



PREPARED FOR THE PLAN COMMISSION

Project Address: 2012 Fisher Street (14th Aldermanic District, Alder Carter)
Application Type: Conditional Use
Legistar File ID #: [38149](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Kaleem Caire; One City Early Learning Centers, c/o Urban Assets; 16 N. Carroll St., Ste. 530, Madison, WI 53703

Project Contact: Melissa Huggins; Urban Assets; 16 N. Carroll St., Ste. 530, Madison, WI 53703

Property Owner: Forward Community Investments; 2045 Atwood Ave., #101A, Madison, WI 53704

Requested Action: Approval of a conditional use for a daycare center in the Traditional Residential – Varied 1 (TR-V1) District.

Proposal Summary: The applicant proposes to renovate an existing building originally constructed as a daycare facility for use as a new daycare facility.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 2012 Fisher Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the west side of Fisher Street between Center Street and Dane Street; Aldermanic District 14 (Carter); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site has a vacant building recently used as a daycare facility.

Surrounding Land Use and Zoning:

North: Boys and Girls Club in the TR-V1 District

East: Small multi-family residential homes and Mt. Zion Baptist Church in the Traditional Residential –Consistent 4 (TR-C4) District

South: 72-unit multifamily residential complex in the Suburban Residential – Varied 2 (SR-V2) District.

West: Single and Two-family homes in the TR-C4 District

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses in this area.

Zoning Summary: This property is in the Traditional Residential – Varied 1 (TR-V1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000	17,424
Lot Width	50'	88'
Front Yard Setback	20'	25'
Side Yard Setback	6 (two-story)	8' north, 11' South
Rear Yard Setback	N/A (through lot)	N/A
Maximum Lot Coverage	65%	71.2 % (existing)
Maximum Building Coverage	50%	TBD, existing
Maximum Building Height	35'	Less than 35''
Site Design	Required	Proposed
Number Parking Stalls	1 per 15 clients	9 (existing)
Accessible Stalls	Yes, 1	1, shared
Loading	No	No
Number Bike Parking Stalls	1 per 5 employees	6
Landscaping	Yes	Yes
Lighting	TBD	TBD
Building Forms	Existing Building	Existing Building

Other Critical Zoning Items: Wellhead District 18, Barrier Free (ILHR 69)

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 Metro Transit Route 5, which runs along Fisher Street, and many other routes running along nearby South Park Street.

Project Description, Analysis, and Conclusion

The applicant proposes phased remodeling and updates to an existing two story building recently used as a daycare facility. The facility would first reopen in September, 2015. Since this will have been greater than 12 months since it was last utilized as a daycare facility, the use of the building as a daycare facility requires conditional use review.

In September 2015 following Phase 1 of the updates, the facility will serve approximately 53 children, ages 0-5. By 2017, the facility is intended to serve 110 children. Hours of operation will be 7:00 AM to 6:00 PM, Monday through Friday.

Staff believes that the proposed daycare is an excellent use of the existing building, and that it will be a strong asset to the surrounding area. Staff believes that all conditional use standards can be met, and recommends approval of the request.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request for a daycare facility at 2012 Fisher Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Zoning Administrator (Contact Matt Tucker, 266-4569)

1. The subject property is cross-connected with the adjacent property, utilizing shared parking and cross access. Per Sec. 28.137(2), any existing or proposed reciprocal land use, cross parking and cross access agreements must be reviewed and approved by City staff. Provide copies of these agreements with final plans.
2. Provide the employee count to determine required number of bicycle parking stalls. A minimum of one (1) bike stall is required per five employees. A bike stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access aisle. Submit a detail showing the model of bike rack to be installed and that bike parking meets long-term bicycle parking requirements per Sec. 28.141(11).
3. Per Sec. 28.151, a designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk. Show this area in the final plan set.
4. Provide final lot coverage and building coverage calculations with final plan sets. See definitions section, Sec. 28.211 for definitions of lot coverage and building coverage.
5. Submit a landscape plan and landscape worksheet stamped by the registered landscape architect. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
6. Any future renovations or changes to the building shall require Conditional Use alteration prior to the commencement of construction.

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

7. The canopy on the site plan encroaches onto the adjacent property. Applicant shall confirm with zoning staff that this canopy is permitted in its current location. If it is to remain, provide a recorded agreement with the adjacent property permitting the encroachment.

8. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Fire Department (Contact Bill Sullivan, 261-9658)

9. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

No other agencies submitted conditions of approval for this request.