
THE REYNOLDS SITE REDEVELOPMENT

124 NORTH LIVINGSTON & 710 EAST MIFFLIN STREET
MADISON, WISCONSIN 53583



RE-ZONING APPLICATION & DEMOLITION PERMIT SUBMITTAL PACKAGE

PROJECT TEAM:



Ownership:

Westwood Madison, LLC
4920 Roswell Road - Suite 45B-104
Atlanta, Georgia 30342

Contacts:

Mr. Eric Edee
eric@westwoodlands.com

Mr. Paul Marotte
pmarotte@gmail.com
(404) 502-0427



Architects & Planners:

JLA Architects
2418 Crossroads Drive – Suite 2300
Madison, Wisconsin 53718

Contact:

Mr. Joseph Lee
jlee@jla-ap.com
(608) 442-3860



Neighborhood Association:

Tenney/Lapham Neighborhood Association
901 East Johnson Street
Madison, Wisconsin 53703

Contact:

Mr. David Waugh

PROJECT DESCRIPTION :

At its completion, this proposed redevelopment project will transform this under-utilized property into a luxury residential dwelling community – giving additional residential choices to those that wish to call Madison, and this neighborhood in particular, 'Home'. It will be a logical transition from the newly completed 12-story 'Constellation' development to the existing Tenney/Lapham neighborhood. This project will continue the momentum of the revitalization of Downtown East.

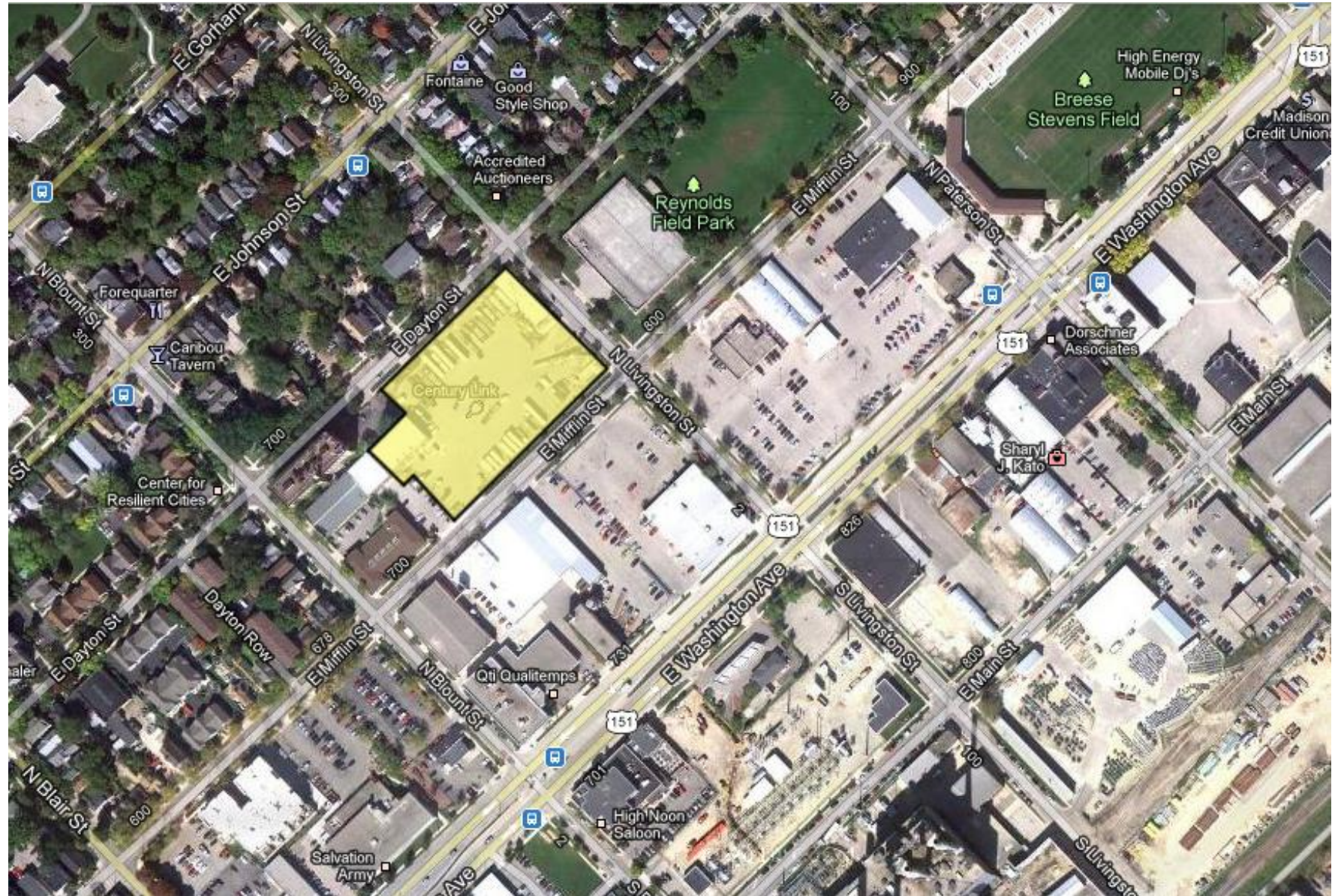
Application Request:

To accommodate this redevelopment project, we respectfully request that the City of Madison Plan Commission & Common Council consider & approve the following application requests:

- *A request for a change in the zoning of the site – from a Planned Unit Development (PUD) classification to a Traditional Residential-Urban 2 District (TR-U2) classification.*
- *A request for a Demolition Permit for a small metal building.*

The approval of these two requests will allow the development team to move forward with the planning & design of the project. This design process will include further input from the City of Madison's Development Assistance Team, Urban Design Commission, and Tenney/Lapham Neighborhood Association.

It is understood that the development team will have to make a subsequent submittal to the Plan Commission for a Conditional Use Approval. This future submittal will provide the additional information required for a more complete/detailed evaluation of the redevelopment proposal – including detailed site plans, engineering plans, and building plans.



Location & Legal Description:

The project site is the 2.6 acre 'Reynolds Crane Parcel' – located on the northeast portion of the block bounded by East Mifflin Street, North Livingston Street, East Dayton Street, and Blount Street. This is directly across East Mifflin Street from the 'Constellation' Multi-Family Project. The Legal Description for the Parcel is as follows:

The Northeast 3.6 feet of Lot Seventeen (17), all of Lots Eighteen (18) and Nineteen (19), and the Northeast 14.6 feet of Lot Twenty (20), Mendota Realty, Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin.

Also, that part of the Vacated Alley in the above Plat lying within the above described parcel of land.

TAX ROLL PARCEL NUMBER: 251/0709-133-0103-5

PRIMARY ADDRESS AS LISTED ON TAX ROLL: 124 N. LIVINGSTON ST.

Lots Nine (9) to Sixteen (16), both inclusive, and the Southwest 29.4 feet of Lot Seventeen (17) and the Southwest 7.4 feet of Lot Twenty (20), and all of Lots Twenty-one (21) to Thirty-two (32), both inclusive, and a part of Lot Thirty-three (33) described as follows: Commencing at the North corner of Lot 33; thence Southwesterly along the Northwestern line of said Lot, 19.1 feet; thence Southeasterly to a point 3.6 feet Easterly from the South corner of said Lot; thence Easterly 18.4 feet along the Southeasterly line to the East corner of said Lot; thence Northwesterly along the Northeasterly line of said Lot to the point of beginning; all of the above in Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin.

Also, all that part of the Vacated Alley in the above Plat lying North of the Southwesterly 7.4 feet of Lot 20, and North of Lots 21 to 32, both inclusive.

Part of Lot Thirty-three (33), Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the South corner of said Lot; thence Northwesterly along Southwest line thereof to West corner of said Lot; thence Northeasterly along the Northwestern line of said Lot 2.9 feet; thence Southeasterly to a point on the Southeasterly line of said Lot 3.6 feet Northeasterly of the South corner of said Lot; thence Southwesterly on Southeasterly line of said Lot to point of beginning.

Lots Thirty-four (34) to Thirty-nine (39), inclusive, Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin.

Part of Lot Forty (40), Mendota Realty Co. Replat of N.W. One Half of Block 134, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at North corner thereof; thence Southeasterly along Northeasterly line of said Lot 40 to the East corner thereof; thence Southwesterly along Southeasterly line of said Lot, 14.4 feet; thence Northwesterly to Northwestern line of said Lot and 15.1 feet Southwesterly of the North corner thereof; thence Northeasterly 15.1 feet along said Northwestern line to the point of beginning.

Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and the Northeasterly 58 feet of Lot Sixteen (16), Block One Hundred Thirty-four (134), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, to-wit: Beginning at the most Easterly corner of said Block 134; thence South 45 degrees 01' 43" West, 454.23 feet; thence North 45 degrees 02' 03" West, 132.23 feet; thence North 45 degrees 03' 22" East, 454.42 feet; thence South 44 degrees 57' 15" East, 132.01 feet to the point of beginning. Including that portion of said Block formerly being a part of "Market Place", now vacated.

TAX ROLL PARCEL NUMBER: 251/0709-133-0108-5

PRIMARY ADDRESS AS LISTED ON TAX ROLL: 710 E. MIFFLIN ST.

The Real Property or its address is commonly known as 124 N. Livingston Street and 710 E. Mifflin Street, Madison, WI 53583. The Real Property tax identification number is 251/0709-133-0103-5 and 251/0709-133-0108-5.



Existing Conditions:

A large portion of this site is currently being used by the current land-owners as a storage lot for industrial cranes and moving vans that are used in the operations of their business. Large 18-wheel trucks and large multi-ton cranes attempt to navigate the residential roads on a daily basis. This large industrial operation is incompatible with the neighborhood and causes occasional safety concerns. The parcel is completely paved with no green space.

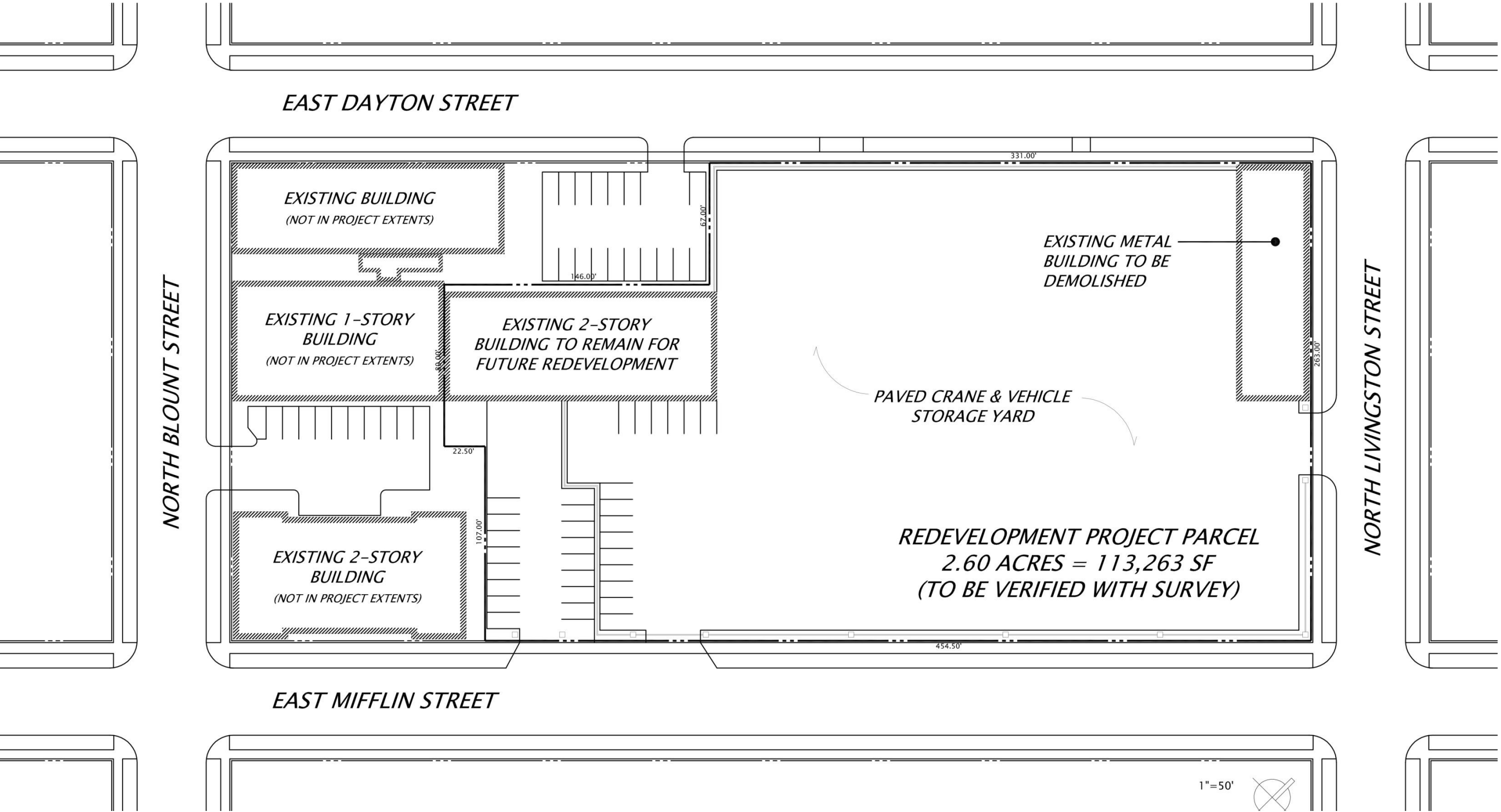
There are two (2) buildings on this site:

- A small masonry building used for storage/light industrial uses. This redevelopment proposes to maintain this building as is – including its current use – with the potential for redevelopment at a future date.
- A small metal building is located on the corner of East Dayton and North Livingston Streets – this redevelopment plan proposed to demolish this building.

Historically, the site was a wetland area, which was filled in the early 1900's with fly ash which contains combustion residuals. Records show that the property had eleven registered petroleum storage tanks, six of which have been removed and investigated, three of which are in service above ground tanks and comply with the current standards. The City of Madison Garage that was on the southern portion of the site had two underground storage tanks that were removed but were never investigated.

Any soil excavation will need to be managed properly and any soil hauled off will need to be placed in an environmentally safe landfill.



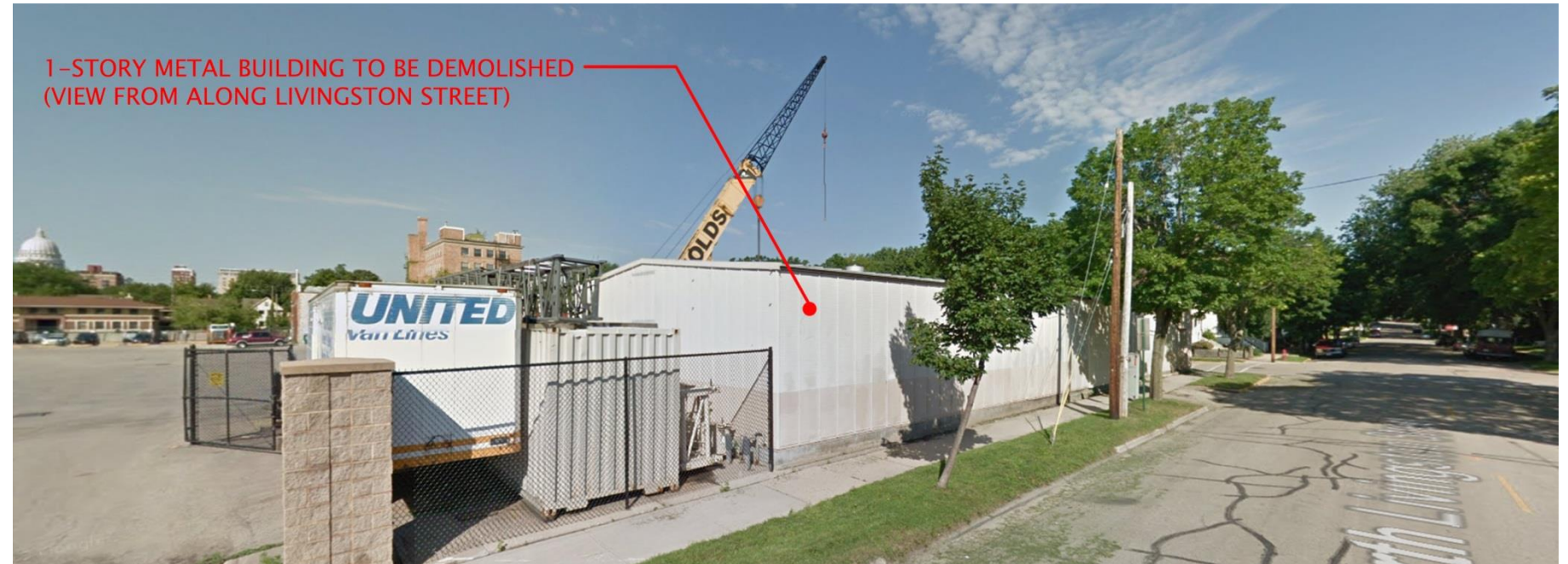


REYNOLDS REDEVELOPMENT – EXISTING PARCEL
1"=50'



Demolition:

This redevelopment proposal includes the demolition of the small metal accessory building located on the corner of East Dayton and North Livingston Streets. This building has no significant architectural character and/or use. Photos of this building are included on this page.



Proposed Use:

Preliminarily, the proposed redevelopment contains the following uses – which would be Conditional Uses under the TR-U2 Zoning District.

- Up to 196 Multi-Family Residential Units in new construction on the vacant portion of the site (after demolition).
- Multi-family and/or office uses as part of the rehabilitation/redevelopment of the existing two-story masonry building. Please note the exact unit count shall be determined as the design is developed.
- The parcel's aggregate density shall meet the requirements/limitations of the City of Madison's TR-U2 Zoning District.
- Off-street parking shall be provided at a minimum parking ratio of 1.0 automobile spaces per residential unit.
- Internal operational space and common space amenities for the residential community.

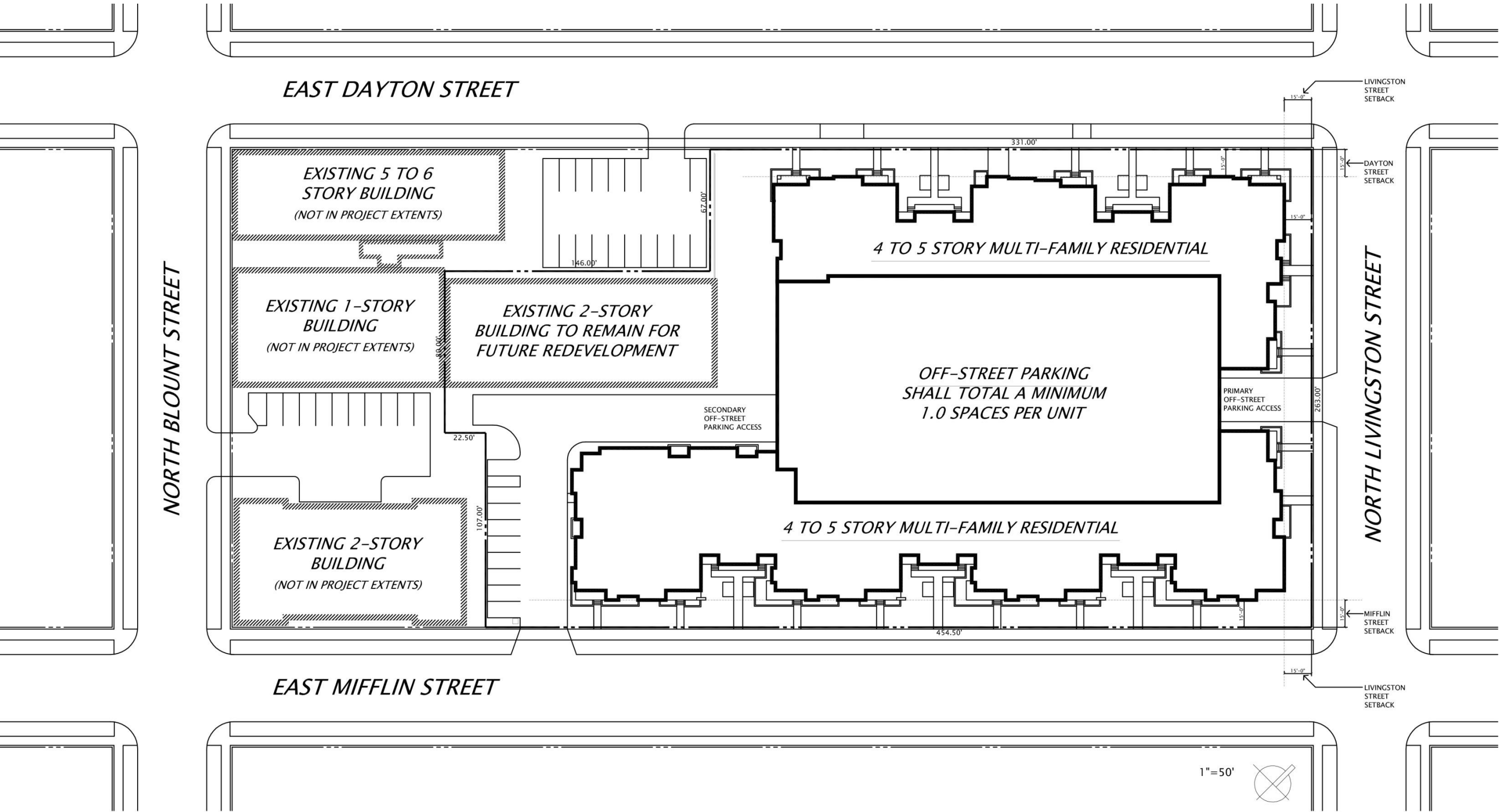
Please Note: The current land owner - Reynolds Rigging & Crane - maintains the right to fully operate all aspects of their current business until the property is redeveloped as proposed.

Redevelopment Project Design

All site planning & building design elements - including bulk requirements, setbacks, height, and open space - will meet the requirements of the City of Madison's TR-U2 Zoning Classification for Multi-Family (>8 Units) Developments.

The development team has worked in a collaborative effort with the City of Madison Planning staff and the Tenney/Lapham Neighborhood Association to develop a conceptual design that strives to meet the objectives of these stakeholders.

- The site will be designed with 'New Urbanism' characteristics to create a cohesive residential community that has a 'sense of place'.
- The building will address the residential streets - public & private - with their orientation, form, and access.
- Residential Units will wrap or conceal the off-street parking - with off-street parking primary access off of North Livingston Street.
- The primary lobby (for guests) will be located on the corner of East Mifflin and North Livingston to help minimize excess traffic on East Dayton.
- Building masses shall be broken up to bring the scale of the building down while still maintaining an urban form that holds the street edge.
- Most residential units shall have a balcony - integrated into the overall design of the building.
- The proposed building(s) shall be designed in a contemporary/transitional aesthetic - with masonry veneer, fiber-cement siding, and larger windows.
- Most ground floor units shall have direct entries from the street level.
- Unit mix & sizes are not finalized. Therefore, architectural images are presented to introduce the architectural character. Exterior elevations may change as designs are developed and the project progresses through the Conditional Use Approval Process.



REYNOLDS REDEVELOPMENT – PROPOSED REDEVELOPMENT CONCEPT
1"=50'



Conceptual Architectural Character
View of the Corner of Mifflin & Livingston Streets



Conceptual Architectural Character
View along Mifflin Street – Looking North



Conceptual Architectural Character
View along Mifflin Street – Looking West



Conceptual Architectural Character
View along Mifflin Street – Looking North



Conceptual Architectural Character
View along Dayton Street – Looking South



Conceptual Architectural Character
View along Dayton Street – Looking East



Conceptual Architectural Character
View along Dayton Street – Courtyard Concept



Conceptual Architectural Character
View along Dayton Street – Looking Southwest