



Project Address: 702-726 S High Point Road & 601-701 S Junction Road
Application Type: PD(SIP) Alteration
Legistar File ID # [79963](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: St. Ambrose Academy, Inc.; 3 Pointe Place, Suite 150; Madison; Diane Marsland, representative.

Property Owner: Holy Name Catholic Center, Inc.; 702 S High Point Road; Madison; Michael Wick, representative.

Requested Action: Consideration of an alteration to an approved Planned Development–Specific Implementation Plan to allow a private school tenant in the existing Holy Name Heights/Bishop O'Connor Catholic Pastoral Center mixed-use development at 702-726 S High Point Road and 601-701 S Junction Road.

Proposal Summary: St. Ambrose Academy is seeking approval to amend the zoning text for the Holy Name Heights/ Bishop O'Connor Catholic Pastoral Center mixed-use development to allow 'schools, public or private' to be added to the list of permitted uses so that St. Ambrose can occupy space in the main building. St. Ambrose is a private religious middle and high school serving grades 6-12, which would occupy 23,730 square feet of space on the first and second floors of the main building. Future enrollment in the school will be capped at 280 students. St. Ambrose is hoping to begin renovations to the building in January 2024 for completion in August 2024 in time for the 2024-2025 school year.

Applicable Regulations & Standards: Section 28.098(6) states that alterations to Planned Developments may be approved by the Plan Commission if the requested alterations are consistent with the concept approved by the Common Council using the review standards in Section 28.098(2).

Review Required By: Plan Commission. Any exterior alterations related to the addition of the school will be reviewed by the Secretary of the Urban Design Commission prior to issuance of permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the proposed alteration to allow a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Catholic Pastoral Center mixed-use development at 702-726 S High Point Road/ 601-701 S Junction Road consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and **approve** the request, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: The subject site is an approximately 72.12-acre parcel generally located south of Watts Road and bounded on the west by S Junction Road (CTH M) and on the east by S High Point Road; Alder District 1 (Duncan); Middleton-Cross Plains School District.

Existing Conditions and Land Use: The subject site is developed with the approximately 229,700 gross square-foot Holy Name Seminary/ Bishop O'Connor Catholic Pastoral Center located on the eastern half of the property.

The three-story building with partially exposed lower level includes 57 market-rate apartments; offices for the Catholic Diocese of Madison and other Catholic-related groups; a chapel; various dormitories; a catering kitchen; pool; gymnasium; and auditorium. Parking areas surround the building and include a parking deck located west of the building. The site also includes three athletic fields located on the western half of the property and walking/nature trails throughout. In addition to the former seminary building constructed in 1963 and parking deck, a two-story residence is located between the south wall of the main building and southern property line.

Surrounding Land Uses and Zoning:

North: From west to east along and north of Watts Road: Cortland Pond Apartments, zoned PD; All Saints residential community, zoned PD; Hampton Inn & Suites and Homewood Suites hotels and Watts Hill Apartments, zoned PD; Princeton Club-West and Byce & Worman Family Dentistry, zoned PD;

South: Single-family residences in the Applewood Hill subdivision in the Town of Middleton; Coventry Village housing development, zoned PD in the City of Madison;

West: University Research Park–Pioneer subdivision across S Junction Road, zoned EC (Employment Campus District) and PD;

East: High Point Woods Apartments, zoned PD; single-family residences in the High Point Estates subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District).

Adopted Land Use Plans: The 2018 Comprehensive Plan identifies the subject site for Special Institutional uses.

Zoning Summary: The site is zoned PD. The project will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (PD zoning), Utility Easements, Barrier Free
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland
Prepared by: Planning and Zoning Staff	

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service along Watts Road (Route D1) and weekday peak period service on Watts Road and S High Point Road (Route 55). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/ LEED Quality Access to Transit points: 42 weekday and 17 weekend (average). Please contact Metro Transit if additional analysis would be of interest.

Previous Approvals

On September 3, 2002, the Common Council approved rezoning a 113-acre tract owned by the Catholic Diocese of Madison generally located in the 700-block of S. High Point Road from Temporary A (Agriculture) to A, R1 (Single-Family Residence District) and R4 (General Residence District) [1966 Zoning Code] and approved the preliminary plat of Ganser Heights with two commercial lots, four institutional lots and one residential lot. The final plat of Ganser Heights was recorded December 12, 2002.

Since the earlier zoning approval, one of the residential lots and one of the commercial lots have been zoned PUD to accommodate the All Saints residential campus and Princeton Club development, respectively. In 2006, the

second commercial lot (Lot 5 of Ganser Heights) was rezoned from A to PUD to facilitate the development of two hotels and 17,000 square feet of retail and restaurant space at the northeastern corner of Watts Road and Commerce Drive.

On December 2, 2014, the Common Council approved a request to rezone property generally addressed as 702 S High Point Road from A (Agricultural District) and SR-C1 (Suburban Residential–Consistent 1 District) to PD (Planned Development District) and approval of a General Development Plan and Specific Implementation Plan to rezone the Bishop O’Connor Catholic Pastoral Center to allow market-rate apartments, a catering business, institutional uses, outdoor recreation and a place of worship.

Project Description, Analysis & Conclusion

St. Ambrose Academy is requesting approval of an alteration to the approved Specific Implementation Plan for the Holy Name Heights/ Bishop O’Connor Catholic Pastoral Center mixed-use development to allow 23,730 square feet of the approximately 229,700 gross square-foot facility to be converted into a private religious school for grades 6-12.

The school will occupy 8,644 square feet on the first floor and 15,086 square feet of space on the second floor per the letter of intent and as highlighted on Sheet A102 of the attached project plans. The existing gymnasium would be used for physical education classes and indoor recess, and the athletic fields located west of the main building would be used for school activities. Enrollment in the school will be around 165 students initially, with a future enrollment of up to 280 students planned; school faculty and staff will range from 28-35 over time. The school day will generally extend from 8:00 AM to 3:15 PM Monday–Friday, with after-school programming scheduled to end by 7:00 PM. The letter of intent indicates that automobile parking for the school would be provided in 41 stalls located in the existing surface parking lot located northeast of the main building, as highlighted on Sheet A101 of the attached plans; bike parking would be provided in 66 spaces located around the campus. Primary access to the parking lot to be used by the school is provided from a driveway from S High Point Road.

In order to allow the school to be added to the development, “Schools, Public and Private” needs to be added as a permitted use in the zoning text governing the Planned Development district. Staff feels that such a change to the zoning text and associated plans merits review of the PD(SIP) alteration by the Plan Commission. The Planning Division believes that the Plan Commission may find the proposed addition of the school use to the Holy Name Heights/Bishop O’Connor Catholic Pastoral Center mixed-use development is consistent with the Planned Development approved by the Common Council in 2014 and that the standards for PD approvals are met. The proposal is also consistent with the Special Institutional land use designation for the campus in the 2018 Comprehensive Plan. The conditions of approval in the following section mostly reflect those needed to implement the proposed addition of the school to the campus.

No exterior changes to the building are proposed with the PD(SIP) alteration at this time. However, any exterior changes required in the future to incorporate the school may require review by the Urban Design Commission or by its secretary prior to issuance of permits.

Recommendation

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

The Planning Division recommends that the Plan Commission find the proposed alteration to allow a private school tenant in the existing Holy Name Heights/ Bishop O'Connor Catholic Pastoral Center mixed-use development at 702-726 S High Point Road/ 601-701 S Junction Road consistent with the Specific Implementation Plan approved by the Common Council and the Planned Development standards and **approve** the request, subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division

1. Work with Planning and Zoning staff on a final, revised PD zoning text reflecting the addition of school use prior to final approval and recording of the amended Specific Implementation Plan.
2. Note: Approval of any exterior alterations related to the proposed conversion shall be approved by the Secretary of the Urban Design Commission prior to issuance of building permits.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, (608) 267-1995)

This agency has reviewed the request and recommended no conditions of approval.

City Engineering Division—Mapping Section (Contact Jeff Quamme, (608) 266-4097)

3. The Catholic Charities office addresses of 702 S High Point Road, Suites 101, 103, 105, 201, 203, 205, and 207 will be inactivated with the remodel for the new tenant. 702 S High Point Road, Suite 209 will be the primary address for Saint Ambrose Academy. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

This agency has reviewed the request and recommended no conditions of approval.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4450)

This agency has reviewed the request and recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

4. Exiting from the existing apartments shall be maintained. Security does not override the exiting requirements.
5. Coordinate fire and life safety between the various tenants. Fire protection systems shall be integrated.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

6. The applicant shall submit a Transportation Demand Management (TDM) Plan to tdm@cityofmadison.com. The TDM Plan is required per MGO Section 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency reviewed the request and has recommended no conditions of approval.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

This agency reviewed the request and has recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

7. In coordination with any public works improvements, the applicant shall maintain or expand the concrete boarding pad surface at the existing Metro bus stop on the west side of S High Point Road, south of Watts Road (#8690)
8. The applicant shall install and maintain a concrete amenity pad surface and seating amenity, either new as part of the private landscape plan or expanded in the public right of way area serving the curbside bus stop zone on the west side of S High Point Road, south of Watts Road. If located in the public right of way, the applicant shall submit a Privilege in Streets (Bus Bench) application for review by the City. An approved Encroachment Agreement, for the bus bench, shall be executed prior to sign off. Contact City Real Estate to start the Privilege in Streets (Bus Bench) application process. (MGO Section 10.31) The applicant shall include the location of any of these transit amenities on the final documents filed with their redevelopment permit application, so that Metro Transit may review the design.

Forestry Section (Contact Brandon Sly, (608) 266-4816)

This agency has reviewed this request and recommended no conditions of approval.