



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.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>5/24/17</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>6/7/17</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 3201 Dairy Drive, Madison, WI 53703 UDD No. 1  
 Project Title (if any): Madison Fire Department - Fire Station 14

2. This is an application for (Check all that apply to this UDC application):  
 New Development     Alteration to an Existing or Previously-Approved Development

AGENDA ITEM # _____
LEGISTAR # _____
ALD. DIST. <u>16</u>

**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

CITY OF MADISON

MAY 24 2017

8.55  
Planning & Community  
& Economic Development

**B. Signage:**

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

**C. Other:**

Please specify: \_\_\_\_\_

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

Applicant Name: Tate Walker Company: OPN Architects  
 Street Address: 301 N Broom St, Madison WI 53703 City/State: Madison, WI Zip: 53703  
 Telephone: (608)819-0844 Fax: ( ) \_\_\_\_\_ Email: twalker@opnarchitects.com

Project Contact Person: Same as Applicant Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Project Owner (if not applicant): Assistant Chief Clayton Christenson, Madison Fire Department  
 Street Address: 316 W Dayton St, Madison WI 53703 City/State: Madison, WI Zip: 53703  
 Telephone: (608)266-5956 Fax: ( ) \_\_\_\_\_ Email: CChristenson@cityofmadison.com

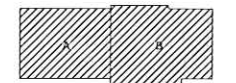
**4. Applicant Declarations:**

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 Kevin Firchow/Jessica Vaughn on 5/8/17.  
(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 Tate Walker Relationship to Property Architect

Authorized Signature Tate Walker Date 5/23/17



# MADISON FIRE DEPARTMENT FIRE STATION 14

3201 DAIRY DRIVE  
MADISON, WI 53703

## PROJECT NARRATIVE / LETTER OF INTENT

Madison Fire Department is proposing a new fire station on the southeast side of the city located at 3201 Dairy Drive. The site encompasses three parcels (Lot 34, 35 and 36) east of Dairy Drive and north of Femite Drive. The parcels are zoned SE (Suburban Employment District) and the gross area of the combined parcels is 481,949 square feet (11.06 acres). There are no existing buildings on the proposed site. However, the site has been previously developed. An asphalt driveway off Femite and gravel roads and concrete pads from a previous business remain on site. A major 50-foot wide gas utility easement runs east-west through the southern portion of Lots 34 and 35. The site is gradual as it generally slopes east and north toward the adjacent wetland. The fire station is 20,300 square feet. The building design includes (6) pull-through apparatus bays with the intent to allocate space for indoor training and physical agility testing. The public portion of the building consists of a large break room / vestibule space, a 1,100 square foot community room and two small meeting rooms. This intent of the public spaces is to provide a variety of spaces that can serve the community as well as the station. A restroom core, turnout gear, EMS storage and laundry rooms are the central core of the space. The living quarters are located in the back (east side) of the station. Offices, Dormitories, a fitness room and a large great room that combines a kitchen and living room. The hours of operation are 24 hours per day, 7 days per week. See site plan and landscape plan for proposed parking, bike parking and open space calculations. This project is 100% publicly subsidized.

## DRAWING INDEX

A000	COVER
A001	SITE CONTEXT AND CHARACTER SKETCHES
C100	EXISTING SITE
C200	PROPOSED SITE DESIGN
L100	TREE INVENTORY DIAGRAM
L101	LANDSCAPE PLAN
L151	LANDSCAPE PLAN ENLARGEMENTS
L152	LANDSCAPE PLAN ENLARGEMENTS
A101	FLOOR PLAN LEVEL 1
A200	EXTERIOR ELEVATIONS



CHARACTER SKETCH - FACING NORTH EAST



LOCATOR MAP - PROJECT LOCATION - CITY SCALE  
NOT TO SCALE



LOCATOR MAP - PROJECT LOCATION - NEIGHBORHOOD SCALE  
NOT TO SCALE



SITE PHOTOGRAPH

SITE PHOTOGRAPH

CHARACTER SKETCH - FACING EAST

SITE PHOTOGRAPH

SITE PHOTOGRAPH

CHARACTER SKETCH - FACING WEST

SITE PHOTOGRAPH

SITE PHOTOGRAPH

CHARACTER SKETCH - FACING SOUTHEAST

SITE PHOTOGRAPH

SITE PHOTOGRAPH



301 N BROOM STREET #100  
MADISON, WI 53703  
608-819-0260 PHONE  
www.opnarchitects.com  
opn@opnarchitects.com

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by OPN Architects, Inc. are the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all common law, statutory and other reserved rights, including the copyright therein.

© 2017 OPN Architects, Inc.

Owner  
**City of Madison Fire Department**  
314 W. Dayton St  
Madison, WI 53703

Project  
**Madison Fire Station 14**  
3201 Dairy Drive  
Madison, WI 53718

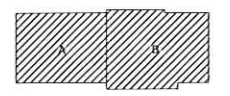
Civil Engineer  
**Snyder & Associates, Inc.**  
5010 Voges Rd  
Madison, WI 53718  
P. 608-838-0444

Structural Engineer  
**IMEG**  
1800 Deming Way #200  
Middleton, WI 53562  
P. 608-223-9500

Mechanical Engineer  
**IMEG**  
1800 Deming Way #200  
Middleton, WI 53562  
P. 608-223-9500

Electrical Engineer  
**IMEG**  
1800 Deming Way #200  
Middleton, WI 53562  
P. 608-223-9500

Key Plan



Sheet Issue Date

**UDC INFORMATIONAL - 05/24/17**

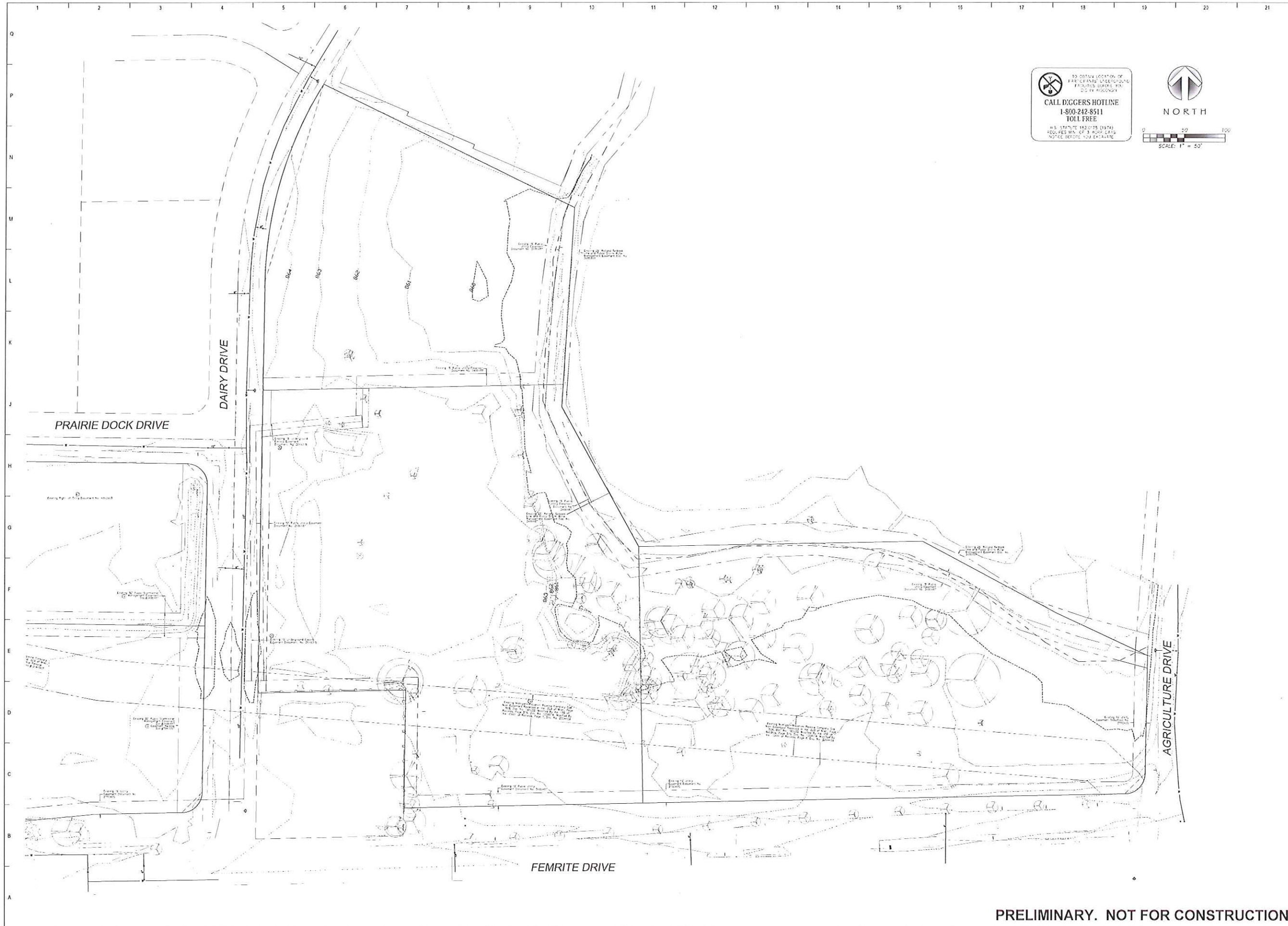
Revision	Date
DATE MEETING	03/20/17
PUBLIC MEETING	05/08/17
FIRE APPLICATION	05/19/17
UDC INFORMATIONAL	05/24/17

**SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION**

Drawing  
**SITE CONTEXT AND  
CHARACTER SKETCHES**

OPN Project No: 1702/000

PRINTED:



TO OBTAIN LOCATION OF  
 PUBLIC UTILITY LINES  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WIS. STATUTE 183.075 (1974)  
 150' FEES MIN. OF 3' ROAD LAYS  
 NOTICE BEFORE YOU EXCAVATE



301 N BROOM STREET #100  
 MADISON, WI 53703  
 608-618-0200 PHONE  
 www.opnarchitects.com  
 opn@opnarchitects.com

All reports, plans, specifications, computer files, field data  
 notes and other documents and information prepared by  
 OPN Architects, Inc. as instruments of service shall remain  
 the property of OPN Architects, Inc. OPN Architects, Inc.  
 shall retain all copyright, liability and other reserved  
 rights including the copyright therein.

Owner  
**City of Madison Fire Department**  
 314 W. Dayton St.  
 Madison, WI 53703

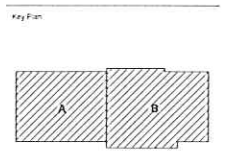
Project  
**Madison Fire Station 14**  
 3201 Dairy Drive  
 Madison WI, 53718

Civil Engineer  
**Snyder & Associates, Inc.**  
 5010 Voges Rd.  
 Madison, WI 53718  
 P. 608-638-0444

Structural Engineer  
**IMEG**  
 1600 Deming Way #200  
 Middleton, WI 53562  
 P. 608-223-9600

Mechanical Engineer  
**IMEG**  
 1600 Deming Way #200  
 Middleton, WI 53562  
 P. 608-223-9600

Electrical Engineer  
**IMEG**  
 1600 Deming Way #200  
 Middleton, WI 53562  
 P. 608-223-9600



Draft Issue Date  
**UDC INFORMATIONAL - 05/24/17**

Revision	Date
DAY MEETING	03/30/17
PUBLIC MEETING	05/05/17
FIRE APPLICATION	05/15/17
UDC INFORMATIONAL	05/24/17

**SCHEMATIC DESIGN  
 NOT FOR CONSTRUCTION**

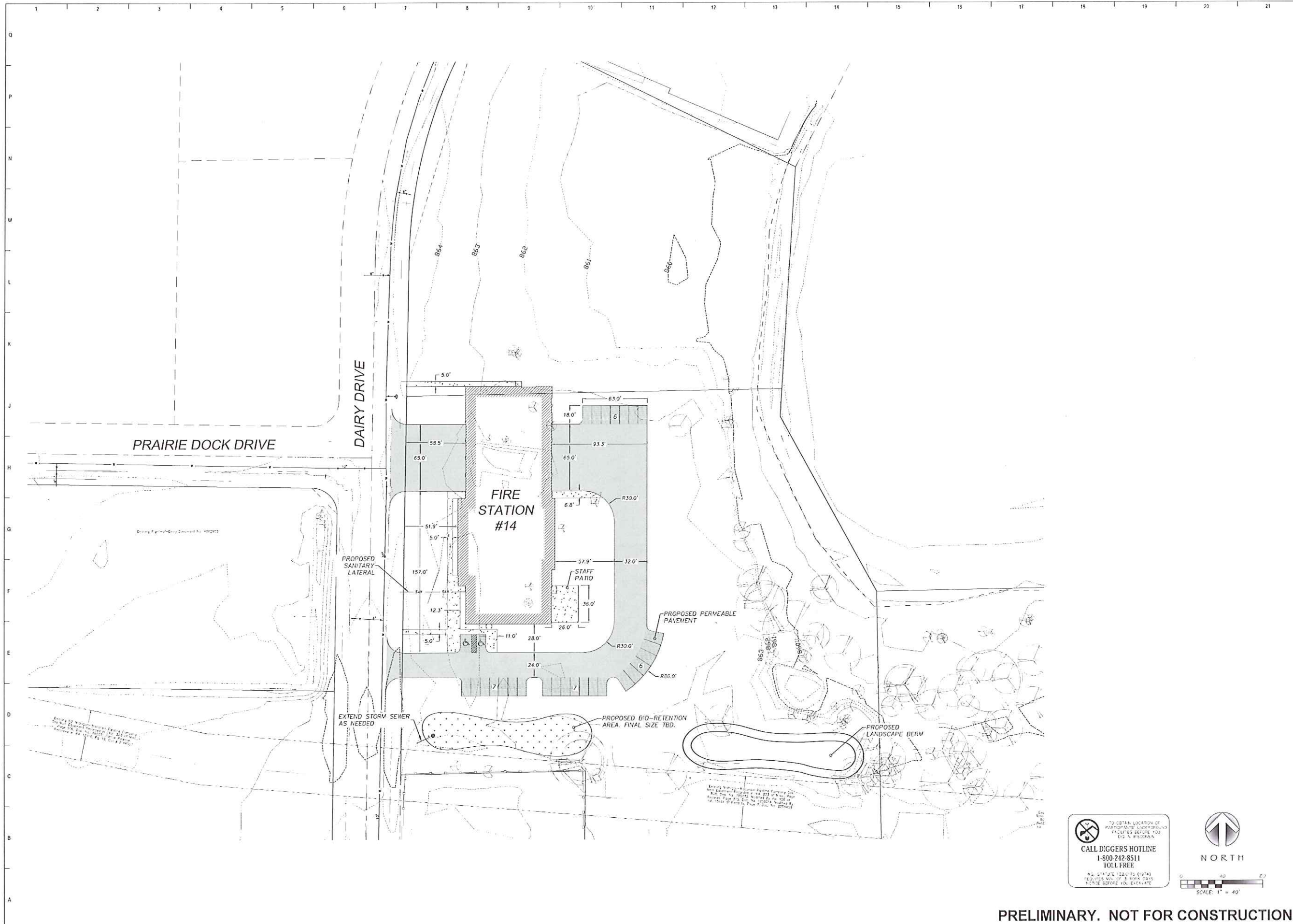
Drawing  
 Existing Site Plan

OPN Project No. 17207000

**PRELIMINARY. NOT FOR CONSTRUCTION.**

**C100**

PRINTED:



**OPN ARCHITECTS**  
 301 N BROOM STREET #100  
 MADISON, WI 53703  
 608-519-0250 PHONE  
 www.opnarchitects.com  
 opn@opnarchitects.com

All reports, plans, specifications, computer files, field data notes and other documents and instruments prepared by OPN Architects, Inc. as instruments of service shall remain the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all common law, statutory and other reserved rights, including the copyright therein.

Owner:  
**City of Madison Fire Department**  
 314 W Dayton St  
 Madison, WI 53703

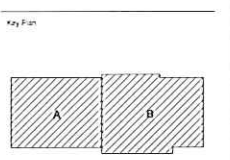
Project:  
**Madison Fire Station 14**  
 2031 Dairy Drive  
 Madison WI, 53718

Civil Engineer:  
**Snyder & Associates, Inc.**  
 5010 Vokes Rd  
 Madison, WI 53718  
 P. 608-530-0444

Structural Engineer:  
**IMEG**  
 1800 Deming Way #200  
 Middleton, WI 53562  
 P. 608-223-9500

Mechanical Engineer:  
**IMEG**  
 1800 Deming Way #200  
 Middleton, WI 53562  
 P. 608-223-9500

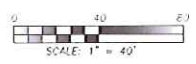
Electrical Engineer:  
**IMEG**  
 1800 Deming Way #200  
 Middleton, WI 53562  
 P. 608-223-9500



Sheet Title Code  
**UDC INFORMATIONAL - 05/24/17**

Revision	Date
DAT MEETING	03/20/17
PUBLIC MEETING	05/08/17
PFE APPLICATION	05/15/17
UDC INFORMATIONAL	05/24/17

TO OBTAIN LOCATION OF PARTIALS, UNDERGROUND UTILITIES BEFORE YOU DIG, CALL 811.  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
IN WISCONSIN, YOU MUST CALL 811 AT LEAST 48 HOURS BEFORE YOU EXCAVATE.



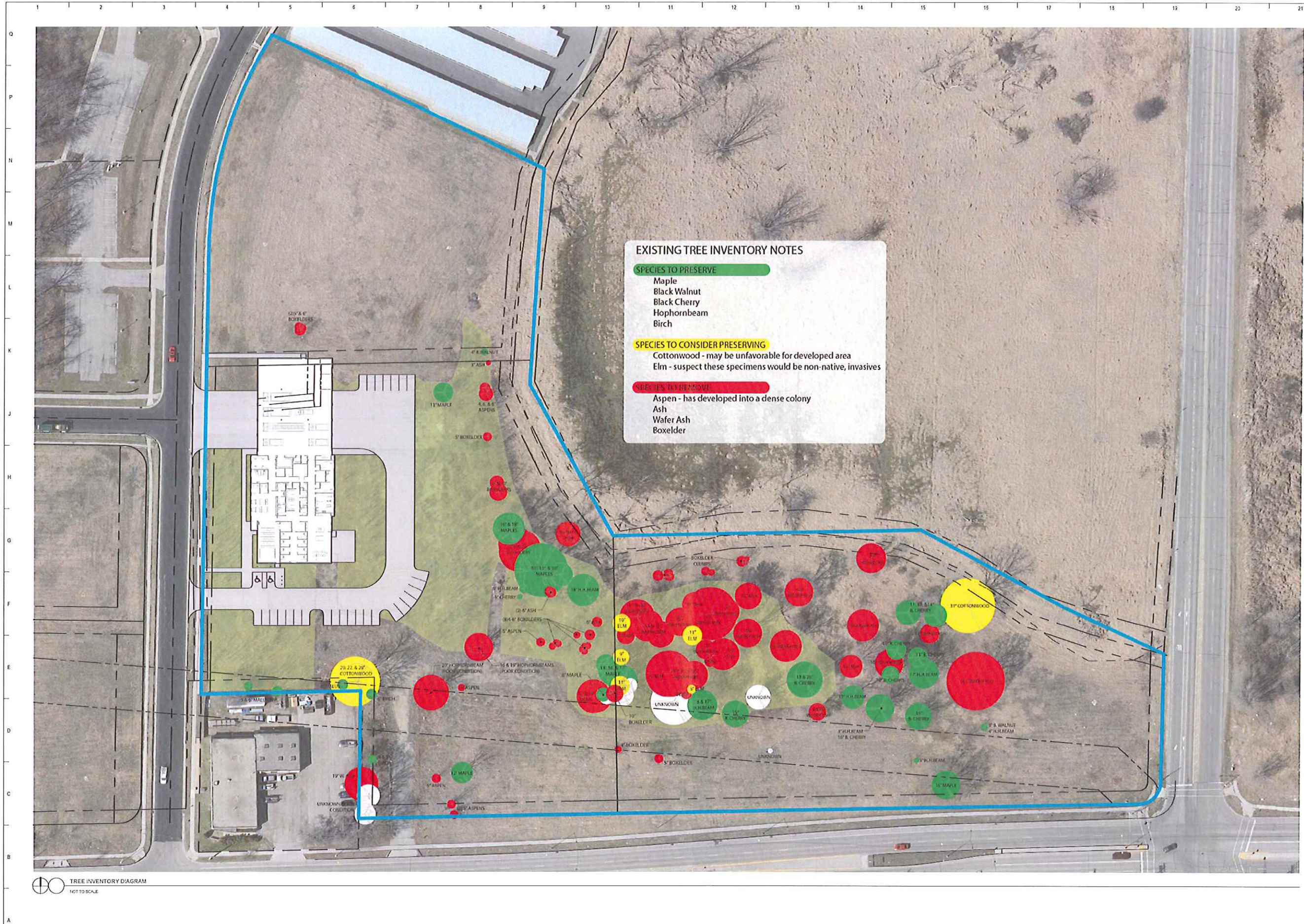
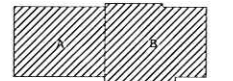
**SCHEMATIC DESIGN NOT FOR CONSTRUCTION**

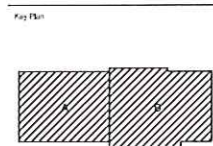
Drawing:  
 Site Plan

OPN Project No. 1720700

**PRELIMINARY. NOT FOR CONSTRUCTION.**

**C200**





**PRELIMINARY LANDSCAPE CALCULATIONS AND DISTRIBUTION**

**TOTAL DEVELOPED AREA**  
FIVE (5) LANDSCAPE POINTS SHALL BE PROVIDED FOR EACH THREE HUNDRED (300) SQUARE FEET OF DEVELOPED AREA.  
49,695 SF OF DEVELOPED AREA / 300 = 165 x 5 = 830 POINTS

**DEVELOPMENT FRONTAGE LANDSCAPING**  
SEC. 23.142 (5) LANDSCAPING AND/OR ORNAMENTAL FENCING SHALL BE PROVIDED BETWEEN BUILDINGS OR PARKING AREAS AND THE ADJACENT STREET(S), EXCEPT WHERE BUILDINGS ARE PLACED AT THE SIDEWALK.

DAIRY DRIVE DEVELOPMENT FRONTAGE: 425 LF

SEC. 23.142 (5)(c) IN CASES WHERE DEVELOPMENT FRONTAGE LANDSCAPE CANNOT BE PROVIDED DUE TO SITE CONSTRAINTS, THE ZONING ADMINISTRATOR MAY HAVE THE REQUIREMENT OR SUBSTITUTE ALTERNATIVE SCREENING METHODS FOR THE REQUIRED LANDSCAPING.

NORTH DRIVE APRON: 66 LF  
SOUTH DRIVE APRON: 25 LF  
GAS MAIN EASEMENT: 25 LF

ONE (1) OVERSTORY DECIDUOUS TREE AND FIVE (5) SHRUBS SHALL BE PLANTED FOR EACH THIRTY (30) LINEAL FEET OF LOT FRONTAGE.

DAIRY DRIVE: 309 LF / 30 = 10.3  
5 x 11 = 55 SHRUBS

**INTERIOR PARKING LOT LANDSCAPING**  
A MINIMUM OF EIGHT PERCENT (8%) OF THE ASPHALT OR CONCRETE AREA OF THE PARKING LOT SHALL BE DEVOTED TO INTERIOR PLANTING ISLANDS, PENINSULAS, OR LANDSCAPED STRIPS.

20,223 SF x 6% = 1,618 SF LANDSCAPE AREA

THE PRIMARY PLANT MATERIAL SHALL BE SHADE TREES WITH AT LEAST ONE (1) DECIDUOUS CANOPY TREE FOR EVERY ONE HUNDRED SIXTY (160) SF OF REQUIRED LANDSCAPE AREA.

1,618 / 160 = 10 TREES

**FOUNDATION PLANTINGS**  
FOUNDATION PLANTINGS SHALL BE INSTALLED ALONG BUILDING FACADES, EXCEPT WHERE BUILDING FACADES DIRECTLY ADJUT THE SIDEWALK, PLAZA, OR OTHER HARDSCAPE FEATURES.

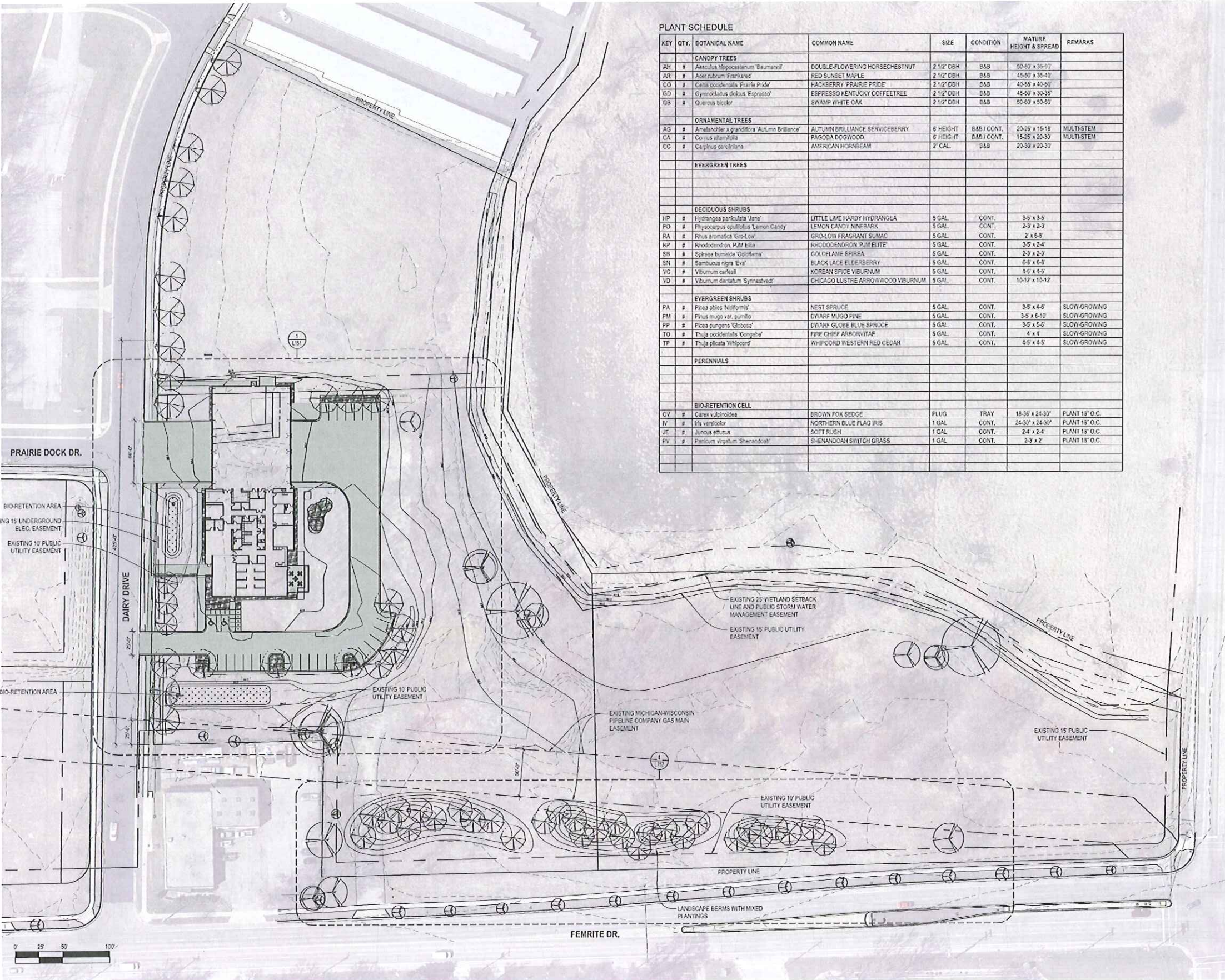
**SCREENING ALONG DISTRICT BOUNDARIES**  
NA

**SCREENING OF OTHER SITE ELEMENTS**  
REFUSE DISPOSAL - INTERIOR TO BUILDING  
MECHANICAL EQUIPMENT -  
• TRANSFORMER SCREENED FROM VIEW OF SURROUNDING STREETS AND RESIDENTIAL DISTRICTS BY BUILDING FORM.  
• GENERATOR TO BE A MOBILE UNIT NOT STORED ON SITE.

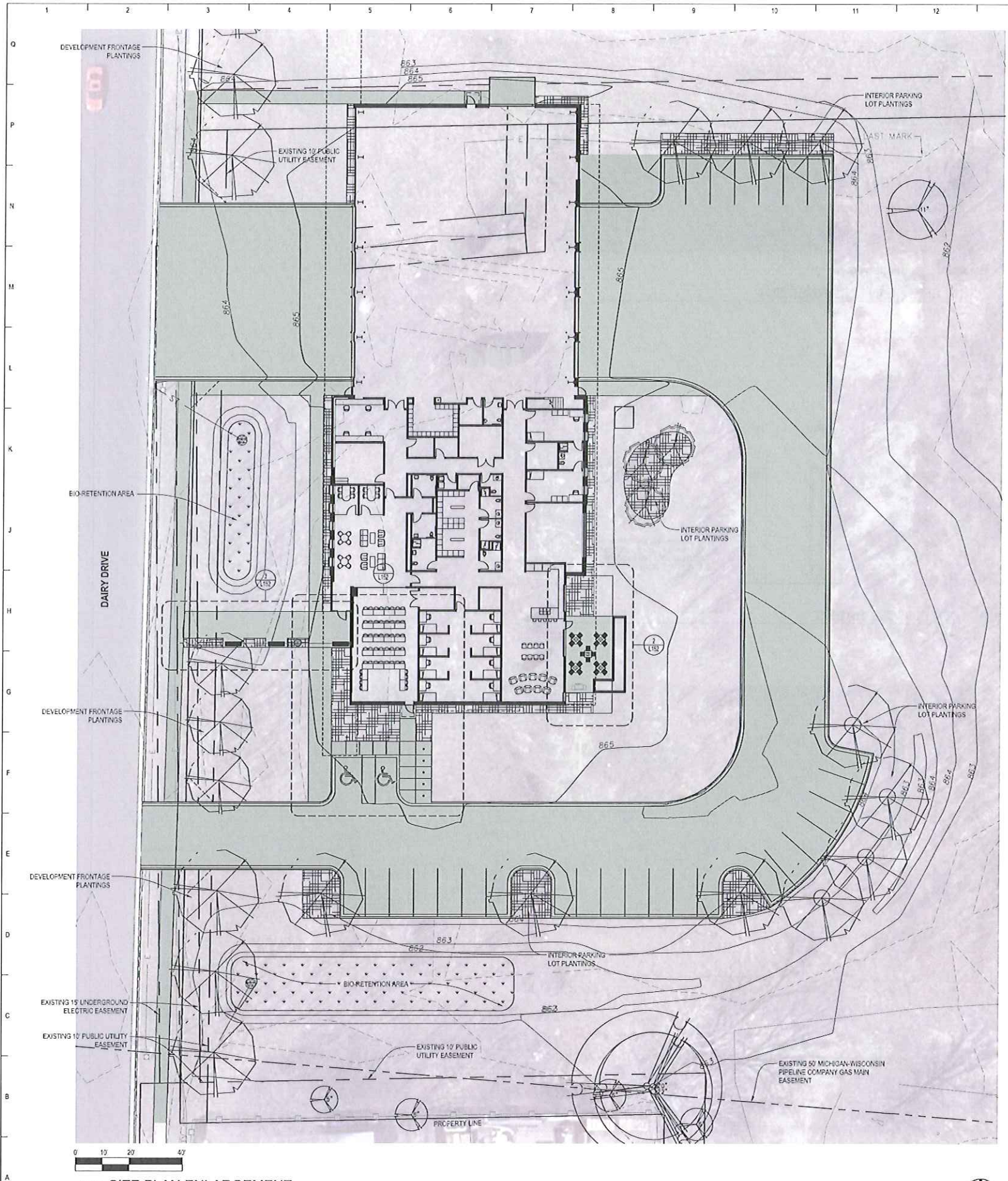
**BICYCLE PARKING CALCULATIONS**  
PER ZONING CODE TABLE 228-3 OFF-STREET PARKING REQUIREMENTS BUILDING USE  
• PUBLIC SAFETY FACILITY - BICYCLE MINIMUM DETERMINED BY ZONING ADMINISTRATOR  
• MEETING ROOM W/ 60 PERSON CAPACITY (LODGE, PRIVATE CLUB, RECEPTION HALL) - BICYCLE MINIMUM AT 5% OF CAPACITY = 3

**PLANT SCHEDULE**

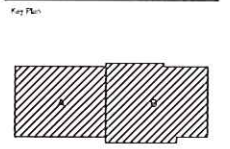
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MATURE HEIGHT & SPREAD	REMARKS
<b>CANOPY TREES</b>							
AH	#	Aesculus Mipocatanum 'Baumannii'	DOUBLE-FLOWERING HORSECHESTNUT	2 1/2' DBH	B&B	50-60 x 35-50	
AR	#	Acer rubrum 'Franklin'	RED SUNSET MAPLE	2 1/2' DBH	B&B	45-50 x 35-40	
CO	#	Cornus coccidentalis 'Prairie Pride'	HACKBERRY 'PRAIRIE PRIDE'	2 1/2' DBH	B&B	40-55 x 40-50	
GD	#	Gymnocladus dioica 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2 1/2' DBH	B&B	45-50 x 30-35	
QB	#	Quercus bicolor	SWAMP WHITE OAK	2 1/2' DBH	B&B	50-60 x 50-60	
<b>ORNAMENTAL TREES</b>							
AG	#	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HEIGHT	B&B / CONT.	20-25 x 15-18	MULTI-STEM
CA	#	Cornus alternifolia	PAGODA DOGWOOD	6' HEIGHT	B&B / CONT.	15-25 x 20-30	MULTI-STEM
CC	#	Carpinus caroliniana	AMERICAN HORNBEAM	2' CAL.	B&B	20-30 x 20-30	
<b>EVERGREEN TREES</b>							
<b>DECIDUOUS SHRUBS</b>							
HP	#	Hydrangea paniculata 'Jane'	LITTLE LIME HARDY HYDRANGEA	5 GAL.	CONT.	3-5 x 3-5	
FO	#	Physocarpus opulifolius 'Lemon Candy'	LEMON CANDY NINEBARK	5 GAL.	CONT.	2-3 x 2-3	
RA	#	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.	2 x 6-8	
RP	#	Rhododendron 'PJM Elite'	RHODODENDRON 'PJM ELITE'	5 GAL.	CONT.	3-5 x 2-4	
SB	#	Spiraea bumalda 'Goldflame'	GOLDFLAME SPIREA	5 GAL.	CONT.	2-3 x 2-3	
SN	#	Sambucus nigra 'Eva'	BLACK LACE ELDERBERRY	5 GAL.	CONT.	6-8 x 6-8	
VC	#	Viburnum carlesii	KOREAN SPICE VIBURNUM	5 GAL.	CONT.	3-5 x 4-5	
VD	#	Viburnum dentatum 'Symrisevict'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	5 GAL.	CONT.	13-12 x 13-12	
<b>EVERGREEN SHRUBS</b>							
PA	#	Pinus strobus 'Nidiformis'	NEST SPRUCE	5 GAL.	CONT.	3-5 x 4-5	SLOW-GROWING
FM	#	Pinus mugo var. 'pumilio'	DWARF MUGO PINE	5 GAL.	CONT.	3-5 x 6-10	SLOW-GROWING
FP	#	Pinus pungens 'Globose'	DWARF GLOBE BLUE SPRUCE	5 GAL.	CONT.	3-5 x 5-8	SLOW-GROWING
TO	#	Thuja occidentalis 'Donghai'	FIRE CHIEF ARBORVITAE	5 GAL.	CONT.	4 x 4	SLOW-GROWING
TP	#	Thuja plicata 'Whisper'	WHISPER WESTERN RED CEDAR	5 GAL.	CONT.	4-5 x 4-5	SLOW-GROWING
<b>PERENNIALS</b>							
<b>BIO-RETENTION CELL</b>							
CV	#	Carex vulpinoidea	BROWN FOX SEDGE	PLUG	TRAY	15-36 x 25-30"	PLANT 18" O.G.
IV	#	Iris versicolor	NORTHERN BLUE FLAG IRIS	1 GAL.	CONT.	24-30" x 24-30"	PLANT 18" O.G.
JE	#	Juncus effusus	SOFT RUSH	1 GAL.	CONT.	2-4 x 2-4"	PLANT 18" O.G.
FV	#	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	1 GAL.	CONT.	2-3 x 2"	PLANT 18" O.G.



1 SITE PLAN  
1" = 50'-0"



1 SITE PLAN ENLARGEMENT  
1" = 20'-0"



Sheet Issue Date  
**UDC INFORMATIONAL - 05/24/17**

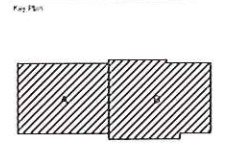
Revision	Date	Drawn
DATE MEETING	03/20/17	
PUBLIC MEETING	05/15/17	
PFE APPLICATION	05/15/17	
UDC INFORMATIONAL	05/24/17	

**SCHEMATIC DESIGN**  
NOT FOR CONSTRUCTION

Drawing  
**LANDSCAPE PLAN**  
ENLARGEMENTS

Client Project No. 1727799





UDC INFORMATIONAL - 05/24/17

Revision	Date
DAT MEETING	03/20/17
PUBLIC MEETING	05/03/17
PFE APPLICATION	05/15/17
UDC INFORMATIONAL	05/24/17

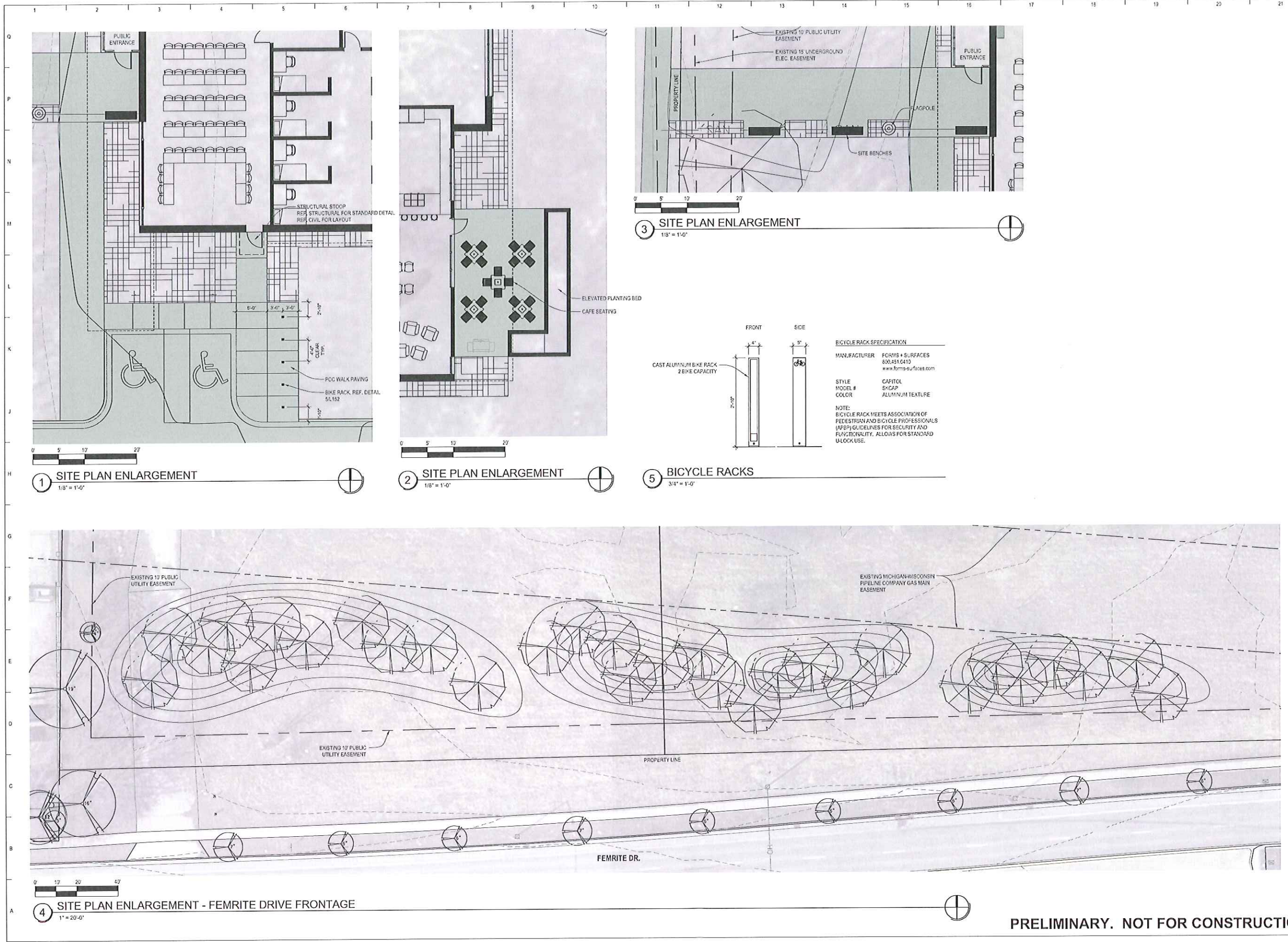
SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

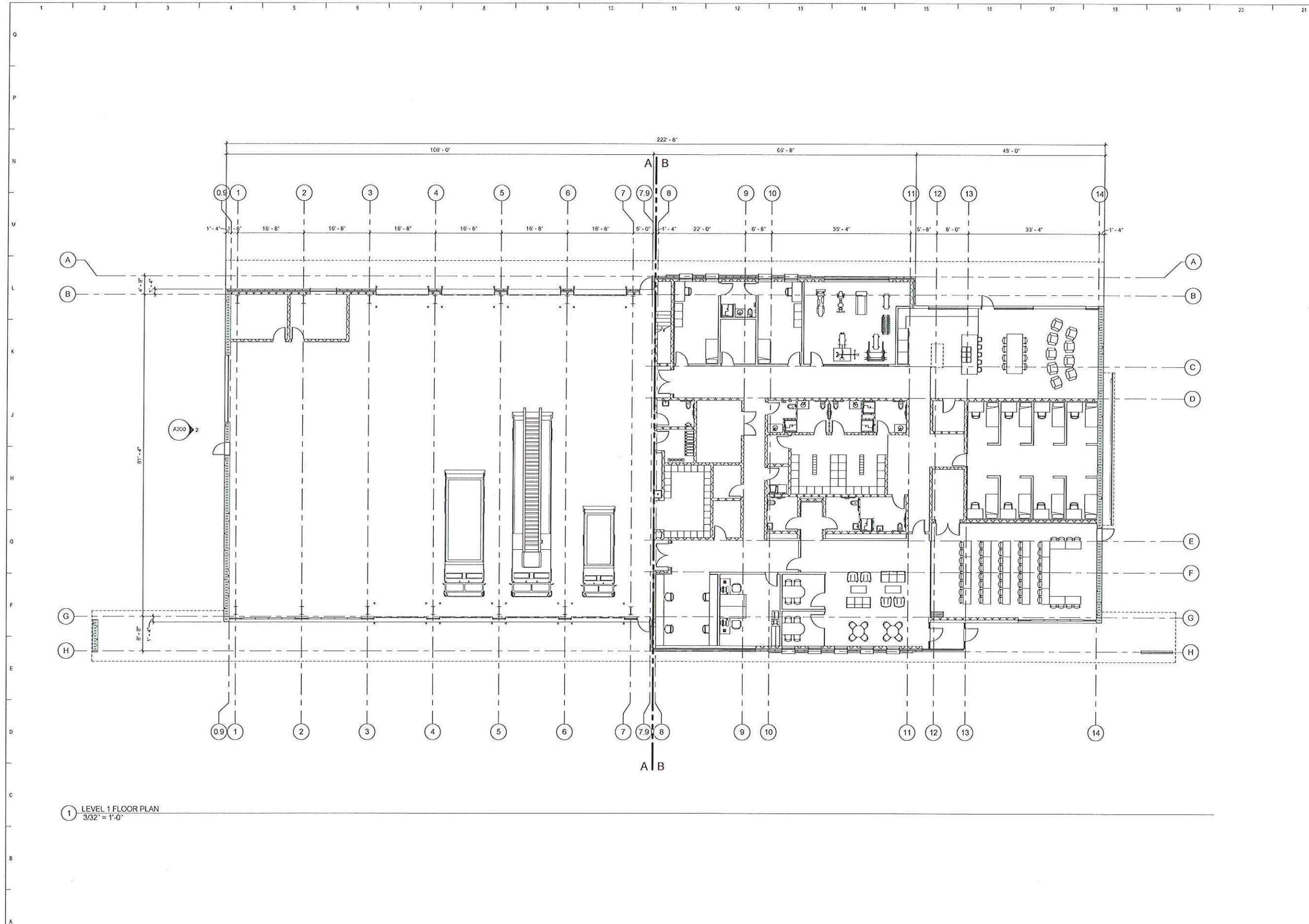
LANDSCAPE PLAN  
ENLARGEMENTS

OPN Project No. 1727000

PRELIMINARY. NOT FOR CONSTRUCTION.

L152





301 N BROOM STREET #100  
MADISON, WI 53703  
608-819-0200 PHONE  
www.opnarchitects.com  
opn@opnarchitects.com

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by OPN Architects, Inc. are instruments of service and shall remain the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all copyright, title, proprietary and other reserved rights, including the copyright therein.  
© 2017 OPN Architects, Inc.

Owner  
City of Madison Fire Department  
314 W. Dayton St  
Madison, WI 53703

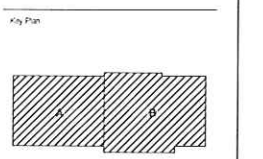
Project  
Madison Fire Station 14  
3201 Dairy Drive  
Madison WI, 53718

Civil Engineer  
Snyder & Associates, Inc  
5010 Voges Rd  
Madison, WI 53718  
P. 608-838-0444

Structural Engineer  
IMEG  
1800 Deming Way #200  
Middleton, WI 53562  
P. 608-223-5600

Mechanical Engineer  
IMEG  
1800 Deming Way #200  
Middleton, WI 53562  
P. 608-223-5600

Electrical Engineer  
IMEG  
1800 Deming Way #200  
Middleton, WI 53562  
P. 608-223-5600



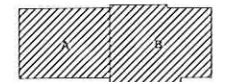
Sheet Issue Date  
UDC INFORMATIONAL - 05/24/17

Revision	Date	By
DATE MEETING	03/20/17	
PUBLIC MEETING	05/05/17	
PRE APPLICATION	05/19/17	
UDC INFORMATIONAL	05/24/17	

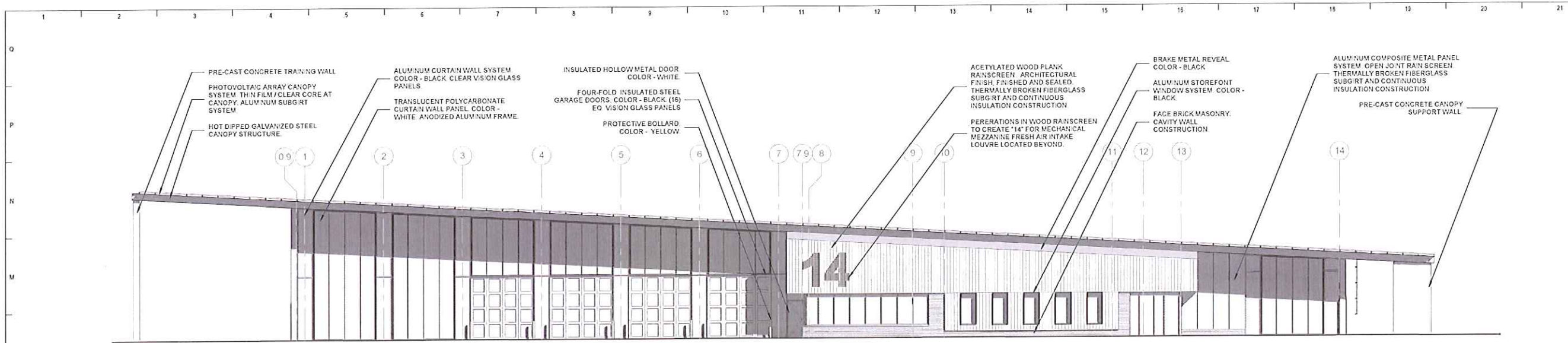
SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

Drawing  
FLOOR PLAN LEVEL 1

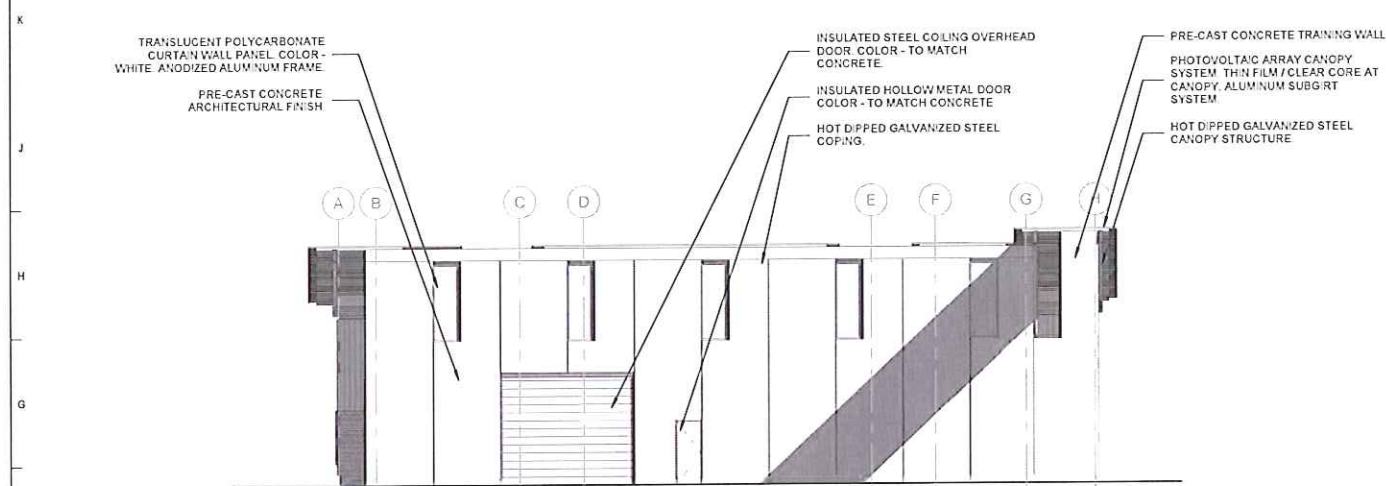
OPN Project No. 1720706



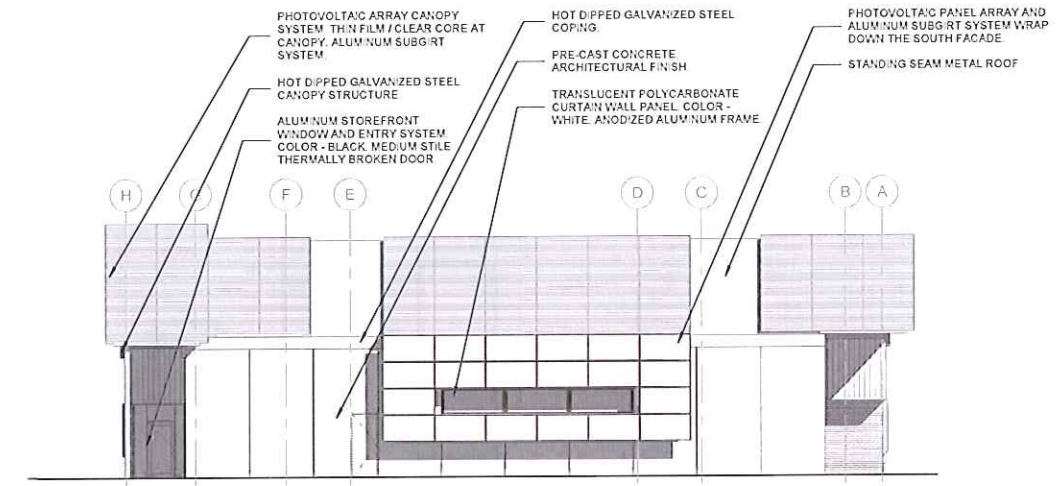
Revision	Date
DATE MEETING	03/30/17
PUBLIC MEETING	05/03/17
PRE APPLICATION	05/15/17
UDC INFORMATIONAL	05/24/17



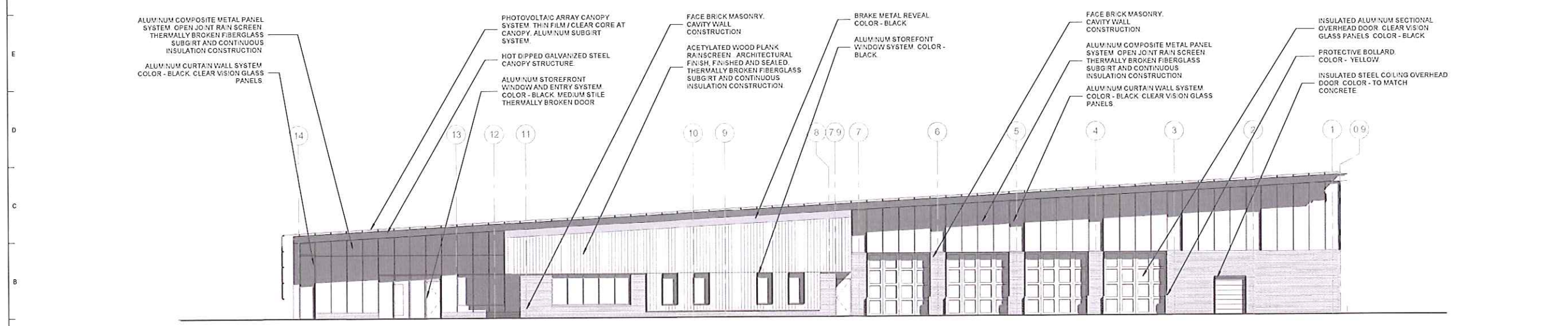
**1 BUILDING ELEVATION - WEST**



**2 BUILDING ELEVATION - NORTH**



**3 BUILDING ELEVATION - SOUTH**



**4 BUILDING ELEVATION - EAST**