



Report to the Plan Commission

September 19, 2011

Legistar I.D. #23867
1635 Kronshage Drive
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to construct a new student dormitory and remodel a food service facility.

Applicable Regulations & Standards: Section 28.08(6)(c) lists university buildings as a conditional use in the R5 (General Residence District). 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 the conditional use standards are met and **approve** the applicant's request to construct a new student dormitory and remodel the existing Holt Commons, subject to input at the public hearing and comments from reviewing agencies.

Background Information

Applicant / Contact: Gary A. Brown, FASLA, UW-Madison; 610 Walnut Street, Suite 919

Property Owner: Board of Regents, UW System, 1220 Linden Drive

Proposal: The applicant proposes to construct a new 64,900 square foot student dormitory and remodel an existing 11,090 square foot food service facility. Construction is estimated to begin in May of 2012 with completion scheduled for August 2013.

Parcel Location: The parcel is an approximately 2.23 acre parcel located among the existing "Lakeshore Dorms" near the intersection Observatory and Babcock Drives on the University of Wisconsin Campus. This parcel is located within Aldermanic District 5 and the Madison Metropolitan School District.

Existing Conditions: The portion of the property proposed for alterations currently includes a surface parking lot and landscaping.

Surrounding Land Use and Zoning: The site is set among the other "Lakeshore" dormitories and related facilities on the University of Wisconsin Campus, zoned R5 (General Residence).

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

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.

Zoning Summary: The property is zoned R5 (General Residence District). A summary zoning table was not provided with the comments from City Zoning.

Analysis, Evaluation, & Conclusion

The applicant, the University of Wisconsin, requests conditional use approval to construct a new dormitory and remodel an existing food service facility among the existing lakeshore dormitories on the University of Wisconsin Campus. The subject property is near the intersection of Observatory and Babcock Drives. University uses are a conditional use under the property's R5 (General Residence District) zoning. No building demolition is proposed as part of this request. This request is subject to the conditional use standards of the Zoning Ordinance.

The large subject property extends from Observatory Drive to Lake Mendota and includes multiple University buildings and improvements. The area proposed for the new dormitory currently includes a 70-stall surface parking lot (Lot 32) that will be removed. The subject property also includes the existing Kronshage Hall and its food service center, Holt Commons, along with other lakeshore dormitory buildings.

The proposed "L-shaped" building is a five-story structure and is roughly 65,000 square feet in area. The lower level of the building is partially exposed above grade and includes mechanical equipment, offices, and common areas for residents. Floors one through four include 86 resident rooms with 176 total beds. A greenhouse will occupy a portion of the fourth floor.

The building will be clad in brick veneer with a manufactured-stone veneer along the building's base. The upper story of the building includes a smooth-face stone veneer. The primary building entrance is at the building's southeast corner, located next to the existing sidewalk that bisects the property from east-to-west.

The renovations to Holt Commons are primarily to the building's interior. The letter of intent states that exterior changes include alteration to the building's entrances and installation of a new roof.

Site improvements include the installation of a new 26 foot wide north-south access drive running parallel to the new dormitory. The drive features decorative concrete pavement. The existing courtyard area that now sits south of Holt Commons would be reconfigured. A rain garden is proposed for a portion of the courtyard.

The University indicates that parking is consistent with the University's overall master plan which addresses parking on a campus-wide basis. Four parking stalls are proposed including one van accessible stall. The plans also include 72 bicycle parking stalls on the east side of the new dormitory and 30 new stalls adjacent to nearby Cole Hall. There are 10 moped stalls proposed near Holt Commons.

The proposal is consistent with the City's adopted Comprehensive Plan. Staff believe the conditional use standards are met and do not believe the new dormitory or the alterations to Holt Commons would negatively impact the surrounding University-owned properties. The Joint West Campus Area Committee unanimously recommended approval at its August 24, 2011 meeting.

Recommendation 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 the conditional use standards are met and **approve** the applicant's request to construct a new student dormitory and remodel the existing Holt Commons, subject to input at the public hearing and comments from reviewing agencies.

The following conditions have been submitted by reviewing agencies:

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

1. City Engineering will review and approve the erosion control plan but will not issue a permit as this is a DOA Project.
2. 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.
3. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

4. This is a State of Wisconsin project, the applicant could note on the plan sheet or submit a letter to Traffic Engineering, City Of Madison "The parking stalls design is according to State of Wisconsin parking design standards and approved by the State of Wisconsin".

Zoning Administrator (Contact Patrick Anderson, 266-5978)

5. Lighting is required. The lighting plans must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot. Contact Fred Rehbein at 608.267.8688 for assistants.
6. If bike parking is provided it should comply with City of Madison General Ordinances Section 28.11. There is no predetermined requirement for bike parking. Adequate bike and moped parking have been proposed as per the Campus master plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
7. Meet all applicable State accessible requirements.

8. Parking & Loading shall comply with City of Madison General Ordinances Section 28.11 (4). Provide 10'x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

Fire Department (Contact Scott Strassburg, 261-9843)

9. Provide an unobstructed vertical clearance of 13'6" above fire access roads including Kronshage Drive. Existing tree branches may need to be trimmed to accommodate this requirement.

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, nor need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response to this request.