



SUMMARY

PROJECT ADDRESS: 216 S. Hamilton St.; Madison, WI
APPLICATION TYPE: **Demolition:** MGO Sec. 28.185
PREPARED BY: Populace, llc

APPLICANT:

Luminous, llc
216 S. Hamilton, WI 53703

CURRENT PROPERTY OWNER:

Courtside Development, LLC
PO Box 5603 Madison, WI 53705

REQUESTED ACTIONS:

Approval of a demolition request of a converted existing single family structure at 216 S. Hamilton Street

PROPOSAL SUMMARY:

The applicant wishes to demolish an existing 2 story converted office building and construct a two story, 5671 gross square-foot Live/Work building with 400 square feet of ground floor commercial space and 4 owner occupied condominiums. The applicant proposes to commence construction in June 2021, with completion anticipated by the spring of 2022.



EXISTING SITE FROM S. HAMILTON



EXISTING BUILDING FROM REAR OF SITE

PROJECT SCHEDULE:

July 2019	Initial contact with District 4 Alder, Mike Verveer
July 2019	Initial contact with Basset Neighborhood President, Jonathon Cooper
September 9, 2019	Basset Neighborhood Meeting
11.18-current	Contact with City Staff regarding various project components
September 2019	Demo request to Alder
September 2019	Demo Listserv Notification #1
October 2019	Landmarks Commission Meeting #1
03.12.18	Neighborhood Meeting #2
01.28.21	Demo Listserv Notification #2
02.15.21	Landmarks Commission Meeting #2
February 2021	Zoning Code Amendment for Live/Work Use
02.26.21	UDC pre-conference
03.03.21	Plan Commission Submittal

APPLICABLE REGULATIONS & STANDARDS

- MGO Chapter 28
- MGO Subchapter 28E
- City of Madison Comprehensive Plan
- Basset Neighborhood Plan

SUBCHAPTER 28E: DOWNTOWN AND URBAN DISTRICTS ZONING CODE

28.071 GENERAL PROVISIONS FOR DOWNTOWN AND URBAN DISTRICTS.

(1) *Statement of Purpose.*

- (a) *Recognize and enhance Downtown as the civic and cultural center of the City and region; the seat of state, county, and city government, and a significant retail, entertainment, and employment center;*
- (b) *Recognize and enhance the unique characteristics of Downtown neighborhoods;*
- (c) *Recognize the architectural heritage and cultural resources of Downtown neighborhoods;*
- (d) *Facilitate context-sensitive development;*
- (e) *Foster development with high-quality architecture and urban design;*
- (f) *Protect important views as identified in the Downtown Plan.*

28.071(2)(a) DOWNTOWN HEIGHT MAP

ALLOWED = 6 Stories
 PROPOSED = 2 Stories

✓ **Complies**



28.071(2)(a) Downtown Height Map

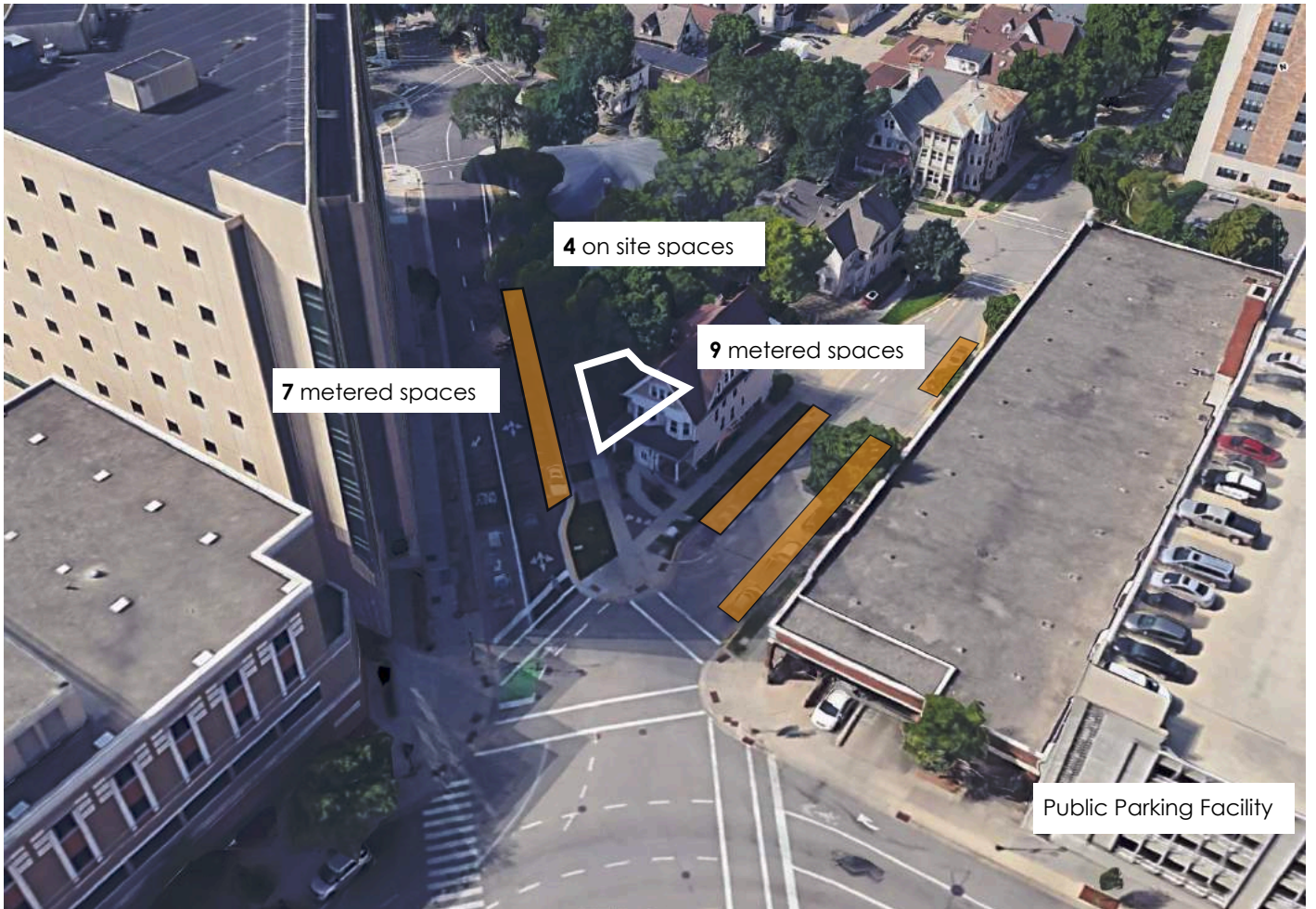
28.071(2)(c) DOWNTOWN STEPBACK MAP

REQUIRED: Hamilton St. = 15'-0" stepback above 4 stories
 PROPOSED = Does not exceed 4 Stories

✓ **Complies**



28.071(2)(a) Downtown Height Map



Parking Analysis:

Proposed On Site: **4**
 Hamilton Street: **7** metered spaces
 Doty Street: **9** metered spaces

Total On site and Street Parking Spaces: **20**

Parking is generally available in metered spaces on W. Doty and S. Hamilton during the day and readily available after 4:00 weekdays and on weekends. There are non-metered spaces on S. Henry, but those are typically occupied and rarely available. Additionally, there is a public Parking facility located approximately 1/2 block away on S. Fairchild Street.

28.073 - DOWNTOWN DISTRICT BUILDING FORMS.

Live/Work Allowed in UMX District

28.10 Live/Work Unit . A dwelling unit in combination with a shop, office, studio, or other work space within a mixed-use building, where the resident occupant both lives and works.

28.074 DOWNTOWN CORE DISTRICT.

(1) Statement of Purpose.

The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.

TABLE 28E-2 Designates the following as PERMITTED USES

- Insurance office, real estate office, sales office
- Clinic, medical, dental or optical
- Bank, financial institution
- Business sales and services
- Food and related goods sales
- General retail
- Service business
- Coffee shop, tea house
- Restaurant
- Tavern
- Parking facility, private
- Artisan workshop
- Keeping of chickens
- Real estate sales office
- Outdoor display
- Professional Office
- Multi-family dwelling (> 8 dwelling units)

NOTE: LEGISTAR File No. 63860 amended Table 27.02 to allow Live/Work as an Permitted Use

28.071 (3) Design Standards.

The following standards are applicable to all new buildings and additions, within any ten- (10) year period, exceeding fifty percent (50%) of existing building's floor area for non-residential buildings, mixed-use buildings, lodging houses, and residential buildings with 8 or more dwelling units.

(a) Parking.

1. Parking shall be located in parking structures, underground, or in surface parking lots behind principal buildings. Parking structures shall be designed with liner buildings or with ground floor office or retail uses along all street-facing facades.

Liner Building:

- (a) Building Type. A specialized building, parallel to the street, which is designed to conceal an area such as a parking lot or loading dock.
- (b) Access and Entry. The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street.
- (c) Massing and Articulation. Maximum building length parallel to the primary abutting street shall not exceed three hundred (300) feet without a visual break such as a courtyard or recess. Minimum building depth is sixteen (16) feet. Facades facing a public street shall be vertically articulated a a minimum interval of forty (40) feet. Entrances shall be provided at least every forty (40) feet along the primary abutting street.

✓Complies

2. For corner lots or through lots, rear yard surface parking areas abutting any street frontage are limited to fifty percent (50%) of that frontage, and shall be located a minimum of ten (10) feet from the street property line.

✓N/A

3. Parking garage openings visible from the sidewalk shall have a clear maximum height of sixteen (16) feet and a maximum width of twenty-two (22) feet. Garage doors or gates shall be located a minimum of ten (10) feet from the front property line. Doors to freight loading bays are exempt from this requirement.

✓Complies

4. No doors or building openings providing motor vehicle access to structured parking or loading facilities shall face State Street, King Street, or the Capitol Square.

✓N/A

(b) Entrance Orientation.

1. Primary building entrances on all new buildings shall be oriented to the primary abutting public street and have a functional door.

✓Complies

2. Additional secondary entrances may be oriented to a secondary street or parking area.

✓Complies

3. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

✓Complies

4. Within ten (10) feet of a block corner, the facade may be set back to form a corner entry.

✓N/A

(c) Facade Articulation.

1. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
 - a. Facade modulation, step backs, or extending forward of a portion of the facade.
 - b. Vertical divisions using different textures, materials, or colors of materials.
 - c. Division into multiple storefronts, with separate display windows and entrances.
 - d. Variation in roof lines to reinforce the modulation or vertical intervals.
 - e. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

✓Complies

(d) Story Heights and Treatment.

1. For all buildings, the maximum ground story height is eighteen (18) feet, measured from the sidewalk to the second story floor. An atrium that exceeds eighteen (18) feet will be considered more than one (1) story.

✓Complies

2. Upper stories shall not exceed fourteen (14) feet floor to floor.

✓Complies

3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.

✓Complies

4. For non-residential uses, the average ground story floor elevation shall not be lower than the front sidewalk elevation nor higher than eighteen (18) inches above the sidewalk elevation.

✓Complies

5. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

✓N/A

(e) Door and Window Openings.

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.

✓Complies

2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.

✓Complies

3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.

✓Complies

4. Garage doors and opaque service doors shall not count toward the above requirements.

✓N/A

5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

✓Complies

f. Building Materials.

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.

✓Complies

2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade.

✓Complies

Table 28E-1: Building Materials in Downtown and Urban Districts.

Building Materials	Trim / Accent Material	Top of Building	Middle of Building	Base / Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	✓	✓	✓	✓	
Smooth-Face / Split-Face Block	✓	✓	✓	✓	A
Wood / Wood Composite	✓	✓	✓	✓	B
Fiber-Cement Siding / Panels	✓	✓	✓	✓	B
Concrete Panels (Tilt-up or Precast)	✓	✓	✓	✓	C
EIFS / Synthetic Stucco	✓	✓	✓	✓	D
Stone / Stone Veneer	✓	✓	✓	✓	
Metal Panels	✓	✓	✓	✓	E
Hand-Laid Stucco	✓	✓	✓	✓	D
Reflective Glass / Spandrel	✓	✓	✓	✓	F
Glass (Transparent)	✓	✓	✓	✓	

A- Shall be used in conjunction with a palette of materials and shall not comprise more than thirty-three percent (33%) of any building.
 B- Wood and fiber cement panels shall not be used on the ground story except between the sidewalk and the bottom of storefront windows or as an accent material.
 C- Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.
 D- Shall not be within three feet of the ground or used on building facades facing State Street, King Street, or the Capitol Square.
 E- Shall be used in conjunction with a palette of materials; shall be a heavy gauge, non-reflective metal
 F- Shall be used in limited quantities as an accent material.

g. Equipment and Service Area Screening.

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.

✓**Complies**

2. No doors or openings providing access to parking or loading facilities shall abut the Capitol Square, State Street or King Street.

✓**N/A**

3. Fences and walls shall be architecturally compatible with the principal structure.

✓**Complies**

h. Screening of Rooftop Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

✓**Complies**

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1 1/2) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

✓**Complies**

28.183- Conditional Use

Section 28.183 provides the process and standards for the approval of conditional use permits.

The criteria for new developments in Downtown Districts are found in Section 28.071(3)

NOTES:

Plan Commission Review for Demolition of Existing Structure only

Review Required By: **Urban Design Commission**

Applicant believes project complies with 28.183(6) , even though Plan Commission review/action is not required

BACKGROUND INFORMATION

28.183(6) Approval Standards.

(a) The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1: The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

Provides additional Work and Housing options for a dynamic urban environment

2: The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

All Municipal Services and infrastructure are existing and service site

3: The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

Provides a complementary use to adjacent properties and uses

4: The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Would have a positive effect on surrounding property and uses by providing compatible uses and increased street and pedestrian interaction

5: Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

All Municipal Services and infrastructure are existing and service site

6: Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

All entry points to the site have been previously discussed with City Staff.

7: The conditional use conforms to all applicable regulations of the district in which it is located.

Proposed project is in conformance with MGO Subchapter 28E

8: When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

a: Bear in mind the City general intent to accommodate community living arrangements.

b: Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the percentage by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.

N/A

9: When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

Project will be submitted to the Urban Design Commission

10: When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use. **N/A**

11: **N/A**- Proposed project not a telecommunication facility

12: **N/A**- Project proposal does not exceed Max. Building heights per **28.071(2)(a)**

13: **N/A**- Proposed project not a lakefront development.

14: **N/A**- Project proposal does not exceed Max. Building heights per **28.071(2)(a)**

PROJECT DESCRIPTION

Parcel Location: An approximately 5,434 s.f. (0.12-acre) parcel located at mid-block of S. Hamilton St. ; Aldermanic District 4 (Verveer); Downtown District; Madison Metropolitan School District.

Existing Conditions and Land Use: Existing 2 story Converted Single Family building, built approx.. 1861, Converted to Commercial Use in 1952; zoned UMX (Urban Mixed Use).

NOTE: See supplemental Existing Property Analysis

Surrounding Land Uses and Zoning:

North: Single-family house converted to Offices, zoned UMX

South: New Mixed Use Development , zoned UMX

West: Multi-Family rental house conversions, zoned UMX, (1) owner occupied single family, zoned DR-2 and PD

East: Dane County Courthouse, zoned PD

Adjacent Streets:

Hamilton: One-way (north); Street parking along parcel, no parking along opposite side of street

Henry: Two-way; No street parking on parcel side of street (east). 2 hr parking along a portion of opposite side of street
Fire lanes can be utilized on either Hamilton or Henry Streets.

Adopted Land Use Plans: The Comprehensive Plan designates the property and context as part of the Downtown Core (Volume II, Map 2-3).

Site is also in a Potential Redevelopment & Infill Area (Volume II, Map 2-5)

The 1997 Basset Neighborhood Master Plan identifies the parcel as part of the State Capitol Mixed Use Zone and encourages an intensive mixed use zone including very high density residential development.

Zoning Summary: The site is zoned **UMX (Urban Mixed-Use)**:

Site is an irregular lot.

SUBCHAPTER 28J: - SUPPLEMENTAL REGULATIONS

28.151 - APPLICABILITY.

Supplemental regulations are established to address the unique characteristics of certain land uses. The standards and conditions listed for land uses in this chapter are applicable to both permitted uses and uses permitted by conditional use permit, as specified for each Zoning district, unless otherwise noted.

Live/Work Unit

(a) The work space component shall be located on the first floor or basement of the building, with an entrance facing the primary abutting public street. **COMPLIES**

(b) The dwelling unit component shall be located above or behind the work space, and maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street. **COMPLIES**

(c) The office or business component of the unit shall not exceed fifty percent (50%) of the total floor area of the unit. (Am. b ORD-15-00033, 4-8-15) **COMPLIES**

(d) The business component of the building may include offices, small service establishments, homecrafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. The business component shall be limited to those uses otherwise permitted in the district which do not require a separation from residentially zoned or occupied property, or other protected use. It shall not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business or auto service or repair for an vehicles other than those registered to residents of the property. **ACKNOWLEDGED**

(e) In the TE District, new residential uses, whether in new or existing buildings shall not be located where potential nuisances exist, including but not limited to: excessive vibration, dust, noise, light, glare, smoke, odor, or truck traffic. **N/A**

(f) In the TE District, new residential uses shall be adequately separated or buffered from adverse impacts from existing industrial uses. **N/A**

Live/Work Building:

Requirements	Required	Proposed
Front Yard	0' Minimum	2'-0"-5'-0"
Side Yards	0' Minimum	2'-0"-15'-0"
Rear Yard	10'-0"	10'-0"
Useable Open Space	10 sq. ft. per bedroom 4 bedrooms = 40 s.f. required	227 sq. ft. at grade; 0 sq. ft. balconies (277 sq. ft. total)
Maximum Lot Coverage	90%	77%
Maximum Building Height	6 stories	2 stories
Auto Parking	No minimum	2
Bike Parking	1 per dwelling unit + 1 visitor stall per 10 res. units = (5); Office: 1 per 2,000 sq. ft. floor area (2) (7 total)	7 surface; 0 underground (5 total)
Loading	N/A	N/A
Building Forms	Live/Work	Live/Work
Other Critical Zoning Items		
Yes:	Urban Design (Downtown District), Barrier Free, Access Easements, Landmarks	
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park, Historic District	

Environmental Corridor Status: The property is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service

DEMOLITION OF EXISTING BUILDING

The applicant has submitted a demolition request for a 0.12-acre parcel located mid-block of S. Hamilton St. The request calls for the demolition of an existing converted single family house.

The proposed two-story Live/work building will parallel S. Hamilton St. and will utilize the existing parking entrance off S. Hamilton an W. Doty, with the primary pedestrian entrances and building lobby off S. Hamilton.

On the first floor, the applicant proposes the Work spaces and landscaped commons along the eastern façade and. **Overall, the 4 Live/Work units proposed will consist of 4 one-bedroom units.**

Elevations of the building propose a contemporary commercial building to be clad with a combination of Composite Wood, Glass, with a distinct base, middle and top.

The Zoning Code Sec. 28.185 includes the following provisions regarding approval of the Demolition and Removal of buildings:

(1) Statement of Purpose.

It is hereby declared a matter of public policy that the good maintenance and rehabilitation of existing buildings, the preservation of safe and sanitary housing available at reasonable prices, and the careful consideration and planning of changes in the urban landscape are a public necessity and are required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this 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 his or her existing building or buildings.

(2) Applicability and Initiation.

(a) An application for a demolition or removal permit shall contain a clear, detailed and complete statement of the present or most recent use and any use proposed to be made of the property if the demolition or removal permit is approved.

COMPLIES: Proposed Project Plan submitted to Plan Commission for Demolition Approval

(b) An application for a permit also shall include plans for any proposed future use, including site, grading and landscaping plans, floor plans, building elevations and materials, the length of the current ownership, and photographs of the interior and exterior of the building(s). A written report of a licensed architect or engineer describing the condition of the building(s) may be submitted to substantiate the request.

COMPLIES: Proposed Project Plan (including assessment by licensed Architect) submitted to Plan Commission for Demolition Approvals

(7) Approval Standards.

Applications for demolition or removal permits shall not be approved, except as provided in (6) above, unless the following standards are met:

(a) Applications With a Proposed Future Use.

1. The Zoning Administrator issues a zoning certificate for the proposed use of the property. For the purpose of this subdivision, a zoning certificate shall mean a certification in writing that the proposed use of the property would be in compliance with the provisions of the Zoning Code.
 - a. If the Zoning Administrator finds that the proposed use of the property is not in compliance with the provisions of the Zoning Code, the applicant for a demolition or removal permit may apply for a map or text amendment pursuant to Sec. 28.182 or for a conditional use permit pursuant to Sec. 28.183 for the proposed use. All of the provisions of Secs. 28.182 and 28.183 shall apply to said applications, except that the time limit for commencement of the conditional use, pursuant to Sec. 28.183(9), shall be eighteen (18) months instead of twelve (12) months.

- b. If after the procedures provided in Paragraph 1.a. are followed, the proposed use of the property would be in compliance with the provisions of the Zoning Code, the Zoning Administrator shall grant zoning approval for the proposed use, pursuant to Sec. 28.202(3).

Proposed project meets all Planning and Zoning standards currently adopted at time of submittal

- 2. The Plan Commission finds that both the requested demolition or removal and the proposed use are compatible with the purpose of this section and the intent and purpose expressed in the Zoning Code for the zoning district in which the property is located. Furthermore, the proposed use should be compatible with adopted neighborhood plans, the Comprehensive Plan or with any applicable neighborhood conservation district requirements. When making this finding the Commission shall consider and may give decisive weight to any relevant facts, including but not limited to:

- a. The effects the proposed demolition or removal and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties.

- b. The reasonableness of efforts to relocate the building, including but not limited to the costs of relocation, the structural soundness of the building; and

- c. The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

No existing housing, affordable or otherwise, is affected by the demolition of the existing building.

- 4. In the case of landmarks or improvements located in a local Historic District, consideration and approval of demolition or removal permits by the Plan Commission shall be contingent upon the prior issuance of a certificate of appropriateness by the Landmarks Commission pursuant to Sec. 33.01(5)(c), MGO.

Proposed project is not a Landmarked building nor is it located in a Historic District. It has been reviewed by the Landmarks Commission on two separate occasions. A Property assessment is attached to this submittal.

- 5. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Landmarks Commission; 02.15.2021; **Agenda Item 63346**: Minutes:

A motion was made by McLean, seconded by Kaliszewski, to recommend to the Plan Commission that the building at 216 S Hamilton Street has historic value related to the vernacular context of Madison's built environment, but the building itself is not historically, architecturally or culturally significant. The building is representative of 1850s Gabled-El structures, which are increasingly rare in Madison.

The motion passed by the following vote:

Ayes: 3 - Anna Andrzejewski, Katie Kaliszewski, and David McLean Noes: 1 - Maurice Taylor

Excused: 3 - Richard Arnesen, Betty Banks, and Arvina Martin

- 6. 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.

Reuse and Recycling Plan has been submitted as part of the Plan Commission Package.

ANALYSIS AND CONCLUSION

Any building with greater than 4 units in the UMX zoning requires approval as a conditional use.

NOTE: Proposed Project plan is 4 units, and a Conditional Use is NOT required.

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met.

That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present."

P O P U L A N C E

Even though not required, the Applicant specifically believes that the conditional use standards can be met for the proposed Live/Work building. Applicant believes that the proposed development will have a positive impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, and will not create an adverse impact on the City's ability to provide services to the site.

Applicant also believes that approval of the project will not create an undue impact on traffic, circulation or parking in the surrounding area, based on the small amount of parking provided and multiple access points.

The proposed redevelopment of the site is consistent with the statement of purpose for the UMX zoning district, which was established to recognize corridors in the City that are largely pedestrian oriented, and encourage their redevelopment into mixed-use projects that are conducive to pedestrian, bicycle, transit and motor vehicle activity.

The project is also consistent with the neighborhood commercial recommendation applied to the site and adjacent properties the 1997 Bassett Neighborhood Master Plan, which was developed to create a neighborhood stabilization and redevelopment vision for the area of the City located near the Capitol and more intensive residential uses west of the Capitol.

Applicant believes that the Live/Work building can also meet the requirements for new development in the Downtown Core sufficiently for the Urban Design Commission to grant the project approval.

Applicant believes that the project, as an owner occupied Live/Work development, fills a much needed demand for stable housing and workspace product in the Downtown Core. Project will be the second owner occupied project in the Downtown core since 2007.

The project provides the effective screening of parking recommended by the district, with all of the proposed parking concealed. Further, the architecture of the building suggests that it can meet the district goals for contemporary architecture and massing, and for materials and colors of new buildings to be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.

Additional Items:

- 1: Project is NOT located in a Historic District as designated by the Landmarks Commission
- 2: The nearest designated landmark buildings are on the 100 and 300 blocks of Hamilton (Baskerville and Stoner House)
- 3: Project does **NOT** fall under requirements per the UMX District for a Conditional Use Permit, and proposed use and size are allowed per the current UMX District Zoning Guidelines

E N D

EXISTING BUILDING ASSESSMENT

Address:	216 S. Hamilton Street, Madison, WI
Current Use:	Office
Type of Construction:	VB
Construction:	Wood Frame with Masonry Exterior
Stories:	2 stories above grade
Sprinklered:	NO
Meets current Accessibility Requirements:	NO
Can be converted to meet current Accessibility Requirements:	Unlikely, Presents considerable hardships and cost disproportionality.

DESCRIPTION:

Existing structure was built in the 1860s for use as a single family residence. Building style is approximating a semi-Georgian Revival with several elements, including columns and a pediment at the front entry. The windows and articulation of the rest of the elevations do not carry over any of the design language and are flat surfaces with little to no architectural detail.

The casement windows are another deviation from the faux Georgian style seen at the entry elevation. It is assumed that those are not the original windows, but no information could be found as to a replacement date.

The building is symmetrical about an axis on site that is skewed somewhere between the Hamilton and Henry Street axes that creates an unusual main entry facade that is not directly related to either street.

The building is subdivided up into offices served by a double loaded corridor and open stairs serving all levels.

NOTE: Photos of the existing building exterior and interior are contained in the Luminous Project Landmarks Commission submittal attached to this submittal

STRUCTURE/CLADDING/ROOF:

The structure consists of stone foundation walls, wood framing for the first and second floors and wood roof trusses.

Floor systems are wood joists with wood decking. Bathrooms received a ceramic tile finish

The structure is deteriorating, with signs of deferred maintenance appearing. Several areas of the exterior brick cladding would be deteriorating, but no major water infiltration was evident during the inspection.

The asphalt shingle roof appears to be 20+ years old and would need to be replaced in the medium term. Several visible signs of water infiltration and damage were evident.

WINDOWS:

The windows are a combination of wood single pane windows and replacement vinyl windows. Smaller windows with obscure glass are used in the bathroom area. Several Stained Glass windows remain in average condition.

MECHANICAL:

The mechanical system is a low efficiency gas boiler for a radiator system. The boiler appeared to be maintained, however the age was 40+ years.

ACCESSIBILITY:

As is common with buildings of this age, there are no accessible routes from the sidewalk or parking to any level of the building, with obstructions, curbs, and stairs preventing any accessible access. In addition to the lack of accessible routes, there is no elevator serving the different building floors. The bathroom is on the first floor and is not readily accessible

There is a single bathroom located on the ground floor that has been relocated and modified several times over the history of the structure. The existing bathroom is not accessible and contain only a lavatory and toilet.

The modified kitchen is also on the first level, and is not an accessible space.

SUMMARY AND RECOMMENDATIONS:

The building has significantly aged and been dramatically modified over the last 70 years with minimal maintenance. Although it poses no immediate life safety hazard, the combination of inefficient and impractical alterations, outdated mechanicals, no accessibility accommodations and the general inefficient use of the structure, a condition is created where we can find no compelling reason why the building should remain.

NOTES:

- 1: Please refer to separate Property Analysis submitted to the Landmarks Commission.
- 2: Please refer to 02.15.2021 Landmarks Commission Meeting Minutes.

Respectfully submitted,

Christopher Gosch