



PREPARED FOR THE PLAN COMMISSION

Project Address: 1429 Monroe Street
Application Type: Conditional Use
Legistar File ID # [44180](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: University of Wisconsin–Madison, c/o Gary Brown, University Facility Planning & Management; 30 N. Mills Street; Madison.

Requested Action: Approval of a conditional use to allow construction of an addition to the University of Wisconsin–Madison Police and Security Facility at 1429 Monroe Street on the University of Wisconsin-Madison campus.

Proposal Summary: The University of Wisconsin–Madison is requesting approval to construct a two-story, 24,840 gross square-foot addition along the western wall of its existing police station in the 1400-block of Monroe Street. Construction of the addition is scheduled to commence as soon as all regulatory approvals have been granted, with completion anticipated in August 2017.

Applicable Regulations & Standards: Public safety and service facilities are identified as a permitted use in the CC-T (Commercial Corridor–Transitional District) per Table 28D-2 in Section 28.061 of the Zoning Code. Section 28.067(4)(a) states that any new buildings and additions exceeding 50% of a building’s original floor area that exceed 25,000 square feet floor area for an individual establishment requires approval as a conditional use. Section 28.183 provides the process and standards for the approval of conditional use permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construction of an addition to the University of Wisconsin–Madison Police and Security Facility at 1429 Monroe Street subject to input at the public hearing, the conditions of the August 24, 2016 Zoning Board of Appeals variance approval, and the conditions from reviewing agencies submitted under Accela Project ID LNDSPR-2016-00024.

Background Information

Parcel Location: The project site is an approximately 2.15-acre parcel with a primary frontage along the southerly side of Monroe Street between Regent Street and N. Randall Avenue, with secondary frontage along N. Randall adjacent to the Southwest Bike Path; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject parcel is developed with the existing two-story, 17,323 square-foot University of Wisconsin Police and Security Facility located at 1429 Monroe Street and the one- and two-story, 12,515 gross square-foot Air Force ROTC Building located at 1433 Monroe Street. The area surrounding the buildings is improved as Lot 16, a 142-parking stall surface lot operated by the University. The site is zoned CC-T (Commercial Corridor–Transitional District).

Surrounding Land Uses and Zoning:

North: Camp Randall Stadium and Camp Randall Memorial Park, zoned CI (Campus-Institutional District);

South: Southwest Bike Path; The Regent Apartments, zoned TSS (Traditional Shopping Street District);

West: UW Credit Union, Fire Station 4, zoned CC-T (Commercial Corridor–Transitional District);

East: Varsity Quarters mixed-use development, zoned TSS.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and neighboring properties on the south side of Monroe Street for Community Mixed-Use development, while properties to the north of the site, including Camp Randall Stadium, identified as part of the University of Wisconsin–Madison Campus.

The subject site is also located within the boundaries of the Regent Street-South Campus Neighborhood Plan, which recommends that the site and the block bounded by Monroe Street, N. Randall Avenue and Regent Street be developed as “Community Mixed-Use”, described as “a relatively high-density mix of residential, retail, office, institutional, and civic uses in a compact urban setting”. The neighborhood plan recommends redevelopment at a minimum of 3 stories and a maximum of 10 stories for this site, with 15-foot setbacks above the sixth floor. A 5-foot setback from Monroe Street and a 10-foot setback from N. Randall Avenue are also recommended.

Zoning Summary: The site is zoned CC-T (Commercial Corridor–Transitional District):

Requirements	Required	Proposed
Front Yard	0’ Minimum, 25’ Maximum; a min. of 50% of the street-facing building wall shall be set back no more than 25’	15.7’
Side Yards	6’ for two-story	30’ west of ROTC; 43’ east of UWPD
Rear Yard	Lesser of 20% of lot depth or 20’	Will comply
Maximum Lot Coverage	85%	Will comply
Maximum Building Height	5 stories / 68’	2 stories
Auto Parking	No minimum per CC-T and as determined by Zoning Administrator	147
Bike Parking	As determined by Zoning Admin.	10 for addition
Loading	0	0
Building Forms	Civic-Institutional Building	(Variances approved on August 25)
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park	
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Environmental Corridor Status: The subject site is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including daily Metro Transit service nearby on Regent Street, Breese Terrace, and W. Johnson Street.

Project Description

The University of Wisconsin–Madison is requesting approval of a conditional use to construct a 24,840 square-foot addition to its existing University of Wisconsin Police and Security Facility located at 1429 Monroe Street. The proposed addition will be two stories tall to match the existing police facility constructed in 1989 and will replace a portion of a campus surface parking lot (Lot 16) located between the existing building and the adjacent Air Force ROTC building at 1433 Monroe Street. A small detached garage located adjacent to the southwestern corner of the police station will be demolished to accommodate the addition, which will extend the full length of the westerly and southerly walls of the existing building.

The first floor of the addition will include approximately 25 enclosed parking stalls accessed by two pairs of overhead doors; one pair will provide access from Monroe Street, with the other pair of doors to open into a reconfigured Lot 16 south of the building. The first floor will also include a sallyport at the southeasterly corner of the building, which will open into the rear of the existing police station. The second floor of the addition will include a number of office spaces as well as a training room. A detailed breakdown of the proposed spaces is included in the letter of intent, and is depicted on the floorplans that accompany the application. The exterior of the addition will be clad in two-toned face brick. Of note, the western wall of the addition will adjoin the eastern wall of the ROTC building, which will create a continuous street wall along Monroe Street compared to the existing condition.

Analysis and Conclusion

Public safety and service facilities are identified as a permitted use in the CC-T (Commercial Corridor–Transitional District), and the University originally submitted the proposed addition to the University of Wisconsin Police and Security Facility for site plan approval as a permitted use. However, any new buildings or additions to existing buildings in CC-T zoning that exceed 50 percent of a building’s original floor area and call for 25,000 square feet or more of gross floor area for an individual establishment require approval as a conditional use. Because the addition will more than double the size of the facility and bring the overall size of the building to approximately 42,140 gross square feet, Plan Commission approval of a conditional use is required.

In reviewing the project, the Zoning Administrator determined that the proposed addition would not comply with the requirements in Section 28.060(2)(b) of the Zoning Code, which requires facade articulation at 40-foot intervals for new buildings or additions to existing buildings over 50 percent of floor area in the Mixed-Use and Commercial zoning districts, and Section 28.060(2)(d), which prescribes the amount and design of door and window openings on facades facing primary abutting streets. In order to proceed with the project as designed, the University submitted a variance request to the City’s Zoning Board of Appeals for relief from these provisions, citing the particular needs of their public safety and service facility and the difficulty of providing the level of orientation to and interaction between Monroe Street and the building. The Zoning Board of Appeals granted conditional approval of the requested variances at its August 25, 2016 meeting; the Zoning Administrator’s report to the Board is attached for reference.

The Planning Division believes that the Plan Commission can find the conditional use standards met to allow construction of the proposed addition. The enlarged facility should have little or no impact on the uses, values, and enjoyment of surrounding properties in the 1400-block of Monroe Street opposite Camp Randall Stadium, and the infilling of the street frontage between the existing police facility and Air Force ROTC should be an improvement compared to the parking lot that the addition will replace. While the building will not comply with all of the building form and orientation provisions in the Zoning Code due to the particular needs of the use, the

mass of the expanded building, as well as the associated landscaping that will be installed along the Monroe Street frontage, should result in an attractive addition to this block.

The Joint West Campus Area Committee voted at its August 24, 2016 meeting to recommend approval of the project to the Plan Commission.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to construction of an addition to the University of Wisconsin–Madison Police and Security Facility at 1429 Monroe Street subject to input at the public hearing, the conditions of the August 24, 2016 Zoning Board of Appeals variance approval, and the conditions from reviewing agencies previously submitted under Accela Project ID LNDSPR-2016-00024.