

Comparison of Building Setbacks for 1202 S Park Street with other Redevelopment Projects

Updated September 26, 2018

The following data compares the proposed building setbacks for selected redevelopment projects on Park Street, Fish Hatchery Road, and East Washington Avenue.

1202 S Park

Current 2018 plans for 10-3-2018 UDC meeting

Terrace	none
Sidewalk	8.7 ft
Building setback from property line (varies)	1.1 to 2.3 ft
Total setback (curb to building)	9.8 to 11.0 ft

1202 S Park (previously proposed plans)

Feb. 2017 plans for 2-8-2017 UDC meeting

Terrace	none
Sidewalk	7.0 ft
Building setback from property line (planters and additional sidewalk area)	8.0 ft
Total setback (curb to building)	15.0 ft

1109 S Park (Jade Garden) plans for 10-26-2016 UDC meeting

Terrace (Brick or stamped concrete proposed)	5.0 ft
Sidewalk	11 ft approx.
Building setback beyond clear sidewalk (this area is mainly used for planters)	2.0 ft approx.
Building setback from property line	9 feet 5-1/2 inches
Total setback (curb to building)	18 ft
Total setback (curb to building front columns)	16.5 ft approx.

Wingra Clinic - Park Street

Terrace (grass)	5 ft
Sidewalk	5.0 ft
Building setback from sidewalk	10 ft (including planter area)
Total setback (curb to building)	20 ft

Wingra Clinic Parking Ramp - Fish Hatchery

Terrace (grass)	12 ft
Sidewalk	5 ft
Building setback from sidewalk	11 ft
Total setback (curb to building)	28 ft

Peloton Flatiron Building - Park Street Side

Terrace (brick or stamped concrete)	5.5 ft
Sidewalk	6 ft
Building setback from sidewalk	2.0 ft
Building setback from property line	5 ft
Total setback (curb to building)	13.5 ft

Peloton Flatiron Building - Fish Hatchery Side

Terrace (will be reduced to 8 ft with future proposed bike lane on road)	13 ft approx.
Sidewalk	5.0 ft
Building setback from sidewalk	3.0 ft
Total setback (curb to building)	21.0 ft approx.

801 S Park (Dunkin Donuts)

Terrace (concrete)	2.0 ft
Sidewalk	5.0 ft
Building setback from sidewalk	8.0 ft (along most of frontage)
Building setback from property line	7.0 ft approx. (along most of frontage)
Total setback (curb to building)	15.0 ft

1402 S Park (Truman - Olsen Site) RFP Proposal

Terrace (grass)	5.0 ft approx.
Sidewalk	5.0 ft approx.
Building setback from sidewalk	20.0 ft approx.
Total setback curb to building)	30.0 ft approx.

Note: 1402 S Park distances are approximate as the plans were preliminary and did not have dimensions.

Comparison of Building Setbacks in Urban Design Districts 7 and 8

Building Setback requirements on Park Street in Urban Design District 7

"New buildings shall have a setback between one (1) to ten (10) feet from the front property line. Where new buildings are designed for existing blockfaces, the building setback shall be consistent with adjoining buildings but shall not exceed ten (10) feet. However, the Urban Design Commission may allow buildings to be set back greater than ten (10) feet to allow for the development of usable public open spaces, such as pedestrian plazas."

Note: The existing blockfaces should be ignored as these buildings are old and obsolete. The entire area will be redeveloped in the near future, hopefully with a greater building setback along this busy major transportation corridor.

Building Setback requirements on East Washington Avenue in Urban Design District 8

Most new construction on East Washington Avenue in Urban Design District 8 requires at least a 15 foot setback from the property line. Just a few lots have a minimum setback of 5 feet from the property line for new buildings.

The following links provide the complete plans for the listed projects as well as links to the parts of the plans that provide the building setback information so that you can more quickly realize that the proposed setbacks for 1202 S Park Street are totally inadequate:

[1202 S Park Complete Plans for UDC meeting 10-3-2018 - Legistar 52912](#)

[1202 S Park Plans for UDC meeting 10-3-2018 - page 7](#)

[1202 S Park Complete Plans for UDC meeting 2-8-2017 - Legistar 45917](#)

[1202 S Park Plans for UDC meeting 2-8-2017 - page 6](#)

Note: The two above links show plans dated 1-16-2016, however, this is a typo on the plans. The plans were actually created on 1-16-2017.

[1109-1123 S Park Complete Revised Plans 10-12-2016 - Legistar 42707](#)

[1109-1123 S Park Revised Plans 10-12-2016 - pages 16,30,33,35](#)

Note: This project was not approved by the city because of the proposed height of the building. The building setback was well received by city planning staff, UDC and public input during the review process.

[1102 S Park \(Wingra Clinic\) Complete Plans 9-7-2011 - Legistar 22565](#)

[1102 S Park \(Wingra Clinic\) Plans 9-7-2011 - page 15](#)

[1004 & 1032 S Park \(Peloton\) Complete Approved Plans - Legistar 46483](#)

[1004 & 1032 S Park \(Peloton\) approved plans - page 25, 26, 27](#)

[801 S Park \(Dunkin Donuts\) Complete Plans 6-6-2012 - Legistar 16320](#)

[801 S Park \(Dunkin Donuts\) Plans 6-6-2012 - page 22](#)

[1402 S Park \(Hovde and SSM RFP proposal\) - page 10](#)

This document was created by Ron Shutvet to show that the current proposed plans for 1202 S Park Street do not provide enough building setback from the property line to provide a sufficient width for pedestrians and bicycles, or enough open space for trees along this section of Park Street.