

Owner:
Renaissance Property Group, LLC
2132 Fordem Avenue, Suite 1300
Madison, WI 53704
Contact: Michael Matty
608-301-0000
mmatty@rpgrentals.com

Architect:
InSite Consulting Architects, LLC

115 East Main Street, Suite 200
Madison, WI 53703
Contact: Chris Oddo
608-445-9594
chris@icarc.com

We look forward to presenting these materials to you and seeking your approval of this proposal to revitalize and enhance this site.

Sincerely,



Michael Matty
Renaissance Property Group, LLC

cc: (all via email)
Ledell Zellers, District 2 Alderperson
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Planning Division Director
Jessica Vaughn, Planning Division
Al Martin, Planning Division
Matt Tucker, Zoning Administrator

HUSCH BLACKWELL

Jeffrey L. Vercauteren
33 East Main Street, Suite 300
Madison, WI 53703
Direct: 608.234.6052
Fax: 608.258.7138
Jeff.Vercauteren@huschblackwell.com

January 18, 2017

Ledell Zellers
District 2 Alderperson
City of Madison Common Council
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Patty Prime
Tenney-Lapham Neighborhood Association
432 Sidney St.
Madison, WI 53703

**Re: Notification of Intent to Submit Land Use Applications:
201-213 N. Blount St., 707/709 & 711/713 E. Johnson St.**

Dear Ald. Zellers and Ms. Prime:

On behalf of Renaissance Property Group, I am pleased to submit this letter of notification of our intent to file land use and demolition permit applications with the City of Madison related to the properties located at 201-213 N. Blount St., and 707/709 and 711/713 E. Johnson St.

The applications will include a request to demolish the existing buildings at 707/709 E. Johnson St. and 201 N. Blount St.; to construct an 8-unit apartment house at 201 N. Blount St.; for a zoning map amendment to rezone the properties at 201, 207, 209/211, and 213/215 N. Blount St. from TR-V2 to PD; to rezone 707/709 and 711/713 E. Johnson St. from TR-V2 to NMX; to relocate the property currently at 711/713 E. Johnson St. to 700 E. Dayton St.; and for conditional use approval of a 3-story mixed-use building at 707/709 and 711/713 E. Johnson with approximately 2,900 sq. ft. of commercial space and 21 micro-unit apartments.

We look forward to working with you throughout the development process. Please contact me with any questions you may have.

HUSCH BLACKWELL

January 18, 2017
Page 2

Sincerely,



Jeffrey L. Vercauteren

JLV/bae

cc: (all via email)
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Director, Planning Division
Jessica Vaughn, Planning Division
Al Martin, Planning Division
Matt Tucker, Zoning Administrator

Date:

Approved:

Type:

Fixture:

Project:

FCSL495, FCSL595

8" Round & Square Surface Mount Steplight with die-cast aluminum construction and faceplate. Exterior or interior application.

ADA



FCSL495



FCSL595

ORDERING

EXAMPLE: FCSL595-120V-3K-370-SL-EMR

SERIES	VOLTAGE	SOURCE/TEMPERATURE/LAMP	FINISH	ACCESSORIES
FCSL495	120V 120V	LED 3K 370 Lumens (5W)	BK Black	EMR Emergency Backup, Remote
FCSL595	277V 277V	4K	BZ Bronze	
	UNV 120V-277V	35K	CC Custom Color	
			SL Silver	
			WH White	

SPECIFICATION

MOUNTING

- Mounts directly to surface over standard octagonal J-Box. Low profile component housing and faceplate meet ADA requirements.
- Optional direct conduit mount.

CONSTRUCTION

- Marine grade, corrosion resistant, high pressure die-cast aluminum construction. Low profile housing.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are \geq CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard. Consult factory for non-white static color LED options.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Our 8-stage powder coat process passes the 5,000 Hour Salt Spray Test (ASTM B117).

ELECTRICAL

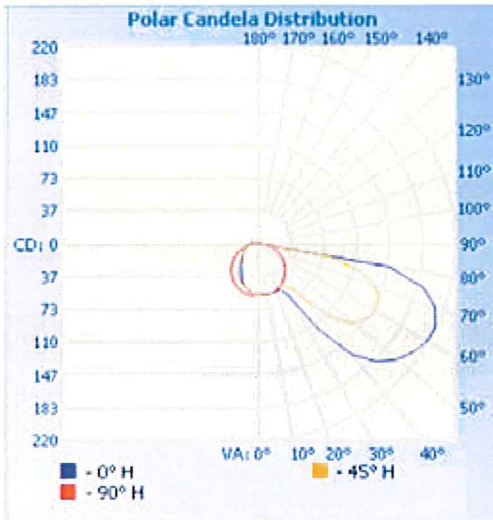
- Driver** UL listed driver standard. Driver has a manufacturer issued warranty up to 5 years. Please consult factory for other voltage options.

LISTING

- ETL Pending U.S. listed for interior and exterior wet locations. IP65 rating.

PHOTOMETRY

FCSL495 120V LED 4000K 370 Lumens



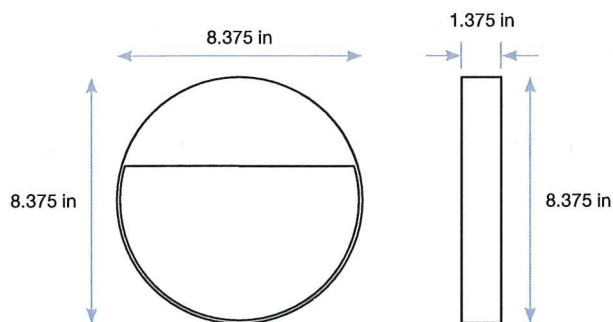
Illuminance at a Distance

Center Beam fc	Beam Width
1.7R	1.5 ft 3.8 ft
3.3R	2.9 ft 7.4 ft
5.0R	4.4 ft 11.2 ft
6.7R	5.8 ft 15.0 ft
8.3R	7.2 ft 18.5 ft
10.0R	8.7 ft 22.3 ft

■ Vert. Spread: 47.0°
■ Horiz. Spread: 96.3°

DIMENSIONS

FCSL495



FCSL595

