



Report to the Plan Commission

May 13, 2009

Legistar I.D. #14703
10004-10202 Mid Town Road
Conditional Use

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a conditional use to allow construction of a regional sanitary sewer lift station located at 10004-10202 Mid Town Road and the related removal of the temporary lift station located nearby at 1842 Shady Point Drive.

Applicable Regulations & Standards: Section 28.07 (3)(c) identifies sewerage system lift stations as a conditional use in the Agriculture zoning district. Section 28.04 (7) generally requires properties to obtain permanent zoning prior to building permits being issued. Section 28.04 (18)(a) allows facilities generally related to public utilities to be located on unplatted lands when approved by the Plan Commission as a conditional use. 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 find the conditional use standards met and **approve** a conditional use to allow construction of a regional sanitary sewer lift station located at 10004-10202 Mid Town Road and the related removal of a temporary lift station located nearby at 1842 Shady Point Drive, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Note: The removal of the existing temporary lift station is not being reviewed subject to the demolition permit process in Section 28.12 (12) due to both the interim use of the Shady Point Drive site and the limited land use considerations related thereto. Planning Division staff will work with the Engineering Division on the future use or disposal of the site following the temporary station being taken offline.

Background Information

Applicant: City of Madison Engineering Division, Mark Moder, representative.

Property Owner: Dreger Living Trust; 7351 Mid Town Road; Verona.

Proposal: The City proposes to construct a regional sanitary sewer lift station along the north side of Mid Town Road, which will eventually replace an existing temporary lift station located nearby at the southwestern corner of Shady Point and Hidden Hills drives in the Hawks Landing Golf Club subdivision. The applicant wishes to proceed as soon as all necessary approvals have been granted, with completion scheduled by the end of 2009.

Parcel Location: The proposed lift station will be located in an approximately 3,430 square-foot easement located on the north side of Mid Town Road, approximately 1,000 feet west of Hidden Hill Drive; Aldermanic District 1; Madison Metropolitan School District.

Existing Conditions: The site of the proposed lift station is currently undeveloped agricultural land.

Surrounding Land Use and Zoning: The subject site is generally surrounded to the north and west by undeveloped agricultural parcels in the Town of Middleton, with agricultural parcels also located to the south in the Town of Verona. The area east of the site is developed with single-family residences in the Hawks Landing Golf Club subdivision, zoned R1 (Single-Family Residence District).

Adopted Land Use Plan: Both the existing and proposed lift station sites are identified in the Mid Town Neighborhood Development Plan for low-density residential uses.

Environmental Corridor Status: The site of the proposed lift station is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The proposed lift station will be located in Temp. A (Agriculture District) zoning. The Zoning Administrator has determined that the proposed lift station qualifies for the exemption in Section 28.04 (18)(a) of the Zoning Ordinance, which allow facilities related to public utilities to be located on unplatted lands when approved by the Plan Commission as a conditional use.

Project Review, Analysis & Conclusion

The City of Madison Engineering Division is requesting approval of a conditional use to allow a new regional sanitary sewer lift station to be constructed on the north side of Mid Town Road, approximately 1,000 feet west of Hidden Hill Drive and the westerly entrance to the Hawks Landing Golf Club residential subdivision and approximately 500 feet from the current western City limits along Mid Town Road. The new lift station will serve approximately 1,000 future dwelling units in this area of the City and will eventually replace a temporary lift station located nearby on the west side of Hidden Hill Drive just north of Mid Town Road. The existing lift station, located at 1842 Shady Point Drive, is located on an outlot dedicated to the City as park of the Hawks Landing development. The City Engineering Division indicates that the existing temporary facility will be taken offline once it reaches capacity and the new station comes online. The future use of the 2,749-square-foot outlot is currently unknown; because it was dedicated to the City by plat, any disposal of the property will require subsequent approval of a vacation by the City.

The proposed lift station will look and function very similarly to the existing facility nearby and will be located in an 3,430 square-foot easement acquired from the property owners, the Dreger Living Trust. Most of the elements of the lift station will be located below ground in what could best be described as two large-circumference manholes. Improvements above grade will include a vertical control panel located on a concrete pad along the northern edge of the easement, a narrow 40-foot tall lattice telemetry antenna, an electric transformer and pad and removable bollards. Access to the new lift station will be provided by a gravel drive from Mid Town Road. The site plan also indicates that 4 2 ½-inch caliper hackberry trees will be planted to aid in screening the proposed facility. A photo of the existing facility is provided for reference.

The proposed lift station and easement will be located at the southern end of two parcels of land, which total 20.84 acres and are owned by the Dreger Living Trust. The area surrounding the proposed lift station, including the remainder of the two parent parcels, is predominantly undeveloped and agricultural in character, with the parcel to the north and west located in the Town of Middleton and the parcels to the south across Mid Town Road located in the Town of Verona. The southwestern edges of Hawks Landing are located just to the east. The subject site was annexed to the City circa 1999 and is currently zoned Temporary Agriculture, with no plans to develop the remainder of the parent properties in the immediate future.

The Zoning Ordinance identifies sewerage system lift stations as conditional uses in the Agriculture zoning district requiring Plan Commission approval. In most cases, the Zoning Ordinance requires prior approval of permanent zoning before permits are issued for new construction. However, Section 28.04 (18)(a) allows facilities related to public utilities to be located on unplatted lands and without permanent zoning when approved by the Plan Commission as a conditional use. The Zoning Ordinance also includes a provision allowing the minimum lot area and bulk requirements of a zoning district to be waived for a public utility or service by the Plan Commission.

The Planning Division believes that the proposed lift station can meet the standards for approval for a conditional use. Staff does not feel that the establishment of the lift station will cause a negative impact on the uses, values and enjoyment of nearby property or that it will have an undue impact on the normal and orderly development of nearby properties given that the proposed facility will facilitate future development as recommended for this area in the Mid Town Neighborhood Development Plan. That plan generally recommends the subject site and surrounding area north of Mid Town Road for low-density residential uses, which staff feels the proposed utility use will compliment.

The removal of the existing temporary lift station is not being reviewed subject to the demolition permit process in Section 28.12 (12) due to both the interim use of the Shady Point Drive site and the limited land use considerations related thereto. Planning Division staff will work with the Engineering Division on the future use or disposal of the site following the temporary station being taken offline.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission find the conditional use standards met and **approve** a conditional use to allow construction of a regional sanitary sewer lift station located at 10004-10202 Mid Town Road and the related removal of a temporary lift station located nearby at 1842 Shady Point Drive, subject to input at the public hearing and the conditions from reviewing agencies:

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

1. The 100-year flood elevation downstream of Mid Town Road is 1032, while the detailed study ends at the downstream end of the culverts under Mid Town Road. It is likely the actual 100-year flood elevation on the upstream side of Mid Town is greater than the proposed rim elevation of 1033.
2. It is understood that the Planning Division has waived the need for a Demolition Permit.
3. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.

Traffic Engineering Division (Contact John Leach, 267-8755)

4. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), and a scaled drawing at 1" = 20'.
5. The applicant shall note and install a "Class 2" driveway in accordance to MGO Section 10.08(4)(a)2. The City Engineering Division will issue the driveway approach permit.

Zoning Administrator (Contact Pat Anderson, 266-5978)

6. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. Lighting will be limited to .10 watts per square foot.

Parks Division (Contact Tom Maglio, 266-4711)

This agency did not submit comments for this request.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.

Police Department (Contact Frank Chandler, 266-4238)

This agency submitted a response with no conditions of approval for this request.