



City of Madison

Conditional Use

Location
110 Glenway Street

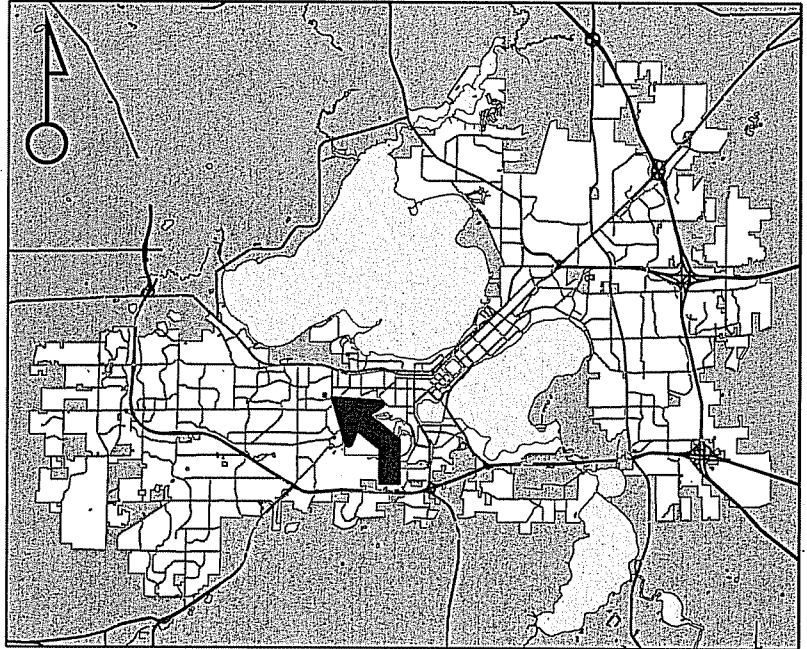
Project Name
Booster Station 106

Applicant
Madison Water Utility/
Andy Mullendore - Strand Associates, Inc

Existing Use
Water Utility booster station in
Reservoir Park

Proposed Use
Construct new Water Utility
booster station

Public Hearing Date
Plan Commission
22 April 2013



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 : 12 April 2013

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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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>20 FEBRUARY 2013</u>
Received By	<u>RPL</u>
Parcel No.	<u>0709-2130-20e7</u>
Aldermanic District	<u>05-BIDAR-SIEBLAFF</u>
GQ	
Zoning District	<u>TR-C1</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<input type="checkbox"/> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	

1. **Project Address:** 110 Glenway Street **Project Area in Acres:** 4

Project Title (if any): Booster Station 106

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Alan Larson Company: Madison Water Utility
Street Address: 119 East Olin Ave City/State: Madison, WI Zip: 53713
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 Dr City/State: Madison, WI Zip: 53715
Telephone: (608) 251-4843 Fax: (608) 251-8655 Email: andy.mullendore@strand.com

Property Owner (if not applicant): Madison Water Utility
Street Address: 119 E. Olin Avenue City/State: Madison, WI Zip: 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: This project replaces an existing aging booster station with a new booster station with modern controls.

Development Schedule: Commencement 7/2013 Completion 8/2014

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the _____ 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 and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Ald. Bidar-Sielaff, VanChaMasShe Neighborhood Association, Sunset Hills Neighborhood Association, Sunset Village Neighborhood Association
 → If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Tim Parks Date: 1/28/2013 Zoning Staff: Al Martin Date: 1/28/2013

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

Name of Applicant Alan L. Larson PE Relation to Property Owner Principal Engineer
 Authorizing Signature of Property Owner Alan Larson Digitally signed by Alan Larson
DN: cn=Alan Larson, o=City of Madison, ou=City of Madison, email=alan.larson@cityofmadison.com, c=US
Date: 2013.02.18 12:17:49P Date 2/18/2013



Strand Associates, Inc.[®]
910 West Wingra Drive
Madison, WI 53715
(P) 608-251-4843
(F) 608-251-8655

February 19, 2013

Planning and Community & Economic Office
Planning Division
115 Martin Luther King Jr. Blvd., Suite LL 100
Madison Municipal Building
Madison, WI 53703

Re: Madison Water Utility Booster Station 106
110 Glenway Street

Dear Plan Commission:

This letter serves as the Letter of Intent for the Madison Booster Station No. 106 project for the city of Madison Water Utility. The following describes the project.

1. Project Name: Madison Booster Station No. 106

2. Preliminary Construction Schedule:

Advertisement:	July 2013
Notice to Proceed	September 2013
Construction completion	July 2014

3. Description of Existing Conditions: The existing Booster 106 site is currently operated as a municipal park. On the site, there is an existing 6-million-gallon ground-level reservoir with a small booster station located on the east side. Except for two roof access structures and door to access the booster station, the entire facility is located below grade. The existing facility was constructed in the 1920s. Large canopy trees cover the embankment that was constructed around the reservoir and booster station. The eastern portion of the lot also is covered with large canopy trees. A radio tower with a support structure is located in a fenced area on the west side of the lot. Traditional park recreation equipment can be found in the southern portion of the park.

4. Names of People Involved: Andy Mullendore is the lead project engineer for Strand Associates, Inc.[®] Strand Associates, Inc.[®] will serve as the engineer. Mark Oleinik is the Strand Project Manager and may be contacted as a backup to Andy Mullendore. Adam Wiederhoeft is the Madison Water Utility (MWU) project manager. Adam is working under the direction of Alan Larson, MWU's Principal Engineer, and he can be contacted as a backup to Adam Wiederhoeft. The project architect is Doug Hursh of Potter Lawson, Inc. The project will be publicly bid, so the contractor is unknown at this time.

5. Uses: The proposed structure will replace the existing pumping station in the same relative location. The pumping equipment facilitates the transfer of water between various pressure zones in the

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Planning and Community & Economic Office
Planning Division
Page 2
February 19, 2013

MWU distribution system and regulates water level in the existing ground-level reservoir. The building will be earth-covered and extend one story above grade.

6. Gross Square Footage: The proposed building square footage is 1224 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 be a single vehicle.
8. Capacity: Not Applicable.
9. Hours of Operation: Please see description in item 7 above.
10. Square Footage of Site: The current lot is listed as 4 AC, although work on this project will be limited to the eastern quarter of the site.
11. Number of Dwelling Units: Not Applicable.
12. Potential School Children: Not Applicable.
13. 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 the Water Utility Staff. The remainder of the site is maintained by the Parks Department.

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

Sincerely,

STRAND ASSOCIATES, INC.®



Andy L. Mullendore, P.E.

Enclosures

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