

PLANNING DIVISION STAFF REPORT

May 11, 2020

PREPARED FOR THE PLAN COMMISSION



Project Address: 1109-1123 S Park St. (District 13 – Ald. Evers)
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [59543](#)
Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: David Diamond; Madison Regional Development Corp., LLC.; 702 N High Point Rd. Suite 200; Madison, WI 53717
Contact: Kevin Burow; Knothe & Bruce Architects; 7601 University Avenue; Middleton, WI 53717

Requested Action: The applicant requests approval of a Demolition Permit for the demolition of the four existing commercial buildings and the following Conditional Uses, in order to construct a three-story mixed-use building with 2,600 square feet of commercial space and 44 apartments:

- For a building with over 24 dwelling units in the Traditional Shopping Street (TSS) District;
- For a building exceeding 25,000 square feet of floor area for a mixed-use or multi-tenant building in the TSS District;
- For a building in the TSS District exceeding 40 feet in height;
- For a building in the TSS District with non-residential uses occupying less than 75-percent of the ground-floor frontage facing the primary street, including frontage at a street corner; and
- For a building in the TSS District with non-residential uses constituting less than 75-percent of the building's ground-floor area.

Proposal Summary: The applicant is proposing to demolish four existing commercial buildings for the constructing a three-story, mixed-use building comprised of approximately 2,600 square-feet of ground floor commercial space and 44 residential units.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition Permit pursuant to Section 28.185(7), MGO and the Conditional Use pursuant to Section 28.183(6), MGO.

Pursuant to Sections 28.061, "Mixed-Use and Commercial Districts Uses," and 28.151, "Supplemental Regulations," MGO, the following are all identified as Conditional Uses in the TSS zoning district: 1) more than 24 dwelling units in a mixed-use building, 2) a mixed-use building with less than 75% non-residential ground floor frontage facing the primary street; 3) a mixed-use building with less than 75% non-residential ground floor area. Pursuant to Section 28.065, MGO, mixed-use buildings exceeding 25,000 square-feet in floor area and buildings height exceeding the maximum (40 feet) may be allowed as a Conditional Use.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for demolition permits and conditional uses are met and **approve** the request to demolish four existing commercial buildings and construct a three-story, roughly 43,000-square-foot, mixed-use building with 44 residential units in the TSS zoning district located at 1109-1123 S Park Street. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located on the south side of the intersection of Emerson Street and S Park Street, and is comprised of five lots of record (1109-1123 S Park Street), roughly 28,000 square-feet (0.64 acres). The project site is within Aldermanic District 13 (Ald. Evers), Urban Design District No. 7, the Bay Creek Neighborhood, and the Madison Metropolitan School District.

Existing Conditions and Land Use: Today, the project site is comprised of five lots of record addressed as 1109-1123 S Park Street, a summary of which is provided below.

Address	Lot Size	Existing Development	Use
1109 S Park Street Lots 11-10	10,655 square-feet	One-story building, 3,723 square-feet	Restaurant
1115 S Park Street Lot 9	6,500 square-feet	One-story building, 2,200 square-feet	Retail sales
1117 S Park Street Lot 8	6,500 square-feet	Two-story building, 1,142 square-feet	Mixed-use, one dwelling unit, retail
1123 S Park Street Lot 7	6,500 square-feet	One-story building, 1,232 square-feet	Retail sales

Currently all of the buildings are located with no or minimal setbacks along S Park Street, leaving limited room for pedestrian movements and streetscape improvements, which are minimal along this block.

Surrounding Land Use and Zoning: The project site is zoned Traditional Shopping Street (TSS)

North (across Emerson Street): Single-family residential uses; TSS and Traditional Residential-Consistent 2 (TR-C2) zoning;

South: Automobile service station; Commercial Corridor-Transitional (CC-T) zoning;

East (across alley): Single-family residential; TR-C2 zoning; and

West (across S Park Street): Medical Clinic and commercial mixed-use; PD and TSS zoning respectively.

Zoning Summary: The property is zoned TSS (Traditional Shopping Street).

Requirements	Required	Proposed
Front Yard Setback	25' maximum	8.0'
Side Yard Setback	Two-story or higher: 6'	North: 9.6' South: 9.9'
Rear Yard Setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback: 6'	18.7'
Usable Open Space	40 sq. ft./ unit (1,760 sq. ft.)	Adequate
Maximum Lot Coverage	85%	83%
Maximum Building Height	3 stories/ 40'	3 stories/ Less than 40' (See Comment #45)

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (44) General retail, service business, office: 1 per 400 sq. ft. floor area (6) (50 total)	19 surface 41 underground (60 total) <i>(See Comment #46)</i>
Accessible Stalls	Yes	1 surface 1 underground
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (44) 1 guest space per 10 units (4) General retail, service business, office: 1 per 2,000 sq. ft. floor area (2 minimum) (50 total)	6 surface 44 underground (50 total) <i>(See Comments #46 & #47)</i>
Landscaping and Screening	Yes	Yes <i>(See Comment #49)</i>
Lighting	Yes	Yes
Building Forms	Yes	Commercial Block Building <i>(See Comment #48)</i>

Other Critical Zoning Items	Urban Design District (#7); Barrier Free (ILHR69); Utility Easements
------------------------------------	--

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Adopted Land Use Plans: The [2018 Comprehensive Plan](#) recommends Neighborhood Mixed-Use (NMU) development for the project site. The [Comprehensive Plan](#) characterizes development within NMU districts as including relatively small existing and planned Activity Centers that contain residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents in a compact urban setting, typically located along existing transportation corridors.

The project site is within both the Bay Creek Neighborhood Plan and South Park Street Neighborhood Plan planning areas. While the [Bay Creek Neighborhood Plan \(June 1991\)](#) does provide recommendations related to future planning efforts along the S Park Street corridor, including establishing a business improvement district and a corridor plan, it does not provide specific recommendations related to the project site. The [South Madison Neighborhood Plan \(January 2005\)](#) identifies the project site as being within both the Bay Creek residential area and Park Street Corridor area, north of Wingra Creek. The plan does identify five areas for redevelopment potential and design principles for each. Generally, the design principles identified in the plan speak to those commonly associated with transit-oriented development, including framing the street with buildings, encouraging an enhanced design aesthetic, improving transportation network, and improving pedestrian safety.

Environmental Corridor Status: The subject site not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services. Metro Transit operates daily, all-day transit service along Park Street, adjacent this property. Bus stop ID #0107 is on the east side of Park Street, north of Olin Avenue.

Project Description

The applicant is proposing to demolish four existing commercial buildings in order to construct a three-story mixed-use building comprised of approximately 2,600 square-feet of ground floor commercial space and 44 residential units.

The dwelling units are comprised of four efficiency, 29 one-bedroom/one-bedroom + den, and 11 two-bedroom apartment units. In regards to parking, 41 stalls are proposed within the building, with an additional 19 surface stalls located at the northeastern portion of the site. A total of 50 bicycle parking stalls on site (44 underbuilding and 6 surface (located along the Emerson Street sidewalk)) are also included. Regarding amenities, the building includes a 580-square-foot exercise room on the ground floor and a 775-square-foot community room located at the northern corner of the third floor. Further, each unit has either a private balcony or front stoop; and there is a roughly 680-square-foot, shared rooftop deck located off the third floor community room.

The building's long, roughly 230-foot-long S Park Street façade actually appears like two separate but abutting buildings due to a two different yet complimentary material palettes being used for the northern and southern halves. The northern portion has a large flat cantilevering roof, is clad with a light beige brick and dark bronze horizontal composite siding, and has ample glazing, while the southern portion has roof which is largely invisible, save for the slanted portions which crown particular vertical elements, and is clad with a combination of medium brown brick, medium grey composite lap siding, and medium and light grey composite panels.

Analysis and Conclusion

This request is subject to the approval standards for demolition permits and conditional uses. This analysis begins with a summary of adopted plan recommendations.

Conformance with Adopted Plans

The [2018 Comprehensive Plan](#) recommends Neighborhood Mixed-Use (NMU) development for the project site. NMU districts generally recommend that buildings should be two to four stories in height, and net residential densities generally not to exceed 70 dwelling units per acre. NMU areas are also recommended as including relatively small existing and planned Activity Centers that contain residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents in a compact urban setting, typically located along existing transportation corridors.

The [Bay Creek Neighborhood Plan \(June 1991\)](#) identifies the project site as being within the North Subarea, which is generally the area north of W Olin Avenue and east of S Park Street. The North Subarea is marked by its primarily single-family residential character with a scattering of multi-family residential units, and commercial development concentrations located along W Lakeside and S Park streets, which the plan identifies as commercial districts. The [Bay Creek Neighborhood Plan](#) identifies six strategic neighborhood issues, including improving neighborhood image, enhancing parks and open space amenities, better serve the needs of the elderly, attract and retain businesses, maintain housing conditions and improve traffic conditions. While the plan includes recommendations related to future planning efforts along the S Park Street corridor, it does not provide specific recommendations related to the project site.

The [South Madison Neighborhood Plan \(January 2005\)](#) identifies the project site as being within both the Bay Creek residential area and Park Street Corridor area, north of Wingra Creek. The plan identifies five areas for redevelopment potential and design principles for each. Generally, the design principles identified in the plan speak to those commonly associated with transit-oriented development, including framing the street with buildings, encouraging an enhanced design aesthetic, improving transportation network, and improving pedestrian safety.

Demolition Permit Standards

In order to approve a demolition, the Plan Commission must find that both the requested demolition or removal and the proposed use are compatible with the purpose of the demolition section and the intent and purpose expressed in the TSS (Traditional Shopping Street) District. The purpose of the Demolition section is to aid in the implementation of adopted City plans, protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, discourage buildings falling into a state of severe disrepair from lack of maintenance by the owner, encourage compliance with building and minimum housing codes, and allow the property owner to have a decision on approval or disapproval of the proposed use of the property before he or she takes the irrevocable step of demolishing or moving the buildings. These standards further state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. The demolition standards also state that the proposed use should be compatible with the [Comprehensive Plan](#) and any adopted neighborhood plans.

The proposed demolition was reviewed by the Landmarks Commission at its January 13, 2020 meeting, and the city's Historic Preservation Planner. The existing structures at 1109 S Park Street, 1117 S Park Street, and 1123 S Park Street were found to have no known historic value. However, the Trachte buildings at 1115 S Park Street were found to have historic value related to the vernacular context of Madison's built environment and the Landmarks Commission recommended that they be salvaged or sold as part of the recycling plan. This has been added to the recommended conditions of approval. As noted in the applicant's letter of intent, they are willing to follow this recommendation. A copy of the report is included at the end of this staff report. Planning Division staff believes that the request can be found to meet the applicable standards.

Conditional Use Standards

In regards to conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Planning Division staff believes that the development proposal can be found to meet the applicable approval standards and provides additional discussion regarding Standard 9 (regarding the proposed building creating an environment of sustained aesthetic desirability compatible with the existing or intended character of the area) and 12 (height in excess of that allowed in the district).

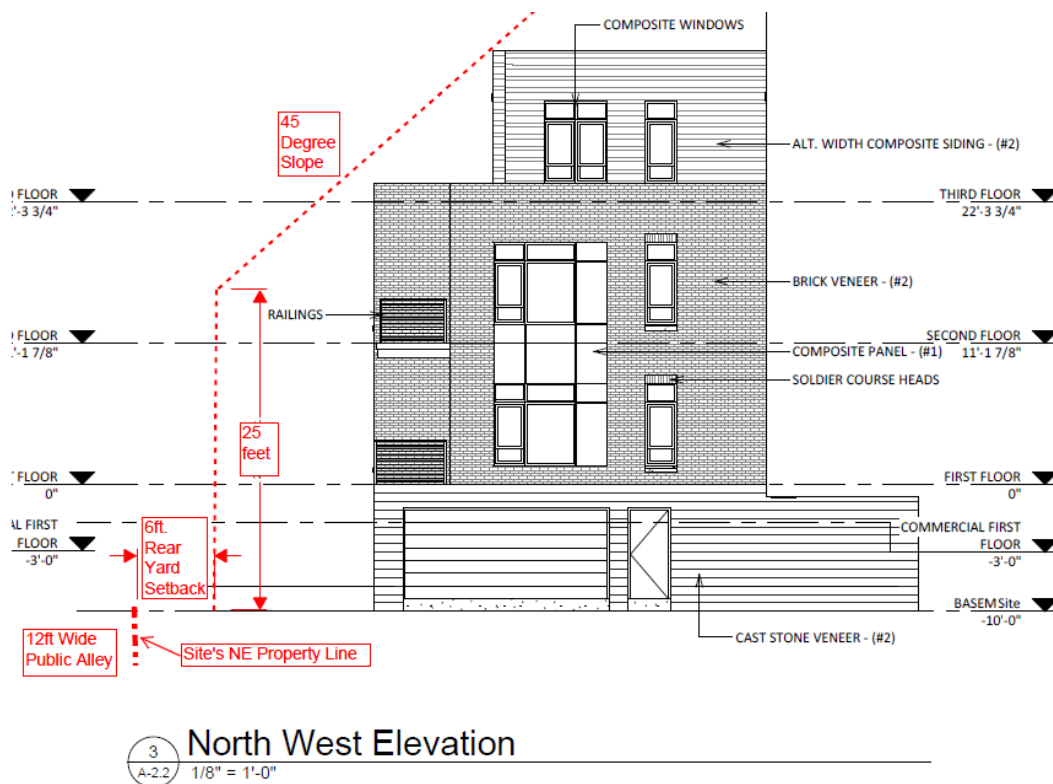
In regards to Standard 9, Staff believe the overall building design is consistent and compatible with nearby mixed-use and commercial developments along S Park Street, which are marked for their variety in architectural styles and ornamentation. In addition, the proposed building material palette is comprised primarily masonry and composite siding and paneling, all of which are materials that are present in the surrounding neighborhood. Furthermore, the Urban Design Commission reviewed the proposal at its April 29, 2020 meeting and gave it final approval with the following condition:

- The applicant add raised planters or some sort of vegetative edge along the edge of exterior sides of the northern roof deck (i.e. those facing the parking lot and Emerson Street) in order to reduce or minimize the amount of congregating along that edge of the rooftop patio.

Regarding Standard 12, Staff note that for the TSS District, the maximum height (allowed without a Conditional Use approval) is three stories or 40 feet. While the proposed building meets the three-story limit, it exceeds the 40-foot limit with an average elevation height (for the entire building) of roughly 43 feet. The building's S Park Street elevation is almost exactly 40 feet tall, with the extra height resulting from the roughly five- to seven-foot drop in grade moving northeast across the site from S Park Street.

Furthermore, as noted above, in order to reduce the overall impacts of the building's height, mass, and bulk on the adjacent one- and two-story single-family development, the applicant has not only situated the building on the front half of the project site, along the public sidewalk, but also stepped back the third floor massing – roughly 14 feet at the northern corner to create a shared roof terrace, and roughly nine feet at the northeastern corner to create a shared patio for the two adjacent units.

Staff note that the height transition ordinarily required for buildings where abutting residential districts in the TSS District does not apply in this case due to the public alley which separates the subject site from the immediately adjacent lot. However, if this transition requirement *did* apply, the below graphic shows that proposed building would comply with setback and stepback regulations. In order to *voluntarily* comply with this TSS District's height transition requirement, the applicant has pulled the building back from the northeastern property line nearly 19 feet – over three times the required rear yard setback (i.e. six feet).



Public Comment

At the time of report writing, staff has not received any written comments on the proposed request. At the April 29, 2020 UDC hearing, one speaker registered in opposition, discussing concerns regarding concerns from noise that may be generated by the roof-top balcony facing Emerson Street.

Conclusion

The applicant is proposing to demolish four existing commercial buildings for the purpose of constructing a three-story mixed-use building comprised of approximately 2,600 square-feet of ground floor commercial space and 44 residential units. The Planning Division believes that the applicable approval standards for demolition permits and conditional uses can be found met.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for demolition permits and conditional uses are met and **approve** the request to demolish four existing commercial buildings and construct a three-story, roughly 43,000-square-foot, mixed-use building with 44 residential units in the TSS zoning district located at 1109-1123 S Park Street. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Chris Wells, (608) 261-9135)

1. Per the recommendation of the Landmarks Commission, the Trachte buildings at 1115 S Park Street should be salvaged or sold as part of the recycling plan.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

2. Applicant shall revise plans to show the sanitary sewer main in S. Park Street as being Vitrified Clay pipe. On the submitted plans, they appear to be PVC which is incorrect.
3. The City has an interest in abandoning the 8" sanitary sewer on the east side of S. Park Street. If the development connects to the 12" sewer main on the west side of S. Park Street, there appears to be no customers connected and sewer can be abandoned and removed from service. The City is investigating the feasibility of doing this. If it is possible to abandon the 8" sewer main between Emerson Street and W. Olin Ave, the City will cost share part of the sewer lateral installation (paying part of the costs) between the 2 sewer mains.
4. The applicant shall submit calculations to show that the elevation of the parking is above the regional flood elevation for the alley that it is discharging to. The stormwater in that area has limited capacity and is very flat. The parking area and building shall be above the calculated elevation. We estimate that elevation to be elevation 856.00 USGS datum.
5. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
6. Construct 12' wide alley along eastern limits of development.

7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
8. Provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
9. To install the storm sewer in the alley in the rear of the property the applicant shall obtain a permit to Excavate in the Right-of-Way for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)), MGO 35.02(4)(c)(2)), and MGO 37.05(7)
10. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
11. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
12. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
13. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
14. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
15. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development. (POLICY)
16. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

17. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

18. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

19. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
20. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

21. A Public Sidewalk Easement to the City shall be granted by the pending the Certified Survey Map with conditions as required by the City of Madison.
22. The run of the 12" RCP storm sewer proposed in the middle of the alley shall be public storm sewer, avoiding the need for an encroachment agreement. Label that specific run of pipe on the plans as public storm sewer.
23. Show, dimension and label on the architectural site plans by KBA the 5' wide Public Sidewalk Easement required adjacent to the S. Park Street right of way.
24. The address of the apartments is 1121 S Park St. The commercial address is tbd. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
25. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
26. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Traffic Engineering (Contact Sean Malloy, (608) 266-5987)

- | |
|--|
| <ol style="list-style-type: none">27. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along S. Park Street via CSM |
|--|

28. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
29. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
30. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
31. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
34. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
35. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
36. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
37. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
38. Include a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.
39. Secure parking facility. This is usually done with continuous six (6) inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

40. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
41. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on South Park Street will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

42. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
43. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
44. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
45. Show the height of the proposed building on the elevations. The maximum height is 3 stories and 40 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district. Height shall be measured from the natural grade prior to redevelopment.
46. As each commercial tenant space is leased, the entire development must reflect compliance in the required amount, type and number of automobile and bicycle parking spaces, to be reviewed prior to obtaining zoning approval for each future tenant space use.
47. Bicycle parking for this project shall be provided per Section 28.141(4) and Table 28I-3 as uses are established for the various spaces in the development. Per Section 28.141(11), required bicycle parking shall comply with short and long-term bicycle parking requirements for both residential and non-residential uses, to be shown on the final plan sets. A minimum of 44 resident bicycle parking spaces are required plus 4 guest stalls. A minimum of two (2) short-term bicycle stalls shall be required for the commercial uses. Show the dimensions of the bicycle stalls and the access aisles on the final plans. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. The access aisle must not be obstructed by vehicles, parking structure columns or other structures. Provide a detail of the proposed bike rack including any structured or wall mount bike racks.
48. Provide details showing that the primary street façade meets the door and window opening requirements of Section 28.060(2)(d). For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least sixty percent (60%) of the length and at least forty percent (40%) of the area of the ground floor of the primary street facade. At least fifty percent (50%) of windows on the primary street facade shall have the lower sill within three (3) feet of grade. For residential uses at ground level, a minimum of fifteen percent (15%) of the ground level of residential facades or side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of fifteen percent (15%) of the upper-story wall area.

49. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square-feet in size must be prepared by a registered landscape architect.
50. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
51. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

52. Provide fire lanes within 250-ft of all exterior portions of buildings protected with fire sprinklers. Update Sheet C1.3 accordingly.
53. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Paul Ripp at pripp@cityofmadison.com or (608) 712-6277.

Parks/Forestry Review (Contact Sarah Lerner, (608) 261-4281)

54. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 20006 when contacting Parks about this project.

Forestry Division (Contact Brad Hofmann, (608) 267-4908)

55. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester prior to the approval of the site plan.
56. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2018/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

57. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or (608) 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction –

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

58. Private wells may have served the parcels associated with this project prior to municipal water service connections. The existing properties will require an internal and external survey for potential unabandoned private wells prior to proceeding with demolition. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

59. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

60. Revise site utility plan to show type of connection to the public water main and size of proposed service.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

61. As identified on the plans submitted for review, the applicant shall install and maintain a concrete shelter pad surface - as part of the private landscape plan - opposite the existing Metro bus stop zone that is on the east side of Park Street, north of Olin Avenue (#0107). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as part of the private landscape plan.

62. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

63. Metro Transit operates daily all-day transit service along Park Street, adjacent this property. Bus stop ID #0107 is on the east side of Park Street, north of Olin Avenue.

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 1/13/20

TITLE: Buildings Proposed for Demolition - 2020

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 1/22/20

ID NUMBER: 58738

Members present were: Anna Andrzejewski, Richard Arnesen, Betty Banks, Katie Kaliszewski, Arvina Martin, David McLean, and Maurice Taylor.

SUMMARY:

Bailey said that given the size and configuration of the Quonset hut at 5221 University Avenue, she thinks there is a strong possibility that it is a surplus World War II Army Quonset, though there is no official evidence of that. Andrzejewski agreed with Bailey. Bailey said that materials from the structure may be repurposed as part of the recycling plan. Kaliszewski suggested demolition criterion B because of it being a very large Quonset hut, the potential that it is World War II surplus, and the fact that Madison has lost many Quonset huts already. Commissioners agreed.

There was brief discussion of the building at 5237 University Avenue.

Bailey said that there are two large multi-unit apartment buildings on the same parcel as the house at 709 McCormick Avenue, which was constructed in 1896. She said that the proposal is to demolish the house and construct two new multi-unit apartment buildings. Andrzejewski said that she thought the house might be older than 1896. Bailey said that it is part of a very short stretch of McCormick Avenue, so perhaps it was an old farm owned by the McCormick family, but there is no specific information to support that conjecture.

Bailey said that the buildings at 1109, 1115, 1117, and 1123 S Park Street have all undergone extensive modifications. She said that the buildings at 1109 and 1113 S Park Street both appear on the 1942 Sanborn map, and the parapet wall and chimney on 1109 S Park Street appear older than 1977. At 1115 S Park Street, Bailey pointed out that there is a Trachte building behind the projecting roof. She said that the Trachte building is from 1955, and then at least one of the two additions off the back of the building is also a Trachte. She said that while it is pretty covered up, Trachtes are known resources and there are not a lot of them left. She said that 1117 S Park Street was residential at some point, and 1123 S Park has had extensive modifications over time. Andrzejewski said they should recommend that the Trachte buildings be salvaged or put up for sale or donation because they are disappearing so quickly.

Bailey said that the property at 50 Lansing Street is unusual in how far back it is set from the street. She said that no formal application has been submitted for the project, so Planning staff is reaching out to the property owner.

ACTION:

A motion was made by Kaliszewski, seconded by Martin, to recommend to the Plan Commission that the building at 5221 University Avenue has historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the building itself is not historically, architecturally, or culturally significant. The motion passed by voice vote/other.

A motion was made by Arnesen, seconded by Kaliszewski, to recommend to the Plan Commission that the building at 5237 University Avenue has no known historic value. The motion passed by voice vote/other.

A motion was made by McLean, seconded by Kaliszewski, to recommend to the Plan Commission that the building at 709 McCormick Avenue has historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the building itself is not historically, architecturally, or culturally significant. The motion passed by voice vote/other.

A motion was made by Kaliszewski, seconded by McLean, to recommend to the Plan Commission that the buildings at 1109 S Park Street, 1117 S Park Street, and 1123 S Park Street have no known historic value; and the Trachte buildings at 1115 S Park Street have historic value related to the vernacular context of Madison's built environment and should be salvaged or sold as part of the recycling plan. The motion passed by voice vote/other.

A motion was made by Arnesen, seconded by Kaliszewski, to recommend to the Plan Commission that the building at 50 Lansing Street has no known historic value. The motion passed by voice vote/other.