



Project Address: 2029-2037 S. Park Street and 2032 Taft Street
Application Type: Zoning Map Amendment, Demolition Permit and Conditional Use
Legistar File ID # [32562](#) and [32282](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Frank Staniszewski, Madison Development Corporation; 550 W. Washington Avenue; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Requested Action: Approval of a request to rezone 2029-2037 S. Park Street and 2032 Taft Street from TR-C4 (Traditional Residential–Consistent 4 District) to TR-V2 (Traditional Residential–Varied 2 District) and approval of a demolition permit and conditional use to allow demolition of 3 single-family residences and construction of a residential building complex containing 11 attached single-family residences in 2 buildings.

Proposal Summary: The applicant wishes to demolish the single-family residences at 2029 and 2037 S. Park Street and 2032 Taft Street to allow construction of a six-unit townhouse building facing S. Park Street and a five-unit townhouse building facing Taft Street with a common parking area at the rear of the buildings. The applicant wishes to begin demolition and construction of the new buildings as soon as all regulatory approvals have been granted, with completion anticipated August 2014.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The Zoning Code defines a Residential Building Complex as a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management subject to supplemental regulations in Section 28.151. Table 28C-1 of Section 28.032(1) identifies residential building complexes as a conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The property is also located in Urban Design District 7.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00097, rezoning 2029-2037 S. Park Street and 2032 Taft Street from TR-C4 to TR-V2, to the Common Council with a recommendation of **approval**, and **approve** a demolition permit and conditional use to allow 3 single-family residences to be demolished and a residential building complex containing 2 buildings to be constructed following approval by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is an 0.51-acre (22,349 square-foot) parcel that extends along the north side of Dane Street between S. Park and Taft streets; Aldermanic District 14 (Strasser); Urban Design District 7; Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is comprised of four TR-C4-zoned parcels, which include:

- 2029 S. Park Street: A one-story, 572 square-foot residence constructed in 1925 containing 1 bedroom and 1 bath and no off-street parking on 7,161 square feet of land.
- 2033 S. Park Street is a vacant 4,068 square-foot parcel.
- 2037 S. Park Street: A one-story, 976 square-foot residence constructed in 1929, which contains 3 bedrooms and 1 bath. An oversized one-car detached garage with access from Dane Street is located to the east of the house, which occupies a 7,656 square-foot parcel.
- 2032 Taft Street: : A one-story, 552 square-foot residence constructed in 1925 containing 1 bedroom and 1 bath and no off-street parking on 3,520 square feet of land.

Surrounding Land Use and Zoning:

North: Single- and two-family residences along S. Park, Beld and Taft streets, zoned from TR-C4 (Traditional Residential–Consistent 4 District);

South: Access Health clinic building, Walgreen’s, zoned CC-T (Commercial Corridor–Transitional District);

East: Multi-family housing complex (Quaker Housing), zoned SR-V2 (Suburban Residential–Varied 2 District);

West: Multi-tenant commercial buildings (including El Pastor, etc.) across S. Park Street, zoned CC-T.

Adopted Land Use Plans: The subject site and surrounding properties to the north and east are recommended in the Comprehensive Plan for Low-Density Residential uses, while properties generally to the south along S. Park Street are recommended for Commercial Mixed-Use development, with a Transit-Oriented Development node identified on the nearby Village On Park Street (former Villager Mall) site.

The subject site is also located within the limits of the 2005 South Madison Neighborhood Plan, which includes the property and other properties generally to the north and east in the Beld Street East sub-area. The sub-area is generally comprised of the single-, two- and three-family residences located along the east side of Beld Street from Dane Street north to Kenward Street, which the plan recommends be zoned to R3 (1966 Zoning Code, which is equivalent to the TR-C4 zoning of the site under the 2012 Zoning Code) to preserve existing housing characteristics. The plan discourages the assemblage of properties for larger multi-family residential housing complexes that would not reflect the mass and scale of existing residential structures.

Zoning Summary: The property will be zoned TR-V2 (Traditional Residential–Varied 2 District):

Requirements (Single-family attached)	Required	Proposed
Lot Area	2,000 sq. ft./ unit (22,000 sq. ft.)	Adequate (22,549 sq. ft. parcel)
Lot Width	20’/ unit	Overall parcel has adequate width
Minimum Front Yard	20’	12’ along Dane – Requires exception
Maximum Front Yard	No more than 20% greater than block average, up to 30’ maximum	Adequate
Side Yards	Two-story: 6’	20’ on S. Park St. 25’ on Taft St.
Rear Yard	Lesser of 25% lot depth or 25’	10’ – Requires exception
Usable Open Space	500 sq. ft./ unit	As shown on plans
Maximum lot coverage	70%	(See conditions)

Requirements (Single-family attached)	Required	Proposed
Maximum Building Height	3 stories/40’	(See conditions)
No. of Parking Stalls	1 per dwelling unit	22 (garage)
No. of Accessible Parking Stalls	To Be Determined	To Be determined at time of permit
No. Bike Parking Stalls	1 per dwelling unit	14 – 3 surface and 11 garage
Building Form	Single-Family Attached Building	Complies with requirements
Other Critical Zoning Items		
Yes:	Wellhead Protection (Zone A, WP-18), Urban Design (UDD 7), Utility Easements, Barrier Free	
No:	Floodplain, Landmarks, Waterfront Development	
Prepared by: Tim Parks, Planning Division and Pat Anderson, Asst. Zoning Administrator		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map E10).

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

Project Description

Madison Development Corporation is requesting approval to redevelop 4 parcels containing 22,549 square feet of land and 3 single-family residences into 11 single-family attached/ townhouse units in 2 two-story buildings with a shared parking area between the proposed buildings. The western of the two buildings will contain 6 two-bedroom units that will face S. Park Street. The remaining 5 units will contain three-bedroom units located in a building facing Taft Street. All 11 units will include two-car basement garages accessed from a single shared driveway from Dane Street. A small play area is proposed at the southeastern corner of the site.

The exterior of both buildings will be comprised of horizontal wood or fiber cement siding located above a base of masonry. Each of the units will have entrances and covered front porches along the primary street-facing walls and balconies off the rear of the first floors overlooking the shared parking area.

Analysis and Conclusion

A residential building complex is defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management.” The supplemental regulations for a residential building complex (as applicable in the TR-V2 zoning district) are:

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.

- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

The Planning Division believes that the standards of approval for the zoning map amendment, conditional use and demolition permit can be met for the demolition of the existing residences and the proposed residential building complex, though the applicant will be required to ensure that the lot coverage maximum and required usable open space in the requested TR-V2 zoning district are met prior to final approval of the plans and issuance of demolition or building permits. Approval of the project should not have an adverse impact on the normal and orderly development and improvement, or uses, values and enjoyment of surrounding properties, or the implementation of adopted plans.

The relatively small residential development proposed is generally consistent with the recommendations for the Beld Street East sub-area in the South Madison Neighborhood Plan, which encourages that the existing housing characteristics along the east side of Beld Street be preserved and discourages the assemblage of properties for larger multi-family residential housing complexes (like the one to the east of the site across Taft Street) that would not reflect the mass and scale of existing residential structures. Staff believes that the proposed single-family attached/ townhouse buildings are generally well designed and that, when completed, will create an appropriate transition from the existing and planned higher-intensity uses along S. Park Street to the low- to medium-density residential neighborhood to the east.

Photos of the interior and exterior of the residences submitted with the application appear to depict structures in average to below-average condition. Staff has not toured the interior of the residences and does not have any information that would suggest that the demolition standards cannot be met with the request to raze them. The Landmarks Commission informally reviewed the demolition of the houses on November 25, 2013 and noted that the structures had no known historic value.

The proposed residential building complex is seeking a reduction to the required front and rear yard setbacks in the requested TR-V2 zoning district. In order for the project to provide the 500 square feet of usable open space required per dwelling unit given the unique frontage of the subject site on 3 streets, the front yard of the project will be Dane Street adjacent to the south side walls of the 2 proposed buildings, with the corresponding rear yard for the project to be along the northern property. This arrangement allows the S. Park Street and Taft Street yards of the site to be considered side yards, and by extension, for the greenspace between the buildings and those streets to be counted towards the usable open space for the residential building complex. Staff believes that the proposed approach is appropriate for this urban residential site and encourages that the requested reductions be granted as part of the approval of the residential building complex.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00097, rezoning 2029-2037 S. Park Street and 2032 Taft Street from TR-C4 to TR-V2, to the Common Council with a recommendation of **approval**, and **approve** a demolition permit and conditional use to allow 3 single-family residences to be demolished and a residential building complex containing 2 buildings to be constructed

following approval by the Urban Design Commission and subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. The details of the screening/ enclosure of the play area at the southeastern corner of the site shall be provided for final Planning Division approval prior to issuance of demolition or building permits for the project.
2. Revise the plans for final Planning Division approval prior to the issuance of permits to include lot coverage and usable open space calculations for the residential building complex. As part of this condition, an exhibit showing the qualifying open spaces shall be provided for approval by the Zoning Administrator.
3. The applicant shall revise the elevations of the proposed buildings to ensure that the buildings not exceed the 40 feet of height permitted in the TR-V2 zoning district as measured from the peak of the gable roofs to the finished grade of the front walls of the buildings at S. Park and Taft streets as determined by the Zoning Administrator, and to limit the amount of basement garage/ foundation wall visible along Taft Street for the five-unit building.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

4. The site plan shall include bearings and distances around the perimeter of the site.
5. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits. When the recorded CSM image is available from the ROD, the City Assessor's Office can then create the new Address-Parcel-Owner data in the property database on which the permits will be issued.
6. The proposed townhouses will have individual address numbers. The six-unit shall have addresses of 2041, 2043, 2045, 2047, 2049 & 2051 S Park Street; the five-unit shall have addresses of 2022, 2024, 2026, 2028 & 2030 Taft Street.
7. This project may require a developer's agreement for the restoration of the public infrastructure as necessitated by the development of this project. Contact Janet Dailey at 261-9688 to discuss the details of the project and the scope of the work.
8. Each building shall have a separate sanitary sewer lateral.
9. The applicant shall dedicate right of way along S. Park Street and Beld Street to match the existing terrace width on Beld Street to the north (14 feet from back of curb to the property line).

10. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

11. 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.

12. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
13. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
14. All work in the public right of way shall be performed by a City-licensed contractor.
15. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl of the Parks Division at dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to final approval of the site plan.
16. All damage to the pavement on Taft Street, Dane Street and S. Park Street adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
17. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
18. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
19. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than one acre and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
20. Prior to approval, this project shall comply with MGO Section 37 regarding stormwater management. Specifically, this development is required to: reduce TSS off of the proposed development by 80% when compared with the existing site, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 MGO.
21. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
22. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All

other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

23. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
24. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. 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.
25. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
26. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
27. The site plan shall be revised 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.
28. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing lateral that serves a building which is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

29. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2 feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
30. 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.

31. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
32. All parking facility design shall conform to standards in MGO Section 10.08(6).

Zoning Administrator (Contact Pat Anderson, 266-5978)

33. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. MGO Section 28.185(7)(a)5 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.
34. Bike parking shall comply with MGO Section 28.141: Provide the minimum bike parking stalls in a safe and convenient location on an impervious surface on the final plan. Bike parking shall comply with Table 28I-3; include a bike rack detail showing compliance with Sec. 28.141(11).
35. Provide landscape plans pursuant to MGO Section 28.142, Landscape Plan and Design Standards. Landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
36. Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
37. Usable open space shall be clearly shown on final plans pursuant to MGO Sec. 28.140. Call out and dimension usable open space on final plans.
38. Provide site plan drawn to scale with building dimensions and setback dimensions to building on final plans.
39. Any future use or development will require approvals from the Water Utility, as a portion of the site is located within Wellhead Protection District No. 18.

Fire Department (Contact Bill Sullivan, 261-9658)

40. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
41. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavery of the MFD Training Division at (608) 576-0600 to discuss this possibility.
42. Automatic fire sprinklers may be required for these buildings, and if not, the Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e).

Water Utility (Contact Dennis Cawley, 261-9243)

43. This property is in wellhead protection district WP-18. All proposed/ future uses of the site shall be approved by the Water Utility General Manager or his/ her designee.

44. The Madison Water Utility shall be notified to remove the water meter prior to demolition. Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Parks Division (Contact Kay Rutledge, 266-4714)

45. The developer shall pay approximately \$15,506.64 for park dedication and development fees for the development of 11 multi-family units after a credit is given for the existing 3 single family residences. [Fee for new development = \$27,081.45 (based on \$2,461.95 combined fee X 11); credit = \$11,574.81 (based on \$3,858.27 combined fee X 3).] This development is within the Olin-Turville park impact fee district (SI28). Please reference ID# 13171 when contacting Parks Division staff about this project. Note: Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

46. 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, the 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. Tree protection specifications can be found in Section 107.13 of the *City of Madison Standard Specifications for Public Works Construction*.

47. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.