



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>August 5, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>August 12, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 1215 Allen Boulevard, Madison WI, 53705
Project Title (if any): Madison Metropolitan Sewerage District - Pump Station 15

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: Conditional Use within CN - Conservancy Zoning Public Building

3. Applicant, Agent & Property Owner Information:

Applicant Name: Erik Rehr Company: Madison Metropolitan Sewerage District
 Street Address: 1610 Moorland Rd City/State: Madison, WI Zip: 53713
 Telephone: (608) 222 - 1201 Fax: () Email: erikr@madsewer.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: () Email: dough@potterlawson.com

Project Owner (if not applicant) : _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks / Al Martin on 3/20/15 - 8/3/15.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Doug Hursh Relationship to Property Architect
 Authorized Signature Date August 5, 2015



Informational Narrative

Pump Station 15 2115 Allen Boulevard

Madison Metropolitan Sewerage District
August 3, 2015

The pump station is located within an easement in the northwest corner of Marshall Park on the far west site boundary between Madison and Middleton. The current station is mostly underground and extends about 24" above the grade. There is also a large external transformer on the site for the station.

The original pumps station was built in 1974 and serves Madison, Middleton and the town of Westport. The proposed project will create a building on top of, and to the north of the existing structure. The new structure will house new electrical and mechanical equipment needed to upgrade and renovate the existing pump station.

The design process has followed the Institute for Sustainable Infrastructure (ISI) Envision guidelines and has taken into consideration community needs. A bike repair station will be located near the Allen Boulevard bike as an amenity for bikers; also a new sidewalk connection from the bike path will provide an accessible route to the bike station, pump station building, and Marshall Park.

As part of the MMSD's mission to protect the water; a green roof, rain garden and pervious pavers are used as storm water management and quality strategies. The building is a one story structure with a sloped roof that will collect rain water and send it to a rain garden located to the west of the building along the bike path that parallels Allen Boulevard. The building form and rain garden are designed to convey a message about the districts commitment to water quality.

Some minor grading will occur on the west and north sides of the building to enhance and integrate the rain garden with existing site drainage patterns. Invasive species within the MMSD easement will be eradicated during the site clearing and re-grading process and restored with a low-maintenance turf. Proposed plantings consist of native and native cultivar trees, shrubs and perennials that will provide multi-seasonal interest. The proposed species have been carefully selected to ensure a low-maintenance landscape that will require minimal supplemental water or fertilizer which is consistent with ISI Envision Guidelines and MMSD's mission of protecting water resources.

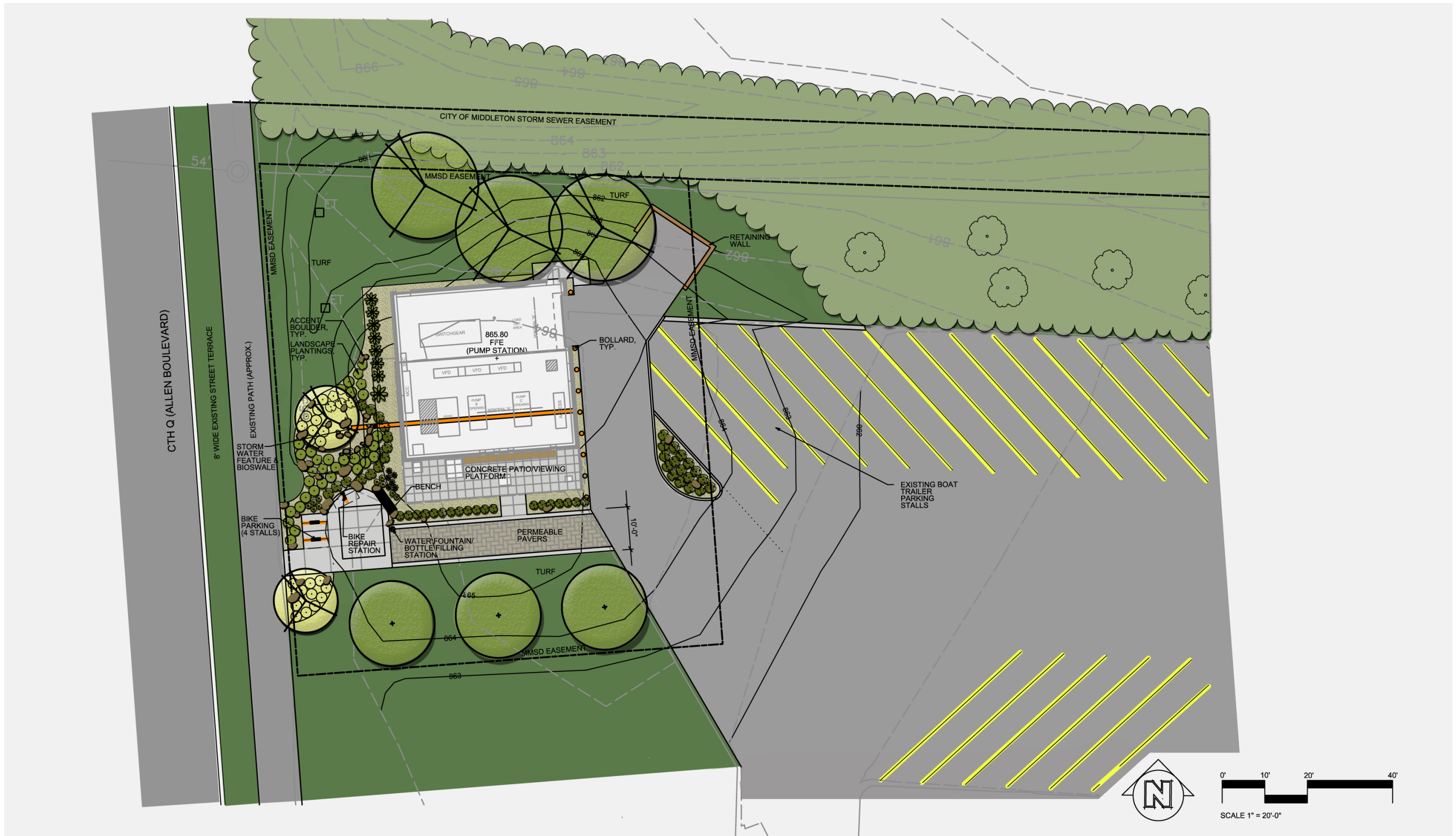
Indigenous and locally sourced decorative stone in the form of accent boulders, cobbles and mulch will be concentrated around the building roof storm water feature to dissipate concentrated roof runoff volumes and provide filtration, cooling and temporary staging of runoff. Decorative stone material will also be integrated throughout the site to create a holistic landscape composition.

The building is designed to take photovoltaic panels now or in the future, it is unknown at this time whether they will be included in the construction project. The sloped roof allows for translucent clerestory panels that allow daylight into the facility. Windows will be provided along the south side of the building to allow people to see the inner workings of the facility.

The building materials will be durable and cleanable. The walls are constructed of burnished concrete blocks in a range of warm neutral colors to create a subtle range similar to natural stone. Cement board and composite wood siding will be used for the clerestory and roof fascia.

SITE LOCATION





MMSD Pump Station 15
 Site Landscape Plan
 August 5, 2015

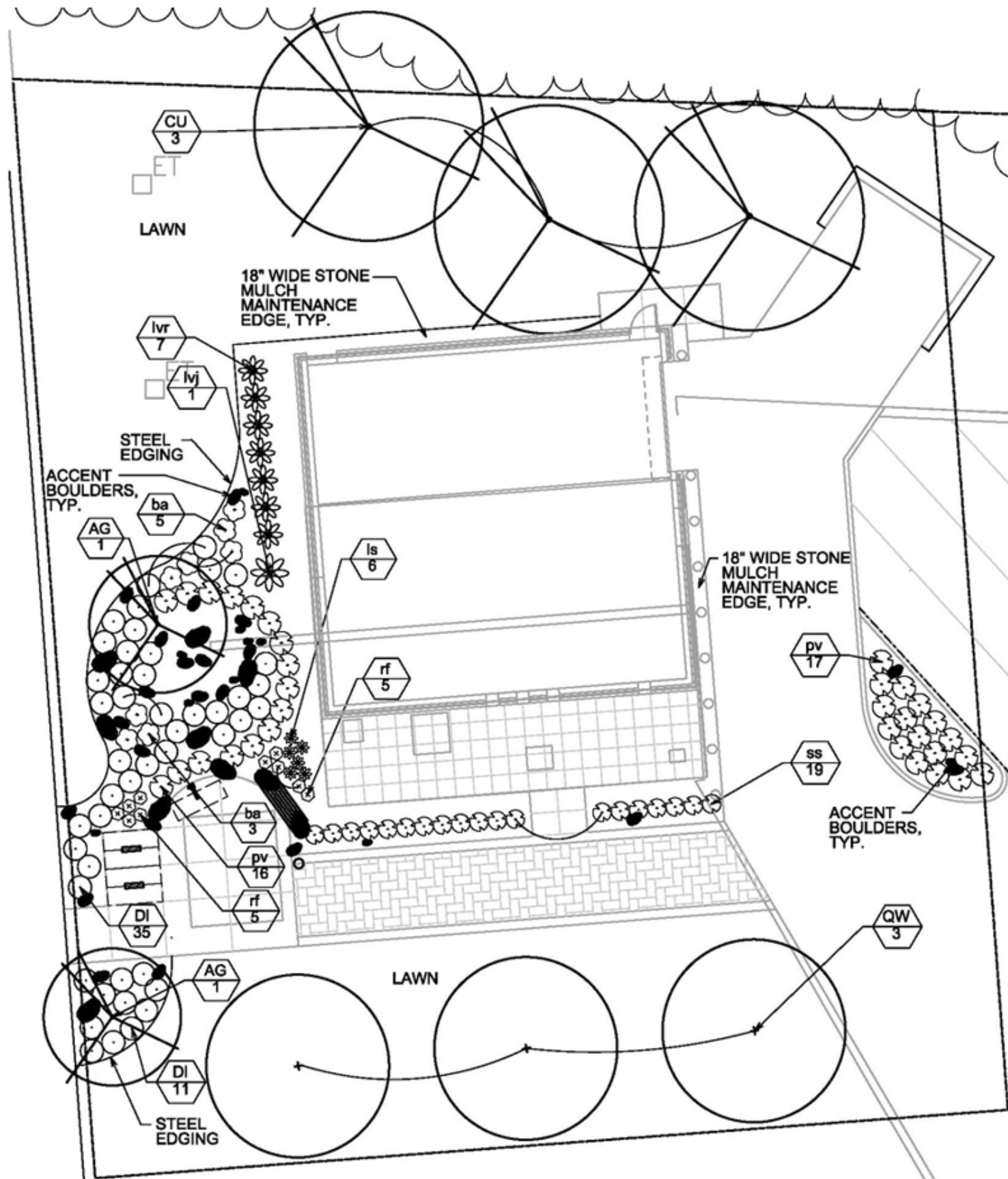
Madison Metropolitan
 Sewerage District

BAXTER & WOODMAN
 Consulting Engineers

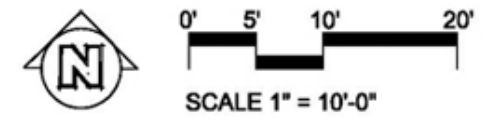
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KEN SAIKI
 DESIGN INC

Potter
 Lawson
 Success by Design



Key	Botanical Name	Common Name	Quantity	Size	Root Condition	Comments
Deciduous Trees						
CU	<i>Carpinus caroliniana</i>	American Hornbeam	3	2" Cal	B&B	Space Per Plans
QW	<i>Quercus x warei 'Long'</i>	Regal Prince Oak	3	2" Cal	B&B	Space Per Plans
Ornamental Trees						
AG	<i>Amelanchier x grandiflora 'Robinnill'</i>	Robinill Serviceberry	2	6" HT.	B&B	Multi-Stem Tree; Space Per Plans
Deciduous Shrubs						
DI	<i>Diervilla lonicera 'Copper'</i>	Copper Dwarf Bush Honeysuckle	46	24" Sprd.	Cont.	Space 2'-6" o.c.
lvr	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	7	24" HT.	Cont.	Space 2'-6" o.c.
lvj	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Winterberry	1	24" HT.	Cont.	Space Per Plans
Perennials/Grasses/Groundcovers						
ba	<i>Baptisia 'Solar flare' Prairieblues</i>	Solar Flare False Indigo	8	#1	Cont.	Space 30" o.c.
ss	<i>Schizachyrium scoparium 'MinnblueA'</i>	Blue Heaven Little Bluestem	19	#1	Cont.	Space 24" o.c.
rf	<i>Rudbeckia fulgida 'Early Bird Gold'</i>	Early Bird Gold Coneflower	10	#1	Cont.	Space 18" o.c.
ls	<i>Liatris spicata 'Kobold'</i>	Kobold Spiked Gayfeather	6	#1	Cont.	Space 18" o.c.
pv	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switchgrass	33	#1	Cont.	Space 30" o.c.



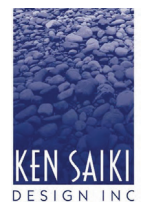


Pump Station 15 Exterior Images
August 5, 2015

Madison Metropolitan
Sewerage District



BAXTER & WOODMAN
Consulting Engineers





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