

PLANNING DIVISION STAFF REPORT

May 4, 2015 (PC)



PREPARED FOR THE URBAN DESIGN COMMISSION AND PLAN COMMISSION

Project Address: 4901 Tradewinds Parkway (District 16 – Ald. DeMarb)
Application Type: Conditional Use
Legistar File ID # [37607](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Jay Wendt, Principal Planner

Summary

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

Contact: Randy Sanford; Short Elliot Hendrickson, Inc; 10 North Bridge Street; Chippewa Falls, WI 54729

Requested Action: The applicant requests approval of a conditional use in Urban Design District 1.

Proposal Summary: The Madison Water Utility proposes to construct a new water treatment facility with a 1.5 million gallon ground storage reservoir in conjunction with the recently constructed Well 31 at the same site. The proposal also includes an outdoor storage area.

Applicable Regulations & Standards: This proposal is subject to the standards for conditional uses [MGO Section 28.185(7)]. While municipal wells and public service facilities are a permitted use in this district, water towers and reservoirs are identified as a conditional use. The plans for the new site and building are also subject to the standards for Urban Design District 1 [MGO Section 33.24(8)].

Review Required By: Urban Design Commission and Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the request to construct a water reservoir with outdoor storage at 4901 Tradewinds Parkway. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 3.04 square foot subject property is located on the south side of Tradewinds Parkway, at its intersection with Jadon Drive. The site is within Aldermanic District 16 (Ald. DeMarb), Urban Design District 1, and within the limits of the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes Well 31 that has been drilled but is not yet in service.

Surrounding Land Use and Zoning:

North: Undeveloped property zoned IL (Industrial Limited) with the “Beltline” Highway, beyond. A motel, zoned SE (Suburban Employment), is located to the northeast.

South: Undeveloped property zoned IL;

East: Undeveloped property zoned IL; and

West: Undeveloped property zoned IL with office building, beyond.

Adopted Land Use Plan: The Comprehensive Plan and Marsh Road Neighborhood Development Plan recommend Industrial Uses for the subject property and surrounding area.

Zoning Summary: The property is zoned IL (Industrial Limited District). A report from the Zoning Administrator was not provided in time to be included in this report.

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.

Project Description, Analysis, and Conclusion

The applicant, the Madison Water Utility, requests conditional use approval to construct a water reservoir in conjunction with the overall development of Unit Well #31. This request is subject to the approval standards for Conditional Uses. The subject site is within Urban Design District 1 and is also subject to those standards.

The Water Utility acquired the subject property in December 2012 as part of the implementation of their 2008 master plan which recommended the development of a new high capacity well on the City's southeast side. The development of this well is intended to address fire protection and redundancy issues in this area.

There are multiple improvements proposed for the site. The well itself, which is a permitted use, has been drilled but associated improvements have not yet been developed. Among those improvements is the proposed 1.5 million-gallon water reservoir, which requires conditional use approval. Other site improvements include the water treatment facility and abutting storage building. A 12,000 square foot fenced storage yard is also proposed.

The building is primarily clad in a combination of brick veneer and precast concrete. The building features glass block and stone veneer accents. The reservoir is 35 feet in height and features a natural stone base. The landscape plan features no-mow and native grass seed mix. Foundation plantings include a combination of ornamental grasses. The plan also features larger evergreen and shade trees, as shown.

Urban Design District (UDD) 1 was established to make the South Beltline Highway and adjacent properties a visually attractive approach to the City of Madison. The standards for this district are relatively general and address a range of design considerations including site planning, landscaping, building design, and service areas. Staff believes the broad standards are generally met. Staff request further clarifications on the storage yard screening fence be provided. The Zoning Code requires, in part, that outdoor storage shall be effectively screened with screening between six and eight feet in height and storage shall not exceed the height of screening.

From a land use perspective, the development of the well (with or without the conditional use reservoir) will result in the creation of a "Wellhead Protection" overlay zoning district which requires all future uses to be approved by the Water Utility General Manager or designee. Water Utility staff anticipates such a district would likely cover a 1,200 foot radius around the well and would take effect in 2015 or 2016, when the new well is placed into service. While this overlay district does not prohibit all industrial uses, it will result in certain uses not being allowed. The Water Utility maintains a list of likely prohibited uses which includes otherwise

permitted uses such as printing uses, research laboratories, dry cleaning facilities. No- industrial uses such as gas stations and automobile sales, and repair facilities are also not allowed. Certain manufacturing uses, which may be conditional or permitted uses would be restricted based on the use of hazardous chemicals.

At the time of report writing, staff believes the conditional use standards can be met. Staff was not aware of concerns on this proposal.

Recommendation

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

The Planning Division recommends that the Plan Commission find that the conditional use are met and **approve** the request to construct a water reservoir with outdoor storage at 4901 Tradewinds Parkway. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Kevin Firchow 267-1150)

1. That the details of the storage area fence be specified and labeled on plans. Final details shall be approved by staff for conformance with applicable regulations and other specifications approved by UDC and Plan Commission.

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

2. Add the 10 foot wide Underground Gas and Electric Easement to MG&E per Document No. 5004177 adjacent to the north and east sides of the lot.
3. The City of Madison sanitary sewer utility paid for the Madison Metropolitan Sewerage District (MMSD) fees for the property when it was developed. \$6,222.95 was included on the 2011 schedule of assessments but does not appear as a special assessment against the property. This MMSD fee will need to be paid prior to approval of the site plans. Contact Mark Moder at 261-9250 for the current outstanding amount.
4. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
5. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5) and MGO 23.01)
6. All damage to the pavement on Tradewinds Parkway and Jadon Drive, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

7. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
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. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

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)

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 a) Detain the 2 & 10-year storm events, matching post development rates to predevelopment rates; b) Reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; and c) 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. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
11. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division (mapping). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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) Plat name and lot lines (metes & bounds parcel lines if unplatted), g) Platted lot numbers (noted “unplatted lands” if not platted), h) Lot/Plat property dimensions, i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED.

NOTE: Email CAD file transmissions are preferred to: izenchenko@cityofmadison.com. The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.

12. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file

submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the 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) Plat name and lot lines (metes & bounds parcel lines if unplatted), g) Platted lot numbers (noted "unplatted lands" if not platted), h) Lot/Plat property dimensions, i) Street names, j) Private on-site sanitary sewer utilities (including all connections to public sanitary), k) Private on-site storm sewer utilities (including all connections to public storm)

THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED.

13. NOTE: Email CAD file transmissions are preferred to: jbendict@cityofmadison.com or ttroester@cityofmadison.com. The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
14. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)). PDF submittals shall contain the following information: a) Building footprints, b) Internal walkway areas, c) Internal site parking areas, d) Lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
15. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. MGO 37.05(7) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

16. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

17. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4569)

Comments were not received in time to be included within this report.

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">18. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. |
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Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.