



PREPARED FOR THE PLAN COMMISSION

Project Address: 3118 Kingsley Way (Aldermanic District 14 (Alder Carter))
Application Type: Conditional Use
Legistar File ID # [44567](#)
Prepared By: Chris Wells, Planning Division

Report Includes Comments from other City Agencies, as noted

Summary

Applicant & Contact: Ken Kubiesa; Summit Strength and Fitness, LLC; 4707 Nora Lane; Madison, WI 53711

Property Owner: Joda Enterprises, LLC; 3118 Kingsley Way, Madison, WI 53711

Requested Actions: The applicant requests conditional use approval to establish an arts/ technical/ trade school (rock-climbing training facility) at 3118 Kingsley Way.

Proposal Summary: The applicant requests approval to establish an arts/ technical/ trade school (i.e. a rock-climbing training facility) as a tenant within an existing multi-tenant building. No exterior changes are proposed to the building and very minor changes are proposed to the site plan.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MSO §28.183(6)] as MSO §28.082 of the Zoning Code states that an *Arts, Technical or Trade School* is a conditional use in the IG (Industrial-General) zoning district.

Review Required By: Plan Commission (PC).

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for Conditional Uses are met and **approve** the request for an arts/ technical/ trade school (rock-climbing training facility) in the IG (Industrial-General) zoning district at 3118 Kingsley Way. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The subject site is a 68,143-square-foot (1.56-acre) lot located approximately midblock along Kingsley Way, on its western side. The site is within Aldermanic District 14 (Ald. Carter) and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes an existing one-story 15,515-square-foot industrial building, constructed in 2004.

Surrounding Land Use and Zoning:

North: The office of JBM Patrol and Protection Corporation, zoned IG (Industrial-General);

South: A vacant parcel, with a driveway easement shared by the subject site, zoned IG;

East: The office and storage yard for the commercial-grade equipment of Monona Fire & Protection as well as a warehouse facility for a wholesale distributor company, zoned IG; and

West: The offices of a technology security provider, a solar electric power installation company, and a media company, zoned IG.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends Industrial uses for the subject site and surrounding area.

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. Intermittent weekday Metro service is provided 0.2 miles away at the intersection of Watford Way and Post Road while all day weekday and weekend service is located 0.5 miles away at the intersection of Fish Hatchery Road and Greenway Cross.

Zoning Summary: The applicant proposes to develop the site in the IG (Industrial-General) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	10,000	68,143
Lot Width	65	200+
Front Yard Setback	None	47'
Side Yard Setback	15	50.5'
Rear Yard Setback	30	130'
Maximum Lot Coverage	75%	31%
PD Required open space	20% of project area	20.2%
Number Parking Stalls	None	21
Accessible Stalls	2	2
Number Bike Parking Stalls	1 per 5 students	Unknown
Landscaping	No Change	No Change
Lighting	No Change	No Change
Building Forms	No Change	No Change
Other Critical Zoning Items	None	

Table Prepared by Jacob Moscovitz, Zoning Code Officer

Project Description, Analysis and Conclusion

The applicant proposes to add a rock-climbing training facility into an existing multi-tenant industrial building. Per the Zoning Administrator, this use is considered an *Arts/Technical/Trade School*, which is a conditional use in the IG (Industrial-General) district. While the entire building is approximately 16,000 square feet, the rock-climbing training facility will occupy Suite #2, which is the approximately 3,300-square-foot central bay located between the other two current tenants: Madison Squash Workshop and Yahara Bay Distillers. The prospective tenant, Summit Strength & Fitness, is a new business who is opening their first climbing gym location. The applicant has described their operations as a gym that will not follow the more traditional open gym/walk-in model but instead where all clients will be under supervision by a coach/trainer.

The facility will have varying hours of operation given the lack of an open gym/walk-in business model. The hours will range from 8:00 a.m. to 8:00 p.m. during the week and 8:00 a.m. to 4:00 p.m. on the weekends. The one-on-one personal training will be by appointment only and available any day of the week whereas the “Group Training” (for 6-12 clients at a time) and “Team Building” (for a group of teenagers) will have scheduled times but only occur during weekdays.

The site contains 22 parking stalls located along the northern and eastern sides of the building. These will be available to the building’s three tenants on a first-come-first-serve basis. The applicant has stated that there are generally spaces available during the day, due largely to the high variability of people using the two other spaces (i.e. the handful of distillery employees who generally work 9:00 a.m. to 5:00 p.m., and the squash players come at various times throughout the day (the facility is open from daily from 6:00 a.m. to 10:00 p.m.)). While the IG zoning district has no parking minimums, the applicant believes that the existing on-site parking stalls will be able to accommodate projected needs for the gym, which will likely have small numbers of clients coming and going at various times throughout the day. However, should additional parking be needed, there is on-street parking available all day along both sides of the entire stretch of Kingsley Way.

The only exterior changes will be to add a bike rack near the rear overhead door. While there is no exterior signage proposed at this time, any eventual signage will require approval from the Zoning Administrator (per M.G.O. Section 31.043(3)).

Land Use and Plan Consistency – The Planning Division believes the plan is consistent with the recommendations in the [Comprehensive Plan \(2006\)](#).

Conditional Use Standards - Given the entirely internal nature of the proposed use, the hours of operation, the availability of parking, the lack of exterior changes, and the surrounding land uses, staff believes that the standards of approval are met and does not believe the proposed rock-climbing training facility will result in significant impacts to the surrounding properties. If approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO Section 28.183(9)(d).

At the time of report writing, staff was not aware of any neighborhood concerns on this request.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find that the approval standards for Conditional Uses are met and **approve** the request for an arts/ technical/ trade school (rock-climbing training facility) in the IG (Industrial-General) zoning district at 3118 Kingsley Way. This request 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

Engineering Division (Mapping) (Contact Jeffrey Quamme, (608) 266-4097)

1. The site plan shall be revised to show the lot lines as revised by Certified Survey Map No. 12553.

Traffic Engineering Division (Contact Eric Halvorson, 266-6572)

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 MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Jacob Moscovitz, 266-4560)

5. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 1 short-term bicycle parking stall per 5 students, located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.

Fire Department (Contact Bill Sullivan, 261-9658)

6. Obtain a building address for this space from City Engineering that follows City of Madison General Ordinances.
7. Submit fire alarm and fire sprinkler system alterations to MFD.