



PREPARED FOR THE PLAN COMMISSION

Project Address: 801 S. Whitney Way
Application Type: Conditional Use
Legistar File ID # [37222](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant & Property Owner: Alan Larson, Madison Water Utility; 119 E. Olin Avenue; Madison.

Contact: Doug Hursh, Potter Lawson, Inc.; 749 University Row; Madison.

Requested Action: Approval of a conditional use to allow construction of an addition to Madison Water Utility Well No. 12 at 801 S. Whitney Way.

Proposal Summary: The Water Utility is requesting approval to construct a 464 square-foot addition to the rear of its existing 1,122 square-foot Well No. 12. The existing well house and detached reservoir have existed on the site since 1957. However, no conditional use was ever approved for the site, and the Zoning Administrator has determined that the proposed addition could not be administratively approved. The proposed conditional use request will recognize the historic public use of the site, approve the proposed addition, and provide a regulatory framework to consider future modifications to the site administratively. The project is scheduled to commence in August 2015, with completion anticipated in June 2016.

Applicable Regulations & Standards: Table G-1 in Section 28.091(1) identifies water pumping stations and water reservoirs as a conditional use in the CN (Conservancy) district. Section 28.183 of the Zoning Code provides the process and standards for the approval of conditional use permits. Section 33.24(4)(d) of the Urban Design Commission ordinance requires the Urban Design Commission to approve the plans for all buildings to built or expanded by the City of Madison and certain other governmental entities, including Water Utility facilities.

Review Required By: Plan Commission. Due to the established nature of the site and use and minor nature of the addition, the proposed public project was reviewed by the Secretary of the Urban Design Commission.

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and **approve** a conditional use to allow construction of an addition to Water Utility Well No. 12 at 801 S. Whitney Way subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Parcel Location: An approximately 1.06-acre parcel located in the northeastern quadrant of the S. Whitney Way-Beltline Highway interchange; Aldermanic District 10 (Cheeks); Madison Metropolitan School District.

Existing Conditions and Land Use: The one-story well and a rear parking area are located in the southwestern corner of the irregularly shaped parcel, while the one-story reservoir is located in the northeasterly corner. The site is zoned CN (Conservancy District).

Surrounding Land Use and Zoning:

North: Single-family residences on Milward Drive and Coney Weston Place, zoned SR-C1 (Suburban Residential–Consistent 1 District); four-unit residences on S. Whitney Way, zoned SR-V1 (Suburban Residential–Varied 1 District); YMCA, zoned CC-T (Commercial Corridor–Transitional District);

South: Beltline Highway;

West: Beltline Highway;

East: Odana Hills Park and Golf Course, zoned CN (Conservancy District).

Adopted Land Use Plans: The Comprehensive Plan identifies the subject site and nearby Odana Hills Park and Golf Course for Park and Open Space uses.

Zoning Summary: The property is zoned CN (Conservancy District).

Requirements	Required	Proposed
Lot Area	5 acres	1.06 acres (existing)
Lot Width	30'	150' (existing)
Minimum Front Yard	30'	43'
Side Yard	80'	15' on south (existing)
Rear Yard	100'	175'
Maximum Lot Coverage	5%	25% (existing)
Maximum Building Height	2 stories, 35'	1 story
Building Form	Civic or Institutional Building	Complies
Automobile Parking	0	3, including 1 accessible
Bicycle Parking	0	0
Loading	0	0
Other Critical Zoning Items		
Yes:	Urban Design (Public Building), Utility Easements	
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Barrier Free	
Prepared by: Tim Parks, Planning Division		

Environmental Corridor Status: This property is not located within a mapped environmental corridor but is identified on the corridor map as public land (see Map C9).

Public Utilities and Services: The site is served by a full range of urban services, including daily Metro Transit service along S. Whitney Way.

Project Description, Analysis and Conclusion

The Madison Water Utility is requesting conditional use approval for its existing Well No. 12 to allow an addition to be built along the eastern, rear wall of the well house in the southwestern corner of the property, which is located on a parcel of City-owned land on the east side of S. Whitney Way within its interchange with the Beltline Highway between the overpass of the Beltline over S. Whitney and the westbound off-ramp. The site is also developed with a reservoir located in the northeastern corner of the 1.06-acre property. The 1,122 square-foot well house has been located on the site since 1957, but Zoning staff could not find records of an earlier conditional use approval for the public use of the site and determined that a conditional use would be needed to

allow construction of a 464 square-foot addition to the rear of the building. The addition will contain chemical storage and a restroom for use by Water Utility employees. An existing parking area at the rear of the building will be relocated further to the rear to accommodate the addition, with 3 spaces to be provided. No changes to the reservoir are proposed. The Water Utility indicates that the addition is needed to convert the well to serve 2 pressure zones.

Water pumping stations and water reservoirs are a conditional use in the CN (Conservancy) district. The subject site was zoned CN as part of the mapping of the new Zoning Code and shares the same zoning as nearby Odana Hills Park and a regional detention facility located to the southeast across the Beltline. Planning staff believes that the standards for approval are met for the historic public use of the site and feels that the proposed addition has been designed to integrate well with the architecture of the original stone-clad building. Despite the highly visible location within the S. Whitney Way-Beltline Highway interchange, the well house and reservoir blend well with their surroundings. Staff also believes that the existing well and proposed addition will not have a negative impact on surrounding uses, which include residences located 250 feet northeast of the well behind a recently installed noise attenuation wall installed by the Wisconsin Department of Transportation as part of its widening of the Beltline west of Verona Road/ Midvale Boulevard. The well is over 425 feet from the YMCA located in the northwestern quadrant of the Whitney-Beltline interchange. Given the diminutive nature of the addition, the project was reviewed by the Secretary of the Urban Design Commission.

Recommendation

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 construction of an addition to Water Utility Well No. 12 at 801 S. Whitney Way subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division

1. The plans shall be revised prior to the issuance of building permits to include: a fully dimensioned site plan that identifies the exterior dimensions of the property and existing and proposed well house; provides the area of the reservoir; and dimensions the setbacks of the well house as proposed from S. Whitney Way and the southerly property line abutting the Beltline Highway; and the grading plan shall more clearly identify the existing and proposed grades.

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

2. The site plan shall show the property boundary and dimensions.
3. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
4. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building

footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

5. 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.

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

6. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including 2 feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
7. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Matt Tucker, 266-4551)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

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 agency did not provide comments for this project but requests an expeditious approval.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.