

PROJECT DESCRIPTION :

This proposed project involves the redevelopment of an urban infill site located at 488 South Park Street in Madison, Wisconsin - currently the site of Lane's Bakery.

PROPOSED USE

We are proposing an urban mixed-use development that includes ground floor retail and residential apartment units on the upper floor.

- 6,000-6,500 square feet of ground floor retail uses - flexible for multiple tenants
- 40 residential apartment units with a mix of unit types & sizes.

SITE DESIGN

The site is designed to keep the building mass along South Park Street and away from the neighborhood to the west.

- All off-street parking will be provided underground and behind the building. Screening will be provided along Drake Street as well as at the Western property line.
- Park Street and Drake Street will be lined with retail storefronts. Entries into retail areas shall be flexible - depending on market demands and individual tenant requirements.
- Access to underground parking shall be accessed from the existing alley.
- Underground parking extends under the entire site for additional parking.

BUILDING DESIGN

The proposed building is designed with a 'modern industrial' aesthetic - with masonry veneer, fiber-cement siding, and larger windows.

- Prominent corner entry for retail tenant with dominate corner bays in residential units.
- Enough articulation in the building massing to break down the scale of the building, while still maintaining an urban form - holding the street edge.
- Each unit has a balcony - integrated into the overall design of the building.
- Ground floor with a lot of glass to activate street. Awnings bring building down to human scale.
- Top floor units have lofts - stepped back and not visible from street.
- Roof top has common roof-top terrace.



SIP ZONING TEXT

Project: **Park & Drake Mixed-Use Redevelopment**
488 South Park Street
Madison, Wisconsin 53715

Legal Description:
The lands subject to this Planned Unit Development (PUD) shall include those described in Exhibit 'A', attached hereto.

Lot Area:
The lot area for the lands contained within this Planned Unit Development (PUD) is as stated in Exhibit 'A', attached hereto.

A. Statement of Purpose:
This zoning district is established to allow for the construction of a five-story mixed-use commercial/retail/multi-dwelling unit residential building at the northwest corner of the intersection of South Park Street and Drake Street.

B. Permitted Uses:
The following uses are Permitted in this Planned Unit Development (PUD):

1. Those Uses that are stated as Permitted Uses in the R6 or C3 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Those Uses that are stated as Accessory Uses to the Permitted Uses in the R6 or C3 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
3. Multiple Dwelling-Unit Buildings and those associated Accessory Uses.

C. Conditional Uses:
The following uses may be allowed in this Planned Unit Development (PUD) subject to the provisions of Madison General Ordinance - Section 28.12(11):

1. Those Uses that are stated as Conditional Uses in the R6 or C3 Zoning Districts per Madison General Ordinance - Chapter 28 (Zoning).
2. Multiple Dwelling-Unit Buildings and those associated Accessory Uses shall be Permitted Uses per Section B(3) above.

D. Floor Area Ratio:
The maximum Floor Area Ratio permitted with this Planned Unit Development (PUD) is 5.0.

E. Building Height:
In this Planned Unit Development (PUD), no building or structure shall exceed five (5) stories nor seventy (70) feet in height. Building Height shall be measured per Madison General Ordinance - Section 28.03(2).

F. Yard Requirements:
In this Planned Unit Development (PUD), no minimum front, rear, or side yard is required.

G. Usable Open Space:
In this Planned Unit Development (PUD), Usable Open Space totaling no less than 40 s.f. per dwelling unit shall be provided. Balconies which are accessible only from dwelling units may be counted as Usable Open Space and may be counted for up to 100% of the required Usable Open Space. The minimum balcony size to be used in the Open Space calculations shall be 4'-0" x 8'-0".

H. Accessory Off-Street Parking & Loading:
In this Planned Unit Development (PUD), the following minimum Off-Street Parking & Loading facilities shall be provided:

1. Passenger Vehicles - No Minimum Requirement
2. Bicycles or Motorized Scooters - Shall have a combined total of one (1) parking space per residential bedroom.
 - i) Bicycle spaces shall be 24"x72" (minimum)
 - ii) Motorized Scooter spaces shall be 30"x72" (minimum)
3. Off-Street Loading - No Minimum Requirement

I. Signage:
In this Planned Unit Development (PUD), signage shall be allowed as per Chapter 31 of the Madison General Ordinances - as compared to the R5 District, or signage shall be provided as shown on the recorded plans.

J. Lighting:
In this Planned Unit Development (PUD), lighting shall be provided as shown on the recorded plans.

K. Landscaping:
In this Planned Unit Development (PUD), landscaping shall be provided as shown on the recorded plans.

L. Alterations & Revisions:
No alteration or revision to this Planned Unit Development (PUD) shall be permitted unless approved by the City of Madison Plan Commission. However, the Zoning Administrator may issues permits for minor alterations and/or additions which are approved by both the Director of Planning & Development and the Alderperson of the District. These minor alterations and/or additions shall be compatible with the concept approved by the City of Madison Common Council.

EXISTING CONDITIONS

Currently, the site contains the following structures that will require demolition for the implementation of this project:

488 South Park Street

This is a 1-1/2 story, wood framed commercial building currently occupied by Lane's Bakery. Lane's Bakery will be closing it's business operations and the building will soon be vacant.



Northwest corner of Park & Drake. Corner parking lot with Lanes Bakery (488 Park) to right.



488 S. Park Street (Park Street Elevation - with Alley to right of building)



488 S. Park Street & 434 Park Street (Park Street Elevation - with Alley between buildings)

914 Drake Street

This is a small 1-1/2 story, wood framed residential rental property.



914 Drake Street - Looking Northeast (Lane's Bakery in the background)



914 Drake Street - Looking Northwest (Lane's Bakery in the background)