



PREPARED FOR THE PLAN COMMISSION

Project Address: 5032 Tradewinds Parkway (16th Aldermanic District – Ald. Tierney)

Application Type: Conditional Use

Legistar File ID #: [52906](#)

Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Contact: Nataraj Charles Hauser; Cycropia Aerial Dance; 22 Waubesa Street; Madison, WI 53704

Property Owner: Newcomb Tradewinds, LLC.; 999 Fourier Drive #102; Madison, WI 53717

Requested Action: Approval of a conditional use request for an arts/technical/trade school tenant (acrobatic dance) in a multi-tenant flex/warehouse building the IL (Industrial-Limited) District at 5032 Tradewinds Parkway.

Proposal Summary: The applicant requests conditional use approval to establish an acrobatic dance school in one of the 18 tenant spaces within a flex/warehouse building, currently under construction. Per the Zoning Administrator, this use is considered an *Arts/Technical/Trade School*, which is a conditional use in the IL (Industrial-Limited) district. No exterior changes are proposed to the building or site.

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 IL (Industrial-Limited) zoning district.

Review Required By: Plan Commission. (The Secretary of the Urban Design Commission reviewed this request administratively on behalf of the Urban Design Commission).

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the approval standards for a Conditional Use are met and **approve** the request to establish an arts/technical/trade school (acrobatic dance) in a flex/warehouse building currently under construction in the IL (Industrial-Limited) zoning district at 5032 Tradewinds Parkway. This request is subject to the input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 143,280-square-foot (3.29-acre) property is located on the north side of Tradewinds Parkway, approximately 560 feet west of its intersection with Agriculture Drive. The north border of the site is about 315 feet from the southbound lanes of the Beltway Highway. The site falls within the limits of Aldermanic District 16, Tax Incremental Finance District 39, Wellhead Protection District #31, and the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is currently under construction with two 39,600-square-foot, flex/warehouse buildings with 135 total surface parking stalls being built. The site is zoned Industrial-Limited (IL).

Surrounding Land Use and Zoning:

- North:** An outparcel, zoned Industrial-Limited (IL), beyond which is the Beltline Highway (US 12 & 18);
- South:** A vacant parcel, zoned Industrial-Limited (IL);
- East:** Vacant parcels, zoned Industrial-Limited (IL); and
- West:** A vacant parcel, zoned Industrial Limited (IL), beyond which is the existing 89-room Sleep Inn Hotel and Suites at 4802 Tradewinds Parkway (zoned Suburban Employment (SE)) with vacant Industrial-Limited (IL) District parcels beyond. The hotel was recently approved for a 72-room expansion which is currently under construction.

Adopted Land Use Plan: The Comprehensive Plan (2018) recommends Employment uses for the subject site, while the Marsh Road Neighborhood Development Plan (1999) recommends industrial development.

Zoning Summary: The property is currently zoned Industrial-Limited (IL) District.

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	143,280 sq. ft.
Lot width	75'	320'
Lot coverage	75%	No Change
Front yard	None	No Change
Side yards	15'	No Change
Rear yard	30'	No Change

Site Design	Required	Proposed
Number parking stalls	No Minimum	135
Accessible stalls	5	5
Loading	Yes	Yes
Number bike parking stalls	6 (1 per 5 students)	11
Landscaping	Yes	No Change
Lighting	Yes	No Change

Other Critical Zoning Items	Urban Design (UDD #1); Floodplain; Utility Easements; Wetlands
------------------------------------	--

Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

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. While the property is served by urban services such as water, sanitary sewer and storm sewer, the nearest bus stop is served by limited service (i.e. trips only occurring prior to 10am, and after 4pm on weekdays at a frequency of once per hour) and is located approximately 0.2-miles to the east of the site at the junction of Tradewinds Parkway and Agriculture Drive. The nearest bus stop served by all-day service is over one mile away to the northeast at World Dairy Drive and Agriculture Drive.

Project Description, Analysis, and Conclusion

The applicant, Cycropia Aerial Dance, has been operating in Madison for nearly 30 years. They currently rehearse after hours in the Boys and Girls Club gym on Taft Street but would like to have their own space. To that end, they wish to lease the eastern most tenant space, roughly a roughly 4,000 square-foot in size, in the site's eastern building. The two buildings, both currently under construction, are both roughly 36,000-square-foot, multi-tenant, flex/warehouse buildings. Per the Zoning Administrator, this use (aerial dance) is considered an *Arts, Technical or Trade School*, which is a conditional use in the IL (Industrial-Limited) zoning district.

The organization's operational structure will consist of small class instruction/rehearsal of 15 or fewer students, typically, but not exclusively, held at night and on the weekend. Cycropia occasionally holds workshops with 20-30 people and a few times per year hold informal recitals or showcases, which are primarily attended by the students' friends and family.

There are no exterior changes proposed to the site nor the building, and only minor interior tenants improvements including the addition of bathrooms proposed. While there is no exterior signage proposed at this time, any eventual signage will require approval from the Zoning Administrator (per M.G.O. §31.043(3)).

The approved site plan shows 135 surface parking stalls (five of which are accessible) located between the two buildings and Tradewinds Parkway. While the IL zoning district has no parking minimums, the applicant believes the existing on-site parking stalls will be more than able to accommodate all of the projected parking needs. They point to the fact that the school's classes are typically scheduled for the week nights and weekends (i.e. outside of typical business hours) which will reduce demand conflicts, and staff further notes that there is on-street parking available all day along both sides of Tradewinds Parkway.

This proposal is subject to the approval standards for Conditional Uses. 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 MGO §28.183(6) are met. The Planning Division believes the proposal is compatible with the Comprehensive Plan (2018) which recommends Employment Uses for the subject site and specifically states that land uses in this district "*generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the district.*" Staff also believe that the proposal could be considered compatible with the Marsh Road Neighborhood Development Plan (1999). This Plan recommends industrial development for the subject site, states that appropriate uses in this area include light manufacturing and assembly, and provides a list of uses considered acceptable which includes: production, processing, cleaning, servicing, etc. Staff do not believe that the proposed tenant space, which would represent just one-tenth of one of the two multi-tenant buildings on site, would be located at the far eastern edge of the development, and would be internally focused, would be incompatible with the types of light production uses recommended by the Marsh Road plan.

Given the entirely internal nature of the proposed use, the anticipated hours of operation, the availability of parking both on and adjacent to the site, the lack of exterior changes, and the surrounding land uses, staff believes that the standards of approval are met and does not anticipate that the proposed indoor aerial dance center 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 a Conditional Use are met and **approve** the request to establish an arts/technical/trade school (acrobatic dance) in a flex/warehouse building currently under construction in the IL (Industrial-Limited) zoning district at 5032 Tradewinds Parkway. 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 (Main Office) (Contact Brenda Stanley, (608) 261-9127)

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

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

1. The address of the easterly end unit is 5048 Tradewinds Pkwy.

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

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

Zoning (Contact Jacob Moskowitz, 608-266-4560)

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

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

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

Parks/Forestry Review (Contact Kathleen Kane, (608) 261-9671)

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)

2. Metro Transit provides daily bus service along Agriculture Drive, at stops in the Tradewinds Parkway intersection. Trips operate once an hour each direction weekday mornings and evenings, and all day on weekends. The last trips northbound - towards the East Transfer Point - depart approximately 945pm on weeknights and weekend evenings. No trips operate between 945am and 415pm on weekdays, currently.