



PREPARED FOR THE PLAN COMMISSION

Project Address: 210 E. Olin Avenue (14th Aldermanic District, Ald. Carter)
Application Type: Conditional Use
Legistar File ID # [44436](#)
Prepared By: Chris Wells, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Rick Hopke; Madison Metropolitan School District; 545 W. Dayton Street; Madison, WI 53703
Contact: Steven Kieckhafer; Plunkett Raysich Architects, LLP; 2310 Crossroads Dr, Suite 2000; Madison, WI 53718
Property Owner: Olin Center, LLC.; 414 D'Onofrio Dr., Suite 300; Madison, WI 53719

Requested Actions: The applicant requests conditional use approval to construct a public school in an existing multi-tenant commercial building at 210 E. Olin Avenue, Urban Design District #1.

Proposal Summary: The applicant, the Madison Metropolitan School District, is proposing to convert an existing 5,890-square-foot commercial space to accommodate classroom space for an educational program. The renovation will consist primarily of interior changes with minor exterior site improvements.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183] as §28.082 of the Zoning Code lists *Schools, Public and Private* as a conditional use in the Suburban Employment (SE) District. The Supplemental Regulations [MGO §28.151] contain further regulations for this type of use.

Review Required By: Plan Commission (PC). (The Secretary of the Urban Design Commission reviewed this request administratively on behalf of the Urban Design Commission).

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for conditional uses can be found met and **approve** the conditional use to construct a public school in an existing multi-tenant commercial building in Suburban Employment (SE) District Zoning at 210 E. Olin Avenue. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.

Background Information

Parcel Location: The approximately 126,600-square-foot (2.91-acre) parcel is located on the north side of E. Olin Avenue, within the triangle created by E. Olin Avenue, John Nolen Drive, and Wingra Creek. It is also located within Aldermanic District 14 (Alder Carter), in Urban Design District #1, and is within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The parcel contains a roughly 48,000-square-foot, two-story office building (with approximately 24,000, 18,000, and 5,600 square feet on the ground, mezzanine, and second floors, respectively), originally built in 1968 and expanded in 1985. The parcel also contains 205 automobile parking spaces (including eight accessible stalls, two of which are van accessible).

Surrounding Land Use and Zoning:

North: Railroad tracks with John Nolen Drive just beyond (both zoned CN (Conservancy)); further beyond is Olin Park (zoned Parks and Recreation (PR));

South: The grounds of the Dane County Coliseum, located within the Town of Madison, WI;

East: A restaurant-tavern with another behind it, both zoned Suburban Employment (SE). Beyond those are railroad tracks and John Nolen Drive (both zoned CN), with Olin Park further beyond (zoned PR); and

West: Two office buildings, zoned SE.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends employment for the subject site as well as those to the immediate north and south. The [South Madison Neighborhood Plan \(2005\)](#) does not provide a specific recommendation for the subject parcel.

Zoning Summary: A report from the Zoning Administrator was not received in time to be included in this report. Please see attached documents for further information.

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

Public Utilities and Services: This property is served by a full range of urban services including seven-day-a-week Metro service along E. Olin Avenue. Note: Metro service to the subject site is primarily at 60- rather than 30-minute intervals.

Project Description, Analysis, and Conclusion

The applicant, Madison Metropolitan School District, proposes to convert a large commercial office space into classroom space for its long-time alternative education program, RESTORE. For roughly the last five years, the program was housed at O'Keeffe Middle School (510 S. Thornton Avenue). Of the new building's roughly 48,000 square feet, the Madison Metropolitan School District (MMSD) will occupy roughly 5,200 square feet of the second floor located at the east end of the building, providing space for 10-20 students. The proposed hours of operation of the school facility are Monday to Friday, 8:00 am to 4:00 pm, and the applicant has stated that the school has very strict policies regarding loitering students.

The renovations will include subdividing the internal space to create four classrooms. As noted in the applicant's submitted materials, the existing toilet room facilities, custodial, and mechanical spaces will remain without renovation. No external changes are proposed to the building.

Regarding site improvements, a dumpster screen with a gate will be added to enclose and screen the existing loading area along the building's northern elevation. In order to accommodate bicycles, the applicant proposes to add two racks – each accommodating ten bicycles - to the north of the building and one rack adjacent to the building's eastern elevation. Also proposed is the striping of eight accessible stalls – four along the southern elevation, three along the northern, and one along the western.

The site includes 205 parking spaces, 26 of which will be used by the school (see the image to the right - the aforementioned stalls are circled with the dashed line). The applicant estimates that the school will utilize approximately ten parking spaces, well under the number of available spaces. The majority of students are anticipated to use Metro (using regular routes).

Land Use and Plan Consistency – The Planning Division believes that this request can be found compatible with the [Comprehensive Plan \(2006\)](#), which recommends employment for the subject site. While the [Comprehensive Plan](#) predominantly recommends office, research and specialized employment areas, Staff believes the proposed use, if well-managed, would be compatible with the surrounding office uses.

Conditional Use Standards – 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 §28.183(6) MGO are met. The Planning Division believes the conditional use standards can be found met. Staff does not anticipate that the inclusion of the proposed educational use in the existing multi-tenant commercial building will result in negative impacts on surrounding properties or tenant spaces based on the facility’s relatively small size, the small number of students, the limited hours of operation, the strict loitering policy, and the other proposed conditions of approval. If approved, the Plan Commission retains “continuing jurisdiction” authority, meaning that should complaints arise the Commission could take further action, requiring additional conditions or possible revocation of the conditional use should it find the approval standards cannot be met.

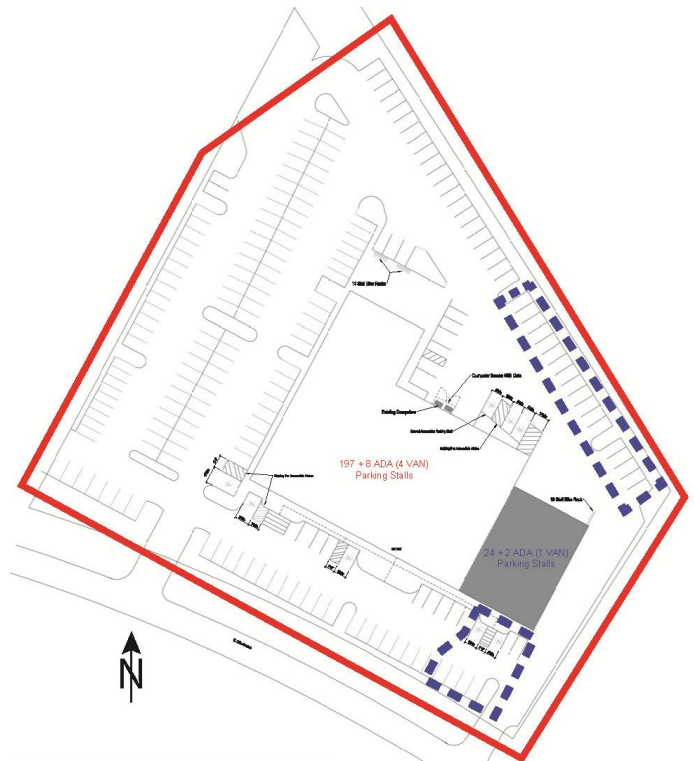
At the time of report writing, staff was not aware of any concerns regarding this proposal.

Conclusion – Staff believes the conditional use standards can be found met and recommends this proposal be approved by the Plan Commission.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the standards for conditional uses can be found met and **approve** the conditional use to construct a public school in an existing multi-tenant commercial building in Suburban Employment (SE) District Zoning at 210 E. Olin Avenue. This request is subject to input at the public hearing and the comments and conditions recommended by reviewing agencies.



Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

City Engineering – Mapping (Contact Jeffrey Quamme, (608) 266-4097)

1. The site plan shall include all lot/ownership lines and dimensions, existing utility locations and landscaping. There is a Madison Met Sewer that exists in the rear of this property and a public water main. See Survey by Mark Gerhardt, survey M 744-L at the County Surveyor's Office.
2. Label the Madison Metropolitan Sewer District Easements per Doc. no's 1173378 and 1173379 that encumber this property. See Survey by Mark Gerhardt, survey M 744-L at the County Surveyor's Office.

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

3. 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.
4. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

A report from the Zoning Administrator was not received in time to be included in this report. Please see attached documents for further information.

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

5. Extend the existing building fire alarm system into the new Group E occupancy space. If an existing fire alarm system is installed, ensure it complies with the current edition of the International Fire Code 2015 edition and NFPA 72 2013 edition.

Metro Transit (Contact Timothy Sobota, 261-4289)

6. Metro Transit only provides hourly bus service along Olin Avenue, past this proposed school site, during typical school hours (~830a - 230p).
7. The applicant shall be required to provide private transportation to any student not adequately served by existing City transit service (i.e. total commute between residence and scheduled bell times at school site exceeding one hour).
8. Metro Transit bus stop zones #0522 and #0153 are located on East Olin Avenue near the Alliant Energy Center Olin Gate entrance roadway, generally adjacent and opposite the property at 210 East Olin Avenue. [See attachment "210eoa_METRO.pdf"]