



Project Address: 1701 Wright Street (District 12 – Ald. Palm)
Application Type: Conditional Use
Legistar File ID # [37596](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

Applicant & Owner: Mark Thomas Jr; Madison College; 1701 Wright Street; Madison, WI 53704

Contact: Hamid Noughani; Assemblage Architects; 7427 Elmwood Avenue; Middleton, WI 53562

Requested Action: The applicant requests approval of a conditional use permit to construct an additional at Madison College exceeding 4,000 square feet of area in CI zoning.

Proposal Summary: The applicant proposes a one-story addition along the south side of the building to accommodate the culinary program.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses [MGO Section 28.183]. In addition, Section 28.097, the Campus-Institutional District standards, requires that for developments not within an area covered by a Campus Master Plan, individual development proposals and changes exceeding 4,000 square feet in gross floor area within a five year period require conditional use approval. Further, the Zoning Code requires that until an architectural review committee is established and approved by the Plan Commission (as part of an approved Campus Master Plan), building and site plans shall also be approved by the Urban Design Commission.

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to construct an additional at Madison College exceeding 4,000 square feet of area in CI zoning. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The large subject site is over 28-acres in area. The project site is bounded by Anderson Street, North Stoughton Road, and Wright Street. The proposed addition is on the Anderson Street-building side, roughly midway between Wright Street and North Stoughton Road. The site is within Aldermanic District 12 (Ald. Palm) and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes multiple structures.

Surrounding Land Use and Zoning:

North and West: Madison College, zoned Campus Institutional (CI);

South: Office building, zoned PD (Planned Development) and Truax Park Apartments zoned TR-V2 (Traditional Residential Varied 2 District; and

East: North Stoughton Road with various commercial and light industrial uses beyond, zoned CC-T (Commercial Corridor Transition).

Adopted Land Use Plan: The Comprehensive Plan recommends Campus Institutional uses for the subject site.

Zoning Summary: The property is zoned CI – Campus Institutional District. A report from the Zoning Administrator was not provided in time to be included in this report.

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.

Project Description, Analysis, and Conclusion

The applicant, Madison College, requests approval of a building addition to accommodate the expansion and relocation of the school’s culinary program. This request is subject to the approval standards for conditional uses.

The proposed one-story addition is proposed along the south side of the “Administrative Building.” The addition provides a new street-facing lower level when viewed from Anderson Street. The height of the addition varies, being approximately 22 feet at its tallest point. The addition will primarily be clad in a stone masonry system.

The existing front parking area will be reconfigured and will have nine (9) fewer surface parking stalls upon completion of the proposed addition.

A landscaped plaza area is proposed between the new front face of the building and the reconfigured parking lot. Along the east side of the addition (adjacent to the angled parking), the placement of some ornamental trees reduces the clear sidewalk area to less than five feet per side. Traffic Engineering has recommended that there be a minimum five-foot clear path along this path between the main building entrance and Anderson Street, which would require some reconfiguring of this area.

Just prior to finalization of this report, the applicant submitted revised landscape details regarding the treatment of the plaza area and plantings. This information will be provided to the Urban Design and Plan Commissions. The project architect has verified that no changes to the addition footprint or parking lot are proposed.

Staff believes the standards for conditional uses can be met. At the time of report writing, staff was not aware of any concerns on the proposal.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to construct an additional at Madison College exceeding 4,000 square feet of area in CI zoning. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

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

Planning Division (Contact Kevin Firchow, 267-1150)

1. Revised plaza and landscape details were provided on April 15 for distribution to the Urban Design and Plan Commissions. The plans do not include revisions to the addition footprint or parking lot plan. These revised sheets have not been reviewed by City Agencies. Approval of the revised sheets is subject to additional comments by reviewing agencies on their review of this supplemental information.

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

2. The site plan denotes a 20' wide public water main easement over the watermain that loops this portion of the campus. Provide the easement document of record as Engineering Mapping staff have not been able to locate this easement in the public record.
3. Applicant shall provide plans and calculations for the existing bio-retention showing it can accept this water and still meet required reductions.
4. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
5. All damage to the pavement on Anderson Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
6. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
7. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used. POLICY AND MGO 10.29
8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects

for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

9. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to a) Reduce TSS off of the proposed development by 80% when compared with the existing site; b) Provide oil & grease control from the first 1/2" of runoff from parking areas; and c) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.
10. 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, and g) detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM DAT files, b) RECARGA files, c) TR-55/HYDROCAD/Etc..., and d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and MGO 37.09(2))
12. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
13. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
14. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

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

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| <ol style="list-style-type: none">15. Applicant shall construct a continuous walkway from the southerly lot to the main entrance of the facility.16. The applicant shall provide a clearly defined 5' walkway clear of all obstructions from Anderson Street to the main entrance and back to the other access point on Anderson Street. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage, lighting and doors that swing outward into walkway. |
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17. 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.

18. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
19. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
20. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4569)

Comments were not received in time to be included within this report.

Fire Department (Contact Bill Sullivan, 261-9658)

21. The fire sprinkler and fire alarm systems shall be extended into the administration building as the proposed additional incorporates the administration building into the rest of the structure.
22. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.

Water Utility (Contact Dennis Cawley, 261-9243)

23. This property is not located in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. A City of Madison Board of Public Works approved contractor shall be used for the proposed fire hydrant relocation. All work shall be performed in accordance with the City of Madison Standard Specifications for Public Works Construction. The developer shall pay all Madison Water Utility fees associated with this work. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.