



Location  
3900 East Washington Avenue

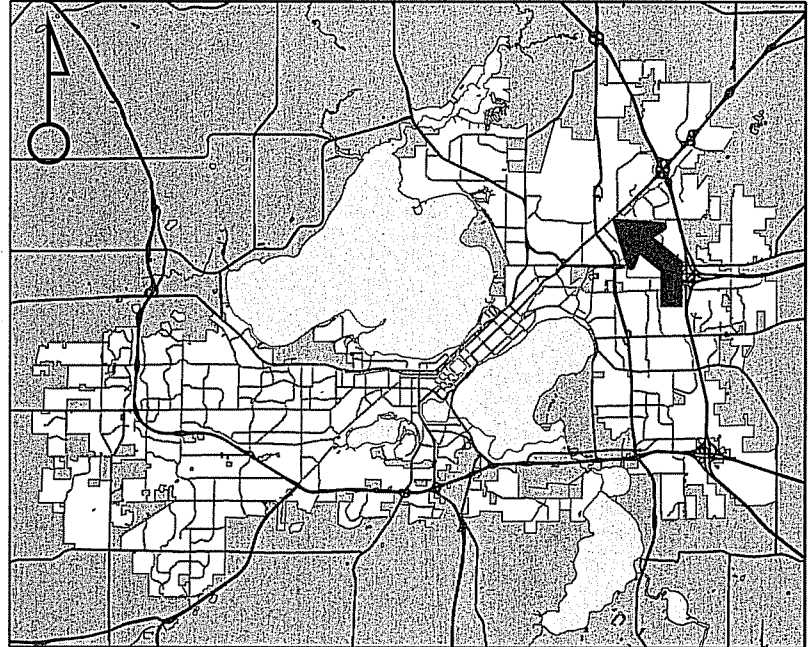
Project Name  
Madison Well 15

Applicant  
Madison Water Utility/  
Andy Mullendore - Strand Associates

Existing Use  
Well 15

Proposed Use  
Construct addition to Well 15

Public Hearing Date  
Plan Commission  
04 June 2012

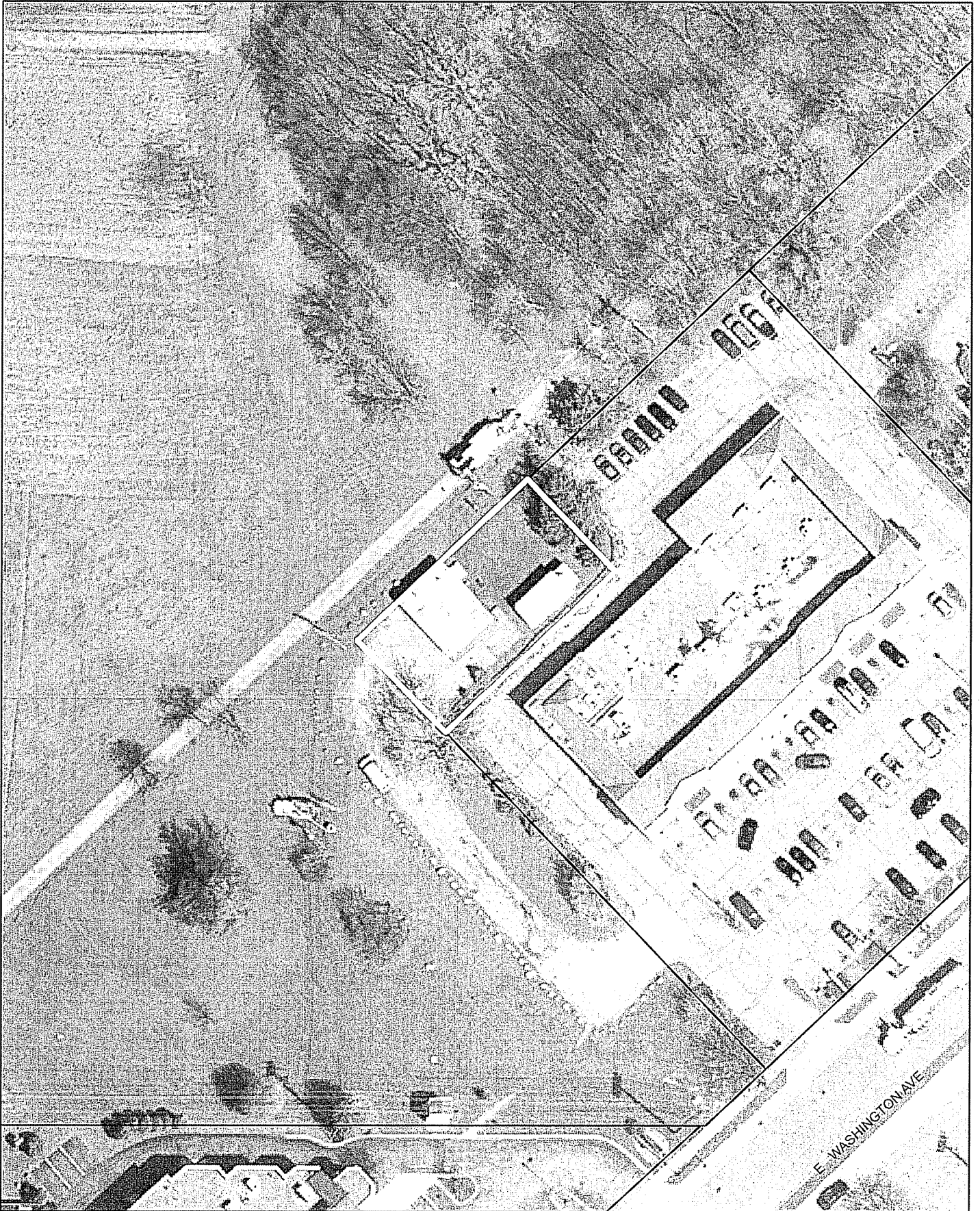


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 May 2012



Date of Aerial Photography : Spring 2010



# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

*transfer payment from water utility*

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>4/18/12</u>	
Received By <u>JK</u>	
Parcel No. <u>0810-283-0089-6</u>	
Aldermanic District <u>17 Joe Clausius</u>	
GQ <u>WAD-05; WP15</u>	
Zoning District <u>C</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>	
IDUP <u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>	
Plan Sets <input checked="" type="checkbox"/> Zoning Text <u>N/A</u>	
Alder Notification _____ Waiver _____	
Ngbrhd. Assn Not. _____ Waiver _____	
Date Sign Issued _____	

1. Project Address: 3 900 E. Washington Ave. Project Area in Acres: 0.15 Ac

Project Title (if any): Madison Well No. 15 VOC Removal

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		
<input type="checkbox"/> <b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan		
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Alan Larson Company: Madison Water Utility  
 Street Address: 119 East Ollin Ave City/State: Madison WI Zip: 53713-1431  
 Telephone: (608) 266-4653 Fax: (608) 266-4426 Email: allarson@madisonwater.org

Project Contact Person: Andy Mullendore Company: Strand Associates, Inc  
 Street Address: 910 W Wingra Drive City/State: Madison, WI Zip: 53715  
 Telephone: (608) 251-4843 Fax: (608) 251-8655 Email: andy.mullendore@strand.com

Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Addition of water treatment for the removal of VOC from the existing well.

Development Schedule: Commencement September 2012 Completion June 2013

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$\_\_\_\_\_ See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

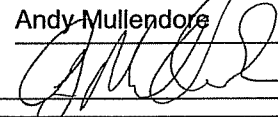
→ The site is located within the limits of Comprehensive Plan, which recommends: Community Mixed Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 

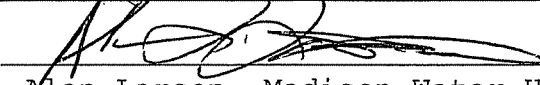
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Joe Clausius, District 17, West Chester Neighborhood Association, attn Beth Sweeney, Sent Notice on 3/28/2012

*NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: Kevin Furchow Date: 04/12/12 Zoning Staff: Patrick Anderson Date: 04/12/12
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Andy Mullendore Date 04/17/12  
 Signature  Relation to Property Owner Consulting Engineer

Authorizing Signature of Property Owner  Date 4/16/12  
Alan Larson, Madison Water Utility



**Strand Associates, Inc.<sup>®</sup>**

910 West Wingra Drive

Madison, WI 53715

(P) 608-251-4843

(F) 608-251-8655

April 18, 2012

Madison Plan Commission  
215 Martin Luther King Jr. Boulevard-Room LL-100  
PO Box 295  
Madison, WI 53701-2985

Re: Letter of Intent–Madison Water Utility  
Madison Well No. 15  
3900 East Washington Avenue

Dear Plan Commission:

This letter serves as the Letter of Intent for the Madison Well No. 15 project for the City of Madison Water Utility. The following describes the project.

1. Project Name: Madison Well No. 15
2. Preliminary Construction Schedule

Advertisement Date	July 31, 2012
Notice to Proceed	September 9, 2012
Final Completion including landscaping	June 28, 2012

3. Description of Existing Conditions: The existing Well No. 15 site contains the existing pumping station, belowgrade reservoir, and stand-by generator. The pumping station delivers water to the City of Madison's public water system. The existing facilities were constructed in the 1960s. The existing pumping station is approximately 35 feet by 28 feet. It is a masonry structure with a brick exterior and a cast-in-place concrete roof structure. The building is approximately 11 feet high. The belowgrade reservoir extends approximately 40 feet to the east of the existing structure and is located approximately 2 feet below grade. A stand-by generator is located along the south edge of the ground-level reservoir. The western portion of the lot is paved to provide access to the pumping station. The remainder of the lot is seeded, with minimal landscaping.
4. Names of People Involved: Andy Mullendore is the lead project engineer for Strand Associates, Inc.<sup>®</sup>. Strand Associates will serve as the engineer. Mark Oleinik is the Strand Project Manager and can be contacted as a backup to Andy Mullendore. Al Larson is the project manager for the Madison Water Utility (MWU). Al Larson, Andy Mullendore, and Mark Oleinik will share project coordinator responsibilities. The project architect is Doug Hursh of Potter Lawson, Inc. This project will be bid, so the contractor is unknown at this time.


Madison Plan Commission  
Page 2  
April 18, 2012

5. Uses: The existing building contains all the existing pumping equipment to deliver water to the distribution system. The addition to the existing structure will provide treatment to remove groundwater contamination and provide room for upgraded controls. The building will be one story.
6. Gross Square Footage: Existing facility 976 square feet  
Proposed Addition 1,540 square feet
7. The station is designed to run automatically through the MWU Supervisory Control and Data Acquisition system without any on-site employees needed. Standard operating procedure calls for an operator to visit the site on a daily basis during normal business hours (7 A.M. through 4 P.M.). This will consist of a single vehicle. In addition, the treatment equipment will require regular routine maintenance and cleaning. These activities are expected to require on average at least one additional vehicle trip per week with an operator on-site for 2 to 4 hours.
8. Capacity: Not applicable.
9. Hours of Operation: See description in Item 7 above.
10. Square Footage of Site: 6,600 square feet (0.15 acres).
11. Number of Dwelling Units: Not applicable.
12. Number of Bedrooms per Dwelling Unit: Not applicable.
13. Potential School Children: None.
14. Trash Removal and Storage, Snow Removal, and other Maintenance Equipment Requirements: The Rounder who visits the site on a daily basis removes trash as necessary. Snow removal is by Water Utility staff.

If any additional information is required, please contact Andy Mullendore, Mark Oleinik, or Al Larson.

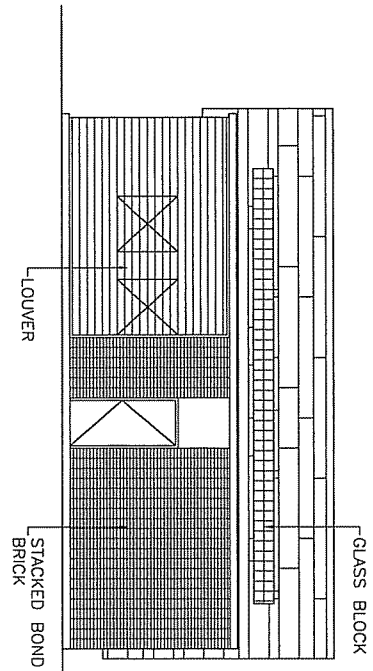
Sincerely,

STRAND ASSOCIATES, INC.®



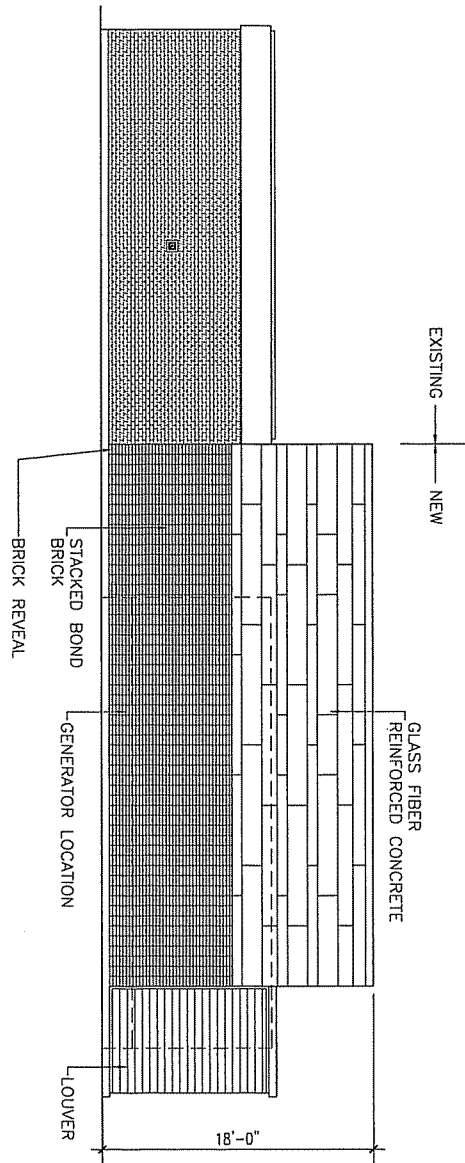
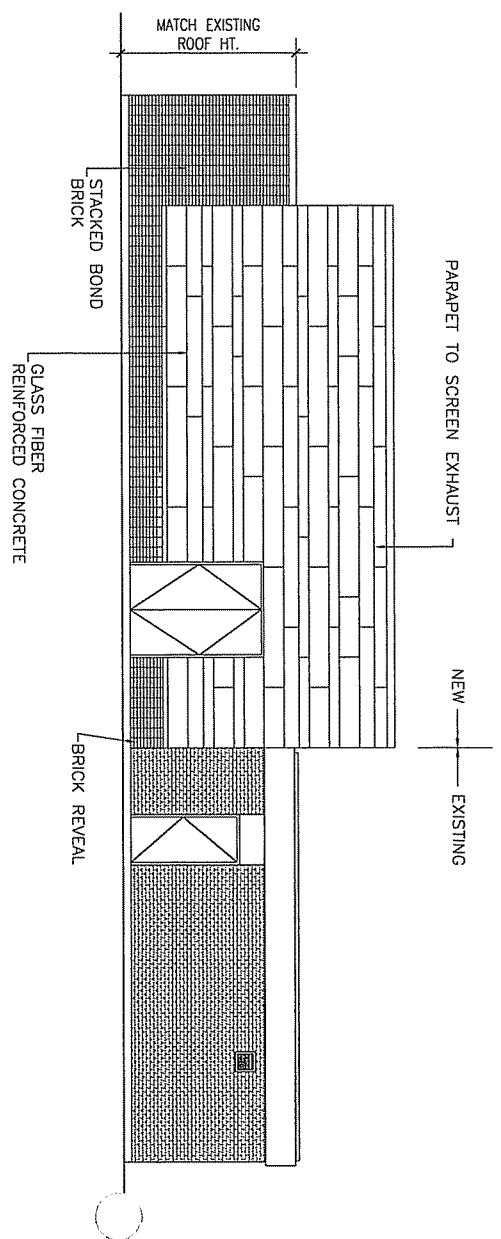
Andy L. Mullendore, P.E.

c: Alan Larson, P.E. Madison Water Utility  
Mark Oleinik, P.E. Strand Associates, Inc.®  
Doug Hursh, AIA, Potter Lawson, Inc.



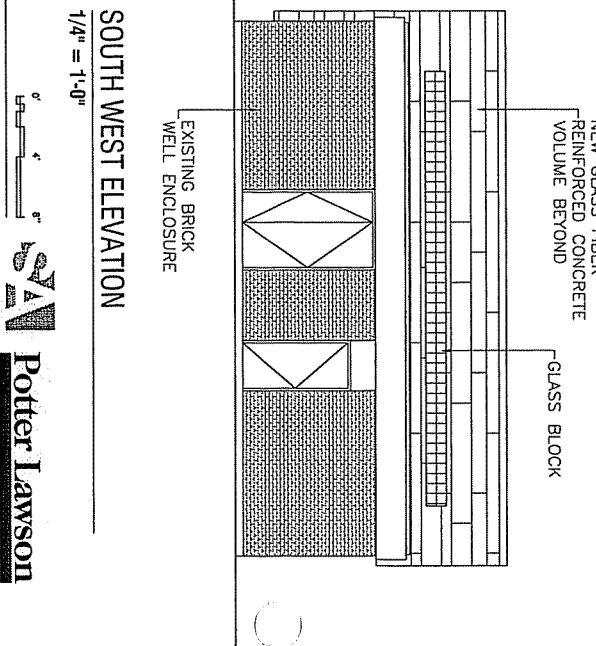
NORTH EAST ELEVATION  
1/4" = 1'-0"

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



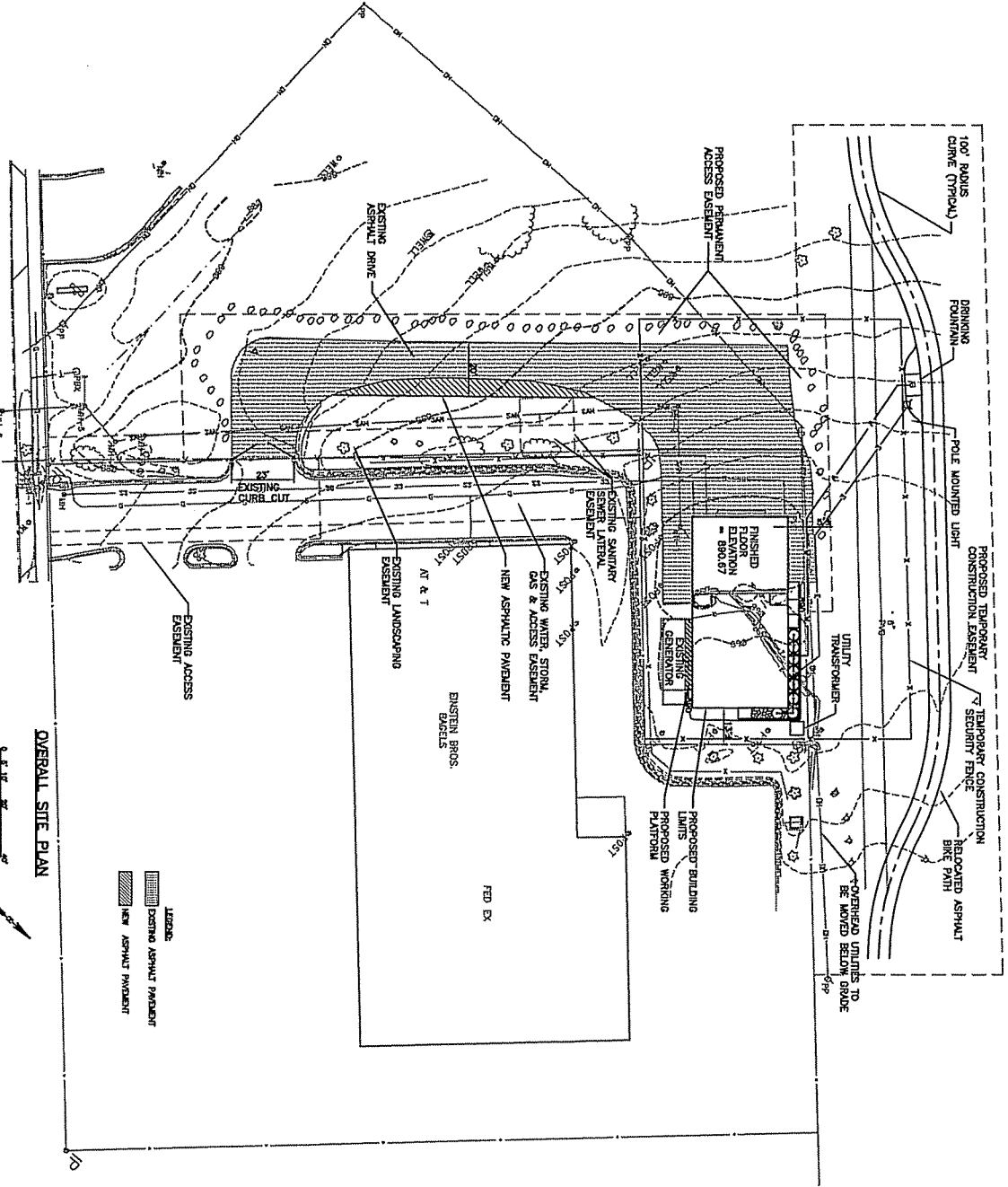
SOUTH EAST ELEVATION  
1/4" = 1'-0"

SOUTH WEST ELEVATION  
1/4" = 1'-0"



Building Elevations  
Madison Well #15 | 3900 E. Washington  
April 18, 2012





OVERALL SITE PLAN

- LEGEND:
- EXISTING ASPHALT PAVEMENT
  - NEW ASPHALT PAVEMENT

SITE AREA: 6800 SF  
0.15 AC

3900 E. WASHINGTON AVE.



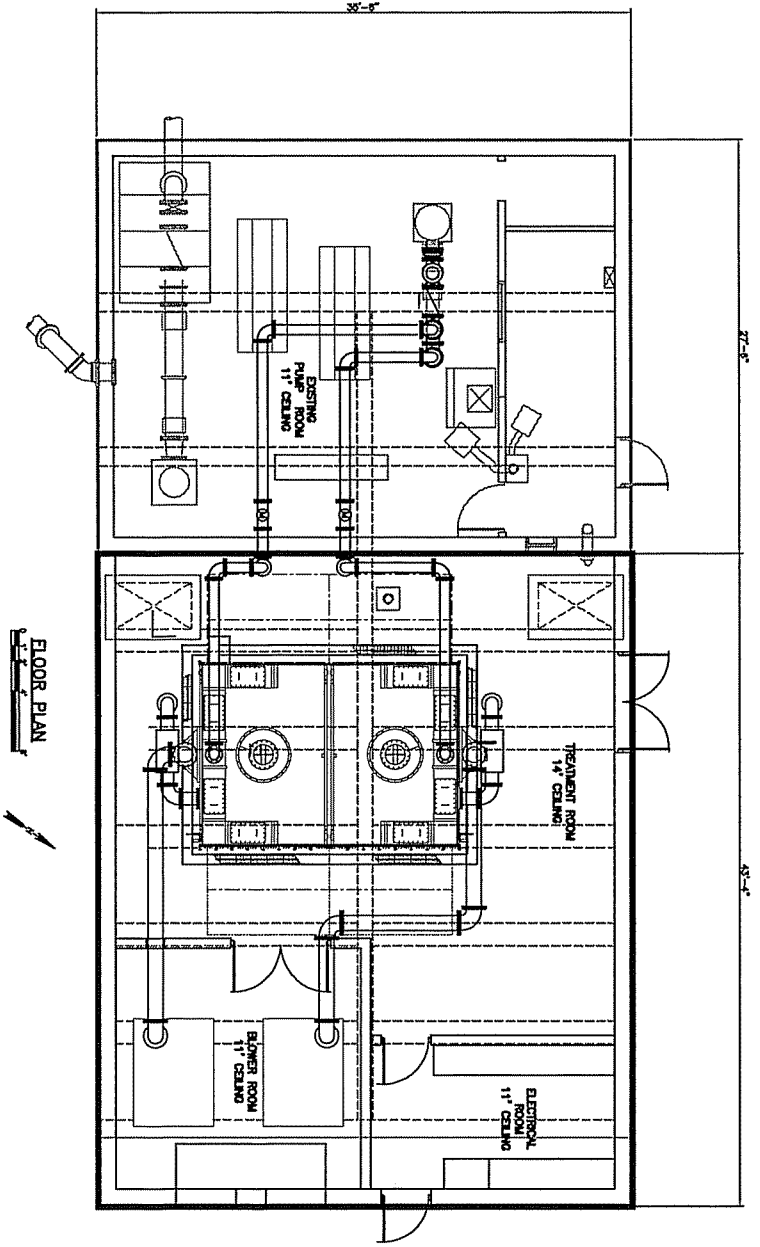
JOB NO.  
102001  
PROJECT NAME  
MADISON WELL NO. 15 VOC REMOVAL  
AND INTERFERENT

OVERALL SITE PLAN

MADISON WELL NO. 15  
VOC REMOVAL  
MADISON WATER UTILITY  
DANE COUNTY, WISCONSIN

NO.	REVISIONS	DATE




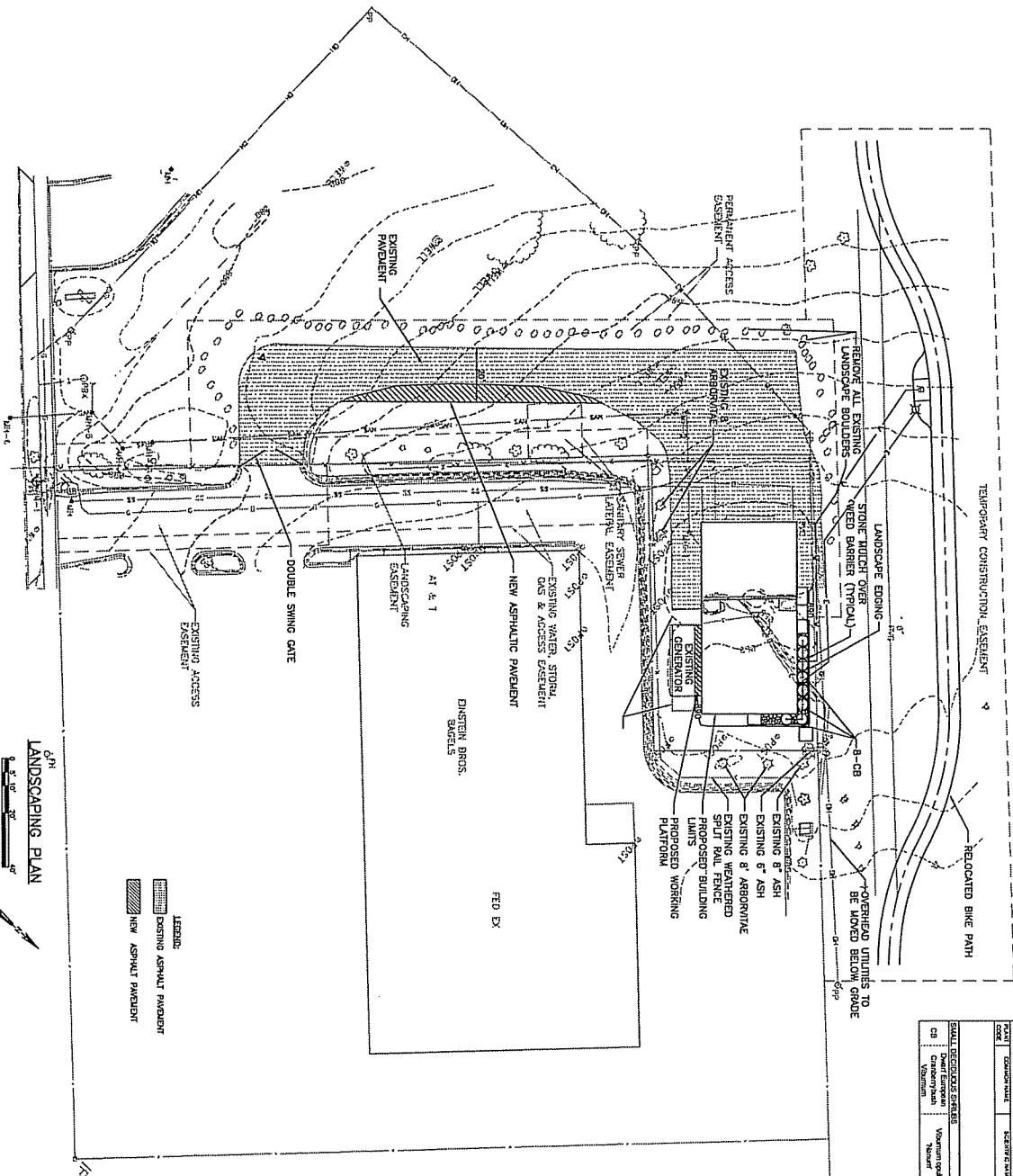


FLOOR PLAN

BUILDING SQUARE FOOTAGE:  
 EXISTING: 976 SF  
 ADDITION: 1474 SF  
 TOTAL: 2450 SF

3900 E. WASHINGTON AVE.

 <p>STRAND ASSOCIATES</p>	<p>SHEET 2</p>	<p><b>FLOOR PLAN</b></p> <p>MADISON WELL NO. 15          VOC REMOVAL          MADISON WATER UTILITY          DANE COUNTY, WISCONSIN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 60%;">REVISIONS</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE																		
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LANDSCAPING PLAN

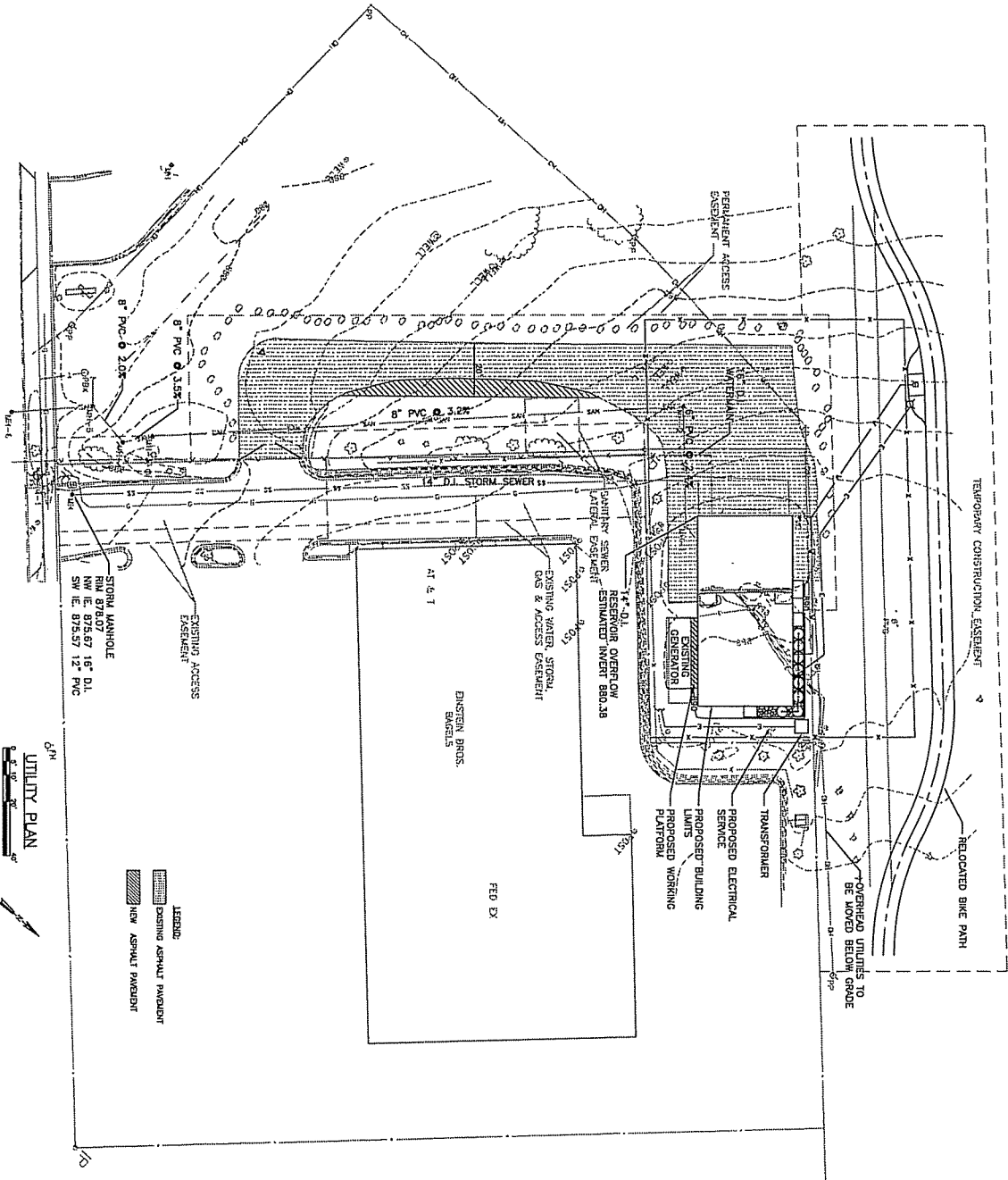
LEGEND:  
 [Pattern] EXISTING ASPHALT PAVEMENT  
 [Pattern] NEW ASPHALT PAVEMENT

**PLANT DATA CHART**

PLANT	COMMON NAME	SCHEME DATE	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT SIZE	PLANT QUANTITY
CB	Small Deciduous Shrub		2'	20" HT	POT	12"	5'
						36"	5'
						1	1
						1	1

3900 E. WASHINGTON AVE.

	JOB NO. YEAR PROJECT NO. AND ADDRESS	LANDSCAPING PLAN MADISON WELL NO. 15 VOC REMOVAL MADISON WATER UTILITY DANE COUNTY, WISCONSIN	NO.      REVISIONS      DATE
	SHEET 3		



UTILITY PLAN

LEGEND

- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT

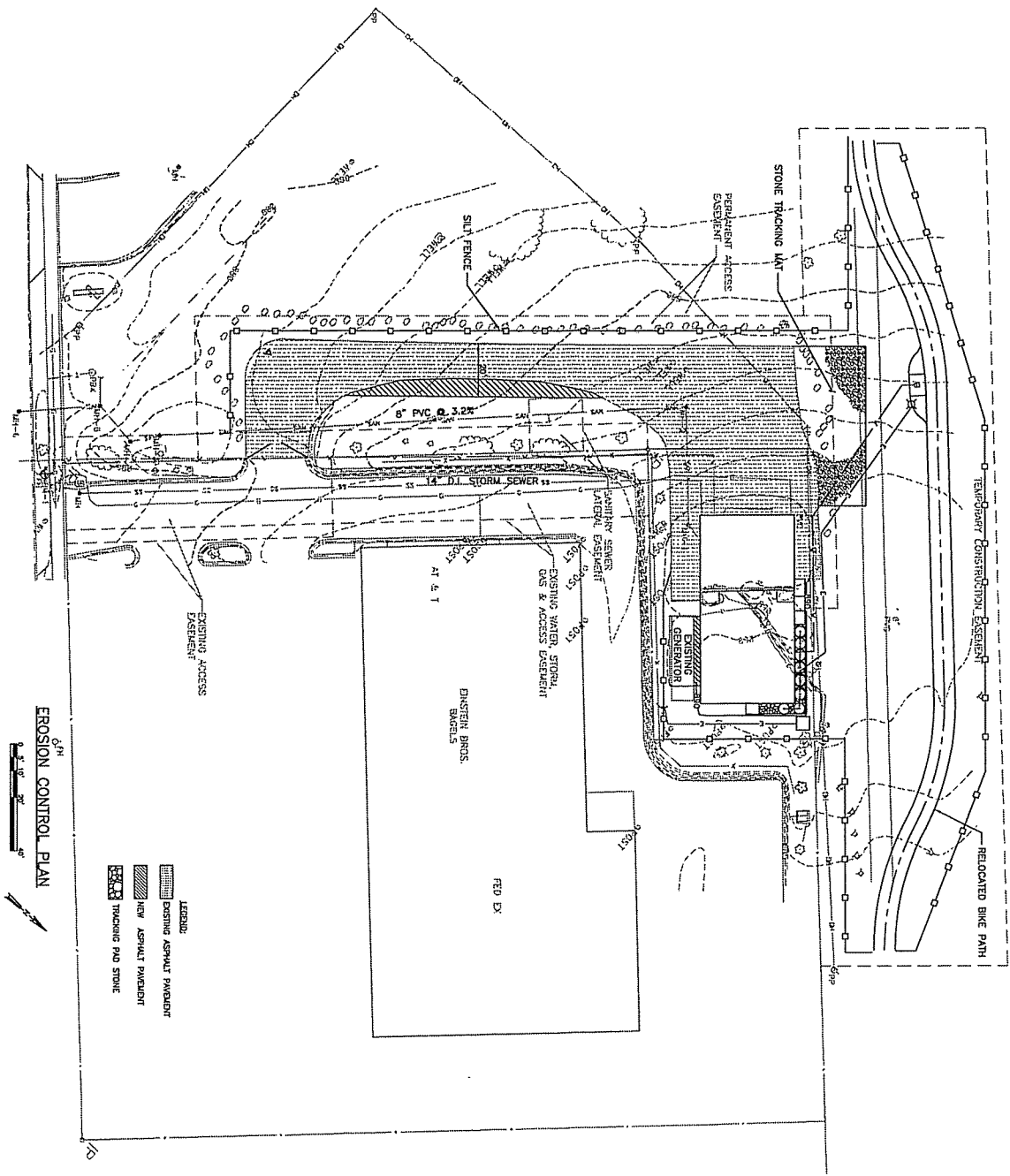
Scale: 1" = 20'

North Arrow

- SANITARY MANHOLE NOTES:**
- MH-1 RIM 890.27  
INVERT NW 892.87 4" PVC  
INVERT SW 892.82 6" PVC
  - MH-2 RIM 887.2  
INVERT NE 878.80 6" PVC  
INVERT SE 878.80 6" PVC
  - MH-3 RIM 881.65  
INVERT NW 872.65 6" PVC  
INVERT SE 872.62 6" PVC
  - MH-4 RIM 881.35  
INVERT NW 872.27 6" PVC  
INVERT S 872.07 6" PVC  
INVERT N 872.07 8" CLAY
  - MH-5 RIM 878.22  
INVERT N 888.47 6" PVC  
INVERT SE 886.72 6" PVC  
INVERT SW 886.67 6" PVC

3900 E. WASHINGTON AVE.

JOB NO.		PROJECT NAME		DATE	
1064348		MADISON WELL NO. 15 VOC REMOVAL			
ANDY MULLINBROE		MADISON WATER UTILITY			
		DANE COUNTY, WISCONSIN			
STRAND ASSOCIATES*		NO.		REVISIONS	
SHEET 4					



3900 E. WASHINGTON AVE.

**STRAND ASSOCIATES**

**SA**

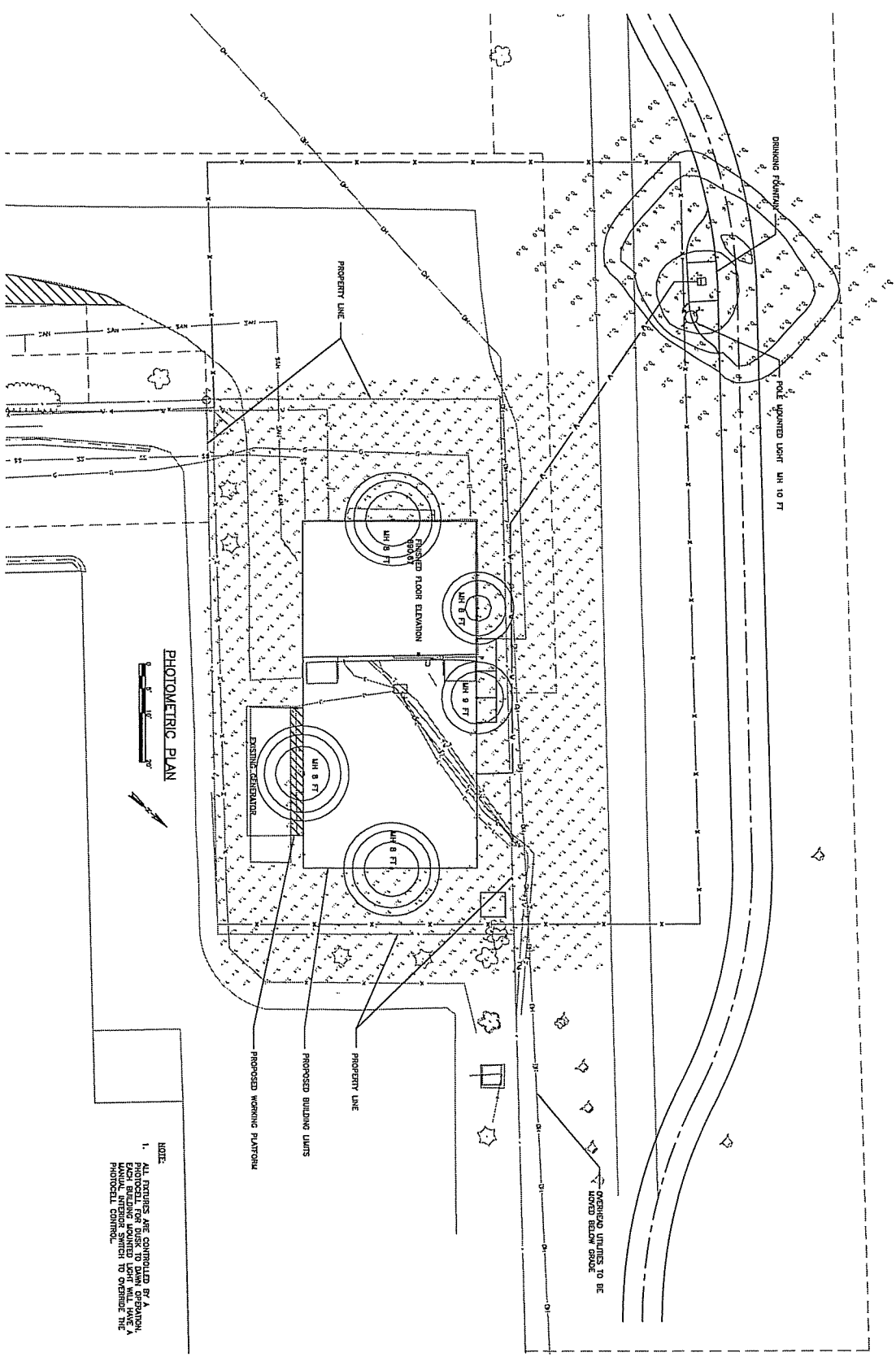
SHEET 5

JOB NO. 1020.006  
 PROJECT MGR. ANDY MULLENBORN

**EROSION CONTROL PLAN**

MADISON WELL NO. 15  
 VOC REMOVAL  
 MADISON WATER UTILITY  
 DANE COUNTY, WISCONSIN

NO.	REVISIONS	DATE



**NOTE:**  
 1. ALL FIXTURES ARE CONTROLLED BY A PHOTOCELL FOR USE TO TURN THE LIGHTS OFF AT DAWN AND ON AT DUSK. A MANUAL INTERIOR SWITCH TO OVERRIDE THE PHOTOCELL CONTROL.

3000 E. WASHINGTON AVE.

	JOB NO. 106466	<b>PHOTOMETRIC PLAN</b>  MADISON WELL NO. 15 VOC REMOVAL MADISON WATER UTILITY DANE COUNTY, WISCONSIN	NO.	REVISIONS	DATE
	PROJECT MGR. ANDY MULLENBORN				
SHEET 9					