



PREPARED FOR THE PLAN COMMISSION

Project Address: 1605 Linden Drive
Application Type: Demolition Permit and Conditional Use
Legistar File ID # [40171](#)
Permit Record ID # LNDUSE-2015-00049
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: University of Wisconsin–Madison, c/o Gary Brown, University Facility Planning & Management; 610 Walnut Street; Madison.

Project Contact: Tom Witte, Zimmermann Architectural Studios, Inc.; 2122 W. Mt. Vernon Avenue; Milwaukee.

Requested Action: Approval of a demolition permit and conditional use to allow demolition of a former residence known as “Science House” and construction of an addition to Babcock Hall at 1605 Linden Drive on the University of Wisconsin-Madison campus.

Proposal Summary: The University of Wisconsin–Madison is requesting approval to demolish an existing wood-framed former residential building addressed as 1645 Linden Drive to allow construction of a new three-story, 54,650 square-foot addition to Babcock Hall located at 1605 Linden Drive. Portions of existing Babcock Hall will be renovated as part of the proposed development. Construction of the project is scheduled to commence in October 2016, with completion anticipated in April 2019.

Applicable Regulations & Standards: Section 28.097(2)(c) limits individual development within any five-year period for any property in the CI zoning district without an approved master plan to 4,000 square feet of gross floor area unless approved as a conditional use. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of the former residence located at 1645 Linden Drive to allow construction of an addition to Babcock Hall located at 1605 Linden Drive subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The project site is an approximately 3.0-acre parcel that extends along the south side of Linden Drive west from Babcock Drive; the southern edge of the property is bounded by a Wisconsin-Southern Railroad right of way and Campus Drive; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District.

Existing Conditions and Land Use: Existing Babcock Hall is a three-story, 136,070 gross square-foot brick building that extends along the south side of Linden Drive. The former residence, “Science House,” located at 1645 Linden, was constructed in 1868 according to University records and includes approximately 3,200 square feet of

gross floor area. The Tudor Revival-styled building has historically been used a farm superintendent’s residence and residence for visiting faculty and artists. The University’s Lot 40 surface parking lot extends along the southern and western sides of the property. The subject site and adjacent campus properties are zoned CI (Campus-Institutional District).

Surrounding Land Use and Zoning: The subject site is located in the heart of the University campus and is surrounded by other University uses, including the Stock Pavilion on the west, buildings housing the D.C. Smith Greenhouse and the Horticulture and Plant Sciences departments to the east across Babcock Drive, and Russell Laboratory to the north across Linden Drive, all located in CI zoning. A Wisconsin-Southern Railroad right of way and Campus Drive adjoin the property to the south.

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and surrounding properties as part of the University of Wisconsin–Madison Campus. The Campus land use designation recognizes the “wide diversity of uses associated with the primary education mission” of institutions such as the University, including the existing and proposed research and instruction facilities.

Zoning Summary: The property is zoned CI (Campus-Institutional District). Planning and Zoning staff have reviewed the addition and determined that it will comply with the CI district bulk requirements.

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Landmarks, Wellhead Protection, Urban Design, Floodplain, Waterfront Development
<i>Prepared by: Planning and Zoning staff</i>	

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor (see CARPC Map D8).

Public Utilities and Services: The site is served by a full range of urban services, including daily Metro Transit service along Linden Drive through the Babcock Drive intersection.

Project Description

The University of Wisconsin–Madison is requesting approval to construct a 54,650 square-foot addition to the west side of Babcock Hall located at 1605 Linden Drive. The proposed addition will contain approximately 54,650 square feet of floor area on three floors and will replace an existing wood-framed former residence addressed as 1645 Linden Drive, which is referred to as “Science House.” The project area is an approximately 3.0-acre section at the eastern end of a larger block of University buildings and parking facilities roughly bounded by Linden Drive on the north, Babcock Drive on the east, Willow Creek on the west and a Wisconsin-Southern Railroad right of way and Campus Drive on the south. The southern and western edges of the project site at the rear of Babcock Hall and the residence are developed with University Lot 40, which includes 170 parking stalls.

Science House is a tall two-story residential structure located approximately 25 feet south of Linden Drive and west of the existing western wall of Babcock Hall, with the parking lot adjacent to the west wall of the house. According to the Wisconsin Historical Society (WHS), the residence was built in 1868, east of the existing Horse Barn, as a residence for the University’s experimental farm. The house was moved to its current location in 1901 and remodeled in 1962 to serve as the artist-in-residence house for still-life/ realist painter Aaron Bohrod. The existing timbered northern façade was added in 1962 to make the house similar in appearance to the adjacent

Stock Pavilion.¹ The University indicates that WHS determined that the residence is ineligible for listing on the National Register of Historic Places due to its renovations, which have altered the historic building to too great an extent.

The proposed addition has an approximately 15,020 square-foot footprint and will extend the western façade of Babcock Hall an average of 60 feet further west. In addition to the demolition of the residence, 47 of the existing parking stalls will be removed or reconfigured to accommodate the addition. Renovation of 29,000 square feet of existing space in Babcock Hall is also proposed within the project scope as noted in the letter of intent. The facilities proposed to be housed in the addition are detailed in the letter of intent and on the floorplans included with the project plans, and include an auditorium, various dairy production, storage and processing facilities, and office spaces. New and reconfigured loading and milk delivery facilities are proposed along the southern wall of the addition, which will require modifications to the parking areas and western access drive as best depicted on Sheets C1.00 and C6.00 of the plan set. Deliveries to the milk storage facilities onsite will continue to access Babcock Hall from the west via Walnut Street and Observatory Drive. Architecturally, the new building will be clad primarily in reddish-brown brick to match the existing exterior of Babcock Hall, with contrasting sections of precast concrete panels and metal panels. The University indicates that the design of the addition is intended to be “sympathetic” to the design of other newer campus buildings located nearby.

Analysis and Conclusion

As part of the mapping of the new Zoning Code, most of the University campus was zoned into the CI (Campus-Institutional) zoning district, which was intended to provide a zoning district for the City’s major educational and medical institutions, many of which were identified on the Generalized Future Land Use Maps in the Comprehensive Plan in either the Campus or Special Institutional districts. The CI zoning district encourages the adoption of master plans by the Plan Commission and Common Council to guide the future growth of those institutions, with individual development for any property without an approved master plan limited to 4,000 square feet of gross floor area within any five-year period unless approved as a conditional use. The CI district also includes a series of bulk requirements that apply to properties in that district without an adopted master plan (master plans can set individual, institution-specific bulk requirements as part of the approval of the plan).

The Planning Division believes that the standards can be met for the demolition permit and conditional use to allow construction of the proposed addition to Babcock Hall following demolition of the Science House residence. The addition represents appropriate infilling of the central portion of campus in a fashion that should not have an adverse impact on the normal and orderly development and uses, values, enjoyment of surrounding properties, nor the ability of the City to provide services in this area. The proposed addition is well designed and will improve the appearance of the somewhat staid and fortress-like Babcock Hall building along Linden Drive while also modestly improving the appearance of its rear façade as viewed from Campus Drive.

The Landmarks Commission informally reviewed the demolition of the “Science House” residence at its March 16, 2015 meeting and voted unanimously to convey to the Plan Commission that it “deeply regrets the loss of 1645 Linden Drive, noting both its historic association with artist Aaron Bohrod and its retention of significant architectural details.”

In addition, the Joint West Campus Area Committee (JWCAC) voted unanimously at its September 30, 2015 meeting to recommend approval of the project to the Plan Commission with a condition that the JWCAC urges

¹ Wisconsin Historical Society, Wisconsin Architecture and History Inventory, UW Experimental Farm Residence, University of Wisconsin/ City of Madison, Dane County, Reference Number 113943.

the University to continue to pursue ways to enhance the connectivity and connection of the bike path along University Avenue south of this building between Willow Creek and Babcock Drive. The University, Traffic Engineering Division and Madison Area Transportation Planning Board have discussed the future construction of a two-way pedestrian-bike path in the area south of Babcock Hall extending the Campus Drive path further to the west to Babcock Drive. Funding and construction for the path is a separate study and project according to University staff, which indicates that in order for a path to be built wide enough for two-way traffic (14 feet wide, minimum), circulation behind Babcock Hall would need to be converted to one-way traffic and other buildings and campus improvements to the west would need to be reconfigured or reconstructed. City staff is not recommending any conditions of approval related to this future path with the pending application and has worked closely with the University to ensure that it will not impede the ability to create that path extension in the future.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and conditional use to allow demolition of the former residence located at 1645 Linden Drive to allow construction of an addition to Babcock Hall located at 1605 Linden Drive subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

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

1. This project requires an erosion control plan/permit. However as a Department of Administration project, the City of Madison shall not issue a permit, but will review the plan and provide comments. Any/All enforcement shall be directed through the Wisconsin Department of Natural Resources.
2. This facility may be subject to sewer effluent monitoring for purposes of surcharge billing. The applicant shall revise plans to install a sewer monitoring manhole over the proposed sewer lateral and prior to the sewer main in conformance with requirements of the City Engineer. If the monitoring manhole is on private property, the owner shall grant an easement to the City for purpose of sampling.
3. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to 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 two working days prior to requesting City Engineering signoff.
4. This project appears to have proposed uses that could require sanitary sewer surcharges based on monitoring of the discharge of sanitary sewerage. The applicant shall install a monitoring manhole on the exterior of the building in compliance with City of Madison Engineering criteria. Please contact Tim Troester (267-1195) with any questions regarding this requirement.
5. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

6. Add Note to Plans: Contractor shall notify Ray Schneider (608) 347-3628, rays@madsewer.org, 5 days prior to making the connection to the MMSD manhole to arrange for inspection of the connection. Sewer connection shall conform to all MMSD connection specification criteria. Contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee (\$950.00, 2015 rate) if applicable.

City Engineering Division–Mapping Section (Contact Jeff Quamme, 266-4097)

7. Proposed construction is in close proximity to a Madison Metropolitan Sewerage District (MMSD) interceptor sewer main. The applicant shall coordinate with staff from MMSD to avoid any conflicts with their facilities.
8. The site plan shall accurately show and label the right of way of the Wisconsin DOT owned Railroad right of way along the south side of the site plan.
9. 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 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) lot lines or parcel lines if unplatted; g) lot numbers or the words unplatted; h) lot/plat dimensions; i) street names. All other levels (contours, setbacks, elevations, easements, etc) are not to be included with this file submittal. Note: Email file transmissions preferred lzenchenko@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.

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

10. The applicant shall submit one contiguous plan for approval showing proposed conditions and one contiguous plan showing existing conditions. The plan drawing 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 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
11. All parking facility design shall conform to the standards in MGO Section 10.08(6).
12. Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

13. MGO Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann. (267-2626). Section 28.185(10): Every person who is required to submit a reuse and recycling plan pursuant

to Section 28.185 (7)(a)5 shall submit documents showing compliance with the plan within 60 days of completion of demolition.

14. Show the existing and proposed bicycle parking in the vicinity of the building. Bicycle parking is required per Section 28.141(4)(g) and 28.141(11): Provide evidence that the existing bicycle parking is adequate or that additional bicycle parking is being provided in the vicinity of the building.
15. Parking requirements for persons with disabilities must comply with Section 28.141(4)(e). Final plans shall show the required accessible stalls, including van accessible stalls.
16. Submit a stamped landscape plan and landscape worksheet with the final plans. Per Section 28.142(3), landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
17. Provide a detail of the screening for the loading areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of 6 feet and not greater than 8 feet. Screening along district boundaries, where present, may provide all or part of the required screening.
18. Exterior lighting shall be in accordance with MGO Section 10.085. Provide an exterior lighting photometric plan and fixture cut sheets with the final plan submittal.

Fire Department (Contact Bill Sullivan, 261-9658)

19. Provide fire apparatus access as required by IFC 503 2015 edition and MGO Section 34.503.
20. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavery of the MFD Training Division to discuss this possibility at 576-0600.

Water Utility (Contact Dennis Cawley, 261-9243)

21. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Janet Schmidt, 261-9688)

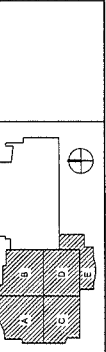
This agency submitted a response with no comments or conditions for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

22. Bus stop ID #2003 is adjacent the proposed project site along the south side of Linden Drive, with the bus stop zone encompassing the area from the existing bus stop sign pole back towards the east. The existing parking stall placement is too close to the intersection, which prevents buses from pulling fully adjacent the existing corner bulb to safely load/unload passengers onto the sidewalk terrace from both the front and rear doors, or deploy the wheelchair ramp properly. In coordination with public works improvements, the applicant shall extend the existing curb bulb into a full-length bus stop bulb at the existing Metro bus stop

on the south side of Linden Drive, west of Babcock Drive (#2003). The bus bulb shall measure a minimum of 40 feet in width parallel to the street, running from the existing intersection stop bar to the west.

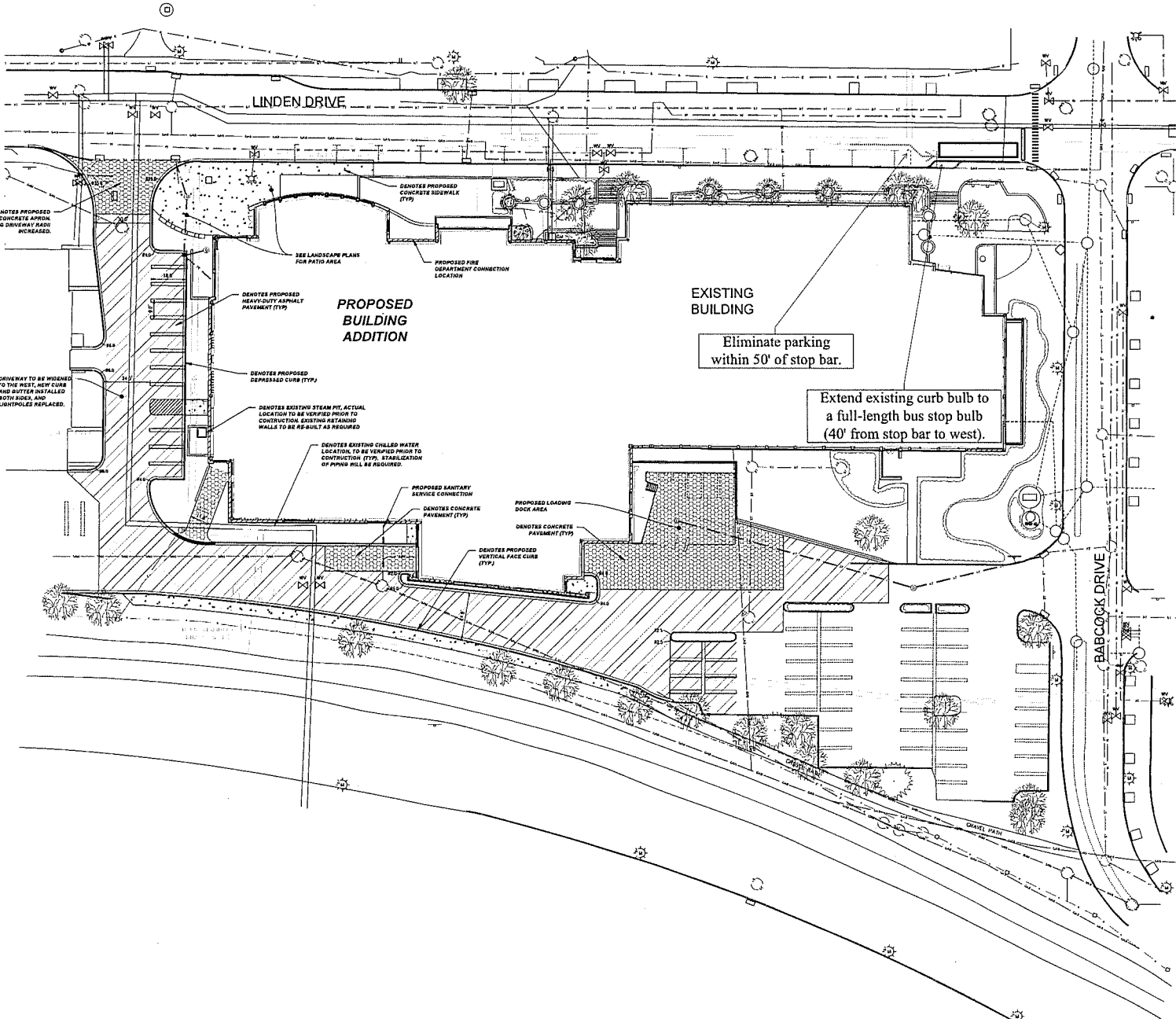
23. The applicant shall eliminate parking within 50 feet of the existing intersection stop bar, to permit buses to pull fully adjacent the curbside bus bulb loading zone and safely load/unload passengers directly onto the sidewalk terrace - including when deploying the wheelchair ramp. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design. [See attached document 1605la_METRO.pdf].



REVISIONS		
No.	Date	Description

Graphic Scale: 0' 5' 10' 20' 30'

DPD Number: **13A2U**
 Job Title: **PR**
 Issue Date: August 11, 2019
 Sheet Number: **C1.00**



Eliminate parking within 50' of stop bar.

Extend existing curb bulb to a full-length bus stop bulb (40' from stop bar to west).

HATCH LEGEND

[Hatched Pattern]	PROPOSED CONCRETE SIDEWALK
[Hatched Pattern]	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
[Hatched Pattern]	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
[Hatched Pattern]	PROPOSED DEPRESSED CURB
[Hatched Pattern]	PROPOSED TAPER CURB
[Hatched Pattern]	PROPOSED REVERSE CURB

UTILITY LEGEND

SYMBOL	DESCRIPTION
(Circle with dot)	EXISTING WATER MAIN
(Circle with cross)	PROPOSED WATER SERVICE
(Circle with vertical line)	EXISTING ELECTRICAL LINE
(Circle with horizontal line)	PROPOSED ELECTRICAL LINE
(Circle with diagonal line)	EXISTING GAS MAIN
(Circle with vertical line)	PROPOSED GAS MAIN
(Circle with vertical line)	EXISTING SANITARY SEWER
(Circle with vertical line)	PROPOSED SANITARY SEWER
(Circle with vertical line)	EXISTING STORM SEWER
(Circle with vertical line)	PROPOSED STORM SEWER
(Circle with horizontal line)	OVERHEAD WIRES
(Circle with vertical line)	EXISTING PINGER POLES
(Circle with vertical line)	EXISTING LIGHT POLES
(Circle with vertical line)	SANITARY MANHOLE
(Circle with vertical line)	FIRE HYDRANT
(Circle with vertical line)	EXISTING WATER VALVE
(Circle with vertical line)	PROPOSED WATER VALVE
(Circle with vertical line)	EXISTING STORM STRUCTURE
(Circle with vertical line)	PROPOSED STORM STRUCTURE
(Circle with vertical line)	DENOTES EMERGENCY OVERTFLOW ROUTE/ DRAINAGE PATH
(Circle with vertical line)	PROPOSED & EXISTING SPOT GRADE

