



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1018 E. Washington Avenue (District 2, Ald. Zellers)  
**Application Type:** Conditional Use  
**Legistar File ID #** [48771](#)  
**Prepared By:** Chris Wells, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant & Contact:** Helen Mapplebeck; CDS Development; 14901 Quorum Drive, #310; Dallas, TX 75254  
**Property Owner:** 1010 Commercial, LLC c/o Stark Company Realtors; 2980 Arapaho Drive; Madison, WI 53719

**Requested Action:** The applicant requests approval of a conditional use to establish an arts/technical/trade school tenant (cycling gym) in a mixed-use building in the TE (Traditional Employment) district zoning at 1018 E. Washington Avenue.

**Proposal Summary:** The applicant proposes to establish an indoor cycling studio as a tenant within an existing multi-tenant building. No exterior changes are proposed to the building.

**Applicable Regulations & Standards:** This proposal is subject to the standards for conditional uses [MGO §28.183], as §28.082(1) of the Zoning Code lists an *Arts/Technical/Trade School* as a conditional use in the TE (Traditional Employment) district.

**Review Required By:** Plan Commission (PC)

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find that the approval standards for a conditional use are met and **approve** the request to establish an arts/technical/trade school tenant in a multi-tenant building in TE (Traditional Employment) district zoning at 1018 E. Washington Avenue. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

## Background Information

**Parcel Location:** The project site is located within the building at the northeast corner of the intersection of E. Washington Avenue and N. Brearly Street. It is in Aldermanic District 2 (Ald. Zellers), Urban Design District #8, and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The 103,880-square-foot (2.38-acre) site includes an 11-story mixed-use building with approximately 17,400 square feet of ground floor commercial space, 51,800 square feet of office space on floors two and three, and 203 residential units. Three levels of structured parking, located in the middle of the site, contain 374 automobile parking stalls and 205 bicycle parking stalls (with another 76 bicycling stalls located around the exterior of the building for a total of 281 bicycle parking stalls on site).

**Surrounding Land Use and Zoning:**

Northwest: Lapham Elementary School and associated open space in the Traditional Residential – Varied 1 (TR-V1) District;

Northeast: Vacant property on the other half of this block in the TE District;

Southeast: Across E. Washington Avenue to the southeast, two-story brick buildings in the TE District; and

Southwest: Across N. Breatly Street to the southwest, Breese Stevens Field in the Parks and Recreation (PR) District.

**Adopted Land Use Plans:** The [Comprehensive Plan \(2006\)](#), [Tenney-Lapham Neighborhood Plan \(2008\)](#), and [East Washington Avenue Capitol Gateway Corridor BUILD Plan \(2008\)](#) all recommend employment uses for the E. Washington Avenue half of the site, with ground floor commercial retail uses.

**Zoning Summary:** The project site is currently zoned Traditional Employment (TE).

Comments from the Zoning Administrator were not received in time to be included in this report. Please see the attached report in the Plan Commission packet of materials.

**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, including frequent transit service along E. Washington Avenue, E. Johnson Street, and E. Gorham Street.

## Project Description, Analysis, and Conclusion

The applicant, CDS Development, proposes to establish an indoor cycling studio in a tenant space within an existing mixed-use building. Per the Zoning Administrator, this use is considered *an arts/technical/trade school*, which is a conditional use in the TE (Traditional Employment) zoning district. While the entire building is approximately, 430,000 square feet, the studio would occupy a 2,800-square-foot ground floor tenant space located near the middle of the E. Washington Avenue façade.

The gym's structure will consist of group classes where the various workouts will employ music. To help mitigate noise issues given the adjacency of other uses in the building, the applicant is proposing to install specific sound-isolating wall and ceiling systems which utilize a combination of cellulose batting and special suspended ceiling hangars which greatly limit the transfer of noise vibrations through the respective wall or floor. (Please see the detailed architectural details included in your packets for review).

The applicant is proposing to operate from 6:00 am to 9:00 pm, seven days per week. Regarding interior renovations, a lobby will be added directly off of the E. Washington Avenue sidewalk and accessed via the studio's main entrance along that façade. Behind the lobby will be two single-occupancy bathrooms, two single-occupancy showers, and lockers. At the rear of the tenant space will be the roughly 1,140-square-foot exercise room with a narrow storage room located to its right.

Visitors to the gym will be able to use the visitor automobile parking stalls (for a fee) located on the P1 and P2 levels of the internal structured parking deck, most likely accessed via the N. Breatly Street entrance.

On-street parking located around the site is also available with some restrictions. The roughly 14 stalls located along the westbound portion of E. Washington Avenue and the nine eastbound parking stalls located across the street, have the restriction of no stopping, standing, or parking from 3:00 – 6:00 am and 2-hour parking from 8:00am – 6:00 pm (except Saturdays, Sundays, and Holidays). The 11 on-street stalls located along the northbound side of N. Brearly Street have no parking on Fridays, May 1 – November 15, from 8:00 am – 12:00 pm. The roughly 14 stalls on the southbound side are available except for Thursdays, May 1 – November 15, from 8:00 – 12:00 pm.

Bicycle parking for the visitors will be accommodated via the ten existing stalls located directly in front of the tenant space’s main entrance, the eight existing stalls located roughly 100 feet further to the east, and the 12 existing stalls located around the corner along the N. Brearly Street facade.

There are no exterior changes proposed to the building. While there is no exterior signage proposed at this time, any eventual signage will require approval from the Zoning Administrator (per MGO §31.043(3)).

This proposal is subject to the approval standards for conditional uses. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City’s adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. The Planning Division believes the plan is consistent with the recommendations in the [Comprehensive Plan \(2006\)](#), [Tenney-Lapham Neighborhood Plan \(2008\)](#), and [East Washington Avenue Capitol Gateway Corridor BUILD Plan \(2008\)](#).

Given the availability of both on-street parking, the parking stalls located inside the structured deck, the use of specific sound-mitigating technology, and the lack of exterior changes, staff believes that the standards of approval are met and does not believe the proposed indoor cycling studio will result in significant impacts to the surrounding properties. If approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO §28.183(9)(d).

At the time of report writing, staff was not aware of any neighborhood concerns on this request.

## Recommendation

### Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the approval standards for a conditional use are met and **approve** the request to establish an arts/technical/trade school tenant in a multi-tenant building in TE (Traditional Employment) district zoning at 1018 E. Washington Avenue. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

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

### Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

The agency reviewed this request and has recommended no conditions for approval.

**Engineering Division (Mapping)** (Contact Jeffrey Quamme, (608) 266-4097)

The agency reviewed this request and has recommended no conditions for approval.

**Traffic Engineering Division** (Contact Eric Halvorson, (608) 266-6527)

1. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

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

The agency reviewed this request and has recommended no conditions or approval.

**Parks/Forestry Review** (Contact Janet Schmidt, (608) 261-9688)

The agency reviewed this request and has recommended no conditions or approval.

**Water Utility** (Contact Adam Wiederhoeft, (608) 266-9121)

The agency reviewed this request and has recommended no conditions or approval.

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

The agency reviewed this request and has recommended no conditions or approval.