



PREPARED FOR THE PLAN COMMISSION

Project Address: 2219 Monroe Street
Application Type: Conditional Use
Legistar File ID # [68194](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Michael Elliott, Edgewood High School of the Sacred Heart; 2219 Monroe Street; Madison.

Contact Person: Kelly Hensler, BWBR; 1 S Pinckney Street, Suite 500; Madison.

Requested Action: Consideration of a conditional use on a Campus-Institutional (CI) District-zoned property without a campus master plan for an addition to an existing building that exceeds 4,000 square feet in floor area to allow construction of an addition to Edgewood High School at 2219 Monroe Street.

Proposal Summary: Edgewood High School is requesting approval to construct a two-story tall, 12,917 square-foot “Commons” addition at the northwesterly corner of the high school building, which will replace a one-story section of the high school on approximately the same footprint. As part of addition, an elevator core will be added along the rear, southerly wall to make the high school fully accessible. The applicant indicates that the project will commence in spring 2022 and is scheduled for completion in fall 2022.

Applicable Regulations & Standards: Section 28.097(3) of the Zoning Code identifies educational uses associated with colleges, universities, and secondary and primary schools as a primary use in the Campus-Institutional (CI) zoning district. Section 28.097(2)(d) requires in a CI district without a Campus Master Plan that any new construction or additions exceeding 4,000 square feet in area constructed within any five-year period shall obtain conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits.

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 construction of an addition to Edgewood High School at 2219 Monroe Street subject to input at the public hearing and the recommended conditions of approval beginning on page 4 of this report.

Background Information

Parcel Location: The Edgewood campus, which consists of facilities for Edgewood College, Edgewood High School and Edgewood Campus School, is a 56.3-acre property bounded by Monroe Street on the north, Woodrow Street on the west, Edgewood Avenue on the east and Edgewood Drive and Lake Wingra on the south; Aldermanic District 13 (Evers); Madison Metropolitan School District. The three Edgewood entities own parcels that were created by a condominium plat of the 56.3-acre campus in 2011; the condominium declaration provides the governance structure for the operation of the overall property.

Surrounding Land Use and Zoning: The overall Edgewood Campus is surrounded by single-family residences in the Dudgeon-Monroe and Vilas neighborhoods located across Woodrow Street, Monroe Street, and Edgewood Avenue from the campus in the TR-C2 and TR-C3 (Traditional Residential–Consistent) zoning districts.

Adopted Land Use Plans: The 2018 Comprehensive Plan identifies the Edgewood Campus in the Special Institutional district. The residential neighborhoods that surround the campus are recommended for Low Residential uses, while Edgewood Drive and the Lake Wingra shoreline are recommended for Parks and Open Space uses.

Zoning Summary: The property is zoned CI (Campus-Institutional District).

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	56.3 acres
Lot Width	50'	1,498'
Front Yard Setback	5'	500'
Side Yard Setback	5'	640'
Rear Yard Setback	None	600'
Maximum Lot Coverage	85%	No change
Maximum Building Height	3 stories/68 feet	2 stories/31 feet
Number Parking Stalls	Existing, no change	Existing, no change
Accessible Stalls	Existing, no change	Existing, no change
Loading	None	None
Number Bike Parking Stalls	Existing, no change	Existing, no change
Building Forms	Civic or Institutional	Will comply
Other Critical Zoning Items		
Yes:	Landmarks (Burial mounds on campus), Utility Easements, Waterfront Development (along southern edge)	
No:	Wellhead Protection, Barrier Free, Urban Design, Floodplain	
<i>Prepared by: Jacob Moskowitz, Asst. Zoning Administrator</i>		

Environmental Corridor Status: The portion of the Edgewood campus located southeast of Edgewood Drive is located in a mapped environmental corridor, with areas of woodlands, wetlands and floodplain noted both within the corridor and immediately adjacent. The rest of the campus to the northwest, including the athletic field, is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including seven-day Metro Transit service on Monroe Street.

Previous Approvals and Requests

On April 8, 2014, the Common Council approved a request to approve a Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School as an integral part of the Zoning Code to govern the land use and provide basic bulk parameters for new construction on the campus.

On January 7, 2020, the Common Council repealed the CI District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School based on a July 29, 2019 request by those institutions.

Project Description

Edgewood High School is requesting approval of a conditional use in Campus-Institutional (CI) zoning to allow construction of a two-story tall, 12,917 square-foot addition to the high school building. The high school is located near the center of the overall 56.3-acre Edgewood campus, which extends along the south side of Monroe Street and is bounded by Woodrow Street, Lake Wingra, and Edgewood Avenue, and also includes the 4K through grade 8 Edgewood Campus School and Edgewood College.

The proposed two-story tall “Commons” addition will primarily include space for the high school’s food services and serve as a gathering space. The two-story tall structure will replace a one-story wing of the building currently serving the same functions, with the new structure to be located on principally the same footprint as the current structure. The new structure will include a mezzanine above the entrance proposed along the front, north-facing façade, which will provide stair access to the balcony of the existing gymnasium adjacent to the commons. The proposed building will be 30.5 feet tall at the northwesterly corner of the addition, with additional exposure along the westerly façade due to the grade of the site, which falls towards the south. For comparison, the existing commons wing reaches to the height of the first floor of the main high school building adjacent, while the proposed structure will reach to the height of the second floor. The proposed structure will be primarily clad in brick to match the existing three-story brick high school building adjacent, and will include prominent glass curtain walls on the northerly and westerly facades. The addition will reflect a modern architectural style accented by two-story stall angled cast stone walls along the westerly façade in addition to the prominent curtain walls.

Additionally, the project will make two restrooms at the southern end of the commons accessible and add an elevator core to make the high school building fully accessible. The letter of intent indicates that the project will add 575 net square feet of floor area to the building, primarily where the elevator will be added.

The application proposes no other changes to Edgewood High School facilities or to the rest of the larger Edgewood campus.

[Note: The applicant submitted revised plans on December 7, 2021 that move a chiller for the project to the roof of the addition from a location on the ground on the plans originally submitted for review on November 1; no other changes to the project are proposed, and both versions are attached to the file for this proposal.]

Analysis and Conclusion

Section 28.097(3) of the Zoning Code identifies educational uses associated with colleges, universities, and secondary and primary schools as a primary use in Campus-Institutional (CI) zoning. Section 28.097(2)(d) requires that any new construction or additions exceeding 4,000 square feet in area constructed within any five-year period in a CI district without a Campus Master Plan obtain conditional use approval.

The proposed redevelopment of the commons wing and elevator addition are similar to proposals included in the former City-approved campus master plan approved in April 2014. The Edgewood Campus-City architectural design review committee created by the master plan granted final plan approval of a redevelopment of the commons and construction of an elevator core in December 2017. However, the projects never received final site plan approvals or building permits before the zoning master plan was repealed in 2020, therefore requiring that conditional use approval be granted prior to the scheduled start of construction in spring 2022.

The Planning Division believes that the Plan Commission may find the standards met to approve the conditional use necessary to allow construction of the proposed “Commons” addition. While visually larger and moderately more prominent than the existing one-story commons wing of Edgewood High School, staff feels that the proposed two-story addition is well-designed and that it should not negatively impact the uses, values, and enjoyment or normal and orderly development of surrounding properties. Both the existing and proposed commons wings are set back approximately 500 feet from Monroe Street, which is the closest property line to the high school, and the project proposes a new space for functions already occurring in this portion of the high school building and on a footprint similar to the existing structure.

Finally, Zoning and Planning staff determined that the demolition of the existing commons wing did not require Plan Commission approval of a demolition permit pursuant to Section 28.185 of the Zoning Code because the demolition does not exceed fifty percent (50%) or more of the area of the exterior walls of the high school building and due to the significant distance between the north-facing wall and Monroe Street.

Recommendation

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an addition to Edgewood High School at 2219 Monroe Street subject to input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Tim Parks, (608) 261-9632)

1. There are burial mounds present on the subject site. Prior to final sign-off of this conditional use and issuance of permits, the applicant shall provide evidence that the State of Wisconsin Historical Society has provided any required approvals.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

2. This site already has a stormwater management plan in place and any new impervious requires that plan be updated. For the newly developing area, prior to approval, this project shall comply with Madison General Ordinances Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and StormWater Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))

Detain the 2-, 10-, 100-, and 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.
4. An Erosion Control Permit is required for this project.
5. A Storm Water Management Report and Storm Water Management Permit is required for this project.
6. A Storm Water Maintenance Agreement (SWMA) is required for this project.
7. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC), or Department of Safety and Professional Services (DSPS) is required as the City of Madison Building Inspection Department is an approved agent for DSPS.
8. Revise the site plan 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.
9. This project will disturb 4,000 square feet or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
10. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
11. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
12. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
13. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division–Mapping Section (Contact Jeff Quamme, (608) 266-4097)

This agency has reviewed this request and recommended no conditions or approval.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

14. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4450)

15. Provide a detail of the bird-safe glass treatment to be used.

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

16. The new addition and all areas undergoing a Level II alteration shall be protected with fire sprinklers and fire alarm from the existing fire protection systems. Update zone maps accordingly.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed this request and recommended no conditions or approval.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

This agency has reviewed this request and recommended no conditions or approval.

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

This agency has reviewed this request and recommended no conditions or approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions or approval.