



Report to the Plan Commission

May 24, 2010

Legistar I.D. #18513
602 Everglade Drive
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Alteration to approved conditional use to increase the permitted enrollment at a parochial school located 602 Everglade Drive.

Applicable Regulations & Standards: Section 28.08(2)(c) identifies Schools as conditional uses in the R1 Single-Family Residence District. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the applicant's request to increase the enrollment from 60 to 140 students, subject to input at the public hearing and comments from reviewing agencies.

Background Information

Applicant: St. Thomas Aquinas Roman Catholic Parish; 602 Everglade Drive; Madison

Property Owner/Contact: Patrick O'Loughlin; 602 Everglade Drive; Madison

Proposal: The applicant proposes to increase the permitted student enrollment at St. Ambrose Academy from 60 to 140 students. The increased enrollment would take effect for the fall 2010 school year.

Parcel Location: An approximately 6.05-acre parcel located at 602 Everglade Drive, at the southwest corner of Everglade Drive and Old Sauk Road; Aldermanic District 19 (Clear); Madison Metropolitan School District.

Existing Conditions: The property includes the school and church. No site plan changes are proposed.

Surrounding Land Use and Zoning:

North: Single and two-family residences in the Woodland Hill subdivision, zoned R1 (Single-Family Residence District);

South: Everglade Park;

West: Hills and Woods Condominiums (along Gammon Road), zoned R3 (Single and Two-Family Residence District); single-family residences, zoned A (Agriculture); and

East: Single-family residences in the Barber Plat subdivision, zoned R1.

Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses for this property and the surrounding area.

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.

Zoning Summary: The property is zoned R1 (Single-Family Residence District).

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	288,496 sq. ft.
Lot Width	50'	521.89'
Yards	Existing Building	Existing Building
Number of Parking Stalls	6 for school staff 1 stall per 6 seats	194
Accessible Stalls	6	7 existing
Loading	N/A	N/A
Number Bike Parking Stalls	15 school use	20 existing
Landscaping	Existing	Existing
Lighting	No	Existing
Other Critical Items	Barrier Free (ILHR 69)	

Table Prepared by Pat Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

In 2004, the Plan Commission approved a conditional use to allow the establishment of the St. Ambrose Academy, a Catholic middle and high school on the site of the St. Thomas Aquinas parish. As part of that action, the Plan Commission added a condition requiring further Plan Commission approval should the school enrollment exceed 60 students. Today, the applicant proposes to increase the school's capacity up to 140 students.

There are approximately 50 students enrolled at this time. If approved, the applicant anticipates enrollment would gradually increase over the next five years, conceivably reaching 140 students within that time. For the 2010 academic year, the applicant expects an enrollment of approximately 60-70 students. The school now employs nine (9) part-time teachers and as enrollment increases, the school anticipates a employing a total of 10 to 12 full-time teachers.

No renovations to the site or the building are proposed. The school intends to utilize up to 15 existing classrooms within the current facility. At present, only eight (8) of the classrooms are utilized.

Concerns regarding potential traffic impacts from the school were raised by surrounding neighbors during the review of the initial conditional use. Representatives from the school have met with the neighborhood association prior to submitting this request and have also submitted a traffic survey performed by volunteers. That study is included in the Plan Commission's materials. The study indicates that with its current enrollment of roughly 50 students, approximately 22 trips related to school were made between 7:30 and 8:20 a.m. As a comparison, the school noted that weekday morning mass generated 46 vehicle trips during those hours. Total vehicular traffic counts on Everglade Drive at that time were estimated to be between 140 and 200 cars. The study shows a similar number of school-related trips for student pick-up occurred between 3:20 and 4:00 p.m.

On May 17, staff spoke with property owners residing across Old Sauk Road, who noted concerns with traffic safety and speeding around a curve in Old Sauk Road at this location, as well as concerns about their inability to exist their driveway during peak times due to high traffic. They felt that if the school was

to increase capacity to 140 students, it would become increasingly difficult to exit their driveway during drop-off and pick-up times due to turning movements between Old Sauk Road and Everglade Drive. Staff expects that these property owners may attend the May 24 Plan Commission meeting to voice their concerns to the Plan Commission.

Staff believes that Traffic Engineering Condition No. 1 should be able to sufficiently address concerns related to traffic operations at pick-up and drop-off times. Taking into account this and the other recommended conditions of approval, staff believes that this proposal can meet the applicable conditional use standards.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the applicant's request to increase the enrollment from 60 to 140 students, subject to input at the public hearing and comments from reviewing agencies.

The following conditions have been submitted by reviewing agencies:

Traffic Engineering Division (Contact John Leach, 267-8755)

1. The applicant shall provide a school traffic operations plan demonstrating school drop off and pick up operations, to include operations on the adjacent public streets.

Fire Department (Contact Scott Strassburg, 261-9843)

2. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
3. Any future alterations would require expansion of the partial sprinkler system.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted comments with no conditions of approval for this proposal.

City Engineering Division (Contact Janet Dailey, 261-9688)

This agency submitted comments with no conditions of approval for this proposal.

Zoning Administrator (Contact Matt Tucker, 266-4569)

This agency submitted comments with no conditions of approval for this proposal.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments related to this proposal.