



Madison Water Utility - Unit Well 12 Wellhouse and Reservoir
Letter of Intent – Land Use Application and Urban Design Commission
September 22, 2025

Project Description

Madison Water Utility is proposing to reconstruct its existing Unit Well 12 (UW 12), located at 801 South Whitney Way, Madison, WI. The project will enhance UW 12's dual-pressure zone water supply capabilities to serve water to the west side of Madison, providing additional operational flexibility and increased water supply reliability. The project is also needed to address Wisconsin Department of Natural Resources (WDNR) deficiencies at the wellhouse. The project requires demolition and reconstruction of the existing well house and reservoir.

Existing Conditions

The well and reservoir site is located on the north side of the Beltline along South Whitney Way. It is located on the land between the westbound exit ramp and the Beltline itself. The original well and pump house was built in 1957 and was designed by Water Utility engineering staff. The rough limestone in an ashlar pattern is seen on many wells throughout Madison that were built during this era and is recognizable as a Water Utility facility.

Proposed Design

The proposed reconstructed well house includes design features to respect the appearance of the existing structure. A slightly larger footprint is required to house the necessary equipment for UW 12 and meet model WDNR NR811 design standards. The architectural finishes are selected to mimic the existing structure's limestone finish. Stone was chosen to clad the building, and a smooth finish stone is proposed in a more regular pattern. The color of the stone is intended to appear similar to the existing building.

Site

The site changes around the well house are minimal. The most notable change is the proposed reservoir location and size. A 1.0 million gallon reservoir is proposed versus the existing 150,000 gallon reservoir. The reservoir is proposed to be located to the east of the well house. The driveway will be raised slightly to provide accessibility to the rear doors. Asphalt pavement will generally be replaced in kind. The drive and parking area will be used by service vehicles and allows the vehicles to turn around on the site to exit onto Whitney Way facing the traffic. The existing reservoir location will be graded to match surrounding areas and restored to grass surface. Landscaping and restoration is also proposed.

Site Location

Address: 801 South Whitney Way

Land Use Zoning Approval

The project is being submitted to be re-zoned from CN to PR, as well as to allow for conditional use of the new well house and reservoir.

Project Schedule

September 22, 2025	Urban Design and Plan Commission Application
October X, 2025	PIM (date TBD)
November 5, 2025	Urban Design Commission
November 17, 2025	Plan Commission
November 25, 2025	Common Council
January 2026	Plans out for Bid
February 2026	Bids received
February 2026	Project Approval/Award
March 2026	Contracts Signed
May 2026	Start of Construction
September 2026	Structure Demolition
October 2027	Construction Completed

Project Team

Madison Water Utility
119 East Olin Avenue
Madison, WI 53713

Peter Holmgren, PE

Engineer/Architect:
SEH, Inc.
10 North Bridge Street
Chippewa Falls, WI 54729

Jeffrey Nussbaum, PE
Isaac Steinmeyer, PE
Jim Lynch, AIA

Building Size

Existing Wellhouse Building: 1,122 SF
Existing Reservoir: 1,810 SF

Proposed Wellhouse Building: 1,505 SF
Proposed Reservoir: 5,540 SF

Auto and Bike Parking Stalls

There is room for two maintenance vehicles to be parked on site and one handicap stall, for a total of three parking spaces. There are no bike parking stalls proposed. It is not a public building and the only visitors to the facility will be water utility staff.

Lot Coverage & Useable Open Space

Total Lot Area: 46,090 SF or 1.06 AC

Building and Pavement Area (Existing): 8300 SF

Building and Pavement Area (Proposed): 13,595 SF

Total Open Area (Proposed): 32, 495 SF

Location/Aerial Map



An aerial view showing the pump house and the reservoir along South Whitney Way. The reservoir is the round building to the northeast of the pump house.

Existing Photos



View from Whitney Way of the Wellhouse



The rear of the existing Wellhouse.



Interior of existing Wellhouse.



Interior of existing Wellhouse.



Existing Reservoir to be removed and replaced.