



PREPARED FOR THE PLAN COMMISSION

Project Address: 1933 Observatory Drive and 1932 Linden Drive
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [39855](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: University of Wisconsin–Madison, c/o Gary Brown, University Facility Planning & Management; 610 Walnut Street; Madison.

Requested Action: Approval of a demolition permit and conditional use to allow demolition of the existing Seed Building and construction of the Meat Science and Muscle Biology research and instruction facility at 1933 Observatory Drive and 1932 Linden Drive on the University of Wisconsin-Madison campus.

Proposal Summary: The University of Wisconsin–Madison is requesting approval to demolish the existing 17,750 square-foot Seed Building located at 1930 Linden Drive to allow construction of a new two-story, 61,600 square-foot research and instruction facility for the Meat Science and Muscle Biology Laboratory that will extend from Linden Drive north to Observatory Drive. The University indicates that the existing 30,190 square-foot Meat Science and Muscle Biology Lab building at 1805 Linden will be renovated for another academic and research facility, including as a possible replacement for the Seed Building. Construction of the new research and instruction facility is scheduled to commence in August 2016, with completion anticipated in May 2018.

Applicable Regulations & Standards: Section 28.097(2)(c) limits individual development within any five-year period for any property in the CI zoning district without an approved master plan to 4,000 square feet of gross floor area unless approved as a conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of the “Seed Building” and construction of a research and instruction facility at 1933 Observatory Drive and 1932 Linden Drive subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The project site is an approximately 2.09-acre parcel that extends between Observatory Drive and Linden Drive approximately a quarter-mile east of Walnut Street; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District.

Existing Conditions and Land Use: The site is developed with the existing one-story, 17,750 square-foot Seed Building along Linden Drive, with a surface parking lot located to the north along Observatory Drive. The subject site and adjacent campus properties are zoned CI (Campus-Institutional District).

Surrounding Land Use and Zoning: The subject site is located in the heart of the University campus and is surrounded by other University uses, including Lot 62 on the west, the Poultry Research Laboratory on the east, the School of Veterinary Medicine and US Dairy Forage Research Center on the south, and the UW Natatorium and Near East Fields to the north, all located in CI zoning.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and surrounding properties as part of the University of Wisconsin–Madison Campus. The Campus land use designation recognizes the “wide diversity of uses associated with the primary education mission” of institutions such as the University, including the proposed research and instruction facility.

Zoning Summary: The property is zoned CI (Campus-Institutional District). Planning and Zoning staff have reviewed the addition and determined that it will comply with the CI district bulk requirements.

| Other Critical Zoning Items | |
|---|--|
| Yes: | Barrier Free, Utility Easements |
| No: | Landmarks, Wellhead Protection, Urban Design, Floodplain, Waterfront Development |
| <i>Prepared by: Planning and Zoning staff</i> | |

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor (see CARPC Map D8).

Public Utilities and Services: The site is served by a full range of urban services, including daily Metro Transit service.

Project Description

The University of Wisconsin–Madison is requesting approval to demolish the existing 17,750 square-foot Seed Building located at 1930 Linden Drive to allow construction of a new two-story, 61,600 square-foot research and instruction facility for the Meat Science and Muscle Biology Laboratory. [Note: Some of the application and pre-application materials for this project incorrectly referenced the address of the Seed Building as 1810 Linden Drive.]

The Seed(s) Building is a one-story brick building that parallels Linden Drive and includes 3 approximately one-story tall metal Quonset huts that extend perpendicular to the brick building. The windows in the brick portion of the building appear to have been filled with glass block, and there appear to be no public entrances accessible from Linden Drive. Photos of the interior and exterior of the building are included with the application materials, which show a largely unadorned storage building in the original section that dates back to 1940. The Quonset huts date back to 1953 according to University historical information also included. The area between the Seed Building and Observatory Drive is developed with a 58-stall metered surface lot, Lot 43.

The new Meat Science and Muscle Biology Laboratory facility will occupy an approximately 2.1-acre section of a larger block of University buildings and parking facilities roughly bounded by Linden Drive on the south, Elm Drive on the east, Easterday Lane and Willow Creek on the west and Observatory Drive on the north. The new building will have an approximately 39,400 square-foot footprint with an L-shaped second floor along the north and west walls. The research and academic facilities proposed are detailed in the letter of intent and on the floorplans included with the project plans, and include 2 lecture halls, livestock handling and processing facilities, labs, offices, and a small retail component (“Bucky’s Butchery”) located off the lobby of the building

along Observatory Drive. A series of loading docks will extend along the east wall of the new facility adjacent to the primary livestock handling areas, which will be accessible from a new one-way private drive that will extend from Observatory Drive south to Linden Drive. No automobile parking is proposed with the new building. Architecturally, the new building will be clad primarily in red brick with contrasting sections of granite along the base and metal panels above, and has been designed in the vein of other newer campus buildings nearby in the College of Agriculture and Life Sciences. The new building will be oriented to the north and Observatory Drive.

Analysis and Conclusion

As part of the mapping of the new Zoning Code, most of the University campus was zoned into the CI (Campus-Institutional) zoning district, which was intended to provide a zoning district for the City's major educational and medical institutions, many of which were identified on the Generalized Future Land Use Maps in the Comprehensive Plan in either the Campus or Special Institutional districts. The CI zoning district encourages the adoption of master plans by the Plan Commission and Common Council to guide the future growth of those institutions, with individual development for any property without an approved master plan limited to 4,000 square feet of gross floor area within any five-year period unless approved as a conditional use. The CI district also includes a series of bulk requirements that apply to properties in that district without an adopted master plan (master plans can set individual, institution-specific bulk requirements as part of the approval of the plan).

The Planning Division believes that the standards can be met for the demolition permit and conditional use to allow construction of the Meat Science and Muscle Biology research and instruction facility following demolition of the Seed Building. The proposed building represents appropriate infilling of the central portion of campus in a fashion that should not have an adverse impact on the normal and orderly development and uses, values, enjoyment of surrounding properties, nor the ability of the City to provide services.

The Landmarks Commission informally reviewed the demolition of the Seed Building at its August 17, 2015 meeting and found that the existing building was "a utilitarian building that was part of a larger agricultural campus that was at the edge of Madison." The Landmarks Commission voted unanimously to report to the Plan Commission that it regrets the loss of historic fabric of the agricultural campus and that it finds the Seed Building has historic value. If approved, the Commission requested that the building be photographically documented prior to demolition. This request is included in the recommended conditions of approval for the demolition permit and conditional use in the last section of this report.

In addition, the Joint West Campus Area Committee voted unanimously at its August 26, 2015 meeting to recommend approval of the project to the Plan Commission.

Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of the Seed Building and construction of the Meat Science and Muscle Biology research and instruction facility at 1933 Observatory Drive and 1932 Linden Drive subject to input at the public hearing and the following conditions:

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

1. That prior to demolition, the building be photographically documented for historical purposes as requested by the Landmarks Commission.
2. The final plans shall be revised prior to the issuance of any City permits or utility connection requests to dimension the length of the exterior walls of the new building and the height of the building from the highest point to grade.

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

3. This facility may be subject to sewer effluent monitoring for purposes of surcharge billing. The applicant shall revise plans to install a sewer monitoring manhole over the proposed sewer lateral and prior to the sewer main in conformance with requirements of the City Engineer. If the monitoring manhole is on private property, the owner shall grant an easement to the City for purpose of sampling.
4. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). The CAD file will only be required prior to final plan review so that multiple files do not need to be supplied or reviewed. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
5. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
6. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

7. The applicant shall submit one contiguous plan for approval. The plan drawing 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 2 feet of

vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

8. All parking facility design shall conform to the standards in MGO Section 10.08(6).
9. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

10. Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavery of the MFD Training Division to discuss this possibility at 576-0600.

Water Utility (Contact Dennis Cawley, 261-9243)

11. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency submitted a response with no comments or conditions for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency submitted a response with no comments or conditions for this request.