

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

---

		<b>Action Requested</b>
DATE SUBMITTED:	<u>August 29, 2007</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE:	<u>September 5, 2007</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
		<input type="checkbox"/> Final Approval and/or Recommendation

---

PROJECT ADDRESS: South Point Road  
ALDERMANIC DISTRICT: 9

OWNER/DEVELOPER:  
City of Madison  
210 Martin Luther King, Jr. Blvd  
Madison, WI 53703

ARCHITECT/DESIGNER/OR AGENT:  
Plunkett Raysich Architects  
2310 Crossroads Dr. Suite 2000  
Madison, WI 53718

CONTACT PERSON: Steve Kieckhafer, AIA  
Address: Plunkett Raysich Architects  
2310 Crossroads Dr. Suite 2000  
Madison, WI, 53718  
Phone: 608-240-9900  
Fax: 608-240-9610  
E-Mail: skieckhafer@prarch.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PRD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- New Construction or Exterior Remodeling in an Urban Design District\*
- School, Public Building or Space
- Retail, Hotel or Motel Building Exceeding 40,000 SF.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District

(See Section C for:)

- R.P.S.M. Parking Variance

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance \* (Fee required)
- Other \_\_\_\_\_

\* Indicates Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval.

August 29, 2007

To: **Urban Design Commission**  
City of Madison  
Madison, WI

From: Madison Fire Department  
City of Madison  
Madison, WI

Re: New Fire Station No.12- South Point Rd.

### **Letter of Intent**

The City of Madison is proposing to construct a new building for the Madison Fire Department- Station No.12 located on South Point Rd, Madison, WI. The architect for the project is Plunkett Raysich Architects, LLP, Madison, WI.

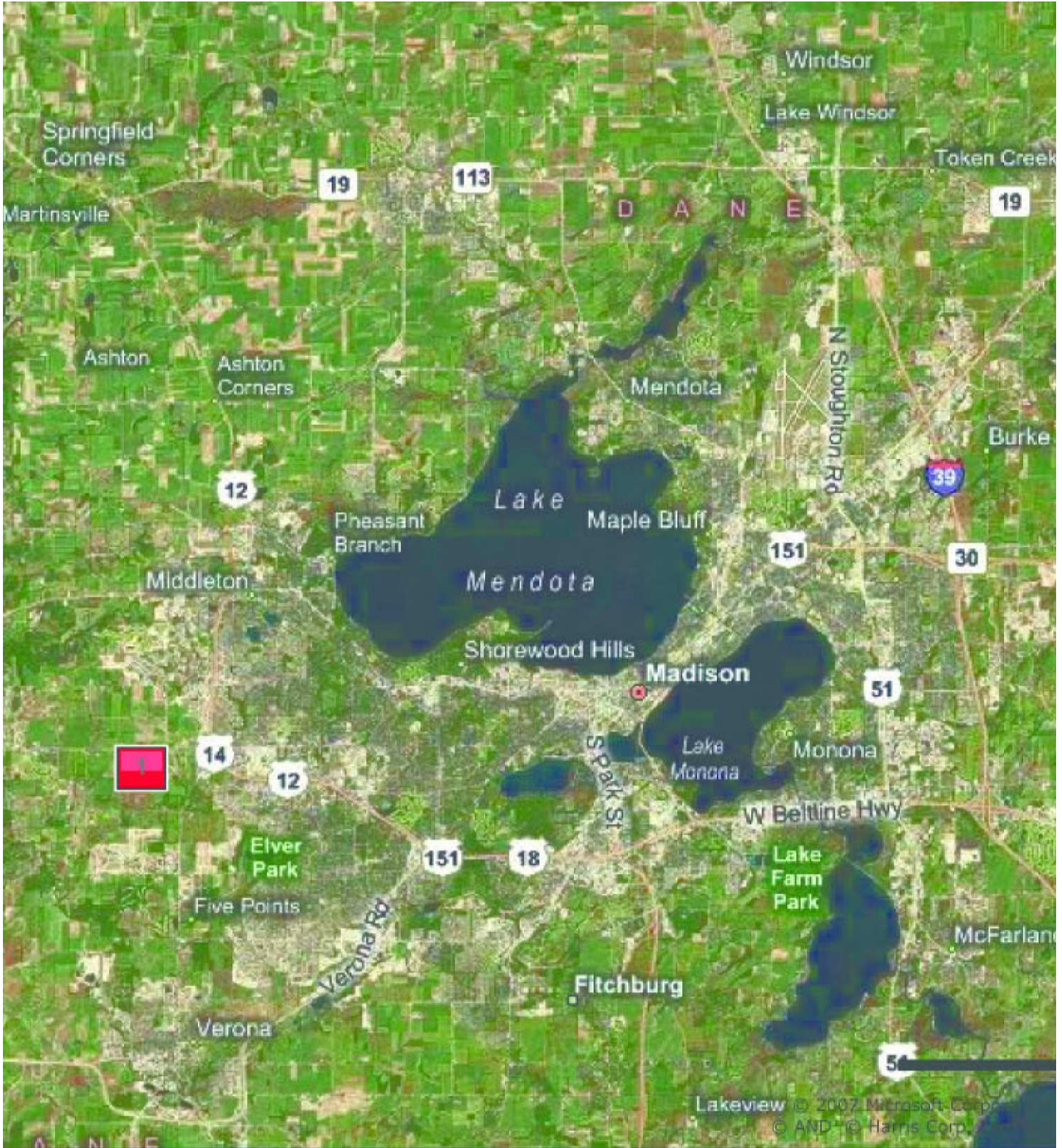
The new building is approximately 12,350 square feet devoted to the use of housing municipal fire fighting services to the community on a site that is approximately 2.25 acres. Off-street parking facilities will accommodate 20 total parking spaces with 1 accessible parking space. Bicycle and unloading space will also be provided. Initial staffing of the building will have a total of approximately 20 firefighter personnel (non-concurrent) with 5 firefighter personnel per shift. The building is designed to accommodate future staffing that will roughly double the initial totals. Also provided is a community room, rentable by the public, which can accommodate an additional 30 persons. Due to the function of the building, it will be occupied 24 hours a day.

For the function of trash removal and storage, a refuse/ recycling area with a perimeter wall screening dumpsters will be included at the rear of the building. The owner will provide snow removal for the sidewalks and the hard surface parking areas, which will be collected within the property. General maintenance equipment for the building will be stored on site in a maintenance storage room located within the building.

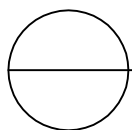
In addition, the building will incorporate many sustainable design features, materials, and equipment, as well as many construction period practices in pursuit of the United States Green Building Council's LEED Platinum Certification. This is the highest level of LEED certification, and will vastly decrease the energy and other natural resources used in the construction and ongoing operation of the building. A detailed list of these features is included in this submittal.

Construction of this project is scheduled to begin in early 2008 with the coordination and development of roadways and planned infrastructure.

Prepared by: Tom List, AIA  
Plunkett Raysich Architects, LLP  
Madison, WI

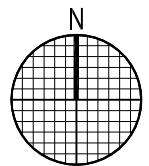



Lakeview © 2007 Microsoft Corp  
© AND © Harris Corp



LOCATION MAP

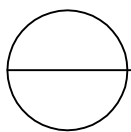
NTS



 <p><b>Plunkett Raysich Architects</b> 2310 Crossroads Dr., Suite 2000 Madison, WI 53718 FAX 608 240-9690 TEL 608 240-9900 Email: pra@prarch.com Web: http://www.prarch.com</p>	<p><b>FIRE STATION #12</b> <b>CITY OF MADISON</b> <b>SOUTH POINT ROAD</b> <b>MADISON, WISCONSIN</b></p>	<p>DATE <b>9-5-07</b></p>	<p>JOB NUMBER <b>07075</b></p>
		<p>DRAWN BY <b>PJT</b></p>	<p>SHEET NUMBER</p>

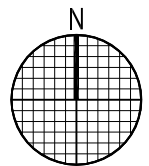



© 2007 Microsoft Corporation © 2006  
 © AND Image courtesy



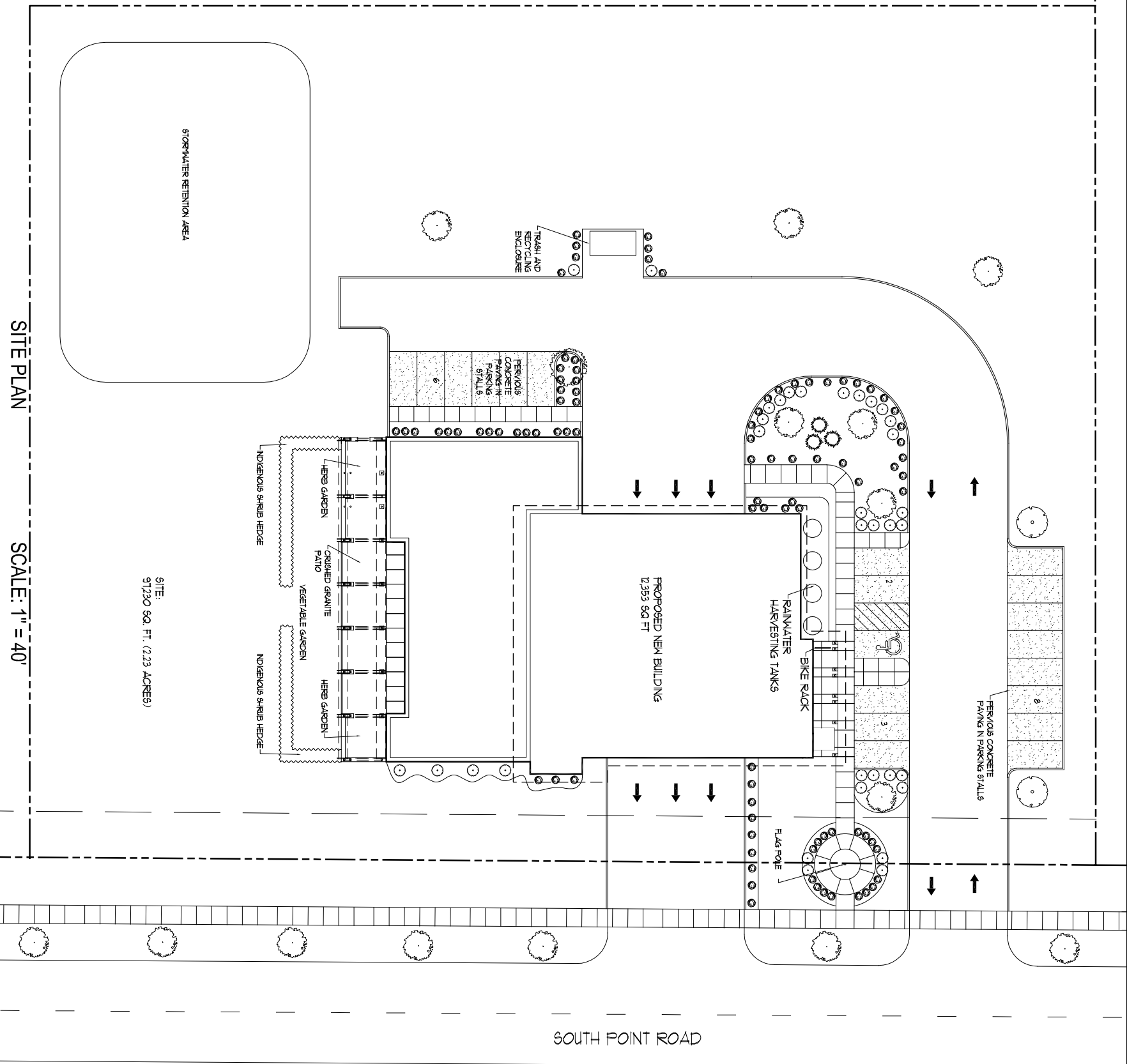
LOCATION MAP

NTS



 <p><b>Plunkett Raysich Architects, LLP</b></p>	<p><b>Plunkett Raysich Architects</b>          2310 Crossroads Dr., Suite 2000          Madison, WI 53718          FAX 608 240-9690          TEL 608 240-9900          Email: pra@prarch.com          Web: http://www.prarch.com</p>	<p><b>FIRE STATION #12          CITY OF MADISON          SOUTH POINT ROAD          MADISON, WISCONSIN</b></p>	<p>DATE <b>9-5-07</b></p>	<p>JOB NUMBER <b>07075</b></p>
			<p>DRAWN BY <b>PJT</b></p>	<p>SHEET NUMBER</p>

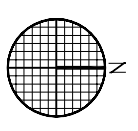
MADISON FIRE STATION #12  
SOUTH POINT ROAD



SITE:  
91,250 SQ. FT. (2.23 ACRES)

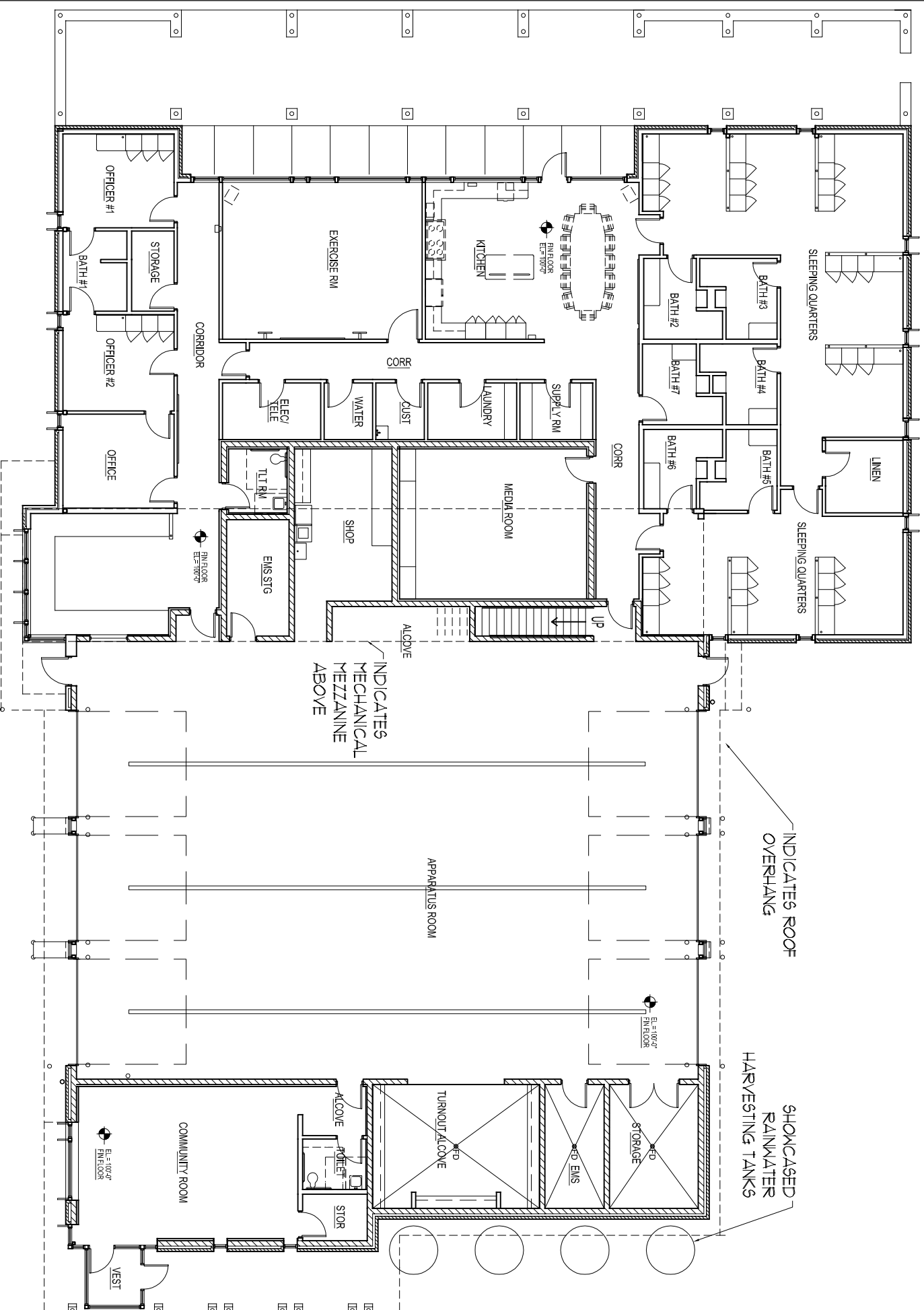
SITE PLAN

SCALE: 1" = 40'



13-AUG-07

MADISON FIRE STATION #12  
SOUTH POINT ROAD



FLOOR PLAN

SCALE = 1/16" = 1'-0"

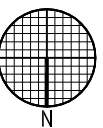
**SUSTAINABLE STRATEGIES FOR LEED CERTIFICATION:**

SITE ITEMS:

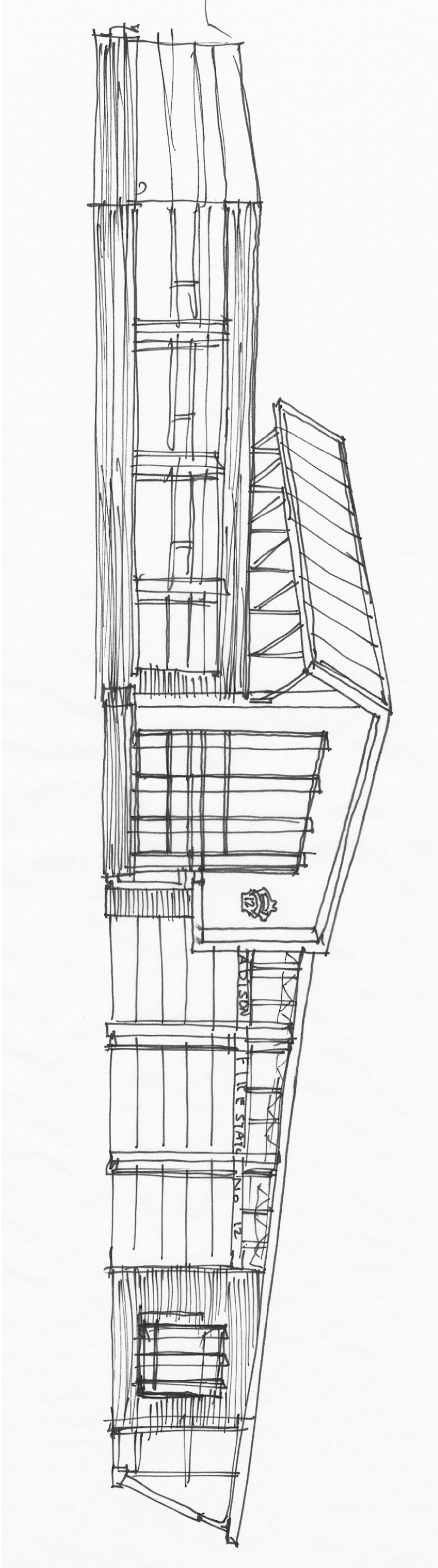
- HOLD PARKING NUMBERS TO ZONING REQUIREMENTS ONLY.
- DEDICATE (1) STALL TO ALTERNATIVE FUEL VEHICLES.
- ON-SITE STORMWATER DETENTION AREA.
- MAINTAIN VEGATATED OPEN SPACE.
- CONCRETE PAVING TO REDUCE HEAT ISLAND EFFECT.
- NO POTABLE WATER USED FOR LANDSCAPE IRRIGATION.
- RAINWATER HARVESTING SYSTEM FOR IRRIGATION.

BUILDING ITEMS:

- WHITE STANDING SEAM METAL ROOF & GREEN ROOF.
- PHOTO VOLTALIC PANELS AS SUN SCREENS OVER THE PATIO AND SOLAR HOT WATER PANELS IN ROOF SYSTEM.
- EXTERIOR SUN SHADES AND TINTED GLAZING TO CONTROL HEAT GAIN.
- DAYLIGHT & VIEWS TO THE EXTERIOR IN ALL OCCUPIED ROOMS.
- BIO-BASED SPRAY FOAM INSULATION IN WALLS FOR HIGH R-VALUE (R-30+) AND TO STOP AIR INFILTRATION.
- RADIANT FLOOR HEATING IN APPARATUS BAY AND SLEEPING QUARTERS.
- FULL BUILDING COMMISSIONING.
- DELIVERY AND MONITORING AN INCREASED AMOUNT OF OUTSIDE AIR.
- HIGH EFFICIENCY PLUMBING FIXTURES TO REDUCE WATER USE BY 40%.
- LOW VOC EMITTING MATERIALS.
- BUILDING MATERIALS TO HAVE A HIGH RECYCLED CONTENT AND COME FROM REGIONAL PRODUCERS.
- RECYCLE 75% (MIN) OF THE CONSTRUCTION WASTE GENERATED ON SITE.

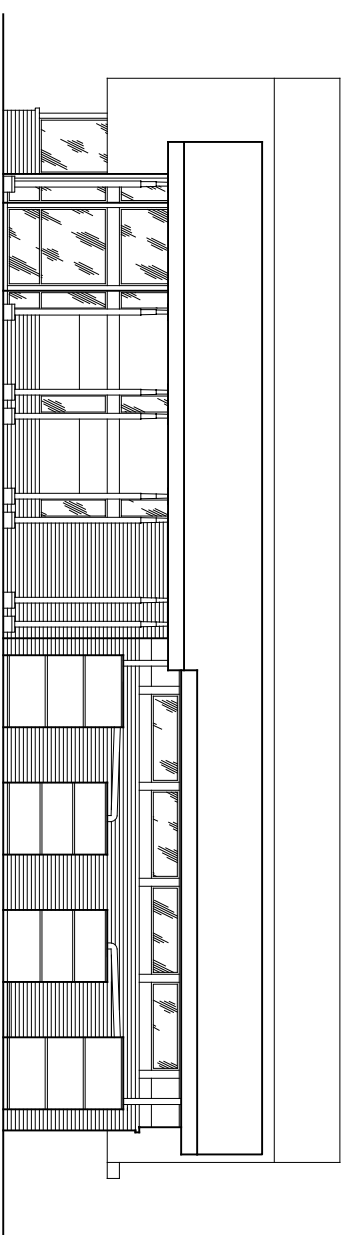


MADISON FIRE STATION #12  
SOUTH POINT ROAD



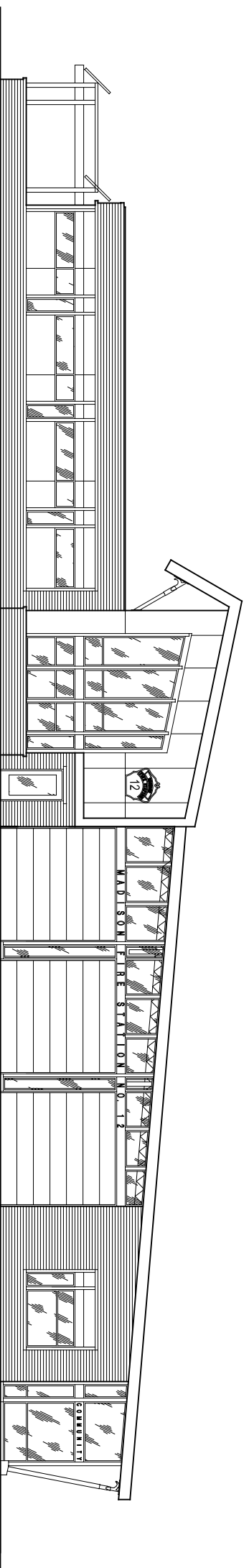
SOUTHEAST PERSPECTIVE VIEW

MADISON FIRE STATION #12  
SOUTH POINT ROAD



NORTH ELEVATION

SCALE =  $\frac{1}{16}$ " = 1'-0"

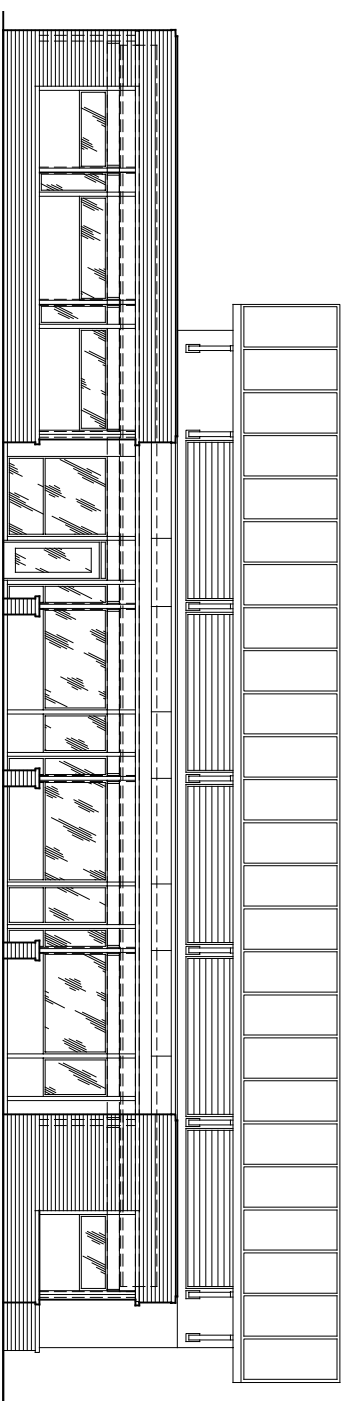


EAST ELEVATION

SCALE =  $\frac{1}{16}$ " = 1'-0"

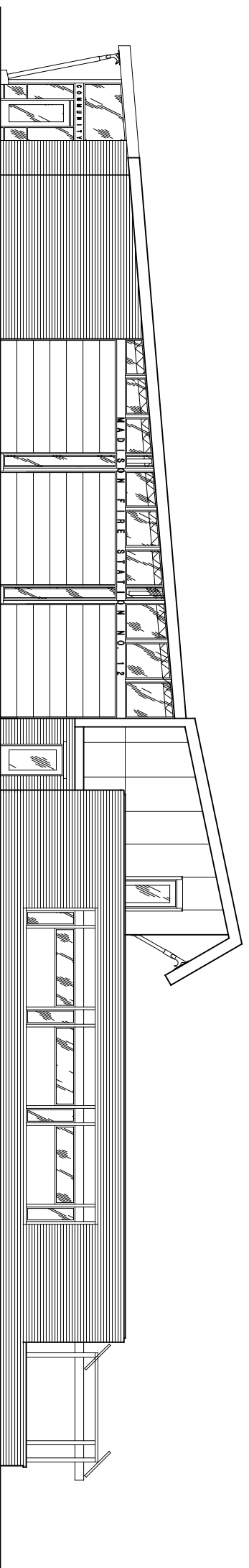


MADISON FIRE STATION #12  
SOUTH POINT ROAD



SOUTH ELEVATION

SCALE =  $\frac{1}{16}$ " = 1'-0"



WEST ELEVATION

SCALE =  $\frac{1}{16}$ " = 1'-0"



# LEED for New Construction v2.2 Registered Project Checklist

Project Name: MADISON FIRE STATION #12

Yes	?	No			
11		3	<b>Sustainable Sites</b>		<b>14 Points</b>

Y						
			Prereq 1	<b>Construction Activity Pollution Prevention</b>		Required
1			Credit 1	<b>Site Selection</b>		1
		1	Credit 2	<b>Development Density &amp; Community Connectivity</b>		1
		1	Credit 3	<b>Brownfield Redevelopment</b>		1
		1	Credit 4.1	<b>Alternative Transportation</b> , Public Transportation Access		1
1			Credit 4.2	<b>Alternative Transportation</b> , Bicycle Storage & Changing Rooms		1
1			Credit 4.3	<b>Alternative Transportation</b> , Low-Emitting & Fuel-Efficient Vehicles		1
1			Credit 4.4	<b>Alternative Transportation</b> , Parking Capacity		1
1			Credit 5.1	<b>Site Development</b> , Protect or Restore Habitat		1
1			Credit 5.2	<b>Site Development</b> , Maximize Open Space		1
1			Credit 6.1	<b>Stormwater Design</b> , Quantity Control		1
1			Credit 6.2	<b>Stormwater Design</b> , Quality Control		1
1			Credit 7.1	<b>Heat Island Effect</b> , Non-Roof		1
1			Credit 7.2	<b>Heat Island Effect</b> , Roof		1
1			Credit 8	<b>Light Pollution Reduction</b>		1

Yes	?	No			
4		1	<b>Water Efficiency</b>		<b>5 Points</b>

1			Credit 1.1	<b>Water Efficient Landscaping</b> , Reduce by 50%		1
1			Credit 1.2	<b>Water Efficient Landscaping</b> , No Potable Use or No Irrigation		1
		1	Credit 2	<b>Innovative Wastewater Technologies</b>		1
1			Credit 3.1	<b>Water Use Reduction</b> , 20% Reduction		1
1			Credit 3.2	<b>Water Use Reduction</b> , 30% Reduction		1

12	5				
			<b>Energy &amp; Atmosphere</b>		<b>17 Points</b>

Y						
			Prereq 1	<b>Fundamental Commissioning of the Building Energy Systems</b>		Required
			Prereq 2	<b>Minimum Energy Performance</b>		Required
			Prereq 3	<b>Fundamental Refrigerant Management</b>		Required
7	3		Credit 1	<b>Optimize Energy Performance</b>		1 to 10
				10.5% New Buildings or 3.5% Existing Building Renovations		1
				14% New Buildings or 7% Existing Building Renovations		2
				17.5% New Buildings or 10.5% Existing Building Renovations		3
				21% New Buildings or 14% Existing Building Renovations		4
				24.5% New Buildings or 17.5% Existing Building Renovations		5
				28% New Buildings or 21% Existing Building Renovations		6
				31.5% New Buildings or 24.5% Existing Building Renovations		7
				35% New Buildings or 28% Existing Building Renovations		8
				38.5% New Buildings or 31.5% Existing Building Renovations		9
				42% New Buildings or 35% Existing Building Renovations		10
2	1		Credit 2	<b>On-Site Renewable Energy</b>		1 to 3
				2.5% Renewable Energy		1
				7.5% Renewable Energy		2
				12.5% Renewable Energy		3
1			Credit 3	<b>Enhanced Commissioning</b>		1
1			Credit 4	<b>Enhanced Refrigerant Management</b>		1
1			Credit 5	<b>Measurement &amp; Verification</b>		1
	1		Credit 6	<b>Green Power</b>		1

continued...

Yes ? No

**7** **6** **Materials & Resources** **13 Points**

Y	?	No	Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
		<b>1</b>	Credit 1.1	<b>Building Reuse</b> , Maintain 75% of Existing Walls, Floors & Roof	1
		<b>1</b>	Credit 1.2	<b>Building Reuse</b> , Maintain 100% of Existing Walls, Floors & Roof	1
		<b>1</b>	Credit 1.3	<b>Building Reuse</b> , Maintain 50% of Interior Non-Structural Elements	1
<b>1</b>			Credit 2.1	<b>Construction Waste Management</b> , Divert 50% from Disposal	1
<b>1</b>			Credit 2.2	<b>Construction Waste Management</b> , Divert 75% from Disposal	1
		<b>1</b>	Credit 3.1	<b>Materials Reuse</b> , 5%	1
		<b>1</b>	Credit 3.2	<b>Materials Reuse</b> , 10%	1
<b>1</b>			Credit 4.1	<b>Recycled Content</b> , 10% (post-consumer + ½ pre-consumer)	1
<b>1</b>			Credit 4.2	<b>Recycled Content</b> , 20% (post-consumer + ½ pre-consumer)	1
<b>1</b>			Credit 5.1	<b>Regional Materials</b> , 10% Extracted, Processed & Manufactured Regio	1
<b>1</b>			Credit 5.2	<b>Regional Materials</b> , 20% Extracted, Processed & Manufactured Regio	1
<b>1</b>			Credit 6	<b>Rapidly Renewable Materials</b>	1
		<b>1</b>	Credit 7	<b>Certified Wood</b>	1

Yes ? No

**15** **Indoor Environmental Quality** **15 Points**

Y	?	No	Prereq 1	<b>Minimum IAQ Performance</b>	Required
<b>Y</b>			Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
<b>1</b>			Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
<b>1</b>			Credit 2	<b>Increased Ventilation</b>	1
<b>1</b>			Credit 3.1	<b>Construction IAQ Management Plan</b> , During Construction	1
<b>1</b>			Credit 3.2	<b>Construction IAQ Management Plan</b> , Before Occupancy	1
<b>1</b>			Credit 4.1	<b>Low-Emitting Materials</b> , Adhesives & Sealants	1
<b>1</b>			Credit 4.2	<b>Low-Emitting Materials</b> , Paints & Coatings	1
<b>1</b>			Credit 4.3	<b>Low-Emitting Materials</b> , Carpet Systems	1
<b>1</b>			Credit 4.4	<b>Low-Emitting Materials</b> , Composite Wood & Agrifiber Products	1
<b>1</b>			Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
<b>1</b>			Credit 6.1	<b>Controllability of Systems</b> , Lighting	1
<b>1</b>			Credit 6.2	<b>Controllability of Systems</b> , Thermal Comfort	1
<b>1</b>			Credit 7.1	<b>Thermal Comfort</b> , Design	1
<b>1</b>			Credit 7.2	<b>Thermal Comfort</b> , Verification	1
<b>1</b>			Credit 8.1	<b>Daylight &amp; Views</b> , Daylight 75% of Spaces	1
<b>1</b>			Credit 8.2	<b>Daylight &amp; Views</b> , Views for 90% of Spaces	1

Yes ? No

**5** **Innovation & Design Process** **5 Points**

<b>1</b>			Credit 1.1	<b>Innovation in Design</b> : Provide Specific Title	1
<b>1</b>			Credit 1.2	<b>Innovation in Design</b> : Provide Specific Title	1
<b>1</b>			Credit 1.3	<b>Innovation in Design</b> : Provide Specific Title	1
<b>1</b>			Credit 1.4	<b>Innovation in Design</b> : Provide Specific Title	1
<b>1</b>			Credit 2	<b>LEED® Accredited Professional</b>	1

Yes ? No

**54** **5** **10** **Project Totals (pre-certification estimates)** **69 Points**

**Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 points**