



Report to the Plan Commission

May 2, 2011

Legistar I.D. #22223
2906 Traceway Drive
Conditional Use

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

Requested Action: Approval of a conditional use to allow construction of a Madison Water Utility booster station located at 2906 Traceway Drive.

Applicable Regulations & Standards: Section 28.08(4)(c) of the Zoning Ordinance identifies water pumping stations in the R3 zoning district as a public utility and public service use requiring approval of a conditional use. Section 28.04(18) states that “The regulations herein governing lot size, bulk requirements, and access to improved public streets shall not apply to any lot designed or intended for a public utility and public service use when approved by the Plan Commission.” 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 water booster station at 2906 Traceway Drive, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant: Alan Larson, City of Madison Water Utility

Property Owner: City of Madison – Parks Division

Agent: Andy Mullendore, Strand Associates, Inc.; 910 W. Wingra Drive; Madison

Proposal: The Water Utility proposes to construct a booster station in the northwesterly corner of Aldo Leopold Park adjacent to the future Cannonball Path at the eastern end of Greenway View. Construction of the new facility will commence this summer, with completion scheduled by fall 2012.

Parcel Location: Aldo Leopold Park occupies an 11.6-acre parcel generally located on the west side of Traceway Drive and Luann Lane north of Leopold Elementary School. The proposed booster station will be constructed on a 0.42-acre outlot to be created by Certified Survey Map from the parkland adjacent to the eastern end of Greenway View. The subject site is located in Aldermanic District 14 (Bruer); Madison Metropolitan School District and is zoned R3 (Single- and Two-Family Residence District).

Existing Conditions: The site of the proposed booster station is currently greenspace in the park.

Surrounding Land Use and Zoning: The western edge of the park and future booster station site are bounded by the future Cannonball Path multi-use path, which will be constructed on former Union Pacific Railroad right of way. Properties both west of the multi-use path corridor and park and east of the park across Traceway Drive are developed with two-family residences in R3 (Single- and Two-Family Residence District). Leopold Elementary School is located south of the park along the north side of Post Road. The northern edge of the park is developed with the Parkside Apartments, zoned PUD-SIP.

Adopted Land Use Plan: The park is identified for Park and Open Space uses in the Comprehensive Plan.

Environmental Corridor Status: Aldo Leopold Park is shown as public land and is located within a mapped environmental corridor.

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

Zoning Summary: Existing R3 (Single- and Two-Family Residence District) zoning. Section 28.04(18) of the Zoning Ordinance states that “The regulations herein governing lot size, bulk requirements, and access to improved public streets shall not apply to any lot designed or intended for a public utility and public service use when approved by the Plan Commission.” The Zoning Administrator has determined that no automobile or bicycle parking stalls or loading zones are required for the proposed use.

Other Critical Zoning Items	
Yes:	Urban Design, Utility Easements
No:	Barrier Free, Historic District, Landmark, Wellhead Protection, Floodplain, Wetlands
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Project Review, Analysis & Conclusion

The Water Utility is requesting conditional use approval to allow construction of Booster Station 118 on a 0.42-acre outlot to be created at the northwesterly corner of Aldo Leopold Park. The Water Utility indicates that the proposed booster station is needed to provide improved water pressure to the Arbor Hills neighborhood as well as to provide the ability to transfer water between service zones. The Water Utility reviewed 6 alternatives to achieve this objective, including drilling a new well, buying water from the City of Fitchburg or building a water tower, and felt that the proposed booster station was the best solution.

Aldo Leopold Park occupies 11.6 acres of land generally located on the west side of Traceway Drive and Luann Lane north of Leopold Elementary School. The park is zoned R3 (Single- and Two-Family Residence District), which includes water booster stations among a list of public utility and service uses that are conditional uses in that district.

The western edge of the park and proposed booster station site adjoin the Cannonball Path multi-use path, the first phase of which is currently being constructed on former railroad right of way. The booster station site is currently a grass and prairie open space area within the park. The western edge of the project site abuts a line of over-story deciduous trees and underbrush located along the eastern edge of the former rail right of way and future path corridor. Properties west of the multi-use path corridor and park are developed with two-family residences in R3 zoning, while the land north of the park is developed with an apartment complex. The area between the proposed booster station and adjacent apartments is characterized by a second stand of mature trees and underbrush. Leopold Elementary School is located approximately a quarter-mile south of the proposed booster station site beyond the southern end of the park.

Plans for the booster station call for a one-story, approximately 1,200 square-foot building to be constructed near the center of a 0.42-acre outlot, which will be created from the 11.6-acre park by an administratively approved Certified Survey Map. Access to the proposed booster station will be provided from a 10-foot wide multi-use path connection that is currently being constructed with the

Cannonball Path project to provide access through the park to Traceway Drive and the neighborhood to the east. The neighborhood-access spur will continue across the Cannonball Path to connect to Greenway View and the neighborhood located between the path and Todd Drive further west. City staff does not believe that providing access to the booster station from the multi-use path will create a safety hazard for pedestrians or bicyclists. After construction, non-bicycle vehicle trips to the site are anticipated to be low and will be limited to Water Utility maintenance vehicles and related contractors.

The proposed booster station will contain three 1,000-gallon-per-minute booster pumps, a chemical room, and restrooms for Water Utility staff. The proposed building will be constructed with an exterior of brick above a stone base. The building will stand approximately 10 feet tall and will include a sloped roof that will project beyond the easterly façade to provide an overhang for park users. The existing lines of vegetation located north and west of the building will largely remain and will be augmented through the planting of additional deciduous trees and shrubs. At the request of the Parks Division, plantings along the easterly side of the booster station will be limited so as not to interfere with a future soccer field that will be constructed adjacent to the eastern edge of the Water Utility outlot as a separate project.

Parks Division staff has worked closely with the Water Utility on this project and does not anticipate that there will be a significant impact on the park from the construction or operation of the booster station. The Board of Park Commissioners approved the project and the sale of the 0.42 acres to the Water Utility on December 8, 2010.

In reviewing the proposed booster station against the conditional use standards, the Planning Division believes that the standards can meet. Staff does not feel that the establishment of this public utility use will cause a negative impact on the uses, values and enjoyment or normal and orderly development of nearby properties. The booster station will be located a minimum of approximately 200 feet from the nearest residential use, which is located on Greenway View west of the subject site across the Cannonball Path. Staff feels that the proposed building is well designed and that it should blend harmoniously into its park surroundings.

The Urban Design Commission is required to approve the plans all public buildings built in the City. The UDC reviewed the plans for the proposed Water Utility booster station on April 27, 2011 and granted final approval. A report summarizing the UDC's action on this project will be provided to the Plan Commission as soon as it is available.

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 Water Utility booster station at 2906 Traceway Drive, subject to input at the public hearing, the following Planning Division conditions, and the conditions from reviewing agencies:

1. That the site plan be revised prior to final Planning Division approval as follows:
 - 1a.) provide typical dimensions for the proposed building;
 - 1b.) provide setbacks from the western and southern property lines of the proposed outlot;
 - 1c.) dimension the width of Leopold Path and the driveway serving the booster station

- 1d.) note the existing stands of vegetation west and north of the booster station with a note "Existing vegetation to remain."
2. That permits for the construction of the proposed booster station not be issued until the Certified Survey Map creating the project site has been recorded at the Dane County Register of Deeds.

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

3. Note on the plan that the Leopold Path is a public access across the site for non-motorized uses and must be kept clear of all obstructions within 3 feet of the edge of the path at all times.
4. The site plan should indicate that the Leopold Path east of the site shall not be used for vehicular access to the site. We recommend a note stating "No vehicular access to site via Leopold Path from Luann Lane".
5. Access to the site via the path from Greenway View is limited in nature. Place the following note on the plans: "Limited access only to site via path from Greenway View". City Engineering and the Water Utility shall agree to terms on which the path may be used for access and indicate the responsible party for maintenance, including snow removal and pavement maintenance.
6. Note: The CSM shall create public storm and public sanitary sewer easement rights over the entire existing 60-foot wide public water main easement that was created by the Bowman Heights subdivision plat.
7. The final site plan shall accurately depict and correspond with all conditions of the final approved CSM.
8. 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.
9. For commercial sites less than 1 acre in disturbance, the City of Madison is an approved agent for the Department of Commerce and Department of Natural Resources. As this project is on a site with disturbance area less than one acre 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.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
11. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) izenchenko@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.

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

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

13. The applicant shall note on the face of the plan that the Leopold Path shall not be used as a daily vehicular access route for routine maintenance. Path may be used only as construction and/or emergency access.

14. The applicant shall coordinate with City of Madison Engineering for review of access requirements.

Zoning Administrator (Contact Pat Anderson, 266-5978)

15. Show the address of the building of the final site plan pursuant to MGO Section 10.34(2). Address information can be obtained from Lori Zenchenko of City Engineering at (608) 266-5952.

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 did not submit comments for this request.