



City of Madison

Proposed Demolition and Conditional Use

Location
2829 Prairie Road

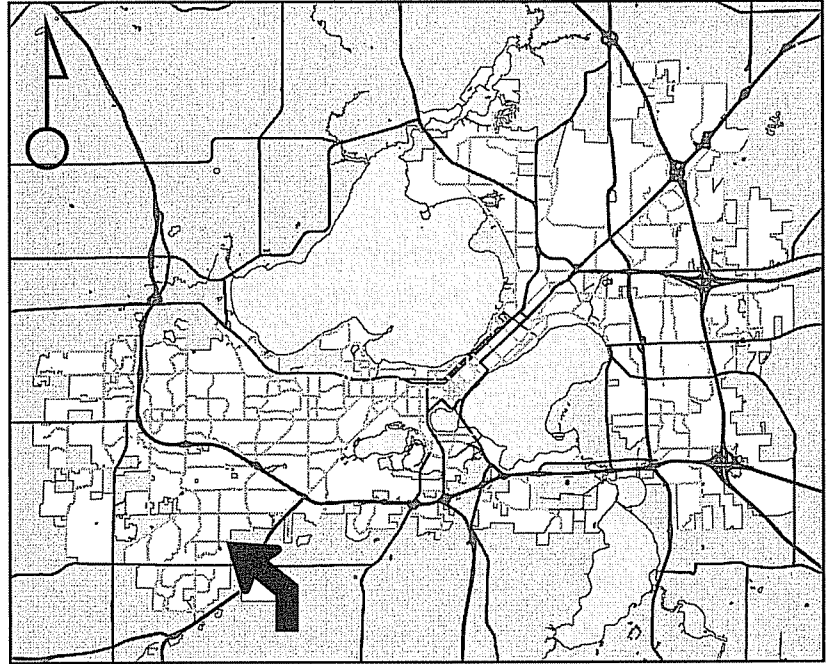
Project Name
Prairie Road Water Tower Replacement

Applicant
Dennis Cawley – Madison Water Utility

Existing Use
Water Tower

Proposed Use
Demolish fire-damaged water tower to allow construction of replacement tower

Public Hearing Date
Plan Commission
06 June 2011



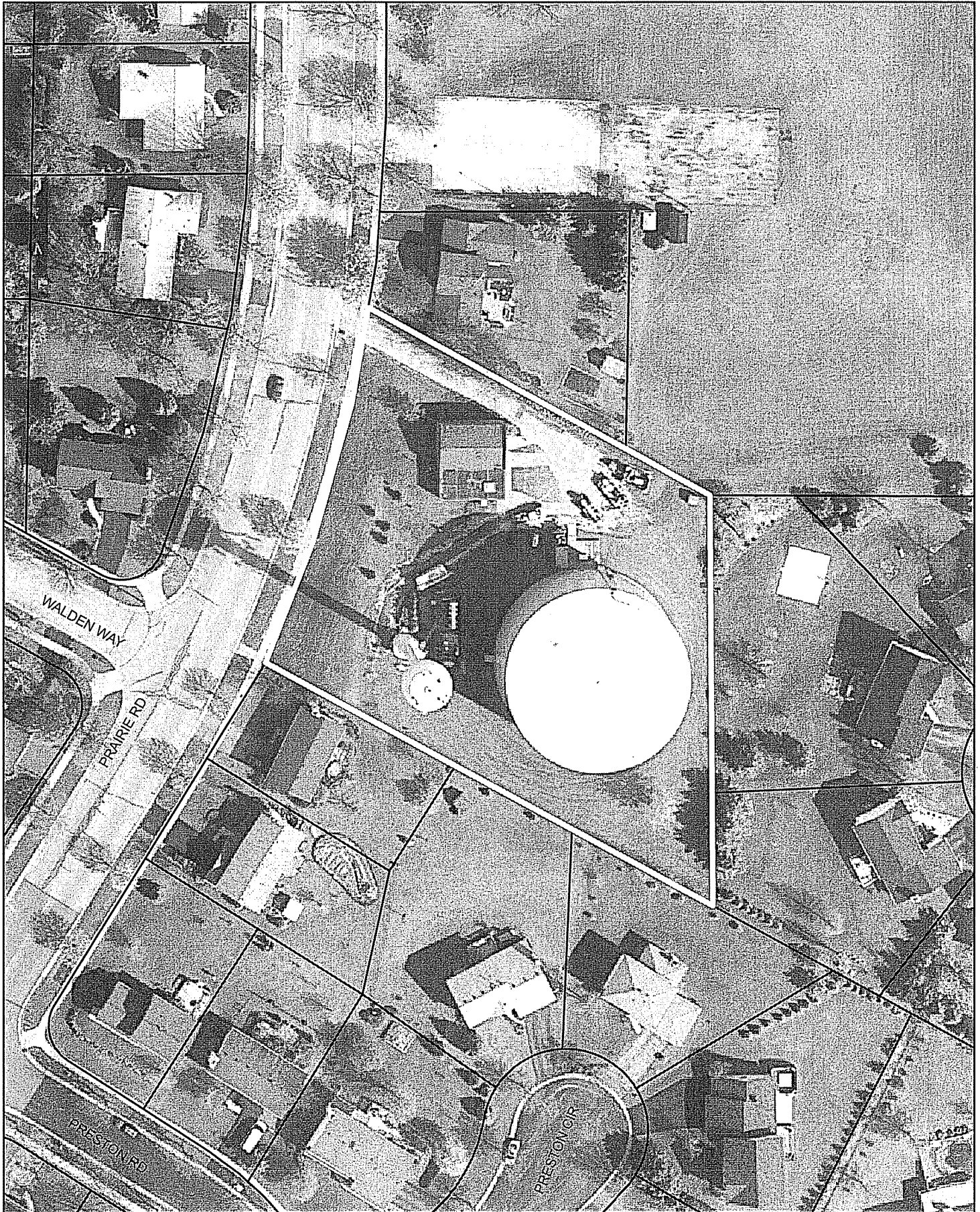
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 May 2011

6





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received <u>4/22/11</u>	
Received By <u>YGP</u>	
Parcel No. <u>0608-014-0501-5</u>	
Aldermanic District <u>7-KING</u>	
GQ <u>EXISTING CUP</u>	
Zoning District <u>R1 WP20</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 2829 Prairie Road **Project Area in Acres:** 0.45

Project Title (if any): Prairie Road Water Tower Replacement

2. **This is an application for:**

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

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Dennis Cawley Company: Madison Water Utility
 Street Address: 119 East Olin Ave City/State: Madison, WI Zip: 53713
 Telephone: (608) 261-9243 Fax: (608) 266-4644 Email: dcawley@cityofmadison.com

Project Contact Person: same Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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: _____
 demolish existing 100,000 gallon water tower and replace with new 400,000 water tower

Development Schedule: Commencement July 2011 Completion June 2012

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. 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:

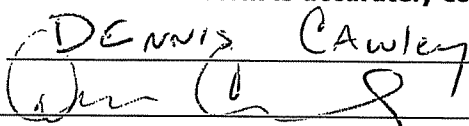
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the 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:

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: _____ Date: _____ Zoning Staff: _____ Date: _____

- 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 DENNIS CAWLEY Date 4/22/11
 Signature  Relation to Property Owner Employee

Authorizing Signature of Property Owner _____ Date _____

Madison Water Utility



Tom Heikkinen, General Manager

119 E. Olin Avenue
Madison, Wisconsin 53713
Telephone: 608 266-4651
FAX: 608 266-4644
E-mail: water@cityofmadison.com

April 21, 2011

City of Madison Plan Commission
215 Martin Luther King Jr Blvd
Room LL-110
Madison, WI 53701

Re: Conditional Use and Demolition Permit
2829 Prairie Road

The City of Madison Water Utility hereby applies for a conditional use and demolition permit to remove our existing 100,000 gallon water tower and replace it with a new 400,000 gallon water tower at our property at 2829 Prairie Road in the City of Madison.

The existing water tower was damaged by fire in May 2010 and has never been returned to service. Due to the excessive cost to repair the tower and due to the need for improved fire protection in this part of the City, as identified in the most recent Madison Water Utility Master Plan Study, the Utility made the decision to demolish the existing tower and replace with a larger tower.

In addition to the demolition permit for the existing tower, we are applying for a conditional use permit because the property is zoned R-1 and water pumping stations and water reservoirs are listed as a conditional use in this district.

The legal description of the property is Lot 1078 Hill View Addition to Meadowood.

The existing tower will be completely demolished including the foundation and the new tower will be constructed in the exact same location as the old tower. This is necessary to take advantage of the existing piping arrangement on the site and also due to the difficult topography at the site.

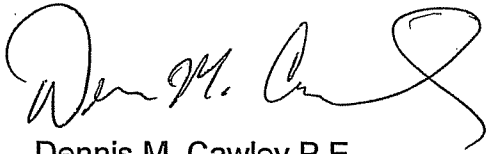
Various cell company facilities on the site were forced onto temporary poles after the fire, and these temporary poles will be removed and facilities remounted on the new tower upon completion.

It is the intent of the Water Utility to award a City of Madison Public Works Contract so demolition can begin in the Summer of 2011, erection of the new tower can then start in the Fall of 2011 with completion in the Spring of 2012.

Alder Steve King has been informed of the schedule for this project and on February 17, 2011 a meeting was held with the neighborhood to advise them of the status of the project. No objections have been received for this project and in fact the neighbors are anxious for the project to move forward so the temporary cell company poles on the site can be removed.

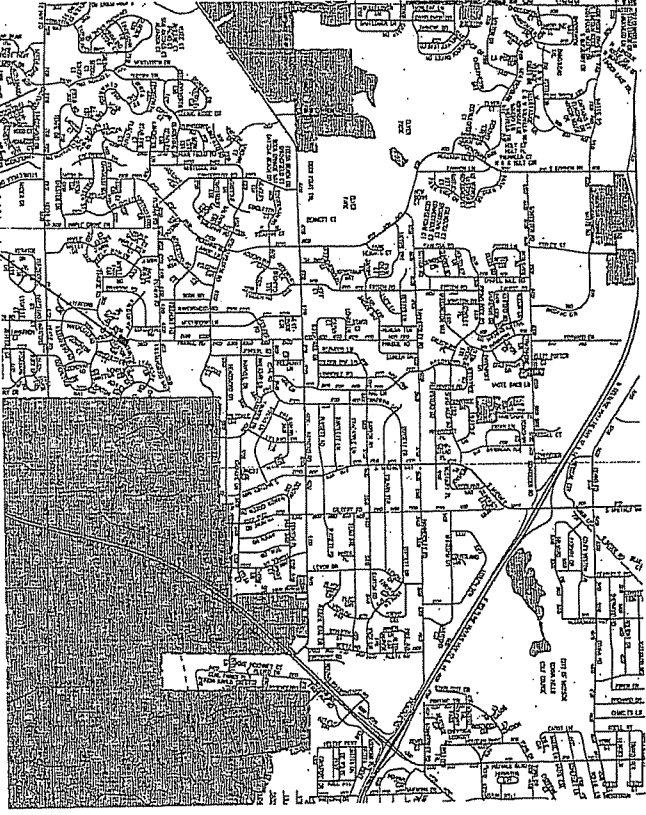
The Madison Water Utility has retained the consulting firm of Baxter & Woodman, Inc. to prepare plans and technical specifications for this project. Contact for Baxter Woodman is Gerald D. Groth P.E. (608) 277-1230. At this time a contractor has not been selected.

Thank you for consideration of this application.

A handwritten signature in black ink, appearing to read "Dennis M. Cawley". The signature is fluid and cursive, with a large loop at the end.

Dennis M. Cawley P.E.
Engineer 4
Madison Water Utility

MADISON WATER UTILITY MADISON, WISCONSIN 400,000 GALLON PRAIRIE ROAD WATER STORAGE TANK



PROJECT LOCATION
2825 PRAIRIE ROAD



**BAXTER
&
WOODMAN**
Consulting Engineers

- Madison, Wisconsin 608.277.1230
- Burlington, Wisconsin 282.783.7834
- Crystal Lake, Illinois 815.459.1260
- Chicago, Illinois 312.578.0050
- Plainsfield, Illinois 815.609.7425
- Hasson, Illinois 830.773.1870
- Mokena, Illinois 708.478.2090
- DeKalb, Illinois 815.797.3111

CALL DIGGERS HOTLINE
1-800-485-8311
10/1/2011

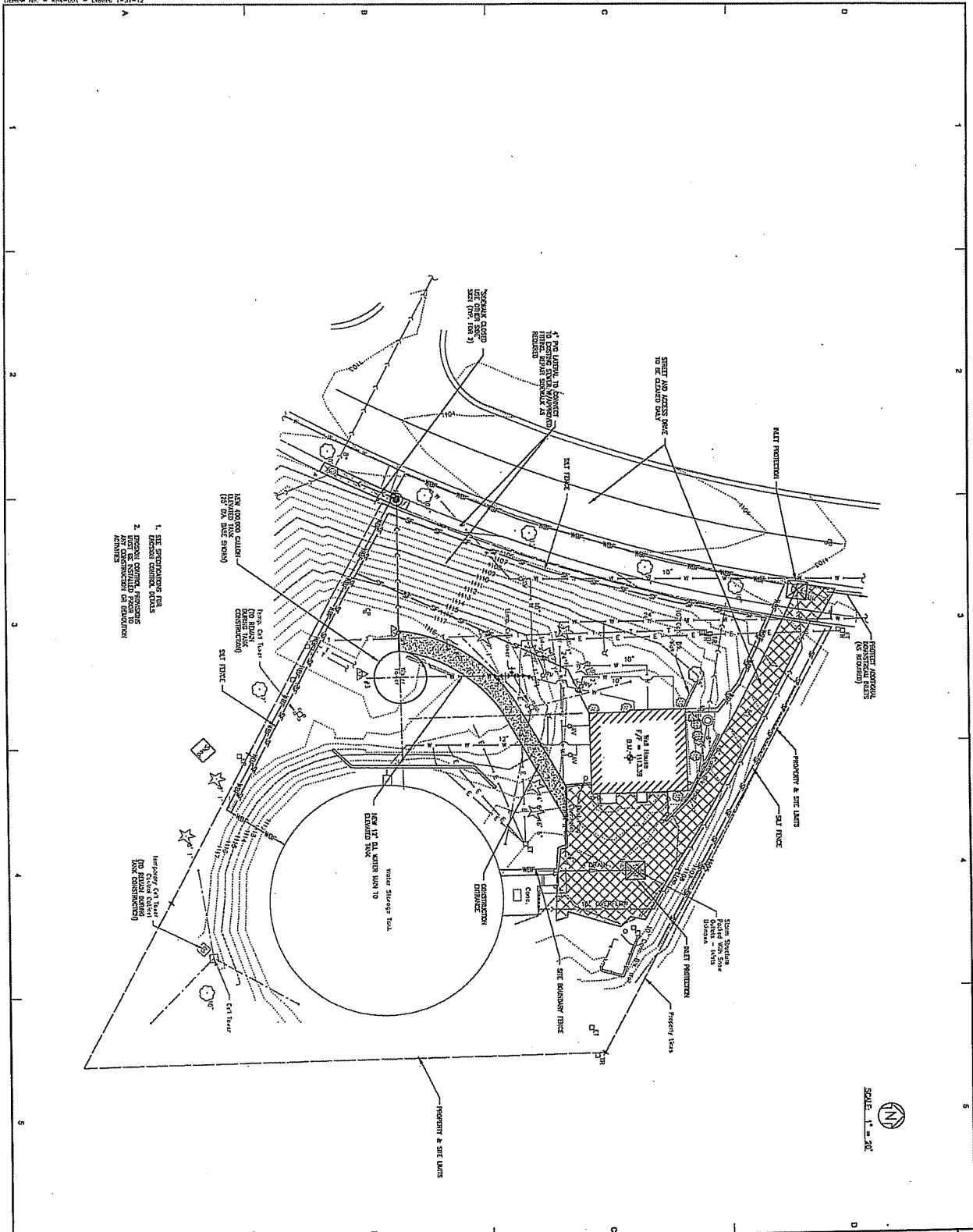
MS. ERIC HENNING
DEPT. CIVIL ENGINEERING
1000 N. WISCONSIN ST., SUITE 200
MADISON, WI 53706-1000
TEL: 608.277.1230
FAX: 608.277.1231

\\CRYSTAL.LAKE\WAZ\101052-PRAIRIE RD\CAD-SURVE\DRAWINGS\DWG\101052-CR.DWG C:\R
Plotted: 3/15/2011 12:05 PM By: 022DDX
Copyright © 2011, by Baxter & Woodman, Inc.
State of Wisconsin - Professional Design Firm
License No. - 484-001 - Expires 1-31-12

BAXTER & WOODMAN, INC. PROFESSIONAL DESIGN FIRM
STATE OF WISCONSIN - 484-001 - EXPIRES 1/31/2012



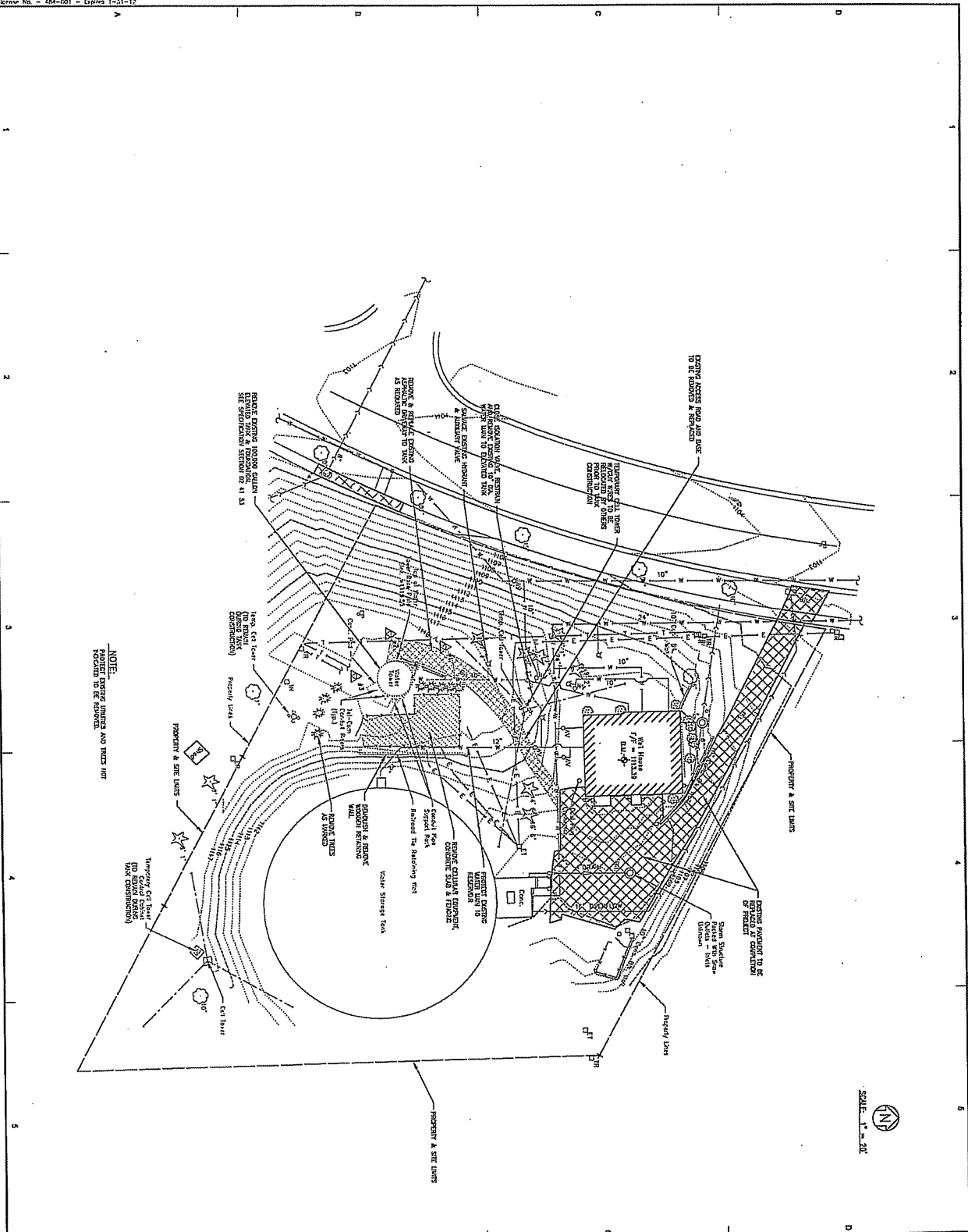
PROJECT NO. 101052.00 DATE 3-14-11



1. SEE SPECIFICATIONS FOR
2. GENERAL CONTRACT REQUIREMENTS
3. ALL WORK TO BE COMPLETED BY CONTRACTOR
4. ADVISE



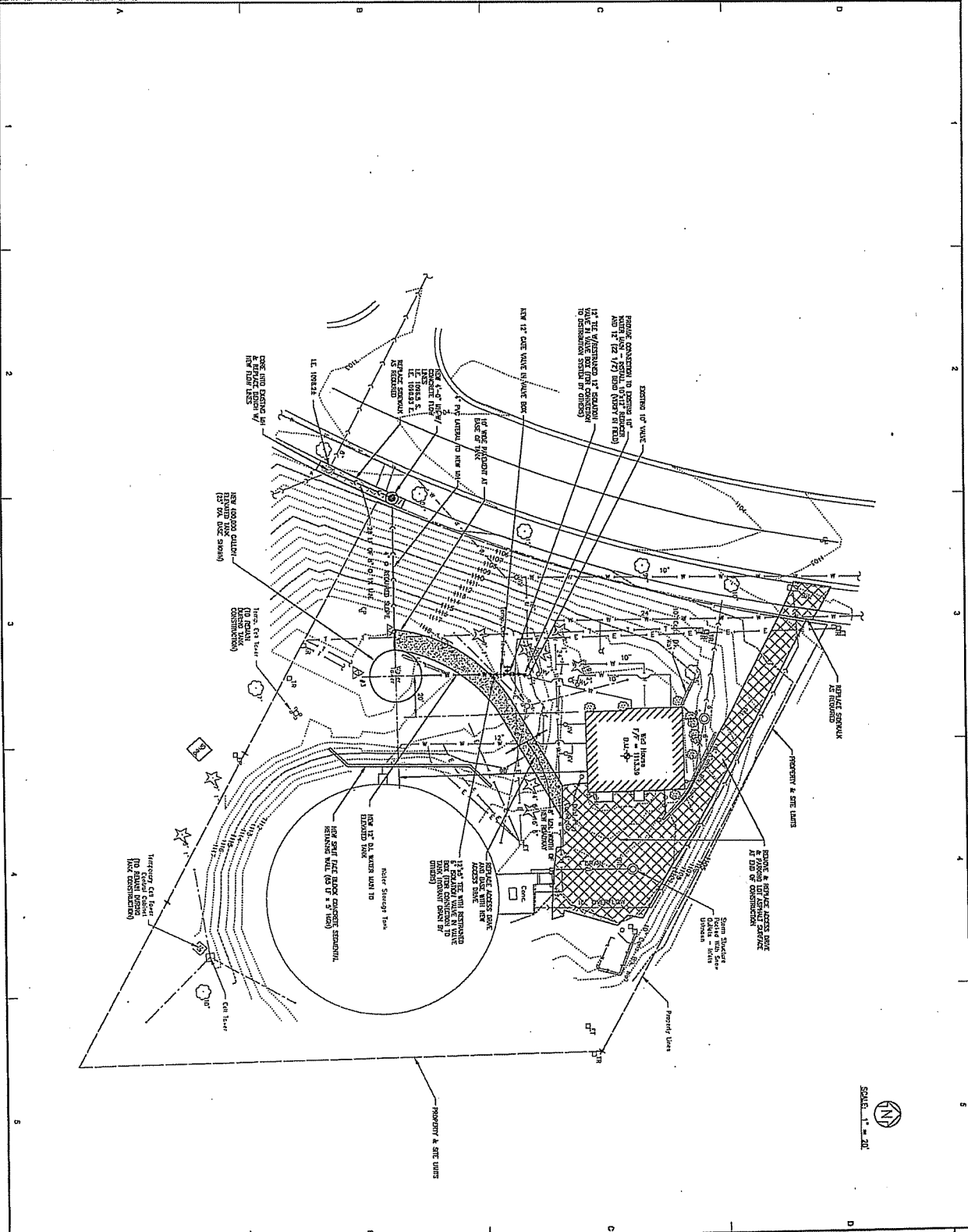
<p>BAXTER WOODMAN Consulting Engineers</p>	<p>CONSULTANTS</p>	<p>MADISON WATER UTILITY ADD AND/OR REPLACE AND WATER STORAGE TANK</p>	<p>EC-1</p>															
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</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> </tbody> </table> <p style="font-size: small; text-align: center;">** REFER TO EQUIPMENT MANUFACTURERS SHOP DRAWINGS</p>				NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION																
<p>CLIENT</p> <p>MADISON WATER UTILITY ADD AND/OR REPLACE AND WATER STORAGE TANK</p>																		
<p>SCALE</p> <p>SCALE: 1" = 40'</p>																		



NOTE:
 EXISTING DIMENSIONS AND FINISHES NOT
 SHOWN TO BE DIMENSIONS
 SHOWN TO BE DIMENSIONS



<p>BAXTER WOODMAN Consulting Engineers</p>	<p>CONSULTANTS</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</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> </tbody> </table>	NO.	DATE	DESCRIPTION													<p>CLIENT</p> <p>MADISON WATER UTILITY MADISON, WISCONSIN 4000 DUBLIN WATER BRIDGE TANK</p>	<p>PLANNING SHEET DESCRIPTION</p> <p>EXISTING SITE PLAN AND DEMOLITION PLAN</p>
NO.	DATE	DESCRIPTION																	
<p>C-1</p>																			



SCALE: 1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION

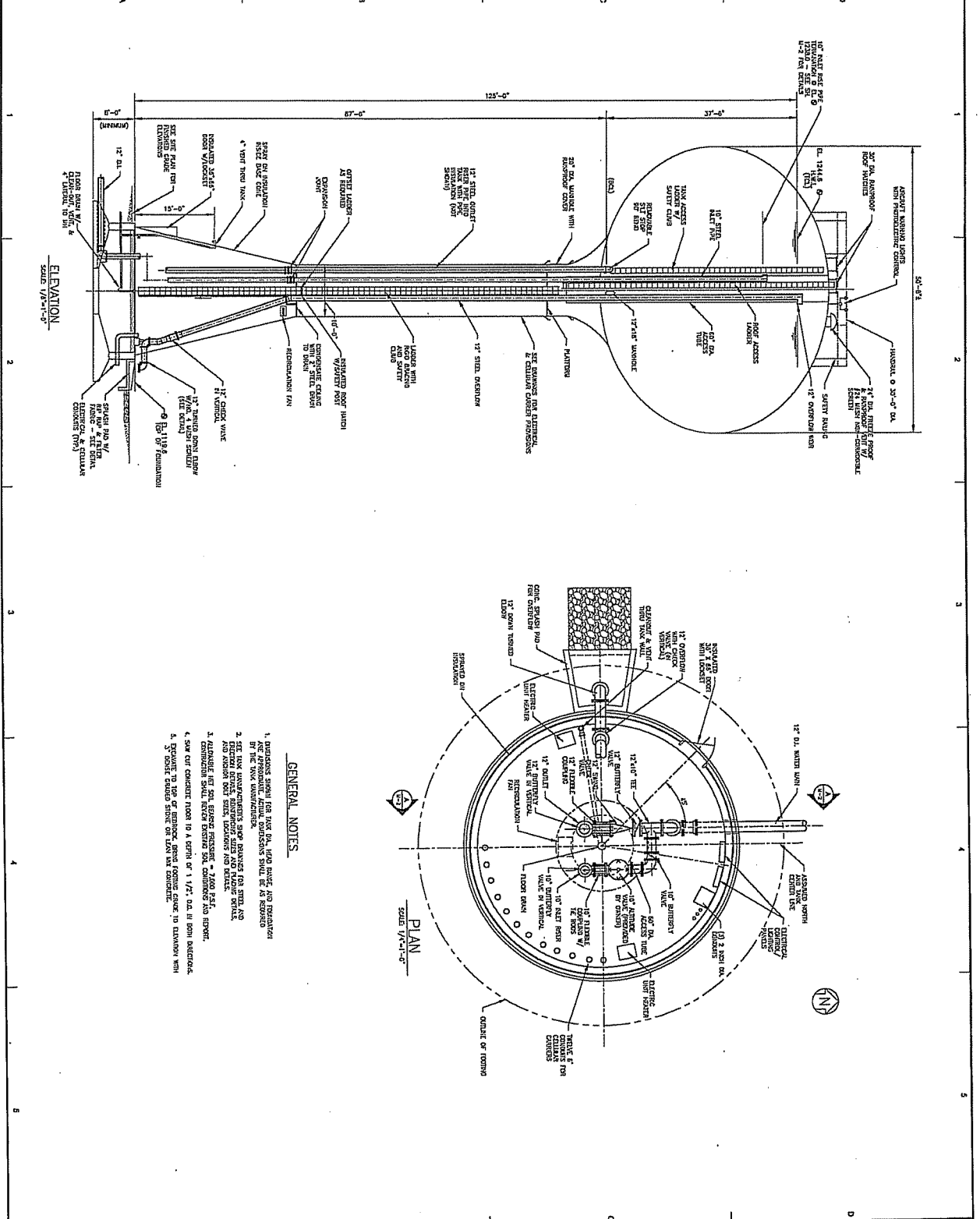
REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWING

CONTRACTOR	
OWNER	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	

SHEET TITLE
 SITE PLAN

C-2

BAXTER
WOODMAN
 Consulting Engineers




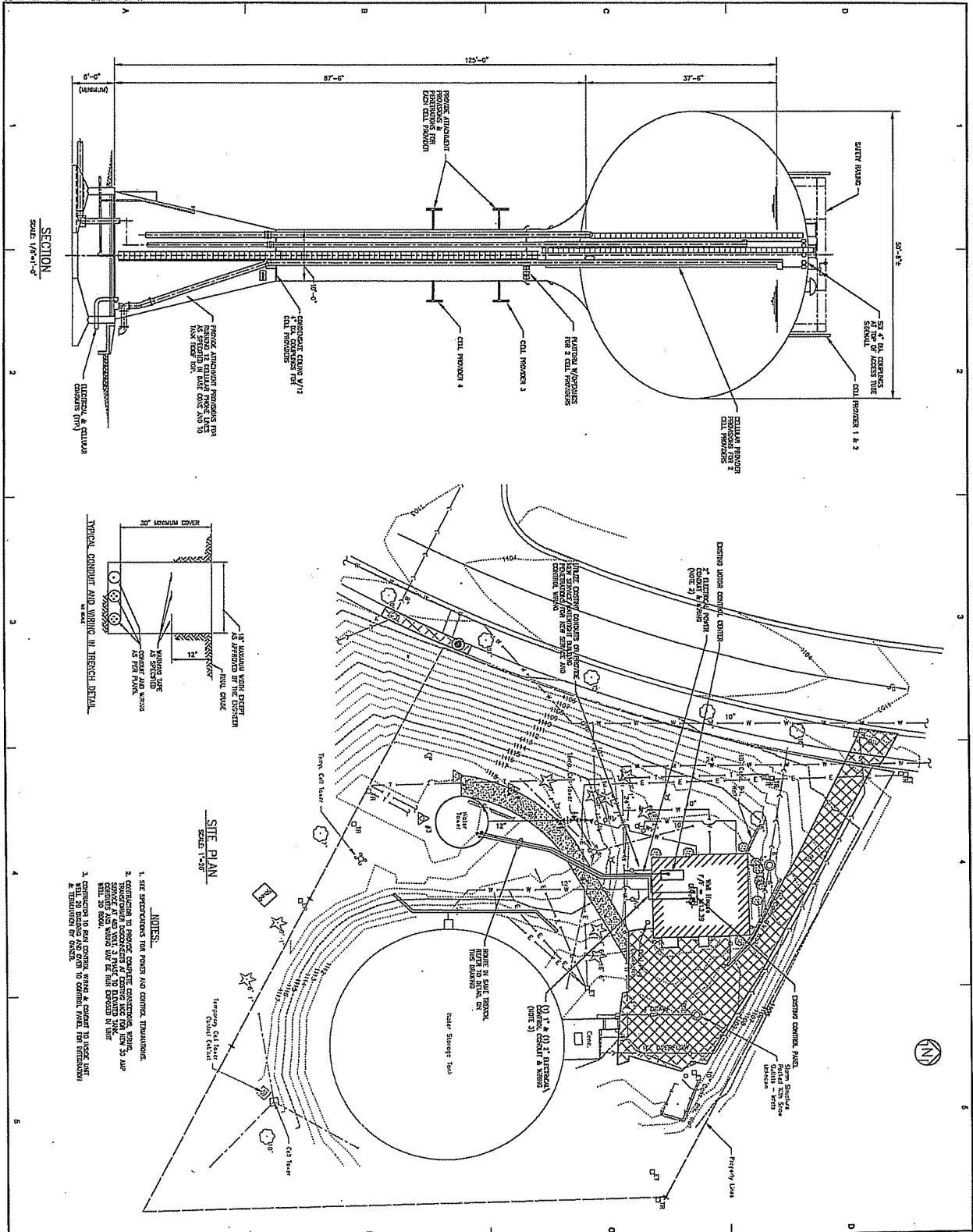
ELEVATION
 SCALE: 1/8"=1'-0"

PLAN
 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. DIMENSIONS SHOWN FOR THIS TANK, HEAD RAMP, AND PLATFORM ARE APPROXIMATE. ACTUAL DIMENSIONS SHALL BE AS NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE AS NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE AS NOTED.
4. SEE CUT THROUGH TANK TO A SECTION OF 1 1/2" DIA. IN BOTH DIRECTIONS.
5. SPECIFIC TO THIS PROJECT, REFER TO FORMING GUIDE TO DETERMINE WITH 2" SPACING SHALL BE AS NOTED.

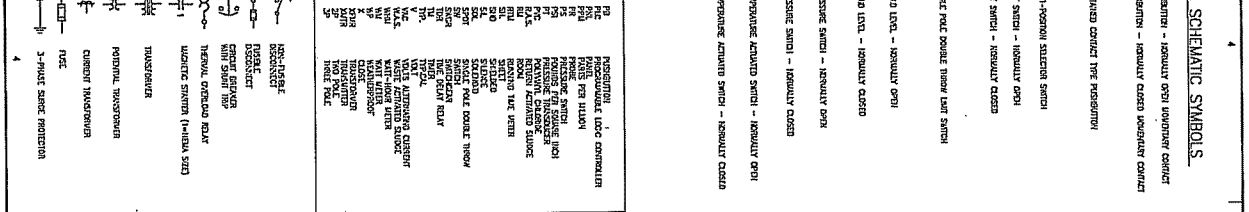
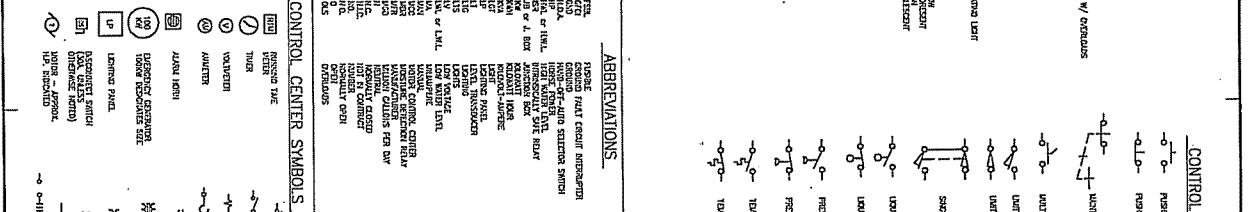
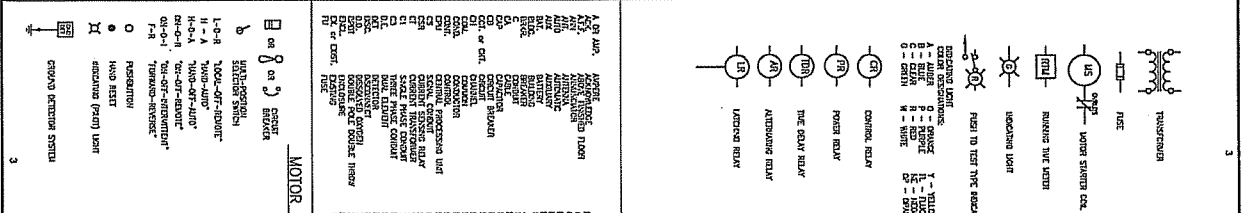
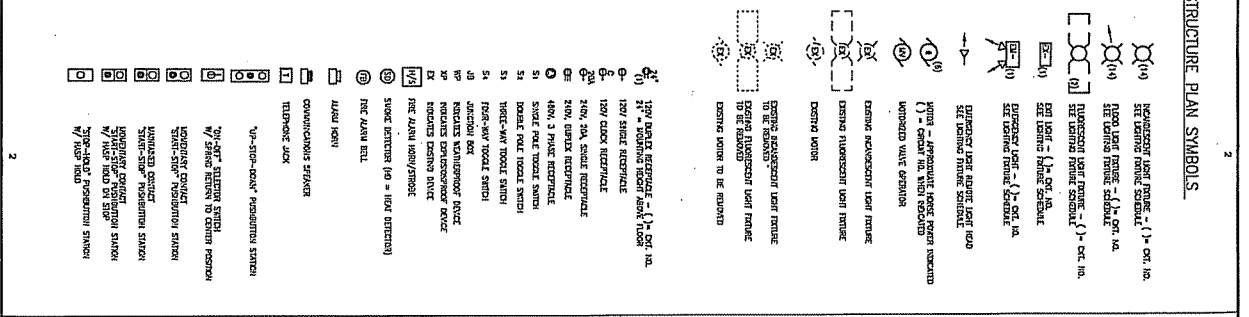
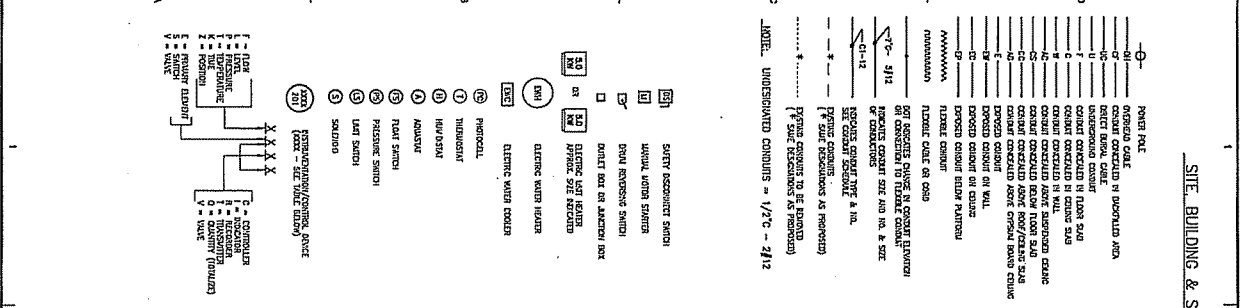
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<p>PLANT SHEET DESIGNATION</p> <p>COVER SHEET: 101052-AD PLAN & ELEVATION: 101052-EL FOUNDATION: 101052-FND ELECTRICAL: 101052-ELV MECHANICAL: 101052-MCH PLUMBING: 101052-PLB STRUCTURAL: 101052-STR CIVIL: 101052-CIV CLIENT: 101052-CLT</p>														
<p>MADISON WATER UTILITY MADISON, WISCONSIN 400 000 GALLON PLUMBING AND WATER STORAGE TANK</p>														
<p>SHEET TITLE</p> <p>PLAN & ELEVATION</p> <p>MS-1</p>														



REVISIONS	
NO.	DESCRIPTION

<p>CLIENT</p> <p>MADISON WATER UTILITY MADISON, WISCONSIN 400.000 GALLON PEARLE ROAD WATER STORAGE TANK</p>	<p>PROJECT NO. 101002-10</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY J.M.</p> <p>CHECKED BY J.M.</p> <p>DATE 3/11/11</p> <p>CONTRACT NO. 050</p> <p>CLIENT</p>
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<p>CONSULTANTS</p> <p>BAXTER & WOODMAN Consulting Engineers</p>	<p>FLUID SHEET DESIGNATION</p> <p>CENT. CONTROL 1. CONTROL ROOM 2. CONTROL ROOM 3. CONTROL ROOM 4. CONTROL ROOM 5. CONTROL ROOM 6. CONTROL ROOM 7. CONTROL ROOM 8. CONTROL ROOM 9. CONTROL ROOM 10. CONTROL ROOM 11. CONTROL ROOM 12. CONTROL ROOM 13. CONTROL ROOM 14. CONTROL ROOM 15. CONTROL ROOM 16. CONTROL ROOM 17. CONTROL ROOM 18. CONTROL ROOM 19. CONTROL ROOM 20. CONTROL ROOM 21. CONTROL ROOM 22. CONTROL ROOM 23. CONTROL ROOM 24. CONTROL ROOM 25. CONTROL ROOM 26. CONTROL ROOM 27. CONTROL ROOM 28. CONTROL ROOM 29. CONTROL ROOM 30. CONTROL ROOM 31. CONTROL ROOM 32. CONTROL ROOM 33. CONTROL ROOM 34. CONTROL ROOM 35. CONTROL ROOM 36. CONTROL ROOM 37. CONTROL ROOM 38. CONTROL ROOM 39. CONTROL ROOM 40. CONTROL ROOM 41. CONTROL ROOM 42. CONTROL ROOM 43. CONTROL ROOM 44. CONTROL ROOM 45. CONTROL ROOM 46. CONTROL ROOM 47. CONTROL ROOM 48. CONTROL ROOM 49. CONTROL ROOM 50. CONTROL ROOM 51. CONTROL ROOM 52. CONTROL ROOM 53. CONTROL ROOM 54. CONTROL ROOM 55. CONTROL ROOM 56. CONTROL ROOM 57. CONTROL ROOM 58. CONTROL ROOM 59. CONTROL ROOM 60. CONTROL ROOM 61. CONTROL ROOM 62. CONTROL ROOM 63. CONTROL ROOM 64. CONTROL ROOM 65. CONTROL ROOM 66. CONTROL ROOM 67. CONTROL ROOM 68. CONTROL ROOM 69. CONTROL ROOM 70. CONTROL ROOM 71. CONTROL ROOM 72. CONTROL ROOM 73. CONTROL ROOM 74. CONTROL ROOM 75. CONTROL ROOM 76. CONTROL ROOM 77. CONTROL ROOM 78. CONTROL ROOM 79. CONTROL ROOM 80. CONTROL ROOM 81. CONTROL ROOM 82. CONTROL ROOM 83. CONTROL ROOM 84. CONTROL ROOM 85. CONTROL ROOM 86. CONTROL ROOM 87. CONTROL ROOM 88. CONTROL ROOM 89. CONTROL ROOM 90. CONTROL ROOM 91. CONTROL ROOM 92. CONTROL ROOM 93. CONTROL ROOM 94. CONTROL ROOM 95. CONTROL ROOM 96. CONTROL ROOM 97. CONTROL ROOM 98. CONTROL ROOM 99. CONTROL ROOM 100. CONTROL ROOM</p>
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NO.	DATE	DESCRIPTION
1	11/15/2011	ISSUED FOR PERMIT
2	11/15/2011	ISSUED FOR CONSTRUCTION
3	11/15/2011	ISSUED FOR AS-BUILT

CONSULTANTS
W O O D M A N
 Consulting Engineers

PROJECT INFORMATION

CLIENT: MADISON WATER UTILITY
 4000 EASTERN AVENUE
 MADISON, WISCONSIN 53706

DESIGNER: WOODMAN CONSULTING ENGINEERS
 1000 EASTERN AVENUE
 MADISON, WISCONSIN 53706

DATE: 11/15/2011

PROJECT LOCATION: MADISON WATER UTILITY

SHEET TITLE: ELECTRICAL SYMBOL LIST

SCALE: AS SHOWN

PROJECT NO.: E-3