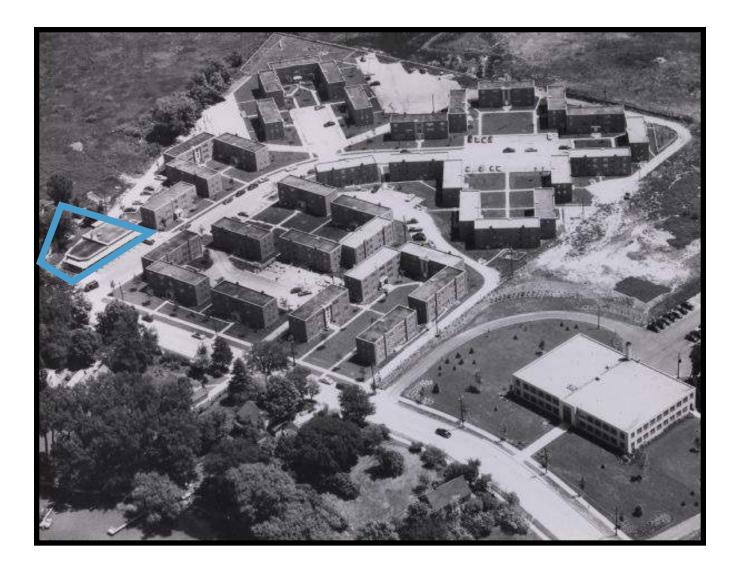
P O P U L A N C E

1 SHERMAN TERRACE MADISON, WI

PRELIMINARY ANALYSIS LAND USE AND REZONING

Prepared for: **Kevin Firchow, AICP** Principal Planner City of Madison 05.19.21





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 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 a Historic Context"; Wyatt, 4.9.09

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CURRENT ZONING AND PRESERVATION PLANS

Current Zoning- TR-V2

City Preservation Plan

Proposed Landmark: <u>No Information found</u> Commercial Preservation Review Area: <u>No Information found</u> Historic District: <u>NO</u> Individual Historic Sites: Subject Parcel <u>Not Listed or identified</u>

Summary:

Site is not in a Historic District and has not been identified as a proposed Landmark.

Site is outside the Downtown District Boundaries



EXISTING BUILDING AND CONTEXT REVIEW



ORIGINAL Rennebohm Pharmacy

Year Built: 1950 Historic Use: Commercial Current Use: Office Architectural Style: Mid-Century/Streamline/Moderne elements Wall Material: Brick/Steel On National Register: NO On State Register: NO Designated Local Landmark: NO In Historic District: NO Parcel adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission: No

Drug Stores Rennebohm Drug Stores Fridag. June 23rd. 1659 SUERMAN AVENUE s at g Stores Only! СКЕАМ ГОА ЯПАМРОФ 49 EE KIDDIE KOF BUILDEN MARKA STE MARKA STE LOONS CLEANS * *G TISSUE 49 DIES 15 ----ALABN CLOCK SCOUT 69* PINKING SHEARS 14 IAIO ALIH ñ 39 TENNIN BALLES COVER SET 39° 3 - 12 Ī TTHEFY SET DIPPER 49 . CR •UTTYS JUSS 59 ٦ STATIONER 39 BATH SPRAY 0 STORY BOOKS 19" PANDA SPECIAL BATH BRUSH 49° GIANT JELLS 19 1300 GIFT MAG ASPIRIN IN PAUL ¢e 3000 · · · 10# MINERAL OIL na na 134 10e . 10e Milk of Mognesia - 13c 0.5077 Better DRUG STORES

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LAND USE SUMMARIES:

Existing Building:

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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

OBJECTIVES:

- 1: Adapt Existing Building into varied uses emphasizing pedestrian access
- 2: Utilize Transportation Sharing Programs to reduce the amount of traffic/Parking/Overall Living Expenses
- 3: Incorporate Additional Structures on site at existing hard surface parking areas
- 4: Provide direct BRT Access
- 5: Create Site permeability for pedestrians and neighborhood

ZONING REQUIREMENTS:

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Total Site: Approximately 15,000 s.f. (0.32 A) Current Zoning: TR-V2 Proposed Density: 12 Residential Units 3 live/work Units 2,500 s.f. Commercial Space

Proposed Rezoning Requirements

-Mixed Use -15 units (45 Units/Acre) -2-3 Stories -Shared transportation goals -BRT Access -Site permeability

REVIEW ZONING DISTRICTS:

TR-V2 (Existing):

Mixed Use Allowed This zoning is Adjacent to Parcel at Sherman Terrace Max Height: 3 stories Lot Area: 2000 s.f./d.u. 0.32 A = 14,000 s.f. = 7 units allowed Conditional Use for Multifamily **Comment: Does not meet Project Goals**

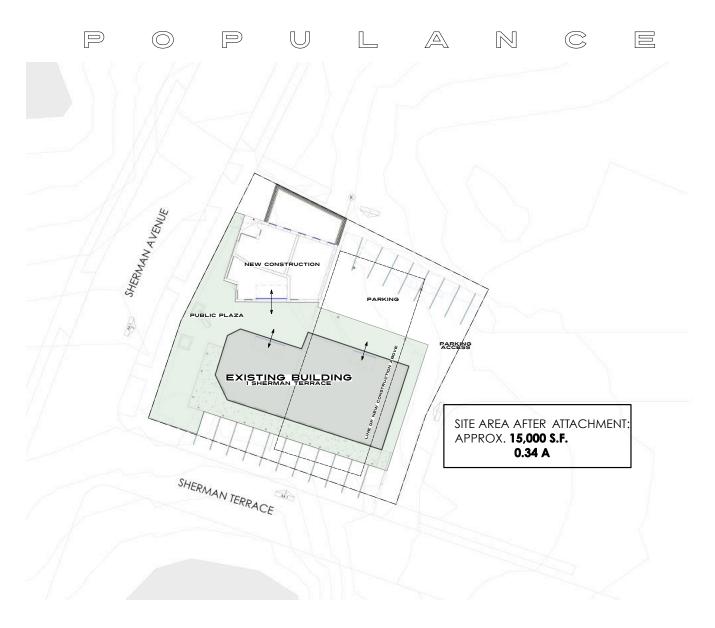
TR-U2 (PROPOSED)

A

28.051

Mixed Use Meets Statement of Purpose Max Height: 6 stories Lot Area: 750 s.f./d.u. 0.32 A = 14,000 s.f. = 18 units allowed Conditional Use for Multifamily Encourages multiple Transportation Options

Single-famil attached (>8	Single-famil	Two-famil Two	Two-famil -	Multi-famil (>8								
units)	detached	unit	Twin	units)	Nonresidential							
800/d.u.	3,000	4,000	3,000/d.u.	500/d.u. + 250 per bedroom >2	6,000							
20/d.u.	30	40	25/d.u.	50	50							
15	15	15	15	15	15							
30 ft. or up to 20% greater than block average	30 ft, or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft, or up to 20% greater than block average	n/a							
E"terior end walls: 6	One-stor: 5 Two-stor: 6 Lot width <50: 10% lot width	Two-stor: 6 See (a) below	One-stor: 5 Two-stor: 6 See (a) below	10	One-stor: 5 Two-stor or more: 6							
12	12	12	12	12	15							
Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Equal to building height but at least 30							
3 stories/40	3 stories/40	2 stories/35	2 stories/35	6 stories/78	40 1413/2658							
		Madison WI Code	of Onlinemas									
See (b) below	See (b) below	See (b) below	See (b) below	See (b) below								
90%	75%	75%	75%	80%	75%							
n/a	n/a	n/a	n/a	n/a	50%							
100	320	320	320	140/d.u.	n/a							
2 1 32 La EN 1 11 3	20/d.u. 15 30 ft. or up to 20% greater than block werage E*terior end walls: 6 12 Lesser of 2.5% tot depth or 2D 3 stories/40 See (b) below 20%	20/d.u. 30 15 15 15 15 30 ft or up to 20% greater than block average 20% greater than block average 10 ft or up to 20% greater than block 00% store for Los with <50: 10% lot width <50:	20/d.u. 30 40 15 15 15 15 15 15 30 ft or up to 20% greater than block average 20% greater than block average 20% greater than block average Cherster: 5 Two-stor: 6 Lot width <50: 10% blot width Two-stor: 6 See (a) below 12 12 12 Lesser of 25% of depth or 20 Lesser of 25% Lot depth or 20 Lesser of 25% Lot depth or 20 3 stories/40 3 stories/40 2 stories/35	20/d.u. 30 40 25/d.u. 15 15 15 15 15 15 15 30 ft. or up to 20% greater than block 200 ft. or up to 20% greater than block 30 ft. or up to 20% sec (b) below 12 12 12 Lesser of 25% tot depth or 20 12 tories/35 2 stories/35 2 stories/35 2 stories/35 See (b) below N/a n/a n/a n/a n/a	300/4 u. 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SITE CONCEPT



















PROCESS:

1: CSM 2: Rezone 3: Conditional Use 4: Public Works 5: Neighborhood Association 6: Plan Commission 7: Common Council

NOTE: Site is not in an Urban Design District. Need to confirm if a review is still required.

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