

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of December 17, 2007**

**RE: I.D. # 08165 Zoning Map Amendment I.D. 3327 To Rezone – 630 W. Mifflin Street
from M1 to R6**

1. Requested Action: Approval to rezone the subject property from M1 (Limited Manufacturing District) to R6 (General Residence District) to allow for the remodeling of an existing warehouse for use as Art Department Studios for the University of Wisconsin.

****PLEASE NOTE** The applicant's application provides a rezoning request to "C6". This zoning category does not exist in the City and staff has confirmed with the applicant that is the request is for a rezoning to R6.**
2. Applicable Regulations: Section 28.12 (10) provides the process for zoning map amendments.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant and Contact: Gary A. Brown; University of Wisconsin-Madison; 610 Walnut Street; Madison, WI 53726

Owner: Board of Regents of the University of Wisconsin System; 1220 Linden Drive; Madison, WI 53726
2. Development Schedule: The project is scheduled to begin in January 2008 with completion estimated in December 2008.
3. Location: Approximately 4.2 acres generally bounded by Mifflin, Francis, Dayton and Bedford Streets, near the Kohl Center; Aldermanic District 4; Madison Metropolitan School District.
4. Existing Conditions: The site is currently used as a warehouse for the University of Wisconsin.
5. Proposed Land Use: The applicant requests to remodel the existing warehouse facility into Art Department Studios for the University.
6. Surrounding Land Use and Zoning: The site and surrounding area is surrounded by University and commercial uses, including the Kohl Center. Zoning for the surrounding properties is either PUD-SIP or C3.

7. Adopted Land Use Plan: The Comprehensive Plan recommends C-Campus Uses for the subject property.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments.

PLAN REVIEW

The applicant requests a zoning map amendment to allow the remodeling of an existing warehouse for use as studio space for the Art Department at the University of Wisconsin. The proposed amendment would rezone the property from M1 (Limited Manufacturing District) to R6 (General Residence District). The Zoning Administrator has determined that a rezoning is necessary for this project to proceed under the current zoning ordinance. University uses, such as the proposed, are not permitted under M1 zoning but would be allowed in R6.

The 4.2-acre subject property is located adjacent to the Kohl Center on the University of Wisconsin Campus. A University owned surface parking lot is located immediately to the north. The property has frontage on North Francis Street and has access to West Mifflin Street.

The subject building is a masonry and metal building with an approximate area of 67,000 square feet. Plans show the building is a tall one-story structure, with mezzanine space above portions of the main level. University records indicate the building was constructed in 1963. Well over half of the building's area is currently used for University storage and mechanical purposes. The remainder of the building is utilized for educational purposes and the University Post Office.

The applicant proposes several alterations to complete the remodeling. In terms of use, storage and mechanical uses in the building would be reduced by over 40,000 square feet to accommodate the new art studio space. With this remodeling, the total area for educational uses is estimated by the applicant to be 62,560 square feet. The amount of space used by the Post Office would remain unchanged.

The proposed occupancy for the remodeled building would be 860 occupants. Hours of operation would be typical for that of all University buildings with standard operating hours between 7:00 am and 5:00 pm. University personnel, faculty, staff, and students with on-going activities in the building will have 24-hour access via a card-swipe system.

The interior of the building will include several alterations to accommodate the proposed use. The primary change is the creation of multiple studio spaces throughout much of the building. Submitted plans show that individual studio spaces will have access to central internal hallways. Studio space will vary in size and consist of larger faculty studios and smaller graduate studios. Common spaces include shared specialty studios, laboratories, training rooms, storage rooms, a kitchenette, a commons area, and restrooms.

Some exterior alterations are also proposed for the building and site. A new steel entry feature will be installed to frame the building's main entrance off the end of North Francis Street. The sidewalk surrounding this entrance will be further defined through the addition of brick pavers. Several planting trellises, or "green screens" will be installed along this and the parking lot-facing side of the building. Honeysuckle vines will be planted to climb these trellises to provide some visual variation along the existing metal siding. Additional landscaping will also be placed along these building sides consisting of ornamental serviceberry trees, yews, clethora, prairie grasses, and wildflowers. Existing vegetation, including mature basswood and Norway maples, would be preserved.

There will be some modifications to on-site parking and loading. The parking spaces at the south-west corner of the building will be slightly reconfigured and re-striped. The number of these spaces will be reduced from 12 to nine stalls. New curbs and pavement will be added in this area. Accessible parking spaces will be provided on the north side of the building in the adjacent University parking lot. Two new loading spaces will be added to give the remodeled structure a total of five.

ANALYSIS AND CONCLUSION

Planning Division staff believe that the proposed amendment meets the review standards for zoning map amendments. These standards state that the Plan Commission shall not recommend a proposed zoning map amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant. Further, these standards indicate that there be due recognition of the Master Plan of the City in making this recommendation.

The proposed zoning map amendment would allow the property to transition from one University use to another. Staff believe that the proposed alterations would generally improve the aesthetics to the building and site, especially along the building's most visible sides. Based on the information provided, staff do not anticipate any negative impacts resulting from the zoning map amendment.

The Planning Division believes that this rezoning is consistent with City adopted plans and is necessary for the remodeling project to proceed with the new use. The Comprehensive Plan identifies this parcel as "C-Campus" uses, and the proposed use is consistent with that request.

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RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3327, rezoning 630 W. Mifflin Street from M1 (Limited Manufacturing District) to R6 (General Residence District), to the Common Council with a recommendation of **approval**, subject to input at the public hearing and comments from reviewing agencies.