



Report to the Plan Commission

March 21, 2011

Legistar I.D. #21727
505 Walnut Street
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to construct a new building at the Walnut Street substation on the University of Wisconsin campus to house electrical switchgear.

Applicable Regulations & Standards: 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 that the conditional use standards are met for the proposed building at 505 Walnut Street and **approve** the requested conditional use subject to input at the public hearing, comments from the Planning Division and comments from other reviewing agencies.

Background Information

Applicant: Gary Brown, FASLA; UW-Madison; 930 WARF Building 610 Walnut Street; Madison, 53726

Contact: Melissa Huggins, AICP; UW-Madison 930 WARF Building 610 Walnut Street; Madison, 53726

Owner: Board of Regents, UW System; Van Hise Hall #1860; 1220 Linden Drive; Madison, WI 53706

Proposal: The applicant proposes to construct a new building at the Walnut Street substation on the University of Wisconsin campus to house electrical switchgear.

Parcel Location: The subject site is an approximately 17 acre (754,600 square foot) parcel located north of Campus Drive, east of the Walnut Street overpass on the University of Wisconsin campus. This parcel is located within Aldermanic District 5 and the Madison Metropolitan School District.

Existing Conditions: The site includes an existing electrical substation consisting of two power transformers, twenty-two distribution feeders, and other related improvements.

Surrounding Land Use and Zoning: North of Campus Drive, the subject site is surrounded by other university buildings zoned R5 (General Residence District) and C2 (General Commercial District). South of Campus Drive, properties include a mix of commercial uses, zoned C2 and residential developments zoned R6 (General Residence District) and PUD-SIP.

Adopted Land Use Plan: The Comprehensive Plan recommends campus uses for the subject property and the surrounding area.

Environmental Corridor Status: The property is not within an environmental corridor. The proposed accessory structure would not be built within this area.

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

Zoning Summary: The property is zoned R5 (General Residence District). A summary table was not available prior to finalization of this report.

Analysis, Evaluation, & Conclusion

The applicant seeks conditional use approval to construct a new building at the Walnut Street substation. The subject site is located on the University of Wisconsin campus north of Campus Drive and east of Walnut Street. The 17 acre (754,600 square foot) property is zoned R5 (General Residence District) and is currently a conditional use. This proposal requires Plan Commission review as an alteration to that conditional use and is subject to the conditional use review standards.

The proposed building would be constructed entirely within the existing substation yard and would house new switchgear equipment. The structure would not be occupied. In terms of size, the structure would be 3,136 square feet in area and three-stories (47 feet) in height. The exterior walls would be constructed of insulated pre-cast concrete panels. The building is not substantially different in size, scale, or character to other similar buildings located on the large subject site. Along with the site plan, the applicant has provided massing model diagrams further depicting the relationship between the proposed building and the existing structures on site.

The applicant indicates there has been an increased energy demand and that the expanded facilities are necessary to increase electrical capacity at this substation. The letter of intent also notes that this facility will serve both Madison Gas and Electric (MG&E) and University customers in this area including the University and VA Hospitals.

The project is consistent with the Comprehensive Plan's recommendation for Campus uses which include a "wide diversity of uses" associated with the primary institution.

At the time of report writing, staff was not aware of any concerns on this proposal. Staff believes the project meets the applicable approval standards and recommends approval.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

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

The Planning Division recommends that the Plan Commission find that the conditional use standards are met for the proposed building at 505 Walnut Street and **approve** the requested conditional use subject to input at the public hearing, comments from the Planning Division and comments from other reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

1. There may be MMSD fees due for this property.
2. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@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.

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

This agency submitted a report with no recommended conditions of approval.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency submitted a report with no recommended conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

3. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Parks Division (Contact Tom Maglio, 266-6518)

This agency did not submit a response to this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.