



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

**Project Address:** 520-524 East Johnson Street (2<sup>nd</sup> Aldermanic District, Alder Zellers)  
**Application Type:** Alteration to Planned Development – Specific Implementation Plan  
**Legistar File ID #:** [36813https://madison.legistar.com/LegislationDetail.aspx?ID=1907675&GUID=61119AA7-8892-4BC0-A5D9-D323C5249B39&Options=ID|Text|&Search=35558](https://madison.legistar.com/LegislationDetail.aspx?ID=1907675&GUID=61119AA7-8892-4BC0-A5D9-D323C5249B39&Options=ID|Text|&Search=35558)  
**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

## Summary

**Applicant/Owner:** Cliff Fisher; Fisher Development; 107 N. Hancock, Madison, WI 53703

**Project Contact:** James McFadden; McFadden and Company; 1 Langdon St., Madison, WI, 53703

**Requested Action:** Alteration to an approved Planned Development- Specific Implementation Plan to allow for an area well and bicycle rack not meeting the approved standards to remain on the site in its current condition.

**Proposal Summary:** No changes to the site are proposed at this time. The applicant is seeking approval to maintain the existing conditions on the site, which include an area well and a bicycle rack which were not constructed to the specifications approved with the Planned Development.

**Applicable Regulations & Standards:** This proposal is subject to the standards for Planned Developments (MGO Section 28.098(2)).

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the Planned Development standards are not met and **place on file** the request at 520-524 East Johnson Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

## Background Information

**Parcel Location:** The property is on the northwest corner of North Blair and East Johnson Streets; Aldermanic District 2 (Zellers); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 4,356 square foot property has two buildings, a two-unit building constructed in the late 1800's and a three-unit building which was moved to the site from Butler Street following approval of the Planned Development zoning for the property in 2008.

**Surrounding Land Use and Zoning:** The subject site is generally surrounded on the north, west, and south by a variety of multi-family buildings, including apartment buildings and converted residences, all zoned Downtown Residential 1 (DR-1). Across Blair Street to the East is "City Row", an 83-unit apartment building in a different Planned Development (PD) District.

**Adopted Land Use Plan:** The Comprehensive Plan (2006) recommends predominantly residential uses within the First Settlement / Old Market Place downtown residential sub-district for this area. The Downtown Plan (2012) recommends predominantly residential uses for the site.

**Zoning Summary:** The property is in the Planned Development (PD) District, as approved in 2008.

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

## Project Description, Analysis, and Conclusion

No changes are proposed on the site at this time. The applicant is requesting a minor alteration to the approved Planned Development to allow for an existing area well and bicycle rack which were not constructed or installed according to approved zoning specifications to remain in their current condition on the site.

Submittal of the plans for staff review has raised concerns among Engineering staff that the area well may be located within the public right-of-way. In any case, whether the request is approved or denied, the applicant will need to provide additional detail to Engineering staff in order to resolve this issue.

Planning Division staff does not support the alteration request. Please see attached memorandum from the Zoning Administrator for acceptable resolutions.

## Recommendation

### Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the Planned Development standards are not met and **place on file** the request at 520-524 East Johnson Street. This recommendation is subject to input at the public hearing, and if approved, should be subject to the conditions recommended by the Planning Division and other reviewing agencies.

### **Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

### City Engineering Division (Contact Janet Schmidt, 261-9688)

1. Provide confirmation by a Professional Land Surveyor of the location of the area well in relation to the right-of-way of N. Blair Street. The photo of the area well raises concern that a portion of the wall may be within the public right-of-way.
2. Provide additional information for the area well on plan set. Delineate area draining to the wells; provide a detail on how water is pumped from the wells and where it is pumped to. This drainage cannot be connected to the sanitary sewer system.
3. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

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**Zoning Administrator** (see attached memorandum)