



PREPARED FOR THE PLAN COMMISSION

Project Address: 2526 Lake Mendota Drive
Application Type: Conditional Use
Legistar File ID # [74537](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Kelly Miess, City of Madison Water Utility; 119 E Olin Avenue; Madison.

Property Owner: Board of Regents of the University of Wisconsin System; 1220 Linden Drive; Madison; Aaron Williams, representative.

Requested Actions: Consideration of a conditional use in the Conservancy (CN) District for a water pumping station and reservoir to allow an addition to be constructed at Madison Water Utility Unit Well 19 at 2526 Lake Mendota Drive.

Proposal Summary: The Water Utility is requesting approval of a conditional use to install a treatment system addition to Unit Well 19, which currently consists of a deep well pump, three booster pumps, and a 3-million gallon buried reservoir. The additional equipment proposed will provide treatment to bring iron, manganese and radium levels in the water at Well 19 in line with federal regulations and Water Utility policy. The applicant wishes to begin construction of the addition by July 1, 2023, with completion scheduled for June 30, 2025.

Applicable Regulations & Standards Table 28G-1 in Section 28.091(1) of the Zoning Code identifies water pumping stations and reservoirs as a conditional use in the CN (Conservancy) district subject to the supplemental requirements in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits.

Additionally, Water Utility buildings are public projects subject to Urban Design Commission review per Section 33.24(4)(d). However, the Secretary of the Urban Design Commission has indicated that the proposed addition does not warrant review by the full commission and will instead review final plans for the generator administratively.

Review Required By: Plan Commission

Summary Recommendations: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use in CN zoning for Madison Water Utility Unit Well 19 at 2526 Lake Mendota Drive to allow construction of an addition, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: Well 19 is located in a 260-foot by 260-foot easement located at the northwestern corner of a 101.3-acre parcel addressed as 2000 University Bay Drive, which is part of the University of Wisconsin–Madison’s 300-acre Lakeshore Nature Preserve. The well facility is located adjacent to Lake Mendota Drive on the western

side of the larger parcel. The well and nature preserve are located in Alder District 5 (Vidaver) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The well facility and small parking lot for Water Utility vehicles are located in the northwestern corner of the parcel, with includes the Preserve’s Biocore Prairie to the east, Eagle Heights Community Gardens and agricultural research plots to the south, and Frautschi Point to the north. The Lakeshore Nature Preserve, including the Well 19 easement, is zoned CN (Conservancy District).

Surrounding Land Use and Zoning: Unit Well 19 is mostly surrounded by the Lakeshore Nature Preserve in CN zoning. The University’s Eagle Heights apartment complex is located across Lake Mendota Drive in CI (Campus–Institutional District) zoning.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and most of the Lakeshore Nature Preserve for Park and Open Space (P) uses. The non-Preserve lands to the west of the site are recommended for Special Institutional (SI) uses.

Zoning Summary: The property is zoned CN (Conservancy District).

Requirements	Required	Proposed
Lot Area	5 acres	101.3 acres (Existing)
Lot Width	300’	Existing, Adequate
Front Yard	50’	68’
Side Yards	80’	88’
Rear Yard	100’	Adequate
Maximum Lot Coverage	5%	Less than 5%
Building Height	2 stories/ 35’	1 story/ 16’
Auto Parking	As determined by the Zoning Administrator	None
Bike Parking		None
Loading	None	---
Building Forms	N/A	---
Other Critical Zoning Items		
Yes:	Urban Design (Public Project – Sec. Review), Floodplain, Utility Easements, Wetlands, Wellhead Protection (WP-19)	
No:	Barrier Free, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jacob Moskowitz, Assistant Zoning Administrator</i>		

Environmental Corridor Status: Most of the Lakeshore Nature Preserve is located within a mapped environmental corridor. However, the 2000 University Bay Drive parcel, which includes Well 19, is not located in the mapped corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Supplemental Regulations

The following supplemental regulations apply to water pumping stations per Section 28.151 of the Zoning Code:

- A landscape plan shall be approved by the Director of Planning and Community and Economic Development where a permitted use or the Plan Commission when a conditional use.

Project Description, Analysis and Conclusion

The Madison Water Utility is requesting conditional use approval for its existing Unit Well No. 19, which is located in a 260-foot by 260-foot (1.55-acre) easement at the northwestern corner of a 101.3-acre parcel addressed as 2000 University Bay Drive. The subject parcel is part of the University of Wisconsin–Madison’s 300-acre Lakeshore Nature Preserve. The well facility is addressed as 2526 Lake Mendota Drive and is located on the east side of Lake Mendota Drive opposite the University’s Eagle Heights apartment complex.

Unit Well 19 is comprised of a deep well pump, three booster pumps, and a buried 3-million gallon reservoir. The letter of intent indicates that the existing buildings contain 2,887 square feet of area exclusive of the reservoir tank. A small parking area for service vehicles is located adjacent to the well, which is accessed from a steep driveway from Lake Mendota Drive. Most of well facility is located below the grade of Lake Mendota Drive and not visible from the street.

The Water Utility is proposing a 1,473 square-foot addition to the well to provide additional treatment equipment to be added to allow iron, manganese, and radium levels in the water generated at Well 19 to meet federal regulations and Water Utility policies. The project includes an addition to the existing well to house the filtration system and a separate semi-buried backwash tank. As part of the project, the driveway will be reconfigured to accommodate modern fire protection and large crane access requirements, and the landscaping and screening of the well facility will be upgraded in coordination with the University to improve its integration with the surrounding nature preserve. Photos of the existing well facility are included in the plan materials; images and renderings of the proposed improvements are also included in the project plans.

The well facility has been in operation since 1974. However, Zoning staff could not find records of an earlier conditional use approval for the well and determined that a conditional use would be needed in order for the proposed addition to be constructed. Water pumping stations and water reservoirs are conditional uses in the CN (Conservancy) district, which the Lakeshore Nature Preserve is zoned.

Planning staff believes that the standards for conditional use approval and supplemental regulations are met. The existing well house and reservoir blend well with their surroundings, and the proposed water treatment addition and site improvements are similarly designed to integrate well with the adjacent nature preserve. Staff believes that the expanded well will not have a negative impact on surrounding land uses once the addition is completed, including on the nearby Eagle Heights apartment complex located across Lake Mendota Drive to the west.

No alder or public comments have been received as of the writing of this report that would suggest that the Plan Commission could not approve the request as submitted.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use in CN zoning for Madison Water Utility Unit Well 19 at 2526 Lake Mendota Drive to allow construction of an addition subject to input at the public hearing and the conditions from reviewing agencies that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The project plans shall be revised prior to the issuance of building permits to include the floor area of the existing and proposed buildings and addition, including on sheets G201, C100, and L101. Dimension the setback of the buildings/ structures from Lake Mendota Drive.

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

2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.
3. An Erosion Control Permit is required for this project.
4. A Storm Water Management Report and Storm Water Management Permit is required for this project.
5. A Storm Water Maintenance Agreement (SWMA) is required for this project.
6. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC) or the Wisconsin Department of Safety and Professional Services (DPS) is required, as the City of Madison Building Inspection Department is an approved agent for DPS.
7. Coordinate any street work with the UW Facilities Department.
8. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL zone and therefore will be regulated to meet a higher standard.
9. This project will disturb 4,000 square feet or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
10. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

11. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
12. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project, additional WDNR, Public Health Madison-Dane County, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
13. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
14. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
15. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
 - By design detain the 10-year post-construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half-inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half-inch of rainfall, either green or non-green infrastructure may be used.
 - Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

16. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

17. The water facility easement shall be amended or released and replaced by the Water Utility to include the relocated force main and grinder pump, including the backwash tank, backwash waste pipes, the new reconfigured access drives and landscaping that will lie beyond the Reservoir Easement per Document No. 1227865 or other option to accomplish granting the necessary rights for the facilities being proposed on UW lands.

18. The early warning siren and associated pole is being removed and located at an alternate location. The existing Early Warning Siren Easement per Document No. 4680236 shall be amended to accommodate the new location. Provide the exhibit map and legal description to Jeff Quamme, who will coordinate the amendment with the Office of Real Estate Services, Real Estate Project No. 9378.

19. On the Existing Conditions sheet, label the Water Facility Easement per Document No. 4811269, the Early Warning Siren Easement per Document No. 4680236, and the Well and Reservoir Easement per Document No. 1227865.

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

This agency has reviewed the project and did not submit any conditions of approval.

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

20. Lighting is not required. However, if it is provided, it shall comply with MGO Section 10.085 outdoor lighting standards. If lighting is provided, include an exterior lighting plan and fixture cut sheets with the final plan submittal.

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

21. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Refer to the IFC 2021 edition and MGO Chapter 34.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed the project and did not submit any conditions of approval.

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

This agency has reviewed the project and did not submit any conditions of approval.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

This agency has reviewed the project and did not submit any conditions of approval.

Forestry Section (Contact Brandon Sly, (608) 266-4816)

This agency has reviewed the project and did not submit any conditions of approval.