

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 22, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 2115 Allen Boulevard

Present Zoning District: CN (Conservancy)

Proposed Use: Additions and renovations to an existing sewer pump station and construct a new restroom facility at Marshall Park.

Conditional Use: Section 28.091(1); Table 28G-1: A sewerage system lift station is a Conditional Use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project): None.

GENERAL OR STANDARD REVIEW COMMENTS

1. Show the distances of the proposed pumping station and restroom building from the front and north side property lines.
2. Submit the landscape plan stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
3. Submit a detail of the proposed bike rack.

CN ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	5 acres	35.76 acres
Lot Width	300'	1,081.98'
Front Yard Setback	30'	TBD (1)
Side Yard Setback	80'	TBD (1)
Rear Yard Setback	100'	TBD

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Maximum Lot Coverage	5%	TBD
Maximum Building Height	2 stories/ 35'	1 story

Site Design	Required	Proposed
Number Parking Stalls	None	None
Accessible Stalls	None	None
Loading	None	None
Number Bike Parking Stalls	None	4 (3)
Landscaping	Yes	Yes (2)
Lighting	Yes	Yes

Other Critical Zoning Items		
Urban Design	Yes	Public Building
Historic District	Yes	Adjacent to a Landmark
Floodplain	Yes	
Adjacent to Park	Yes	
Barrier Free (ILHR 69)	Yes	
Utility Easements	Yes	
Wetlands	No	
Wellhead Protection District	No	

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: February 10, 2016
TITLE: 2115 Allen Boulevard - Public Building, Conditional Use Within CN Conservancy Zoning for Madison Metropolitan Sewerage District Pump Station 15. 19th Ald. Dist. (39573)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: February 10, 2016	ID NUMBER:

Members present were: Richard Wagner, Chair; Tom DeChant, Cliff Goodhart, Michael Rosenblum, Sheri Carter, Lois Braun-Oddo, John Harrington, Richard Slayton and Dawn O’Kroley.

SUMMARY:

At its meeting of February 10, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of Sewerage District Pump Station 15 located at 2115 Allen Boulevard. Appearing on behalf of the project were Doug Hursh, Erik Rehr and Nik Swartz, all representing the Madison Metropolitan Sewerage District.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

ACTION:

On a motion by O’Kroley, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0). The motion provided that the applicant attempt to make the detention basin more natural to its surroundings.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2115 Allen Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings								

General Comments:

- The bio retention basin needs to look more natural – it’s in a park, not a utility lot.