



## Report to the Plan Commission

June 4, 2012

**Legistar ID #26514**  
**3900 East Washington Avenue**  
**Conditional Use**

Report Prepared By:  
Kevin Firchow, AICP  
Planning Division

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**Requested Action:** Conditional Use approval to construct an addition to Madison Water Utility Well 15.

**Applicable Regulations & Standards:** 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 that the conditional use standards are met for the proposed addition at 3900 East Washington Avenue (Madison Water Utility Well 15) and **approve** the requested conditional use subject to input at the public hearing and the comments from reviewing agencies.

### **Background Information**

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**Applicant / Owner:** Alan Larson; Madison Water Utility; 119 East Olin Avenue; Madison, WI 53713

**Contact:** Andy Mullendore; Strand Associates, Inc; 910 West Wingra Drive; Madison, WI 53715

**Proposal:** The applicant proposes to construct a 1,540 square addition to the existing pumping station building in order to upgrade the existing facilities at Madison Water Utility Well 15. Improvements will provide groundwater contamination treatment and provide room for upgraded controls.

**Parcel Location:** The subject site is an approximately 6,500 square foot parcel located on East Washington Avenue, near its intersection with Lien Road. The parcel sits immediately behind a one-story multi-tenant commercial development that includes a restaurant and a package delivery tenant. Reindahl Park lies immediately to the north. This parcel is located within Aldermanic District 17 and is within the limits of the Madison Metropolitan School District.

**Existing Conditions:** The site includes improvements related to Madison Water Utility Well 15 including the existing 976 square foot pumping station, below-grade reservoir, and a stand-by generator. Further information on the existing conditions can be found in the applicant's letter of intent.

**Surrounding Land Use and Zoning:** The subject site is surrounded on the north, east, and west by Reindahl Park, zoned Conservancy. To the south is the aforementioned commercial development, zoned C2 (General Commercial District).

**Adopted Land Use Plan:** The Comprehensive Plan recommends community mixed use development for this property.

**Environmental Corridor Status:** The property is not within an environmental corridor.

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

**Zoning Summary:** The property is zoned C2 (General Commercial District).

Requirements	Required	Proposed
Lot Area	10 acres	6,600 sq. ft. existing
Lot width	500'	60' existing
Front yard	60'	25' existing
Side yards	80'	5' left, 19' right existing
Rear yard	100'	13' existing
Building height	2 stories	1 story
Number parking stalls	n/a	n/a
<b>Other Critical Zoning Items:</b> Urban Design, Utility easements, Adjacent to Park		

*Table Prepared by Patrick Anderson, Assistant Zoning Administrator*

**Analysis, Evaluation, & Conclusion**

The applicant, the Madison Water Utility, seeks conditional use approval to construct a 1,540 square foot addition to the existing Well 15. The 6,500 square foot subject property is zoned C2 (General Commercial District). Water pumping stations and reservoirs are a conditional use in C2 zoning. Additionally, the property is adjacent to a Reindahl Park, a public park. As such this proposal requires conditional use approval.

The subject site is located near East Washington Avenue’s intersection with Lien Road, though the property does not have frontage on either street. It sits immediately behind a one-story multi-tenant commercial development that includes a restaurant and a package delivery tenant. Reindahl Park lies immediately to the north and surrounds the Water Utility property on the north and west. A bike path is located roughly 20 feet north of this site. Access to the site comes from a driveway located on the edge of the park, accessed from the aforementioned commercial property.

The site currently includes an existing 976 square foot pumping station, below-grade reservoir, and a stand-by generator. The proposed addition would add approximately 1,540 square feet of area to the existing structure. The addition will include facility upgrades to provide groundwater contamination treatment and other upgraded controls.

The applicant has included elevation drawings showing the new addition. It is designed to be complementary to the existing utilitarian structure and includes a combination of brick, concrete, and glass block. The one story addition is taller than the existing building, measuring 18 feet in height. Small foundation plantings are proposed along the north and east sides of the building. The Urban Design Commission granted final approval of this proposal at its May 16, 2012 meeting. Those minutes are attached.

Construction of the proposed addition necessitates the realignment of the aforementioned bike path. This will require further coordination with both Parks and City Engineering, as noted in the recommended conditions of approval.

Staff believe the proposed project meets the conditional use standards and was not aware of any concerns at the time of report writing.

## **Recommendations and Proposed Conditions of Approval**

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Major/Non-Standard Conditions are Shaded

### **Planning Division Recommendation** (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met for the proposed addition at 3900 East Washington Avenue (Madison Water Utility Well 15) and **approve** the requested conditional use subject to input at the public hearing and the comments from reviewing agencies.

***The following conditions have been submitted by reviewing agencies:***

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

1. This service address shall become a customer of the Madison Sewer Utility and pay a flat rate or measured rate as determined by the City Engineer.
2. The proposed bike path shall be constructed and rerouted prior to removal of the existing path to accommodate the construction.
3. The site plan calls for a proposed permanent private access easement across City Park land shall be approved by the Parks Division. If approved, the owner/applicant shall provide the City with an easement map and legal description exhibit and payment of \$500 administrative fee. The City of Madison Office of Real Estate Services will then prepare, administer and record this private access easement.
4. Various public and private easements, WisDOT access restrictions and other land records encumbering this site were provided to the owner/applicant via email transmission. Revise the final site plans to include the type, location and appropriate recorded document numbers for all easements and restrictions so that these rights are protected and preserved throughout the course of the project.
5. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
6. For Commercial sites < 1 acre in disturbance the City of Madison is an approved agent of the Department of Commerce and WDNR. As this project is on a site with disturbance area less than one (1) acres, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required. (NOTIFICATION)
7. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain

only the following data, each on a separate layer name/level number: a) building footprints, b) internal walkway areas, c) internal site parking areas, d) other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.), e) right-of-way lines (public and private), f) all underlying lot lines or parcel lines if unplatted, g) lot numbers or the words "unplatted", h) lot/plat dimensions, i) street names, and all other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred [addressing@cityofmadison.com](mailto:addressing@cityofmadison.com). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

**Traffic Engineering Division** (Contact Bryan Walker 267-8754)

8. When site plans are submitted for approval, the developer shall provide a recorded copy of the reciprocal land agreement for passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking site. This land agreement for vehicular and pedestrian access shall be a perpetual, non exclusive, unimpeded or unobstructed land agreement for the lots in the site.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

- 9. Show address of the building of the final site plan pursuant to City of Madison General Ordinances Section 10.34 (2). Address information can be obtained from Lori Zenchenko of City Engineering at (608) 266-5952.
- 10. Lighting is not required. However, if it is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

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

- 11. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503.
- 12. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

**Parks Division** (Contact Kay Rutledge, 266-6518)

- 13. The Parks Division will work with the Water Utility to develop an agreement regarding maintenance responsibilities for the Water Utility's access areas on parkland, and the installation of the light pole for the Water Utility's facility.
- 14. The Parks Division will work with City Engineering regarding the realignment of the bike path through Reindahl Park and the installation of the drinking fountain next to the bike path.

15. The Parks Division will work with the Water Utility to ensure that both agencies have access through the new gate being installed.
16. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
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**Water Utility** (Contact Dennis Cawley, 261-9243)

This agency did not submit a response to this request.

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

This agency did not submit a response to this request.