



## Report to the Plan Commission

September 20, 2010

**Legistar I.D. #19905**  
**2000 Observatory Drive**  
**Conditional Use**

Report Prepared By:  
Kevin Firchow, AICP  
Planning Division

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**Requested Action:** Approval to construct a new student dormitory and food service facility.

**Applicable Regulations & Standards:** Section 28.08(6)(c) lists universities and university buildings over three stories in height as a conditional use in the R5 (General Residence District). 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 are met and **approve** the applicant's request to construct a new student dormitory and food service facility at 2000 Observatory Drive, subject to input at the public hearing and comments from reviewing agencies.

### **Background Information**

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**Applicant / Contact:** Gary A. Brown, FASLA, UW-Madison; 610 Walnut Street, Suite 919

**Property Owner:** Board of Regents, UW System, 1220 Linden Drive

**Proposal:** The applicant proposes to construct a new student dormitory and food service facility. Construction is estimated to begin in March of 2011 with completion scheduled for June 2012.

**Parcel Location:** The parcel is an approximately 7.25 acre parcel located among the existing "Lakeshore Dorms" near the intersection Observatory Drive and Elm Drive University of Wisconsin Campus. The building site is roughly 400 feet from Lake Mendota. This parcel is located within Aldermanic District 5 and the Madison Metropolitan School District.

**Existing Conditions:** The property includes existing surface parking and tennis courts.

**Surrounding Land Use and Zoning:** The site is set among the other "Lakeshore" dormitories and related facilities on the University of Wisconsin Campus, zoned R5 (General Residence).

**Adopted Land Use Plan:** The Comprehensive Plan recommends campus uses for the subject site and the surrounding area.

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

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

**Zoning Summary:** The property is zoned R5 (General Residence District).

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	23.8 acres
Lot width	50'	adequate
Front yard	20'	adequate
Side yards	8' one side 20' combined	adequate
Rear yard	30' or 55% of bldg. Hgt.	adequate
Floor area ratio	3.0	less than 3.0 of total site
Building height	3 stories or 40'	5 stories / 64 feet
Number parking stalls	Universities -1 stall per each 2 employees.	68
Accessible stalls	3	As per campus master plan (See Comment # 11)
Loading	3 - 10'x35'	adequate (See Comment # 11)
Number bike parking stalls	UW Campus 1 per 4 employees and 1 per 4 students	180 bike 110 moped (See Comment # 10)
Landscaping	as shown	Adequate
Lighting	Yes	Yes (See Comment #9)
<b>Other Critical Zoning Items</b>	Flood plain, Utility Easements, Barrier Free (ILHR 69)	

*Table Prepared by Patrick Anderson, Assistant Zoning Administrator*

**Analysis, Evaluation, & Conclusion**

The applicant, the University of Wisconsin, requests conditional use approval to construct a new dormitory and food service facility among the existing lakeshore dorms near the intersection of Observatory and Elm Drives. University uses and buildings exceeding three (3) stories in height are a conditional use under the property's existing R5 (General Residence District) zoning. As such, this request is subject to the conditional use standards of the Zoning Ordinance. The Zoning Administrator has determined that this proposal is not subject to the waterfront development standards.

The large subject property extends from Observatory Drive to Lake Mendota and includes multiple University buildings and other improvements. The existing tennis courts and a small surface parking lot now occupying the proposed building site would be removed.

The applicant's plans are available for online viewing from the following website:  
[http://www.cityofmadison.com/planning/projects/reports/2000od\\_site.pdf](http://www.cityofmadison.com/planning/projects/reports/2000od_site.pdf)

The proposed building is five (5) stories in height and roughly 227,000 square feet in area. The ground floor of the building houses the food service facility and includes dining, food preparation, service, and other office space. This facility would provide service to an estimated 3,250 students living in the lakeshore dormitories.

Floors two through five include new dormitory space, housing 416 students. These upper floors are organized along two linear corridors, creating an overall "L" shape to the building above the larger ground floor food service facility which sits between these two wings. The building opens to a landscaped yard fronting onto Lake Mendota.

The front (north facade) of the ground floor dining room projection is primarily clad in glass, with sides clad in glass, metal panels, and architectural concrete masonry units (CMUs). A planted "green" roof is

proposed atop the dining room area. The building's upper floors are clad in two types of brick and include a symmetrical pattern of windows. The upper building floors also include regularly-spaced façade recesses, providing additional articulation. On the front (north façade), these recesses include large windows which open onto the common hallways. The building's top floor and portions of the side facades will be clad in the same CMU located on portions of the ground floor.

Several site plan alterations are also proposed. The existing "diagonal" private driveway ("Willow Drive") providing access to Elm Drive would be removed and replaced with a wide sidewalk between the new and existing buildings. Vehicular access will be provided through new and reconfigured parking areas accessed from Elm Drive and a new north-south access drive. As noted in the applicant's letter of intent, the new drive will be named "Willow Drive" and provide a direct connection to Observatory Drive along the west side of the proposed building. A new loading zone would be provided along the southwest corner of the building, as shown on the proposed plans.

The landscape plan shows the new "Willow Drive" access road will be lined with a combination of maple, coffee, and hornbeam trees. The sidewalk south of the building will also be lined with a similar combination of deciduous trees. Planting areas adjacent to the building will include a mix of sedge grasses and some ornamental trees with smaller evergreen shrubs interspersed. The University further indicates that the existing mature trees on site will be preserved as part of this project.

The site is adjacent to a national eligible Native American mounds site. The University indicates that no significant artifacts have been discovered as part of preliminary archeological studies performed on site. The University has further indicated that an archaeologist will be on site during major excavations for this project.

The University indicates that parking is consistent with the University's overall master plan. The vehicle parking stalls removed as part of this proposal will be replaced either on site or as part of a recently completed expansion of a nearby University parking lot. The plans also include 180 bicycle parking stalls and 110 moped parking stalls.

The proposal is consistent with the City's adopted Comprehensive Plan and the University's adopted master plan. Staff believe the conditional use standards are met and recommend approval.

## **Recommendation 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 the conditional use standards are met and **approve** the applicant's request to construct a new student dormitory and food service facility at 2000 Observatory Drive, subject to input at the public hearing and comments from reviewing agencies.

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

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

1. The applicant shall provide two contracts for addressing construction problems and citizen complaints include erosion control. For each contact provide an office phone number, a cell phone number, and an email address.
  2. The address of 2000 Observatory Drive is for the Gymnasium / Nanatorium. The proposed dorm building has a preliminary approved address of 1930 Observatory Drive.
  3. In accordance with 10.34 MGO – STREET NUMBERS: Coordinate a final address plan, including dorm room numbers, with the city of Madison. Transmit a PDF for all proposed building and floor plans (including Bradley Hall & Friederich Hall) to Engineering Mapping Lori Zenchenko ([addressing@cityofmadison.com](mailto:addressing@cityofmadison.com)) so that addressing plans can be coordinated / developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the city of Madison Fire Marshal.
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4. 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 – **INFORMATIONAL – NO PERMIT REQUIRED FROM CITY OF MADISON.**
  5. Effective January 1, 2010, The Department of Commerce’s authority to permit commercial sites, with over one (1) acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR216 and NR-151but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.  
  
As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line:  
<http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
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6. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces. **INFORMATIONAL – NO PERMIT REQUIRED FROM CITY OF MADISON.**
  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. (POLICY and MGO 37.09(2) & 37.05(4))

8. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

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

This agency submitted a report with no conditions of approval.

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

9. Lighting is required. The lighting plans 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. Contact Fred Rehbein at 608.267.8688 for assistants.
10. If bike parking is provided it should comply with City of Madison General Ordinances Section 28.11. There is no predetermined requirement for bike parking. Adequate bike and moped parking have been proposed as per the Campus master plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
11. Meet all applicable State accessible requirements.
12. Parking & Loading shall comply with City of Madison General Ordinances Section 28.11 (4). Provide 10'x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

**Fire Department** (Contact Scott Strassburg, 261-9843)

13. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.03(17)34.19, as follows:
  - a. IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.

**Water Utility** (Contact Dennis Cawley, 261-9243)

This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

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

This agency did not submit a response to this request.