



City of Madison Water Utility Unit Well 12 Updates  
Letter of Intent for Land Use Zoning  
February 2, 2015

### **Project Description**

Well 12 will be converted to a two pressure zone well. This conversion will provide operational flexibility and reliability to the west side supply system. The conversion requires that an addition be added to the 1957 building. The addition is located in the rear of the building and will include new rooms for chlorine storage, fluoride storage and a restroom. New pumps and electrical equipment will be installed in the area of the existing building where the chemical feed system and the old pump is currently located.

The facility work described here will coincide with a separate Public Works contract for the water main improvements in the public right of way, which will connect a pipeline from the facility to Pressure Zone 8 at the intersection of Whitney Way and Odana Road.

### **Existing Conditions**

The well is located on the north side of the beltline along South Whitney Way. It is located on the land between the exit ramp and the beltline. The original well and pump house was built in 1957 and was designed by water utility engineering staff. The rough limestone in an ashlar pattern is seen on many wells throughout Madison that were built during this era and is easily recognizable as a Water Utility Facility. The existing site has mature landscaping with several large trees and shrubs.

### **Proposed Design**

The design of the addition will respect the existing building, it will match the original taller portion of the building in height and the corner pier detail will be repeated on the addition.

Stone was chosen to clad the building, but knowing it will be impossible to match the weathered stone from the 1950's we are proposing to use a smooth finish stone in a more regular pattern. The smoother stone finish will set the addition apart from the original building. The color of the stone is intended to blend with the existing building so as not to draw too much attention or contrast with the existing building.

### **Site**

The site changes are minimal. Additional asphalt is added based on the amount that has been lost by the building addition's footprint and space for an accessible stall has been added. The drive will be raised slightly to provide accessibility to the rear doors, today there is a large step up into the facility. The drive and parking area will be used by service vehicles and allows the vehicles to turn around on the site to exit onto Whitney Way facing the traffic.

**Site Location:** 801 South Whitney Way

### **Land Use Zoning Approval**

The project is being submitted to be zoned as a conditional use.

### Project Schedule

February 4, 2015	Conditional Use Application
April 6, 2015	Plan Commission
April 8, 2015	Board of Public Works Approval
April 21, 2015	Common Council
May 1, 2015	Plans out for Bid
May 22, 2015	Bids received
June 3, 2015	Board of Public Works Approval
June 16, 2015	Common Council Approval
July 20, 2015	Contract Signed
August 1, 2015	Start of Construction
May 2016	Construction Completed

### Project Team

Madison Water Utility  
119 East Olin Avenue  
Madison, WI 53713

Alan Larson, PE, BCEE  
Peter Holmgren, PE

Engineer:  
SEH, Inc.  
10 North Bridge Street  
Chippewa Falls, WI 54729

Jon Strand, PE, LEED AP  
Chris Epstein, Graduate Engineer

Architect:  
Potter Lawson Inc.  
749 University Row, Suite 300  
Madison WI, 53705

Doug Hursh, AIA, LEED AP  
Matt Hildebrandt, LEED AP

### Building Size

Existing Building:	1,122 SF
New Addition:	464 SF
Total Area:	1,586 SF

### Auto and Bike Parking Stalls

There is room for 2 maintenance vehicles to be parked on site. There are no bike parking stalls, the only visitors to the facility are water utility staff.

### Lot coverage & Useable Open Space

Total Lot Area:	46,000 SF	
Building and pavement area:	11,500 SF	25 % Coverage
Total open area:	34,500 SF	75% Open

### Estimated Project Cost

\$670,000

## Hours of Operation

The well and pumps run 24 hours a day. The station is visited by water utility staff once per day to check operation and take readings.



An aerial view showing the pump house and the reservoir along South Whitney Way. The reservoir is the round building to the north of the pump house.



Whitney Way view of Well



The rear of the building where the addition will be located