

PLANNING DIVISION STAFF REPORT

July 10, 2017

PREPARED FOR THE PLAN COMMISSION



Project Address: 1233 McKenna Boulevard (1th Aldermanic District, Alder Harrington-McKinney)
Application Type: Conditional Use
Legistar File ID #: [47310](#)
Prepared By: Colin Punt, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Diana Dorschner; Dorschner Associates, Inc.; 849 E. Washington Ave, Ste. 112; Madison, WI 53703
Contact: Jeanine Zwart, City of Madison Engineering; 210 MLK Jr. Blvd, Rm 115; Madison, WI 53703
Property Owner: City of Madison CDD - Jim O'Keefe; 30 W. Mifflin St., Ste. 800; Madison, WI 53703

Requested Action: The applicant requests approval of a conditional use to convert a restaurant building into a counseling/community service facility.

Proposal Summary: The applicant proposes to convert the existing restaurant building, owned by the City of Madison CDD, to a neighborhood employment center to be operated by Urban League of Greater Madison that will also provide neighborhood meeting and gathering space.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses (MGO § 28.183(6)).

Review Required By: Urban Design Commission (UDC), Plan Commission (PC)

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 private parking facility at 1233 McKenna Boulevard. This recommendation is subject to input at the public hearing and the comments and conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The 0.71 acre subject property is located on the north side of McKenna Boulevard, immediately west of its intersection with Gammon Lane. The site is within Aldermanic District 1 (Ald. Harrington-McKinney) and within the limits of the Middleton-Cross Plains School District

Existing Conditions and Land Use: The site includes a one-story 3,882-square-foot commercial building on the corner of McKenna Blvd. and Gammon Ln., constructed in 1993, and a parking lot shared with the Wisconsin Youth Company neighborhood center to the north.

Surrounding Land Use and Zoning:

- North: 2-story 4-unit apartment building and Wisconsin Youth Company neighborhood center, both zoned SR-V1,
West: Across McKenna Blvd to the northwest, two-story apartment buildings zoned SR-V2; Across McKenna Blvd to the southwest, Elver Park zoned A,
East: Across McKenna Ln, 2-story 2-unit condominiums zoned PD; and
South: Across McKenna Blvd to the southwest, Elver Park zoned A.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2006) recommends medium-density residential development for the subject site. That recommendation generally includes a density of 16-40 du/ac. This site is also included in the [Southwest Neighborhood Plan](#) (2008), which recommends creating stronger connections to, and increasing the use of the Wisconsin Youth and Family Center, now the Wisconsin Youth Company, directly to the north of this site.

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.

Zoning Summary: The project site is currently zoned Neighborhood Mixed Use (NMX). A detailed zoning table was not provided with the comments from the Zoning Administrator.

Project History

In 2015, the City of Madison Community Development Division (CDD) purchased this site, the former Griff's restaurant, to serve as a future neighborhood employment and job training center with meeting and community room space available for neighborhood meetings and gatherings. Through an RFP process, the CDD selected Urban League of Greater Madison (ULGM) to be the center's operator. The City and ULGM determined the services to be offered through a series of four public meetings and a public engagement session at West Fest in August 2016.

Project Description, Analysis, and Conclusion

The applicant proposes to convert the existing commercial restaurant building into a neighborhood employment and job training center with available meeting and community room space for neighborhood meetings and gatherings. The center will be owned by the City of Madison and operated by the Urban League of Greater Madison. The interior of the building will be gutted and reconfigured. The exterior will be resided and reroofed, with additional windows added. Existing mechanicals will be moved inside. The parking lot will be restriped and new accessible parking stalls will be added. The north property line runs through the parking lot and there is a shared easement with the Wisconsin Youth Company who uses 20 parking stalls. Existing landscaping beds will be used and additional grass will be planted. The applicant has indicated the project is scheduled to begin construction in fall 2017, with completion and occupancy in spring 2018.

The application is consistent with the [Comprehensive Plan](#), which identifies this parcel and areas to the north designated as Medium Density Residential. Non-residential uses within a Medium Density Residential area may include "small civic facilities, such as libraries or community centers."

Four neighborhood meetings and a separate public engagement session have been held in regards to this project, but the Planning Division has not received any written comments. District 1 Alder Harrington-McKinney noted that “the community engagement for this project was quite impressive and thorough through several stages.”

The provided architectural elevations show fiber cement panels bearing two-color designs and additional glazing beneath a metal sunshade on the south and east sides of the building.

This request is subject to the approval standards for Conditional Uses. The Zoning Code states that the Plan Commission shall not approve a Conditional Use without due consideration of the City’s adopted plans and finding that all of the Conditional Use standards of §28.183(6) MGO are met. Counseling/Community Service Organization, defined in Sec 28.211 of the Zoning Code as “An organization that provides social services, including day treatment services” is a Conditional Use within the Neighborhood Mixed Use zoning district.

The Planning Division believes that all Conditional Use standards can be found met based on the information provided within this application.

This proposal was granted approval at the Urban Design Commission meeting on June 28, 2017. See attached report for details.

Recommendation

Planning Division Recommendation (Contact Colin Punt, (608) 243-0455)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to establish a private parking facility at 1233 McKenna Boulevard. This recommendation is subject to input at the public hearing and the comments and conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

1. 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)

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

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. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

4. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.
5. Bicycle parking shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Verify the proposed building capacity and provide a minimum amount of short-term bicycle parking stalls in proportion to 5% of capacity of persons 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 of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.
6. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
7. Identify the location of the trash enclosure on the site plan and submit a detail of the screening. The trash enclosure shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
8. Submit a detail of the screening enclosure for the transformer and condensing units.
9. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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

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

Parks/Forestry Division (Contact Janet Schmidt, (608) 261-9688)

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

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

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

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

13. Metro Transit provides daily bus service along McKenna Boulevard, at a stop in the Gammon Lane intersection. Trips operate at least once every 30 minutes on weekdays, but only pass once an hour on weekends.

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

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