



Planning Division Staff Report

March 28, 2013

Legistar ID #29228
110 Glenway Street
Conditional Use

Report Prepared By:
Timothy M. Parks, Planner,
Planning Division Staff

Requested Actions: Approval of a conditional use to allow construction of a new Madison Water Utility booster station to existing at 110 Glenway Street.

Submitted to: Urban Design Commission – April 3, 2013; Plan Commission – April 22, 2013

Applicable Regulations & Standards: Section 28.032(1) identifies water pumping stations and water reservoirs as conditional uses in all residential zoning districts. Section 28.183 provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow an existing booster station at 110 Glenway Street to be replaced, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report..

General Information

Applicant & Property Owner: City of Madison Water Utility, 119 E. Olin Avenue; Madison.

Agent: Andy Mullendore, Strand Associates, Inc.; 910 Wingra Drive; Madison.

Proposal: The Water Utility is requesting approval to construct a booster station on the west side of an existing underground water reservoir located on the north side Reservoir Park, a 4.4-acre parcel owned by the Water Utility. Construction of the booster station is scheduled to begin in April 2013, with completion anticipated in April 2014.

Existing Conditions: Reservoir Park extends between Larkin Street on the west and Glenway Street on the east (the situs address of the overall property is 126 Glenway Street), approximately 300 feet north of Hillcrest Drive; Aldermanic District 5 (Bidar-Sielaff); Madison Metropolitan School District. The site is primarily a passive greenspace that also includes Larkin Tower, a City-owned emergency radio communications tower located in an approximately 80-foot by 80-foot fenced equipment enclosure on the southern portion of the site's Larkin Street frontage. The enclosure also includes a City tornado/emergency alert siren.

Surrounding Land Use and Zoning: Reservoir Park is generally surrounded by single-family residences in TR-C1 (Traditional Residential-Consistent 1 District) zoning west of Larkin Street and TR-C2 (Traditional Residential-Consistent 2 District) zoning east of Glenway Street.

Adopted Land Use Plan: The Comprehensive Plan identifies Reservoir Park, Larkin Tower and the surrounding residential neighborhood for Low-Density Residential uses.

Environmental Corridor Status: Reservoir Park is identified on corridor maps as public land but is not located within a mapped environmental corridor.

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

Zoning Summary: The site is zoned TR-C1 (Traditional Residential-Consistent 1 District)

Requirements	Required (Non-Residential Bldg.)	Proposed
Lot Area	6,000 sq. ft.	Adequate, existing
Lot Width	50'	470' existing
Front Yard	20'	15' 2" using setback average
Side Yards	10'	11' on the west; 10' 2" on the east
Rear Yard	At least 35'	51.5'
Floor Area Ratio	N/A	---
Building Height	35 feet	---
No. of Parking Stalls	0	0
Maximum Building Coverage	50%	45.5%
Usable Open Space	N/A	---
Loading	N/A	---
No. Bike Parking Stalls	0	0
Building Form	N/A	---
Other Critical Zoning Items		
Yes:	Urban Design, Barrier Free, Utility Easements	
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Park	
Prepared by: Pat Anderson, Asst. Zoning Administrator		

Project Review

The Madison Water Utility is requesting conditional use approval to replace an existing water reservoir booster station located in Reservoir Park, a 4.4-acre parcel owned by the Water Utility and operated by the Parks Division that extends from Glenway Street on the east to Larkin Street on the west. The northern half of the subject site is developed with an approximately 200-foot diameter below-grade reservoir that appears as a wooded embankment save for a stone retaining wall located along a portion of the eastern edge of the park adjacent to Glenway Street.

Both the existing booster facility and proposed replacement facility are located between the east side of the reservoir adjacent to Glenway Street. The proposed replacement booster station will have a greater presence along Glenway Street than the existing facility, which is accessed from a small doorway built into the wooded embankment. The new booster will be housed in a 1,224 square-foot, one-story tall building that will feature a stone exterior and a soil-covered roof. The appearance of the new facility from Glenway Street is intended as an extension of the existing stone retaining wall, though the exterior of the building will be a different color and style of stone. A new decorative handrail will extend along the easterly edge of the green roof of the new booster building, which will continue across the top of the retaining wall to replace an existing pipe railing in an effort to harmonize the appearance of the east side of the park and improve safety at the top of the reservoir embankment. Two sets of access doors for the new booster facility will face Glenway Street. No other improvements to Reservoir Park are proposed with this request.

Analysis & Conclusion

No conditional use has previously been granted for the existing well and booster station, both of which predate the development of most of the rest of the surrounding neighborhoods. The Planning Division believes that the proposed booster station replacement represents a well designed modernization of a long-established public utility facility, and further believes that the conditional use standards can be met subject to the conditions contained in the following section.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

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 conditional use to allow an existing booster station at 110 Glenway Street to be replaced, subject to input at the public hearing and the conditions from reviewing agencies:

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

1. Revise the note on Sheet 1 regarding SAS 3954-016. Note should say 'existing' rather than 'to be installed by City Engineering'.
2. Connection to the sewer shall require establishment of a sewer billing account – metered or flat rate as determined by the City Engineer.
3. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
4. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)
5. All damage to the pavement on Glenway Street, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
6. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) izenchenko@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. E-mail 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.

7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building footprints; b) Internal walkway areas; c) Internal site parking areas; d) Lot lines and right-of-way lines; e) Street names; f) Stormwater Management Facilities; and g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

8. When the applicant shall submit plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, semitrailer movements and vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'. Contact City Traffic Engineering if you have questions.
9. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Parks Division (Contact Kay Rutledge, 266-4714)

11. Booster Station 106 is located on Madison Water Utility property that also functions as a neighborhood park (Reservoir Park). The Water Utility shall work with the City of Madison Parks Division on final grading and landscape plans to ensure that construction measures are installed to address landscaping on the site's steep slopes.
12. The Water Utility shall work with the City of Madison on the design of the drain tile on top of the reservoir to prevent erosion from the proposed outfall structure.
13. The submittal did not include a plan showing site restoration. The Water Utility shall be responsible for all site restoration related to construction of the Booster Station, and shall work with the City of Madison Parks Division on final restoration plans.
14. The Water Utility shall require the contractor to maintain and water plants installed under this contract during the initial as well as the second growing season.
15. If fiber optic cable is installed prior to construction of the proposed Reservoir Park playground improvements, conduit must be installed at locations identified by the Parks Division to allow for development of an accessible asphalt path to the park playground.
16. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

17. This development is within the Garner impact fee district (SI29). Please reference ID# 13115 when contacting Parks about this project.

Zoning Administrator (Contact Pat Anderson, 266-5978)

Comments from this agency were not received at the time of report writing.

Fire Department (Contact Bill Sullivan, 261-9658)

18. As this is a significant asset to the City and community, provide automatic fire sprinklers within the booster station building.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency did not submit comments for this request but requests an expeditious approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.