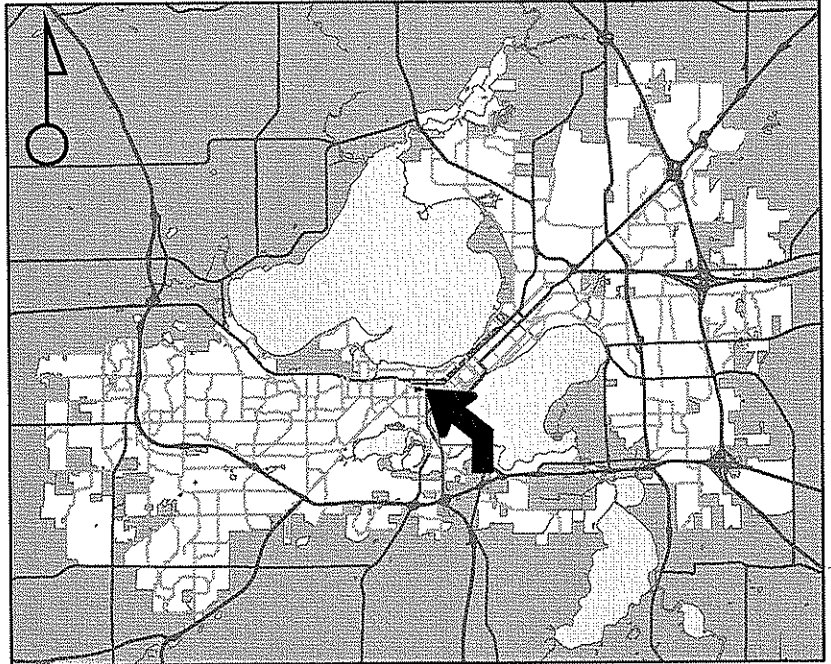




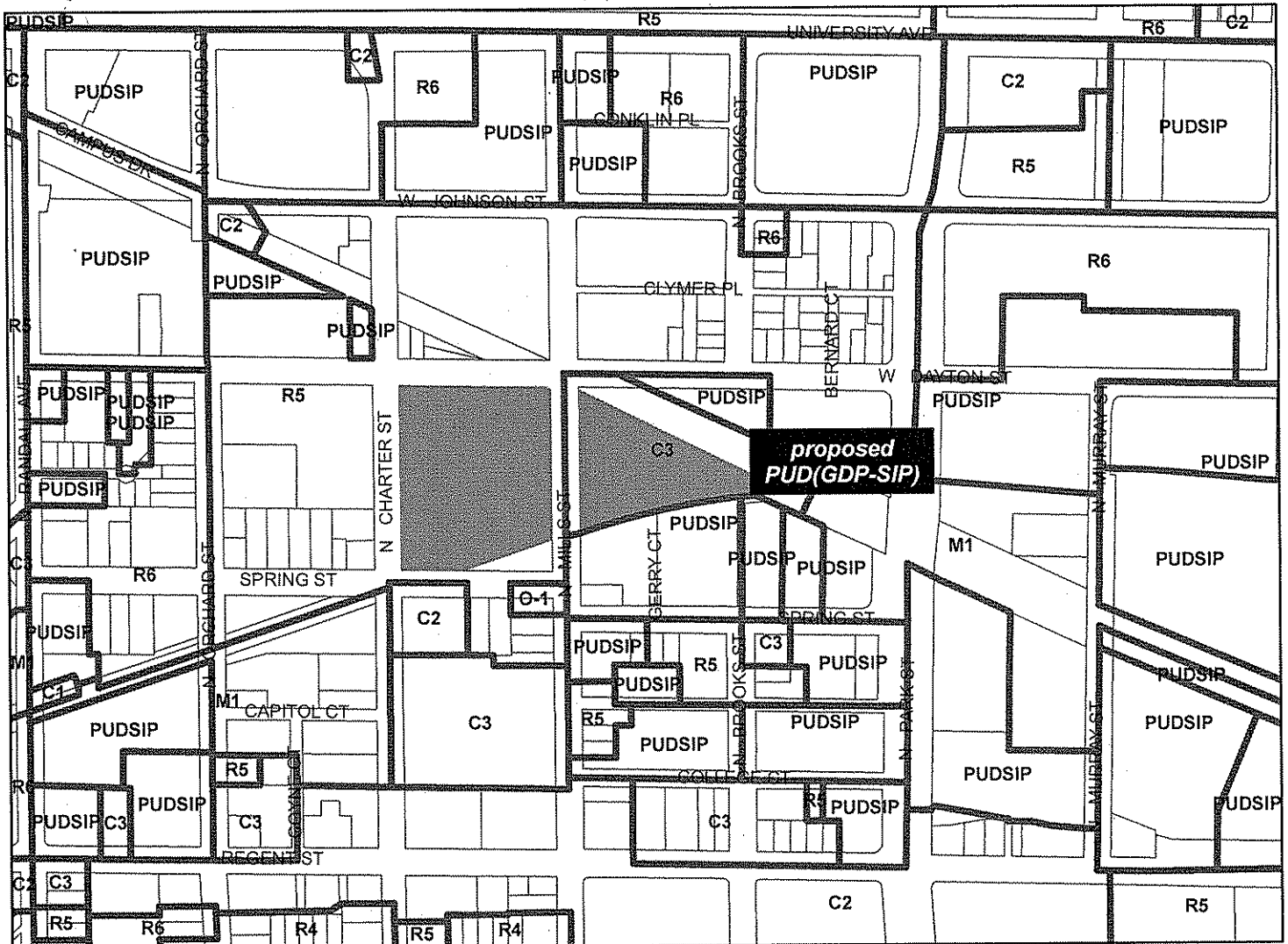
City of Madison

Proposed Rezoning & Demolition

Location
 115 N. Mills St. & 117 N. Charter St.
 Applicant
 UW Board of Regents/Robert Mangas-Potter – Lawson Architects
 From: R5 & C3 To: PUD-GDP-SIP
 Existing Use
 UW Physical Plant Buildings
 Proposed Use
 Demolish UW Physical Plant Building &
 Construct Biomass Fuel Handling & Storage
 Facility on East Side of Mills St; Renovate &
 Expand Charter St. Plant to Burn Biomass &
 Gas
 Public Hearing Date
 Plan Commission
 10 May 2010
 Common Council
 18 May 2010



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



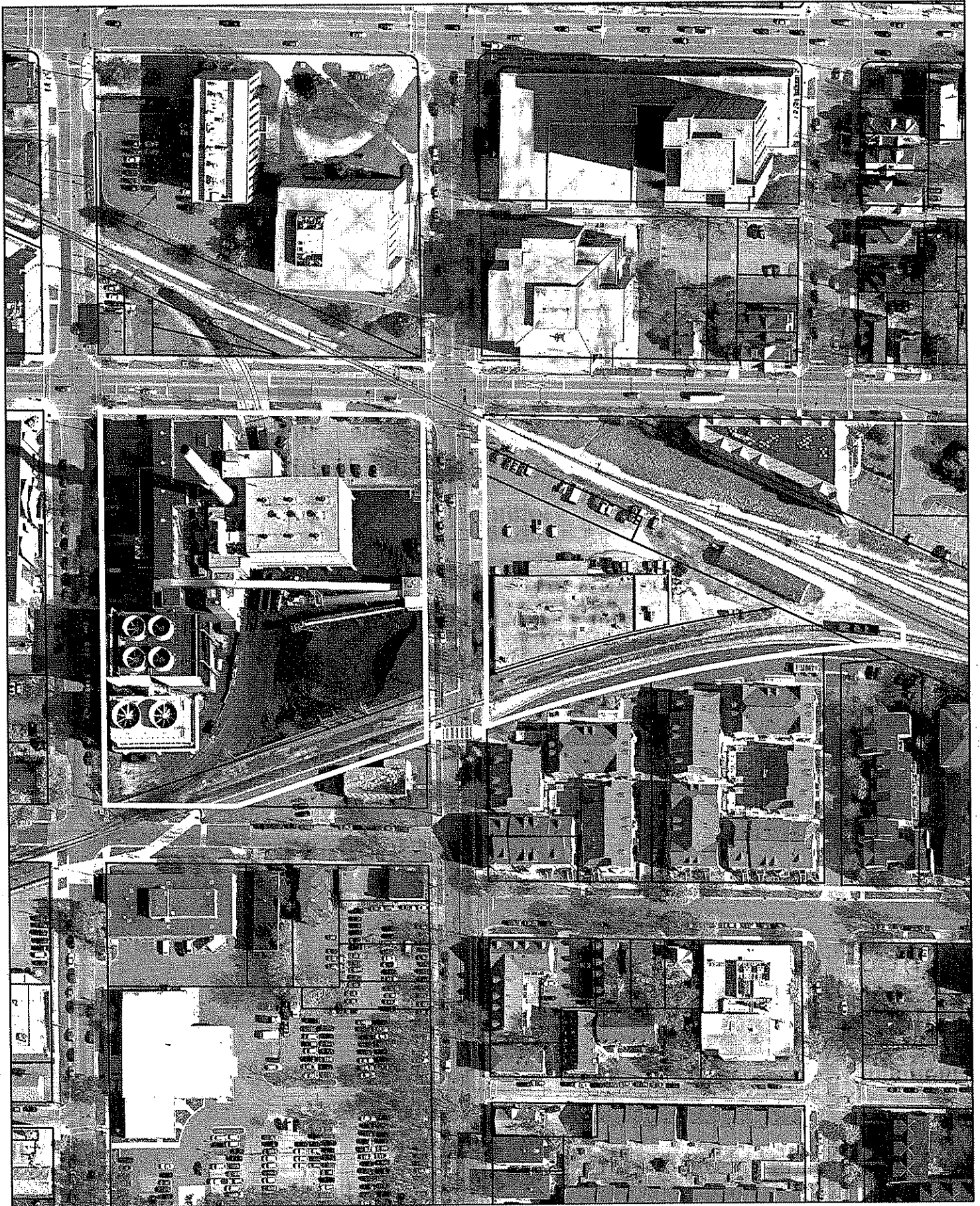
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 April 2010



City of Madison

115 North Mills Street &
117 North Charter Street



Date of Aerial Photography : April 2007



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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

univer 2y project

FOR OFFICE USE ONLY:	
Amt. Paid	<u>NA</u> Receipt No. _____
Date Received	<u>3/10/10</u>
Received By	<u>JK</u>
Parcel No.	<u>0709-221-0901-6/0709232-18022</u>
Aldermanic District	<u>8 Bryon Eagon</u>
GQ	<u>RR frontage / WP27</u>
Zoning District	<u>R5/C3</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver _____
Ngrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>3/10/10</u>

1. **Project Address:** 117 N Charter St AND 115 N Mills St **Project Area in Acres:** _____

Project Title (if any): Charter Street Heating Plant Re-Build Project

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>R5, C3, WP-27</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input checked="" type="checkbox"/> Ex. Zoning: <u>R5, C3, WP-27</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R5, C3, WP-27</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Gary A. Brown, FASLA Company: University of Wisconsin-Madison
 Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726
 Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Project Contact Person: Robert Mangas Company: Potter-Lawson Architects
 Street Address: 15 Ellis Potter Court City/State: Madison, WI Zip: 53744
 Telephone: (608) 274-2741 Fax: (608) 274-3674 Email: robertm@potterlawson.com

Property Owner (if not applicant): Board of Regents, University of WI System
 Street Address: 1220 Linden Drive City/State: Madison, WI Zip: 53706

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Rebuild existing coal fired heating plant to a bio-fuels/natural gas plant. Demo existing building at 115 N Mills St.

Development Schedule: Commencement September 2010 Completion June 2013

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ DNA See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Regent St South Campus Plan & UW Campus Plan, which recommends: university/campus service facilities and parking 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 & business associations in writing no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Bryon Eagon; Feb. 2, 2010; Joint SE and Joint West Campus Area Committees, various dates since 2009

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: 09/10/09 Zoning Staff: Matt Tucker Date: 09/10/09
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name GARY A. BROWN Date 03.10.10

Signature *Gary Brown* Relation to Property Owner owner's rep.

Authorizing Signature of Property Owner *Gary Brown* Date 03.10.10

117 North Charter Street and 115 North Mills Street

PUD/GDP/SIP Application Materials
Rezoning Request

Charter Street Heating Plant Re-Build Project
University of Wisconsin – Madison



March 10, 2010

Mr. Bradley J. Murphy
Department of Planning & Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Re: **117 N. Charter Street and 115 N. Mills Street
PUD/GDP/SIP Application Materials – Rezoning Request
Charter Street Heating Plant Re-Build Project
University of Wisconsin – Madison**

Dear Mr. Murphy,

Enclosed please find a completed application and enclosures pertaining to the University of Wisconsin-Madison's proposal to construct the Charter Street Heating Plant Re-Build project to be located at 117 N. Charter Street and 115 N. Mills Street. A Planned Unit Development (PUD/GDP/SIP) approval for this project is being requested from the Plan Commission at their meeting on April 26, 2010. This is the first in a series of SIP documents associated with this large and complex project. We will be working closely with City of Madison Planning & Development and other city staff as we move forward with the project.

The scope of the Charter Street Heating Plant (CSHP) Project is to rebuild the existing facility by constructing a new 350,000 lbs/hour biomass boiler facility. The new boiler will be housed separately from the existing boilers requiring the construction of a building to house the boiler and the necessary distribution systems. The existing coal fired boilers will either be removed or retired, and their capacity replaced by new natural gas boilers. New steam turbine driven electrical generation will be installed in a new turbine building. The Project will also upgrade the rail delivery system at the site and provide a fuel handling system for biomass fuels with an on-site storage capacity for three to four days of use. The proposed rail delivery system includes modifications to the WSOR rail line extending from North Charter St. to West Washington Ave., including widening of the North Park St. bridge for a new main rail line, two sidings for rail car handling between North Park St. and West Washington Ave., and an adjustment in the location of the Southwest Bike Path located in the railroad right-of-way, east of East Campus Mall.

The project has been noticed to the local alderpersons through both the Joint Southeast and Joint West Campus Area Committee meetings on a regular basis. We will continue to meet with both committees to share our developing plans. We also hope to gain initial approval on the GDP from the Urban Design Commission at their April 7, 2010 meeting.

Thank you for your assistance in processing this request to the Plan Commission. Please do not hesitate to contact me at 263-3023 with any questions you may have regarding this request.

Sincerely,

Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture

XC: Jay Erfurth, Alan Fish, John Harrod, Robert Mangas

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147



Letter of Intent

REZONING REQUEST

**R5, C3 and various zoning districts of the WDOT Rail Corridor
within the defined Project Site Limit**

to

Planned Unit Development (PUD-GDP)

for the

Charter Street Heating Plant Re-Build

Application Submittal Date: March 10, 2010 for April 26, 2010 Plan Commission Meeting

This application provides for a demolition request for the existing building at 115 N. Mills Street, a General Development Plan for the entire project (117 N. Charter Street and 115 N. Mills Street) and the first in a series of SIP level documents to allow construction to begin in the fall of 2010.

Application Materials bound herein:

Cover Letter
Letter of Intent
Table of Contents
Tab 1 – Pre-submittal Information
Tab 2 - Legal Description
Tab 3 - Zoning General Information
Tab 4 – Zoning Text
Tab 5 – Plant Operations
Tab 6 – Other Project Information

Bound Under separate cover:

GDP Architectural Drawing set dated March 10, 2010 (18 sheets)
GDP Civil Engineering Drawing set for Project dated March 10, 2010 (40 sheets)
GDP Landscape Drawing set for Project dated March 10, 2010 (10 sheets)

Related Materials providing additional Project Information:

DRAFT Noise Impact Assessment dated February 24, 2010, prepared by ATCO Noise Management, Inc.
DRAFT Risk Assessment Plan dated March 2010, prepared by P3M
DRAFT EIS Document anticipated in April, 2010, prepared by Ayres Associates, Inc.
DRAFT Air Permit anticipated in March 2010, prepared by RTP Environmental Associates, Inc.
DRAFT Traffic Study dated March 2, 2010, prepared by Ayres Associates, Inc.

Facilities Planning & Management

9th Floor WARF Building
(608) 263-3000

610 Walnut Street
FAX (608) 265-3139

Madison, Wisconsin 53726-2397
TTY (608) 265-5147

Division of State Facilities (DSF) Project Information:

Project Number: 09A2L
Project Title: Charter Street Heating Plant Re-Build
For the: University of Wisconsin-Madison
Madison, Wisconsin
Type of Project: Major Project / New Construction

Project Participants:

Project Executive Committee: Alan Fish
Assoc. Vice Chancellor Facilities Planning and Management
608-262-3488
afish@fpm.wisc.edu

DSF Project Manager: Jay Ehrfurth
Co-Project Manager for State of Wisconsin
608-263-5886
Jay.ehrfurth@wisconsin.gov

University of Wisconsin Project Manager: John Harrod
Co-Project Manager for State of Wisconsin
608-263-3077
jharrod@fpm.wisc.edu

Architect/Engineer: P3M (Owner's Engineer and Architect)
(includes the following Architectural and Engineering Firms)

Lead Engineering Firm
Bryan Eskra, P.E.
Managing Principal
Power Engineers Collaborative, L.L.C.
150 Sunny Slope Road, Suite 110
Brookfield, Wisconsin 53005
262 786 1700
bjeskra@pecollc.com

Boilers and Fuel Handling
Carl J. Micke
Vice President
Poyry (Appleton) LLC
2323 East Capitol Drive
Appleton, Wisconsin 54912
920 954 2441
carl.micke@poyry.com

Architectural Design
Eric Lawson, AIA, NCARB
Potter Lawson, Inc.
15 Ellis Potter Court
Madison, Wisconsin 53711
608-274-2741
ericl@potterlawson.com

Civil Engineering
Rick Daspit, AIA
Middough, Inc.
Oak Brook Pointe
700 Commercial Drive, Suite 200
Oak Brook, Illinois 60523
630 756 7086
daspitrw@middough.com

Landscape Design: Ken Saiki Design, Inc.
303 So. Patterson
Suite One
Madison, Wisconsin 53703
608-274-2741
ksaiki@ksd-la.com

Facilities Planning & Management

9th Floor WARF Building
(608) 263-3000

610 Walnut Street
FAX (608) 265-3139

Madison, Wisconsin 53726-2397
TTY (608) 265-5147

Surveyor: Ayres Associates
EIS Benjamin Peotter
Traffic Study 1802 Pankratz St
Traffic Study Madison, WI 53704
(608) 442-1200
peotterb@AyresAssociates.com

Engineering and Procurement Contractor (EPC): To be selected

Facilities Planning & Management
9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

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Facilities Planning & Management

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(608) 263-3000

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Madison, Wisconsin 53726-2397
TTY (608) 265-5147

Tab 1

Pre-submittal Information

Development Assistance Team (DAT) Meetings

This Project was first presented to the City of Madison Development Assistance Team in September 2009 to begin the dialog between the Owner, the Project Design Team, and the City of Madison Department of Planning and Development. The scope and complexity of the Project was presented, as well as the anticipated method of project delivery.

Project delivery will be via Engineering and Procurement Contractor (EPC Contractor). This entity will be selected by the Owner and will be responsible for the final detail design and engineering of the project, as well as the construction of the Project.

It was explained in the DAT meeting by P3M that major equipment will be bid and selected by the EPC Contractor to provide the Owner with a competitive purchasing process for the procurement of major project components from pre-qualified equipment vendors. Various vendor's equipment range in size and physical configuration, thereby limiting the ability of the P3M design team to define precisely the architectural appearance and sizes of buildings, as they will vary based upon the vendor's specific equipment.

At the September meeting, it was determined that the two step approval process allowed by the General Development Plan / Specific Implementation Plan (GDP/SIP) approach to Land Use Approval would be appropriate for this Project.

At a second DAT meeting in November 2009, the City Planning and Development staff and Madison Fire Department saw an updated presentation of the Project. The State of Wisconsin Department of Commerce has delegated the role of Authority Having Jurisdiction (AHJ) to the City of Madison Fire Department for design considerations related to fire safety design, since the local Fire Department will be first responders in an emergency event.

Specific requirements to the P3M design team that came out of this second meeting were that the Project must include the following information with the GDP application:

- Comprehensive Description of the Proposed Plant's Operations
- A noise study to indicate current and proposed noise levels in the near vicinity of the Project
- Complete Agreements for the Land Ownership issues tied to the Project's use of WISDOT Owned Property and Property Owned by the City of Madison and a private land owner.
- A Comprehensive Risk Management Plan document defining the details of interest to the Madison Fire Department, where the Madison Fire Department supports the content of the Risk Management Plan.
- Draft information about the Air Permit for the Project.

Tab 1

Pre-submittal Information

The information listed above has been developed and is available under separate cover.

University of Wisconsin Design Review Board (DRB)

The Project was presented to the University of Wisconsin Design Review Board (DRB) in July 2009 as an Informational Presentation, and later in October 2009 as a Concept Design Presentation. The Board is made up of design professionals who advise the chancellor and the Campus Planning Committee.

It was explained to the DRB that the Project is heavily engineering driven, and with the EPC Contractor delivery method, precise architectural building elevations and sizes of buildings will vary based upon selected vendor's specific equipment.

In July, the Board recognized the Project's design challenges, and considered the Project an interesting design opportunity.

In October, the Board complimented the P3M design team for the advancement of the aesthetic design from the time of the Informational Presentation. Updates to the DRB were made in December and February, 2010.

The DRB will review the Project again twice at the Specific Implementation Plan (SIP) level for each of the SIP's required to complete the Project. The reviews will be for Schematic Design Approval and Final Design Approval.

The Owner will retain the professional services of the P3M Team to act as Owner's Architect and Engineer, to review the design development work of the EPC Contractor, as well as to make future design presentations to the DRB on behalf of the Owner and EPC Contractor.

Joint Southeast Campus Advisory Committee

The University of Wisconsin acts to fill the role of liaison between the University and the Joint Southeast Campus Advisory Committee (JSCAC). The University will continue to fill this role and provide opportunities to inform the RSSC of the progress of this Project at key intervals of the Project's development.

Urban Design Commission

The Project was presented to the Urban Design Commission in October 2009 for an Informational Presentation.

Tab 1

Pre-submittal Information

Again, it was explained to the UDC that the Project is heavily engineering driven, and with the EPC Contractor delivery method, precise architectural building elevations and sizes of buildings will vary based upon selected vendor's specific equipment.

Feedback to P3M by the UDC at this presentation was similar to that of the DRB. They recognized the challenges of the Project, and also recognized the design opportunity the Project presents to the design professional. University representatives explained that the appearance of the Project will, by necessity, be markedly different than typical State owned University buildings; specifically that the Project will not be all masonry and architectural precast construction materials; and also that the overall aesthetic of the complex may have more of an industrial visual aesthetic due to the functional requirements of the facility, and this is to be embraced and celebrated.

Tab 2

Legal Description

Project Site General Description

The existing Charter Street Heating Plant consists of structures build during the time period from 1957 to present on the land bounded by Charter Street on the west, Dayton Street on the north, Mills Street on the east, and the WISDOT rail corridor on the south. This parcel is currently zoned R5 and the plant operates as a conditional use as a coal fired power plant. For the Charter Street Heating Plant Re-Build, this parcel will be referred to as the Heating Plant Site. Its postal address is 117 N Charter Street.

The Project will add to the lands of the Charter Street Heating Plant the triangular parcel due east of the existing Charter Street Heating Plant. This parcel is bounded by Mills Street on the west, and the WISDOT owned lands on the north and south, currently leased to railroad operator WSOR. This parcel is currently zoned C3 and is owned by the University and used as Parking Lot 45 and the UW Physical Plant Building. This parcel will be referred to as the Fuel Handling Site. Its postal address will remain 115 N Mills Street.

Due to the rail delivery requirements for the Re-Built Plant to receive bio-fuels, the Plant will conduct fuel delivery operations on the lands owned by WISDOT and City of Madison as described herein. Some of the proposed structures on the Fuel Handling Site extend onto the WISDOT property, but in a manner that is acceptable to the railroad operators and WISDOT, and with agreements in place for these encroachments to be built on the WISDOT owned land.

Project Site Legal Description

117 N. Charter St.

All of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eighteen (18), Nineteen (19) and Twenty (20), and that part of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) lying Northerly of the railroad right-of-way, all in Block Ten (10), Brooks Addition in the City of Madison, Dane County, Wisconsin

115 N. Mills St

Part of Outlot 1, University Addition to Madison (recorded in Vol. A of Plats, page 9, as Doc. No. 109), and part of the Wisconsin & Southern Railroad right of way (formerly the Chicago, Milwaukee & St. Paul Railroad right of way), all located in the southwest 1/4 of the Northwest 1/4, section 23, township 07 north, range 09 east of the 4th principal meridian, city of Madison, Dane county, Wisconsin, more particularly described as follows:

Tab 2

Legal Description

Commencing at the West 1/4 corner of said section 23, being a brass cap monument, as depicted on U.S. Public Land Survey Monument Record by Carl M. Sandsnes, dated February 16, 2004; thence North 00 degrees 15 minutes 43 seconds West, along the West line of the northwest 1/4, said section 23, 1096.34 feet; thence North 89 degrees 44 minutes 17 seconds East, 34.26 feet to the Northerly most corner of that parcel of land described in Warranty deed (recorded in Vol. 793 of deeds, page 126, as Doc. No. 112523), also being the easterly right of way of North Mills Street, and the point of beginning; thence North 00 degrees 11 minutes 00 seconds West, along said easterly right of way, 33.77 feet to a point that is 66 feet southwesterly of, as measured at right angles to the centerline of Wisconsin & Southern Railroad (formerly the Chicago, Milwaukee & St. Paul Railroad right of way); thence South 65 degrees 04 minutes 30 seconds east, along a line that is 66 feet southwesterly of and parallel with said railroad centerline 377.13 feet; thence South 24 degrees 53 minutes 45 seconds West 30.82 feet to the easterly most corner of said parcel of land described in warranty deed (recorded in Vol. 793 of deeds, page 126, as Doc. No. 112523), also being on the northerly right of way of former Illinois Central railroad; thence along the southerly line of said parcel of land and along said northerly right of way, 337.38 feet along the arc of a curve to the left, through a central angle of 09 degrees 59 minutes 50 seconds, having a radius of 1933.58 feet; and a chord bearing South 76 degrees 54 minutes 37 seconds West, 336.95 feet, to the southwesterly corner of said parcel of land, also being the easterly right of way of said North Mills street; thence North 00 degrees 11 minutes 00 seconds West, along said easterly right of, 229.43 feet to the point of beginning.

Tab 3

Zoning General Information

Project Site Overview Description

The existing Charter Street Heating Plant consists of structures build during the time period from 1957 to present on the land bounded by Charter Street on the west, Dayton Street on the north, Mills Street on the east, and the WISDOT rail corridor on the south. This parcel is currently zoned R5 and the plant operates as a conditional use as a coal fired power plant. For the Charter Street Heating Plant Re-Build, this parcel will be referred to as the Heating Plant Site. Its postal address is 117 N Charter Street. It will be re-zoned via a GDP/SIP approval.

The Project will add to the lands of the Charter Street Heating Plant the triangular parcel due east of the existing Charter Street Heating Plant. This parcel is bounded by Mills Street on the west, and the WISDOT owned lands on the north and south, currently leased to railroad operators. This parcel is currently zoned C3 and is owned by the University and used as Parking Lot 45 and the FP&M Building. This parcel will be referred to as the Fuel Handling Site for the Charter Street Heating Plant. Its postal address will remain 115 N Mills Street. It will be re-zoned PUD/GDP/SIP.

Due to the rail delivery requirements for the re-built plant to receive bio-fuels, the Plant will conduct fuel delivery operations on the lands owned by WISDOT and City of Madison. Operations conducted on the WISDOT owned property are not under the jurisdiction of the City of Madison Planning Department and do not require a zoning classification or land use approval. The parcel owned by the City of Madison is currently zoned PCD (SIP) with public transportation listed as a permitted use, so no modification to this PCD (SIP) is required. A copy of the PCD document follows this text.

New Madison Zoning Code

The Project is being designed at a period in time where the City of Madison is in the process of re-writing its zoning code for future development. The adoption of the new Madison Zoning Code will occur after the land use approval for this Project, however, there is an adopted future development plan for the Regent Street/South Campus (RSSC) Neighborhood where this project is located, which provides insight as to what the new zoning code features may be for a new project in this location of the City.

Project Location Within Regent Street/South Campus Neighborhood

P3M reviewed the Regent Street South Campus (RSSC) Neighborhood Plan (City of Madison, Adopted July 1, 2008, Legislative File No: 09234) for planning and zoning considerations for the general arrangement plan and the design of this Project. Refer to exhibits following this narrative for visual diagrams that highlight the extent of this Project within the boundary and scope of the RSSC Neighborhood Plan.

ZONING TEXT:

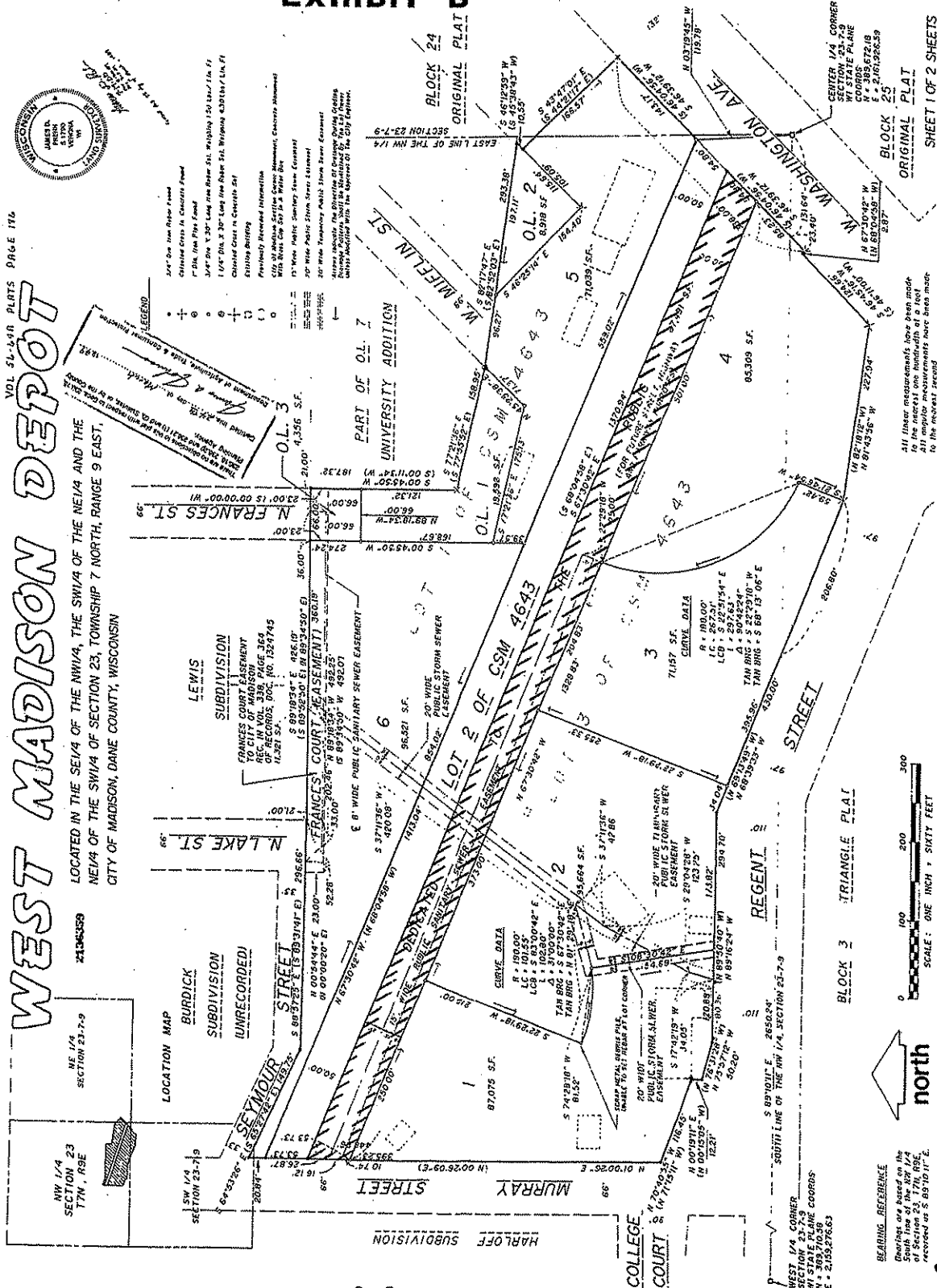
**CITY OF MADISON TRANSPORTATION CORRIDOR/CITY
STATION ACCESSORY PARKING
650 WEST WASHINGTON AVENUE, MADISON, WISCONSIN**

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A and Exhibit B, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the preservation of a future transportation corridor and the interim use as accessory parking for the City Station Development.
- B. **Permitted Uses:**
1. Public transportation uses.
 2. Interim accessory parking for the City Station Development.
- C. **Lot Area:** As stated on Exhibit A, attached hereto.
- D. **Floor Area Ratio:**
1. Maximum floor area ratio permitted is 1.0, for pavement only.
 2. No building shall be constructed on this property.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. **Accessory Off-Street Parking and Loading:** Accessory off-street parking and loading will be provided as shown on approved plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.
- I. **Signage:** No signage, other than parking lot directional signs, or other traffic signage shall be permitted on this property.
- J. **Alterations and Revisions:** No alternation or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the District and are compatible with the concept approved by the City Plan Commission.

"Lands "dedicated to the public" (for future street, highway and parkway purposes) lying adjacent to and northeasterly of Lots 1 through 4 in the Plat of West Madison Depot, City of Madison, Dane County, Wisconsin."

EXHIBIT B



All linear measurements have been made... the nearest one hundredth of a foot... and all bearings have been made to the nearest second.

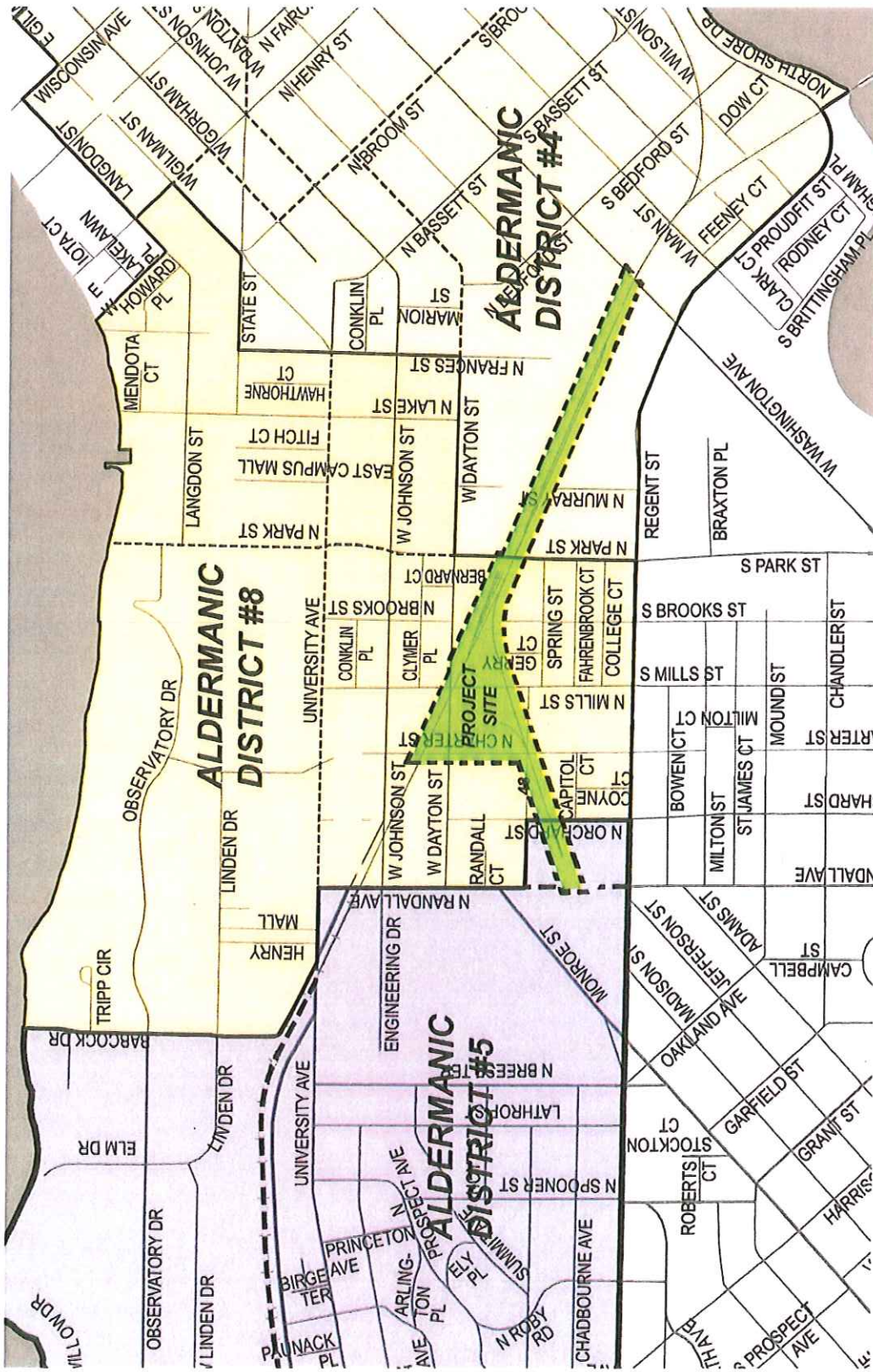
BEARING REFERENCE... SOUTH LINE OF THE NW 1/4, SECTION 23-7-9... SCALE: ONE INCH = SIXTY FEET



- LEGEND
+ 1/4 Acre Iron Pole Road
- Curved Crest in Concrete Road
+ 1/4 Acre 20' Long Iron Pole Road
+ 1/4 Acre 20' Long Iron Pole Road

WEST MADISON DEPOT

VOL. 48-1-1-14 PLATS PAGE 116
LOCATED IN THE SW 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



Charter Street Heating
Plant Rebuild
Project Extents



ALDERMANIC DISTRICTS

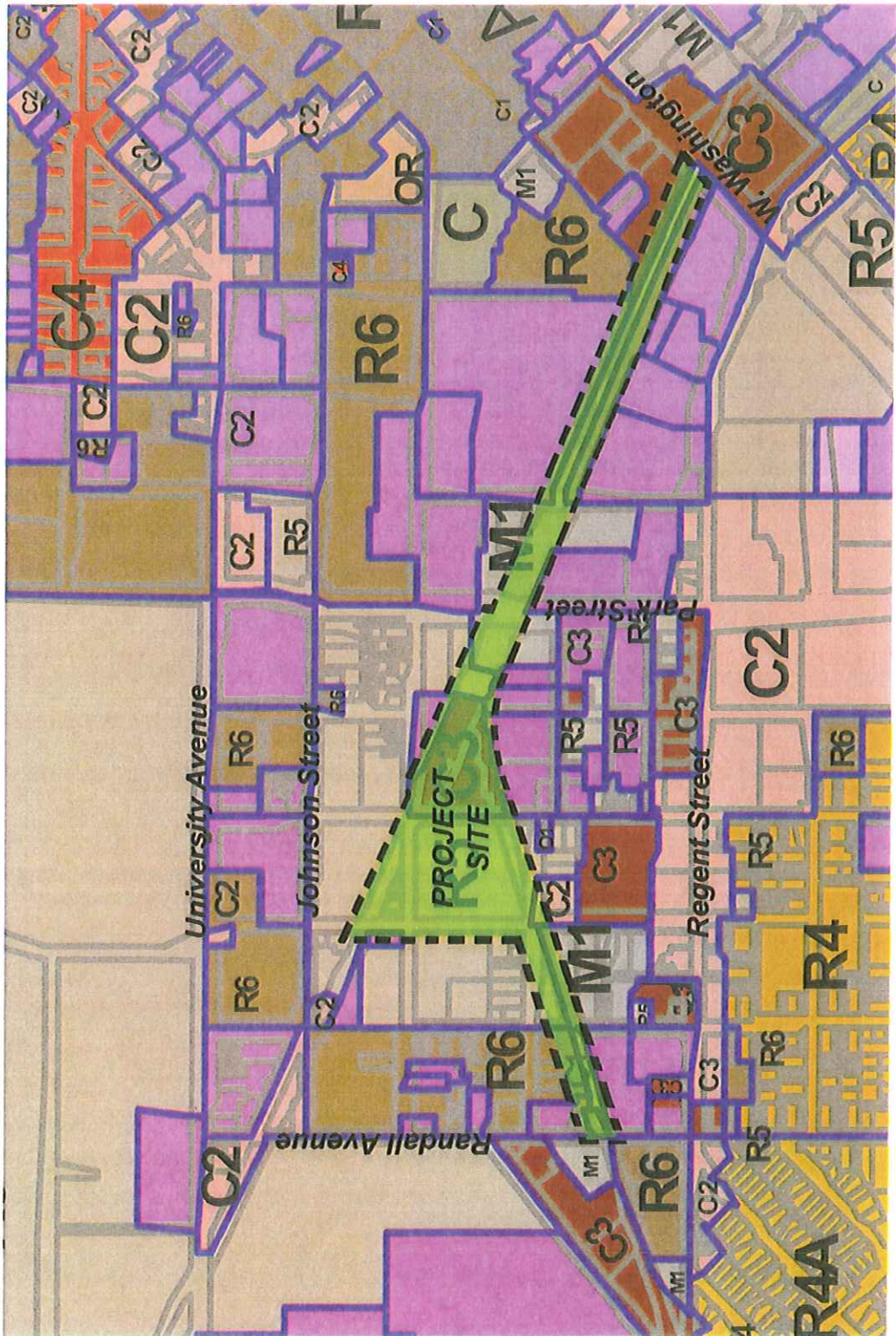
**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010**



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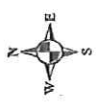
Potter Lawson
Success by Design



City of Madison Zoning Districts

- RI - Single-Family Residence District
- RI-R - Rustic Residence District
- R2 - Single-Family Residence District
- R2S - Single-Family Residence District
- R2T - Single-Family Residence District
- R2Y - Single-Family Residence District
- R2Z - Single-Family Residence District
- R3 - Single- and Two-Family Residence District
- R4 - General Residence District
- RA - Limited General Residence District
- ML - Limited General Residence District
- R5 - General Residence District
- R6 - General Residence District
- RSH - General Residence District
- OR - Office Residence District
- PCDDP - Planned Community Development - General Development Plan
- PCDMHCP - Planned Community Mobile Home Park District - General Development Plan
- PCDDP - Planned Community Development - Specific Implementation Plan
- FUDSP - Planned Unit Development - Specific Implementation Plan
- PCDMHSP - Planned Community Mobile Home Park District - Specific Implementation Plan
- PCSDP - Planned Community District - Specific Implementation Plan
- O1 - Limited Office-Residence District
- O2 - Business & Professional Office District
- O3 - Administrative Office District
- O4 - Administrative Office & Research & Development District

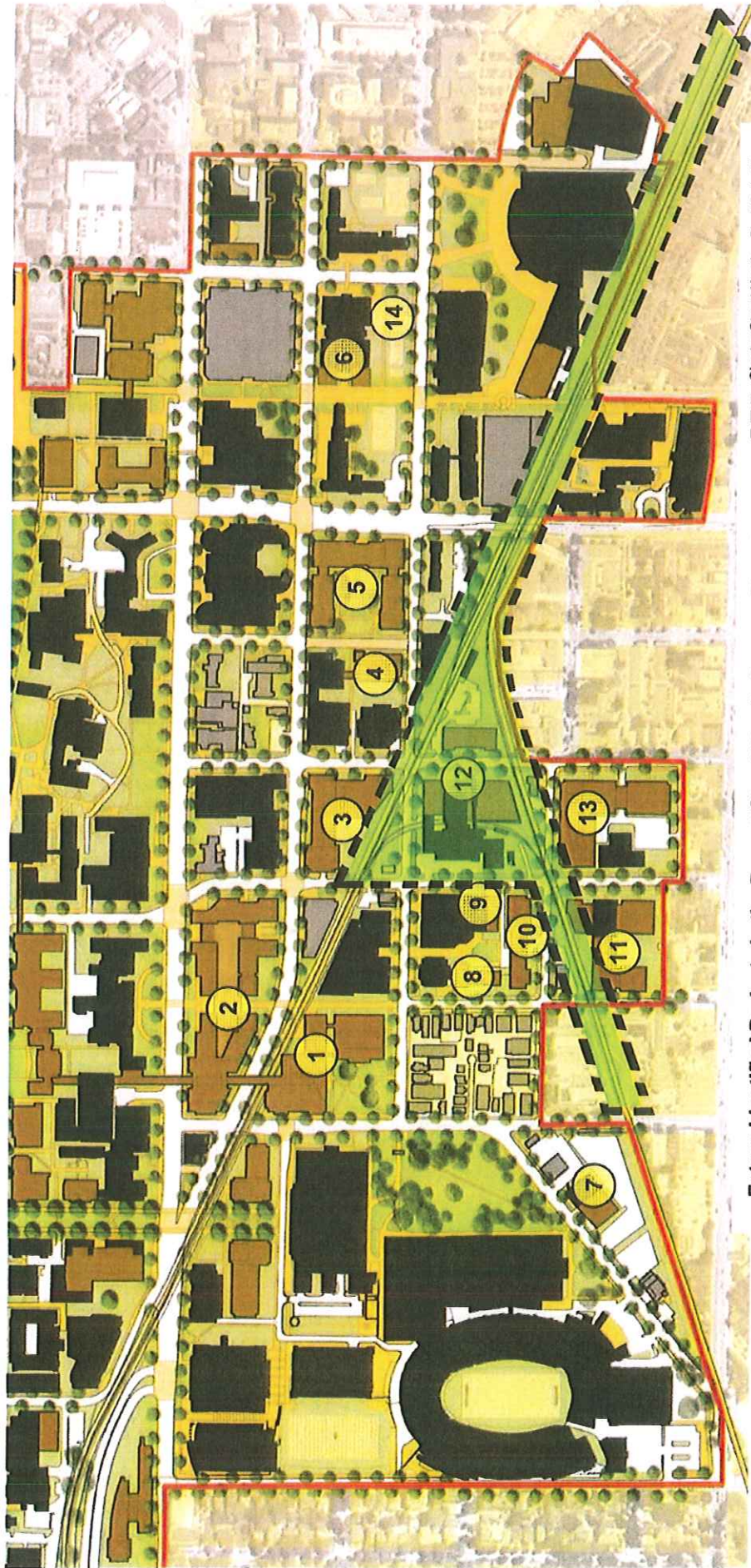
Charter Street Heating Plant Rebuild
Project Extents



ZONING MAP

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010





Future Identified Projects in the Regent Street South Campus Planning Area

- | | | |
|--|---|--|
| 1. Union South Redevelopment & Parking Structure | 5. Proposed Academic/Research Facility | 8. Charter Street Heating Plant Renovations |
| 2. Wisconsin Institutes of Discovery | 6. Gordon Commons Renovation & Addition | 9. UW Physical Plant Services & Parking Structure |
| 3. Noland / Zoology Redevelopment | 7. UW Police Renovation & Addition | 10. Proposed Academic/Research Facility |
| 4. Educational Sciences Addition | 11. Primate Center Additions | 12. Charter Street Heating Plant Renovations |
| | | 13. UW Physical Plant Services & Parking Structure |
| | | 14. Southeast Residence Halls Recreation Area |

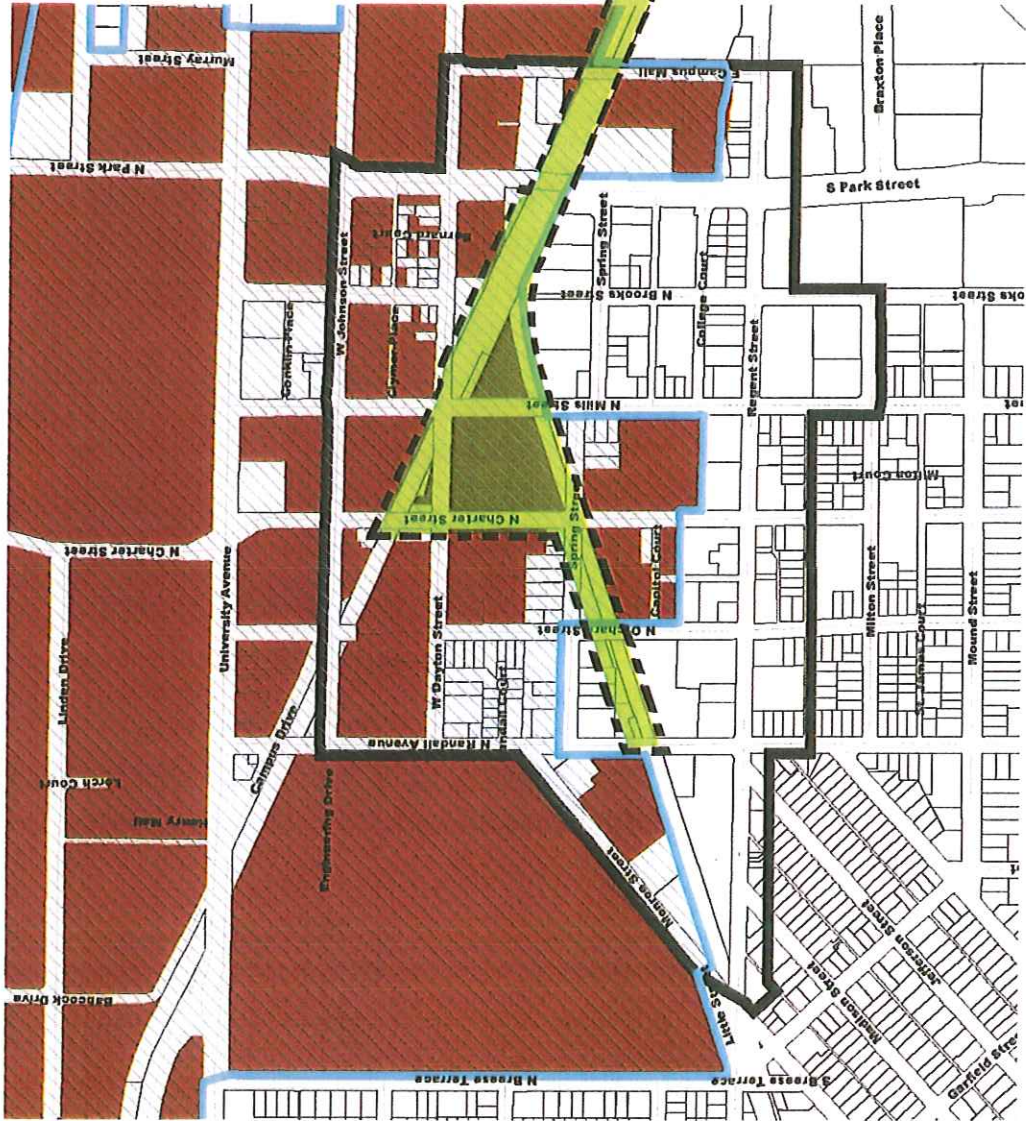
2005 UW Master Plan

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

MAP FROM REGENT STREET - SOUTH
 CAMPUS NEIGHBORHOOD PLAN 2008



- University of Wisconsin Property**
 - University of Wisconsin Owned Properties
 - 2005 Campus Master Plan Boundary
- Planning Boundaries**
 - Regent Street South Campus Planning Area Boundary
 - Charter Street Heating Plant Rebuild Project Extents

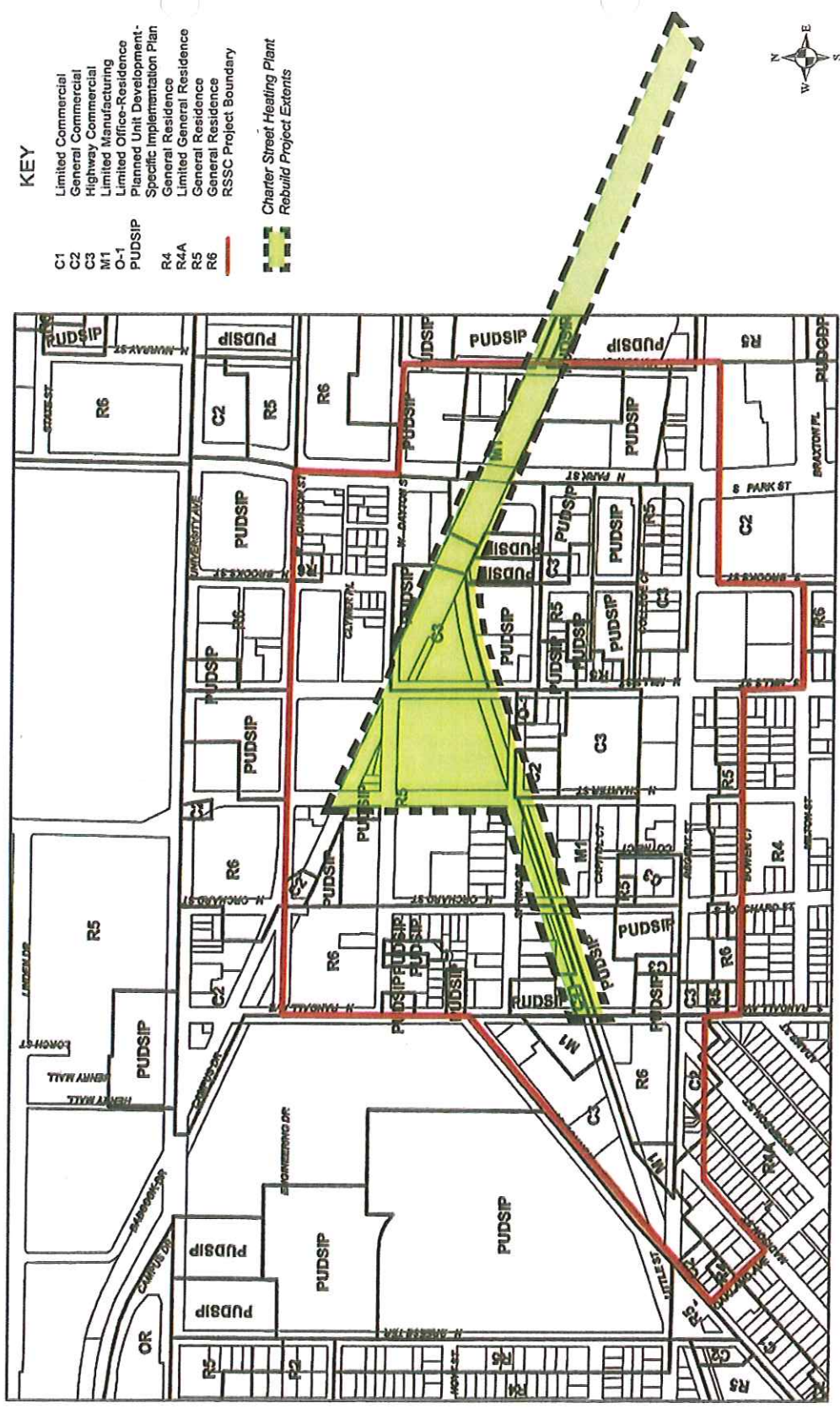


Data Source: City of Madison Avesaard's Office

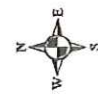
UW OWNED PROPERTY
CHARTER STREET HEATING PLANT REBUILD
 CITY OF MADISON GDP APPLICATION
 MARCH 10, 2010



MAP FROM REGENT STREET - SOUTH CAMPUS NEIGHBORHOOD PLAN 2008



- KEY**
- C1 Limited Commercial
 - C2 General Commercial
 - C3 Highway Commercial
 - M1 Limited Manufacturing
 - O-1 Planned Office-Residence
 - PUDSIP Specific Implementation Plan
 - R4 General Residence
 - R4A Limited General Residence
 - R5 General Residence
 - R6 General Residence
 - RSSC Project Boundary
- Charter Street Heating Plant Rebuild Project Extents



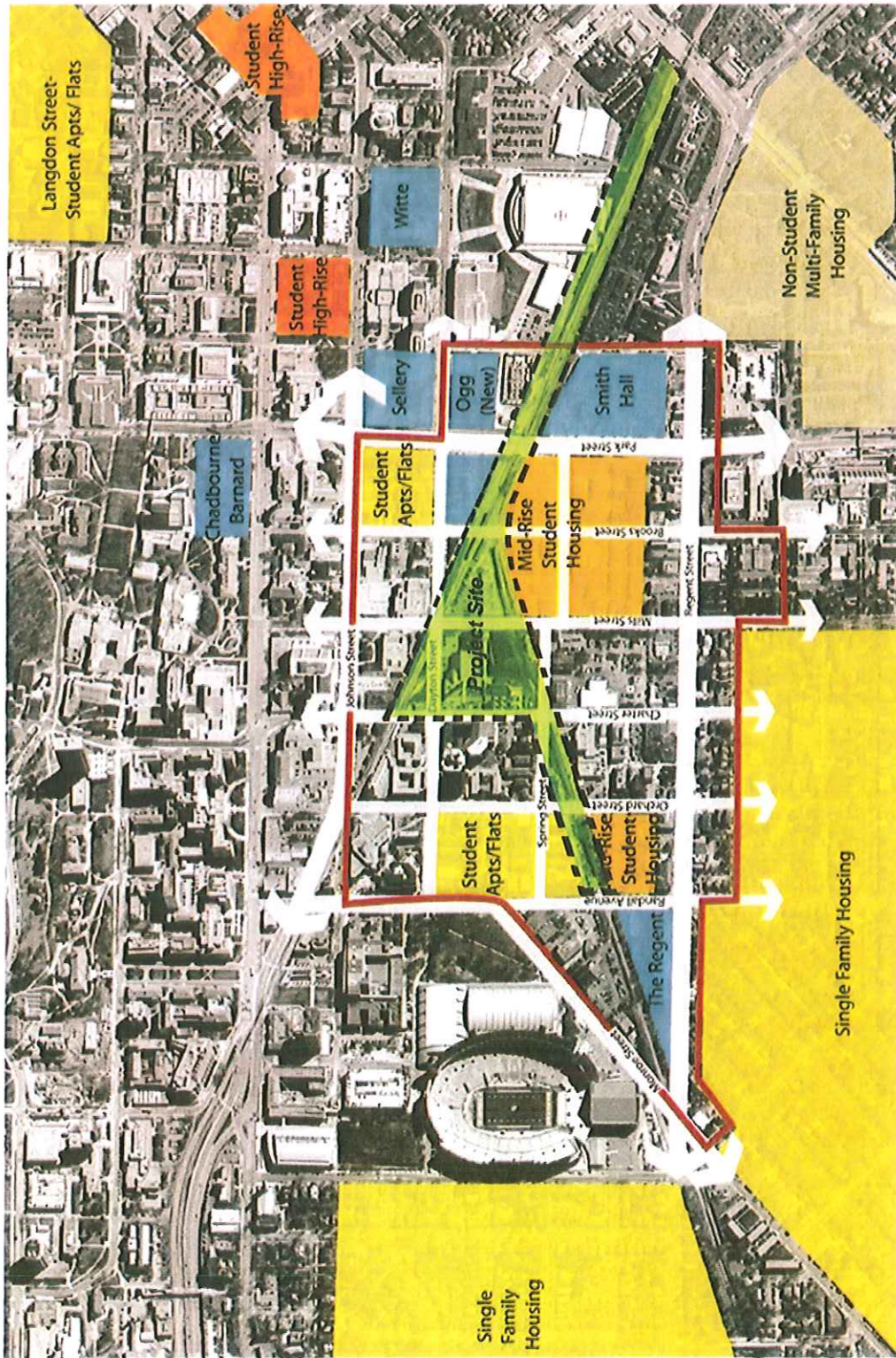
Existing Zoning

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

MAP FROM REGENT STREET - SOUTH
 CAMPUS NEIGHBORHOOD PLAN 2008

PÖYRY *midbough* **Potter Lawson**
Sustains by Design

PEC



- Key**
- University Student Housing (Private and Public)
 - High-Rise Multi-Family (6+ Stories)
 - Mid-Rise Multi-Family (4-6 Stories)
 - Detached Single Family
 - Multi-Family/ Public Housing
 - RSSC Project Boundary
 - Charter Street Heating Plant Rebuild Project Extents



MAP FROM REGENT STREET - SOUTH CAMPUS NEIGHBORHOOD PLAN 2008

EXISTING HOUSING

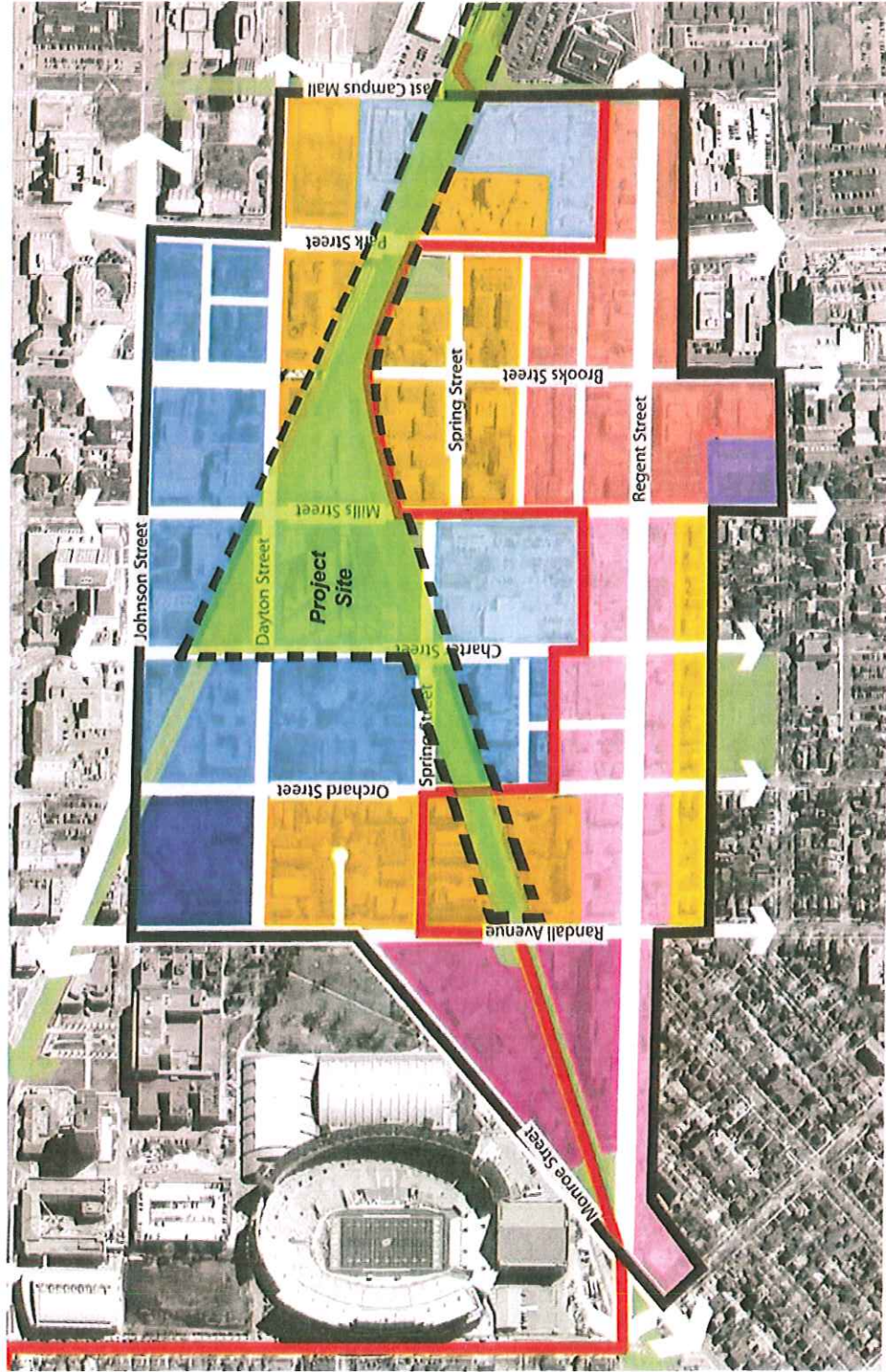
→ CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010



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Key

- Residential Districts**
 - Medium Density (16-40 units)
 - High Density (41-60 units/acre)
- Mixed Use Districts**
 - Community Mixed-Use
 - Neighborhood Mixed-Use
- Commercial/ Employment Districts**
- General Employment**
- Open Space-Ag Districts**
 - Park/ Open Space
- Campus Districts**
 - Academic/ Research
 - University Support Services
 - UW Student/ Faculty Service
 - Campus Boundary*
- Special Districts**
 - Community Facility
- Charter Street Heating Plant Rebuild Project Extents**

* A mix of residential, commercial and University support services is envisioned for this area.
 ** As shown on the 2005 Campus Master Plan

Data Source:
 City of Madison Department
 of Planning and Economic and Community Development



FUTURE LAND USE

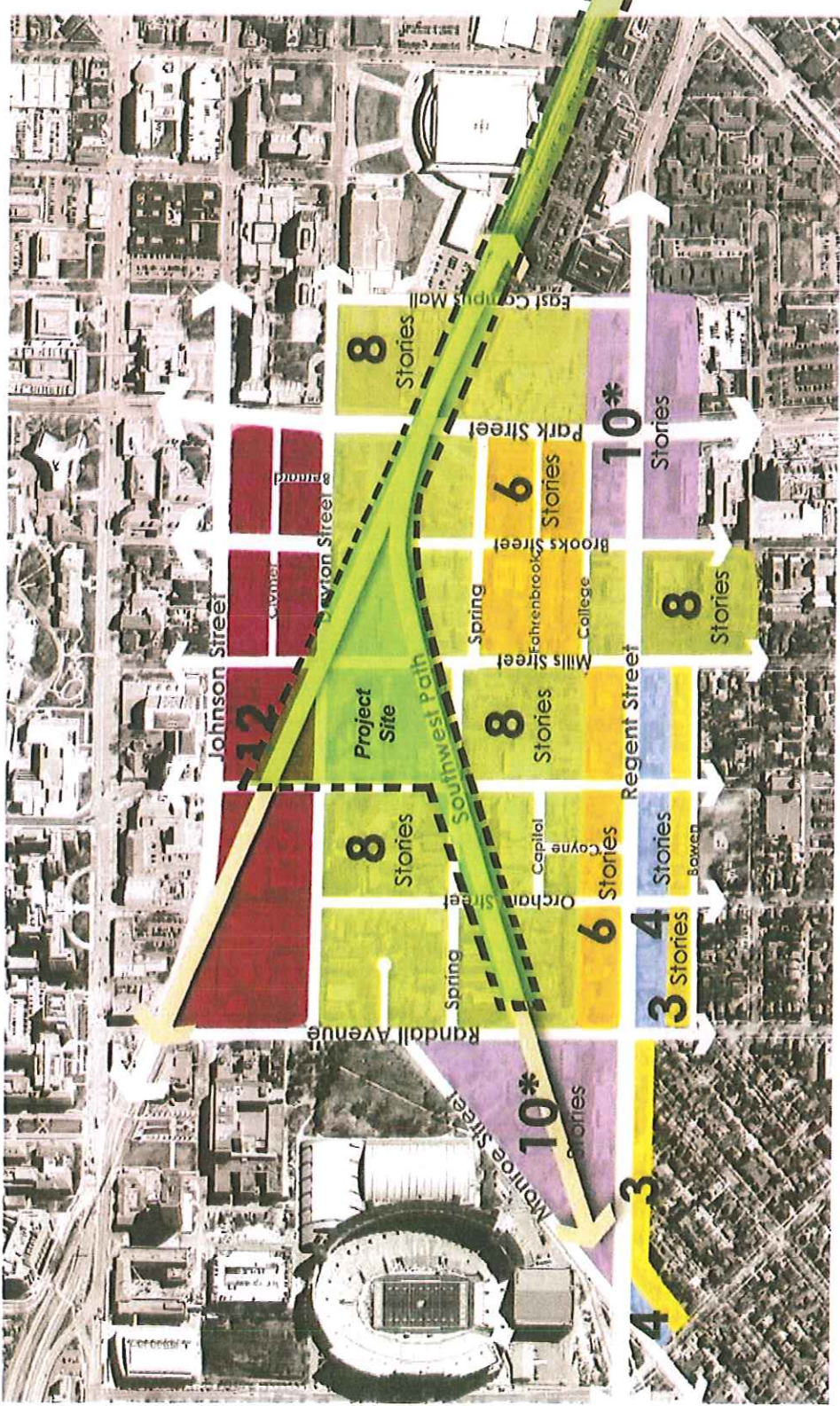
**CHARTER STREET HEATING PLANT REBUILD
 CITY OF MADISON GDP APPLICATION
 MARCH 10, 2010**

MAP FROM REGENT STREET - SOUTH
 CAMPUS NEIGHBORHOOD PLAN 2008



PÖYRY midbough

Potter Lawson
 Services by Design



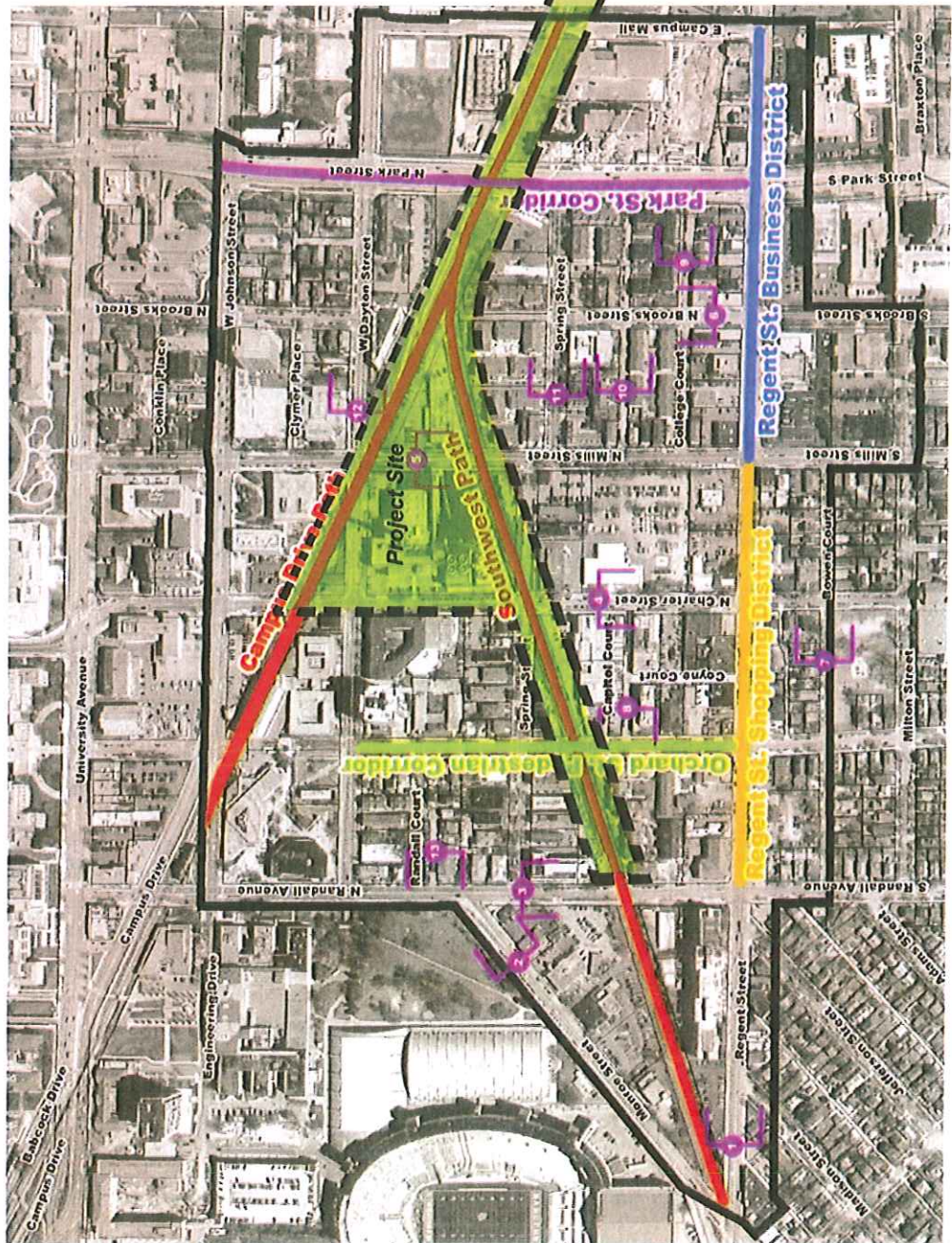
- Key**
- 3 Stories/ 46 Feet
 - 4 Stories/ 60 Feet
 - 6 Stories/ 88 Feet
 - 8 Stories/ 116 Feet
 - 10 Stories/ 144 Feet
 - 12 Stories/ 172 Feet
 - Includes two 'bonus' stories for LEED Silver Certification
 - Charter Street Heating Plant Rebuild Project Extents

Maximum building heights were determined based on a first floor height of 18' and upper floor heights of 14'. Although different floor heights are permissible, buildings may not exceed the indicated maximum number of stories or height in feet (whichever is less) indicated on this map. The 10-story maximum height areas shown in this map at the Park St./ Regent St. intersection and in the triangle formed by Regent Street, Morse Street, and Randall Avenue include two 'bonus' stories above the maximum height of 8 stories for environmentally-friendly development. See plan document for further details on requirements for bonus stories.

MAXIMUM BUILDING HEIGHTS

CHARTER STREET HEATING PLANT REBUILD
 CITY OF MADISON GDP APPLICATION
 MARCH 10, 2010

MAP FROM REGENT STREET - SOUTH CAMPUS NEIGHBORHOOD PLAN 2008



 Charter Street Heating Plant Rebuild Project Extents

Special Design Guideline Districts

The following five districts were identified as providing unique opportunities for targeted development within the neighborhood. What follows is a brief description of each area and design guidelines that are specific to the identified node or corridor. If redevelopment occurs along these nodes and corridors, it is only necessary that the buildings immediately abutting the identified area follow these specific design guidelines.

SPECIAL DESIGN GUIDELINE DISTRICTS

CHARTER STREET HEATING PLANT REBUILD
 CITY OF MADISON GDP APPLICATION
 MARCH 10, 2010

MAP FROM REGENT STREET - SOUTH
 CAMPUS NEIGHBORHOOD PLAN 2008



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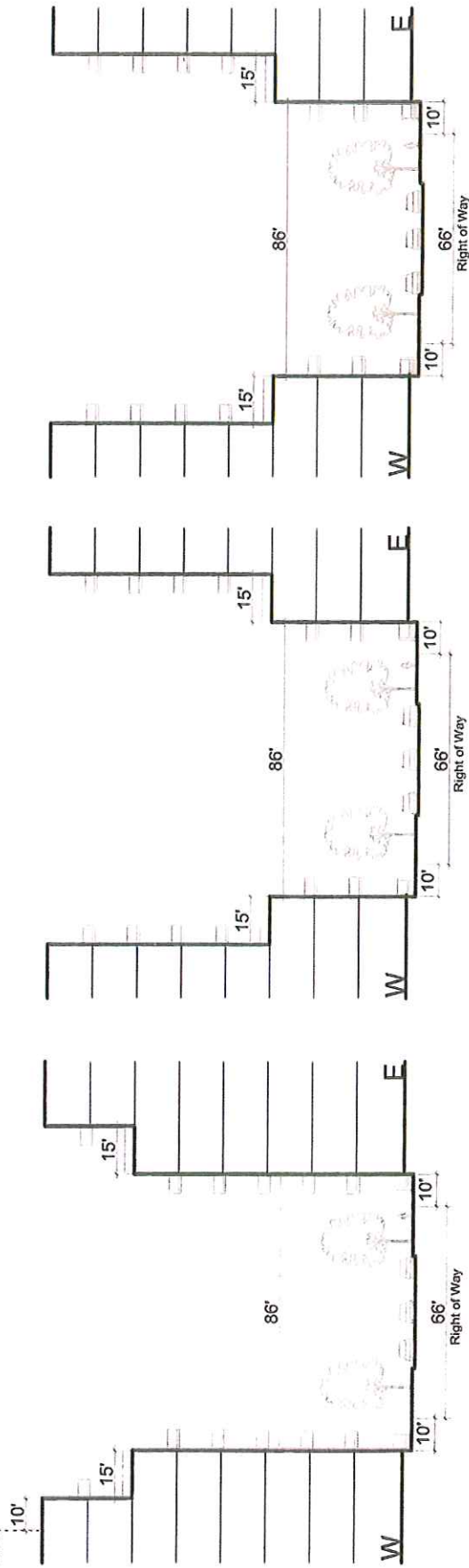


PÖYRY

Potter Lawson
 Services by Design

Urban Design

2 Bonus Stories with LEED Silver Certification



3: Randall Avenue

Maximum Stories: West side: 10 (upon meeting LEED requirement for 2 bonus stories)
East side: 8

Maximum Building Height: West side: 144 feet (upon meeting LEED requirements for 2 bonus stories)
East side: 116 feet

Minimum Stories: 3

Building Stepback: 15 feet, above the 6th floor plus,
West side: 10 feet, above the 8th floor

Building Setback: 10 feet

4: Charter Street

Maximum Stories: 8

Maximum Building Height: 116 feet

Minimum Stories: 3

Building Stepback: 15 feet, above the 3rd floor

Building Setback: 10 feet

5: Mills Street

Maximum Stories: 8

Maximum Building Height: 116 feet

Minimum Stories: 3

Building Stepback: 15 feet, above the 3rd floor

Building Setback: 10 feet

ZONING SET BACKS

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

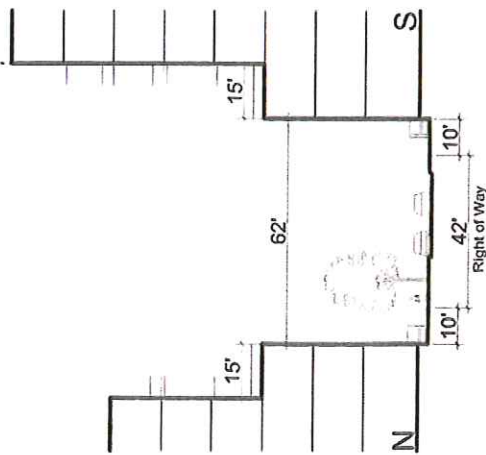
SET BACK DIAGRAMS FROM REGENT STREET
SOUTH CAMPUS NEIGHBORHOOD PLAN 2008



Potter Lawson
Success by Design

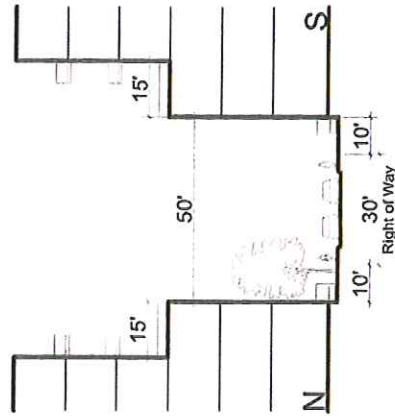
Urban Design

2 Bonus Stories with LEED Silver Certification



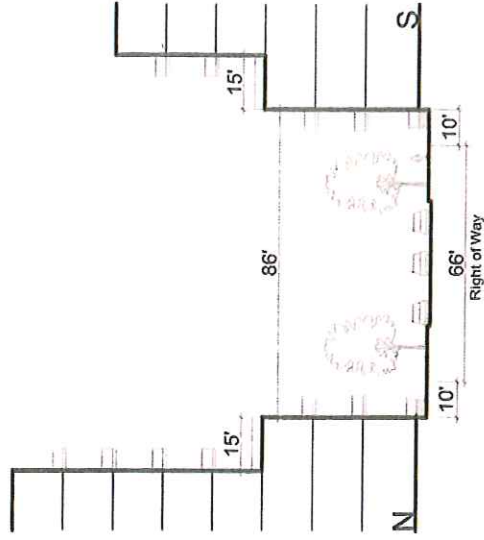
9: College Court

Maximum Stories:	North side: 6 South side: 10 (upon meeting LEED requirement for 2 bonus stories)
Maximum Building Height:	North side: 88 feet South side: 144 feet (upon meeting LEED requirements for 2 bonus stories)
Minimum Stories:	North side: 2; South side: 3
Building Stepback:	15 feet, above the 3rd floor
Building Setback:	10 feet



10: Fahrenheitbrook Court

Maximum Stories:	6
Maximum Building Height:	88 feet
Minimum Stories:	2
Building Stepback:	15 feet, above the 3rd floor
Building Setback:	10 feet



11: Spring Street

Maximum Stories:	North side: 8 South side: 6
Maximum Building Height:	North side: 116 feet South side: 88 feet
Minimum Stories:	North side: 3; South side: 2
Building Stepback:	15 feet, above the 3rd floor
Building Setback:	10 feet

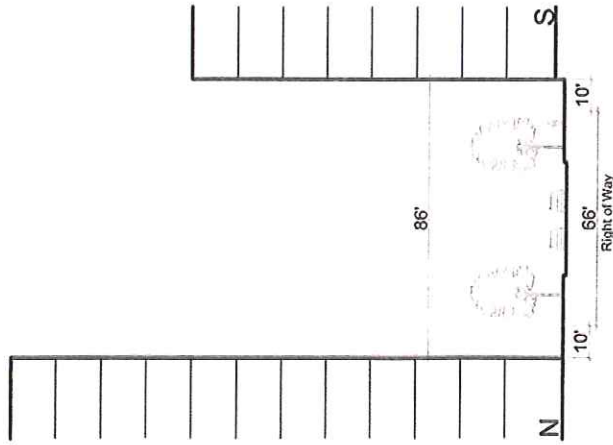
ZONING SET BACKS

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

SET BACK DIAGRAMS FROM REGENT STREET
SOUTH CAMPUS NEIGHBORHOOD PLAN 2008

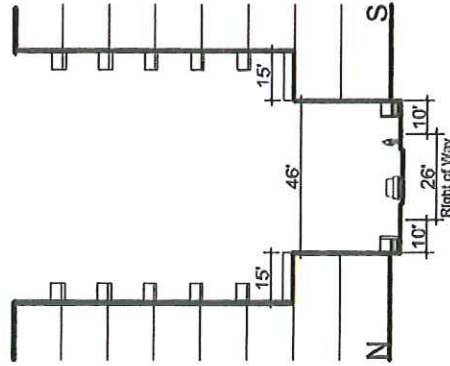


Potter Lawson
Success by Design



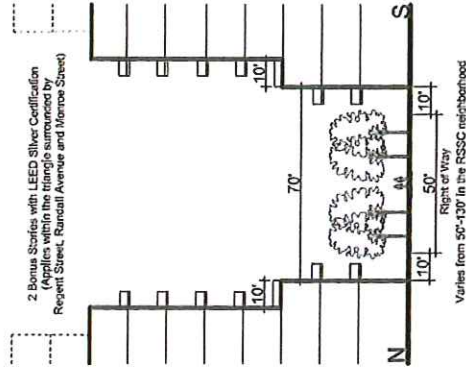
12: Dayton Street

- Maximum Stories:** North side: 12
South side: 8
- Maximum Building Height:** North side: 172 feet
South side: 116 feet
- Minimum Stories:** 3
- Building Stepback:** None required
- Building Setback:** 10 feet



13: Randall Court

- Maximum Stories:** 8
- Maximum Building Height:** 116 feet
- Minimum Stories:** 3
- Building Stepback:** 15 feet, above the 2nd floor
- Building Setback:** 10 feet



Southwest Path

- Maximum Stories:** East of Randall Avenue: 8
West of Randall Avenue: 10 (upon meeting LEED requirements for 2 bonus stories)
- Minimum Stories:*** 3
- Building Stepback:*** 10 feet, above the 3rd floor, plus 10 feet, above the 8th floor
- Building Setback:*** 10 feet from the property line along the path
- Parking Setback:*** 10 feet from the property line along the path
- Maximum Building Height:** East of Randall Avenue: 116 feet
West of Randall Avenue: 144 feet (upon meeting LEED requirements for 2 bonus stories)

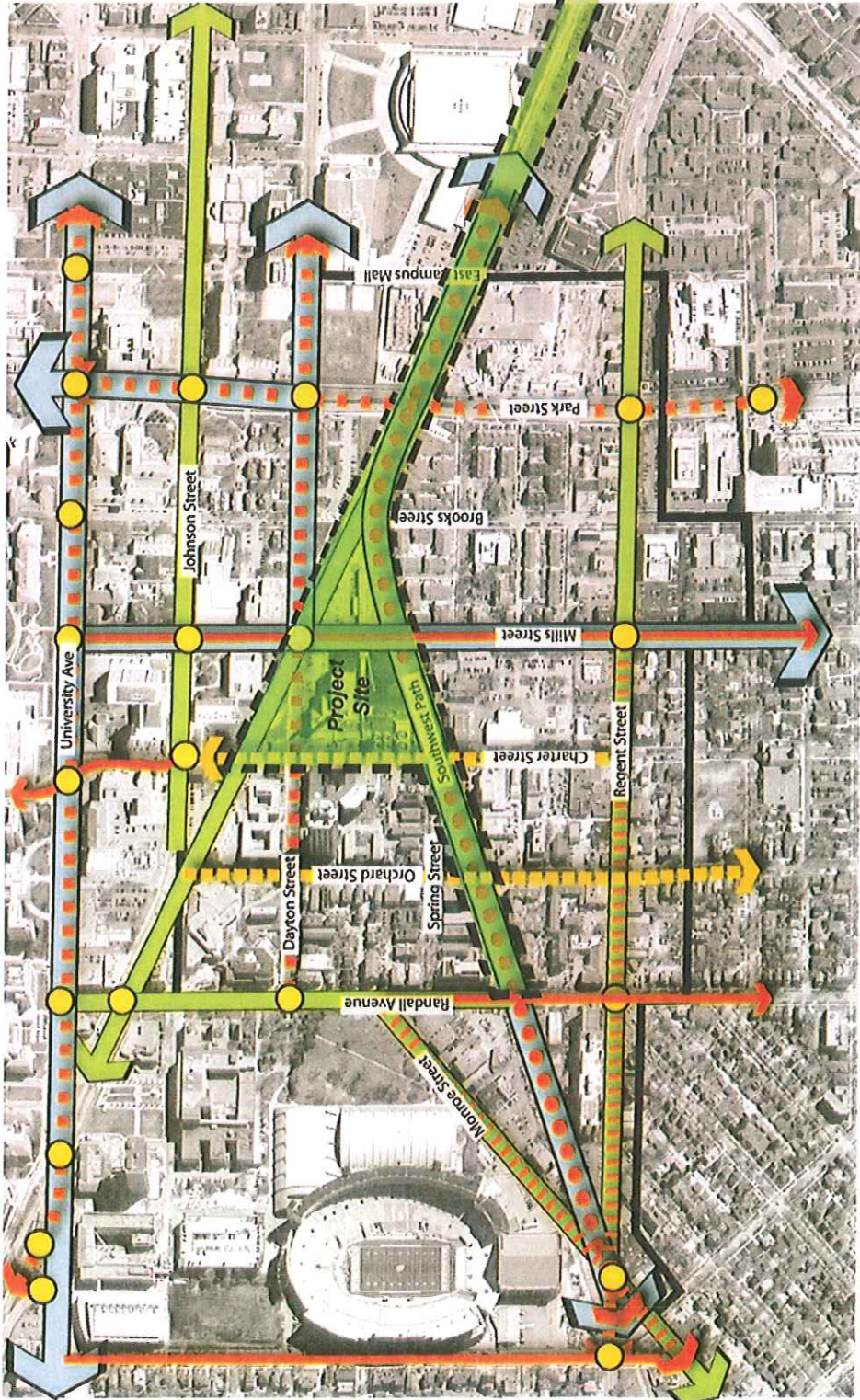
ZONING SET BACKS

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

SET BACK DIAGRAMS FROM REGENT STREET
SOUTH CAMPUS NEIGHBORHOOD PLAN 2008



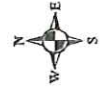
Success by Design



- Existing Facilities**
- Through Street Suitable for Most Bicyclists
 - Bike Lane or Paved Shoulder
 - Rush Hour Parking Restriction
 - Bike Path
 - Bike Route
 - Traffic Signal
- Future Facilities**
- Planned Improvement
 - Bike Lane/ Paved Shoulder
 - Proposed Route

Data source: Madison Area Metropolitan Planning Organization- Bicycle Transportation Plan for the Madison Urban Area and Dane County, Wisconsin

- Charter Street Heating Plant Rebuild Project Extents

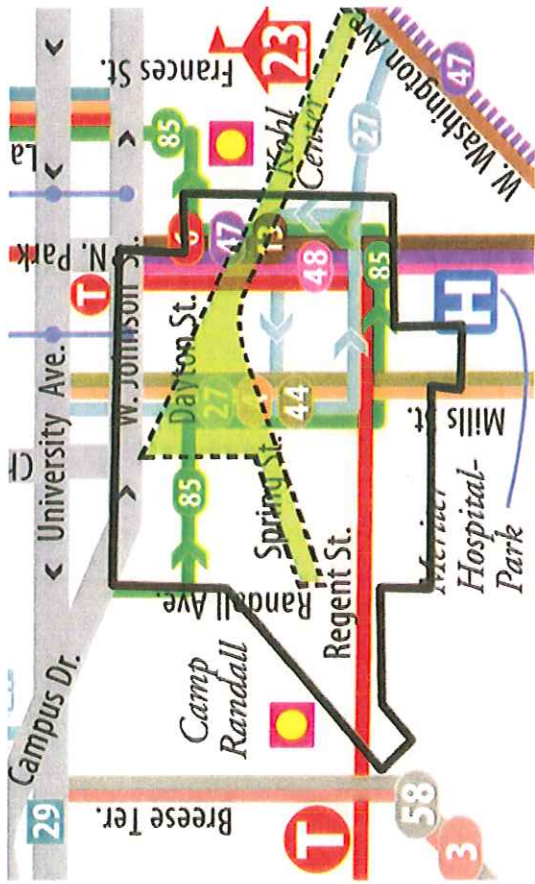


CIRCULATION - BIKES

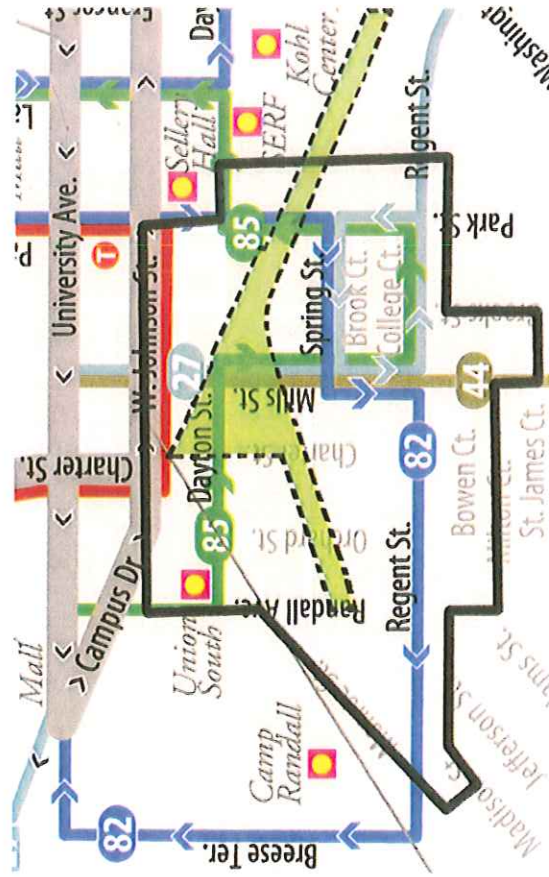
CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

MAP FROM REGENT STREET - SOUTH CAMPUS NEIGHBORHOOD PLAN 2008

PÖYRY *midbough*
Potter Lawson
Success by Design



MADISON METRO WEEKDAY SERVICE IN RSSC AREA



MADISON METRO UW CAMPUS SERVICE IN RSSC AREA

Charter Street Heating Plant
Rebuild Project Extents

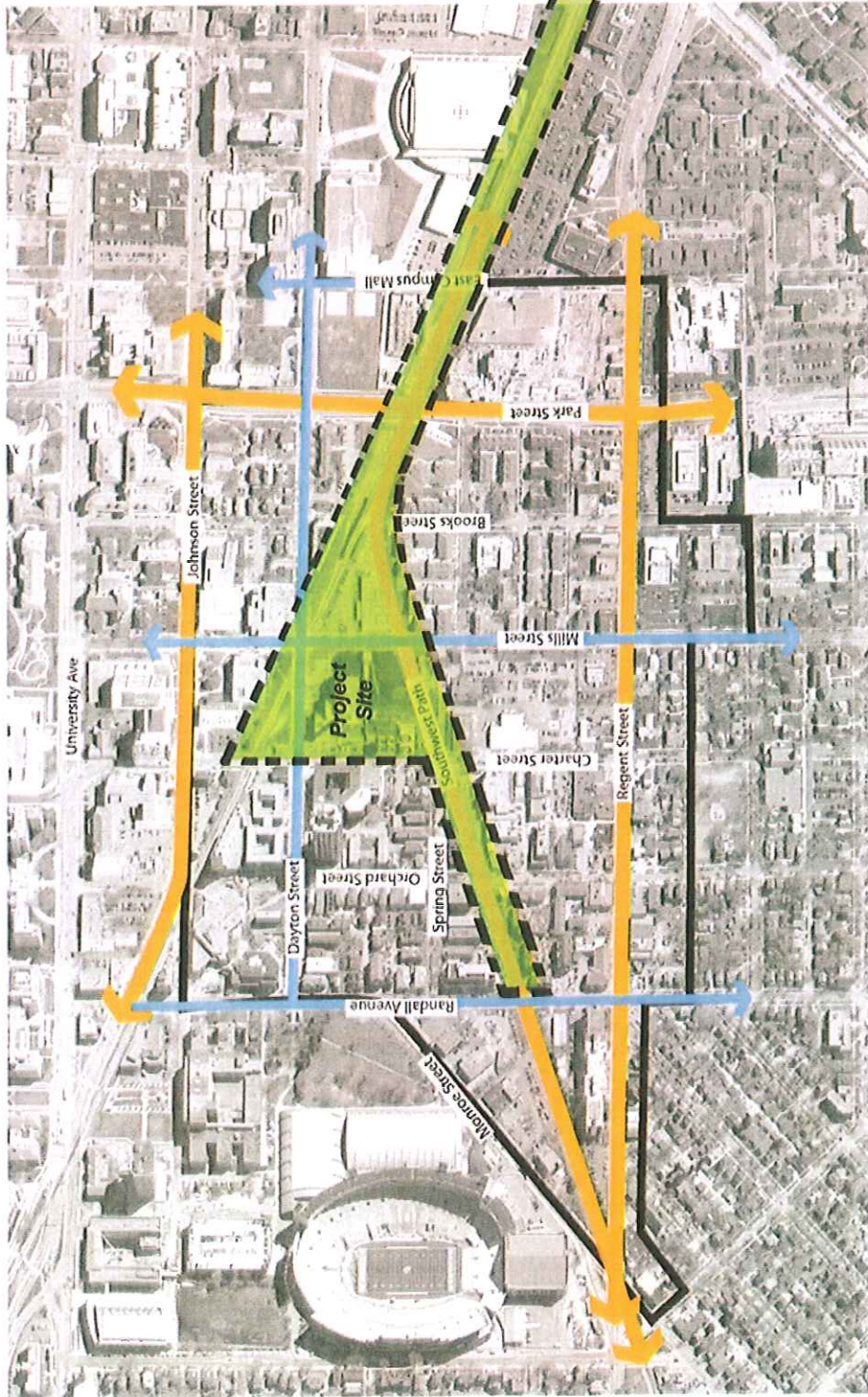


CIRCULATION - BUSES

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010



MAP FROM REGENT STREET - SOUTH
CAMPUS NEIGHBORHOOD PLAN 2008



- KEY
- Primary Path
 - Secondary Path
 - RSSC Project Boundary
 - Charter Street Heating Plant Rebuild Project Extents



CIRCULATION - PATHS

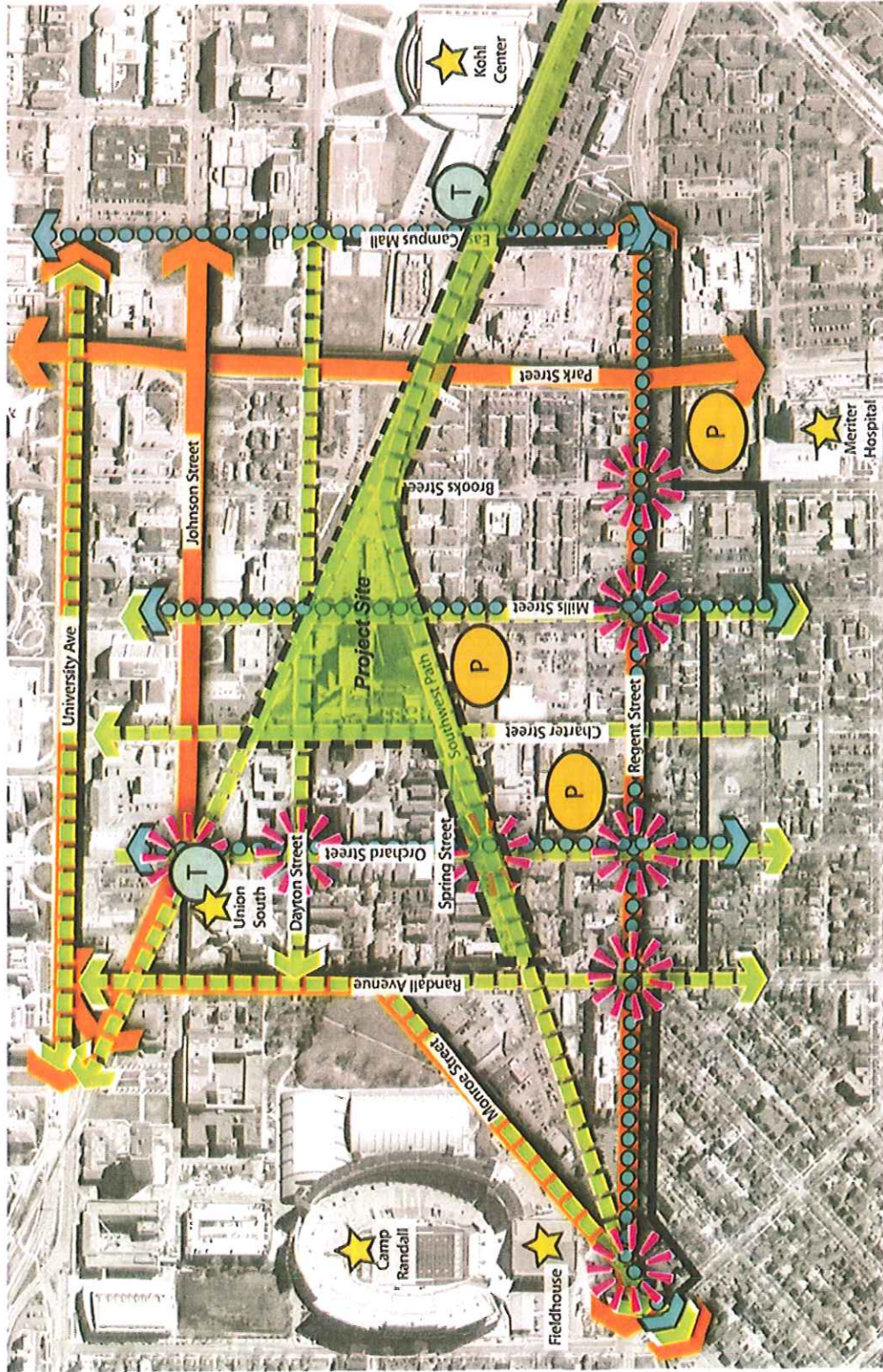
**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010**

MAP FROM REGENT STREET - SOUTH
CAMPUS NEIGHBORHOOD PLAN 2008







- Primary Pedestrian Route
- Primary Bicycle Route
- Primary Auto Route
- Planned Transit Stop
- Key Intersection for Pedestrian Enhancement
- Major Destination
- General Location for Future Parking Facility
- RSSC Project Boundary
- Charter Street Heating Plant Rebuild Project Extents



CIRCULATION - FUTURE

**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010**

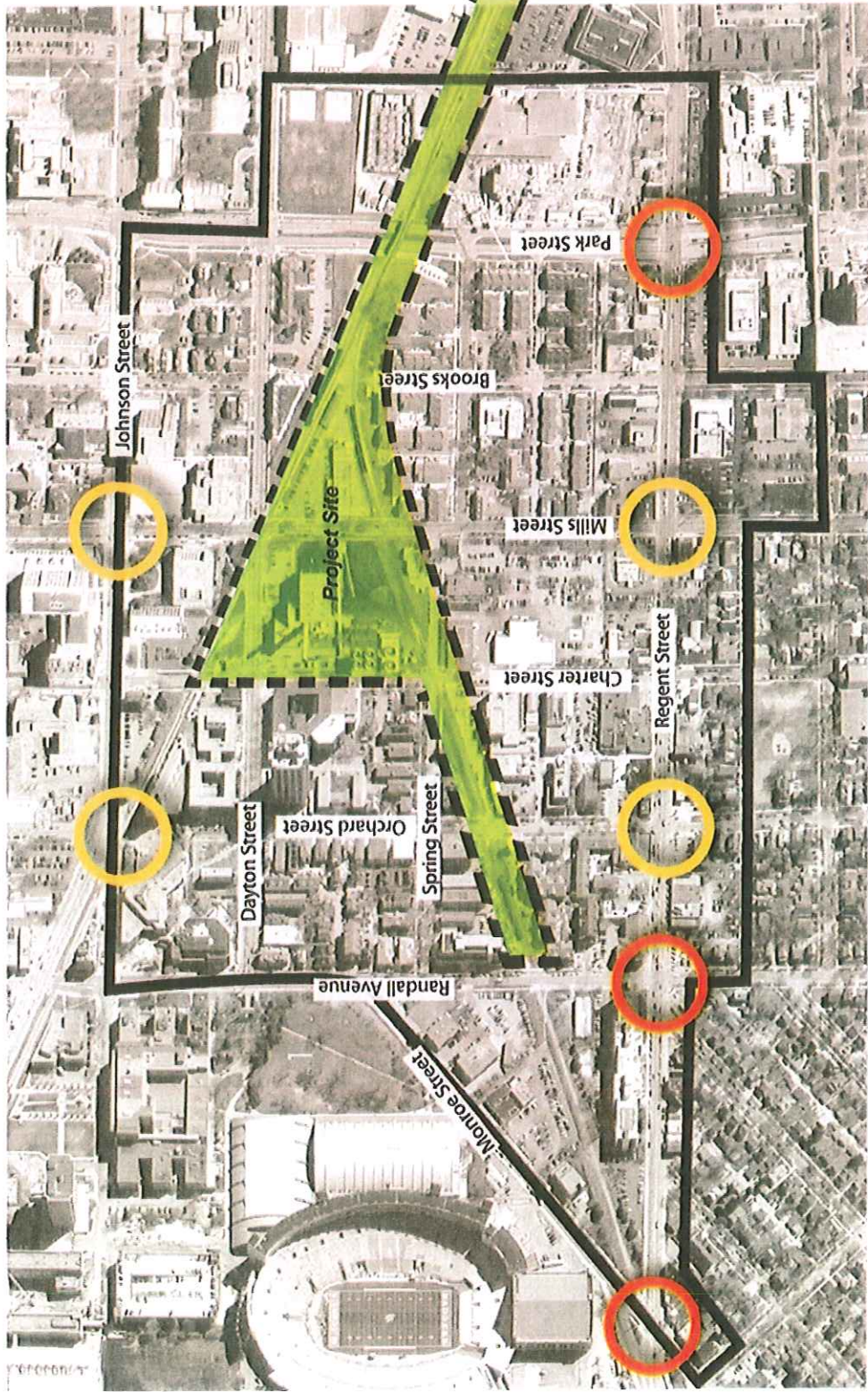


PEC



midbough

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Sustainable Design



KEY

-  Existing Node
-  Potential Node
-  RSSC Project Boundary
-  Charter Street Heating Plant Rebuild Project Extents

NODES

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

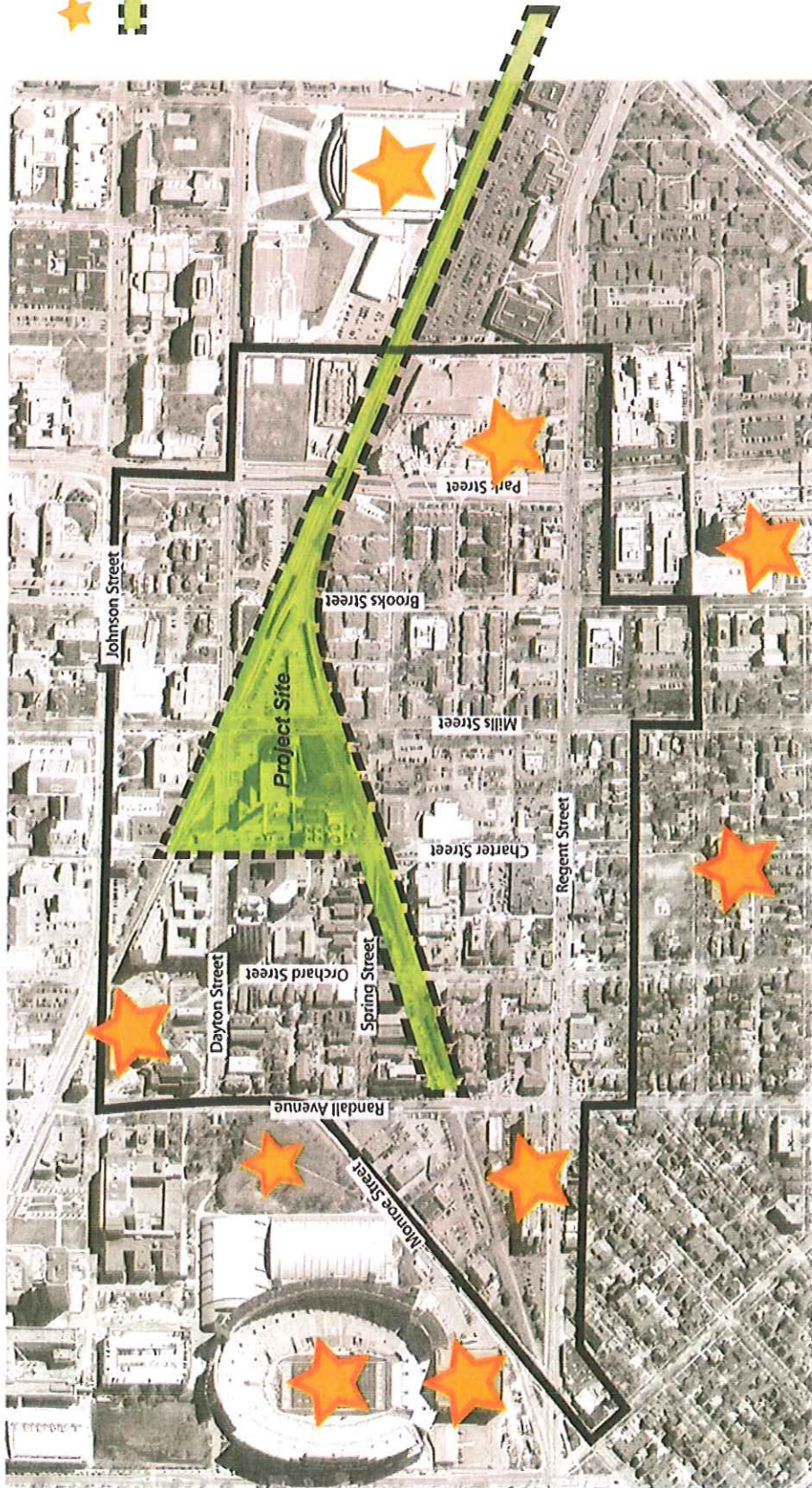


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Sustained by Design

MAP FROM REGENT STREET - SOUTH
 CAMPUS NEIGHBORHOOD PLAN 2008



- KEY
-  Perceived Landmark
 -  Charter Street Heating Plant Rebuild Project Extents



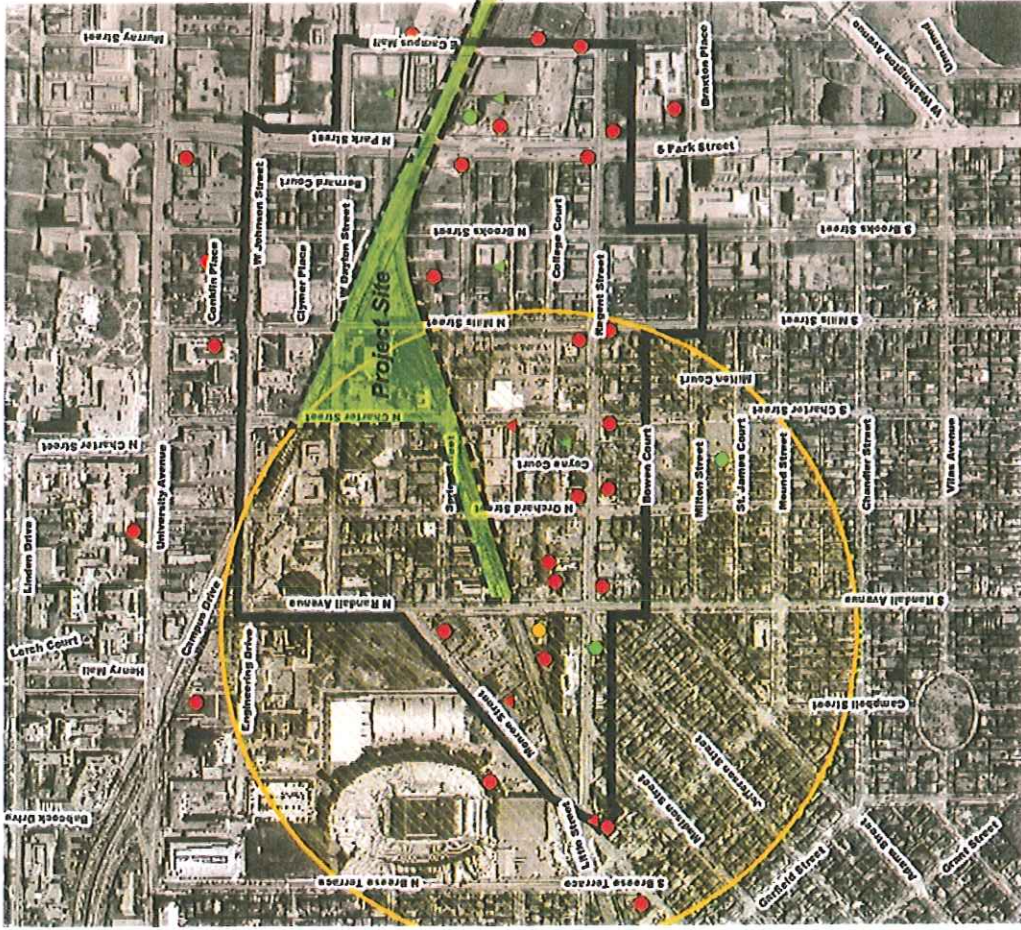
LANDMARKS

**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010**

MAP FROM REGENT STREET - SOUTH
CAMPUS NEIGHBORHOOD PLAN 2008



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Sustained by Design



- Brownfield Sites**
- ▲ Closed ERP (Environmental Repair)
 - ▲ Open ERP (Environmental Repair)
 - Closed UUST (Leaking Underground Storage Tank)
 - Open UUST (Leaking Underground Storage Tank)
- Wellhead Protection**
- Well Site
 - Wellhead Protection Area (1,500' radius from well)*
- *The boundary encompasses the entire wellhead protection area as well as the entire wellhead protection area.
- Planning Boundaries**
- ▭ Regent Street South Campus Planning Area Boundary
- Charter Street Heating Plant Rebuild Project Extents**
- ▭ Charter Street Heating Plant Rebuild Project Extents



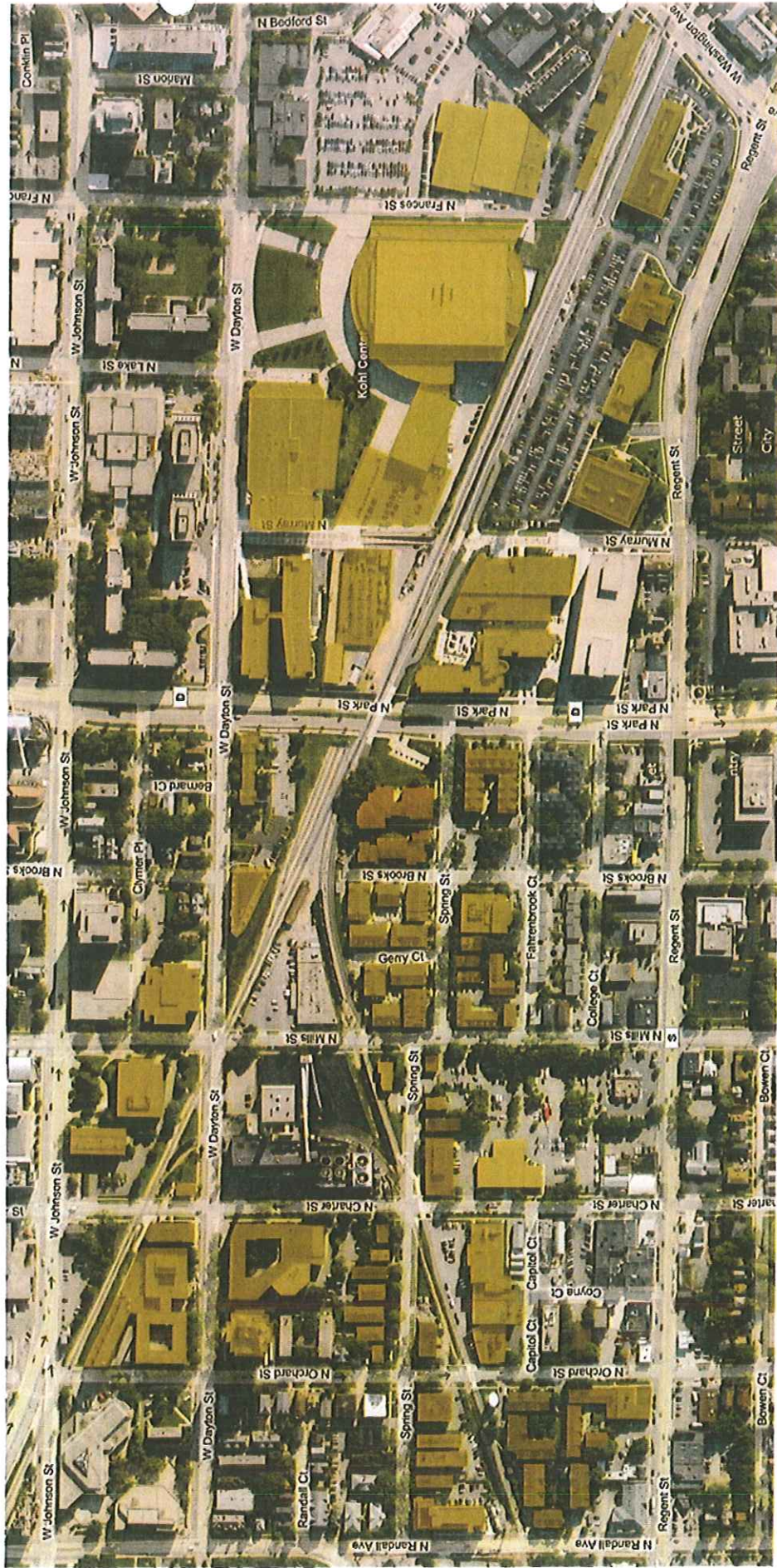
MAP FROM REGENT STREET - SOUTH CAMPUS NEIGHBORHOOD PLAN 2008

BROWNFIELD SITES

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010



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SUSTAINABLE DESIGN



CONTEXT - SURROUNDING BUILDINGS

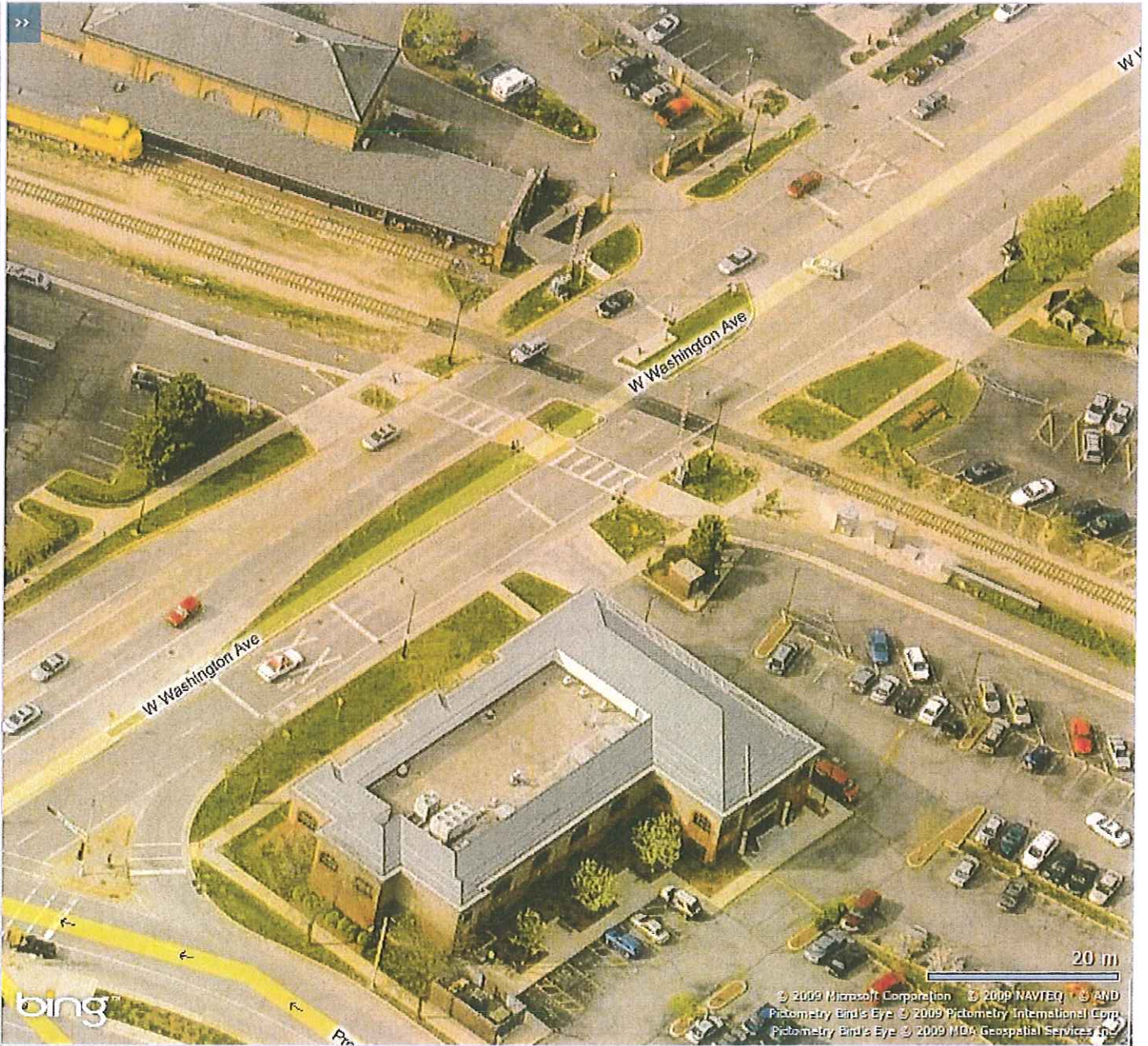
**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010**



PEC



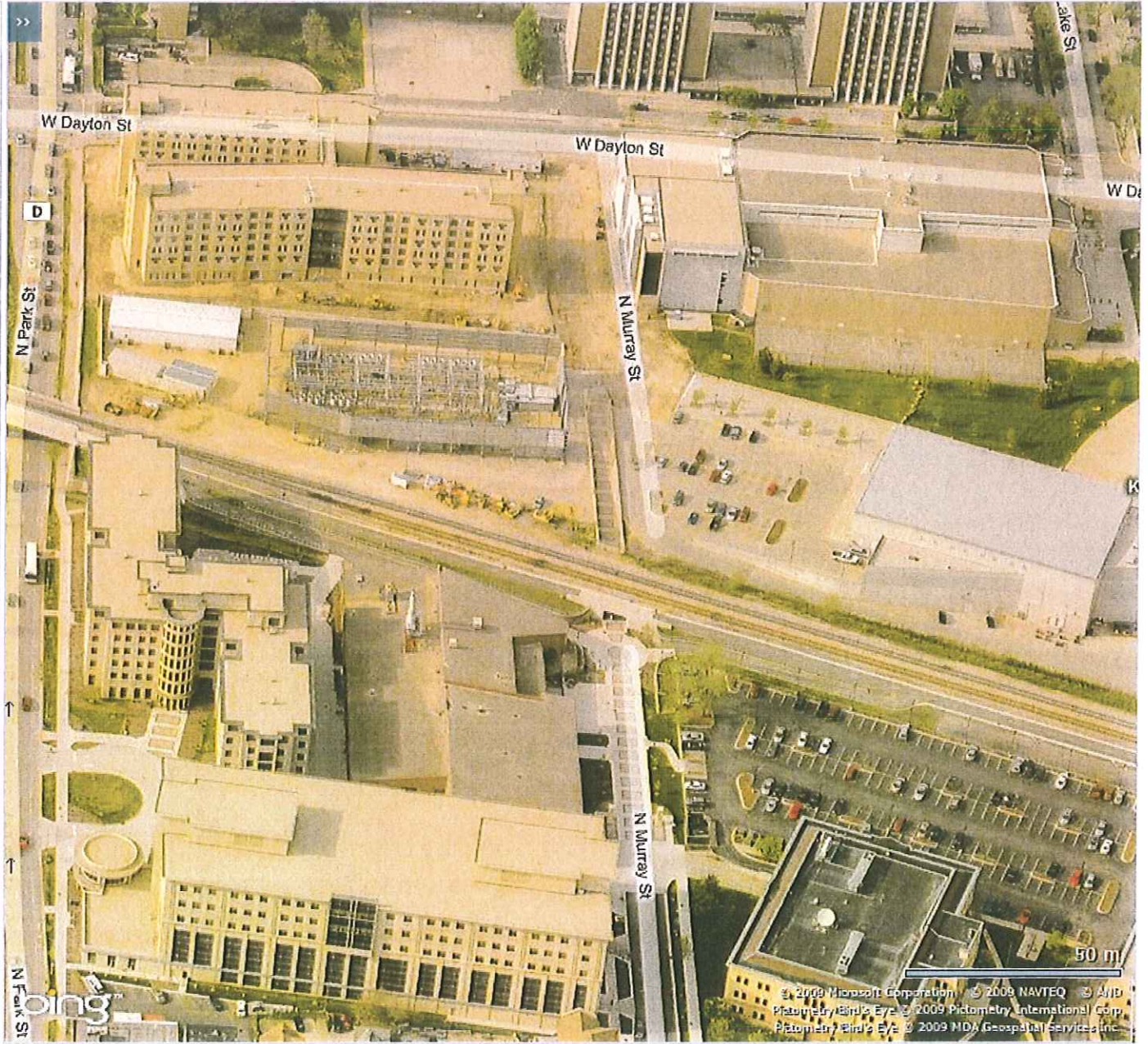
Potter Lawson
Strategic Design



WSOR at West Washington Street Crossing



WSOR @ Kohl Center



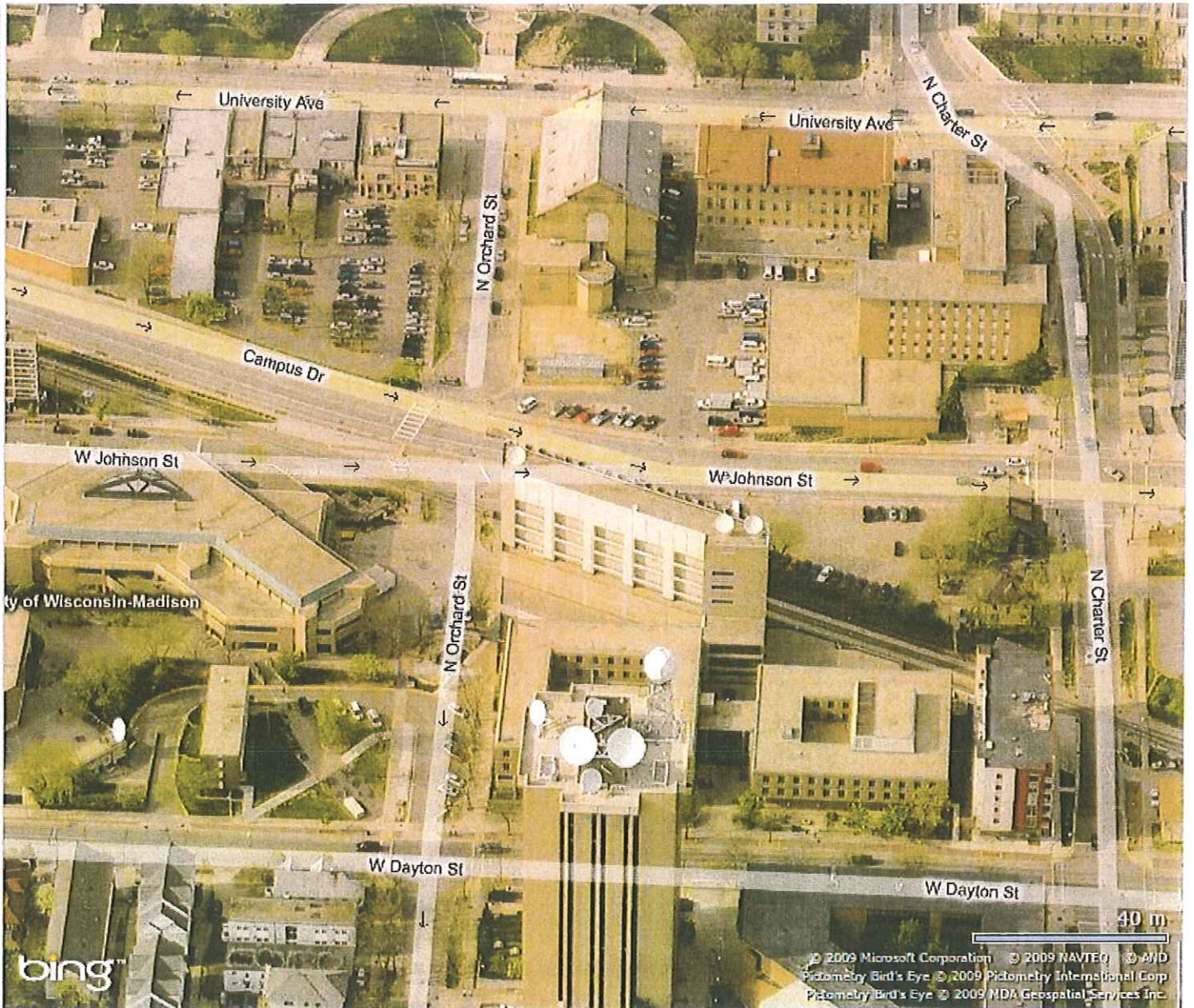
WSOR @ MGE Substation



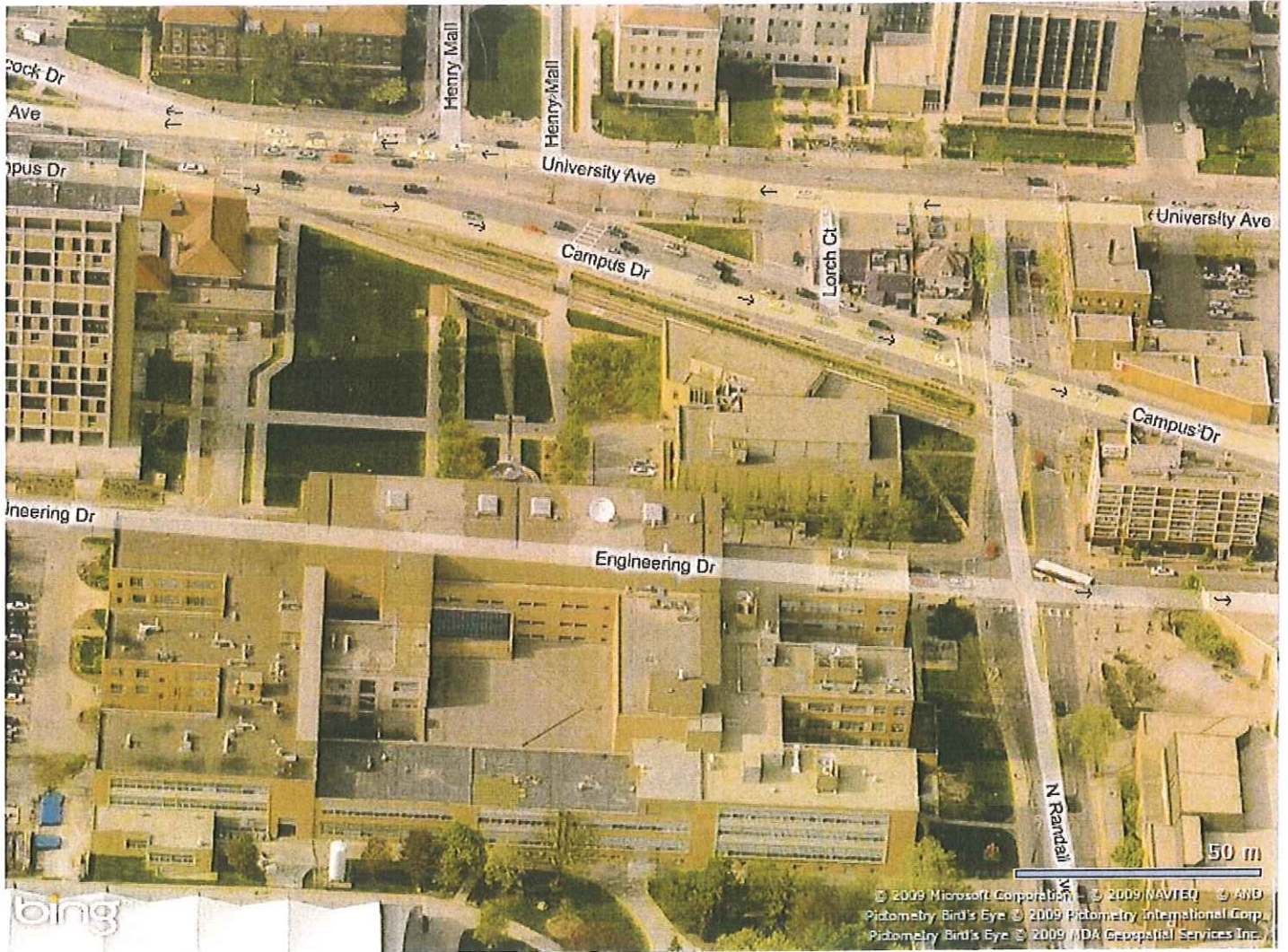
WSOR @ Fuel Handling Site



WSOR @ CSHP



WSOR @ New Student Union (to Charter St.)



WSOR and NW Bike Path @ Engineering Mall



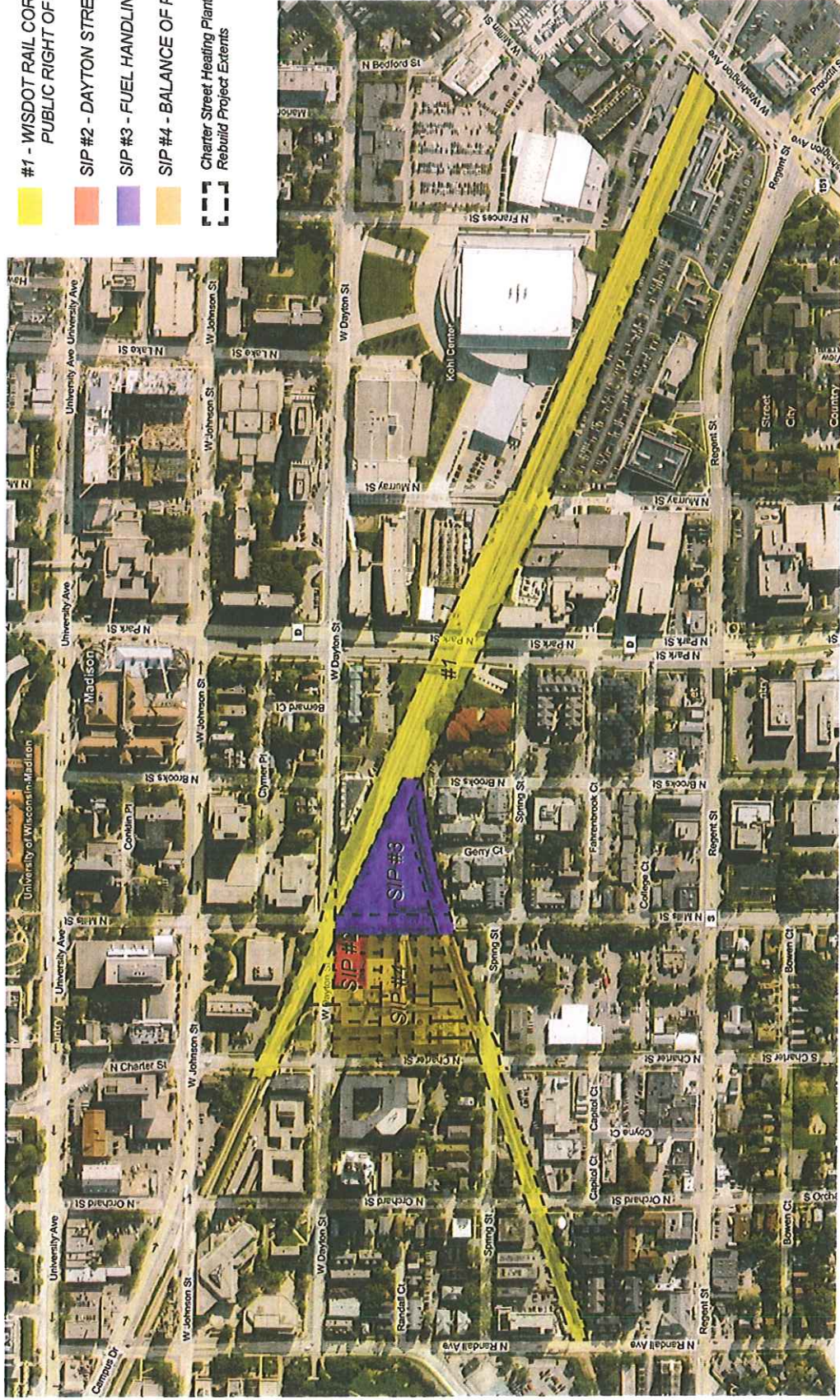
WSOR & SW Bike Path @ CSHP



SW Bike Path W of CSHP



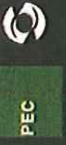
SW Bike Path @ N Randall Ave.



SPECIFIC IMPLEMENTATION PLANS DIAGRAM

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON GDP APPLICATION
MARCH 10, 2010

Aerial Image from Bing Maps



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