

PLANNING DIVISION STAFF REPORT

June 22, 2015

PREPARED FOR THE PLAN COMMISSION



Project Address: 1444 East Washington Avenue (2nd Aldermanic District, Alder Zellers)

Application Type: Conditional Use

Legistar File ID #: [38528](#)

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/Project Contact: Kevin Spaulding; the Cube Farm, LLC; 58 Waubesa St., Madison, WI, 53704

Property Owner: Chandler Properties, LLC; 5701 Manufacturers Dr., Madison, WI, 53704

Requested Action: Approval of a conditional use for animal husbandry (aquaponics/fish farming) in an existing building in the Traditional Employment (TE) District.

Proposal Summary: The applicant proposes to use a 5,000 square foot basement area in an existing two-story commercial building for an aquaponics system to raise fish for sale to local restaurants.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses (MGO Section 28.183(6)).

Review Required By: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request at 1444 East Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The property is located on the northwest corner of East Washington Avenue and Sparkle Court, just west of the Yahara River; Aldermanic District 2 (Zellers).

Existing Conditions and Land Use: The 9,450 square foot site has a two-story, 11,501 square foot commercial brick building leased to multiple tenants. A driveway from East Washington Avenue leads to a loading dock on the east side of the building. The basement space, which is where the proposed use would be located, is currently utilized for storage.

Surrounding Land Use and Zoning:

Northeast: Across Sparkle Court to the northeast, automobile repair services in the TE District.

Southeast: Across East Washington Avenue to the southeast, surface parking associated with an office building in the TE District

Southwest: Across the railroad right of way, "Washington Square" office building in the TE District.

Northwest: Across the railroad right of way, warehousing and storage buildings in the TE District.

Adopted Land Use Plan: The Comprehensive Plan recommends Employment Uses for the property. The East Washington Avenue Capitol Gateway Corridor Plan (2008) recommends Employment and Residential uses for the property.

Zoning Summary: This property is in the Traditional Employment (TE) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	9,451'
Lot Width	50'	80.3'
Front Yard Setback	None	Existing
Side Yard Setback	One-story: 5' Two-story: 6'	Existing
Rear Yard Setback	Lesser of 20% lot depth or 20'	Existing
Maximum Lot Coverage	85%	Existing
Minimum Building Height	22' measured to building cornice	Existing building
Maximum Building Height	5 stories/ 68'	
Site Design	Required	Proposed
Number Parking Stalls	Not required	0 (The property is adjacent City of Madison parking lot.)
Accessible Stalls	Yes	0
Loading	Not required	0
Number Bike Parking Stalls	1 per 5 employees (2 bike stalls minimum)	5
Landscaping	Not required	Existing
Lighting	Not required	Existing
Other Critical Zoning Items: Urban Design (UDD 8), Barrier Free (ILHR 69), Utility Easements		

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, including Metro Transit Routes running along East Washington Avenue.

Project Description, Analysis, and Conclusion

The applicant requests conditional use approval to utilize a 5,000 square foot basement in an existing commercial building as an aquaponics system for raising fish for direct sale to local restaurants. The operation involves six separate 165 square foot systems for a total of 990 square feet. While the fish and plants will be a 24-hour a day operation, one to three employees will be at the site for approximately eight hours per day to nurture the system, collect mature, live fish for local deliveries, and to run the business. There are no physical changes proposed to the exterior of the building, and the only permanent interior changes involve electrical updates to support the aquaponics operation.

The proposed use can be an excellent example of the utilization of older industrial and affordable spaces to support the local food economy on this rapidly evolving corridor. Due to its location in a basement and its relatively small size, the proposed aquaponics operation should not have negative impacts on other properties nearby, and staff believes that the conditional use standards can be met with the proposal.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the conditional use standards can be met and **approve** the request for a conditional use for animal husbandry (aquaponics and fish farming) at 1444 East Washington Avenue. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded
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Zoning Administrator (Contact Matt Tucker, 266-4569)

1. Revise the site plan to be consistent with the previously approved plan, including the location of accessible parking stalls.
2. Parking requirements for persons with disabilities must comply with sec. 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
3. Bicycle parking shall comply with City of Madison General Ordinances Table 28I-3 and section 28.141(11). A bike parking stall is a minimum of 2 feet by 6 feet with a 5-foot wide access area. Provide a detail showing the model of bike rack to be installed.
4. Provide screening for the dumpster area to be shown on the site plan per section 28.142(9)(a). The refuse enclosure area 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.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

5. 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.
6. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
7. 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.
8. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

City Engineering Division (Contact Janet Schmidt, 261-9688)

9. The Owner shall coordinate with the staff of the City of Madison Office of Real Estate Services Division of the Planning Division to complete, execute and record the land lease of City of Madison Property for parking lot purposes. Refer to Office of Real Estate Services Project No. 3967.
10. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.

11. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans)

Water Utility (Contact Dennis Cawley, 266-4651)

12. This property is not located in a wellhead protection district.
13. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Fire Department (Contact Bill Sullivan, 261-9658)

14. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.