



Project Address: 855 East Main Street (6th Aldermanic District, Alder Rummel)
Application Type: Demolition and Construction of an Addition to a Public Building
Legistar File ID #: [38143](#)
Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

Applicant/ Property Owner: Madison Water Utility; 119 East Olin Ave.; Madison, WI, 53713

Project Contact: Al Larson; Madison Water Utility; 119 East Olin Ave.; Madison, WI, 53713

Requested Action: Approval of a demolition request for a portion of an existing building in the Traditional Employment (TE) District.

Proposal Summary: The applicant proposes to demolish a street-facing facade of the existing Water Utility operations center as part of a renovation and addition to the building.

Applicable Regulations & Standards: This proposal is subject to the standards for demolitions (MGO Section 28.185).

Review Required By: Urban Design Commission (UDC), Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 855 East Main Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Background Information

Parcel Location: The subject property is located on the northeast corner of East Main Street and South Paterson Street; Aldermanic District 6 (Rummel); Tax Increment Financing District 36.

Existing Conditions and Land Use: The 1.2-acre site has an existing 28,000 square foot Madison Water Utility building utilized for vehicle maintenance, administrative office space, and the staging of work crews. Aside from a very small area near the corner of the northeast corner of the property, the balance of the site is paved and used for vehicle parking and circulation.

Surrounding Land Use and Zoning: The property is surrounded by Madison Water Utility, MG&E storage, surface parking, and light industrial uses in the TE District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends employment uses in this area.

Zoning Summary: This property is in the Traditional Employment (TE) District.

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.

Related Reviews and Approvals

On May 14, the Zoning Board of Appeals granted a zoning variance related to the minimum landscaping requirements, due to a deed restriction to maintain a surface cap over an area with contaminated soils (Section 28.142(6)(a)). (Please see Legistar Item [38206](#)).

Project Description, Analysis, and Conclusion

The proposal involves the demolition of an 8,900 square foot portion of the existing 28,000 square foot Water Utility Operations Center, and a two-story addition within the same area, such that the total resulting facility is 40,644 square feet. The portion of the building to be removed is the existing single-story brick portion of the building along South Paterson Street, which includes vehicle maintenance bays and office space. The Landmarks Commission informally reviewed the proposal on April 27, 2015, noting that while they do not oppose the request, they regret the loss of the original one-story portion of the building proposed for demolition.

The proposed addition varies in height from the ground to the parapet, but is roughly 25 to 30 feet tall, and 40 feet tall at its highest point. The addition is clad in precast concrete paneling, brick veneer, and metal, and includes the required street-facing entrance along Paterson Street, along with two overhead doors leading to the vehicle maintenance bays. The Paterson and Main Street corner has no entrance, but does include a high proportion of glass.

At present, the proposal includes only minimal landscaping in the northeast corner of the site along East Main Street, and the vast majority of the property is left "capped" with concrete in order to cover contaminated soils below. While recognizing the limitations for landscaping on the site, staff has encouraged the applicant to explore the addition of a green roof element to achieve at least a small amount of stormwater management capacity on the property.

Staff believes that the standards for approval of demolitions can be met, and recommends that the Plan Commission approve the proposal.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition standards can be met and **approve** the request at 855 East Main Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Final plans submitted for review and approval by staff shall meet any conditions recommended by the Urban Design Commission.
2. The applicant is encouraged to incorporate a green roof element on the proposed addition in order to partially offset the landscaping that would otherwise be required on the site absent a zoning variance.

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

3. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
 4. The site plan shall include the boundary and dimensions of the Lot per the pending Certified Survey Map application.
 5. The new addition appears to overlap an MG&E Easement per Doc No. 2058635. Coordination with MG&E in regard to the easement and possible release is recommended.
 6. Water Utility uses 110 S Paterson St. 855 E Main St has been inactivated.
7. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass. (POLICY).
 8. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development (POLICY).
 9. All damage to the pavement on S. Paterson and E. Main 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)
 10. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
 11. 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 5.0 tons per acre per year.
 12. The site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process.

Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION)
 13. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - a) Reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls
 - b) Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - c) Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by MGO Chapter 37.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

14. 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
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

15. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files, including:

- a) SLAMM DAT files
- b) RECARGA files
- c) TR-55/HYDROCAD/Etc
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided (POLICY and MGO 37.09(2))

16. This project appears to require construction dewatering and/or possibly permanent dewatering and is in an area with potential groundwater contamination. The applicant shall be required obtain the approval of Public Health – Madison & Dane County for this discharge. It can be anticipated that this will required completion of a boring on site and testing of water encountered for possible contaminants. Approval shall be granted before plans are approved for building permit release.

Contact Kirsti Sorsa for more information at 608-243-0356 or ksorsa@publichealthmdc.com.

17. This project appears to require construction dewatering. A dewatering plan shall be submitted to City Engineering as part of the Erosion Control Permit.

18. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction (MGO 37.05(7)).

This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

19. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).

20. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (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)).

Parks Division (Contact Kay Rutledge, 266-4714)

21. Forestry will approve of the two ash removals (under high voltage power lines) on S Paterson St. Contractor shall contact City Forestry at least one week prior to removal to obtain a tree removal permit.
22. The proposed planting plan will need to be revised. Please submit a site plan (in PDF format) to Dean Kahl – dkahl@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
23. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.
24. Please reference ID# 15127 when contacting Parks about this project.

No other agencies have submitted conditions of approval for this request.