



Location
801 South Whitney Way

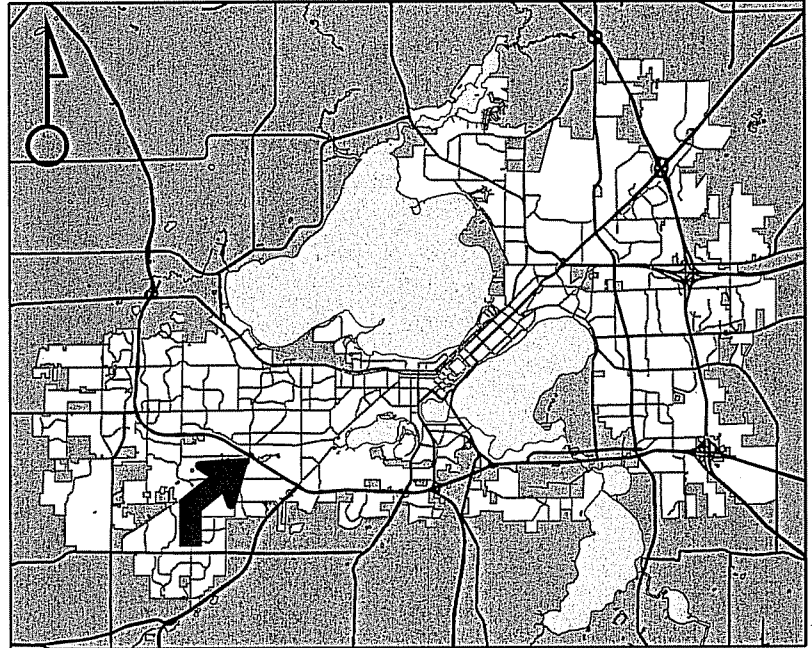
Project Name
Madison Water Utility Well 12 Upgrade

Applicant
Madison Water Utility/
Doug Hursh - Potter Lawson, Inc

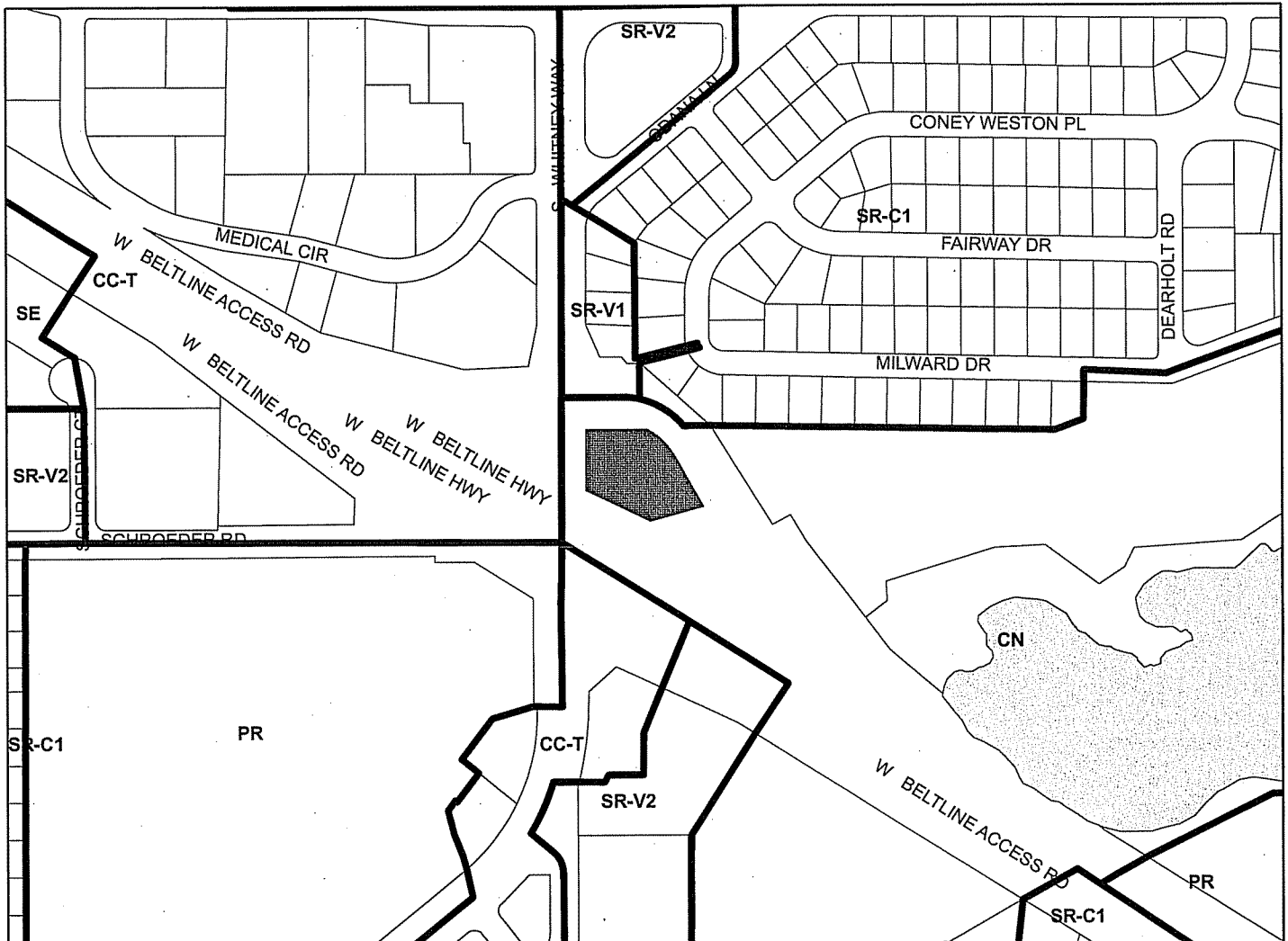
Existing Use
Water Utility Well

Proposed Use
Construct addition to Water Utility Well 12

Public Hearing Date
Plan Commission
23 March 2015

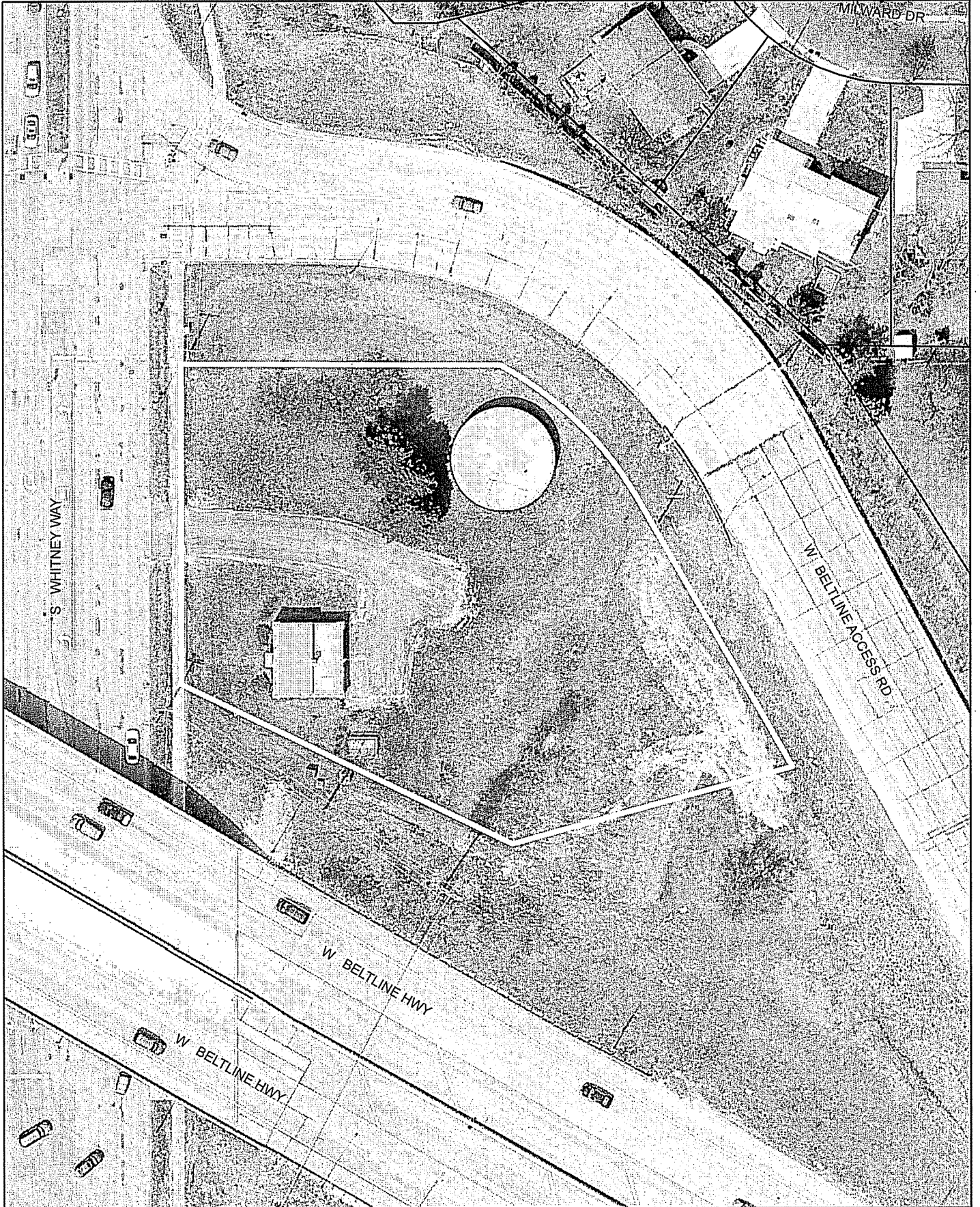


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 March 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>2-4-15</u>	
Received By <u>DSM</u>	
Parcel No. <u>0709-304-1702-1</u>	
Aldermanic District <u>10-Checks</u>	
Zoning District <u>CA</u>	
Special Requirements <u>WP-12</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 801 South Whitney Way
Project Title (if any): Madison Water Utility Well 12 Facility Upgrade

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Peter Holmgren **Company:** Madison Water Utility
Street Address: 119 East Olin Ave **City/State:** Madison WI **Zip:** 53713
Telephone: (608) 266-4651 **Fax:** (608) 266-4644 **Email:** pholmgren@madisonwater.org

Project Contact Person: Doug Hursh **Company:** Potter Lawson Inc
Street Address: 749 University Row, Suite 300 **City/State:** Madison, WI **Zip:** 53705
Telephone: (608) 274-2741 **Fax:** (na) **Email:** dough@potterlawson.com

Property Owner (if not applicant): Madison Water Utility
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Building addition to the rear of the existing well facility #12 to allow for required updates to well pumping equipment, separation of chemical rooms and update of restroom.

Development Schedule: Commencement August 2015 Completion June 2016 6

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Maurice Cheeks(AD10) and Midvale Heights Community, notices were sent out between 11/11/14 and 11/15/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks & Al Martin Date: January 23 Zoning Staff: Matt Tucker Date: January 29

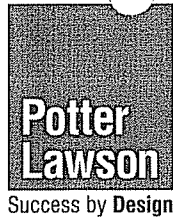
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Doug Hursh Relationship to Property: Architect

Authorizing Signature of Property Owner



Date 2-2-15



City of Madison Water Utility Unit Well 12 Updates
Letter of Intent for Land Use Zoning
February 2, 2015

Project Description

Well 12 will be converted to a two pressure zone well. This conversion will provide operational flexibility and reliability to the west side supply system. The conversion requires that an addition be added to the 1957 building. The addition is located in the rear of the building and will include new rooms for chlorine storage, fluoride storage and a restroom. New pumps and electrical equipment will be installed in the area of the existing building where the chemical feed system and the old pump is currently located.

The facility work described here will coincide with a separate Public Works contract for the water main improvements in the public right of way, which will connect a pipeline from the facility to Pressure Zone 8 at the intersection of Whitney Way and Odana Road.

Existing Conditions

The well is located on the north side of the beltline along South Whitney Way. It is located on the land between the exit ramp and the beltline. 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 easily recognizable as a Water Utility Facility. The existing site has mature landscaping with several large trees and shrubs.

Proposed Design

The design of the addition will respect the existing building, it will match the original taller portion of the building in height and the corner pier detail will be repeated on the addition.

Stone was chosen to clad the building, but knowing it will be impossible to match the weathered stone from the 1950's we are proposing to use a smooth finish stone in a more regular pattern. The smoother stone finish will set the addition apart from the original building. The color of the stone is intended to blend with the existing building so as not to draw to much attention or contrast with the existing building.

Site

The site changes are minimal. Additional asphalt is added based on the amount that has been lost by the building addition's footprint and space for an accessible stall has been added. The drive will be raised slightly to provide accessibility to the rear doors, today there is a large step up into the facility. 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.

Site Location: 801 South Whitney Way

Land Use Zoning Approval

The project is being submitted to be zoned as a conditional use.

Project Schedule

February 4, 2015	Conditional Use Application
April 6, 2015	Plan Commission
April 8, 2015	Board of Public Works Approval
April 21, 2015	Common Council
May 1, 2015	Plans out for Bid
May 22, 2015	Bids received
June 3, 2015	Board of Public Works Approval
June 16, 2015	Common Council Approval
July 20, 2015	Contract Signed
August 1, 2015	Start of Construction
May 2016	Construction Completed

Project Team

Madison Water Utility
119 East Olin Avenue
Madison, WI 53713

Alan Larson, PE, BCEE
Peter Holmgren, PE

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

Jon Strand, PE, LEED AP
Chris Epstein, Graduate Engineer

Architect:
Potter Lawson Inc.
749 University Row, Suite 300
Madison WI, 53705

Doug Hursh, AIA, LEED AP
Matt Hildebrandt, LEED AP

Building Size

Existing Building:	1,122 SF
New Addition:	464 SF
Total Area:	1,586 SF

Auto and Bike Parking Stalls

There is room for 2 maintenance vehicles to be parked on site. There are no bike parking stalls, the only visitors to the facility are water utility staff.

Lot coverage & Useable Open Space

Total Lot Area:	46,000 SF	
Building and pavement area:	11,500 SF	25 % Coverage
Total open area:	34,500 SF	75% Open

Estimated Project Cost

\$670,000

Hours of Operation

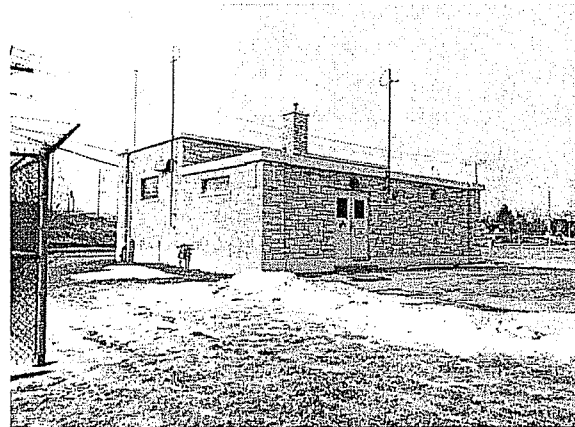
The well and pumps run 24 hours a day. The station is visited by water utility staff once per day to check operation and take readings.



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



Whitney Way view of Well



The rear of the building where the addition will be located

Well 12 - Pumping Station Upgrade

Madison Water Utility
 801 South Whitney Way
 Madison, WI

Conditional Use Permit Set

DRAWING INDEX

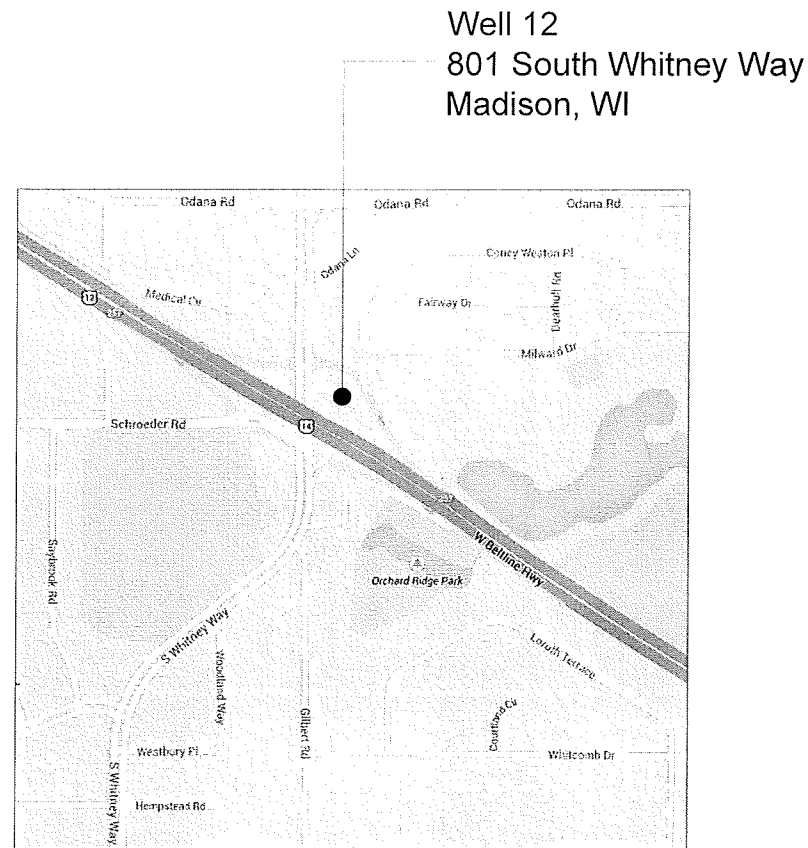
GENERAL
 CD1 COVER DRAWING

CIVIL
 C1 Site Map
 C2 Grading Plan

LANDSCAPE
 L1 Landscape Plan

SITE LIGHTING
 SL Site Lighting Photometric Plan

ARCHITECTURAL
 A1 Floor Plan and Building Sections
 A2 Building Elevations
 A3 Existing Exterior Images
 A4 Exterior Images



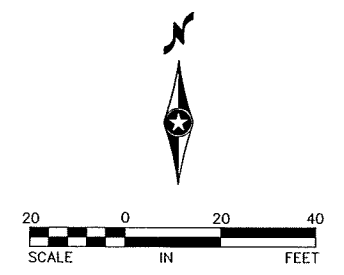
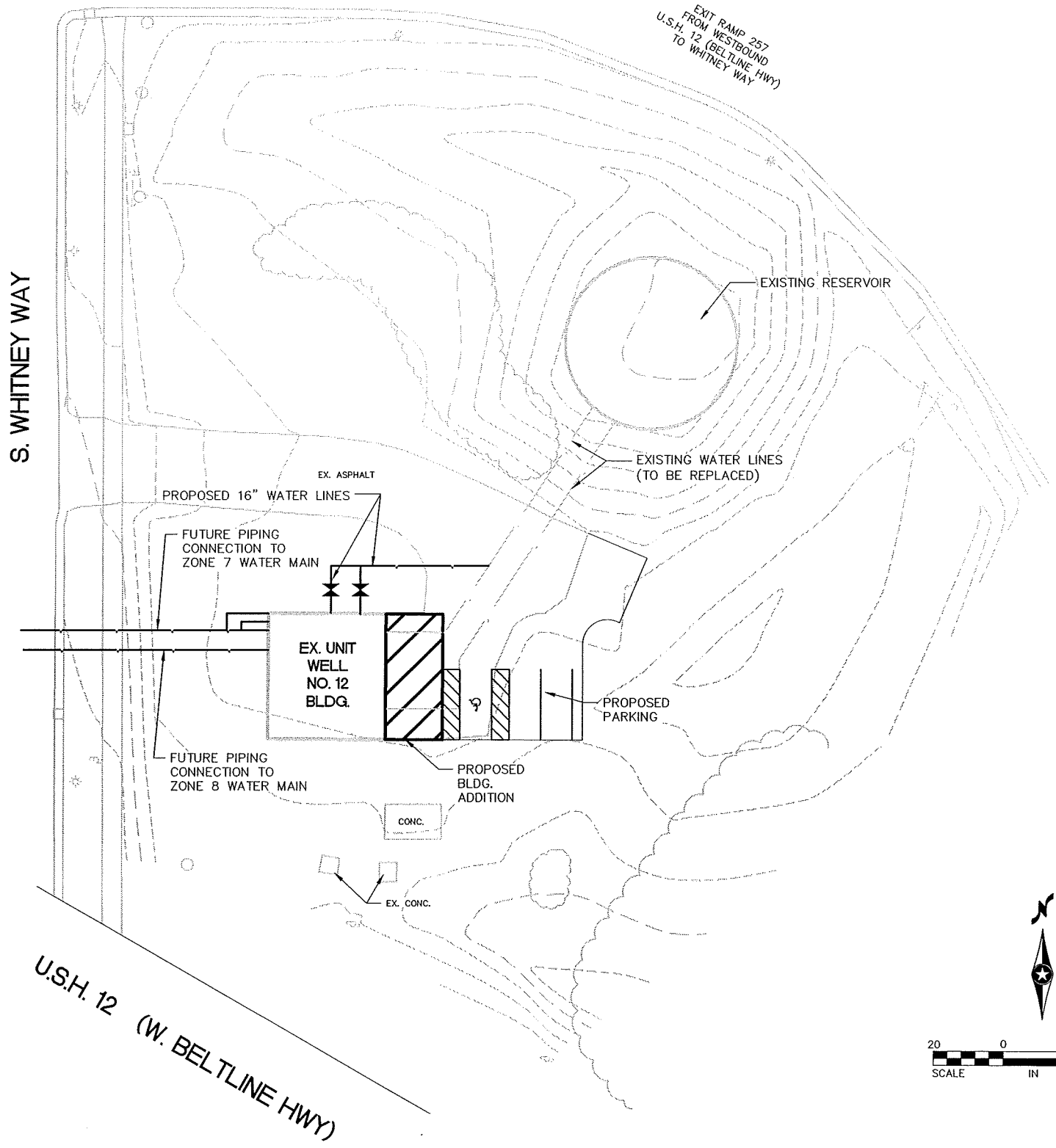
UNIT WELL 12 UPGRADE
 AND CONVERSION
 MADISON, WISCONSIN

MARK	DATE	DESCRIPTION	REVISIONS

SEH FILE NO. MADWU 130564
 PROJECT NO. 12-03-2014
 ISSUE DATE JON STRAND
 DESIGNED BY CHRIS EPSTEIN
 DRAWN BY Short Elliott Hendriksen, Inc. © (SEH)

SHEET TITLE
 COVER DRAWING

SHEET
CD1



UNIT WELL 12 UPGRADE AND CONVERSION MADISON, WISCONSIN

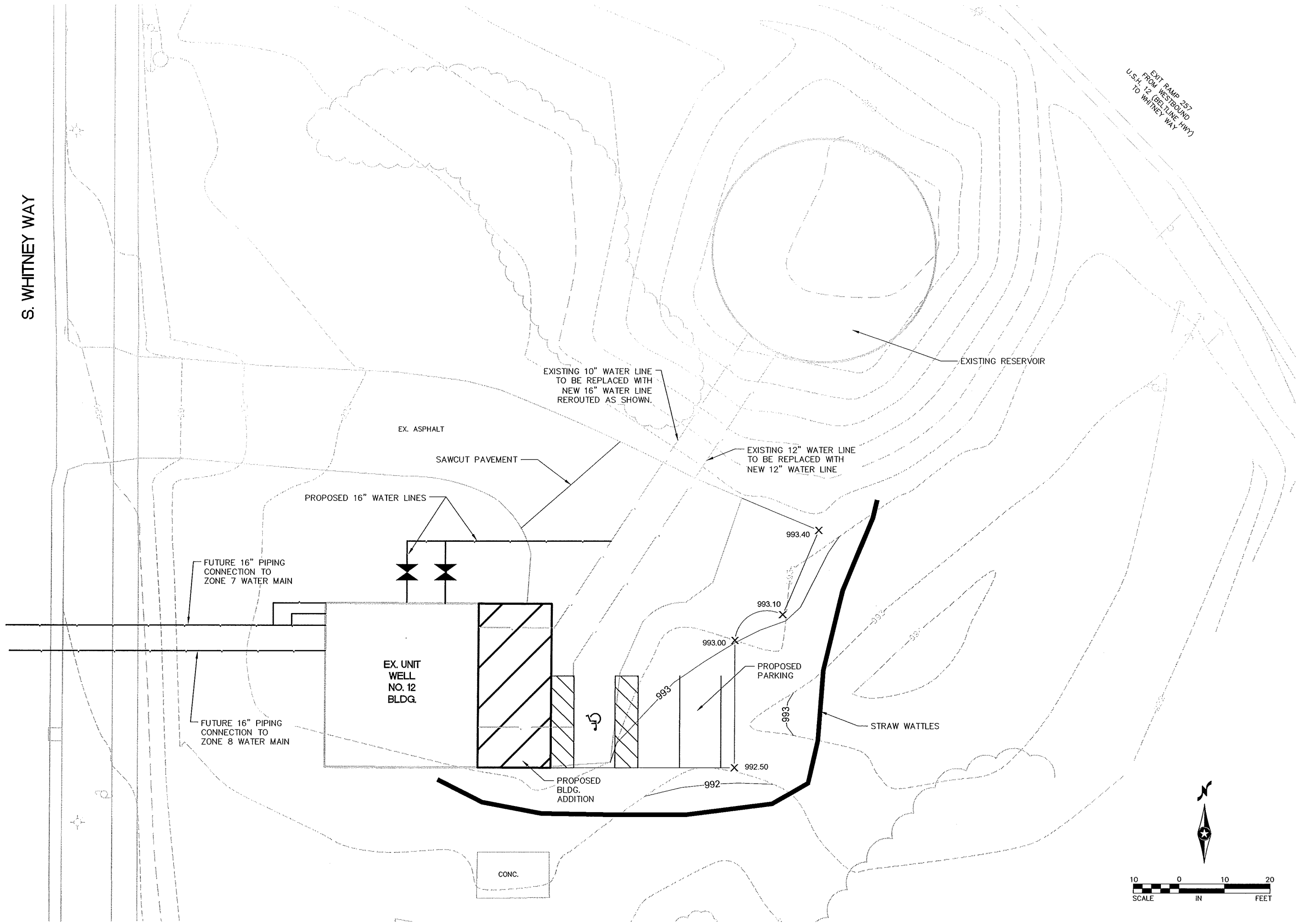
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 DESIGNED BY PATTY LIBECKI
 DRAWN BY
 Short Elliott Hendrickson, Inc. © (SEH)

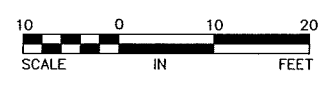
SITE MAP

SHEET
C1

S. WHITNEY WAY



EXIT RAMP 257
 FROM WESTBOUND
 U.S.H. 12 (GELTUNE HWY)
 TO WHITNEY WAY



**UNIT WELL 12 UPGRADE
 AND CONVERSION
 MADISON, WISCONSIN**

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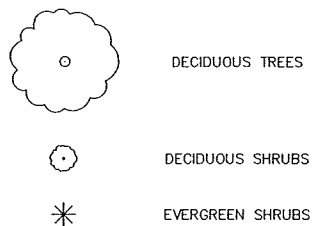
SEH FILE NO. 130564
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 ISSUE DATE: JON STRAND
 DESIGNED BY: PATTY LIBECKI
 DRAWN BY: Short Elliott, Hendrickson, Inc. © (SEH)

GRADING PLAN

SHEET
C 2

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
3	AFM	ACER X FREEMANII 'MARMO'	MARMO MAPLE	2 1/2" CAL	B & B
4	QR	QUERCUS RUBRA	RED OAK	2 1/2" CAL	B & B
2	TLA	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" CAL	B & B
DECIDUOUS SHRUBS					
7	IV	ILEX VERTICULATA	WINTERBERRY	36" HT	B & B
23	PO	PHYSCARPOS OPUULIFOLIUS 'MINDA'	COPPERTINA NINEBARK	36" HT	B & B
EVERGREEN SHRUBS					
15	JCS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	36" SPD	B & B

LEGEND



GENERAL NOTES

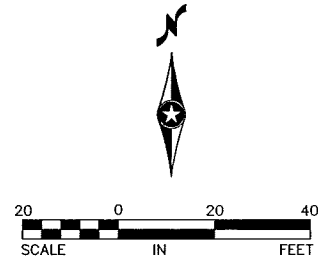
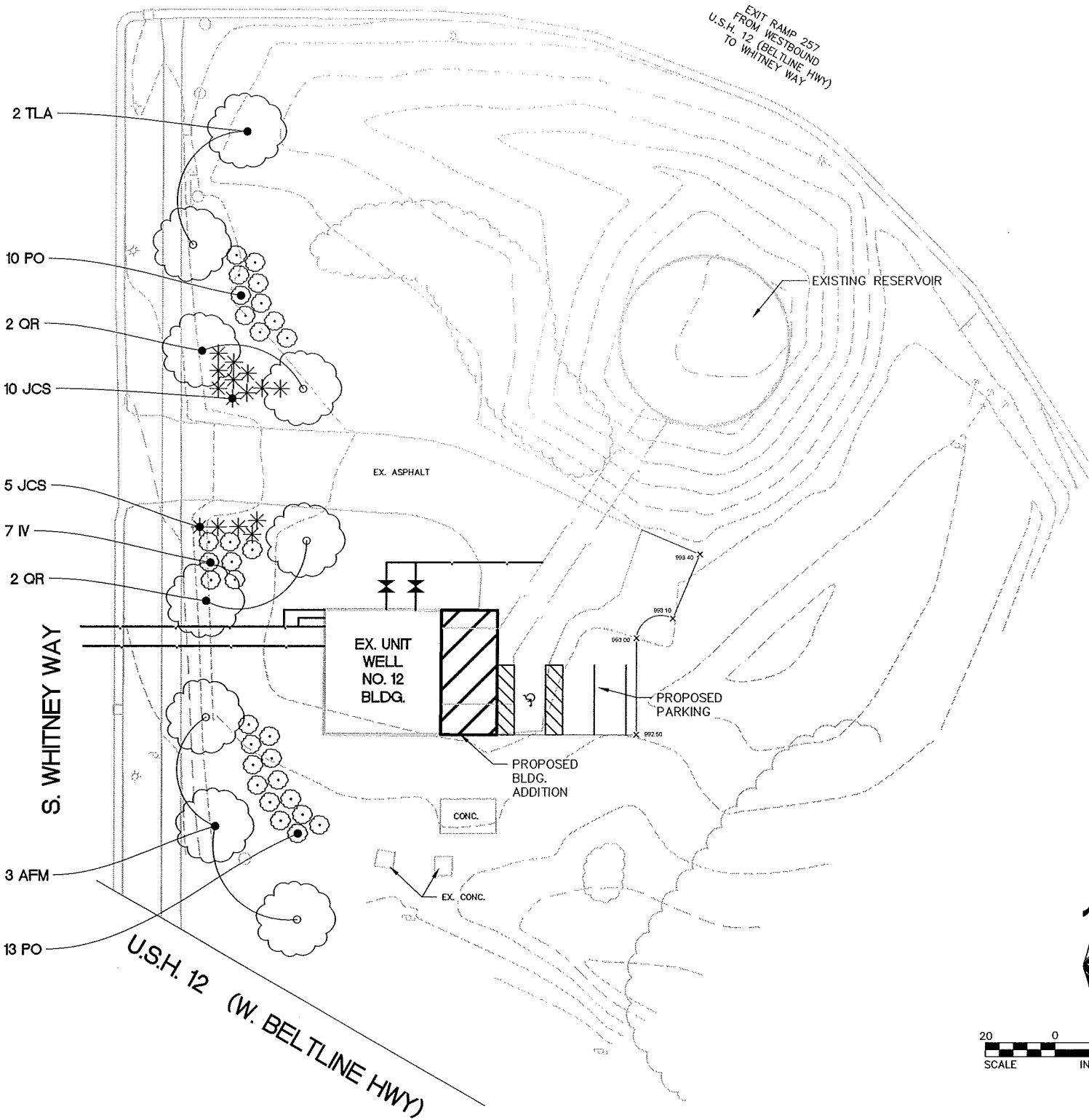
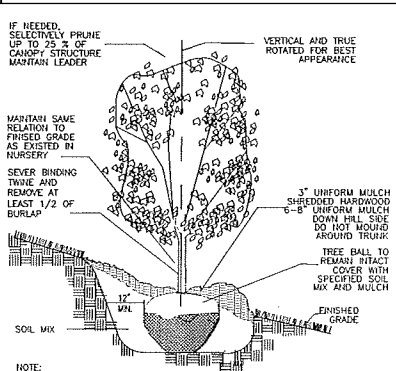
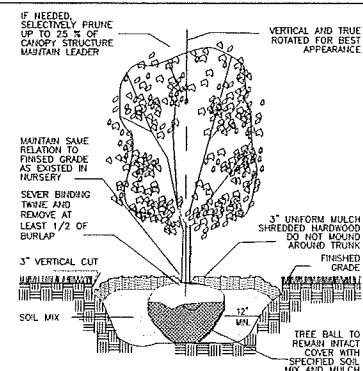
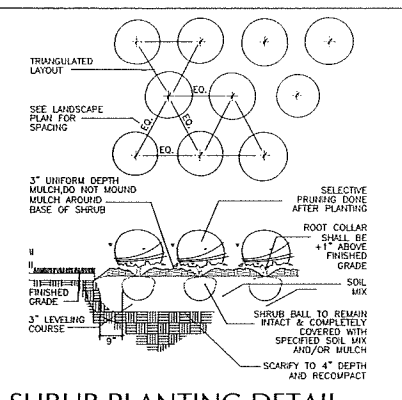
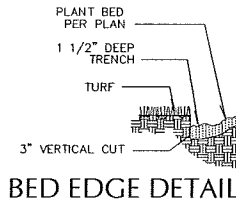
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURES.
- ANY SUBSTITUTIONS, MODIFICATIONS, OR DEVIATIONS FROM THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE TO THE PLANTING DETAILS.
- ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- STAKE AND LAYOUT ALL PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

NOTE:

ORDINANCE 28.142 (2)(a)-(d) **APPLICABILITY**
 ALL CONDITIONS ARE MET, THUS LANDSCAPE IMPROVEMENTS ONLY APPLY TO AFFECTED AREA.

ORDINANCE 28.142 (5)(a) **DEVELOPMENT FRONTAGE**
 SITE FRONTAGE ON WHITNEY WAY EQUALS 251'. THEREFORE 9 OVERSTORY TREES AND 45 SHRUBS ARE REQUIRED.

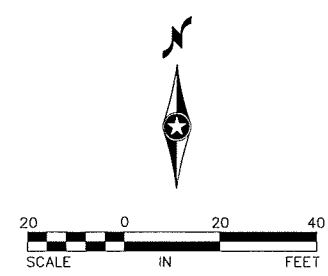
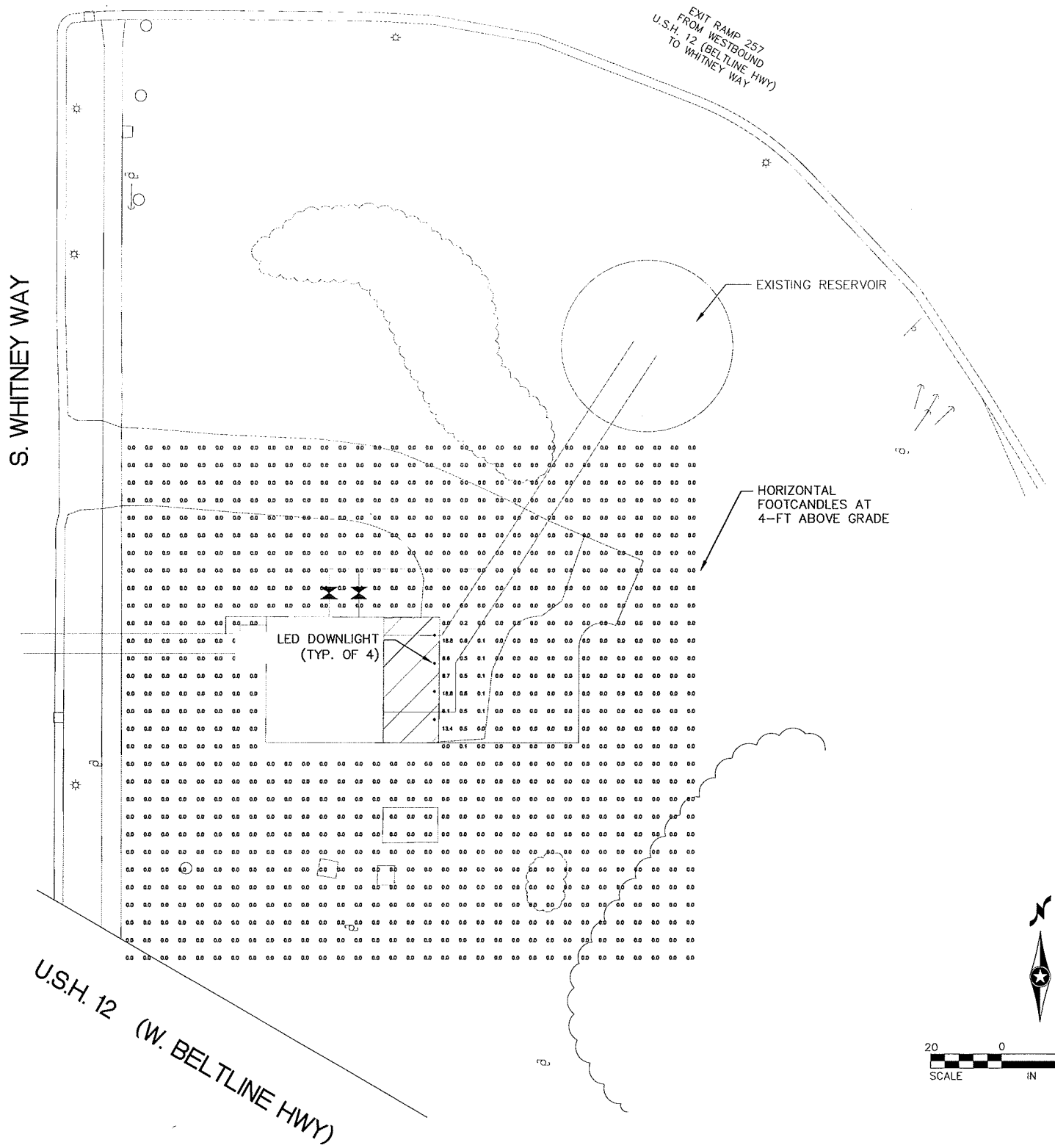
ORDINANCE 28.142(6) **PARKING LOT**
 THE EXISTING PARKING LOT PLUS PROPOSED ADDITIONAL PARKING SPACES IS LESS THAN 20 PARKING SPACES, THEREFORE PARKING LOT LANDSCAPING IS NOT REQUIRED.



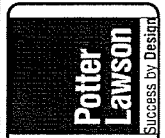
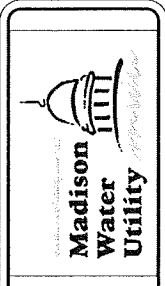
Madison Water Utility
 Potter Lawson
 SEH
 UNIT WELL 12 UPGRADE AND CONVERSION MADISON, WISCONSIN
 REVISIONS
 130564
 PROJECT NO. 01-30-2015
 ISSUE DATE ROGER DUPLER
 DESIGNED BY PATTY LUBECK
 DRAWN BY
 Short Elliott Hendrickson, Inc. © (SEH)

LANDSCAPE PLAN

SHEET 1



Powrtek Engineering, Inc.
 20711 WATERTOWN RD., SUITE C
 WAUKESHA, WI 53186
 VOICE: 262-827-9575
 FAX: 262-827-9615



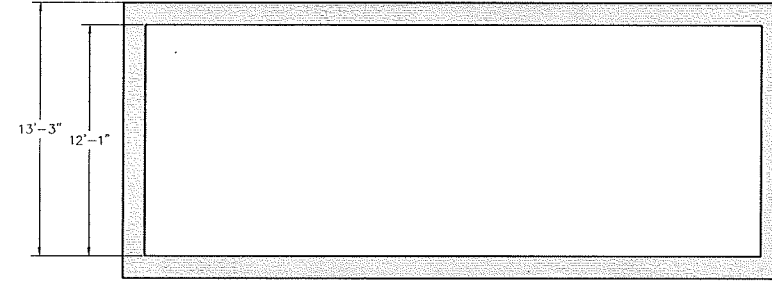
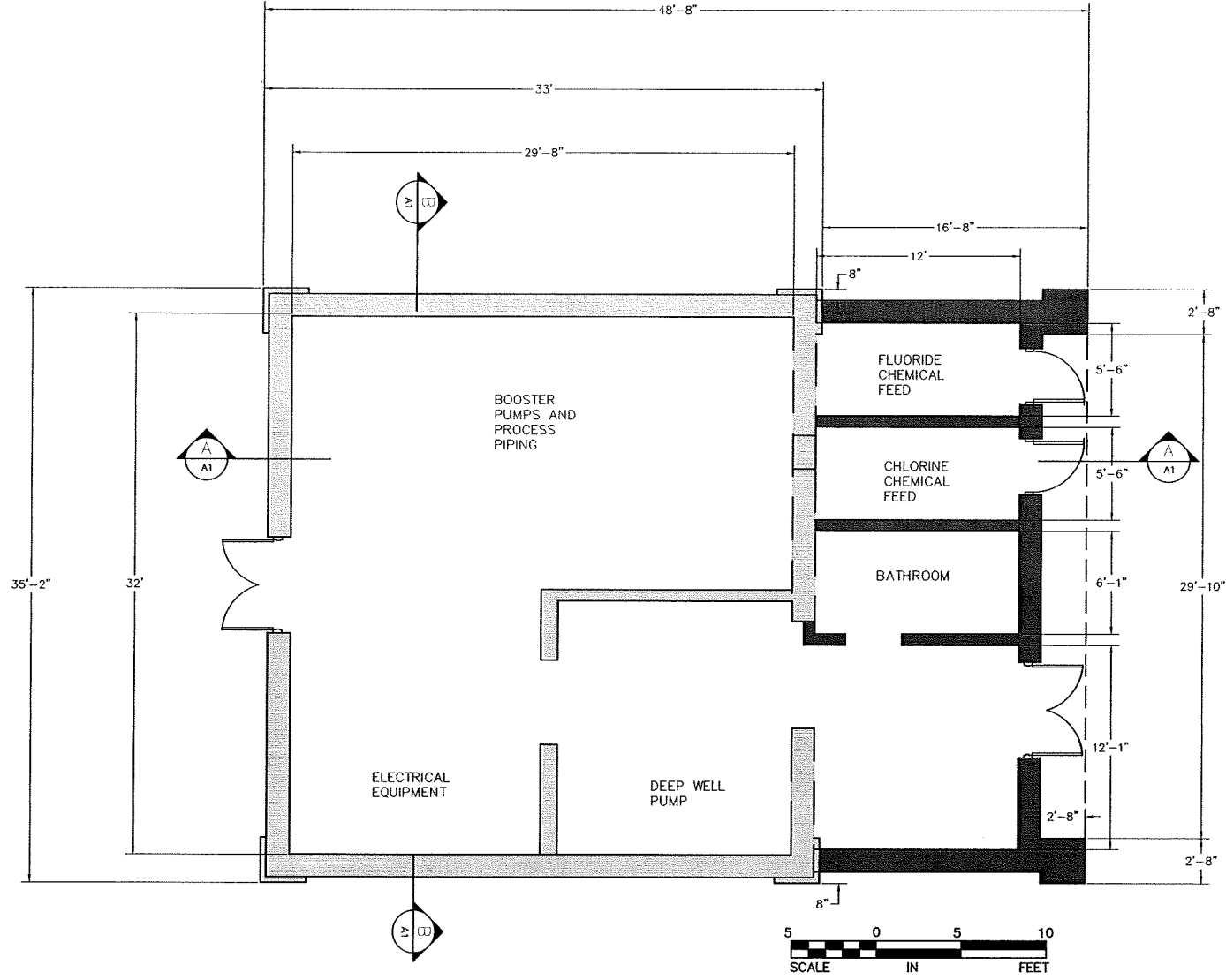
UNIT WELL 12 UPGRADE AND CONVERSION MADISON, WISCONSIN

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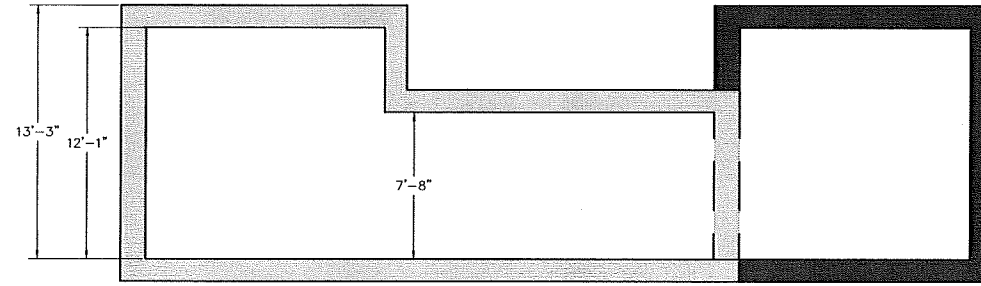
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SITE LIGHTING PHOTOMETRIC PLAN

SHEET
92



B
A1
SECTION
5 0 5 10
SCALE IN FEET



A
A1
SECTION
5 0 5 10
SCALE IN FEET



SHEET TITLE

FLOOR PLAN AND
BUILDING SECTIONS

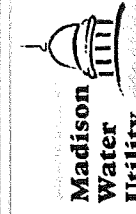
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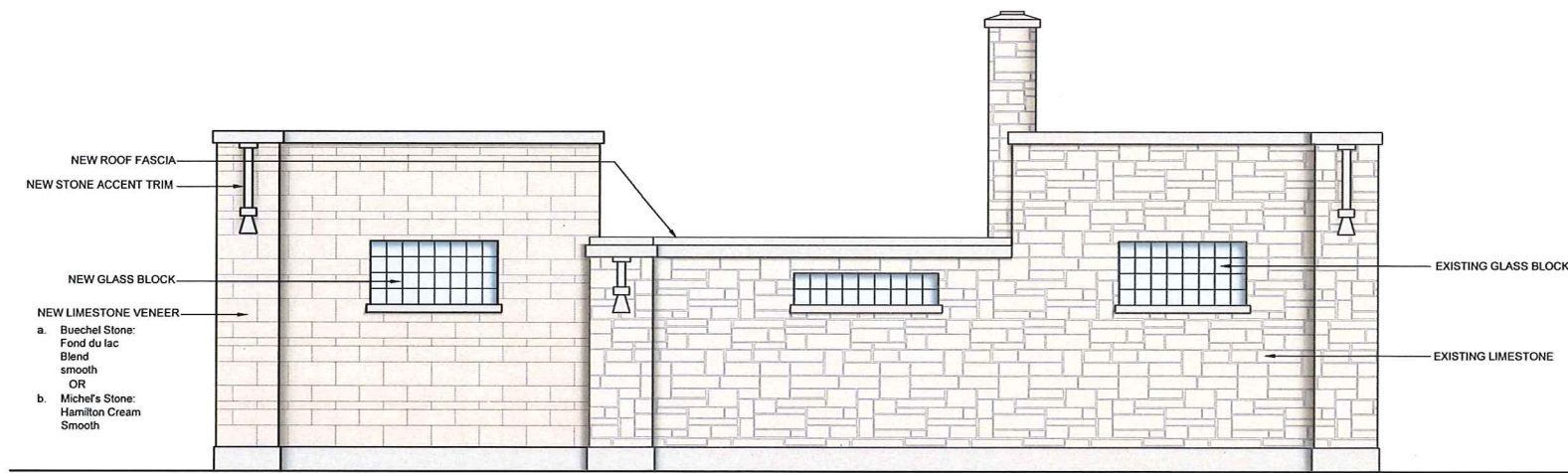
A1

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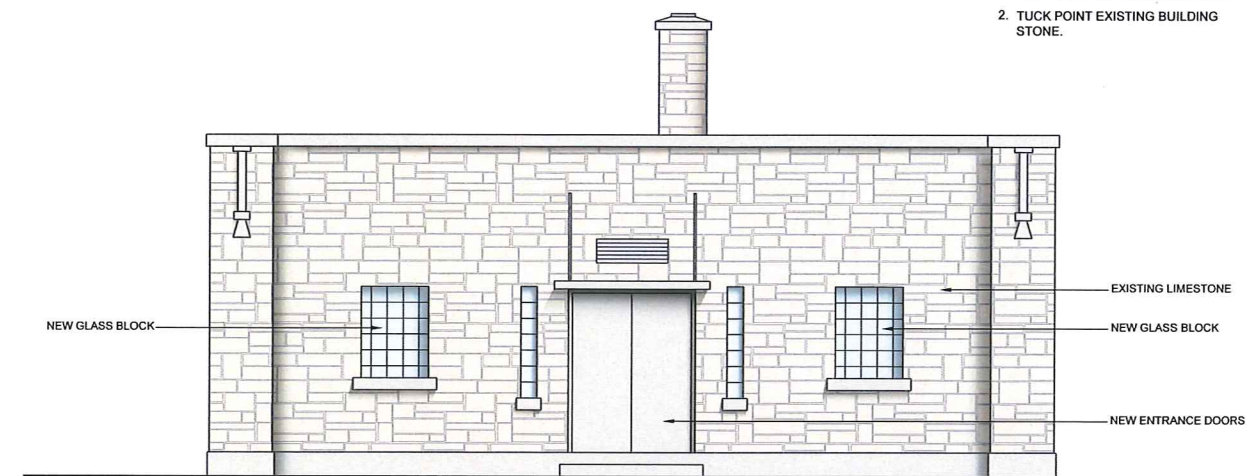
MARK DATE DESCRIPTION
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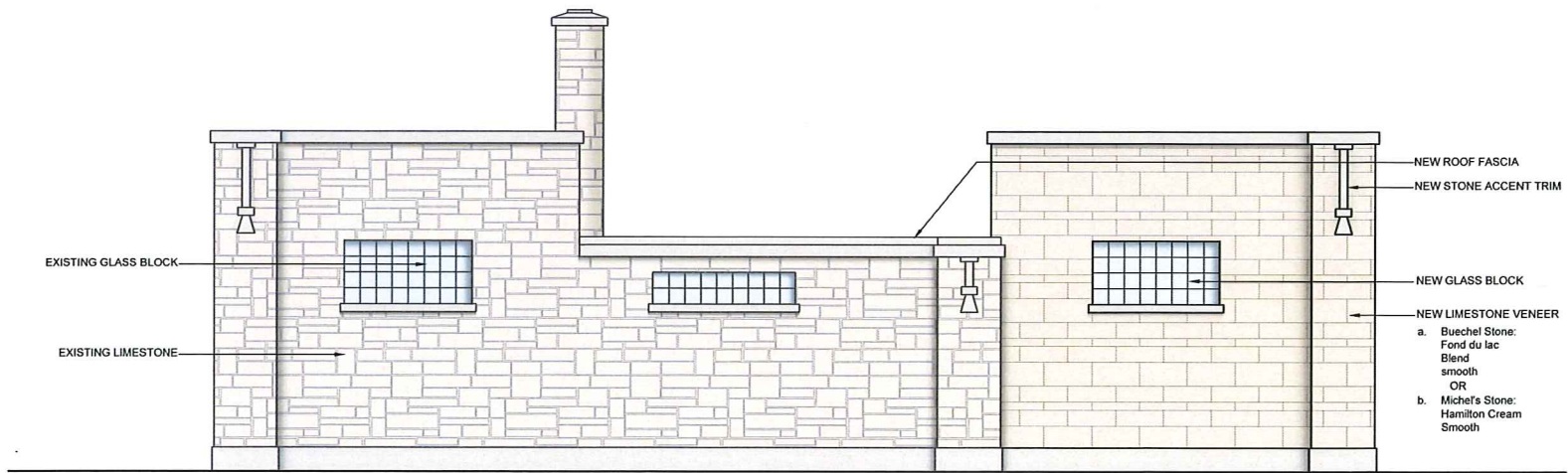




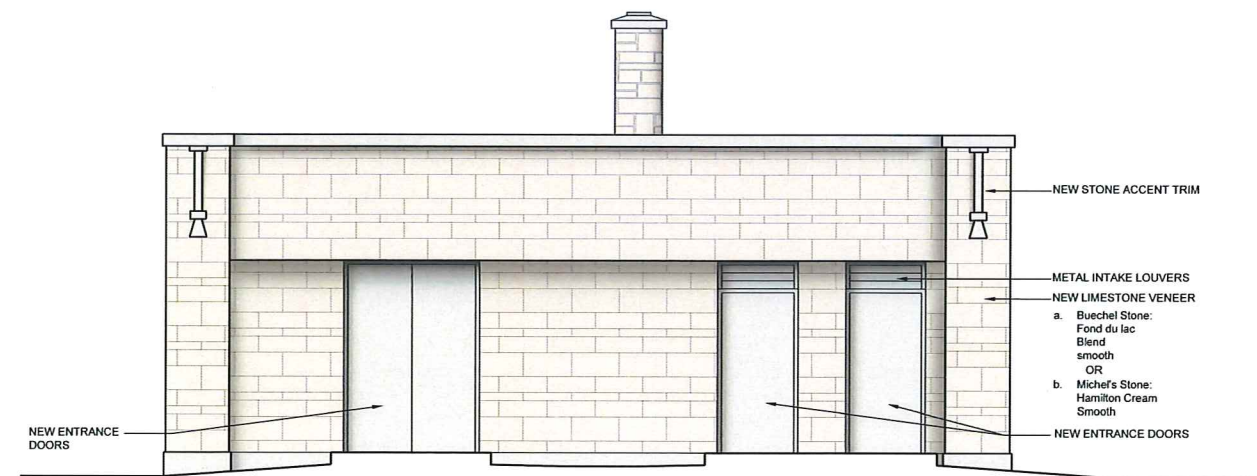
4 NORTH ELEVATION
A101 1/4" = 1'-0"



2 WEST ELEVATION
A101 1/4" = 1'-0"



3 SOUTH ELEVATION
A101 1/4" = 1'-0"



1 EAST ELEVATION
A101 1/4" = 1'-0"

- GENERAL NOTES:**
1. PAINT EXPOSED CONCRETE ELEMENTS ON EXISTING BUILDING.
 2. TUCK POINT EXISTING BUILDING STONE.



UNIT WELL 12 UPGRADE
AND CONVERSION
MADISON, WISCONSIN

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SHEET TITLE
BUILDING ELEVATIONS

SHEET
A2



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



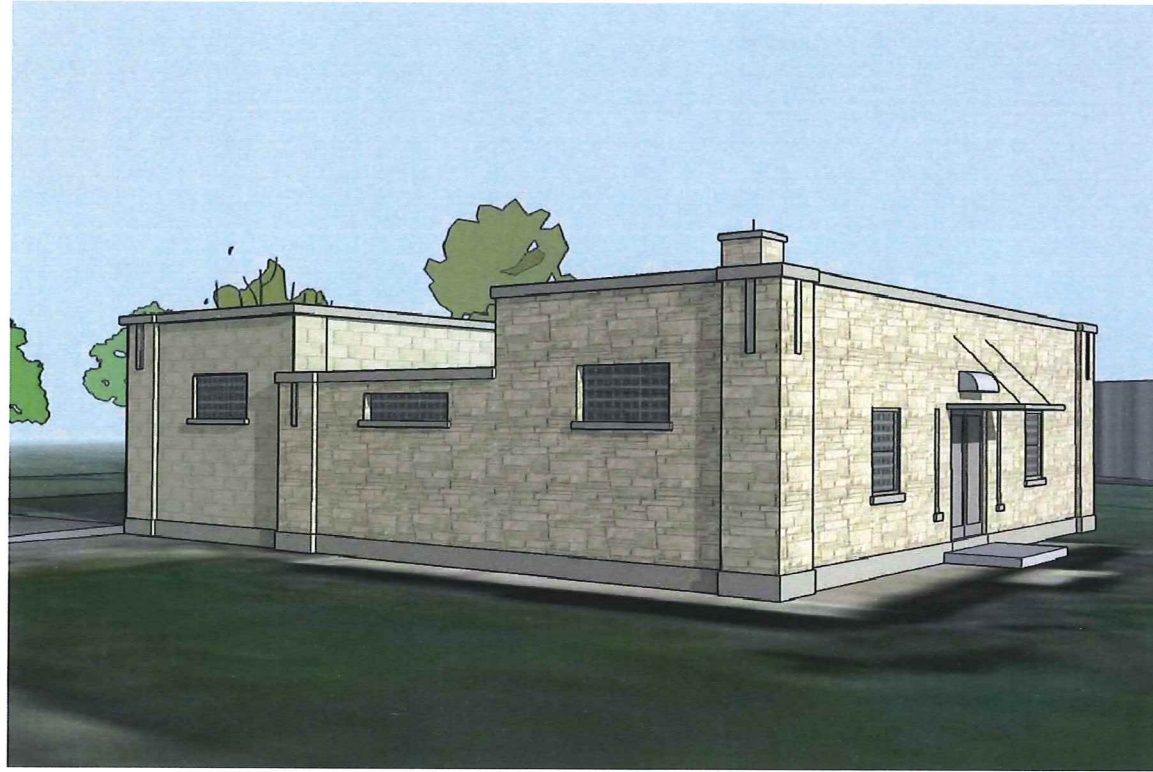
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SHEET TITLE
EXISTING EXTERIOR
IMAGES

SHEET
A3



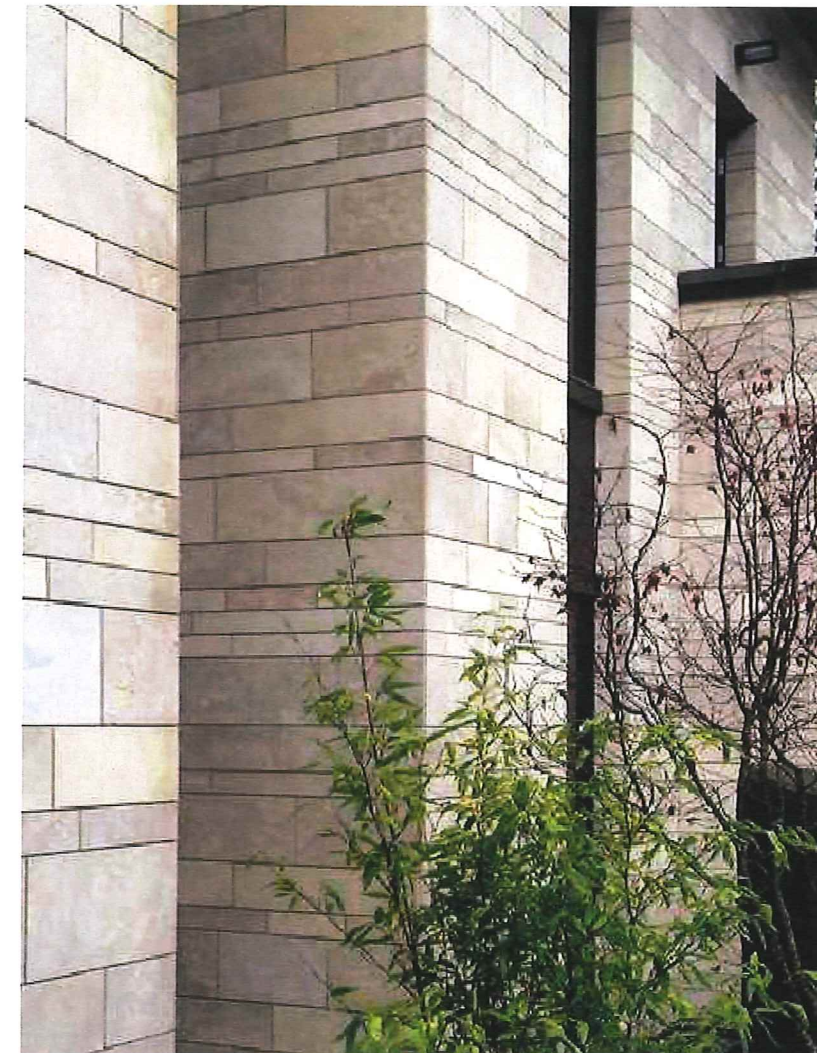
NORTHWEST VIEW



NORTHEAST VIEW



CAST STONE



BUECHEL STONE - FIND DU LAC BLEND SMOOTH



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AND CONVERSION
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SHEET TITLE
EXTERIOR IMAGES

SHEET
A4