



PREPARED FOR THE PLAN COMMISSION

Project Address: 801 S Whitney Way
Application Type: Conditional Use
Legistar File ID # [64363](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Pete Holmgren, City of Madison Water Utility; 119 E Olin Avenue; Madison.

Requested Actions: Consideration of a conditional use in the Conservancy (CN) District for a water pumping station and reservoir, and consideration of a conditional use in the CN District for an emergency electric generator, to allow a generator to be installed at Madison Water Utility Unit Well 12 at 801 S Whitney Way.

Proposal Summary: The Water Utility is requesting approval of a conditional use to install an approximately 10-foot by 26-foot emergency electric generator on the Unit Well 12 property. The applicant wishes to begin construction as soon as all regulatory approvals have been granted, with completion anticipated in July 2021.

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 and emergency electric generators as an accessory conditional use in the CN (Conservancy) district subject to the supplementary 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 installation of the proposed generator 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 retroactively **approve** a conditional use in CN zoning for Madison Water Utility Unit Well 12 at 801 S Whitney Way and **approve** a conditional use to construct a new electric generator for the well, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 1.06-acre parcel located in the northeastern quadrant of the S Whitney Way-Beltline Highway interchange; Aldermanic District 10 (Henak); Madison Metropolitan School District.

Existing Conditions and Land Use: The property is developed with a one-story well and a rear parking area in the southwestern corner of the irregularly shaped parcel and a one-story reservoir in the northeasterly corner. The site is zoned CN (Conservancy District).

Surrounding Land Use and Zoning:

North: North of westbound ramps, single-family residences on Milward Drive and Coney Weston Place, zoned SR-C1 (Suburban Residential–Consistent 1 District); four-unit residences on S. Whitney Way, zoned SR-V1 (Suburban Residential–Varied 1 District); YMCA, zoned CC-T (Commercial Corridor–Transitional District);

South: Beltline Highway (US Highways 12 and 14);

West: Beltline Highway;

East: Odana Hills Park and Golf Course, zoned CN (Conservancy District).

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and nearby Odana Hills Park and Golf Course for Park and Open Space uses.

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

Requirements	Required	Proposed
Lot Area	5 acres	1.6 acres (Existing)
Lot Width	300'	Existing
Front Yard	30'	Adequate
Side Yards	100'	Existing
Rear Yard	Same as the req. side yard setback	Adequate
Maximum Lot Coverage	5%	25%
Building Height	2 stories/ 35'	Existing
Auto Parking	None Required	None
Bike Parking	None Required	None
Loading	None	---
Building Forms	N/A	---
Other Critical Zoning Items		
Yes:	Urban Design (Public Project – Sec. Review), Barrier Free, Utility Easements, Wellhead Protection (WP-12)	
No:	Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

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

Previous Approval

On March 23, 2015, the Plan Commission approved conditional uses to allow construction of an addition to Water Utility Well 12. However, the project never received final plan approval and permits for the addition were not issued within the timeframe required by the Zoning Code, so the earlier approval is null and void.

Supplemental Regulations per Section 28.151 of the Zoning Code

The following supplemental regulations apply to water pumping stations per: 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.

The following supplemental regulations apply to emergency electric generators:

- (a) The electric output shall not exceed 3,000 kilowatts and the generator shall be operated a maximum of 200 hours per year.
- (b) The generator shall be located and screened to reduce its visual impact when viewed from neighboring property and to be compatible with neighboring structures and the character of the community. Screening materials, landscaping, or fencing shall be similar in appearance to those used for the principal structure on the zoning lot.

Project Description, Analysis and Conclusion

The Madison Water Utility is requesting conditional use approvals for its existing Well No. 12, which is located on a parcel of City-owned land on the east side of S Whitney Way within its interchange with the Beltline Highway between the overpass of the Beltline over S Whitney and the westbound off-ramp. The site is currently developed with a reservoir located in the northeastern corner of the 1.06-acre property and a 1,122 square-foot well house, which has been located on the site since 1957. However, Zoning staff could not find records of an earlier conditional use approval for the public use of the site and determined that a conditional use would be needed for the historic use of the property as well as to install an emergency electric generator on the property near the well house.

The proposed generator will be located along the southerly property line adjacent to an existing generator cabinet. The unit will be approximately eight (8) feet tall and 26.5 feet long and stand 13 feet in height and will be placed on a concrete pad. The proposed generator has a standby rating of 600 kilowatts and will be programmed to operate upon loss of standard electrical service to the well facility and periods of peak electrical demand to support both the well facility and the greater Madison Gas & Electric power grid. The generator will also be run once a month for approximately 30 minutes for testing and maintenance purposes. The existing well and pumps run 24 hours a day and is visited by Water Utility staff approximately once a day to check on the facility operations. No changes to the well house or reservoir are proposed.

Water pumping stations, water reservoirs, and accessory emergency electric generators are conditional uses in the CN (Conservancy) district. The subject site was zoned CN as part of the mapping of the new Zoning Code in 2013 and shares the same zoning as nearby Odana Hills Park and a regional detention facility located to the southeast across the Beltline.

Planning staff believes that the standards for conditional use approval are met for the historic public use of the site and the proposed generator. Despite the highly visible location within the S Whitney Way-Beltline Highway interchange, the well house and reservoir blend well with their surroundings. Staff also believes that the existing well and proposed generator will not have a negative impact on surrounding uses, which include residences located 250 feet northeast of the well behind a noise attenuation wall for the Beltline and over 425 feet from the YMCA located in the northwestern quadrant of the S Whitney-Beltline interchange. The proposed generator

should be well screened by and from the Beltline Highway, and by the well and reservoir structures, existing mature landscaping, and the Beltline sound barrier.

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, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and retroactively **approve** a conditional use in CN zoning for Madison Water Utility Unit Well 12 at 801 S Whitney Way and **approve** a conditional use to construct an emergency electric generator for the well 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: a fully dimensioned site plan that identifies the exterior dimensions of the property, the existing well house and reservoir, and the proposed generator; and dimensions the setbacks of the well house as proposed from S Whitney Way and the southerly property line abutting the Beltline Highway.
2. Provide information on the proposed generator cabinet for inclusion in the final plans for the project, including profiles/elevations of the generator.

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

3. The applicant shall confirm the location of the sanitary main with survey and maintain 10 feet of clearance for proposed improvements (transition cabinet).
4. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
5. 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, 266-4097)

6. The site plan shall show the existing right of way of S Whitney Way and West Beltline Highway and show the Sidewalk Easement per Document No. 5419018.

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

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

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

7. Submit details of the proposed generator and pad. Per Supplemental Regulations Section 28.151, Emergency Electric Generator, the electric output shall not exceed 3,000 kilowatts and the generator shall be operated a maximum of 200 hours per year.
8. Submit a site plan exhibit or survey showing the entire property. Show the setback distances for the proposed generator and pad, as measured from the west and southwest property lines to the proposed generator pad.
9. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum in the CN (Conservancy) district is 5%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. If the existing site currently exceeds 5% maximum lot coverage, proposed site improvements may not further increase lot coverage above the maximum.
10. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, 261-9658)

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

Water Utility (Contact Adam Wiederhoeft, 261-9121)

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Ann Freiwald, 243-2848)

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

Forestry Section (Contact Wayne Buckley, 266-4892)

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