



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 202 S. Gammon Road (9<sup>th</sup> Aldermanic District, Ald. Skidmore)

**Application Type:** Conditional Use

**Legistar File ID #** [44435](#)

**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:** Livsey Co.; 2248 Deming Way, Suite 200; Middleton, WI 53562

**Requested Actions:** The applicant requests conditional use approval to construct a public school in an existing multi-tenant commercial building at 202 S. Gammon Road.

**Proposal Summary:** The applicant, the Madison Metropolitan School District, is proposing to convert an existing 5,260-square-foot commercial space to accommodate classroom space for an educational program. Existing toilet room facilities, custodial, and mechanical spaces will remain without renovation.

**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)

**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 202 S. Gammon Road. 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 255,671-square-foot (5.87-acre) parcel is located along the west side of S. Gammon Road, between Mineral Point Road and Tree Lane. This parcel is located within Aldermanic District 9 (Ald. Skidmore), in Tax Increment Financing District #40, and is within the limits of the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The parcel contains a roughly 30,000-square-foot structure, built in 1978 and last remodeled in 1996. The parcel also contains approximately 185 automobile parking spaces (not including eight accessible stalls, four of which are van accessible). The building's list of current tenants includes an exercise gym, an animal hospital, and an academic tutoring office, among others.

**Surrounding Land Use and Zoning:**

North: A multi-tenant commercial building, zoned Suburban Employment (SE);

South: A multi-tenant commercial building, zoned SE;

East: Across S. Gammon Road are James Madison Memorial High School and Jefferson Middle School, both zoned Campus Institutional (CI); and

West: Single-family residences, zoned Planned Development (PD).

**Adopted Land Use Plan:** The [Comprehensive Plan \(2006\)](#) recommends employment for the subject site as well as those to the immediate north, south and southwest. There is no neighborhood plan covering this 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 located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services, including all day weekday and weekend/holiday Metro service located approximately 95 feet away at the intersection of S. Gammon Road and Mineral Point Road as well as both peak hour service and off-peak service located along S. Gammon Road.

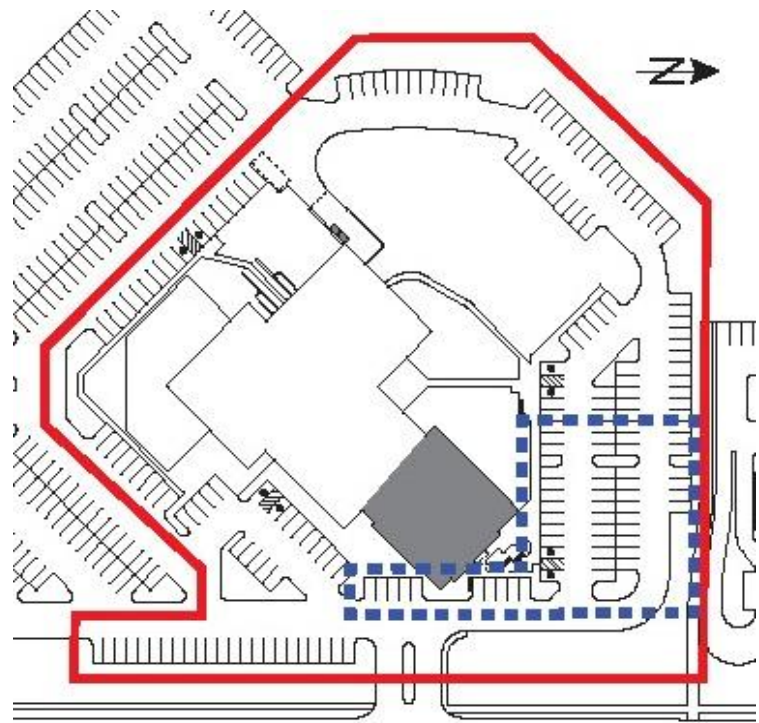
## **Project Description, Analysis, and Conclusion**

The applicant, Madison Metropolitan School District, proposes to convert a large commercial office space into classroom space for a vocational education program, targeted at youth at risk of not graduating from high school. For many years, the school was located in the large building at the south of the site (at 302 S. Gammon Road). As proposed, the use will occupy roughly the 5,200 square feet of first floor space located near the northeast corner of the site and fronting onto S. Gammon Road, providing space for 60-75 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 six 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, the applicant proposes to accommodate bicycles by adding three bicycle racks adjacent the school's northeast façade, and one near the northwest façade. To make room for a loading area, the dumpsters will be relocated further down the loading ramp located on the west side of the building and enclosed with a screen and gate.

The site includes 193 parking spaces, 52 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 25 parking spaces, well under the number of available spaces. The majority of students will either take Metro (using regular routes) or the Madison Memorial High School bus (which would drop them off across S. Gammon Road)).



**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 and nearby properties to the north, south, and southwest. 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. Staff also notes the adjacency of the subject site to the parcel across S. Gammon Road which contains Madison Memorial High School and Jefferson Middle School and is zoned Special Institutional (SI).

**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 a public school 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 202 S. Gammon Road. 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 identify lot and block numbers of recorded Certified Survey Map or Plat.
2. The site plan shall include all lot/ownership lines, easement locations, existing and proposed signage, existing utility locations and landscaping.

#### 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. 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.
5. 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.
6. 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)

7. Provide a fire alarm system throughout the Group E Occupancy.
8. Obtain appropriate addresses for the entire building in compliance with Madison General Ordinance.

**Metro Transit** (Contact Timothy Sobota, 261-4289)

9. Metro Transit provides all-day transit service, operating at least once every thirty minutes, on weekdays along Mineral Point Road, adjacent this proposed school site.
10. Metro Transit bus stop zone #6418 is located on the north side of Mineral Point Road, west of the South Gammon Road intersection [See attachment "202sgr\_METRO.pdf"]
11. Metro Transit provides additional weekday service along South Gammon Road - at least once an hour - between Tree Land and Mineral Point Road.