

PLANNING DIVISION STAFF REPORT

January 26, 2015



PREPARED FOR THE PLAN COMMISSION

Project Address: 802 Stewart Street
Application Type: Conditional Use
Legistar File ID # [36516](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Justin Vondra, V6, LLC; 802 Stewart Street; Madison.

Requested Action: Approval of a conditional use to allow a weightlifting instruction (arts/ technical/ trade) school in the IG (Industrial-General) zoning district at 802 Stewart Street.

Proposal Summary: The applicant is requesting approval to use a tenant space in an existing one-story multi-tenant commercial/ industrial building for specialized weightlifting instruction. The remaining space in the building is currently used as storage for the applicant's duct cleaning business located adjacent; a storage yard for the duct cleaning business will be constructed at the rear of the existing building. Occupancy of the weightlifting school will be commence as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards: Table 28-F1 in Section 28.082(1) of the Zoning Code identifies arts/ technical/ trade schools as conditional uses in the IG (Industrial-General District) subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits. Section 28.211 defines "Schools, Arts, Technical or Trade" as "Business, professional, trade, or other specialty schools, including but not limited to schools offering instruction in music, art, dance, martial arts, GED preparation, computer use or programming, or cosmetology."

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow an arts/ technical/ trade school for weightlifting instruction at 802 Stewart Street subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: The subject site is a 0.94-acre parcel located at the northwestern corner of Stewart Street and Syene Road; Aldermanic District 14 (Strasser); Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a one-story, 8,200 square-foot commercial building with parking for 27 automobiles on the south and east; zoned IG (Industrial-General District).

Surrounding Land Use and Zoning:

North: Light industrial and general warehouse/ distribution uses, zoned IG (Industrial-General District);

South: Daniels Construction yard and various light industrial and general warehouse uses, zoned IG;

East: Tri-North Builders construction yard and future industrial park lands in the City of Fitchburg;

West: Light industrial and general warehouse/ distribution uses, zoned IG.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and surrounding lands in the City of Madison for Industrial uses.

Zoning Summary: The site is zoned IG (Industrial-General District):

Requirements	Required	Proposed
Lot Area	10,000 sq. ft.	41,225 sq. ft. (Existing)
Lot Width	65'	194'
Front Yard	0'	45'
Side Yards	Greater of 15' or 20% of bldg. height	Existing
Rear Yard	30'	63'
Maximum Lot Coverage	Maximum 75%	74.5%
Floor Area Ratio	N/A	---
Maximum Building Height	N/A	---
Auto Parking	No minimum; maximum 1 per employee	27 (Existing)
Bike Parking	1 per 5 students; 1 per 2,000 sq. ft. of office space	2 (Existing)
Loading	N/A	0
Building Forms	Industrial Building	Existing, complies
Other Critical Zoning Items		
Yes:	Barrier Free, Utility Easements	
No:	Floodplain, Urban Design, Wellhead Protection, Landmarks, Waterfront Development	
Prepared by: Tim Parks, Planning Division		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map E10).

Public Utilities and Services: The property is served by a full range of urban services, including limited Metro Transit, service located on Stewart Street west of the site and further to the west along Fish Hatchery Road.

Project Description

The applicant and property owner is requesting approval of a conditional use in the IG (Industrial-General) zoning district to allow 7,800 square feet of an existing 8,200 square-foot multi-tenant commercial building to be used as a weightlifting instruction school. The remaining 400 square feet of the building is used as storage for the property owner's adjacent duct cleaning business, which is located to the north of the site in a multi-tenant commercial facility located on the east side of Perry Street. As part of this approval, the applicant and property owner is also requesting approval of an outdoor storage yard for the storage of vehicles and equipment for the duct cleaning business, which will be located north of the building and accessed from the existing 27-stall parking lot.

Existing floorplans and elevations of the one-story metal-clad building are included in the application materials for reference. The applicant indicates that no exterior alterations to the building are proposed and that the

interior alterations to accommodate the weightlifting instruction school, Madtown Fitness Gym, have already been made. The weightlifting instruction school is open 24 hours a day, 7 days a week, with the primary instruction times for students between 7:00-9:00 a.m. and 5:00-7:00 p.m. according to the application materials. General access to the facility is provided by key fob for off-hours use by student members.

Analysis and Conclusion

The Zoning Administrator has determined that the weightlifting instruction school qualifies as an arts, technical, or trade school, which is a conditional use in the IG (Industrial-General) zoning district. Such uses are subject to supplemental regulations that require vehicular access from a collector or higher classification street if located within a predominantly residential or mixed-use area, with an appropriate transition area between the arts/technical/ trade school use and adjacent properties using landscaping, screening, and other site improvements consistent with the character of the neighborhood. Such facilities not located in industrial districts are required to conduct all activities within enclosed buildings.

The Planning Division believes that the establishment of the weightlifting instruction facility as a tenant in the existing multi-tenant commercial building can meet the conditional use standards and the applicable supplemental regulations for this industrially zoned site. The statement of purpose for the IG district generally recommends that the district accommodate areas of heavy and concentrated fabrication, manufacturing and industrial uses unencumbered by nearby residential or commercial development. IG districts should be located for convenient access for existing and future arterial thoroughfares and railway lines and may be separated from residential areas by business or light industry areas or by natural barriers. The IG district is also intended to provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional enterprises consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans. Highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses are generally discouraged.

In this case, the Planning Division believes that the use of the tenant space for a weightlifting instruction school is an appropriate interim use of the commercial building. Staff does not believe that the use will have a negative impact on the uses, values and enjoyment or normal and orderly development of surrounding properties, which include a wide range of industrial and heavy commercial uses located between the Beltline Highway and Post Road and from US Highway 14 to Fish Hatchery Road in both the cities of Madison and Fitchburg. The scope of the proposed arts/ technical/ trade school is limited, and staff does not feel that the establishment of the school will negatively impact the ability to implement the industrial land uses recommended for the site and surrounding area in the Comprehensive Plan or the statement of purpose of the IG zoning district.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow an arts/ technical/ trade school for weightlifting instruction at 802 Stewart Street subject to input at the public hearing and the following conditions:

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

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

1. The overflow from the proposed rain garden in the northwest corner of this site is discharging onto the pavement of the adjacent parcel to the north. (The parcel to the north currently has the identical owner as the lands within this site plan). A document shall be drafted and recorded at the Register of Deeds acknowledging this drainage arrangement and providing for a stormwater drainage easement to be granted over the parcel to the north.
2. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 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 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 the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4569)

5. Section 28.089(4)(b) of the Zoning Code requires that outside storage be effectively screened with screening between 6 and 8 feet in height. Storage shall not exceed the height of the screening. Storage and loading areas shall be screened from direct view from the street, including views down access driveways.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency did not provide comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

6. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.