



March 4, 2015

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

RE: Unit Well 31 Facility
New unit well, water treatment plant, and ground storage reservoir on CSM 105016
Land Use Application for Conditional Use

Dear Plan Commission:

This letter serves as the Letter of Intent for the Unit Well No. 31 project for Madison Water Utility. The following describes the project.

Project Address:

4901 Tradewinds Parkway
Madison, WI 53718

Project Description:

The project includes the construction of a new water treatment facility in conjunction with the recently constructed Well 31 for Madison Water Utility Pressure Zone 4. The water treatment building will house 16 vertical pressure filters for iron and manganese removal, two above grade backwash tanks, a booster pumping station, and an attached utility storage building. In addition to the new water treatment building a 1.5 million gallon ground water storage tank will be constructed of wire-wound pre-cast concrete, approximately 85 feet in diameter and approximately 40 feet tall.

The site is located along Tradewinds Parkway, an emerging development within the City Limits just southwest of the intersection of Beltline Highway and Agriculture Drive. The site exists within the 2011 Genesis development located on lot 9, with a pre-approved stormwater management plan. To the best-extent practical, all stormwater will be shed to the south into the pre-approved stormwater pond as discussed with the City of Madison Engineering Department. Storm water will be routed through drainage ditches and a buried storm sewer system.

A stormwater easement was designated in 2011 for the stormwater pond. The pond was sized for a completely paved lot. To the south, there is a wetland classified as Fresh (Wet) Meadow (Type 2/PEMB/E2K). This is considered a "less-susceptible" wetland, and thus impervious surfaces will be kept at least 10 feet away, according to NR 151.

The proposed facility has a 12,000 square-foot fenced storage yard and two driveways. Traffic patterns were set up to be accessible by tractor trailer vehicles with a wheel base of up to 62 feet. Trucks with a wheel base of 40 feet or less will be able to enter the storage building, while larger trucks can access the site with the backyard driveway through the fenced storage yard.

Construction will occur in two phases: one phase for the ground storage tank and another phase for the water treatment plant. Madison Water Utility has been coordinating with the City Alder for the area and the Citizen Advisory Panel (CAP) on all aspects of the project, including the water treatment building aesthetic and details, 1.5 million gallon ground water storage, and construction phase details. The CAP process has been in place since 2008 and has included site selection, well construction, facility design and will continue through the completion of the project.

Development Team:

Owner – Madison Water Utility – Alan Larson, PE, Adam Wiederhoeft, PE
Consulting Engineer – Short Elliott Hendrickson, Inc. – Randy Sanford, PE
Architect – Potter Lawson, Inc. – Robert Mangas AIA, Doug Hursh, AIA

Construction Details:

Construction is anticipated to start in August 2015 and be complete by November 2016.

Approvals Requested:

This application is for approval of a major alteration to an existing site which is an allowed conditional use in a Industrial zoning district under the 2015 City of Madison zoning code. Approvals requested include:

- Permit to erect new water treatment building with an attached utility storage building and 1.5 million gallon ground water storage reservoir.
- Conditional Use Application for a new water treatment plant and ground storage reservoir.

Certified Survey Map:

Genesis Plat Map - CSM 105016

Compatibility with Approved Master Plans:

The Unit Well 31 project team is working to ensure that the project will satisfy the overall goals and character of the City, provide consideration to neighboring businesses and residents, and incorporating the methods contained in the Genesis Stormwater Management Plan (adopted in 2011).

Neighborhood and City Process:

The Madison Water Utility has been coordinating with the area CAP since July 2008 from the inception of the project. In addition to posting project information on the Utilities website, public meetings regarding facility design were held in September, November and December 2014. The site has been classified as Industrial under the Marsh Road Neighborhood Development Plan, adopted in 1999 and is still currently zoned Industrial in the City of Madison's Zoning map.

Buildings on the Site:

No structures currently exist on the site.

Site Access and Parking:

Vehicular and construction access to the site is from Tradewinds Parkway. Contractor access and use of the site will be from USH 51 and Tradewinds Parkway. Any damage from the construction process will be repaired by the contractors completing the work.

The site will include the construction of new paved driveways, parking areas, and storage/utility areas. Approximately 1.13 acres of impervious area will be constructed on the site, approximately 52 percent of the total 2.18 acres of disturbance.

If additional information is required, please contact Randy Sanford, Adam Wiederhoeft or me.

Sincerely,

MADISON WATER UTILITY



Alan L. Larson, PE, BCEE
Principal Engineer

Attachments:

SHEET 1.....G1 - TITLE SHEET
SHEET 2.....URBAN DESIGN DISTRICT NO. 1 OVERVIEW
SHEET 3.....URBAN DESIGN DISTRICT NO. 1
SHEET 4.....MARSH ROAD NEIGHBORHOOD DEVELOPMENT PLAN
SHEET 5.....PROJECT LOCATION IN EXISTING WATER SYSTEM
SHEET 6.....PROJECT SITE
SHEET 7..... SURFACE WATER DATA VIEWER MAP
SHEET 8-10.....GENESIS PLAT MAP
SHEET 11.....G2 – UNIT WELL 31 SITE PLAN
SHEET 12..... C2 - UNIT WELL 31 GRADING PLAN
SHEET 13..... C1 - UNIT WELL 31 UTILITY PLAN
SHEET 14..... SL – SITE LIGHTING PHOTOMETRIC PLAN
SHEET 15..... L1 - LANDSCAPE PLAN
SHEET 16..... L2 - LANDSCAPE DETAILS
SHEET 17.....A01 - FLOOR PLANS
SHEET 18.....A02 - BUILDING ELEVATIONS
SHEET 19.....A03 - BUILDING ELEVATIONS
SHEET 20.....A04 - TANK ELEVATIONS, SECTIONS & DETAILS
SHEET 21.....A05 - BUILDING PERSPECTIVE
SHEET 22.....A06 - BUILDING PERSPECTIVE

c: Randy Sanford, PE – Short Elliott Hendrickson, Inc.
Robert Mangas AIA – Potter Lawson, Inc.
Doug Hursh, AIA – Potter Lawson, Inc.
Adam Wiederhoeft, PE – Madison Water Utility