



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

April 13, 2021

Pete Holmgren
City of Madison Water Utility
119 E Olin Avenue
Madison, Wisconsin 53713

RE: 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 (LNDUSE-2021-00011; ID 64363)

Dear Pete,

On April 12, 2021, the Plan Commission found the standards met and **approved** your conditional use requests for 801 S Whitney Way. Prior to issuance of permits for the project, the conditions of approval in the following sections shall be satisfied:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have any questions regarding the following three (3) items:

1. The applicant shall confirm the location of the sanitary main with survey and maintain 10 feet of clearance for proposed improvements (transition cabinet).
2. 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.
3. 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).

Please contact Jeff Quamme of the City Engineering–Mapping Section at 266-4097 if you have any questions regarding the following item:

4. 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.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following four (4) items:

5. 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.
6. 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.
7. 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.
8. 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.

Please contact my office at 261-9632 if you have any questions about the following two (2) items:

9. 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.
10. Provide information on the proposed generator cabinet for inclusion in the final plans for the project, including profiles/elevations of the generator.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to Zoning@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.

3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void one (1) year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission’s approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
 Planner

- cc: Tim Troester, City Engineering Division
 Jeff Quamme, City Engineering Division
 Jenny Kirchgatter, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department
 Janine Glaeser, Secretary, Urban Design Commission

LNDUSE-2021-00011			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: