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May 9, 2012

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Building

Re: Conditional Use Application – Letter of Intent
3030 Darbo Drive
The Salvation Army

Dear Mr. Tucker,

This is an application for a proposed Conditional Use at The Salvation Army (TSA) property located at 3030 Darbo Drive Madison, Wisconsin. The property is split into three zoning districts: C-1, C-2 and R-5, which is essentially the west lot/admin building, gymnasium and east lawn respectively. The proposed parking lot is an accessory use to the C-1 Zoning, but because it will be on the R-5 land, the Conditional Use is triggered.

The existing parking lot to the west of the building can accommodate up to 156 cars; it has no tree islands nor any other break in the impervious paving. In 1997, TSA built a gymnasium east of the office/admin building in the split C-1/C-2 zone. They were instructed to re-surface the lot and cut in tree islands as part of that project; due to the costs involved it didn't happen.

It is now 2012 and TSA is planning to re-surface the lot and cut in tree islands as requested. In the 13+ years the gymnasium has been operational, several challenges have emerged. Employees who work in the gym as well as guests generally exit the building to the south and east and have to walk all the way around the buildings to the parking lot on the other side. There are occasionally programs inside the office/admin building involving youth, which make traversing through the building impossible. Depending on the time of night one exits the gym, safety can be of great concern.

There are a few (3-5 depending) times a year when the existing lot is woefully inadequate; cars jamb up the neighborhood streets such that bi-directional traffic becomes quite dangerous if not impossible. The minimum number of stalls required for the building's occupancies per Madison Zoning Code is 166; the current unpainted lot technically holds up to 156. The 1997 plan cut out tree islands and reduced the lot to 145 stalls. Since that time, the Salvation Army has lost the corner of their parcel to McDonald's, which forced the re-design of the west lot to the current design of 123 stalls. This is another reason why TSA is looking to add parking to the east side of the property near the front entrance to the gymnasium. The new parking lot as proposed will increase the parking capacity back up to 152 stalls, still 4 short of their capacity today and 14 short of the zoning minimum, but it does locate 29 stalls where they are most needed.

The aggregate sub-base for the new (east) lot will be salvaged from the removed asphalt when resurfacing the west lot, saving landfill space, trucking emissions and

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Date

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overall cost. The community garden in the south-east corner of the lot, recently demolished, will be located in the opposite (north-east) corner of the lot.

In addition to a more advantageous parking lay-out, additional bike racks will be added at the gymnasium entrance, bringing the total (using 3' x 5' per double-sided rack) to 24 potential bike locations.

On March 16th, alder Marsha Rummel responded to our inquiry to meet and discuss the project; on March 19th she met with us and Major Carter (TSA) to discuss the project. Being new to the district, she was not inclined to grant a 30 waiver to the waiting period, which has now passed.

Owner:

The Salvation Army
Major Carter & Mark Waldvogel
3030 Darbo Drive
Madison, Wisconsin 53714

Please contact me if you have any questions; Brad Nygaard; 442-6692.
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Brad Nygaard, Architect
Project Manager



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