



Report to the Plan Commission

April 23, 2012

Legistar I.D. #26055
515 Walnut Street
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Conditional Use approval to construct a 42,500 square foot addition to the West Campus Cogeneration Facility.

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 addition at 515 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 / Contact: Gary Brown, FASLA; UW-Madison; 930 WARF Building 610 Walnut Street; Madison, WI 53726

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

Proposal: The applicant proposes to construct a 42,500 square foot addition to the West Campus Cogeneration Facility. Construction of the improvements is scheduled to begin in November 2012 with completion anticipated in December 2014.

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

Existing Conditions: The site includes the existing West Campus Cogeneration Facility (WCCF) and other related improvements.

Surrounding Land Use and Zoning: The subject site is surrounded to the north 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 (Planned Unit Development-Specific Implementation Plan).

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.

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).

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	764,500 sq. ft.
Lot width	50'	Adequate'
Front yard	20'	Adequate
Side yards	Min. 6' (total 15')	Adequate
Rear yard	30'	Adequate
Building height	3 stories/40'	76'
Number parking stalls	n/a	n/a
Accessible stalls	n/a	n/a
Number bike parking stalls	n/a	n/a
Landscaping	Yes	Yes
Lighting	No	No
Other Critical Zoning Items	Utility easements; Barrier free (ILHR 69)	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

Analysis, Evaluation, & Conclusion

The applicant, the University of Wisconsin, seeks conditional use approval to construct a 42,500 square foot addition to the existing West Campus Cogeneration Facility (WCCF). The 17 acre property is zoned R5 (General Residence District) and is currently a conditional use. This proposal requires Plan Commission review as a conditional use alteration and is subject to the conditional use approval standards.

The subject site is located on the University of Wisconsin campus, north of Campus Drive at the intersection of Linden Drive and Walnut Street. The applicant's letter of intent notes that the WCCF is one of three power facilities serving the University. Ownership in the subject facility is shared with Madison Gas and Electric. The letter further explains the University's need for facility expansion, estimating that the forecasted campus cooling loads are now expected to exceed campus chiller capacity in 2013. With the projected 30-plus year growth of the University, this need is expected to increase significantly.

To accommodate this growing demand, an addition to the northwest corner of the building is proposed. This building expansion will allow for the addition of six (6) additional chillers, increasing this facility's total chilled water capacity by 30,000 tons. The letter of intent notes that the installation of the chillers will occur in phases.

The addition's design is intended to be consistent with the architecture of the existing facility. Plans show the addition is just over 76 feet tall, matching other portions of the existing structure. The new structure also includes a rooftop cooling tower enclosure. The proposed Linden Drive (north-facing) façade includes significant window coverage that wraps around the building corner along the Walnut Street (west-facing) façade. The balance of the addition's exterior includes a combination of pre-cast concrete and brick, similar to the existing building.

Four outdoor transmitters are proposed along the Walnut façade. These are screened by brick-clad enclosures that measure roughly 14 feet in height. The landscape plan shows the adjoining Walnut Street-facing side yard will include taller prairie grasses that transition to sod near the sidewalk. Two ornamental Pear Trees are also proposed within this side yard. A variety of perennial foundation plantings are proposed along the Linden Drive-facing elevation, though the exact species are not specified. A bioretention area is proposed between the building and the Linden-Walnut intersection.

The letter of intent notes that a 2003 Memorandum of Understanding between the Regent Neighborhood Association and the University established a goal that there would be no increase in perceptible noise generated by the WCCF. Additionally, noise monitoring locations were identified and baseline readings have been established. The University anticipates that the project may increase ambient noise levels at the nearest monitoring areas across Walnut Street, though no increase is anticipated at the more remote stations located within the Regent Neighborhood. The letter of intent further indicates a variety of sound attenuation devices will be incorporated to comply with the noise reduction requirements. Ald. Bidar-Sielaff and the Regent Neighborhood Association recommended approval subject to two conditions related to sound testing and neighborhood notification. These are included in the recommendation section and staff understands that the University has agreed to the conditions.

Staff believe the proposed project meets the conditional use standards and was not aware of any concerns at the time of report writing.

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 addition at 515 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.

1. Ald. Shiva Bidar-Sielaff and the Regent Neighborhood Association have recommended approval subject the following conditions:
 - 1a. Sound testing will take place before and after construction to ensure no increase in noise from plan escaping into the neighborhood. If a noise increase is detected, remedial action will be taken.
 - 1b. Neighborhood will be informed of any one-time noise event such as expulsion of steam for testing or cleaning stacks.

The following conditions have been submitted by reviewing agencies:

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

2. The Applicant shall provide evidence of the WDNR approval on the erosion control and stormwater management plan for this site.
3. The sanitary improvements are shown that replace existing facilities that will benefit multiple properties. The Applicant shall provide elevations and slopes of these proposed facilities. The Applicant is responsible for obtaining WDNR approval as required due to the sewer relocation and upsizing. A copy of the WDNR approval shall be provided to the City.
4. The Applicant shall provide projected discharge flow rates to the sanitary sewer. No cooling water shall be discharged to the sanitary sewer without prior approval from the City. It is recommended that the Applicant meet with the City Engineer to review discharges and proper sewer billing methods.
5. Shallow and deep groundwater data from 2001 next to the West Campus Cogen Facility indicates that the site is impacted by tetrachlorethylene contamination above the groundwater NR140 enforcement standard (5µg/l). Any dewatering associated with this project should be tested and, if necessary, discharged into the sanitary sewer, following all MMSD and City permitting requirements.
6. Clearly show all property lines on each of the pages in the plan set and clearly label the existing public water main.

7. 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.
8. 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. (POLICY)

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

9. 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. (POLICY)

Zoning Administrator (Contact Pat Anderson, 266-5978)

10. If outdoor lighting is provided, it must comply with City of Madison General Ordinances Section 10.085 outdoor lighting standards.
11. Provide a detailed landscape plan as required by City of Madison General Ordinances Section 28.12. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element.
12. Provide a site plan drawn to scale that clearly shows the property lines. One sheet of the site plan set shall include the entire lot. The site plan shall show dimensions of the building and setbacks from the property lines at right angles to the property lines.

Fire Department (Contact Bill Sullivan, 261-9658)

13. 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)

14. The Madison Water Utility will need additional information on the proposed utilities for this project as there appears to be a potential conflict with an existing 20" water main in the Linden Drive right-of-way.
15. 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.