

one Therman evrace

Neighborhood Meeting 02.23.2022

















Progress of construction work on the \$2,000,000 Tilton Terrace, Inc., housing project in the 1600 block of Sherman ave. is shown above. The site includes part of the Malt House property. The project includes a store building and 36 units of six apartments each.—Capital Times staff photo.



Ton in One Your Old Barner & a OIL HOG

SAVE 20% to 40% of year oil with a

by HEIL Now To Alexand Ave. — A SOLI

Eall wife - plane

£ 1354

Automalic

Better Built By BEWICK

Healing & Air Conditioning, Inc.

Free Heating

WEBSTER BASEBOARD HEATING

Call on . . . POWER-LONG CO.



method of nome negling fall you Gr. If you've an your pres-ent furnace repoiled, arteriou-time will be sent to your honce immethately for a thosough

General 🏶 electric

W. O. ZIMMERMAN HEATING &



WINDOW

TWINDOW

PITTSBURGH

Cs# 63573 for a five example



Tilton Terrace Nears Completion Turber of Total Completion



orace



HOUGAN'S



DAMAGE! Capital City Tree Expert Co. WHY PAY RENT?

WALL-FLEX (4) AND

FIETI-FLOOR

OWN YOUR OWN HOME

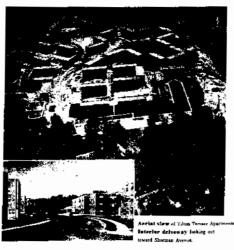
### NEW HOME HEATING EFFICIENCYI ECONOMY!



"Madison's Most Interesting Stores

You are cordially invited to visit and inspect the new, modern apartments at the

# OPEN HOUSE



# The Paul E. Stark Co.

Phone 6-9011

Evenings 4-5012

Thurs., Fri., Sat., -2 to 9 p. m.

Another Unit of Tilton Terrace Apts.' De Luxe 5 Rooms and Bath Just Completed-ready for rental

Aparement huilding Number 24, newly finished, will be completely turned over to you for your inspection. One spartment is furnished with furniture by Leath's, draperies and rugs by Hendrickson's, Inc. Come in and inspect it at your leisure. We will be on hand to show you around and answer any question ton may have. There are 175 families now in residence at the Tilton Terrace Apartments

#### **FEATURES**

- \* Off-street parking
- esen, grocery, and drug stor soon to be on the promises.

WE ARE PROUD OF OUR PART IN THE SMART, NEW, MODERN TILTON TERRACE APTS.

#### Leath's

Furniture in Model Appromen Complete Decorating Serpire HT STATE ST.

John Ahl & Co. Plastering
3044 JENIFER St. 5-9136

Pittsburgh Plate Glass Co.

B422 PRNNSYLVANIA AVL.

Hendrickson's, Inc.

"Complete Floor Covering and Drapery Service" Venetian blinds, both well covering M28 GNIVERSITY AVE.

### Clack

Water Treatment Service Sale & Service of Water Softener

Kenneth F. Sullivan Co.

Cobinet and Millwork

13 N. ORCHABO . 7-22

Johnson Insulating Co. Pipe and Bailer Insulation
2817 UNIVERSITY AVE. 52100

Capital City Roofing Co.

2322 E. MIFFLIN ST.

Northwestern Construction Co.

Executating and Grading MIDDLETON

Anthony Grignano

\$4114 SECRE SHORE 5.4114

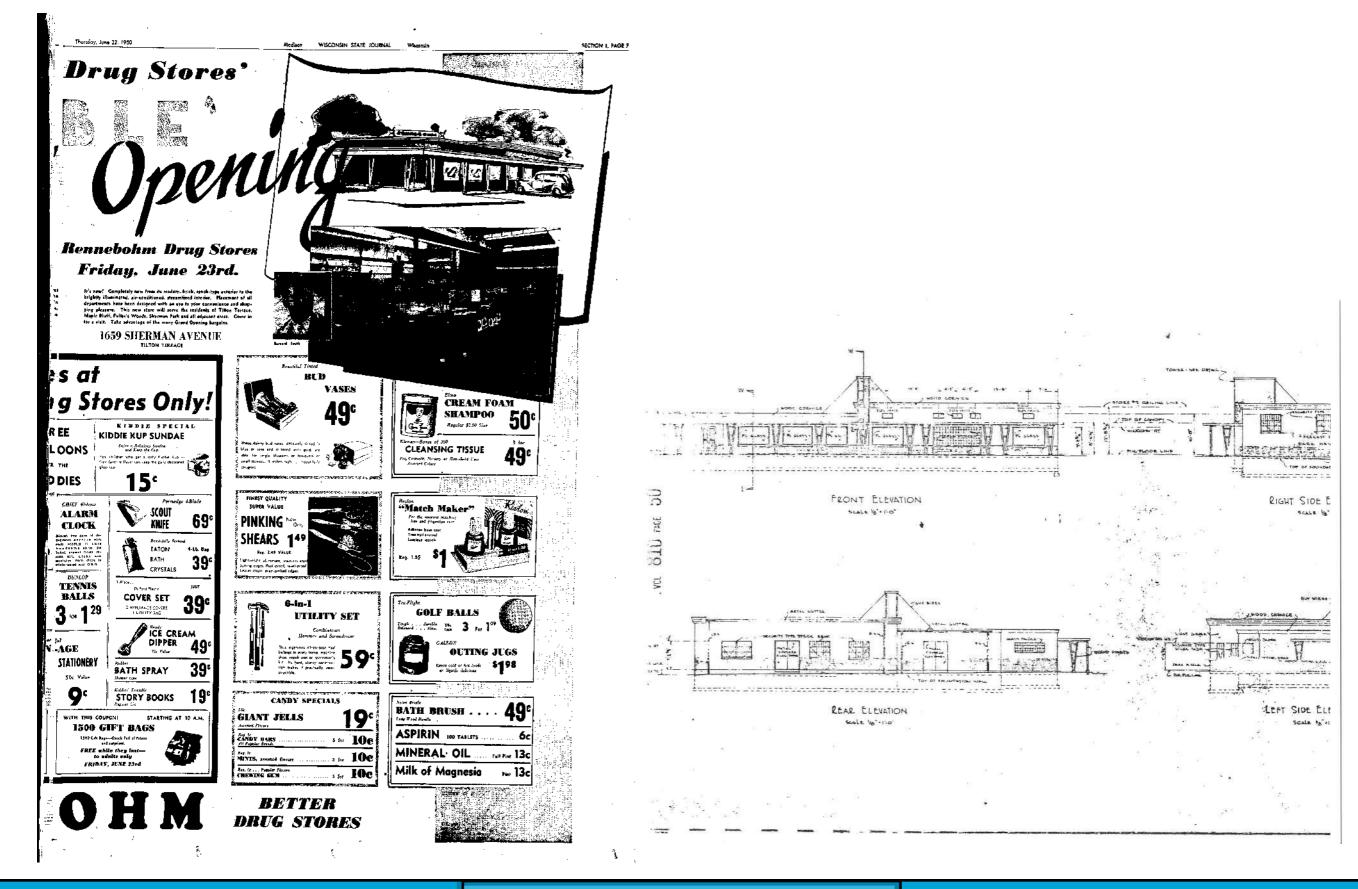
Robert J. Nickles, Inc. Electrical Contractors

203 S. ENGERSOLL ST. 64403 Hoff Landscape Service

Finished Grading, Solding, Soil, Shrubs, Evergreens, Trees 3209 COUVERSITY AVE. 3-1932

Wolff, Kubly & Hirsig Heating and Metal Work 17 S. PLNCKNEY ST.

**HISTORY** 







one Thorman evrace

HISTORY

Neighborhood Meeting 02.23.2022







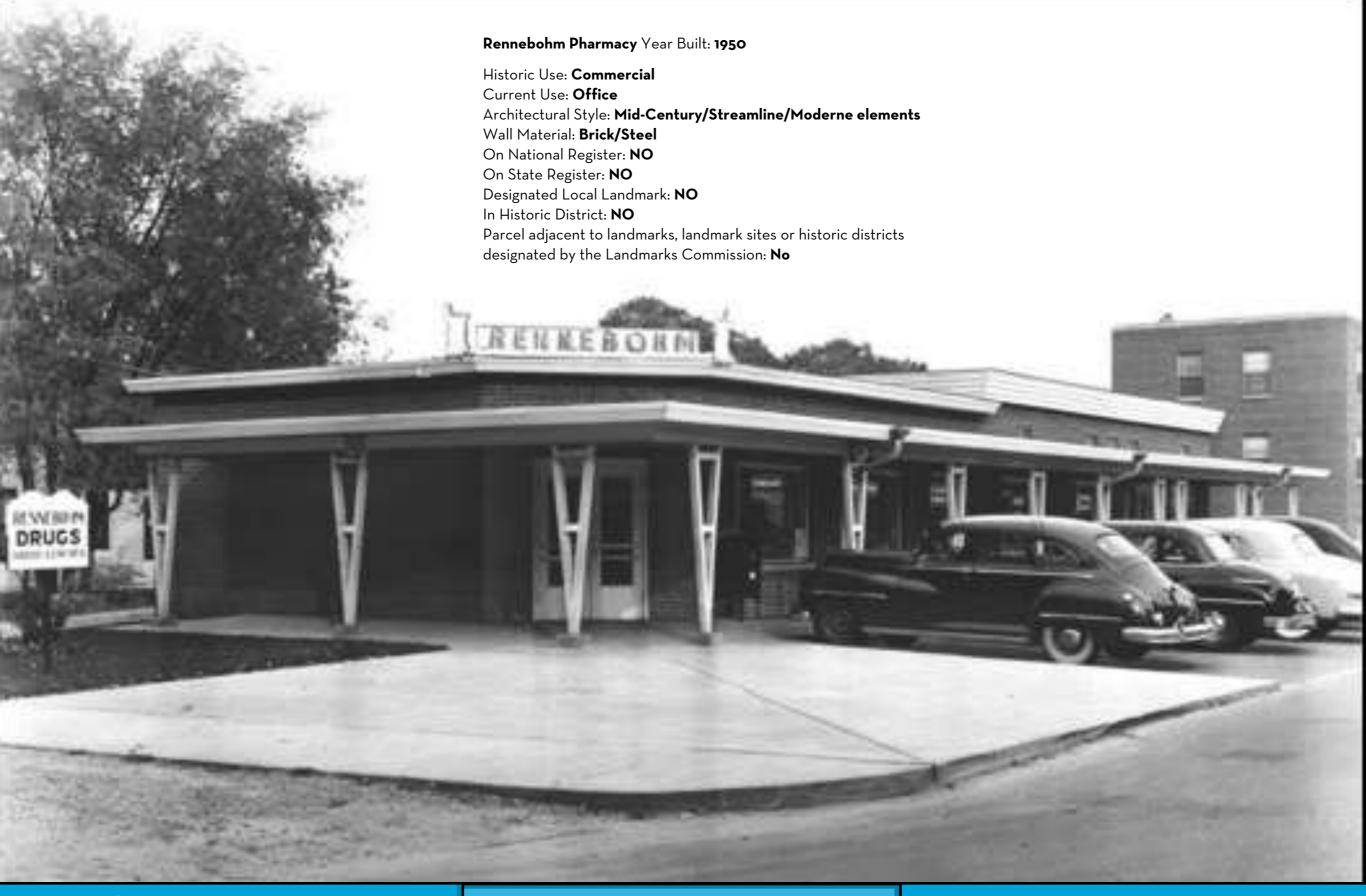




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HISTORY

Neighborhood Meeting 02.23.2022









# Review Site and Neighborhood

# **METHODOLOGY AND RESOURCES:**

- 1: Review Current Zoning, Preservation Plan Documentation, and Parcel History
- 2: Assess for Historic Relevancy, Context, Uniqueness, and Associations
- 3: Review Goals and Potential Rezoning Designations

# Resources:

City of Madison General Ordinances

City of Madison Comprehensive Plan

City of Madison Planning Historic District Designations

City of Madison Planning Historic Preservation Project

Wisconsin Historical Society Property Record:

1 Sherman Terrace, Tilton Terrace, Sherman Terrace

Wisconsin Historical Society: Guidelines for Federal and State Registration

of Historic Properties

Emerson East-Eken Park-Yahara Neighborhood Plan

A National Register White Paper; "The Components of α Historic Context"; Wyatt, 4.9.09

# Existing Building: Previously comple

Previously completed (early 1950s) Commercial use

# City of Madison Comprehensive Plan:

Identified as a transitioning area Medium Density Residential

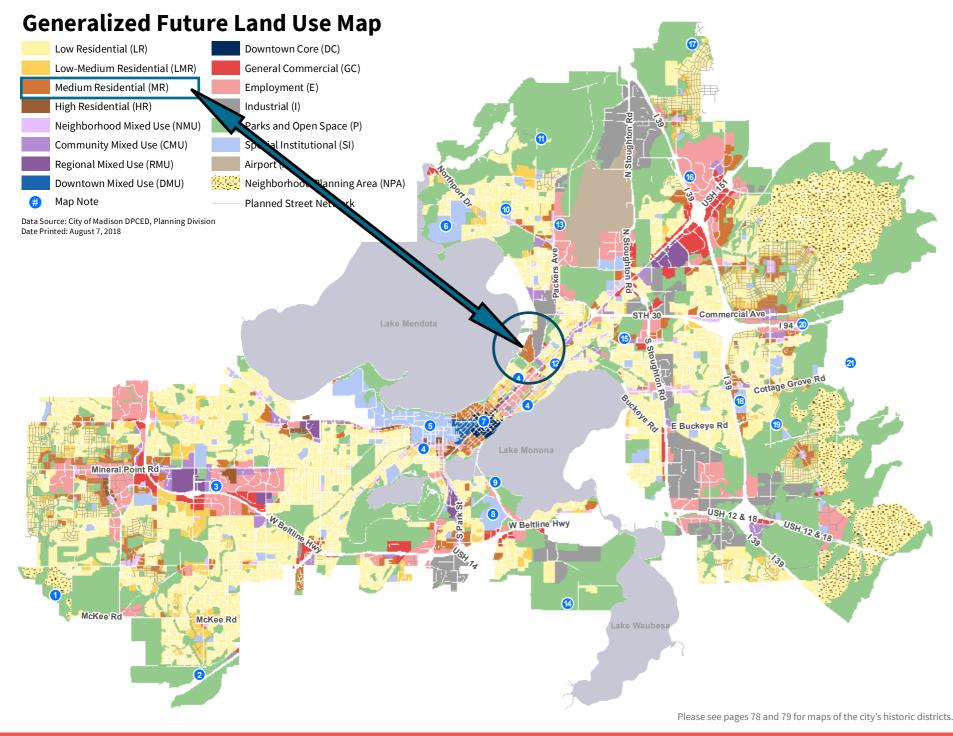
# Emerson East-Eken Park-Yahara Neighborhood Plan

Not specifically noted as a site of interest Medium Residential: 2-5 Stories, and 20-90 Units/Acre;

## **Sherman Terrace Condominium Homes**

Condo Declarations and amendments
Amendment 5 allows for expansion and attachment
to City of Madison





# City of Madison Comprehensive Plan:

Identified as a transitioning area Medium Density Residential 2-5 Stories, and 20-90 Units/Acre;

# Adjacent:

Sherman Terrace Condos are 217 units on approx. 7.45 Acres =

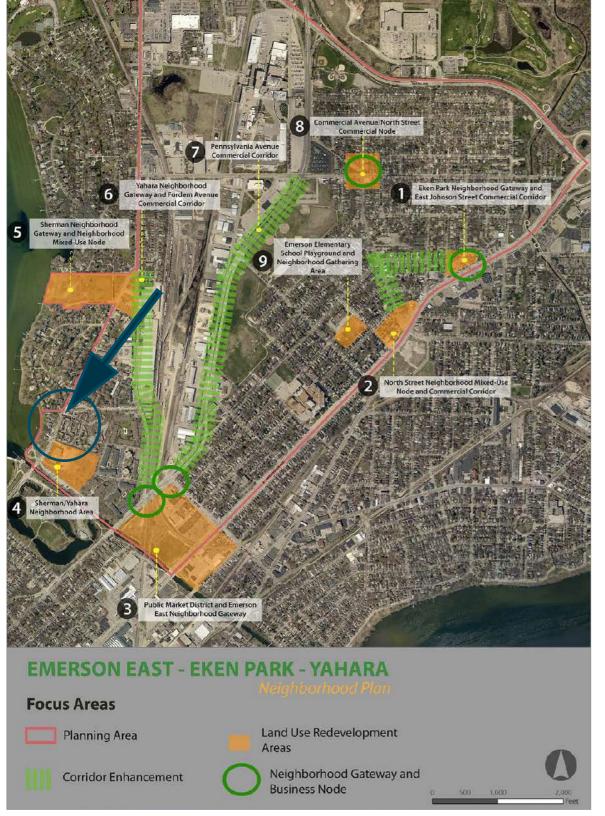
# 29.12 units/Acre

7.45 A = 324,522 s.f. TR-V2 = 1500 s.f. per dwelling unit = 325,500 s.f. required

**GROWTH FRAMEWORK** 

MADISON COMPREHENSIVE PLAN





Map 3. Focus Areas

Emerson East-Eken Park-Yahara Neighborhood Plan 2016

Emerson East-Eken Park-Yahara Neighborhood Plan

Not specifically noted as a site of interest Medium Residential: 2-5 Stories, and 20-90 Units/Acre;

Ensure residents of all ages and incomes are able to flourish via improved community relationships and connections;

Maintain and enhance continued participation of children and families in schools and other educational centers:

Celebrate diverse cultures by supporting and encouraging community wide turnout to cultural events;

Ensure all residents have access to fresh, delicious, and affordable food;

Create a unique neighborhood identity reflected in attractive gateways, business districts, streetscapes, open spaces and other venues;

Encourage thriving, iconic business districts that offer residents cultural, community and commercial amenities;

Enable businesses and employers to prosper and to employ area residents;

Maintain and enhance industrial areas while protecting the natural and built environment;

Preserve the quiet enjoyment of homes, parks and neighborhoods;

Employ universal design concepts to enhance accessibility and mobility for all residents;

Improve the safety of pedestrian and bike transportation within the area and to adjoining neighborhoods;

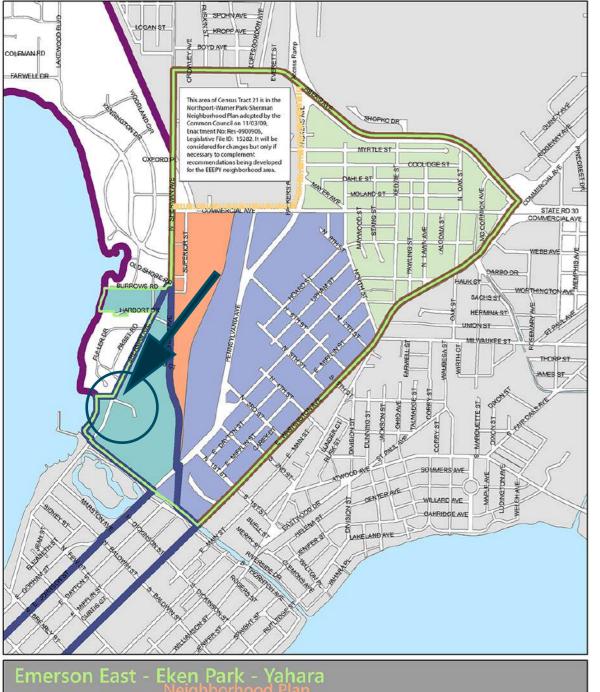
Preserve and restore the natural beauty of the river, lake and open spaces; making them accessible to all and encouraging their active use;

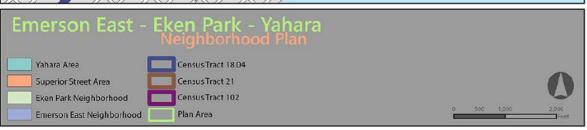
Expand and promote accessible recreational options for a wide variety of individual and community recreational activities.

Increase owner-occupancy of housing throughout the planning area: Promote incentives for people who would like to purchase and owner-occupy two to three unit multifamily residences;



16





Map 1. Planning Study Area with Census Tracts

Emerson East-Eken Park-Yahara Neighborhood Plan 2016

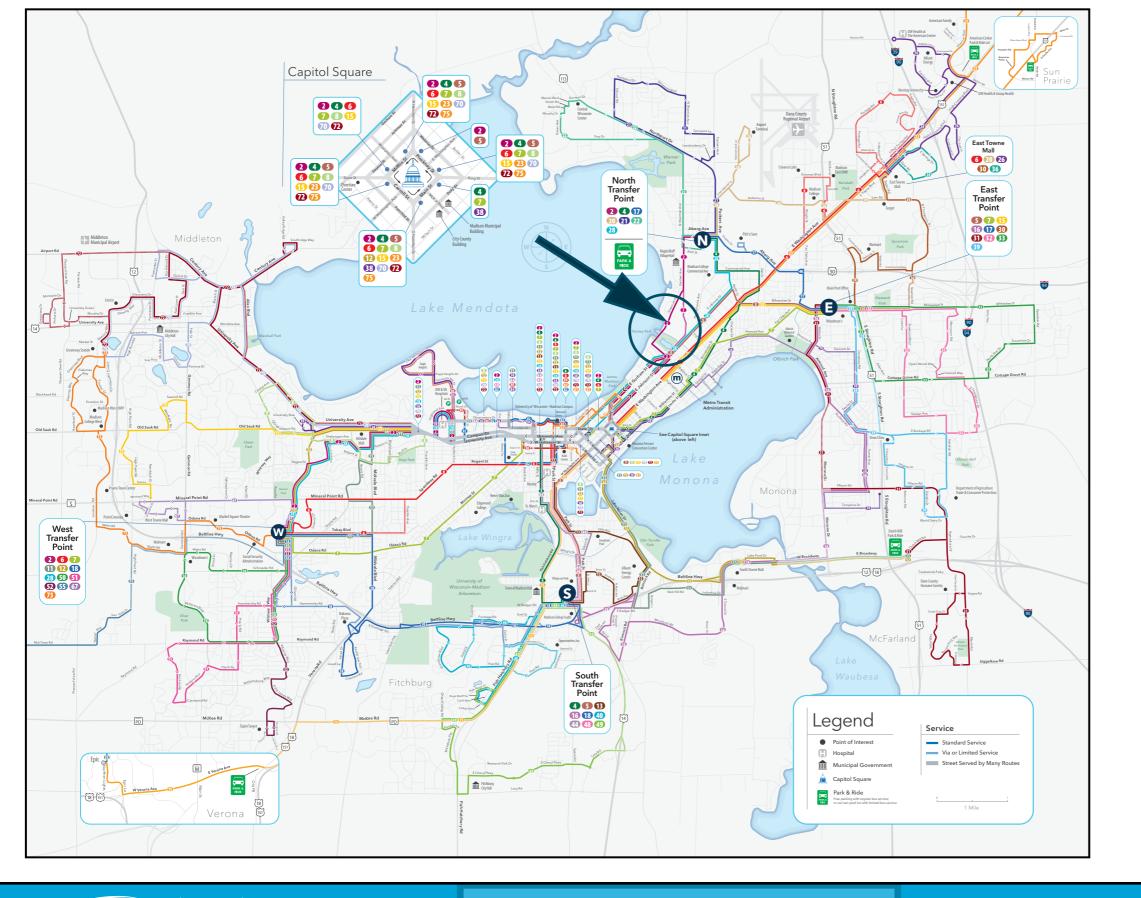
## Emerson East-Eken Park-Yahara Neighborhood Plan

Not specifically noted as a site of interest Medium Residential : 2-5 Stories, and 20-90 Units/Acre;

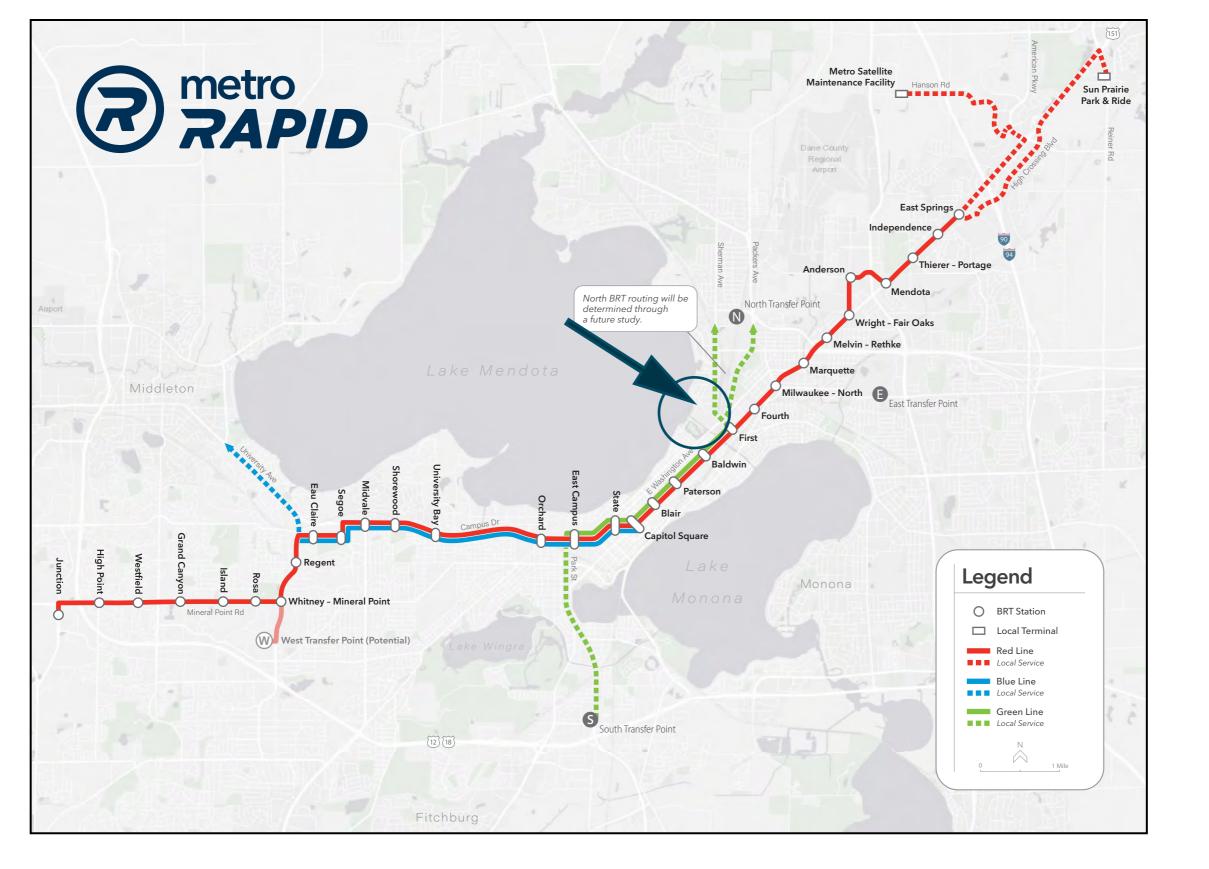
### Land Use, Housing, and Urban Design Goals

- o Strengthen neighborhood identity and create a greater sense of place.
- o Improve stability and cohesiveness of residential areas.
- o Ensure that new infill single-family, multi- family and mixed-use development remain compatible with, and sensitive to, the existing form of the neighborhood as a whole with exception to areas designated for compact, higher density developments.
- o Ensure that new infill mixed-use or commercial development along and/or adjacent to the major transportation corridors incorporate traditional neighborhood design elements, especially with regard to pedestrian-oriented features.
- o Support the redevelopment of underutilized sites to improve the economic vitality and appearance of the major transportation corridors.
- o Create redevelopment concepts for identified mixed-use or commercial nodes.
- Encourage green building and compact site design that minimizes resource consumption and environmental impacts.
- o Promote environmentally friendly features that protect and enhance Madison's natural resources.
- Add passive and active greenspace whenever possible to redevelopment concepts.

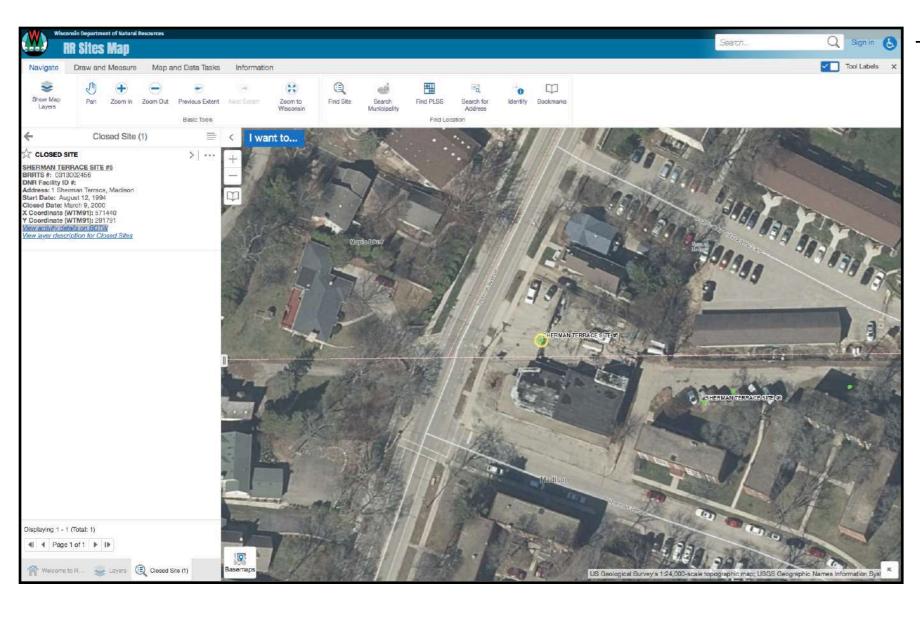






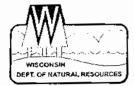






The site was opened up by the DNR in 1999 due to some underground petroleum tanks that had some minimal discharge at the vacant lot portion.

Site was cleaned, monitoring wells were installed and the site was closed to any further action



#### State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tomniy G. Thompson, Governor George E. Meyer, Secretary Ruthe E. Badger, Regional Director South Central Region Headquarters 3911 Fish Hatchery Road Fitchburg, Wisconsin 53711-5397 Telephone 608-275-3266 FAX 608-275-3338 TDD 606-275-3231

December 13, 1999

File Ref: 03-13-002456

Ms Alice Bosben Bosben Trust 2795 Ledgemont St Fitchburg WI 53711

SUBJECT: Transfer of your file, Sherman Terrace Site #5, I Sherman Terrace, Madison

Dear Ms. Bosben:

This letter is to notify you that the Department of Natural Resources has an open file regarding contamination at the above site, and that this file is being transferred to the Department of Commerce. The decision with regard to closure of this site will be made by Commerce staff.

The 1995-97 state budget bill made significant changes in the way state government manages discharges to the environment from petroleum storage tanks systems. As of July 1, 1996, the Department of Commerce is responsible for governmental oversight of environmental cleanup activities at properties contaminated by petroleum storage systems when contamination has not impacted groundwater above state preventative action levels.

Information presented to the DNR to date shows that this site falls into the group of sites identified for transfer. Therefore, we are transferring your file to the Department of Commerce effective immediately. Commerce will provide all future oversight of your cleanup at this property, including determination of file closure. Thank you for the efforts you have made to date to address the contamination.

All future contacts regarding this site should be directed to Eric Scott at Commerce. You may contact Eric at (608) 266-8516. Correspondence should be directed to this address:

WI Department of Commerce PO Box 7838

Madison WI 53707-7838

Please include both your PECFA claim number, if you have one, and your DNR ID# on all correspondence.

Sincerely,

Marilyn Jahnke, Program Assistant Remediation & Redevelopment Telephone: (608) 275-3212



Quality Natural Resources Management Through Excellent Customer Service



#### **ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT BRRTS ON THE WEB**



>> SEARCH >> RESULTS >> ACTIVITY

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details

#### **ACTIVITY DETAILS**

#### 03-13-002456 SHERMAN TERRACE SITE #5

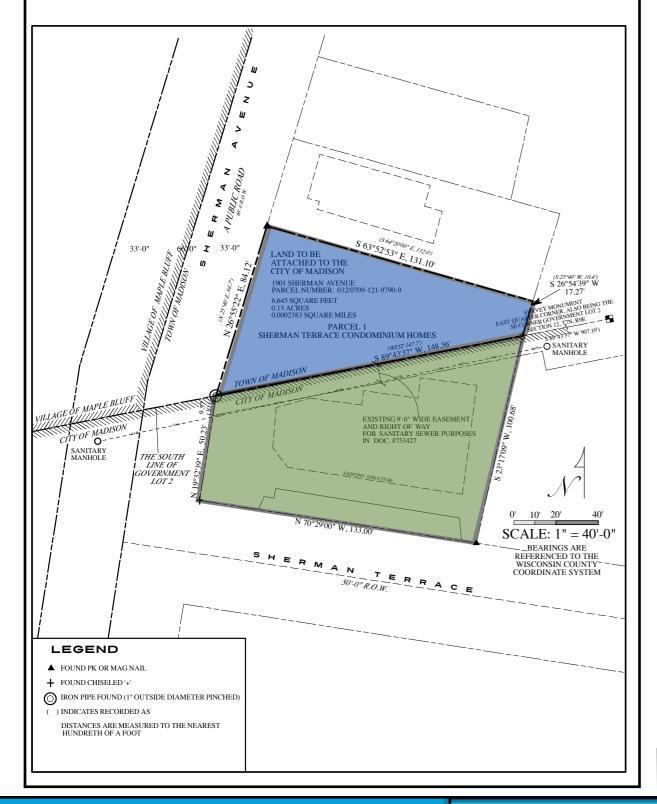
Status Activity Type				Jurisdiction							
CLOSED LUST						DNR RR					
Location Name						County			DNR Reg		
SHERMAN TERRACE SITE #5						DANE			STH C	STH CNTRL	
Address							-	Municipalit	у		
1 SHERMAN	TERRA	CE				MADISON					
PLSS Description Latitude (WGS84)					Longitude (WGS84)			ogle Maps	RR Sites Map		
SE 1/4 of the NE	1/4 of Se	c 12, T07N, R09	E 43	.0970939	-89.3679037 CLICK TO VI			CK TO VIEW	CLICK TO VIEW		
Additional Locat	ion Descri	iption			Additional Act	ivity D	etails			Acres	
										UNKNOWN	
Facility ID		PECFA No. 53704-4403-01		EPA ID		Start Date			End Date		
							1994-08-12		2000-03-09		
				Chara	cteristics						
PECFA Funds Eligible	EPA Superfu	EPA ind NPL Sit		ve Ground trol Tank	Underground Petrol Tank	D	rycleaner	PFAS	Sediment	WI DOT s Site	
•											
				13 /	Actions						
Date	Code	Name			File	Comme	nt				
1994-08-12	1	Notification of	Hazardous	Substance Di	scharge						
1994-12-02	2	Responsible	Party (RP) I	etter.sent			RP LETT	TER			
1996-05-10	35	Site Investiga fee)	tion.Workpla	an (SIWP) Re	ceived (non-						
1996-05-13	43	Site Activity Status Update Received									
1996-06-10	30	Site Investigation Workplan (SIWP) Notice to Proceed (NTP)									
1996-09-20	43	Site Activity S	tatus Updat	e Received							
1997-08-15	2	Responsible Party (RP) letter sent									
1999-02-08	37	Site Investigation Report (SIR) Received (non-fee)									
1999-03-26	140	Site Investigation Report (SIR) Not Approved									
1999-12-13	76	Activity Transferred to DSPS (formerly Commerce)									
2000-03-09	83	No Further Action Required per NR 708.09					*** NR708 from Commerce Data Interchange ***				
2000-03-09	11	Activity_Closed.					*** NR708 Closure from Commerce Data Interchange ***				
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNB					PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET				
				PECFA Tot	al Claims Paid						
		Paymen	ts made from	m the Petroleu	m Environmental	Cleanu	p Fund Awa	ard			



**Environmental Concerns** 

# **EXHIBIT** "II"

SCALE MAP OF LANDS TO BE ATTACHED TO THE CITY OF MADISON



# Review Existing Parcels

#### EXHBIT "I"

LEGAL DESCRIPTION OF LAND TO BE ATTACHED TO THE CITY OF MADISON

#### LEGAL DESCRIPTION

Part of Sherman Terrace Condominium Homes (Parcel I) located in part of Government Lot 2, Section 12, T7N, R9E, Town of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter Corner, also being the Southeast Corner of Government Lot 2, Section 12, T7N, R9E, said point marked by a 1.25" Outside Diameter Iron Rebar, thence \$ 89°43'37" W, along the south line of said Government Lot 2, 907.10 feet to the point of beginning of this description;

thence S 89°43'37" W, along said south line of Government Lot 2, 148.36 feet to a point on the Southeasterly right-of-way line of Sherman Avenue; thence N 27°34'36" E, along said Southeasterly right-of-way line of Sherman Avenue, 84.12 feet;

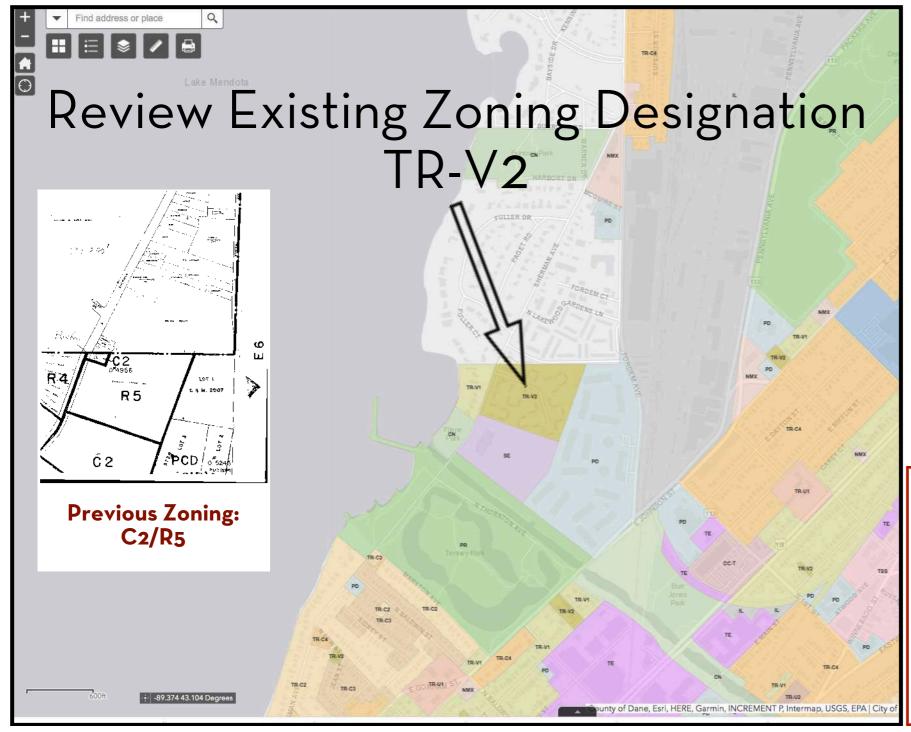
thence \$ 63°29'40" E, 131.10 feet; thence \$ 27°14'52" W, 17.27 feet to the point of beginning.

This description contains an area of 6,645 Square Feet or 0.15 Acres, more or less

City and Town of Madison were supportive of attachment and petition submitted in Fall of 2021.

Parcel was attached to City of Madison effective 01.22





# Review Zoning District:

## TR-V2 (Current):

Max Height: 3 stories/40'-0" Conditional Use for Multifamily

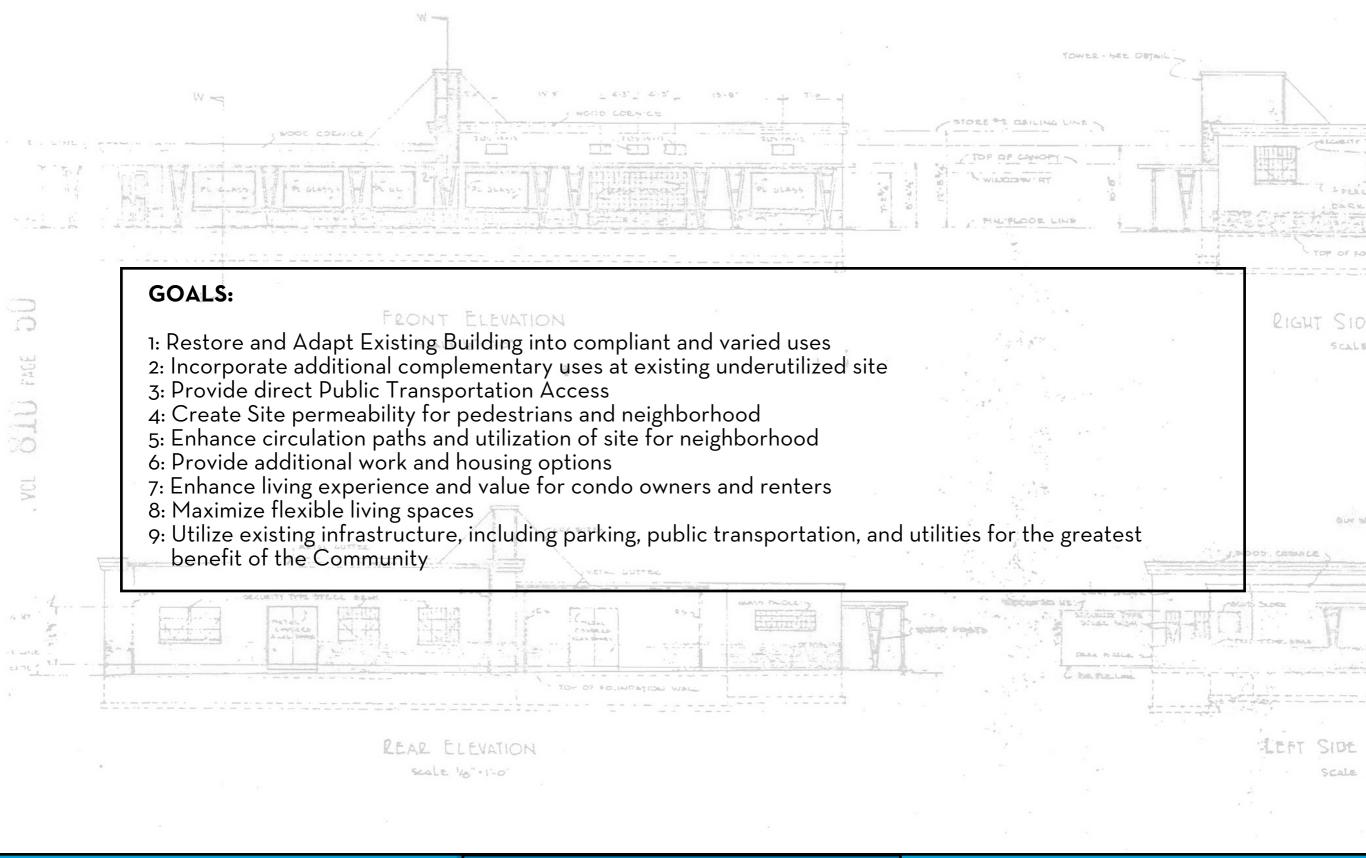
Statement of Purpose .The TR-V Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of mature residential areas and to accommodate a full range of life-cycle housing while encouraging a suitable environment for family life. The districts are also intended to

A: Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.

# Challenges:

### **Table 28C-1:**

- -Does NOT allow Live/Work Units
- -Limited retail use of landmark site or building



### SUBCHAPTER 28D: - MIXED-USE AND COMMERCIAL DISTRICTS

### 28.060 - GENERAL PROVISIONS FOR MIXED-USE AND COMMERCIAL DISTRICTS.

(1) Statement of Purpose.

Mixed-use and commercial districts are established to provide a range of district types, from the **small neighborhood center** to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

### 28.064 - NEIGHBORHOOD MIXED-USE DISTRICT.

## **Statement of Purpose**

The NMX District is established to encourage and sustain the viability of commercial nodes that serve the shopping needs of residents in adjacent neighborhoods. The district is also intended to:

- (a) Encourage pedestrian, bicycle and transit use as a means of accessing these commercial areas.
- (b) Encourage diversification of uses, including residential, commercial, and civic uses, in order to enhance the vitality and appeal of these areas.
- (c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

Proposed Rezone:

# NMX Neighborhood Mixed Use

Complies with Medium Residential Comp Plan recommendation Meets Neighborhood Plan Goals Meets Statements of Purpose Allows use of Existing Building for a variety of uses Allows Live/Work Units

Neighborhood Mixed Use District						
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance.					
	5' if the distance between the curb and property line is less than 15'. See (a) below					
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.  5' if the distance between the curb and property line is less than 15'.					
	See (a) below and Downtown Setback Map and Setback Exceptions Map.					
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district					
Side yard setback:  Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line.	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width					
Side yard setback (for exclusive residential use)	One-story: 5 Two-story or higher: 6					
Side yard setback: other cases (i.e., infill between party wall storefront buildings).	None unless needed for access					
Lot area (for exclusive residential use)	500 sq. ft./unit					
Rear yard setback.	20					
Maximum lot coverage.	75%					
Maximum height. NOTE: Consistent with TR-V2 Zoning	3 stories/40 See (d) below					
Usable open space - residential only.	40 sq. ft./unit					



### TABLE 28D-2: NMX Allowable Uses

			Mixed-Use and Commercial Di	stricts					
								_	ental
	Ĭ	XWX	725	MXC	55	S.	RMX	幸	Supplemental
									3 4
Offices								l	
Artist, photographer studio, etc.	Р	,	P	,	,	P	,		
Insurance office, real estate office, sales office	P	,	P	P	p	P			
	P	-	P	P	P	P	P		
General office, professional office	Р	P	P	P	P	P	P		
Medical Facilities				1	1	ı	I	I	
	с	Р	Р	Р	Р	Р	P		
Hospital				С	c	С	c		Y
Medical laboratory				Р	c	с	c		
Physical, occupational or massage therapy	Р	Р	P	Р	Р	Р	P		
Veterinary clinic, animal hospital	С	Р	Р	Р	P	P	P		Y
Retail Sales and Services									
Animal boarding facility, kennet, animal shelter					c	С	С		Υ
Animal day care		С	С	С	С	P	Р		Υ
Animal grooming	С	Р	Р	Р	Р	Р	Р		
АТМ	Р	Р	Р	Р	Р	P	P		Y
Auction rooms			Р	Р	Р	Р	Р		
Bank, financial institution	Р	Р	Р	Р	Р	Р	Р		
Bicycle-sharing facility	Р	Р	Р	Р	Р	Р	Р	Р	Υ
Building material sales		С	С	С	P	P	Р		
Business sales and services	С	Р	P	Р	P	P	P		
Contractor's business with showroom or workshop			С	С	P	P	P		Y
Dry deaning plant, commercial laundry					P	P	P		
Farmers' market	Р	P/C	P	P	P	P	P		Y
Food and related goods sales	P	P	P .	P	p	P	p	P	Y
		0.00	-		-		-		
Free-standing vending	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	Y
Furniture and household goods sales	c	C .	P	P	P	P	P		
Garden center		С	С	Р	Р	P	P	Р	Y
General retail	Р	Р	Р	Р	P	P	P		
Greenhouse, nursery		С	С	Р	Р	P	P		Υ
Laundromat, self-service		Р	Р	Р	Р	P	Р		
Light manufacturing								P	Υ
Liquor store		Р	Р	Р	Р	P	Р		
Mobile gracery store	Р	Р	Р	Р	Р	P	P		Y
Mortuary, funeral home		Р	Р	Р	Р	P	P		
Non-accessory temporary outdoor events			С	С	С	С	С		Υ
Package delivery service					Р	Р			
Payday loan business					С	с			Υ
Photocapying	Р	Р	Р	Р	P	P	P		
Post office	Р	Р	P	P	P	P	P		
Service business	Р	Р	P	Р	P	P	P		
Small appliance repair	Р	P	P	P	P	P	P	P	Y
Small engine repair			c	c	c	c	c	P	· ·
	P		P	P	P	P	P		*
Sporting goods store, bait shop	P		P	P	P	P			
Storage locker (personal)	r	, , , , , , , , , , , , , , , , , , ,	l P	r			r		
Telecommunications center					Р	P			
Tobacco retailer		P	l P	P	P	P	P		Y
Food and Beverages									
Brewpub	с	С	Р	Р	P		P		
Catering	c	С	Р	Р	Р	P	Р	P	Y
	Р	Р	Р	Р	Р	Р	Р	Р	Υ
Incidental Alcohol Sales	C	С	P	Р	P	P	P		
Nightclub	С	С	С	с	с	С	с		Υ
Restaurant	С	Р	Р	Р	Р	Р	Р		
Restaurant-nightclub	С	С	С	С	с	С	с		Υ
Restaurant-tavern	с	с	Р	Р	P	Р	P		Υ
Tasting room		С	С	С	С	С	c		
Tavern		с	P	Р		P	P		Y
Commercial Recreation, Entertainment and Lodging								1	
Art Center	Р	Р	P	Р	P	P	P		
ı		,	P	P	p	P	p		Y
Bed and breakfast establishment					12	12	I C	1	C .
Bed and breakfast establishment	C								
Bed and breakfast establishment Health/sports dub Hostal	P	P	P	P	P	P	P		

### **Permitted Uses:**

Artist, photographer studio, etc.
Insurance office, real estate office, sales office
General office, professional office
Bicycle-sharing facility
Food and related goods sales
General retail
Service business
Coffee shop, tea house
Artisan workshop
Live-work unit
Keeping of chickens
Real estate sales office

### Conditional Uses:

Multi-family dwelling (13-24 dwelling units)



# Live/Work Units

#### Benefits to Owners.

- Build equity with their monthly payments
- Fully managed expenses, owning their own space allows them to know exactly the cost of doing business.
- May be able to depreciate the work portion of the unit
- · Other small businesses to support each other
- Built in clientele
- Can create rental income if not occupying live space
- If utilizing the live space, owners are able to eliminate the extensive costs of owning or renting a living space and business space
- Visibility
- Ownership builds confidence
- Most owners will be able to lower cost of doing business, they giving them a higher rate of success
- Should a unit owner decide to stop doing business, grow out of it, they could choose to only live there, rent the space out etc.
- Upward mobility and wealth building.
- We would love to see a wide range of diverse owners and businesses as we believe that accomplishes our and the community goals.

#### Business types we envision

- Attorney
- Realtor office
- In and out Café
- Art studio
- Insurance agent
- Mortgage company
- Work from home
- Startups
- Service companies, dog washes, etc.



#### Neighborhood Mixed-Use (NMX)

No minimum

1. Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area.

2. Restaurants, restaurant-taverns, taverns, restaurant-nightclub, nightclub, and brewpubs if located within three hundred (300) feet of another restaurant, restaurant-

tavern, tavern, or brewpub.

Multi-family dwelling
1 per dwelling

2.5 per dwelling

1 per unit up to 2-bedrooms, · space per add'l bedroom; 1 guest space per 10 units

Live/work unit 1/d.u. +1 per 2 employees

#### 28.141 - PARKING AND LOADING STANDARDS.

Statement of Purpose .This section establishes minimum and maximum parking requirements, and standards for the layout and design of parking spaces, lots and structures. It also includes shared parking incentives, and reduction of off-street parking in favor of transit or other travel modes. The standards in this section are intended to:

Encourage reduction of surface parking as a means of reducing dependence on private automobiles and reducing the pollution and congestion that are associated with automobile use.

Encourage reduction of impervious surface to control run-off.

Encourage reduction of surface parking as a means of fostering more compact development patterns and encouraging transit, bicycle and pedestrian circulation.

Minimize the adverse effects of off-street parking and loading on adjacent properties.

Minimize spillover on-street parking in neighborhoods.

Encourage shared parking arrangements that will support mixed-use development and compact development patterns.

Encourage bicycle circulation by providing bicycle connections, adequate parking, and storage space for bicycles.

Encourage parking locations that do not disrupt Madison's traditional streetscape.

(7)

Shared Parking Requirements.

The Zoning Administrator may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be located within one thousand three hundred twenty (1,320) feet of each use served.



General Land Use Classification	Weekdays			Weekends			
	2:00 a.m. — 7:00 a.m.	7:00 a.m. — 6:00 p.m.	6:00 p.m. — 2:00 a.m.	2:00 a.m. — 7:00 a.m.	7:00 a.m. — 6:00 p.m.	6:00 p.m. — 2:00 a.m.	
Office/Warehouse/Industrial	5%	100%	5%	0%	10%	0%	
Retail sales and services	0%	90%	80%	0%	100%	60%	
Restaurant (not 24 hour)	10%	70%	100%	20%	70%	100%	
Residential	100%	60%	100%	100%	75%	90%	
Theater	0%	40%	90%	0%	80%	100%	
Hotel: guest rooms (calculate conference and restaurant facilities separately)	100%	55%	100%	100%	55%	100%	
Conference/Convention Facilities	0%	100%	100%	0%	100%	100%	
Place of Worship	0%	25%	50%	0%	100%	50%	
School, Grades K-12	0%	100%	25%	0%	30%	10%	
Community Center, Library, Museum	0%	100%	80%	0%	100%	80%	



#### 28.129 - BIRD-SAFE GLASS REQUIREMENTS.

<u>Statement of Purpose</u>. The Bird-Safe Glass Requirements in this section are intended to reduce the heightened risk for bird collisions with glass on specified building designs and configurations.

<u>Applicability</u>. Subsection (4) applies to all exterior construction and development activity, including the expansion of existing buildings and structures, as specified therein.

<u>Bird-Safe Glass Treatment Requirements</u>. Glass areas on the following buildings or structures shall be treated to reduce the risk of bird collisions by incorporating a pattern of visual markers that are either: a) dots or other isolated shapes that are ·" in diameter or larger and spaced at no more than a two-inch (2")

by two-inch (2") pattern; or b) lines that are ½" in width or greater and spaced no more than 2" apart; low reflectance opaque materials; building-integrated structures like non-glass double-skin facades, metal screens, fixed solar shading, exterior insect screens, and other features that cover the glass surface; or other similar mitigation treatments approved by the Zoning Administrator.

<u>Buildings or structures over 10,000 square feet</u>. For any building or structure over 10,000 square feet in size (floor area of above-grade stories), bird-safe glass treatment is required as follows:

For building façades where the first sixty (60) feet (see REVISED Figure 2) from grade are comprised of greater than or equal to fifty percent (50%) glass:

At least eighty-five percent (85%) of the glass must be treated; and

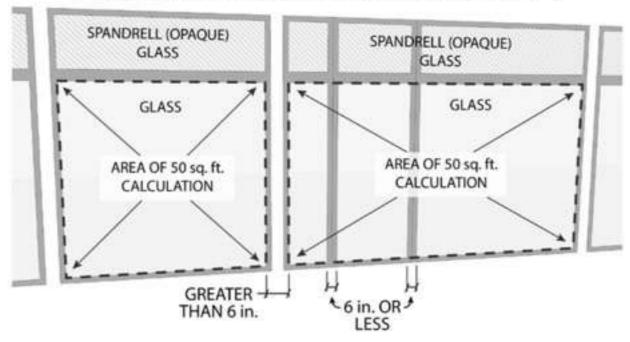
All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. See Figure 3.

For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass:

At least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated; and

Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated.

# SPANDRELL (OPAQUE) GLASS MUST HAVE A REFLECTIVITY OF 14% OR LESS IN ORDER TO NOT BE COUNTED IN GLASS AREA CALCULATIONS







Proposed Porling- 10 st II 2

Esting Bus Stor

Esting Porling- 10 state

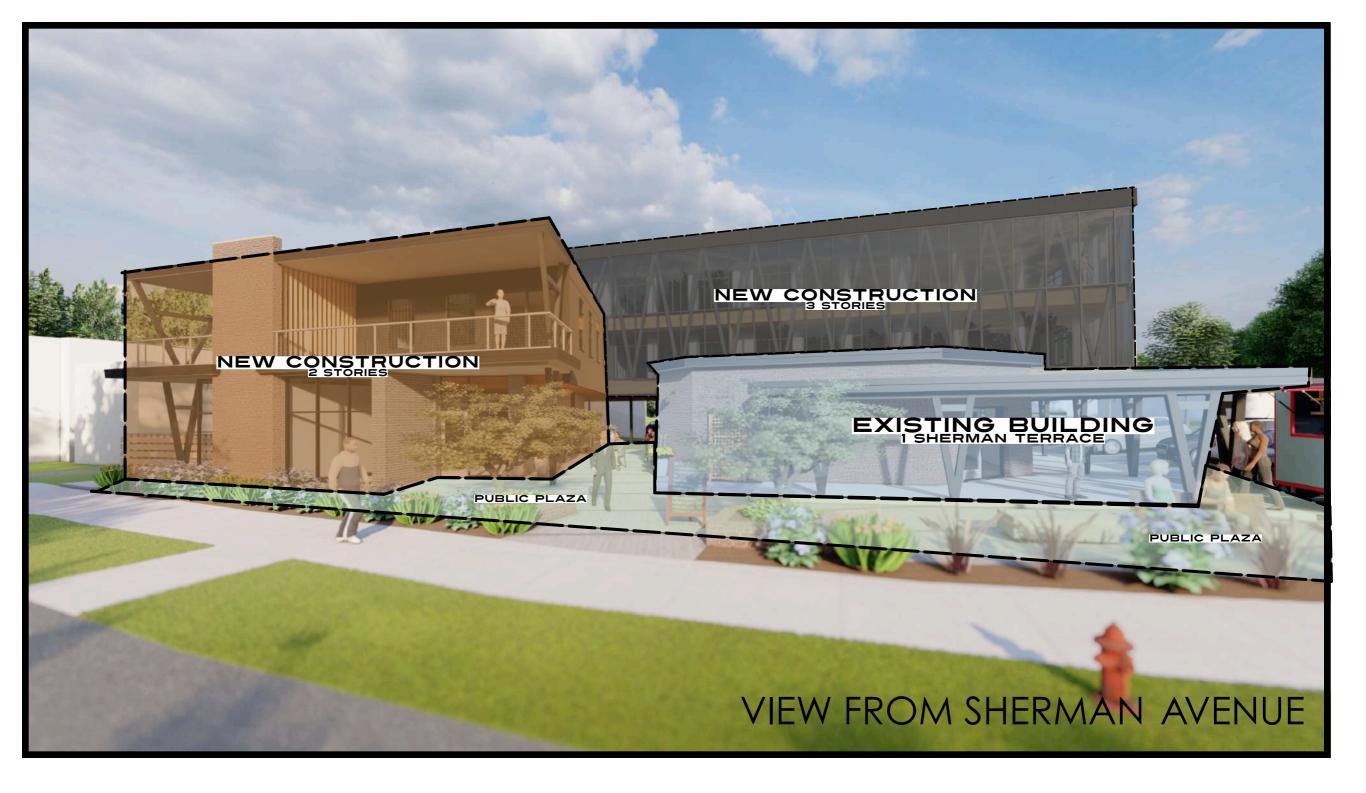
Esting Street Porling

Esting Street Porling

Pedestrian plaza and entries at ground level

Parking Locations

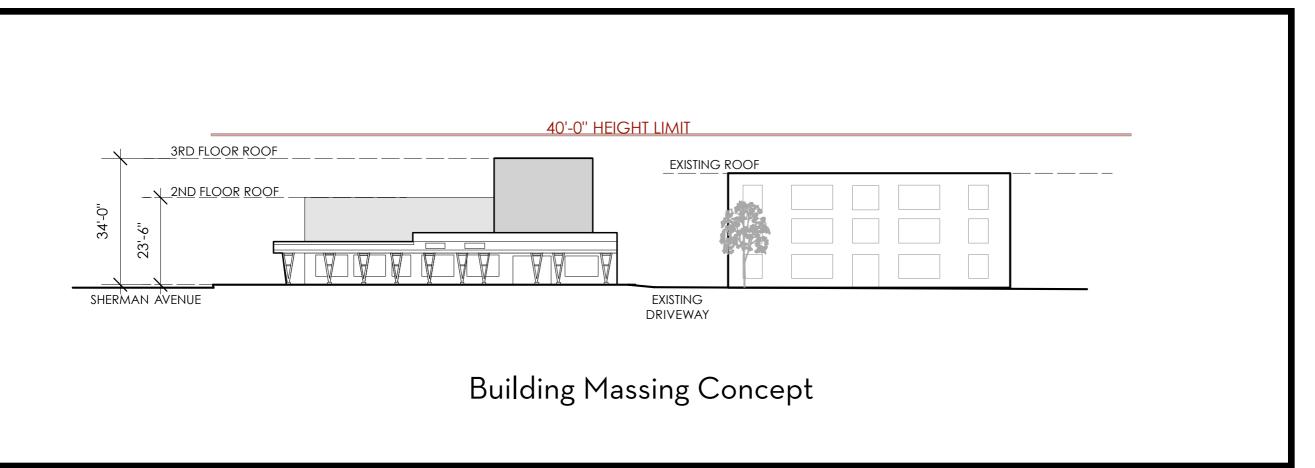








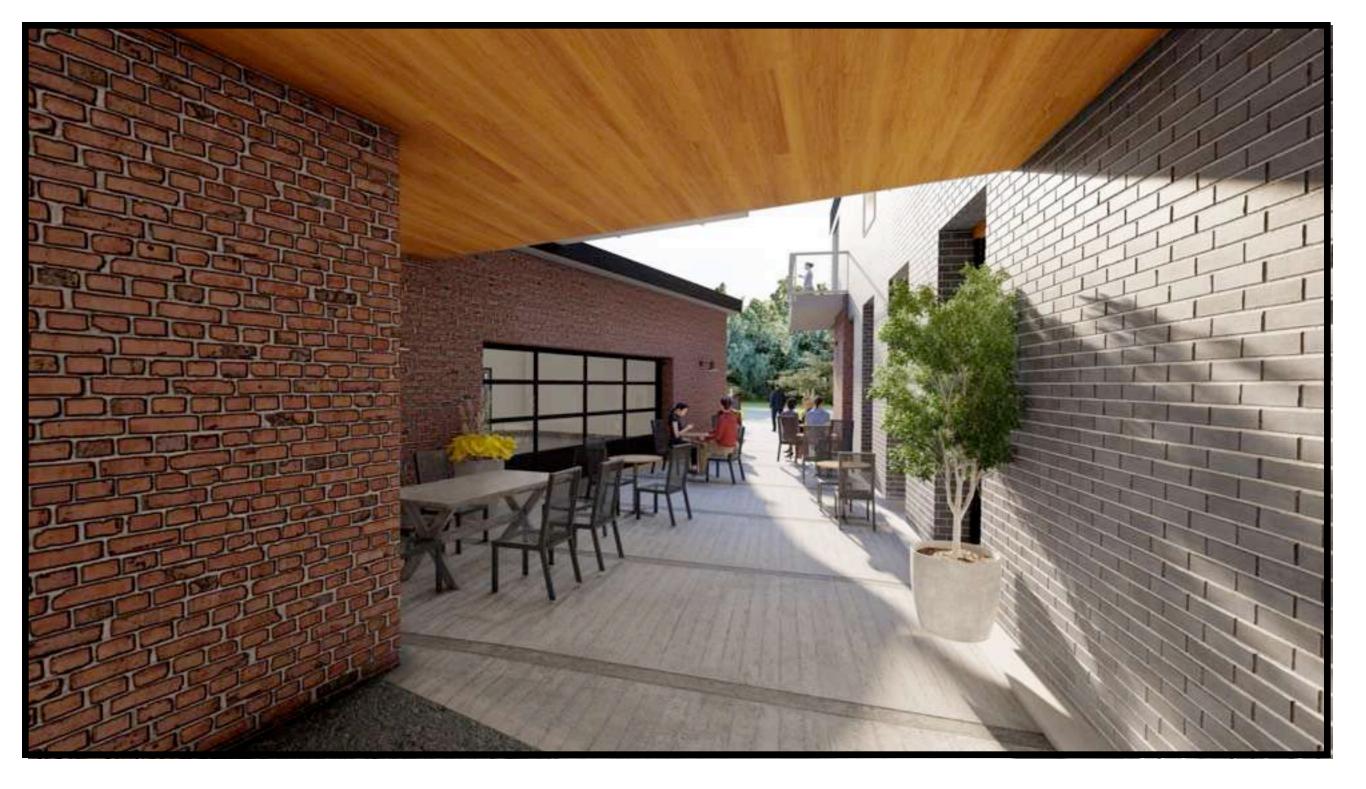
















Flexible living spaces





Flexible living spaces

# **Summary:**

Total Site Area after attachment: 16,938 s.f. Total Existing Commercial Space: 3,600 s.f.

Proposed Live/Work Units: **5**Proposed Residential Units: **12** 

Total Proposed Residential Units: 17

Proposed Density: 43.7 units/acre

10 Existing Parking Stalls

10 Proposed interior Parking Stalls

# **Process:**

- 1: Rezone parcel from TR-V2 to NMX
- 2: Conditional Use for Multi-Family
- 3: Public Works to determine resolution of Sanitary Sewer Easement
- 4: Neighborhood and Condominium Association for continued input
- 5: Plan Commission for recommendation of Rezone and Conditional Use
- 6: Common Council for approval

