



PREPARED FOR THE PLAN COMMISSION

Project Address: 30 West Mifflin Street (District 4 – Ald. Verveer)
Application Type: Conditional Use
Legistar File ID # [41577](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

Applicant: James Brent; devCodeCamp; 333 North Plankinton Avenue #209; Milwaukee, WI 53023

Contact: Paul Jirovets; devCodeCamp; 333 North Plankinton Avenue #209; Milwaukee, WI 53023

Owner: Executive Management Inc; 30 West Mifflin Street; Madison, WI 53703

Requested Action: The applicant requests conditional use approval to establish an arts, technical, or trade school in an existing mixed-use building in the DC (Downtown Core) zoning district.

Proposal Summary: The applicant requests approval to establish a software engineering training facility within an approximately 1,600 square foot tenant space within an existing building. The Zoning Administrator has determined that the proposed use is considered an arts, technical, or trade school per the Zoning Code.

Applicable Regulations & Standards: Art, Technical, and Trade schools are listed as conditional uses in the DC zoning district. This proposal is subject to the standards for Conditional Uses [MGO Section 28.183(6)].

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that conditional use standards met and **approve** the request to establish an arts, technical, or trade school in the Downtown Core (DC) Zoning District at 30 West Mifflin Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 14,520 square foot subject property is located on the Capitol Square, at the northeast corner of West Mifflin and North Carroll Streets. The site is within Aldermanic District 4 (Ald. Verveer) and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing 10-story mixed-use building.

Surrounding Land Use and Zoning:

North: Place of worship zoned PD (Planned Development) with residential development, primarily zoned DR-1 (Downtown Residential 1) Beyond);

South: State Capitol, zoned Downtown Core (DC);

East: Office and mixed-use buildings, zoned DC (Downtown Core) and PD (Planned Development); and

West: Office and mixed use buildings, zoned DC.

Adopted Land Use Plan: The Comprehensive Plan (2006) includes this area within the “Downtown Core” sub district of Downtown. The area is recommended to support a variety of uses which include cultural, office, and institutional uses. The Downtown Plan (2012) includes similar recommendations.

Zoning Summary: The property is zoned DC (Downtown Core).

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant, devCodeCamp, requests conditional use approval to establish an “arts, technical, or trade” school within a property zoned Downtown Core (DC). This request is subject to the approval standards for conditional uses.

As discussed in the letter of intent, the school would provide software engineering training. The Zoning Administrator has determined that the proposed use falls under the Zoning Code’s definition of arts, technical, or trade school. As such, conditional use approval is required before establishing this use.

No exterior changes to the building or site plan are proposed. Per the application materials, the applicant plans to sublease an existing 1,600 square foot tenant space within the building’s fifth floor. The interior of the space will be outfitted with computer lab furniture; though no substantial interior renovations are anticipated. The applicant indicates students would be enrolled for 14 week sessions where they would spend approximately 10-11 hours a day in training. Hours of operation would be from 7:30 am until 7:30 pm, weekdays.

Based on the materials provided, the Planning Division does not anticipate the proposed use will result in different impacts compared to the surrounding office uses and believes the conditional use standards are met.

Recommendation

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that conditional use standards met and **approve** the request to establish an arts, technical, or trade school in the Downtown Core (DC) Zoning District at 30 West Mifflin Street. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

1. Obtain a Certificate of Occupancy for the change of use to a school (arts, technical or trade).

City Engineering Division (Contact Brenda Stanley, (608) 261-9267)

Due to the nature of this request, plans were not routed to this agency for comment.

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

Due to the nature of this request, plans were not routed to this agency for comment.

Fire Department (Contact Bill Sullivan, 261-9658)

Due to the nature of this request, plans were not routed to this agency for comment.

Water Utility (Contact Dennis Cawley, 261-9243)

Due to the nature of this request, plans were not routed to this agency for comment.

Parks Division (Contact Kay Rutledge, 266-4714)

Due to the nature of this request, plans were not routed to this agency for comment.

Metro Transit (Contact Tim Sobota, 261-4289)

Due to the nature of this request, plans were not routed to this agency for comment.