

PLANNING DIVISION STAFF REPORT

November 7, 2016



PREPARED FOR THE PLAN COMMISSION

Project Address: 8017 Excelsior Dr. (District 9 - Ald. Skidmore)
Application Type: Conditional Use
Legistar File ID # [44565](#)
Prepared By: Jessica Vaughn, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant: Michael Stark; MATC; 1701 Wright St.; Madison, WI 53704

Project Contact: Jeremy Frommelt; Iconica; 901 Deming Way; Madison, WI 53717

Property Owner: Park Centre II, Inc.; 8040 Excelsior Dr., Suite 200; Madison, WI 35717

Requested Action: The applicant requests approval of a Conditional Use to establish a School, Arts, Technical or Trade use in the Suburban Employment Center (SEC) zoning district at 8017 Excelsior Dr.

Proposal Summary: The applicant is seeking approval of a Conditional Use to establish a School, Arts, Technical or Trade use in the SEC zoning district at 8017 Excelsior Dr. The proposal includes the interior renovation of an existing vacant office building (20,300 square feet) to accommodate space for Madison Area Technical College (roughly 13,000 square feet) and one other tenant (6,700 square feet).

Applicable Regulations & Standards: Pursuant to Section 28.082, MGO School, Arts Technical or Trade uses require Conditional Use approval in the SEC zoning district. As such, they are subject to the review and approval standards pursuant to Section 28.183(6), MGO.

Review Required By: 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 establish a School, Arts, Technical or Trade use at 8017 Excelsior Dr. This recommendation is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The project site is located just north of the intersection of Old Sauk Road and Excelsior Drive on Madison's west side and is comprised of approximately 209,000 square feet (4.79 acres).

The site is in Aldermanic District 9 (Ald. Skidmore) and the Middleton/Cross-Plains School District.

Existing Conditions and Land Use: Currently the project site is comprised of two, one-story buildings that are situated on the northeast and southwest sides of the site. A surface parking lot flanks the northwest and southeast sides of the site and separates the two buildings.

Surrounding Land Use and Zoning: The project site is zoned Suburban Employment Center (SEC). Pursuant to Section 28.086, MGO, the SEC zoning district was established to "recognize existing office and research parks development in accordance with mast plans and to provide for the continued development of these parks in

accordance with their adopted plans....The district is also intended to encourage the integration of complementary uses.”

North: Office use; SEC zoning;

East: Office uses (financial, consulting, insurance); SEC zoning;

South: Office use (UW Health); SEC zoning; and

West: Office use (UW Health); SEC zoning.

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.

Comprehensive Plan: The Comprehensive Plan recommends Employment (E) development for the project site. As defined in the Comprehensive Plan, E districts are locations that are predominantly recommended as office, research and specialized employment areas and generally do not include retail and consumer service uses serving the wider community (Page 2-95). The Comprehensive Plan identifies offices, research facilities and laboratories, hospitals, medical clinics, and complementary uses primarily serving the district employees and users, including conference centers, child care, restaurants, convenience retail and hotels and motels as recommended uses (Page 2-96).

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

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicant is requesting approval of a Conditional Use to establish a School, Arts, Technical or Trade use in the SEC zoning district at 8017 Excelsior Dr. The proposal includes the interior renovation of an existing vacant office building (20,300 square feet) to accommodate space for Madison Area Technical College (roughly 13,000 square feet) and one other tenant (6,700 square feet).

As part of the development proposal, the applicant is proposing to restripe the ADA parking that is centrally located on the project site to meet current requirements; provide bike parking consistent with Section 28.141, MGO and update the site landscaping where required to be consistent with the original site plan approval.

Analysis and Conclusion

Pursuant to Section 28.082, MGO School, Arts Technical or Trade uses require Conditional Use approval in the SEC zoning district. As such, they are subject to the review and approval standards pursuant to Section 28.183(6), MGO.

Generally, the intent of a Conditional Use review is to determine if a particular site is an appropriate location for a proposed use, to evaluate the compatibility of that use with surrounding uses and development, and to mitigate potential nuisance impacts to surrounding properties. In order to approve the Conditional Use request, the Plan Commission must find that the proposed Conditional Use approval standards pursuant to Section 28.183(6), MGO have been met, including those related to normal and orderly development and mitigating nuisance impacts.

Planning Division staff believes that the proposed Conditional Use can meet the Conditional Use approval standards, given that:

- The area and site are both characterized by their predominantly office and business park type development and uses. The addition of a school, arts, trade or technical use will have limited impacts to the existing neighborhood character as it will provide additional employment opportunities and support uses, including continuing professional education services. The overall mix of land uses and character will remain consistent (Standards #1-6).
- The conversion of the existing building and limited site improvements, including the providing code compliant ADA parking and bike parking, does not alter the existing building relationships and development patterns. Overall, the proposed alterations will result in a more functional and accommodating site (Standards #4 and 7).

Alder Skidmore provided comment regarding the subject request expressing his support.

At the time of report writing, no public comment was received.

Recommendation

Planning Division Recommendation (Contact Jessica Vaughn, (608) 267-8733)

The Planning Division recommends that the Plan Commission find that the Conditional Use standards are met and **approve** the request to establish a School, Arts, Technical or Trade use at 8017 Excelsior Dr. This recommendation is subject to the 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 Jessica Vaughn, (608) 267-8733)

The agency reviewed this request and has recommended no conditions of approval.

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

The agency reviewed this request and has recommended no conditions of approval.

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

1. The Applicant shall install a pedestrian walkway connecting the main entrances of both structures.
2. 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.

3. 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.
4. All parking facility design shall conform to Section 10.08(6), MGO.
5. The applicant shall submit a Traffic Demand Management Plan (TDM) for review by Traffic Engineering and to be held on file by Building Inspection.

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.

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

The agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Janet Schmidt, (608) 266-4714)

The agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

The agency reviewed this request and has recommended no conditions of approval.

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

1. Metro Transit operates daily transit service at least once an hour along Excelsior Drive, north of the Old Sauk Road intersection. Bus stops are located immediately south of the development parcel.
2. Metro Transit operates additional daily transit service along Old Sauk Road at least once an hour, through the Excelsior Drive intersection. Bus stops are located just east of this intersection, less than 1/4 mile walking distance from the development parcel.

City Engineering Review Mapping (Contact Jeff Quamme, (608) 266-4097)

The agency reviewed this request and has recommended no conditions of approval.