



Legistar I.D. #22834

1702 Hoffman Street

Conditional Use Alteration Request

Report Prepared By:  
Heather Stouder, AICP  
Planning Division Staff

**Requested Action:** Approval of an alteration to an existing conditional use for the construction of a new building, the Protective Services Education Center for the Madison College Truax Campus, on a portion of an existing surface parking lot in the M1 (Limited Manufacturing) District.

**Applicable Regulations & Standards:** Section 28.12(11) provides the guidelines and regulations for the approval of conditional uses.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission finds that the conditional use standards can be met and **approve** the request for the alteration to the conditional use.

## Updates to Recommended Conditions

After reviewing the staff report, the applicant discussed with staff a few clarifications which result in updates to Condition Nos. 1 and 2 as follows:

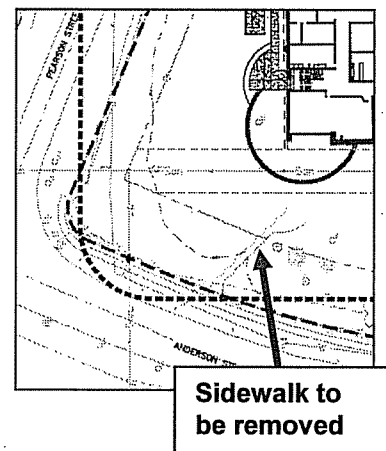
1. Final plans submitted for review and approval by Planning and Urban Design staff shall show a strengthened pedestrian connection between Anderson Street and the main entrance of the building. The applicant is strongly encouraged to provide a direct pedestrian connection from Anderson Street to the secondary entrance on the southwest corner of the building.
2. The applicant shall work with Planning and Urban Design staff to address the Urban Design Commission recommendation to reduce overall pavement by eliminating one of the two parallel drive aisles just east of the building, if possible within the framework of fire access requirements.

## Condition No.1 Discussion

The applicant has indicated that the doors on the southwest corner of the building were included as a means of emergency egress. Rather than providing direct access to this entrance from Anderson Street, the applicant would prefer to remove the existing sidewalk leading from Anderson Street to the southwest corner of the existing parking lot (see right).

Meanwhile, Madison College will be adding a new public sidewalk along the east side of Pearson Street to accommodate additional north-south pedestrian traffic in this area, as per Engineering Condition No. 8.

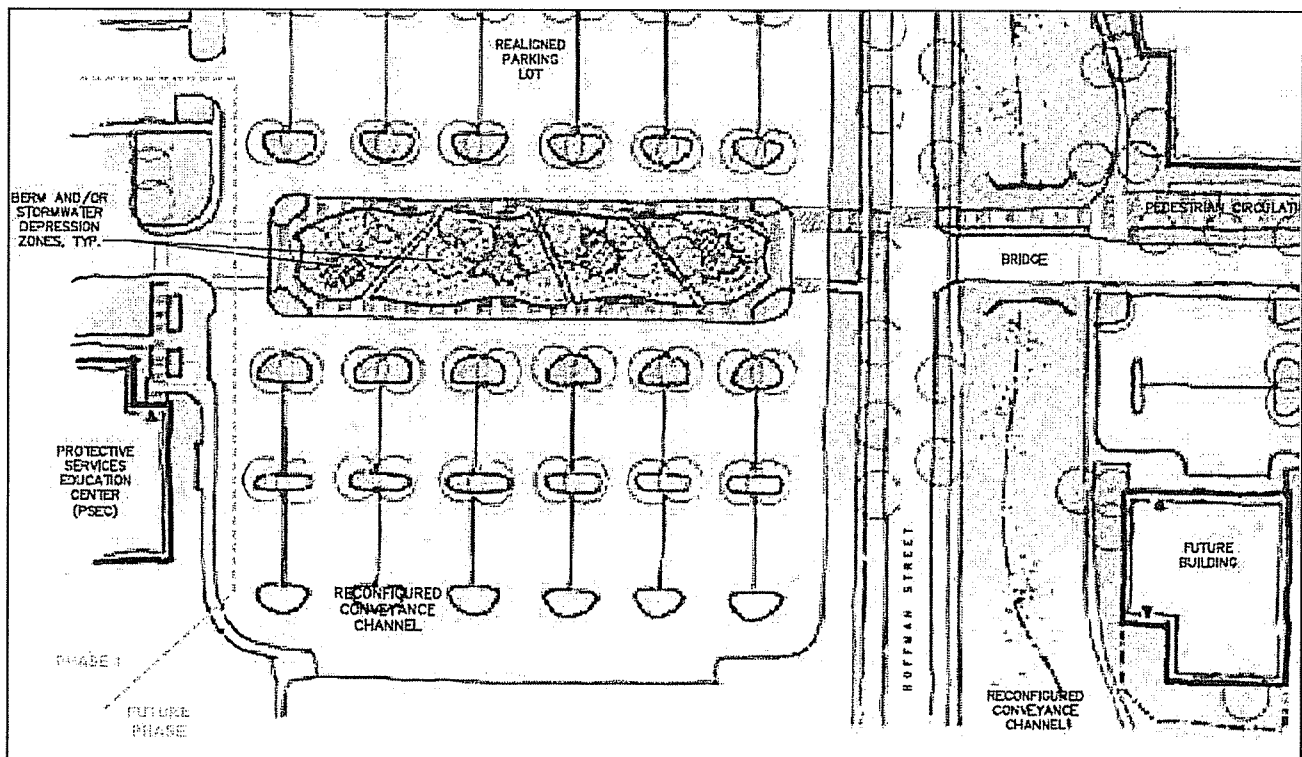
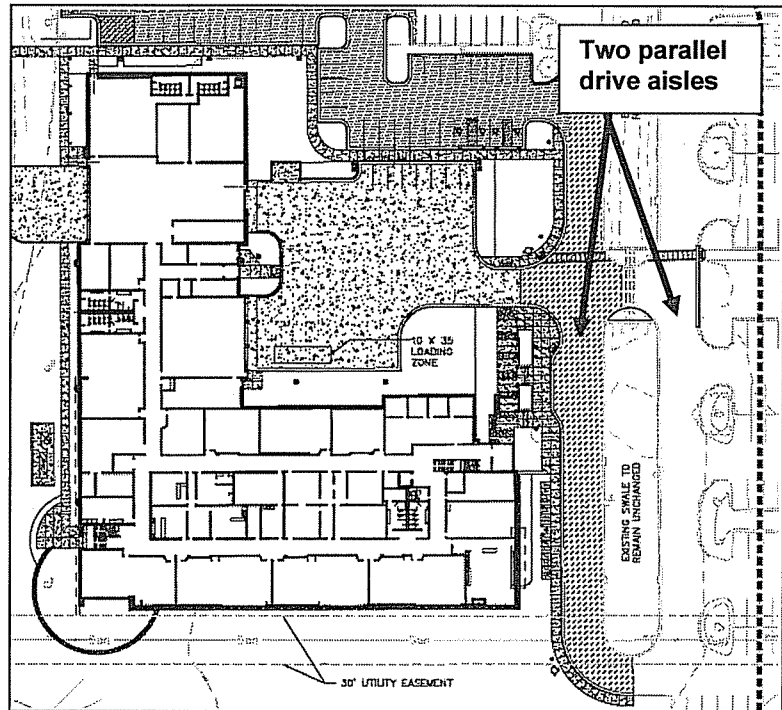
Staff believes that while still important to strengthen the pedestrian connection between Anderson Street and the main entrance on the eastern part of the building, it is not as important to create an additional connection at this location, since this entrance will not be used frequently.



## Condition No. 2 Discussion

The applicant has indicated that Madison College would strongly prefer to maintain the proposed drive aisle arrangement as shown, until such time as the parking lot surrounding the proposed facility is substantially reconfigured at a later date (see sketch below)

After further consideration, staff believes that this is a reasonable approach at this time. Importantly, there is little or no impervious surface being added to the site as part of this proposal. The eastern of the two drive aisles would remain as it exists today, and the western drive aisles would be reconstructed in place to serve as an aerial fire access lane for the east side of the building.



## **Firchow, Kevin**

---

**From:** Murphy, Brad  
**Sent:** Monday, June 20, 2011 1:26 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Plan Comision Meeting Agenda Items 17 & 20

For Tonight's meeting

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

---

**From:** Clausius, Joe  
**Sent:** Monday, June 20, 2011 11:00 AM  
**To:** Murphy, Brad  
**Cc:** Ethington, Ruth  
**Subject:** Plan Comision Meeting Agenda Items 17 & 20

Dear Brad & Ruth,

Both of the listed agenda items are located in my district.

Both items have been thoroughly vetted and reviewed and I have no problem with supporting either item.

I urge approval of both items at tonight's Plan Commission Meeting.

Sincerely,

Joe Clausius  
District 17 Alder  
608-244-5066