

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

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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



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

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314 W. Dayton St
Madison, WI 53703

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

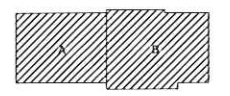
Civil Engineer
Snyder & Associates, Inc.
5010 Voges Rd
Madison, WI 53718
P. 608-838-0444

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

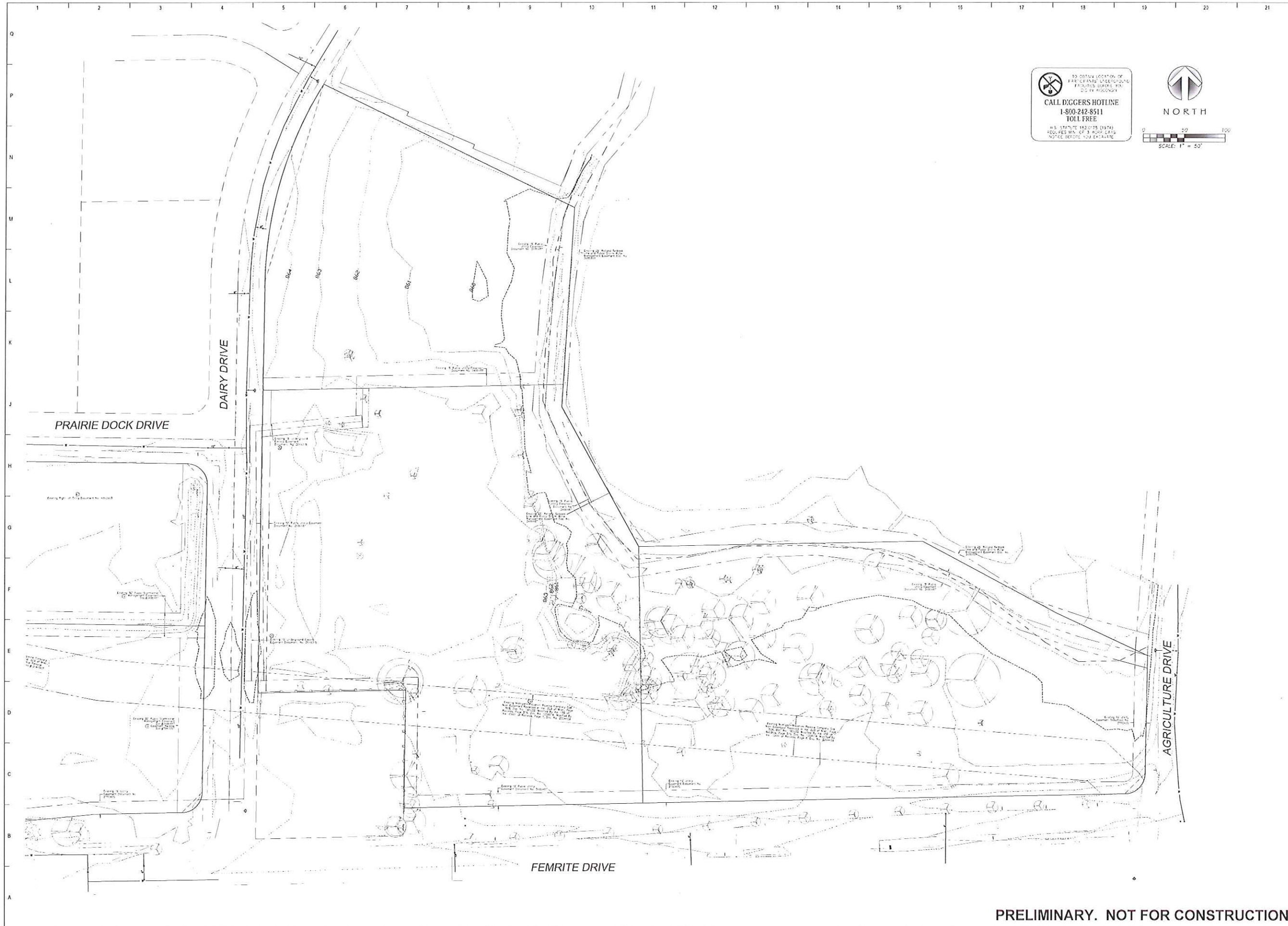
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PUBLIC MEETING	05/08/17
PRE APPLICATION	02/15/17
DATE MEETING	03/20/17

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Drawing
**SITE CONTEXT AND
CHARACTER SKETCHES**

OPN Project No: 1702/000

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

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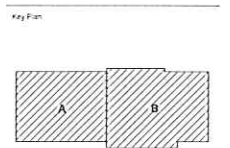
Project
Madison Fire Station 14
 3201 Dairy Drive
 Madison WI, 53718

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



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FIRE APPLICATION	05/15/17
UDC INFORMATIONAL	05/24/17

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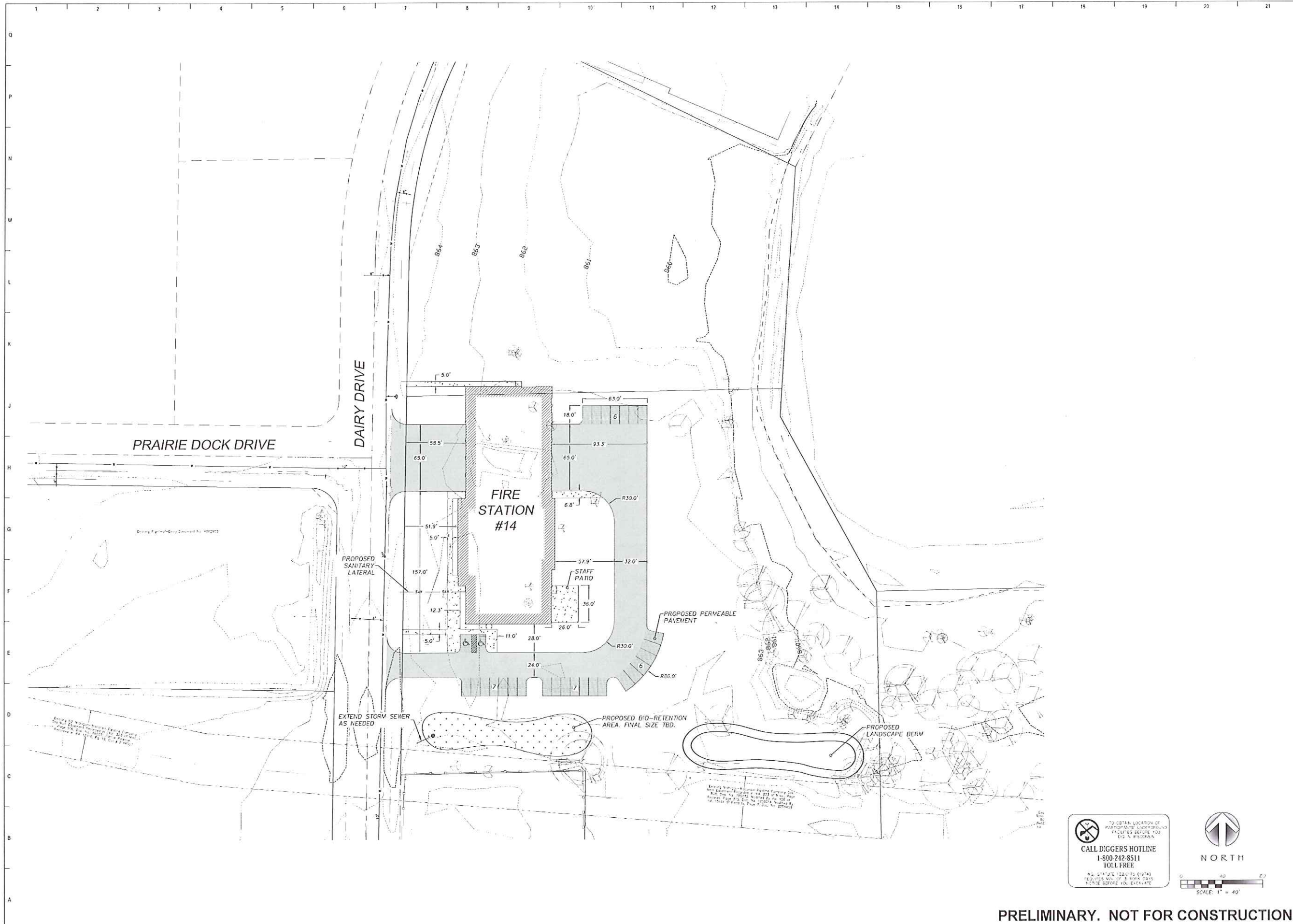
Drawing
 Existing Site Plan

OPN Project No. 17207000

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

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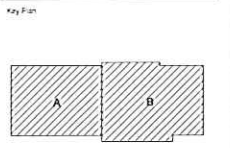
Project:
Madison Fire Station 14
 2001 Dairy Drive
 Madison WI, 53718

Civil Engineer:
Snyder & Associates, Inc.
 5010 Vokes Rd
 Madison, WI 53718
 P. 608-830-0444

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

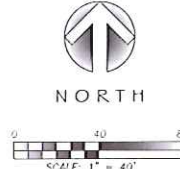
Electrical Engineer:
IMEG
 1800 Deming Way #200
 Middleton, WI 53562
 P. 608-223-9500



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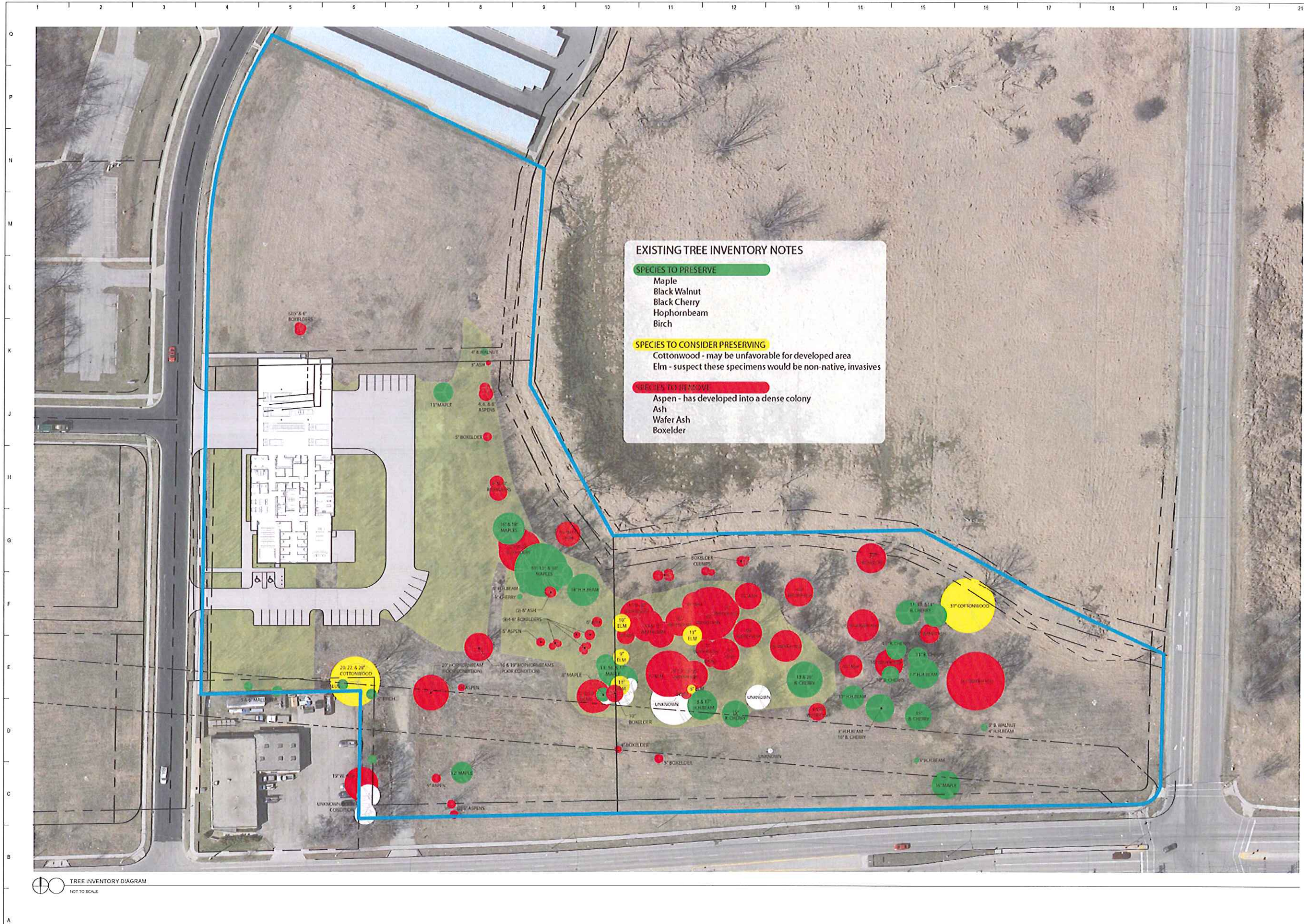
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Drawing:
 Site Plan

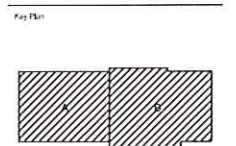
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C200



TREE INVENTORY DIAGRAM
NOT TO SCALE



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 WAIVE 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
1 x 11 = 11 TREES
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

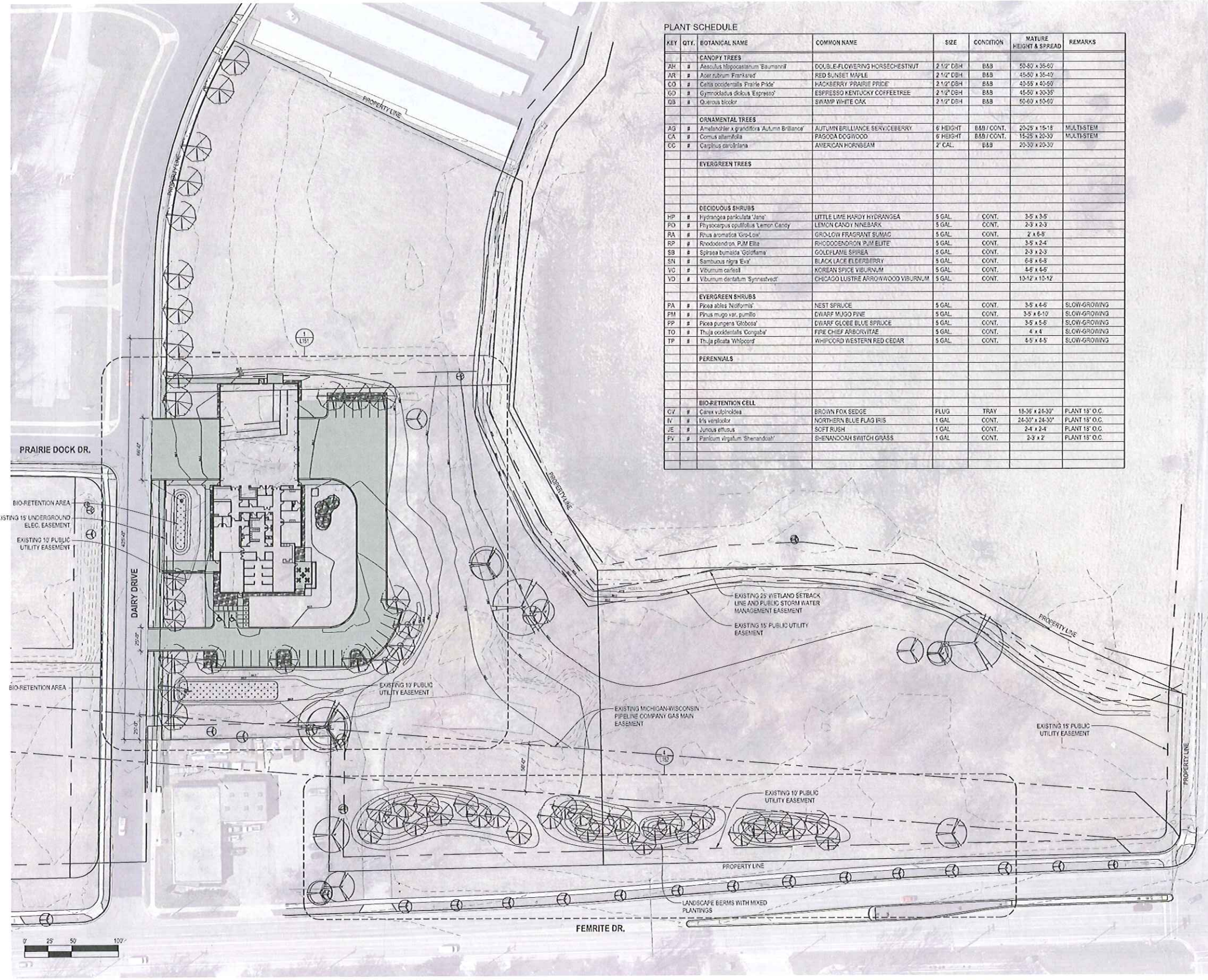
PER ZONING CODE TABLE 228-3 OFF-STREET PARKING REQUIREMENTS BUILDING USE

- 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

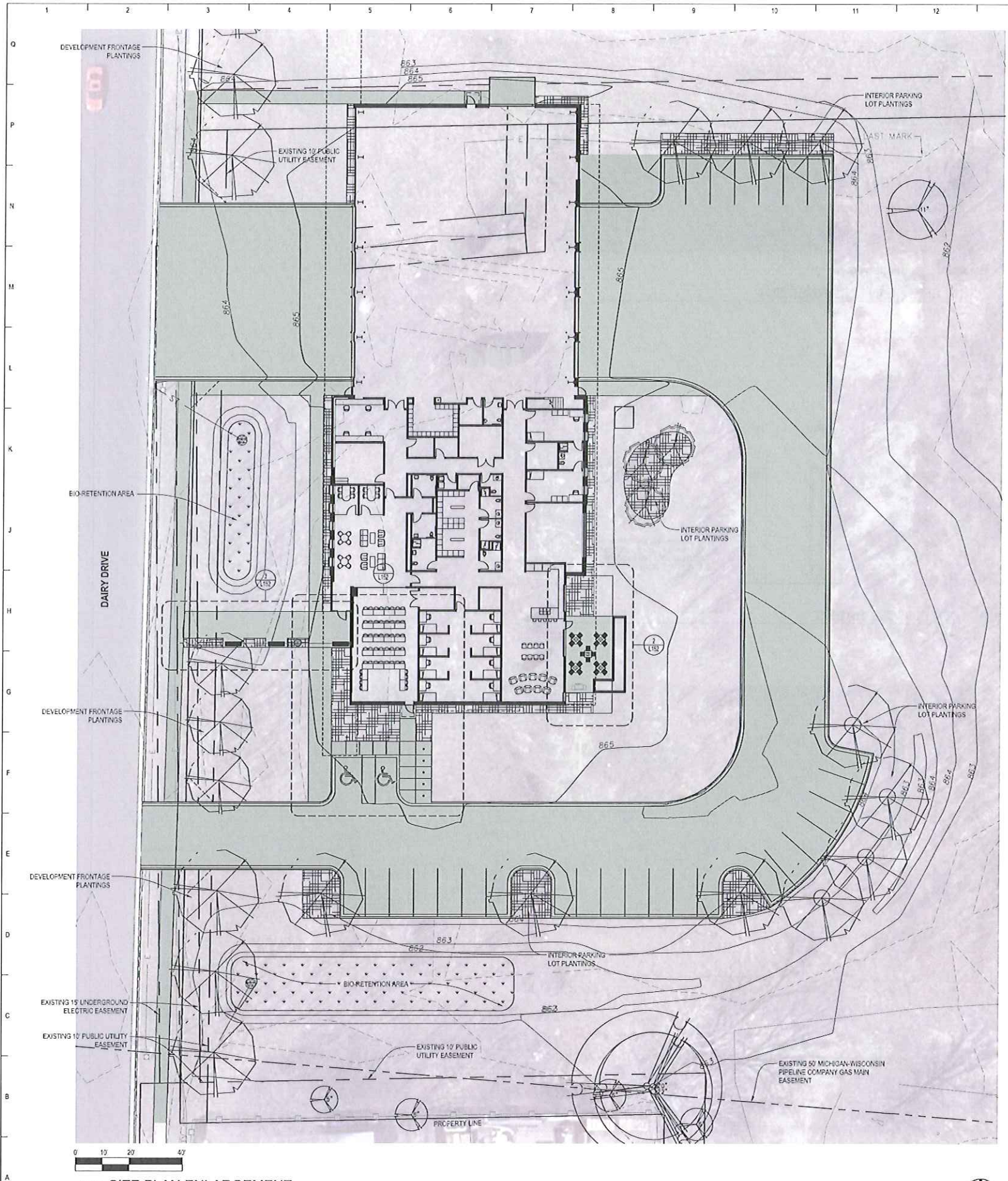
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MATURE HEIGHT & SPREAD	REMARKS
CANOPY TREES							
AH	#	Aesculus Mipocatanum 'Baumannii'	DOUBLE-FLOWERING HORSECHESTNUT	2 1/2' DBH	B&B	50-60 x 35-50	
AR	#	Acer rubrum 'Franklinii'	RED SUNSET MAPLE	2 1/2' DBH	B&B	45-50 x 35-40	
CO	#	Cornus canadensis 'Prairie Pride'	HACKBERRY 'PRAIRIE PRIDE'	2 1/2' DBH	B&B	40-55 x 40-50	
GD	#	Gymnocladus dioica 'Espresso'	ESPRESSO KENTUCKY COFFEETREE	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	
ORNAMENTAL TREES							
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	
EVERGREEN TREES							
DECIDUOUS SHRUBS							
HP	#	Hydrangea paniculata 'Jane'	LITTLE LIME HARDY HYDRANGEA	5 GAL.	CONT.	3-5 x 3-5	
PO	#	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	
EVERGREEN SHRUBS							
PA	#	Pinus strobus 'Nidiformis'	NEST SPRUCE	5 GAL.	CONT.	3-5 x 4-5	SLOW-GROWING
PM	#	Pinus mugo var. 'pumilio'	DWARF MUGO PINE	5 GAL.	CONT.	3-5 x 6-10	SLOW-GROWING
PP	#	Pinus pungens 'Globose'	DWARF GLOBE BLUE SPRUCE	5 GAL.	CONT.	3-5 x 5-6	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
PERENNIALS							
BIO-RETENTION CELL							
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.



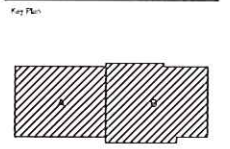
1 SITE PLAN
1" = 50'-0"

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L101



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



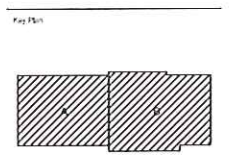
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PSE APPLICATION	05/19/17	
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DAT MEETING	03/20/17	

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Drawing
LANDSCAPE PLAN ENLARGEMENTS

Client Project No. 1727799

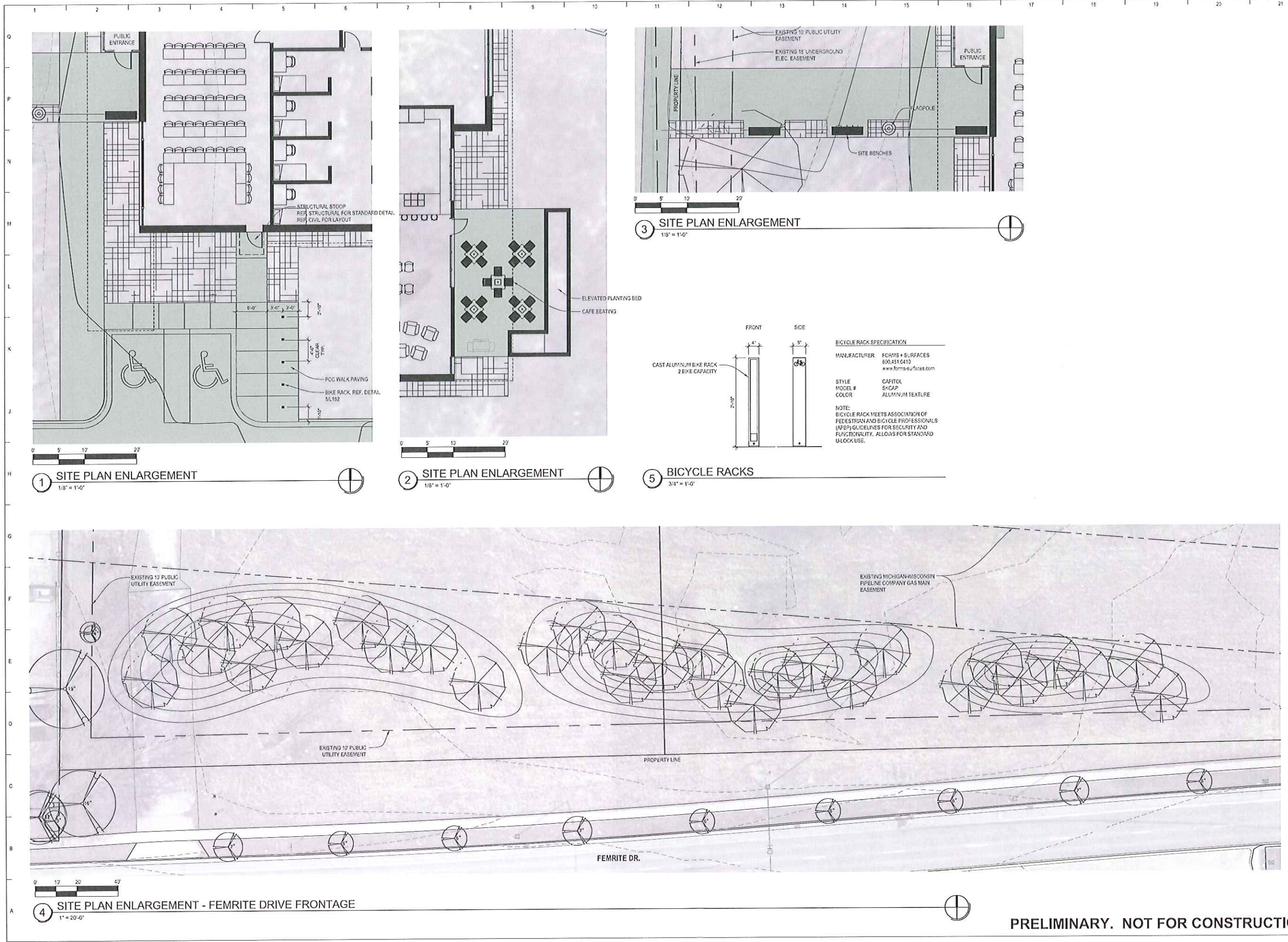


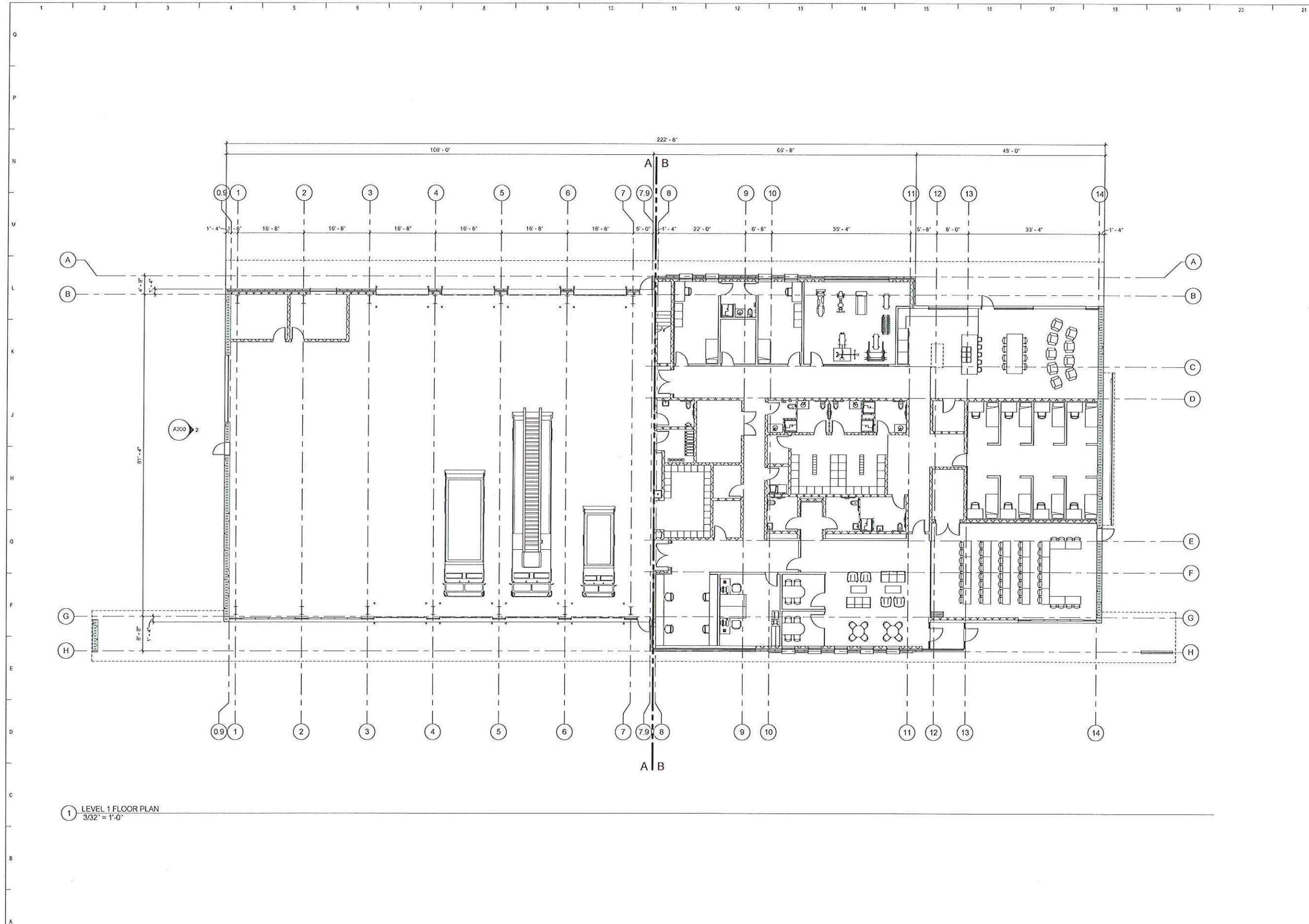
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**LANDSCAPE PLAN
ENLARGEMENTS**





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

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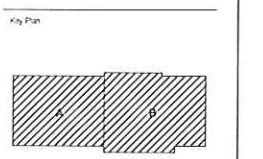
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5010 Voges Rd
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Structural Engineer
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1800 Deming Way #200
Middleton, WI 53562
P. 608-223-5600

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IMEG
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1800 Deming Way #200
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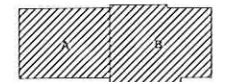
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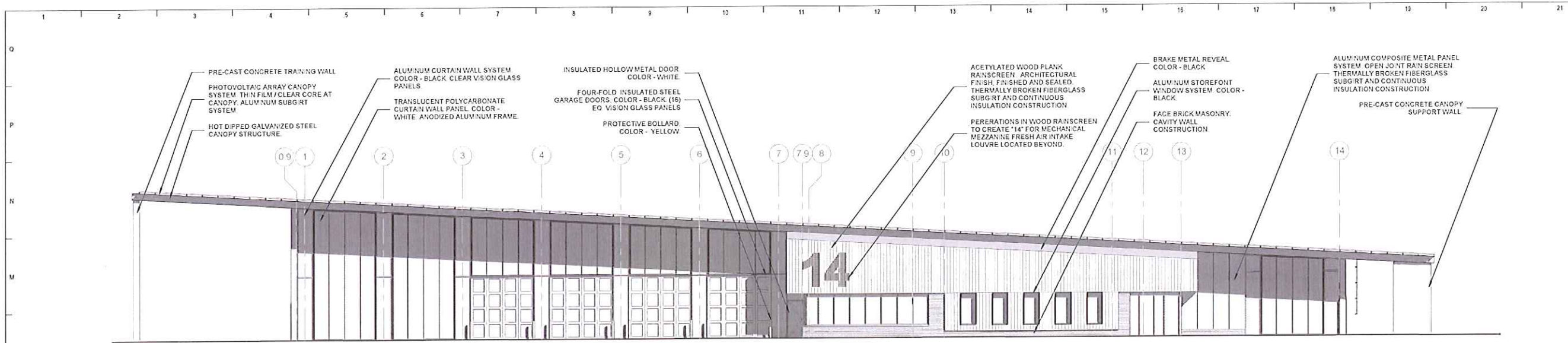
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FLOOR PLAN LEVEL 1

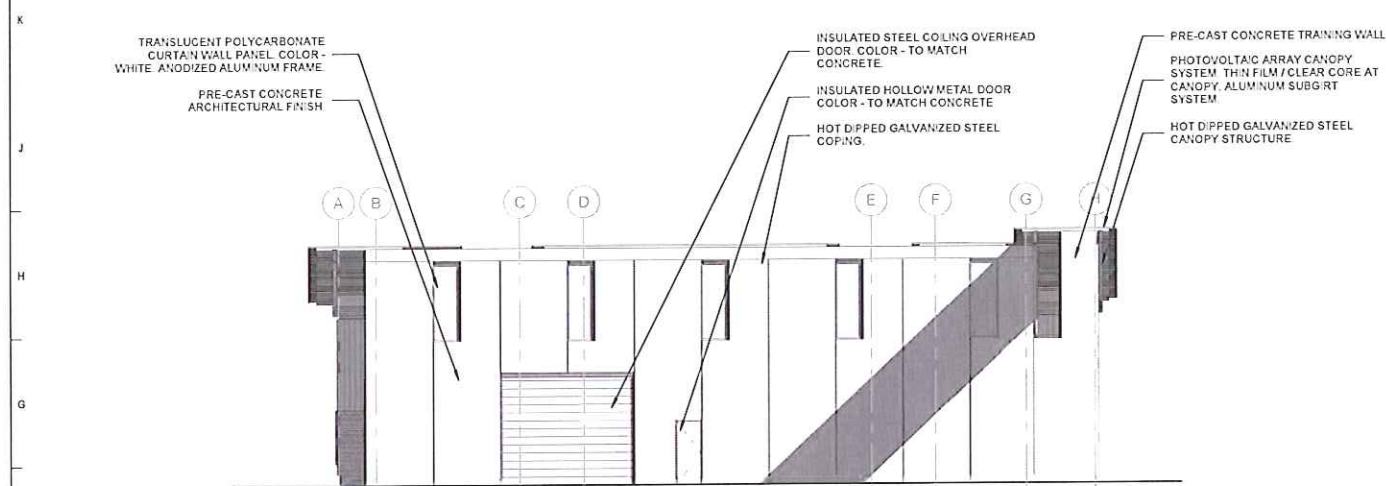
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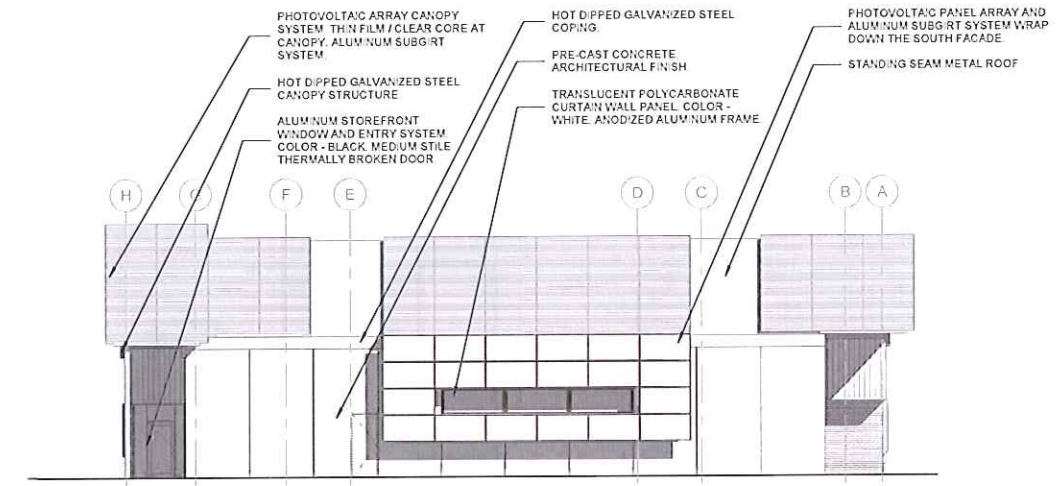
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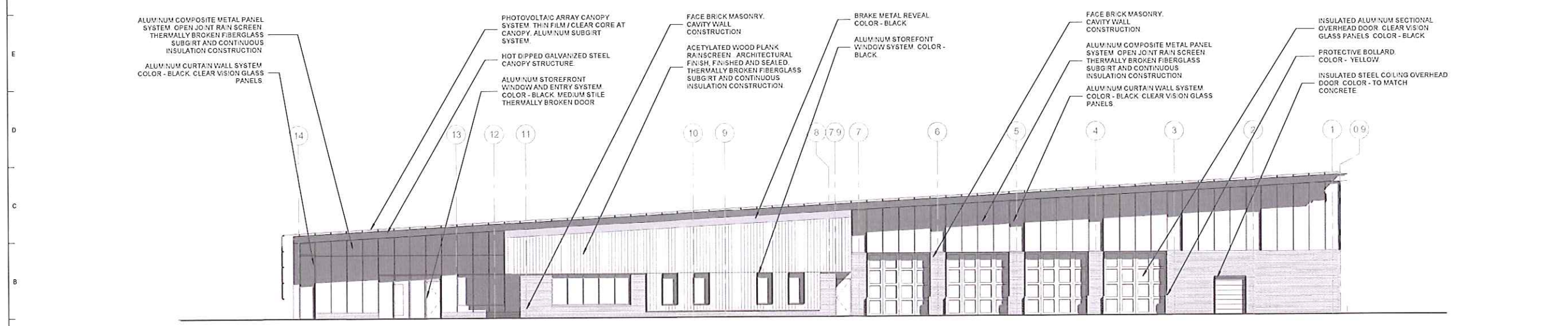
1 BUILDING ELEVATION - WEST



2 BUILDING ELEVATION - NORTH



3 BUILDING ELEVATION - SOUTH



4 BUILDING ELEVATION - EAST