



Report to the Plan Commission

June 6, 2011

Legistar I.D. #22649

2829 Prairie Road

Demolition Permit & Conditional Use Alteration

Report Prepared By:

Timothy M. Parks, Planner

Planning Division

Requested Action: Approval of a demolition permit and a major alteration to an existing conditional use to allow demolition of a fire-damaged water tower to be razed and a new tower erected at 2829 Prairie Road.

Applicable Regulations & Standards: Section 28.08(4)(c) of the Zoning Ordinance identifies water reservoirs and towers in the R1 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. Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a demolition permit and a major alteration to an existing conditional use to allow a fire-damaged water tower to be razed and a new tower to be constructed at 2829 Prairie Road, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: City of Madison Water Utility; Dennis Cawley, representative.

Proposal: The Water Utility is requesting approval to raze an existing water tower that was damaged beyond repair in a fire in the summer of 2010 and replace it with a new, larger water tower. Demolition of the existing tower is scheduled to commence this summer, with completion of the new tower scheduled for June 2012.

Existing Conditions: The subject property is developed with the existing water tower and a reservoir, zoned R1 (Single-Family Residence District).

Parcel Location: An approximately 1.31-acre parcel located on the east side of Prairie Road, approximately 600 feet south of Putnam Road and Williamsburg Way; Aldermanic District 7 (King); Madison Metropolitan School District.

Surrounding Land Use and Zoning: The subject site is surrounded to the west, east and south by single-family residences and on the north by Meadowood Baptist Church and a single-family residence, all zoned R1 (Single-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and surrounding area for Low-Density Residential uses.

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor but is shown as public land on the corridor map.

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

Zoning Summary: Existing R1 (Single-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:	Wellhead Protection (WP-20), Utility Easements
No:	Urban Design, Barrier Free, Historic District, Landmark, Floodplain, Wetlands
Prepared by: Pat Anderson, Asst. Zoning Administrator	

Project Review, Analysis & Conclusion

The Water Utility is requesting approval of a demolition permit and a major alteration to an existing conditional use to allow a fire-damaged water tower to be replaced with a new, larger water tower on a 1.31-acre parcel located at 2829 Prairie Road in R1 Single-Family Residence zoning. The water tower was being repainted when it was struck by fire in May 2010. The subject site is also developed with a water storage tank located to the east of the tower and a well house located to the north. Four cellular telephone antennas typically located on the tower were relocated onto temporary poles located around the site for the duration of the repainting project.

The site is generally surrounded by single-family residences with the exception of the Meadowood Baptist Church, which occupies a 3.5-acre parcel located to the north of the water tower site. The Water Utility facilities are located at the top a hill, with the site generally elevated above Prairie Road and the single-family residences to the south and east.

The existing tower is a 100,000-gallon facility. It will be demolished and be replaced by a 400,000-gallon tower to be located on a new foundation at the same location as the existing tower to take advantage of the underground piping that serves the facilities. The new tower will stand to approximately the same height as the existing tower but will feature a larger "bulb" at the top of the tower's trunk. The cellular antennas that occupied the tower will be installed on the new tower following its completion. The access drive serving the site will be resurfaced as part of the construction of the new tower; no other changes to the site are proposed. The Water Utility indicates that the new tower will provide better water pressure for customers and improve fire protection in this area of the City.

The Planning Division believes that the removal of the fire-damaged tower and its replacement with a new, larger water tower can meet the standards for approval for demolition permits and conditional uses. The site has been home to a water tower for a number of years, and the tank is a prominent visual feature in the surrounding area. While the new tower will include a larger tank than the existing tank, staff believes that the larger tank will have a minimal visual impact on the surrounding area. 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.

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 standards met and **approve** a demolition permit and a major alteration to an existing conditional use to allow a fire-damaged water tower to be razed and a new tower to be constructed at 2829 Prairie Road, subject to input at the public hearing, the following Planning Division conditions, and the conditions from reviewing agencies:

1. That the plans be revised subject to approval by the Planning Division prior to issuance of any permits as follows:
 - 1a. include a height dimension for the new tower as measured to the top of the tank bulb;
 - 1b. show the location of the new or replaced cellular telephone equipment enclosure(s) on the site plan and include details on the screening and landscaping for all such enclosures (Sheet C-1 shows the removal of cellular equipment enclosure; Sheet C-2 does not show its replacement).
2. That a landscaping plan for the entire site including any cellular telephone equipment enclosure(s) be provided for final approval by the Planning Division prior to the issuance of permits for the tower replacement.

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

3. 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.

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

This agency submitted a response with no conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency submitted a response with no conditions of approval for this request.

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 submitted a response with no conditions of approval for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit comments for this request.