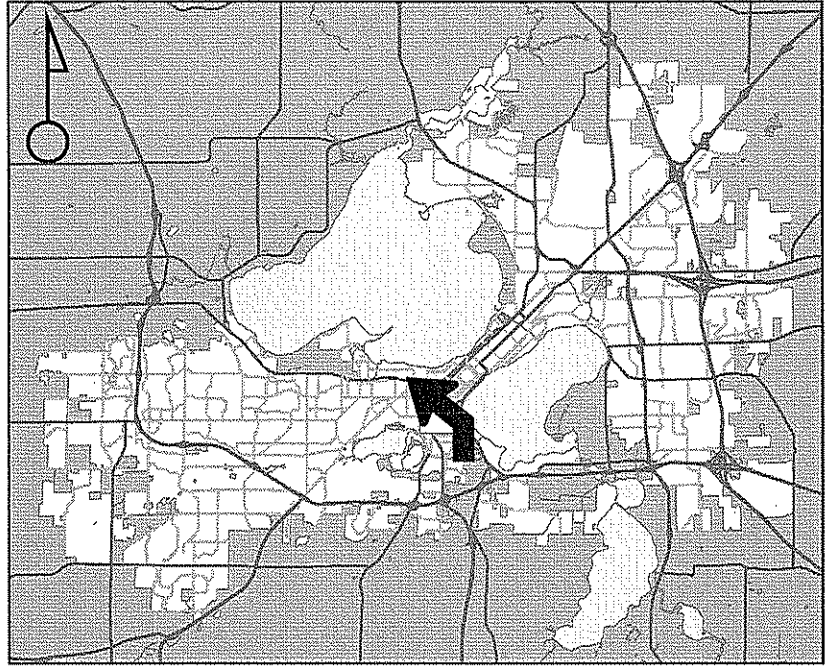
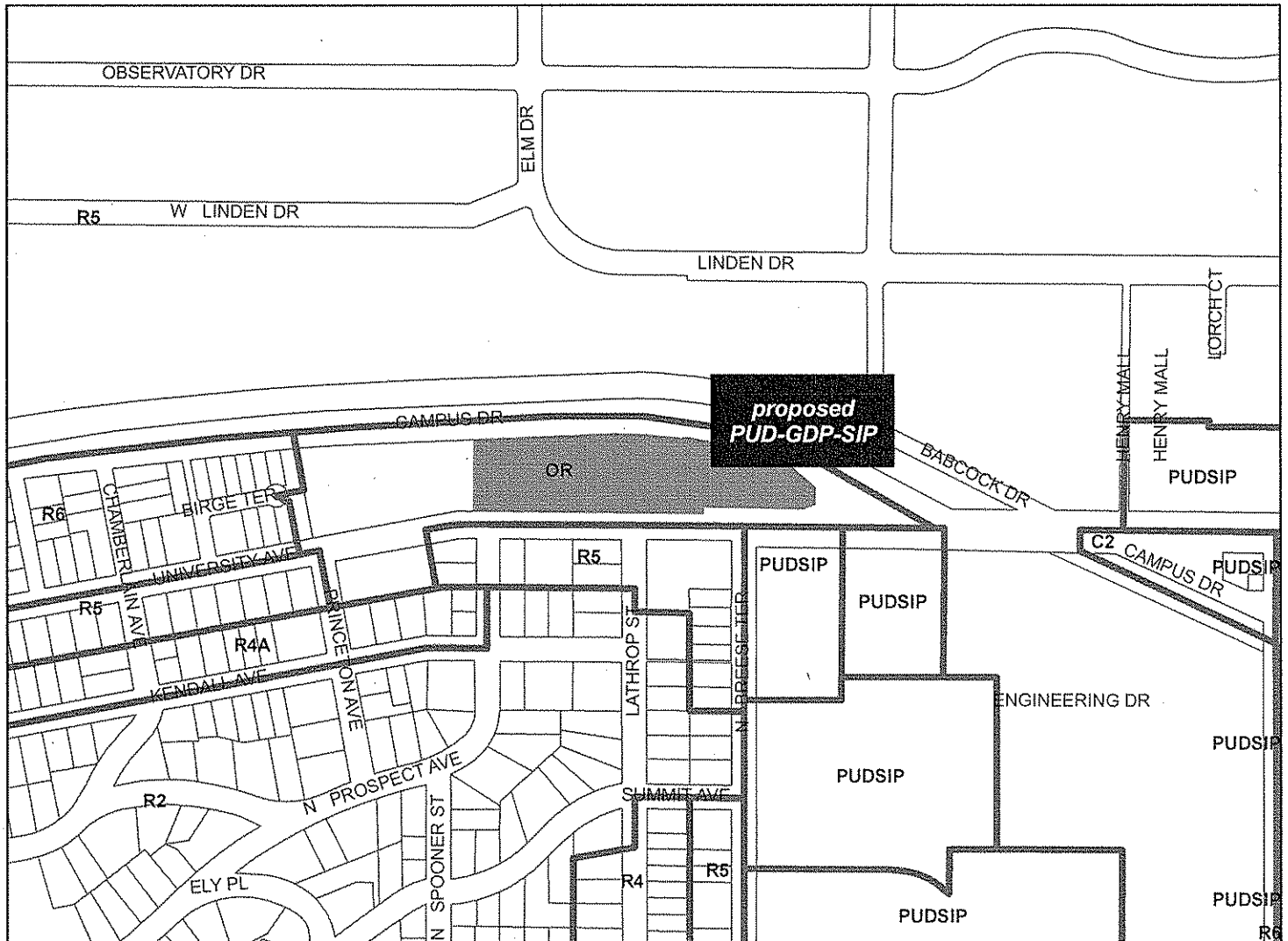




Location
 1552 University Avenue
 Applicant
 UW Board of Regents/
 Gary Brown - University of Wisconsin
 From: OR To: PUD-GDP-SIP
 Existing Use
 UW Buildings and Surface Parking
 Proposed Use
 Demolish Former UW Health Services
 to Construct Phase 1 of Wisconsin
 Energy Institute
 Public Hearing Date
 Plan Commission
 23 August 2010
 Common Council
 07 September 2010

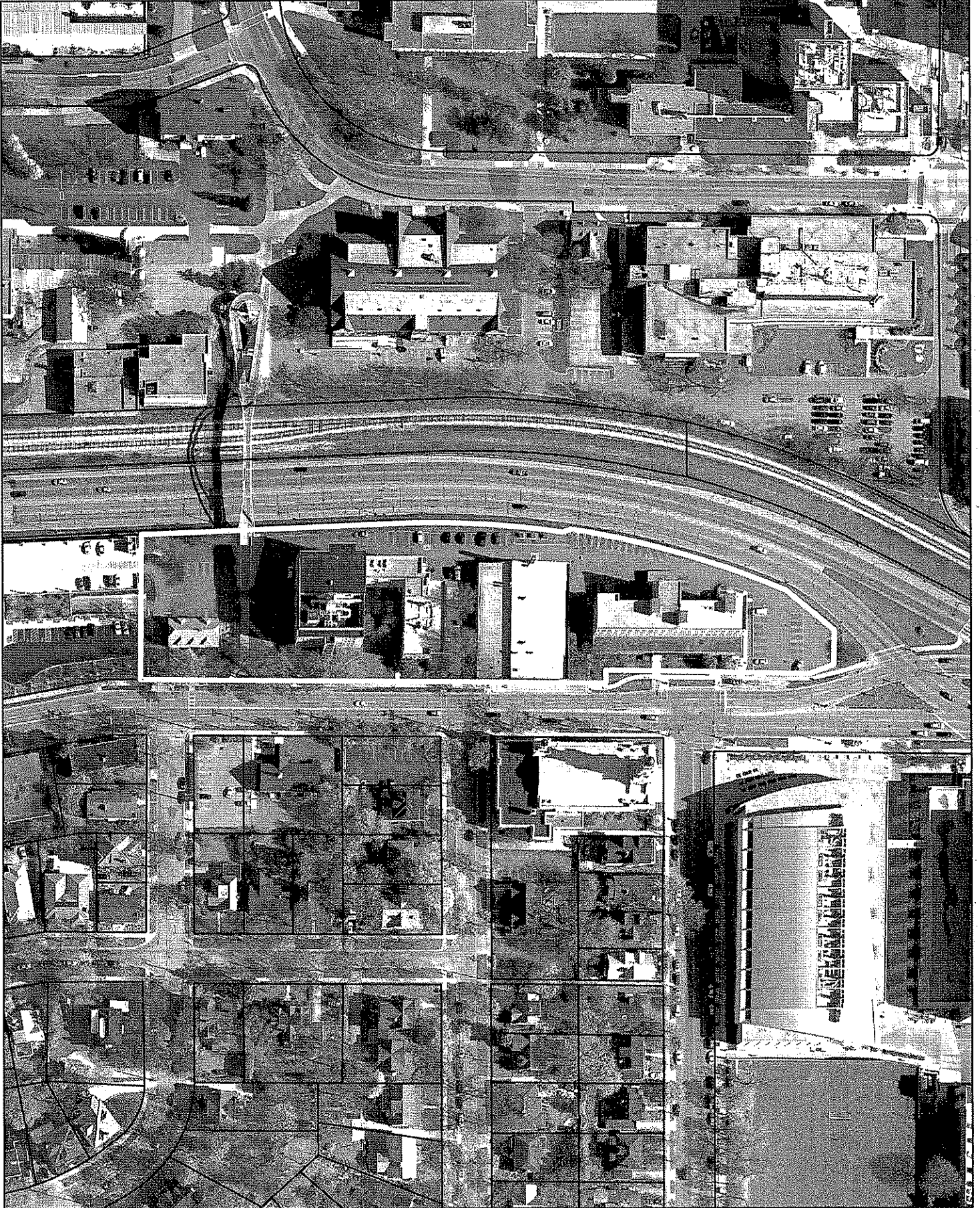


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 10 August 2010





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.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	6/9/10
Received By	JLK
Parcel No.	0709 222 0102 8
Aldermanic District	5-Shiva Bidar-Sielaff
GQ	OK
Zoning District	OR
For Complete Submittal	
Application	Letter of Intent
IDUP	N/A
Plan Sets	Legal Descript.
Alder Notification	Waiver
Nbrhd. Assn Not.	Waiver
Date Sign Issued	6/9/10

1. **Project Address:** 1552 University Avenue **Project Area in Acres:** 1.58 acres

Project Title (if any): Wisconsin Energy Institute

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>OR-Office/Residential</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>OR-Office/Residential</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>OR-Office/Residential</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: James Moravec, AIA 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: jimm@potterlawson.com

Project Contact Person: Gary A. Brown, FASLA Company: University of Wisconsin-Madison
 Street Address: 610 Walnut Street Suite 919 City/State: Madison, WI Zip: 53726
 Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Property Owner (if not applicant): Board of Regents, UW 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: _____
 Construct a 107,000 GSF UW-Madison energy research laboratory, support offices, and conference facility building.

Development Schedule: Commencement October 2010 Completion August 2012

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 2005 UW-Madison Campus Master Plan Plan, which recommends: university research and academic buildings 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: e-mail to Alder Shiva Bidar-Sielaff May 10, 2010; Regent NA-Aug. 25, '09; Joint West - Sept 23, '09 & June 9, '10
 - 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: 12/17/09 Zoning Staff: Patrick Anderson Date: 12/17/09
- 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, FASLA Date 06/08/10
 Signature *Gary A. Brown* Relation to Property Owner owner's representative
 Authorizing Signature of Property Owner *Gary A. Brown* Date 06/08/10

Potter Lawson
Success by Design

June 9, 2010

Mr. Brad Murphy
City of Madison
Department of Planning & Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent for Wisconsin Energy Institute
PUD – GDP/SIP Submittal

Dear Mr. Murphy:

The following is submitted together with the Land Use Application, site plans, legal description, zoning text and filing fee for City Staff, Plan Commission, and Common Council consideration for approval.

Existing Conditions/Uses:

The proposed site is currently occupied by two University of Wisconsin-Madison buildings and associated surface parking. The existing University Health Services building at 1552 University Avenue will be removed to provide space for Phase One of the Wisconsin Energy Institute Project. The second future phase will require removal of the existing Navy ROTC building at 1610 University Avenue. This zoning request also includes a demolition request for the existing building at 1552 University Avenue. All efforts will be made to reuse and recycle as much as possible through the university's SWAP program and through local recycling operations. A reuse and recycling plan will be submitted for city review and approval by the selected demolition contractor. Currently, the University Health Services building is temporarily occupied with offices for the College of Letters and Sciences and with construction offices for the Wisconsin Institute of Discovery construction project. The site area for both Phase One and Phase Two is 68,845 SF, or approximately 1.58 acres.

Zoning Requirements:

The site is currently located in an OR (Office/ Residential) Zoning District. The project will be submitted as a combined PUD-GDP/SIP. The SIP portion will allow construction of Phase One of the Wisconsin Energy Institute. A future SIP will be developed to allow construction of Phase Two when additional funding becomes available.

The project is requesting to build a structure of increased size, density and height over what is currently permitted in an OR zoning district.

Construction Schedule:

Construction of the first phase is planned to commence in the fall of 2010, with completion planned for the fall of 2012. Construction start for the second phase has not been identified at this time.

Providing quality design services since 1913

15 Ellis Potter Court, PO Box 44964, Madison, WI 53744-4964 - Phone 608/274-2741 - Fax 608/274-3674
Visit our web site at www.potterlawson.com

Mr. Brad Murphy
June 9, 2010
Page 2

Project Team:

Building Owner:

WI Department of Administration-DSF
John Rakocy, Project Manager
101 East Wilson Street, 7th Floor
Madison, WI 53703

Land Owner

Board of Regents of the UW System
1220 Linden Drive
Madison WI 53706

University of Wisconsin Madison
Facilities Planning & Management
Pete Heaslett, Architect/Engineering Supervisor
950 WARF Building
610 Walnut Street
Madison, WI 53726

Architect:

Potter Lawson, Inc.
James Moravec, Project Manager
15 Ellis Potter Court
Madison, WI 53711

HOK, Associate Architect
Patrick Gleason, Project Designer
One Metropolitan Square
211 N. Broadway, Suite 700
St. Louis, MO 63102

Landscape Architect:

Ken Saiki Design
Ken Saiki
303 S. Paterson St., #1
Madison, WI 53703

Geotechnical Consultant:

Giles Engineering Associates, Inc.
N8 W22350 Johnson Drive Suite A1
Waukesha, WI 53186

Vertical Transportation Architect:

American Design, Inc.
Nathan Elliott
2821 N. 4th Street, Suite 537
Milwaukee, WI 53212

Structural Engineer:

Arnold & O'Sheridan Inc
Paul Karow
1111 Deming Way
Madison, WI 53717

Mechanical/Electrical Engineer:

Affiliated Engineers, Inc.
Mike Broge, Project Manager
5802 Research Park Blvd.
Madison, WI 53719

Plumbing Engineering:

PSJ Engineering, Inc.
Jim Mickowski
900 John Nolen Drive, Unit 204
Madison, WI 53713

Surveyor:

Jenkins Survey & Design, Inc.
245 Horizon Drive, Suite 108
Verona, WI 53593

Construction Manager:

Mortenson Construction
Jeff Madden
10 E Doty Street, Ste 513
Madison, WI 53703

Project Description:

The State of Wisconsin and the University of Wisconsin-Madison proposes to build the Wisconsin Energy Institute, an academic research laboratory building to serve as focal point for research, training, and outreach activities, related to economically viable and environmentally sustainable alternative energy sources. The building's location at the intersection of University Avenue and Campus Drive is ideally situated to function as a collaborative bridge between the Engineering and Agricultural & Life Sciences Colleges (CALs).

The project is divided into two phases. Construction of the first phase (107,000 GSF) will include both research laboratory and supporting office and conference space. The first floor will also contain several outreach and educational spaces, along with a small café/coffee shop to serve the building and the adjacent neighborhood. A small loading dock area is planned to support deliveries to the building. Phase Two (approximately 100,000 GSF) will include additional research lab and office space. The second phase will also include a small seminar hall to support outreach and educational functions. No extensive instructional space is anticipated in either phase.

The building has been designed to reduce noise, light and traffic impacts to the adjacent neighborhoods. All site lighting will be the campus standard, sharp cut-off down lights. Site and exterior building signage will also follow university approved standards. Mechanical ventilation has been designed for placement within an enclosed penthouse area on top of the building and to the north along Campus Drive to minimize sound impacts. Vent stacks are also screened from view on the top of the building. Minimal delivery traffic will access the site on an irregular basis from University Avenue with a one-way in bound lane to the west of the building to access the proposed loading dock. Exiting will occur to the north and west around the existing Enzyme Institute building and exit out to University Avenue east of the UW Foundation building.

Moped and bike parking will be provided as part of the first phase along with several parking stalls near the loading dock for delivery or service vehicles. In the Phase One design, the loading dock is planned to allow two vehicles to be unloaded. The Phase One loading dock, service drive and limited vehicle parking will be relocated to the west when Phase Two is added. No visitor or employee automobile parking is planned on the site for either phase. Employees and visitors will use existing parking infrastructure, managed as a campus wide resource. Phase One is expected to house around 215 researchers and staff. Phase Two is expected to add an additional 175 occupants.

Trash storage and removal will occur on site near the loading dock area and will be managed by university environmental services staff. Snow removal and site maintenance will also be by university staff.

Fire lane access for Phase One will be provided from University Avenue along the south and from the new access drive to the west. When Phase Two is added, the west fire lane will be moved to the west site boundary to align with Lathrop Street. Additional street frontage access is provided along Campus Drive for a portion of the north elevation.

The building is designed to have five occupied stories above grade, with an additional unoccupied mechanical story. A basement level is planned under a portion of the building's footprint. Overall roof height of the office portion along University Avenue is approximately 82 feet above the first floor.

Mr. Brad Murphy
June 9, 2010
Page 4

Overall roof height of the mechanical story will be approximately 116 feet above the first floor. Fume hood exhaust stacks will extend above this elevation, how much depends on results of an in-progress wind study for the building.

Hours of operation will mostly occur during the regular business day, 7:00 AM to 5:00PM. However, since this is a university research lab, some activity may occur at other times of the day. Most of the off-hour activity is expected to occur within the lab spaces, which face north, away from the adjacent residential neighborhood.

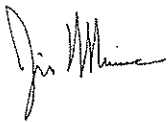
The following is a breakdown of the anticipated uses contained within Phase One of the proposed building:

	GSF
Research laboratories	24,000
High bay engineering research	2,300
Office space	21,000
Conference and seminar space	3,700
Coffee shop	1,600
Mechanical and building support spaces	<u>54,400</u>
Total Building Gross Square Footage	107,000

Thank you for your time in reviewing this proposal. If you have any questions or need additional information, please give me a call.

Sincerely,

POTTER LAWSON, INC.



James Moravec, AIA
Project Manager

Enclosures

**Wisconsin Energy Institute
University of Wisconsin – Madison
1552 University Avenue**

Zoning text: PUD-GDP/SIP

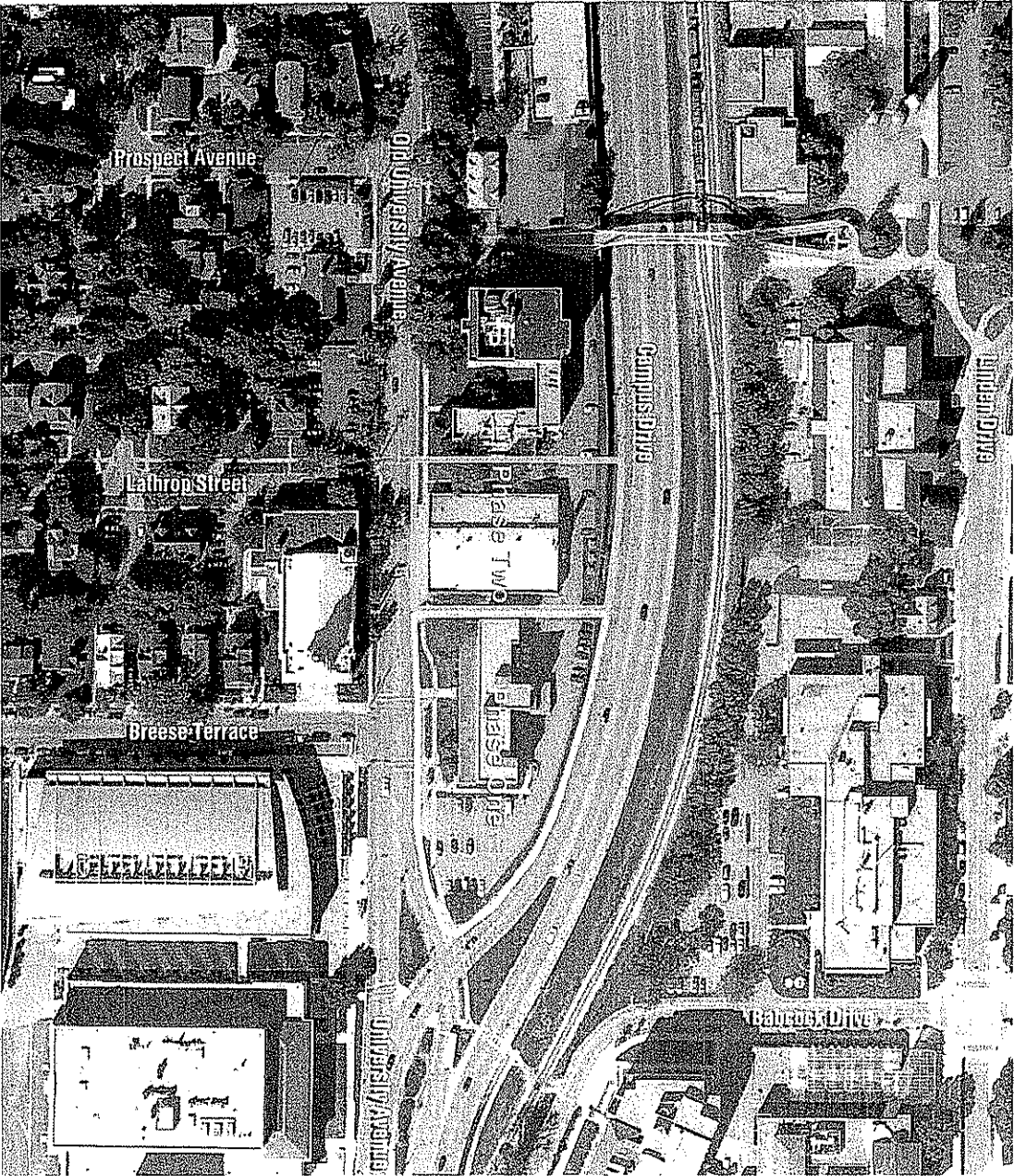
Legal Description: The lands subject to this Planned Unit Development shall include those described in the attached survey.

- A. Statement of Purpose: This zoning district is established to allow for the construction of a university academic research lab building.
- B. Permitted Uses:
 - 1. Those that are stated as permitted uses in the OR Zoning District.
 - 2. Uses accessory to permitted uses as listed above.
 - 3. University Academic Research laboratory building
- C. Lot Area: As stated in survey, attached hereto.
- D. Floor Area Ratio:
 - 1. Maximum floor area ratio permitted is 3.5.
 - 2. Maximum building height shall be 6 stories, or as shown on approved plans.
- E. Yard Requirements: Yard areas will be provided as shown on the approved plans.
- F. Landscaping: Site landscaping will be provided as shown on the approved plans.
- G. Accessory off-Street Parking & Loading: Accessory off-Street Parking & Loading will be provided as shown on the approved plans.
- H. Lighting: Site Lighting will be provided as shown on the approved plans.
- I. Signage: Signage will be provided as per Chapter 31 of the Madison General Ordinances, as compared to the OR District, or signage will be provided as approved on the recorded plans.
- J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the OR Zoning District.
- K. Alterations and Revisions: No alteration 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.









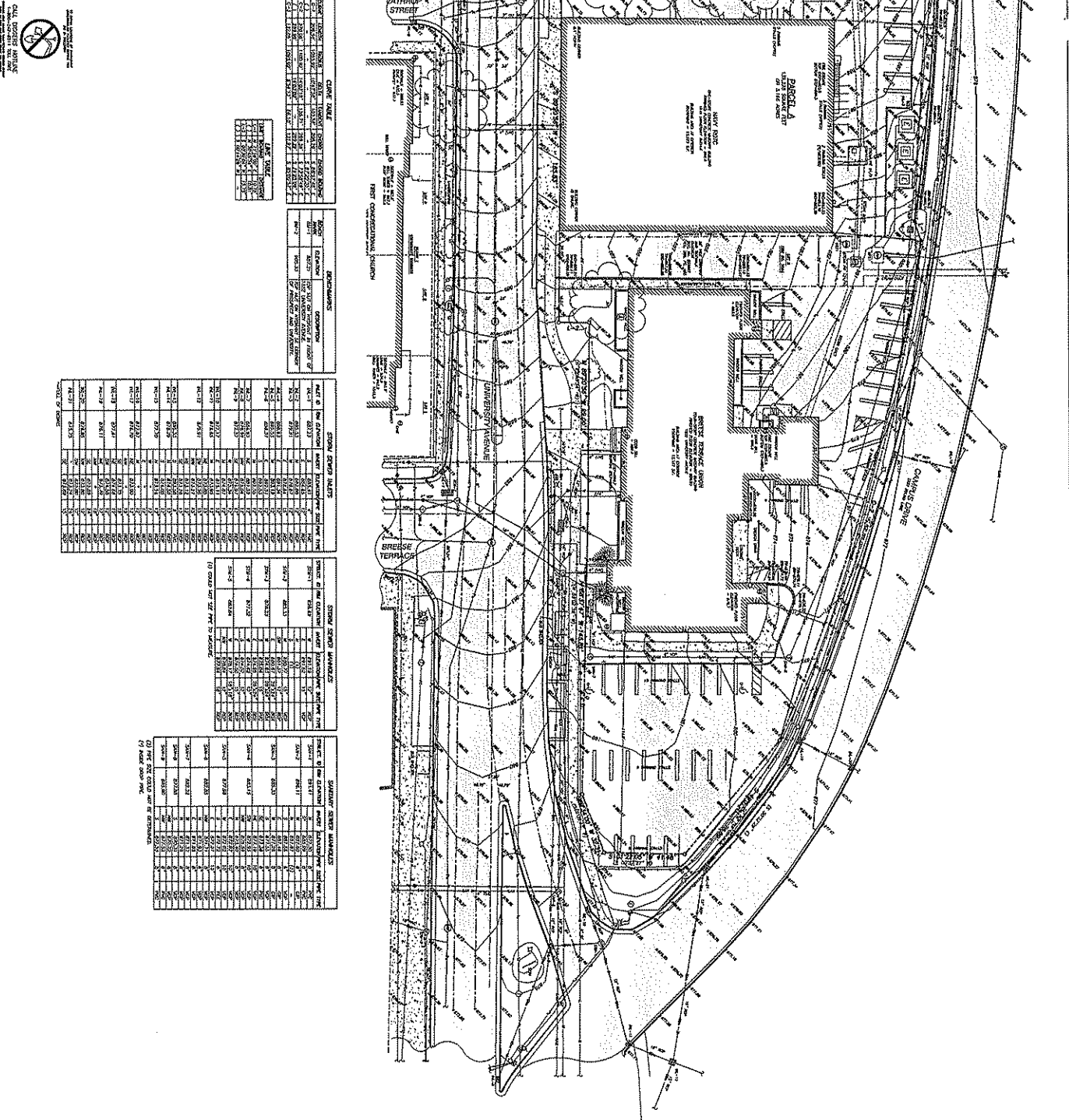
**SITE
LOCATOR**

Wisconsin Energy Institute

University of Wisconsin - Madison
August 18, 2010

Potter Lawson
Success by Design





ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SURVEY	1/10/12	JMM
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3	REVISION: UPDATE TO REFLECT CURRENT CONDITIONS	3/15/12	JMM

NO.	DESCRIPTION	DATE	BY
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5	REVISION: UPDATE TO REFLECT CURRENT CONDITIONS	5/05/12	JMM
6	REVISION: ADDITIONAL SURVEY DATA	6/01/12	JMM
7	REVISION: UPDATE TO REFLECT CURRENT CONDITIONS	7/01/12	JMM
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UNIVERSITY OF WISCONSIN

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NO.	DESCRIPTION	DATE	BY
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99	REVISION: UPDATE TO REFLECT CURRENT CONDITIONS	3/01/20	JMM
100	REVISION: ADDITIONAL SURVEY DATA	4/01/20	JMM

EXISTING CONDITIONS



PREPARED FOR:
WISCONSIN ENERGY INSTITUTE
1700 UNIVERSITY AVENUE
MADISON, WISCONSIN 53706

DATE: 12/15/2023

DRAWN BY: JMM

CHECKED BY: JMM

SCALE: 1" = 20'

PROJECT: C100B

DATE: 12/15/2023

DRAWN BY: JMM

CHECKED BY: JMM



WISCONSIN ENERGY INSTITUTE
UW Wisconsin - Madison

Project Location:
Madison, Wisconsin

DATE: 12/15/2023

PROJECT: C100B

EXISTING CONDITIONS SURVEY

State of Wisconsin
Department of Administration
Division of State Facilities

AGENCY: DDA - Division of State Facilities

EXISTING CONDITIONS SURVEY

LOT 2, CERTIFIED SURVEY MAP NO. 7064, AS RECORDED IN VOLUME 35, ON PAGES 274 AND 275 OF CERTIFIED SURVEY RECORDS BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

1/2" = 20'
DATE: 12/15/2023
DRAWN BY: JMM
CHECKED BY: JMM

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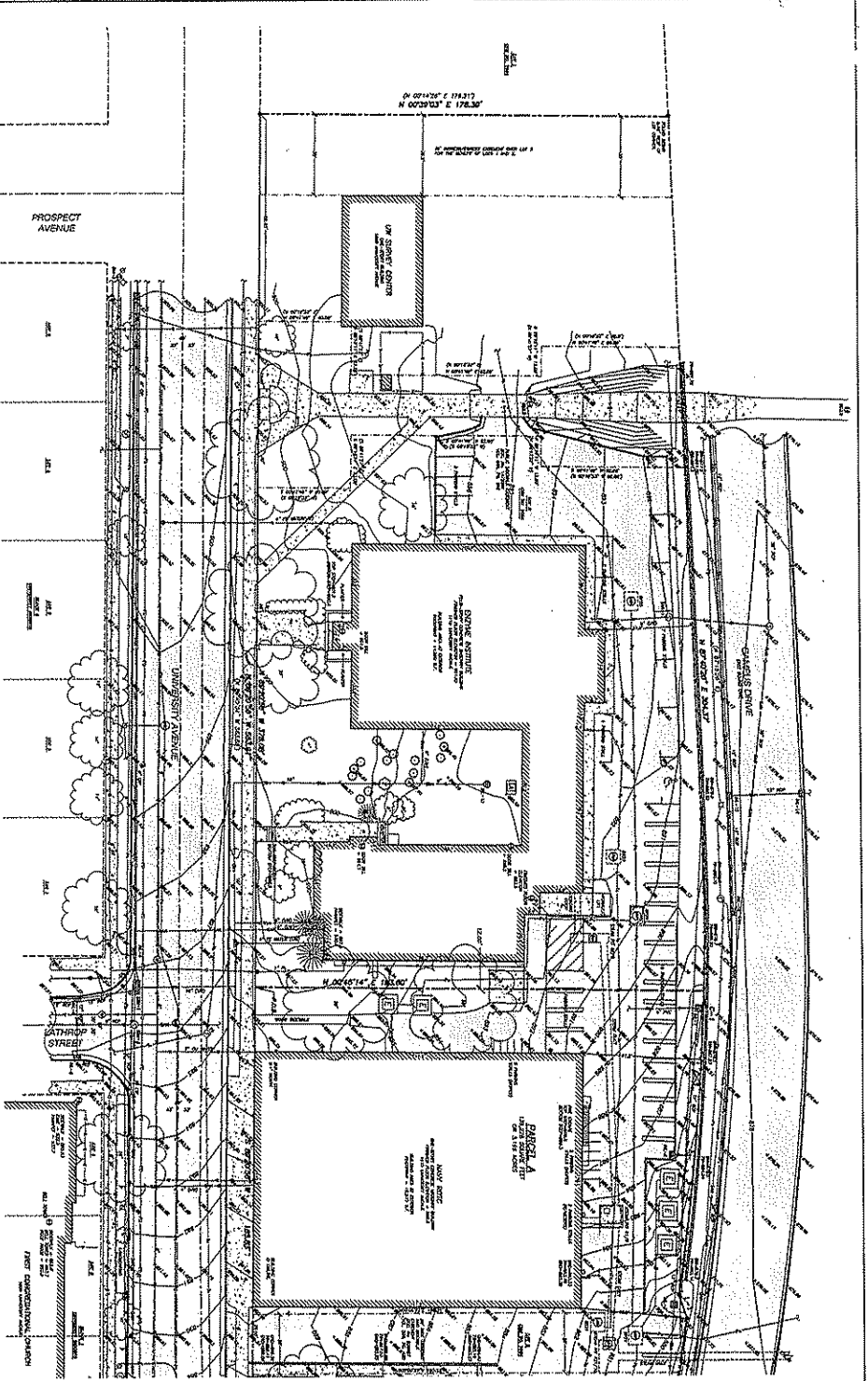
STATION	BEARING	DISTANCE	REMARKS
1	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2
2	S 89° 45' 00" W	174.37	TO CORNER OF LOT 2
3	S 0° 00' 00" W	174.37	TO CORNER OF LOT 2
4	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2

STATION	BEARING	DISTANCE	REMARKS
1	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2
2	S 89° 45' 00" W	174.37	TO CORNER OF LOT 2
3	S 0° 00' 00" W	174.37	TO CORNER OF LOT 2
4	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2

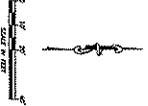
STATION	BEARING	DISTANCE	REMARKS
1	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2
2	S 89° 45' 00" W	174.37	TO CORNER OF LOT 2
3	S 0° 00' 00" W	174.37	TO CORNER OF LOT 2
4	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2

STATION	BEARING	DISTANCE	REMARKS
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STATION	BEARING	DISTANCE	REMARKS
1	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2
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3	S 0° 00' 00" W	174.37	TO CORNER OF LOT 2
4	N 89° 45' 00" E	174.37	TO CORNER OF LOT 2



EXISTING CONDITIONS



PREPARED FOR:
WISCONSIN ENERGY INSTITUTE
1000 UNIVERSITY DRIVE
MADISON, WISCONSIN 53706

PREPARED BY:
DIVISION OF STATE FACILITIES
MADISON, WISCONSIN 53706



NOTES:

1. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
2. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
3. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
4. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
5. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
6. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
7. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
8. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
9. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.
10. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS AND FIELD SURVEY.

LEGAL DESCRIPTION:

LOT 2, CERTIFIED SURVEY MAP NO. 7064, AS RECORDED IN VOLUME 35, ON PAGES 274 AND 275 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



State of Wisconsin
Department of Administration
Division of State Facilities

EXISTING CONDITIONS SURVEY

LOT 2, CERTIFIED SURVEY MAP NO. 7064, AS RECORDED IN VOLUME 35, ON PAGES 274 AND 275 OF CERTIFIED SURVEY MAPS, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

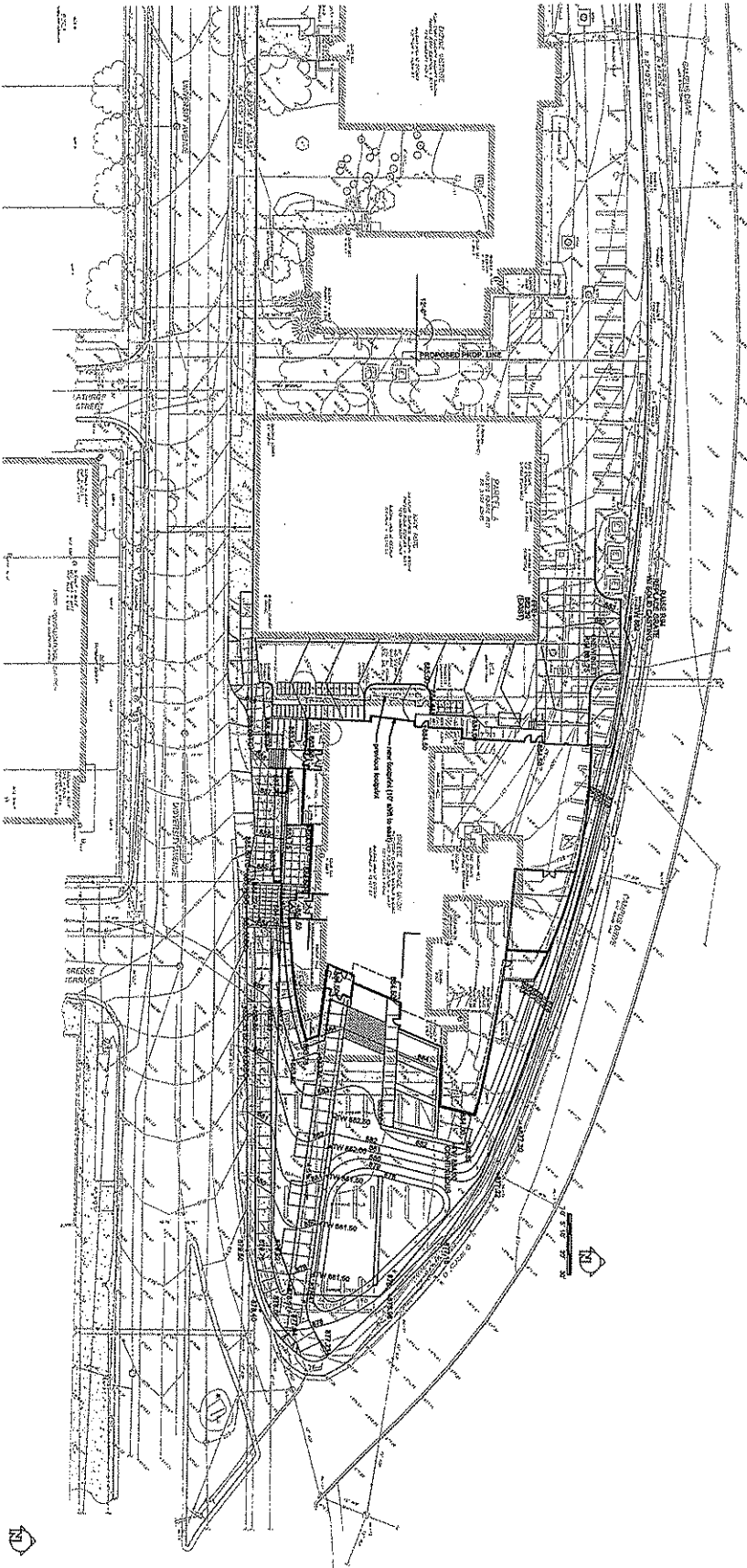
NO.	DATE	BY	REVISION
1	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
2	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
3	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
4	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
5	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
6	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
7	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
8	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
9	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION
10	11-11-2017	DLK/STB	ISSUED FOR CONSTRUCTION

WISCONSIN ENERGY INSTITUTE
UW Wisconsin - Madison
Madison, Wisconsin

Project No.:
C100A

Project No.:
C100A

Project No.:
C100A



KEY

- 880--- Major Contour
- 883--- Minor Contour
- +884.00 Spot Elevation
- +HP High Point
- +LP Low Point
- +TW Top Of Wall
- +BW Bottom of Wall
- +TS Top of Step
- +BS Bottom of Step
- +EX Existing
- +FFE Finished Floor Elevation



NOTES

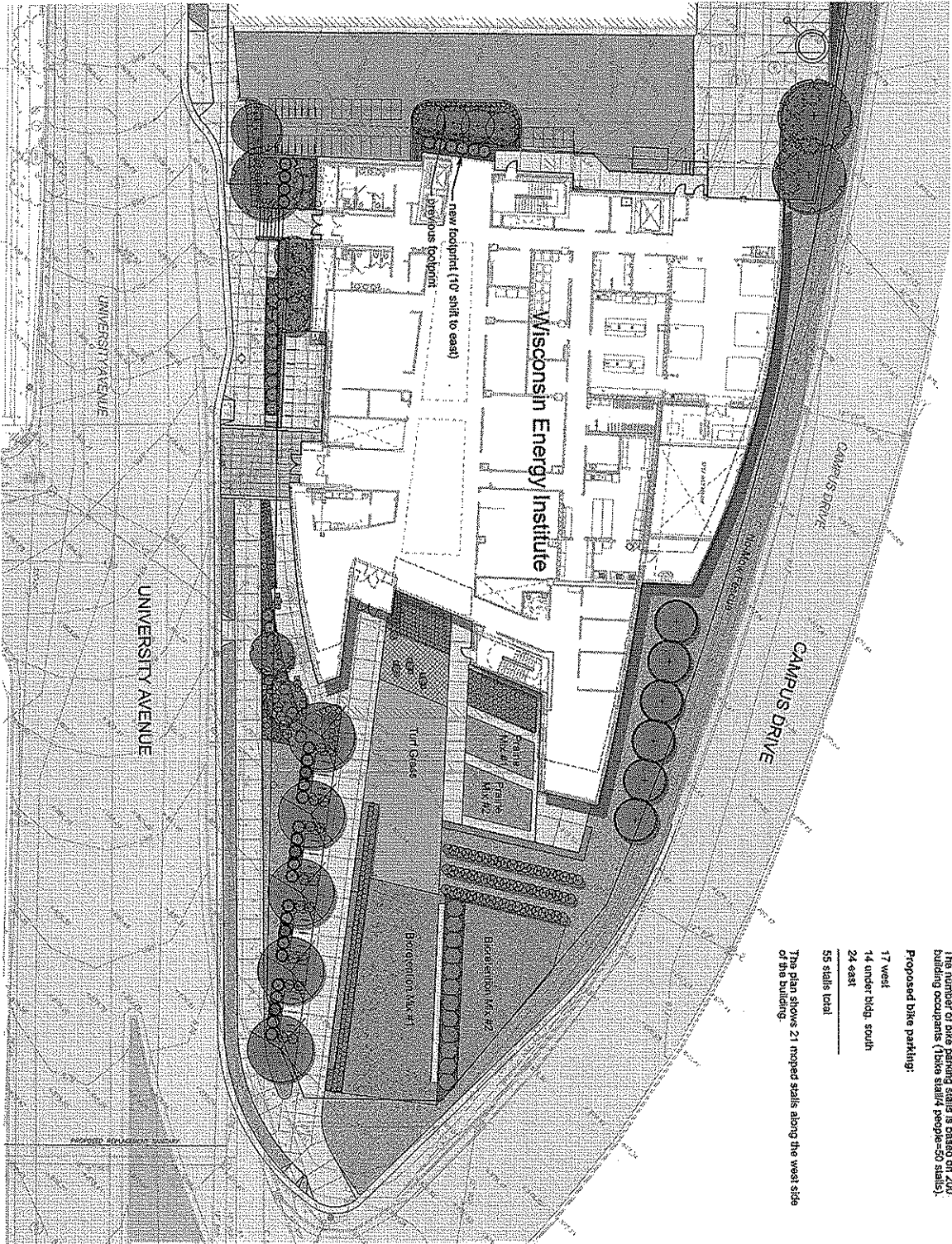
1. Contractor is responsible for field verification of all existing site elevations. Contractor shall contact Public Utilities and UW-Madison P&M for underground utility locations.
2. Existing site survey and benchmark information was provided by JSD Professional Services, Inc. The survey was created October 21, 2009. It is the contractor's responsibility to field verify survey information prior to start of construction and report any discrepancies.

PHASE 1

THE LOCATION OF EXISTING UTILITY ESTIMATIONS IS BASED ON THE PLAN AND PHOTOGRAPHS. THESE ARE NOT GUARANTEED. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SEE SHEET C201 FOR UTILITY LOCATIONS.

STA. ADDRESS: 1801 W. STATE ST. MADISON, WI 53706
 TEL: 608-263-3333 FAX: 608-263-3333
 WWW.JSDPROFESSIONAL.COM



WISCONSIN ENERGY INSTITUTE Project Location: UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN		 State of Wisconsin Department of Administration Division of State Facilities		 Polar Engineering 1000 W. STATE ST. MADISON, WI 53706 TEL: 608-263-3333	
Project Title: Grading Plan		Agency / Provider: UNIVERSITY OF WISCONSIN SYSTEM UNIVERSITY OF WISCONSIN - MADISON		Date: 07/14/10	
Drawing No.: C201	Revision: 01	Date: 07/14/10	Author: PAJ/GRV/SP	Check: 07/14/10	Scale: AS SHOWN

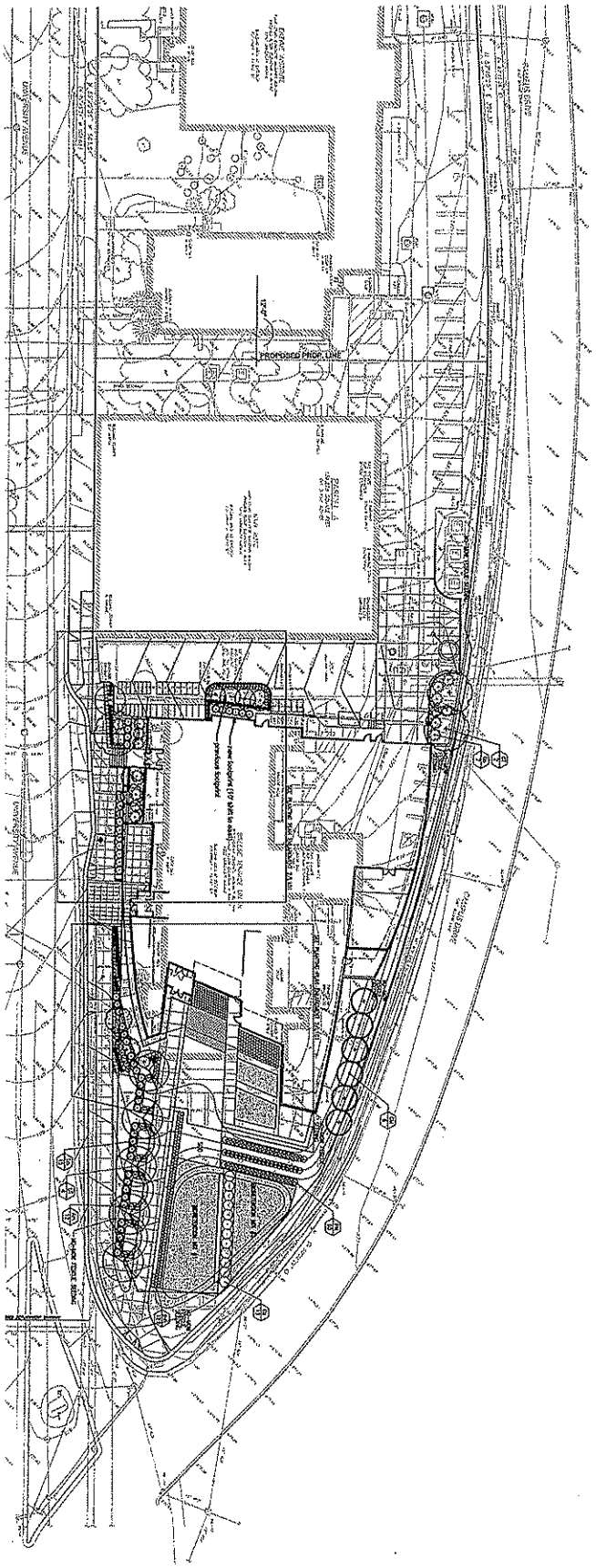


The number of bike parking stalls is based on 200 building occupants (14xk stalls/people=50 stalls).
Proposed bike parking:
 17 west
 14 under bldg. south
 24 east
 55 stalls total

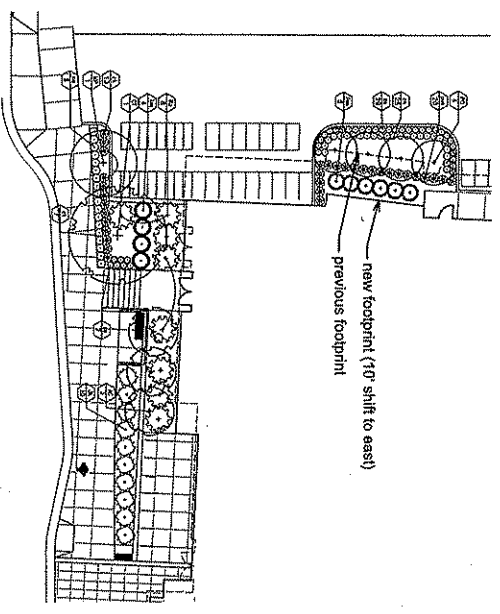
The plan shows 21 proposed stalls along the west side of the building.

PHASE 1

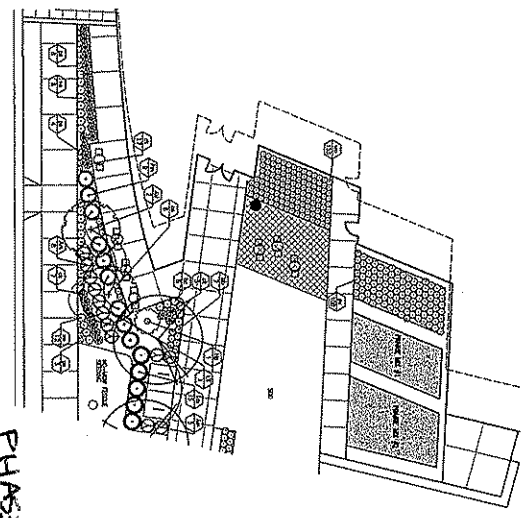
 UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN	State of Wisconsin Department of Administration Division of State Facilities	 WISCONSIN ENERGY INSTITUTE	WISCONSIN ENERGY INSTITUTE UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN
			Concept Site Plan



1 OVERALL PLANNING



2 WEST ENTRY PLANTING

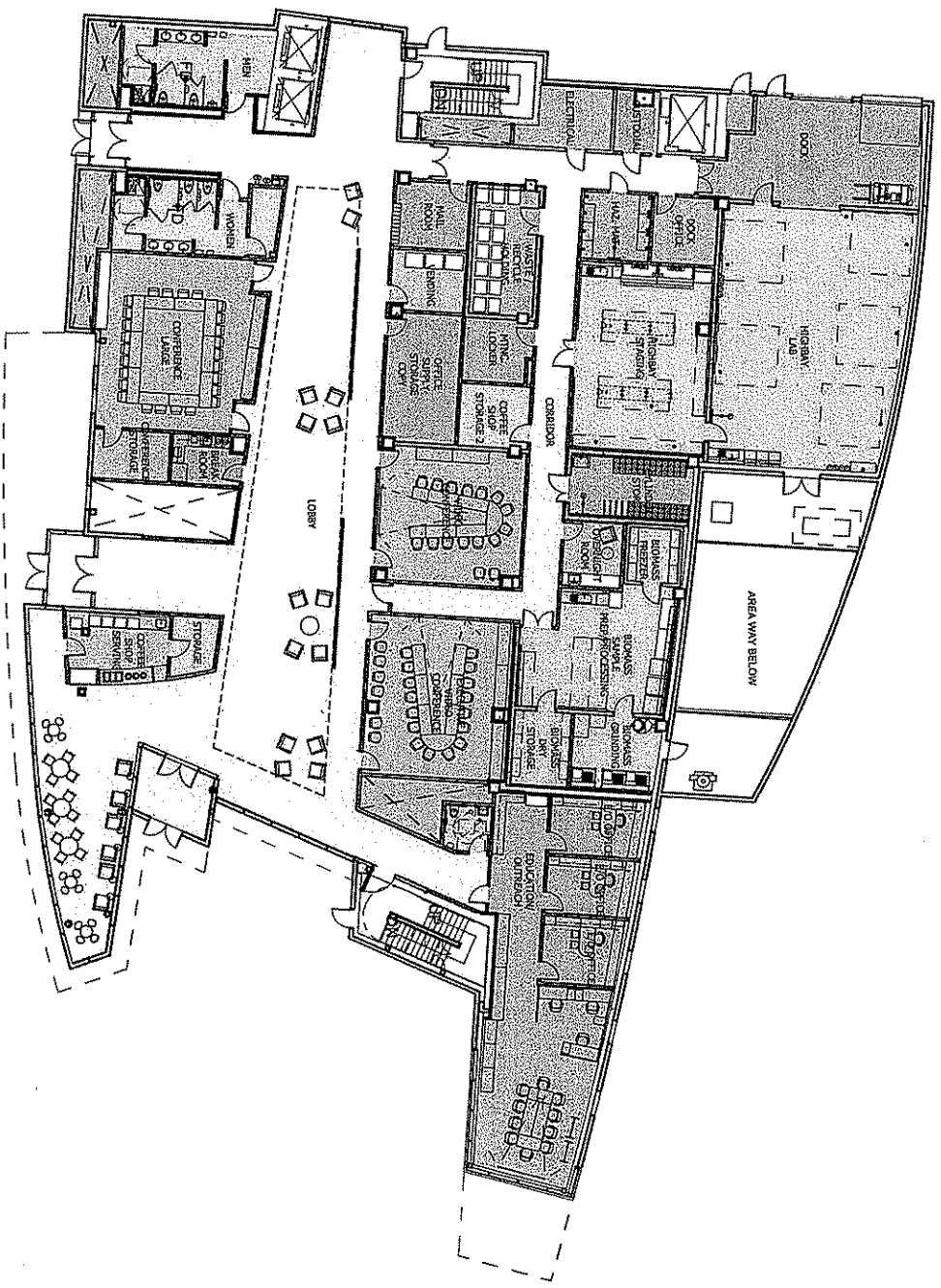


3 EAST ENTRY PLANTING

PHASE 1

Plant No.	Plant Name	Quantity	Plant Size	Plant Source	Planting Date	Planting Location	Planting Notes
1
2
3
4
5
6
7
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9
10
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Project Title WISCONSIN ENERGY INSTITUTE UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN	State of Wisconsin Department of Administration Division of State Facilities	PROJECT INFORMATION PROJECT NO. 101 DATE 09/14/10	Peter Larson
Project No. 101	Date 09/14/10	Project Name WISCONSIN ENERGY INSTITUTE	Designer Peter Larson

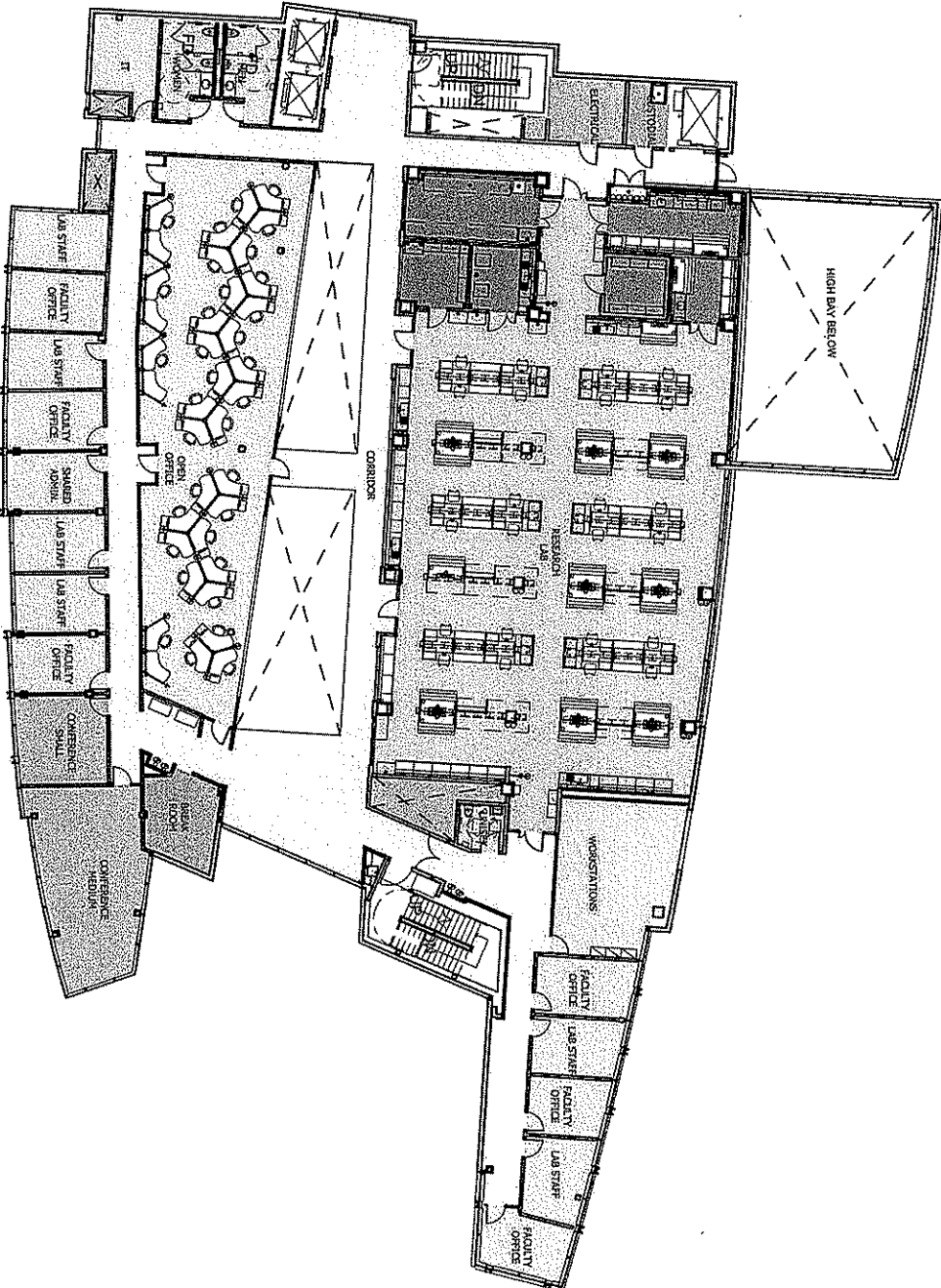


PHASE 1

- LEVEL 1**
Department Legend
- Amenities
 - Building Support
 - Circulation
 - Conference/Seminar
 - Distributed Functions
 - Dock
 - Education & Outreach
 - Laboratory Research
 - Shaft
 - IIT
 - GLRBC












Wisconsin Energy Institute

University of Wisconsin - Madison
 August 18, 2010



PHASE 1

LEVELS 2 - 4
Department Legend

-  Amenities
-  Building Support
-  Circulation
-  Conference/Seminar
-  Distributed Functions
-  Dock
-  Education & Outreach
-  Laboratory Research
-  Shaft
-  IIT
-  GLRBC

Wisconsin Energy Institute

University of Wisconsin - Madison

August 18, 2010

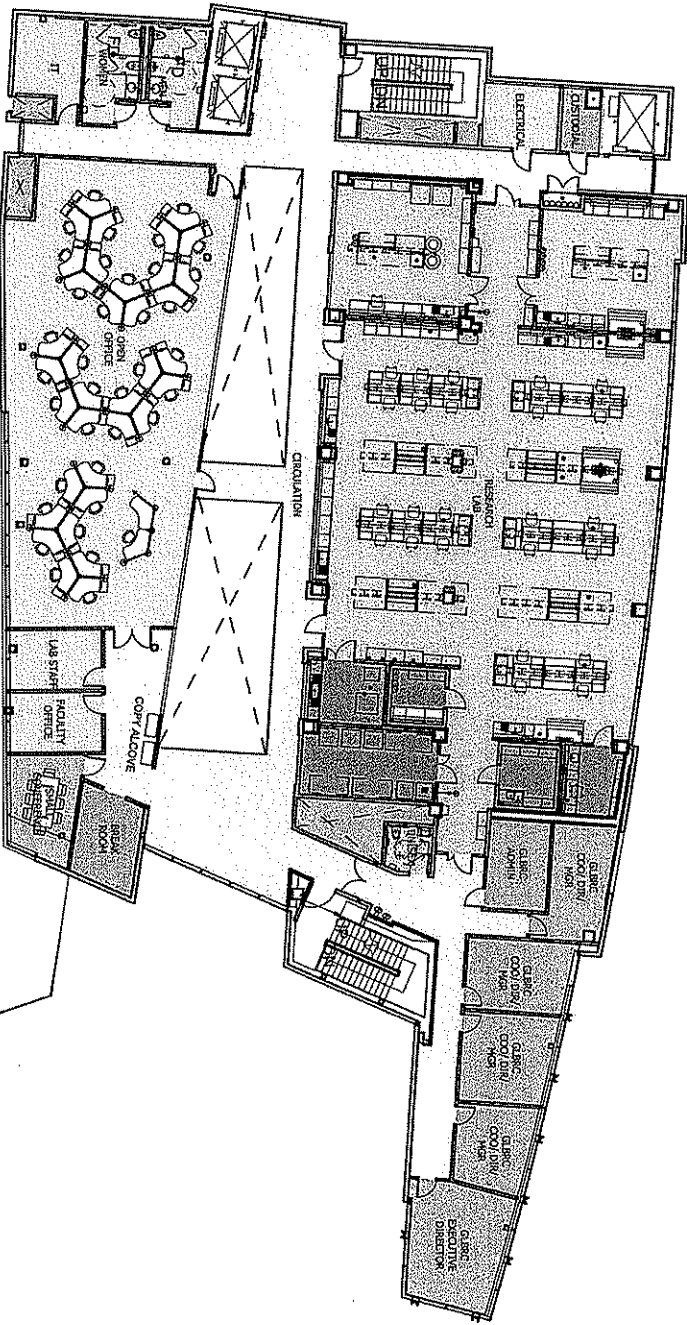


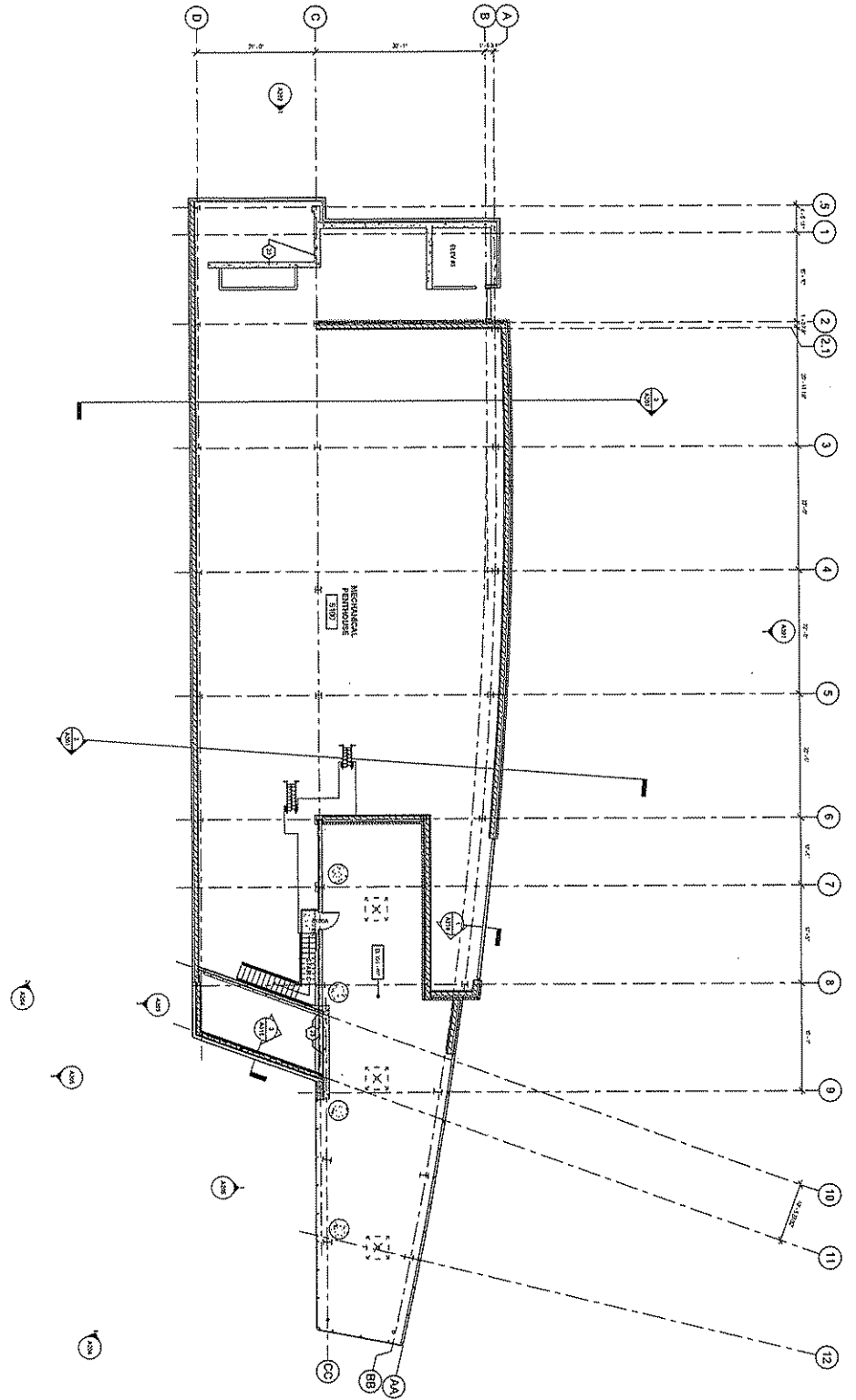
PLATE 1

- LEVEL 5**
Department Legend
- Amenities
 - Building Support
 - Circulation
 - Conference/Seminar
 - Distributed Functions
 - Dock
 - Education & Outreach
 - Laboratory Research
 - Shaft
 - IIT
 - GLRBC

Wisconsin Energy Institute

University of Wisconsin - Madison
 August 18, 2010

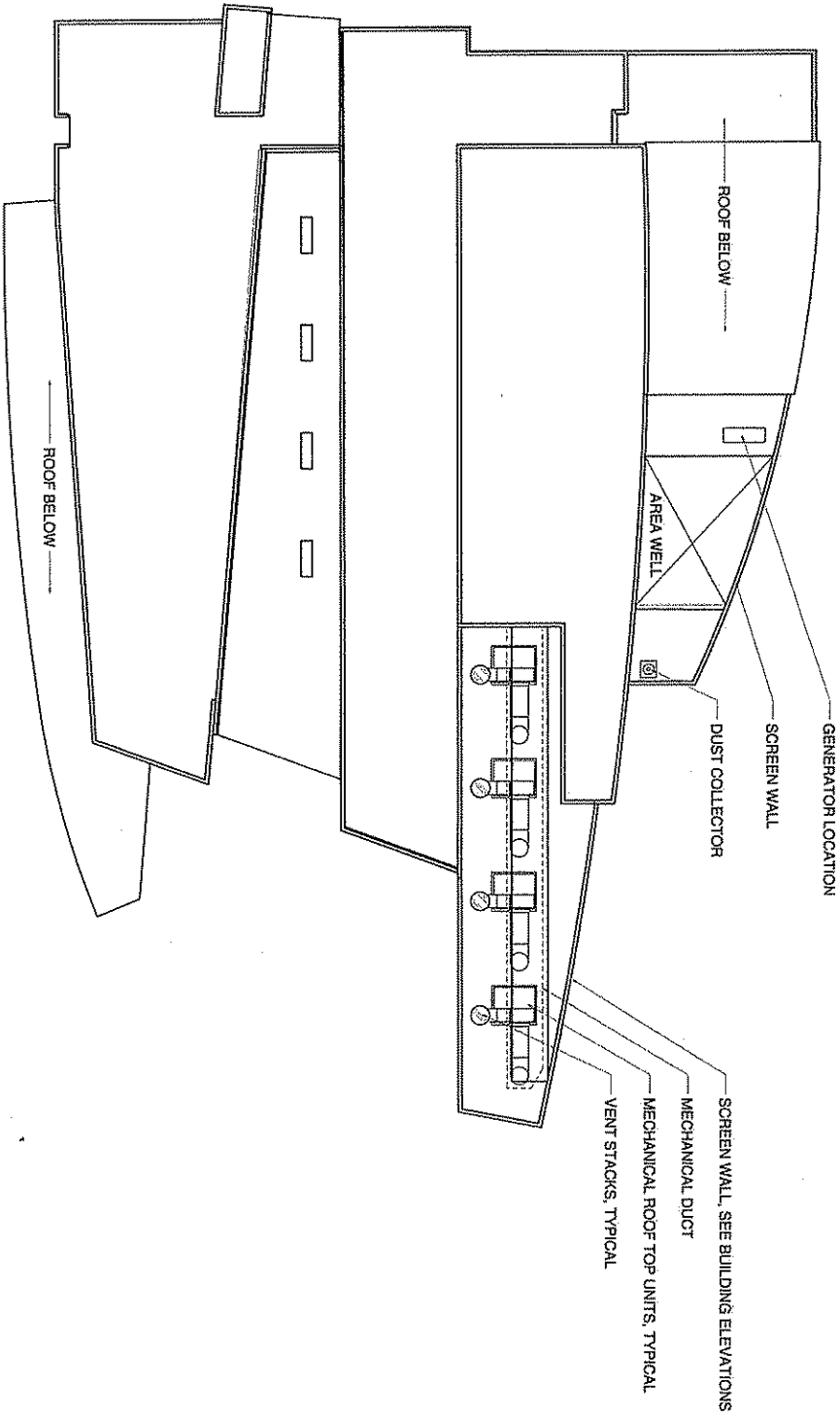
1
ANS
PENTHOUSE MEZZANINE FLOOR PLAN
5/8" = 1'-0"



- GENERAL NOTES:**
1. All Electrical and IT room walls to be covered with A-C grade plywood from 12" AFF to 58" AFF. Plywood to be painted with the retardant (luminescent) paint (front, back and all edges)
 2. All Toilet rooms to have water resistant green gypsum board on finish surface

PHASE 1

<p>Project Title WISCONSIN ENERGY INSTITUTE</p> <p>Project Location UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN</p> <p>Sheet Title Penthouse Mezzanine Floor Plan</p>	<p>State of Wisconsin Department of Administration Division of State Facilities</p> <p>University of Wisconsin System UNIVERSITY OF WISCONSIN - MADISON</p>	<p>Author BAJ.E</p> <p>Check R.R.</p> <p>Date 05/20/2010</p> <p>Project Number A108</p>	<p>Project Number 2005.10.00</p> <p>Revision 01</p>	<p>Project Title WISCONSIN ENERGY INSTITUTE</p> <p>Project Location UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN</p> <p>Sheet Title Penthouse Mezzanine Floor Plan</p>	<p>Author BAJ.E</p> <p>Check R.R.</p> <p>Date 05/20/2010</p> <p>Project Number A108</p>
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Roof Plan

PHASE 1

Wisconsin Energy Institute

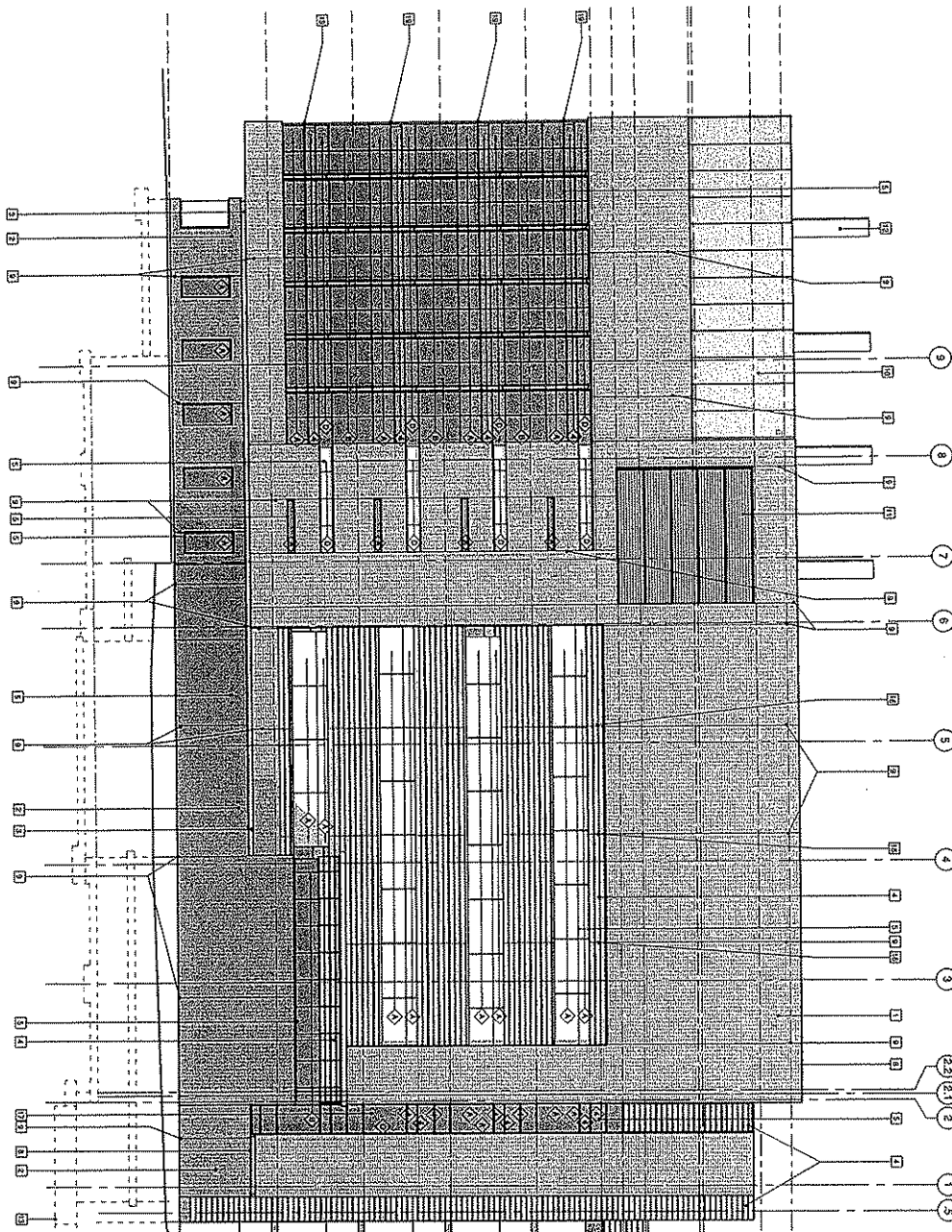
University of Wisconsin - Madison

August 18, 2010

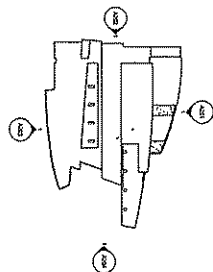
Potter Lawson
Success by Design



1 NORTH ELEVATION
1/8" = 1'-0"



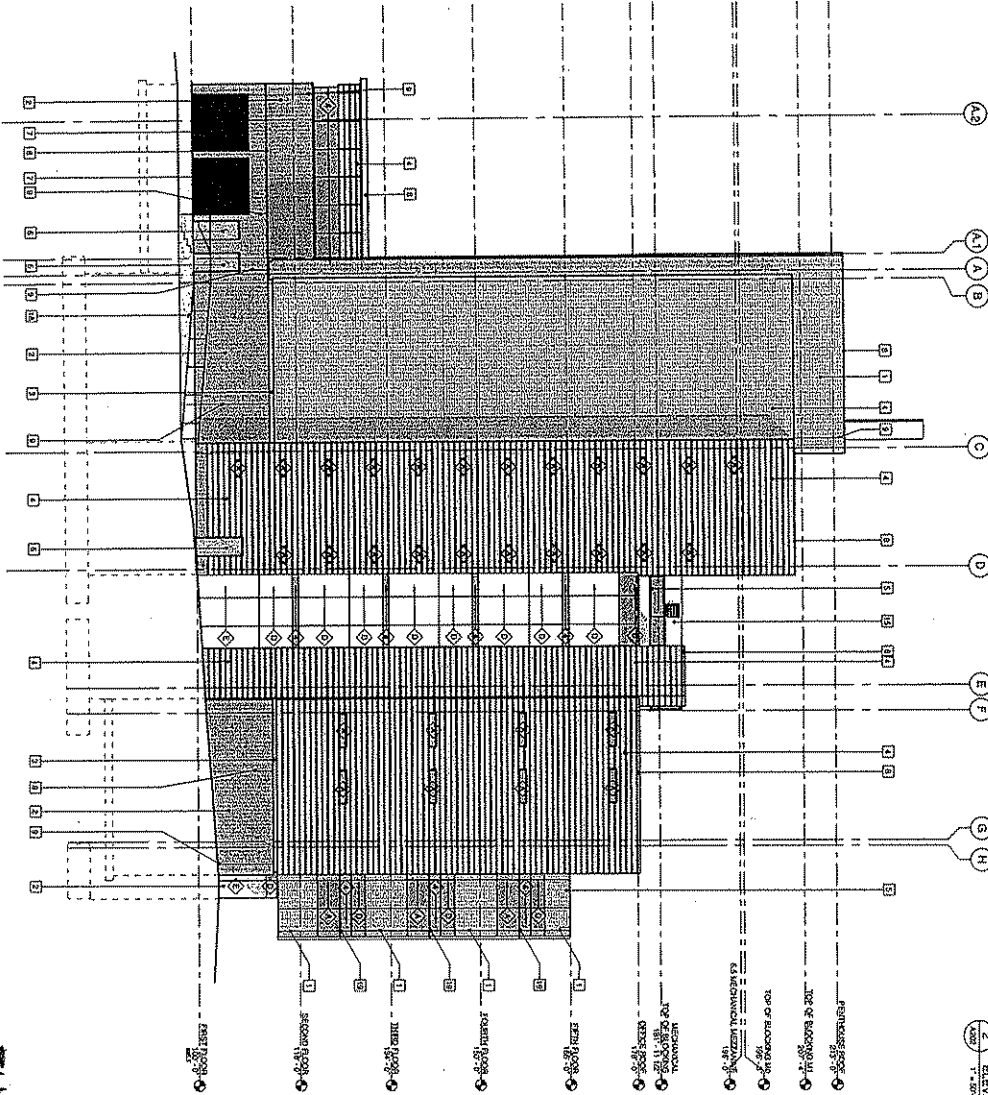
2 ELEVATION KEY PLAN
1" = 100'



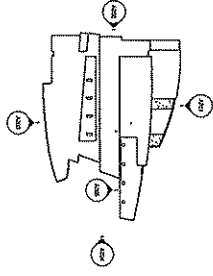
- FINISHES AND MATERIALS**
- 1. 1/2" x 1/2" x 1/2" BRICK
 - 2. 1/2" x 1/2" x 1/2" BRICK
 - 3. 1/2" x 1/2" x 1/2" BRICK
 - 4. 1/2" x 1/2" x 1/2" BRICK
 - 5. 1/2" x 1/2" x 1/2" BRICK
 - 6. 1/2" x 1/2" x 1/2" BRICK
 - 7. 1/2" x 1/2" x 1/2" BRICK
 - 8. 1/2" x 1/2" x 1/2" BRICK
 - 9. 1/2" x 1/2" x 1/2" BRICK
 - 10. 1/2" x 1/2" x 1/2" BRICK
 - 11. 1/2" x 1/2" x 1/2" BRICK
 - 12. 1/2" x 1/2" x 1/2" BRICK
 - 13. 1/2" x 1/2" x 1/2" BRICK
 - 14. 1/2" x 1/2" x 1/2" BRICK
 - 15. 1/2" x 1/2" x 1/2" BRICK
 - 16. 1/2" x 1/2" x 1/2" BRICK
 - 17. 1/2" x 1/2" x 1/2" BRICK
 - 18. 1/2" x 1/2" x 1/2" BRICK
 - 19. 1/2" x 1/2" x 1/2" BRICK
 - 20. 1/2" x 1/2" x 1/2" BRICK
 - 21. 1/2" x 1/2" x 1/2" BRICK
 - 22. 1/2" x 1/2" x 1/2" BRICK
- NOTES:**
1. 1/2" x 1/2" x 1/2" BRICK
 2. 1/2" x 1/2" x 1/2" BRICK
 3. 1/2" x 1/2" x 1/2" BRICK
 4. 1/2" x 1/2" x 1/2" BRICK
 5. 1/2" x 1/2" x 1/2" BRICK
 6. 1/2" x 1/2" x 1/2" BRICK
 7. 1/2" x 1/2" x 1/2" BRICK
 8. 1/2" x 1/2" x 1/2" BRICK
 9. 1/2" x 1/2" x 1/2" BRICK
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 12. 1/2" x 1/2" x 1/2" BRICK
 13. 1/2" x 1/2" x 1/2" BRICK
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 16. 1/2" x 1/2" x 1/2" BRICK
 17. 1/2" x 1/2" x 1/2" BRICK
 18. 1/2" x 1/2" x 1/2" BRICK
 19. 1/2" x 1/2" x 1/2" BRICK
 20. 1/2" x 1/2" x 1/2" BRICK
 21. 1/2" x 1/2" x 1/2" BRICK
 22. 1/2" x 1/2" x 1/2" BRICK

PHASE 1

<p>WISCONSIN ENERGY INSTITUTE</p> <p>State of Wisconsin Department of Administration Division of State Facilities</p>		<p>UNIVERSITY OF WISCONSIN-MADISON</p> <p>UNIVERSITY OF WISCONSIN SYSTEM UNIVERSITY OF WISCONSIN-MADISON</p>	
<p>Project Name: WISCONSIN ENERGY INSTITUTE</p> <p>Project Number: UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN</p> <p>Drawn By: [Name]</p>		<p>Scale: 1/8" = 1'-0"</p> <p>Sheet: 101</p>	
<p>DATE: 10/11/11</p> <p>BY: [Name]</p> <p>CHECKED: [Name]</p> <p>APPROVED: [Name]</p>		<p>DATE: 10/11/11</p> <p>BY: [Name]</p> <p>CHECKED: [Name]</p> <p>APPROVED: [Name]</p>	



1 WEST ELEVATION
15'-0" x 10'

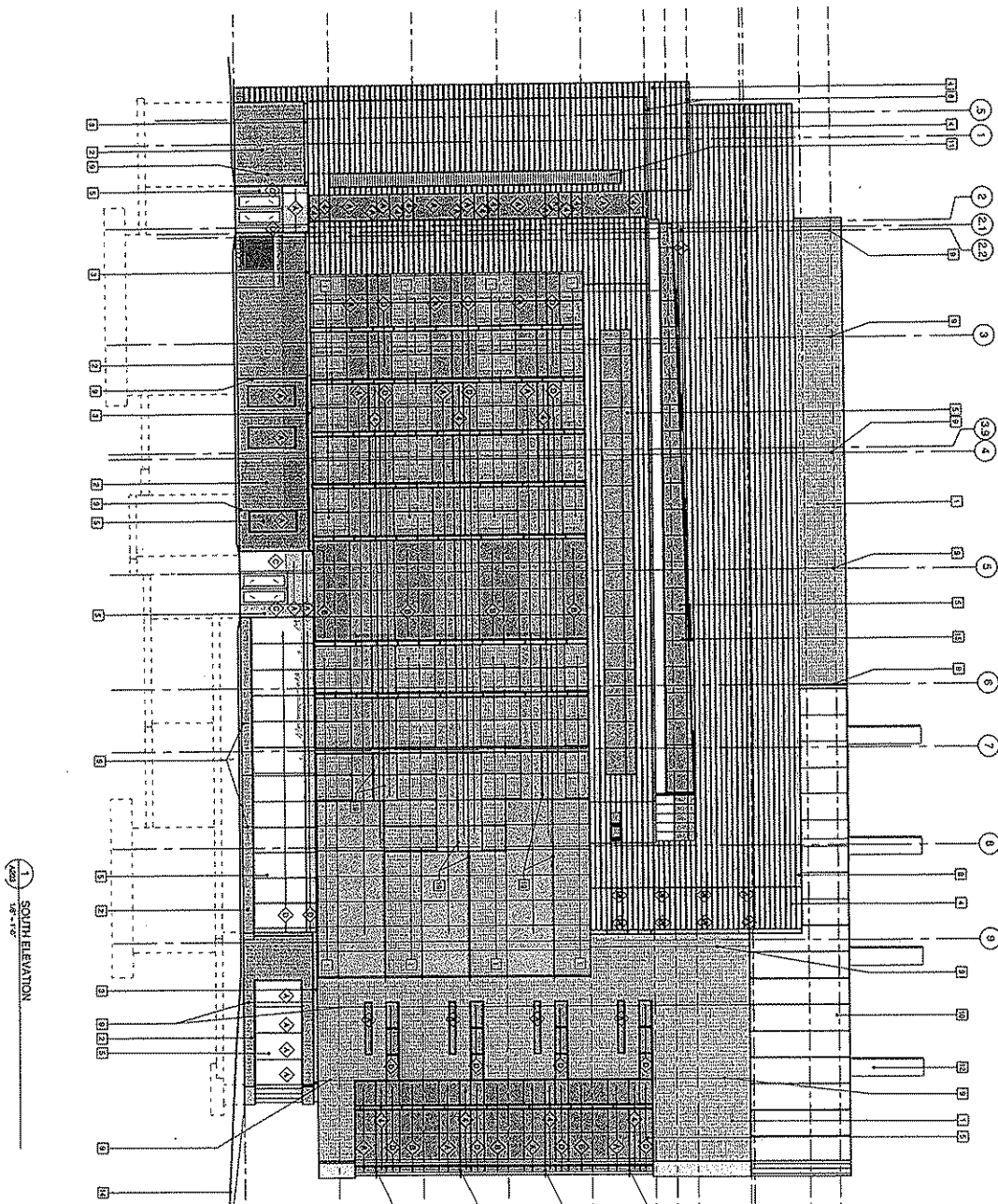


2 ELEVATION KEY PLAN
15'-0" x 10'

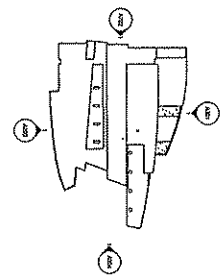
- 1 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 2 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 3 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 4 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 5 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 6 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 7 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 8 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 9 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 10 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 11 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 12 LABOR TRAY - 1-1/2" x 1-1/2" x 1/2" (1/2" x 1/2" x 1/2")

PHASE 1

<p>WISCONSIN ENERGY INSTITUTE</p> <p>UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN</p>		<p>State of Wisconsin Department of Administration Division of State Facilities</p>	
<p>Project Name: BUILDING ELEVATIONS</p>		<p>Project Location: UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN</p>	
<p>Client: UNIVERSITY OF WISCONSIN-MADISON</p> <p>Contract No: 07/20/2010</p> <p>Scale: ASMP</p>		<p>Architect: POTTER LAMSON</p> <p>100 N. MICHIGAN ST. MADISON, WI 53703</p>	



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

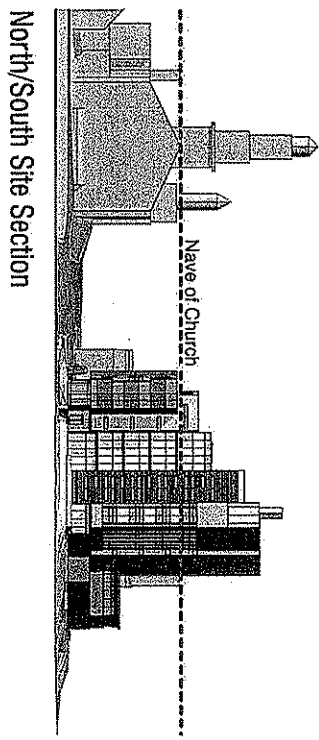


2 ELEVATION KEY PLAN
Scale: 1" = 30'-0"

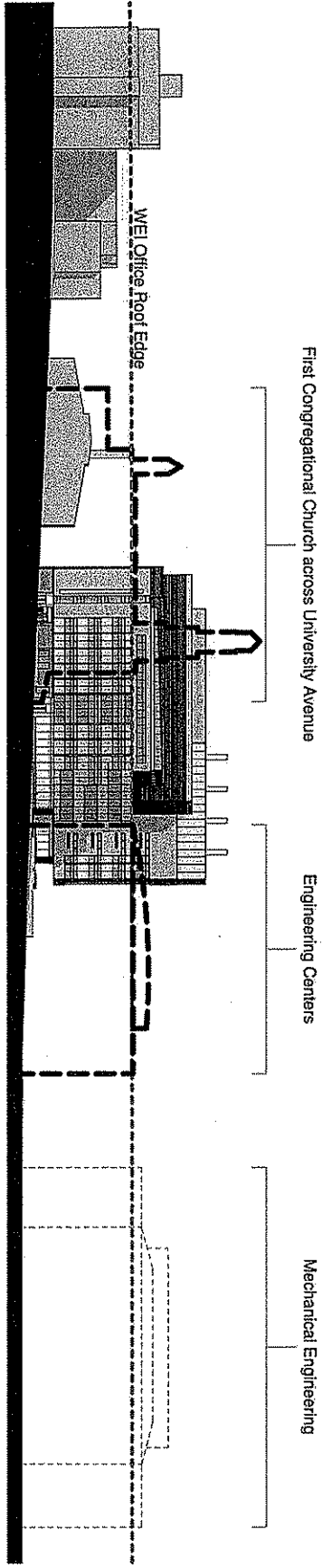
PHASE 1

- 1 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 2 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 3 STAINLESS STEEL, METALLIC
- 4 METALLIC GLASS
- 5 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 6 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 7 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 8 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 9 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 10 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 11 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 12 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 13 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 14 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 15 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 16 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 17 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 18 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 19 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 20 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 21 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 22 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 23 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 24 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 25 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 26 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 27 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 28 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 29 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 30 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 31 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 32 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 33 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 34 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 35 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 36 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 37 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 38 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 39 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 40 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 41 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 42 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 43 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 44 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 45 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 46 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 47 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 48 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 49 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 50 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
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- 52 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 53 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
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- 94 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 95 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 96 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 97 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 98 BRICK, TYPE 2 - 1 1/2 BOND PATTERN
- 99 BRICK, TYPE 1 - 1 1/2 BOND PATTERN
- 100 BRICK, TYPE 2 - 1 1/2 BOND PATTERN

<p>WISCONSIN ENERGY INSTITUTE</p> <p>Project Location: UNIVERSITY OF WISCONSIN-MADISON MADISON, WISCONSIN</p> <p>Project Title: BUILDING ELEVATIONS</p>		<p>State of Wisconsin Department of Administration Division of State Facilities</p> <p>Project Number: UNIVERSITY OF WISCONSIN SYSTEM UNIVERSITY OF WISCONSIN - MADISON</p>		<p>Architect: POTTER LAMSON</p> <p>Scale: 1/8" = 1'-0"</p>	
<p>Client: WISCONSIN ENERGY INSTITUTE</p> <p>Architect: POTTER LAMSON</p> <p>Date: 07/20/2016</p> <p>Sheet: A2113</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Scale: 1/8" = 1'-0"</p>	<p>Scale: 1/8" = 1'-0"</p>



North/South Site Section



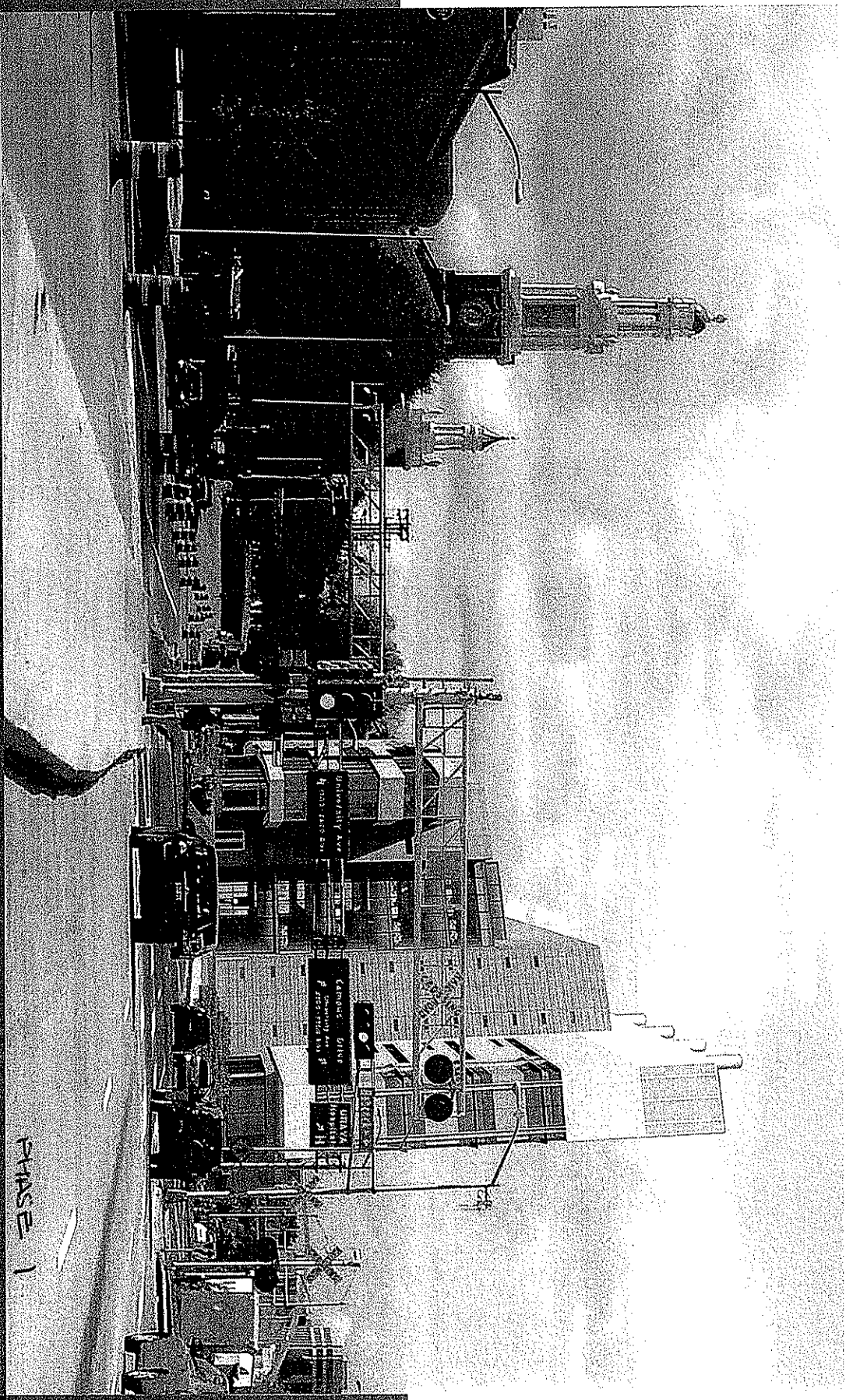
West/East Site Section

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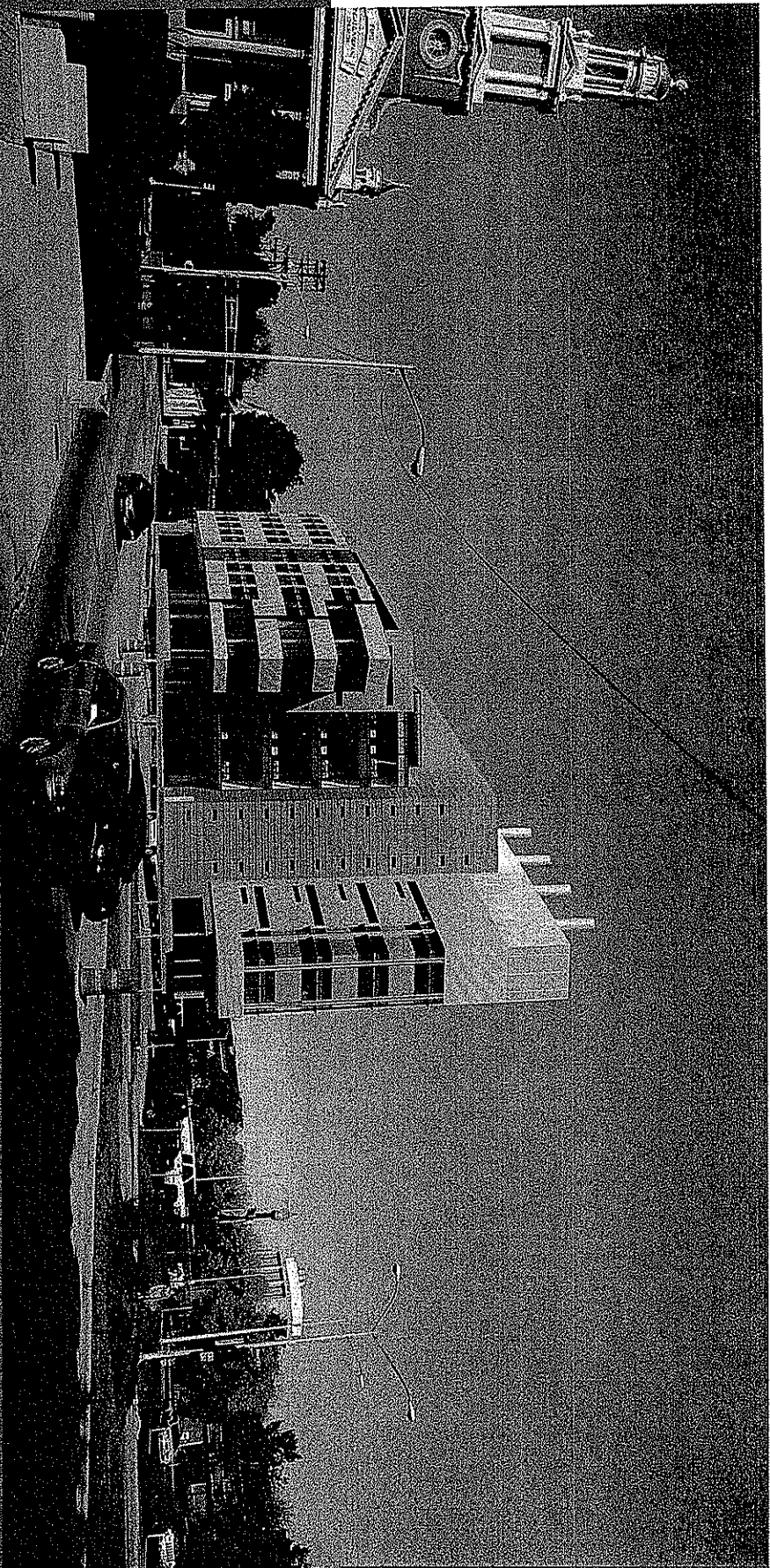
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ARCHITECTS

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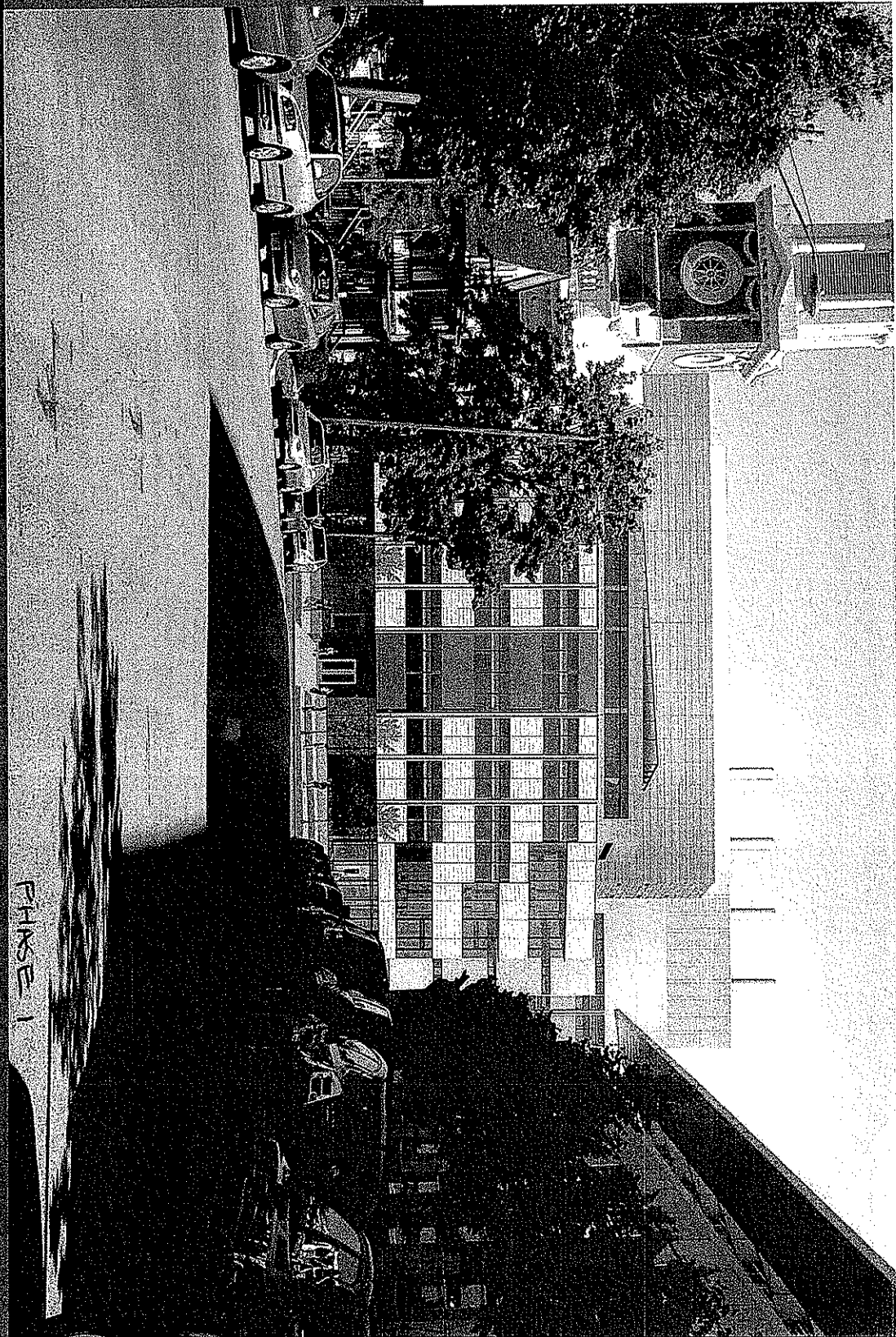


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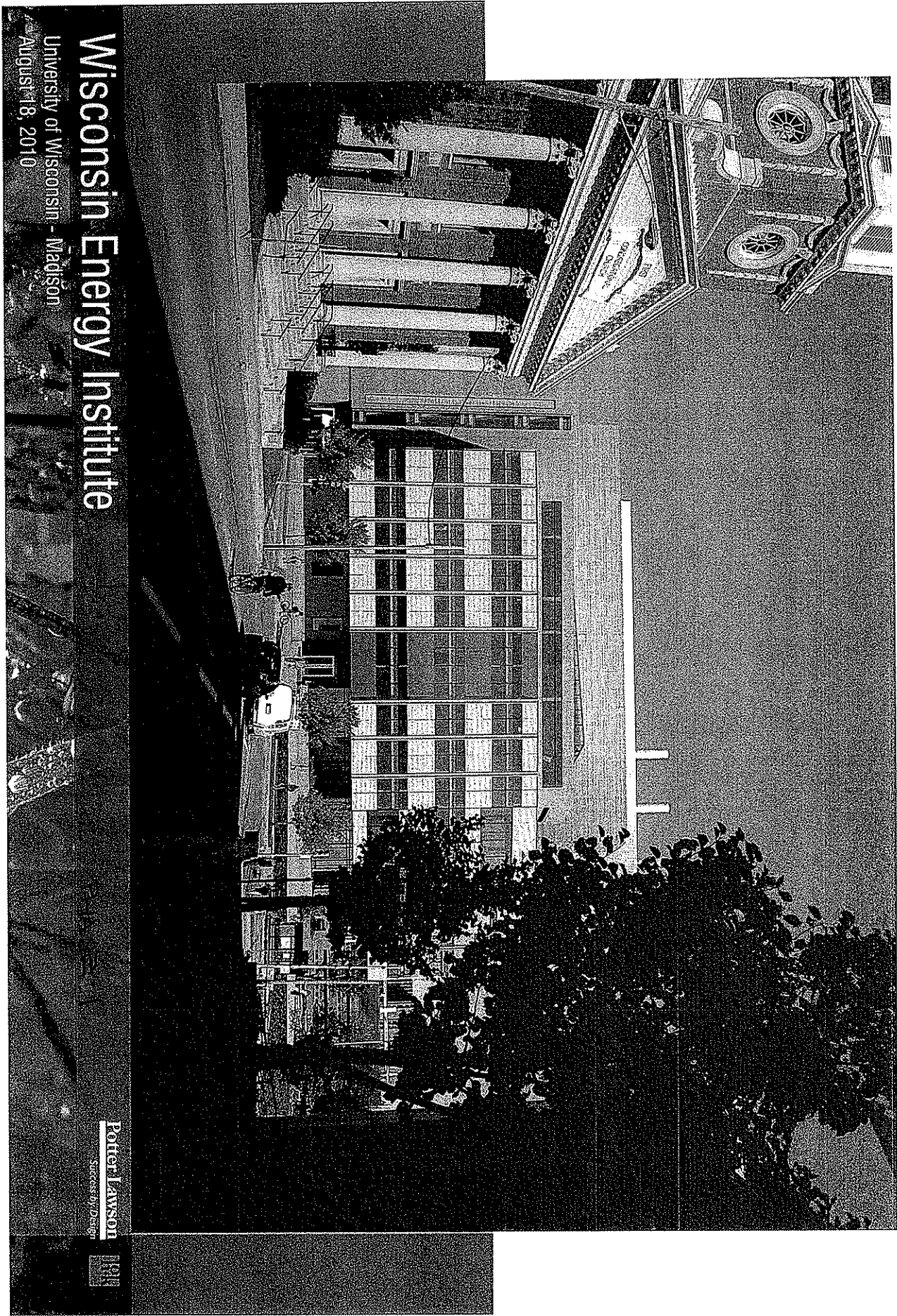


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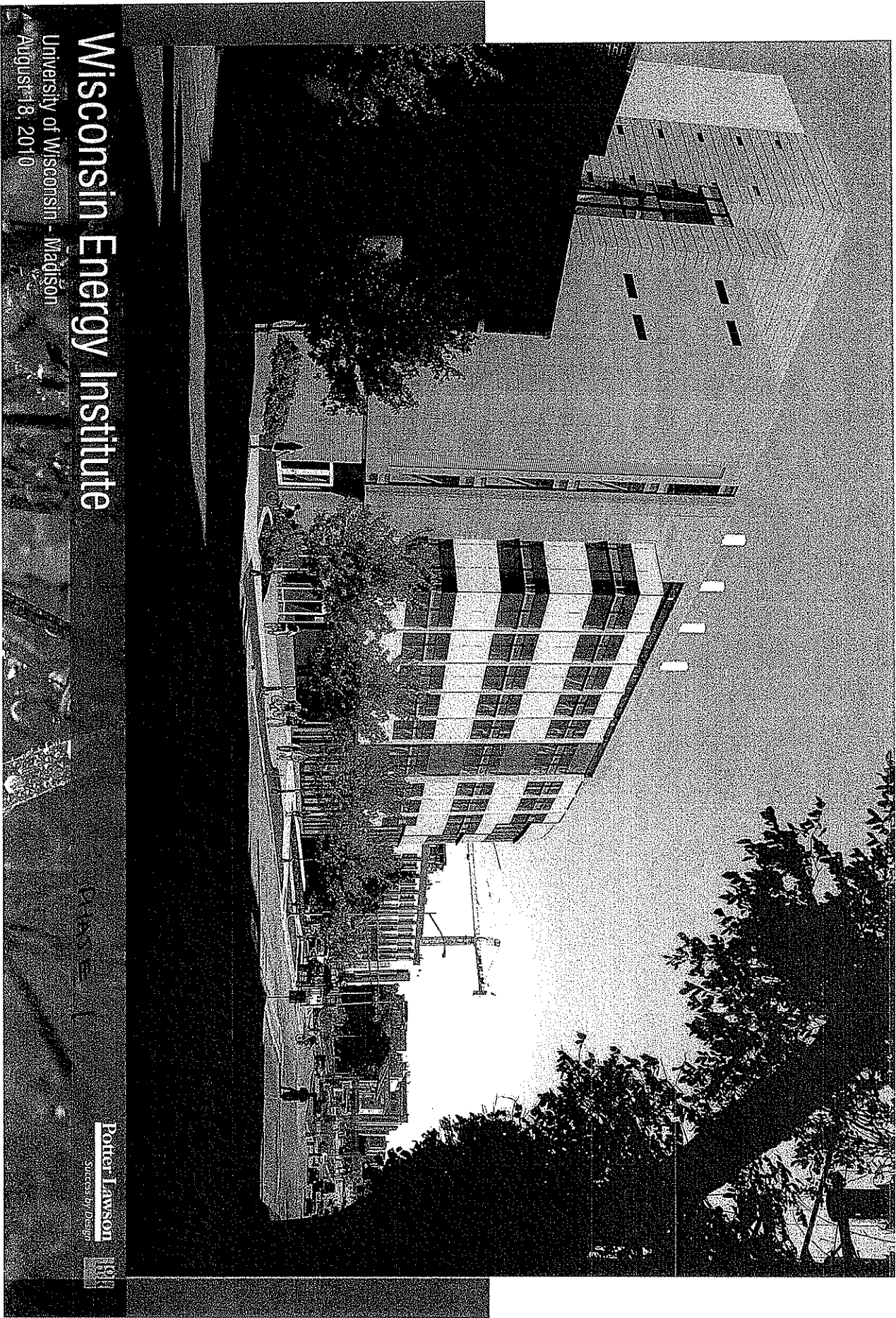
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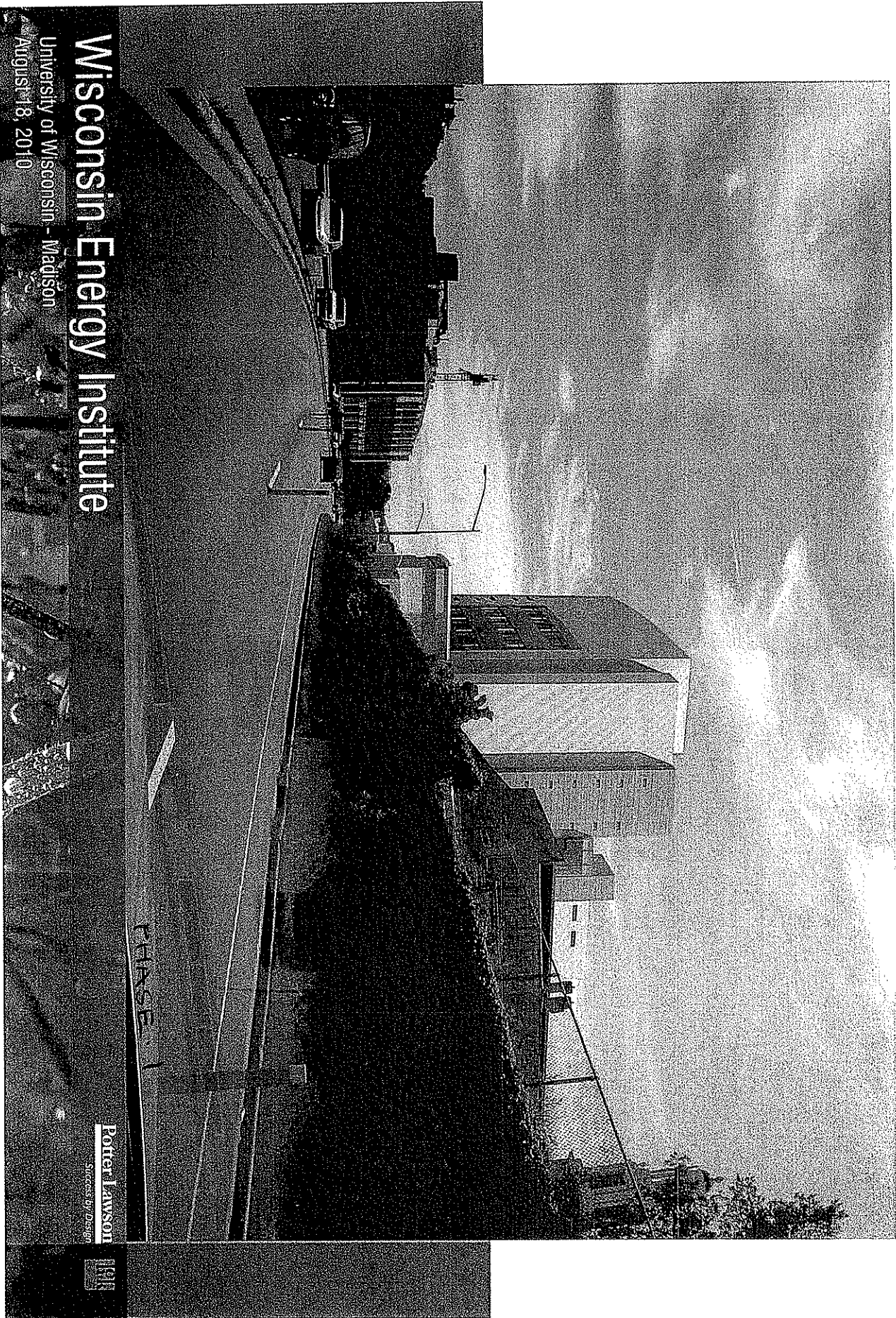
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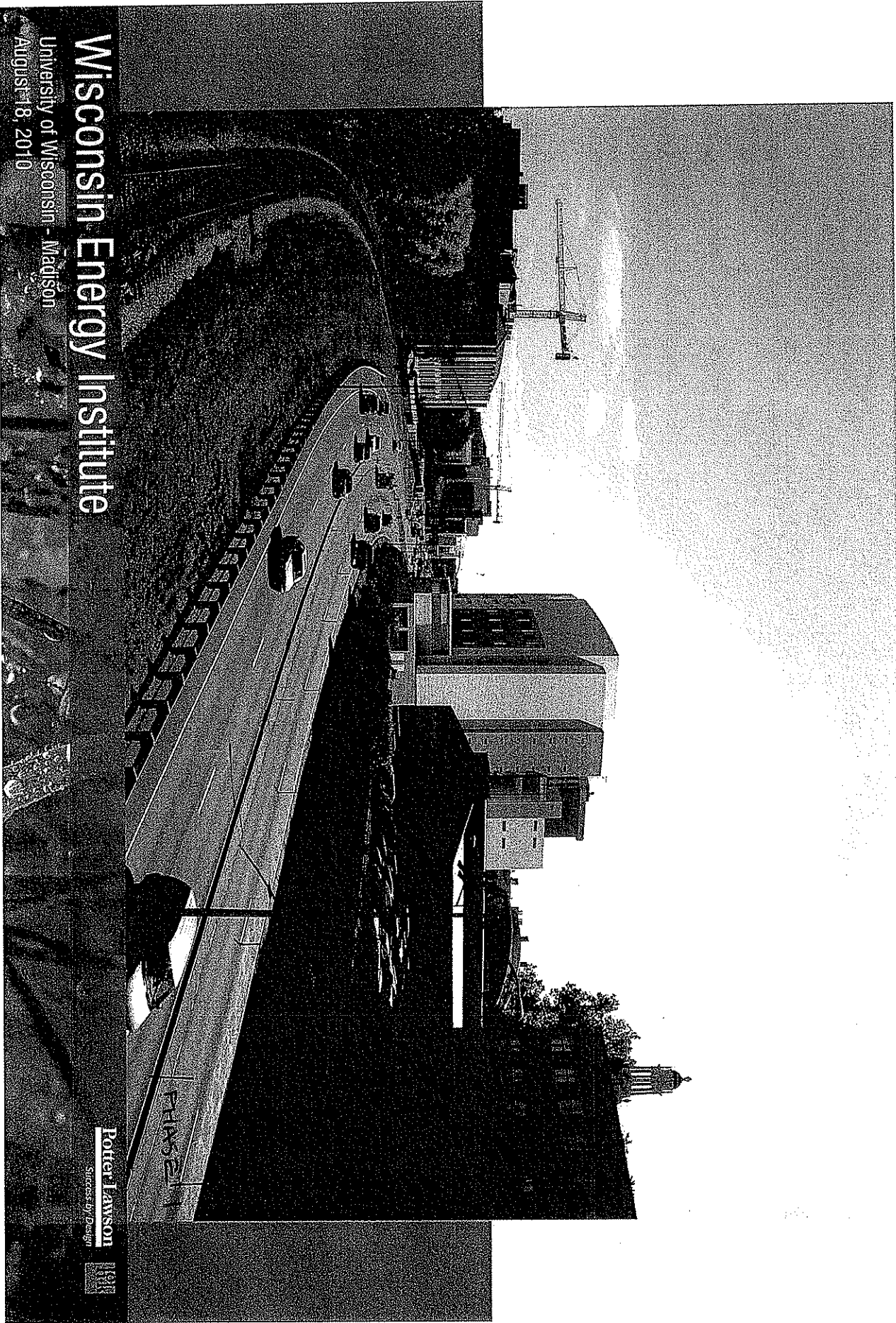
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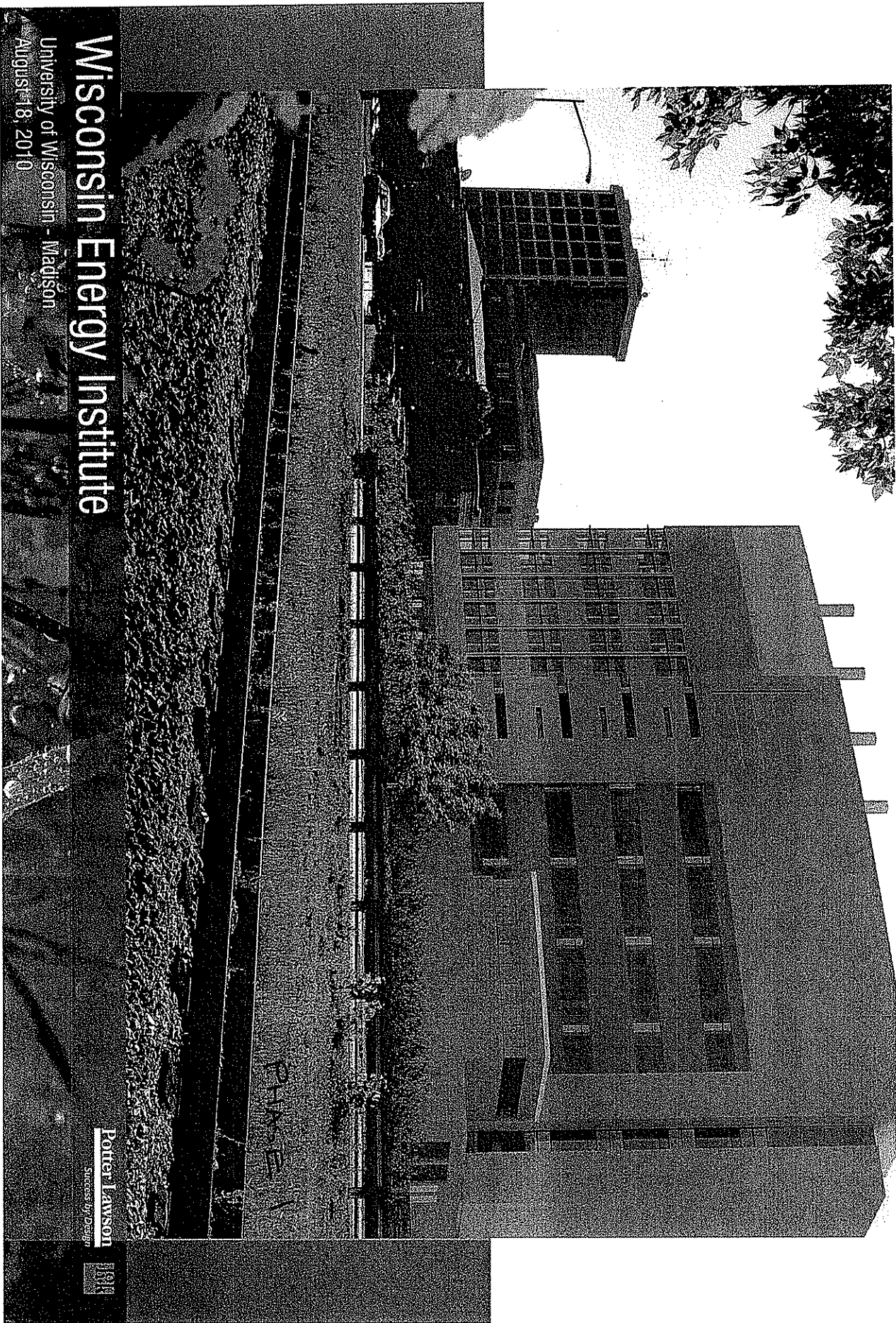
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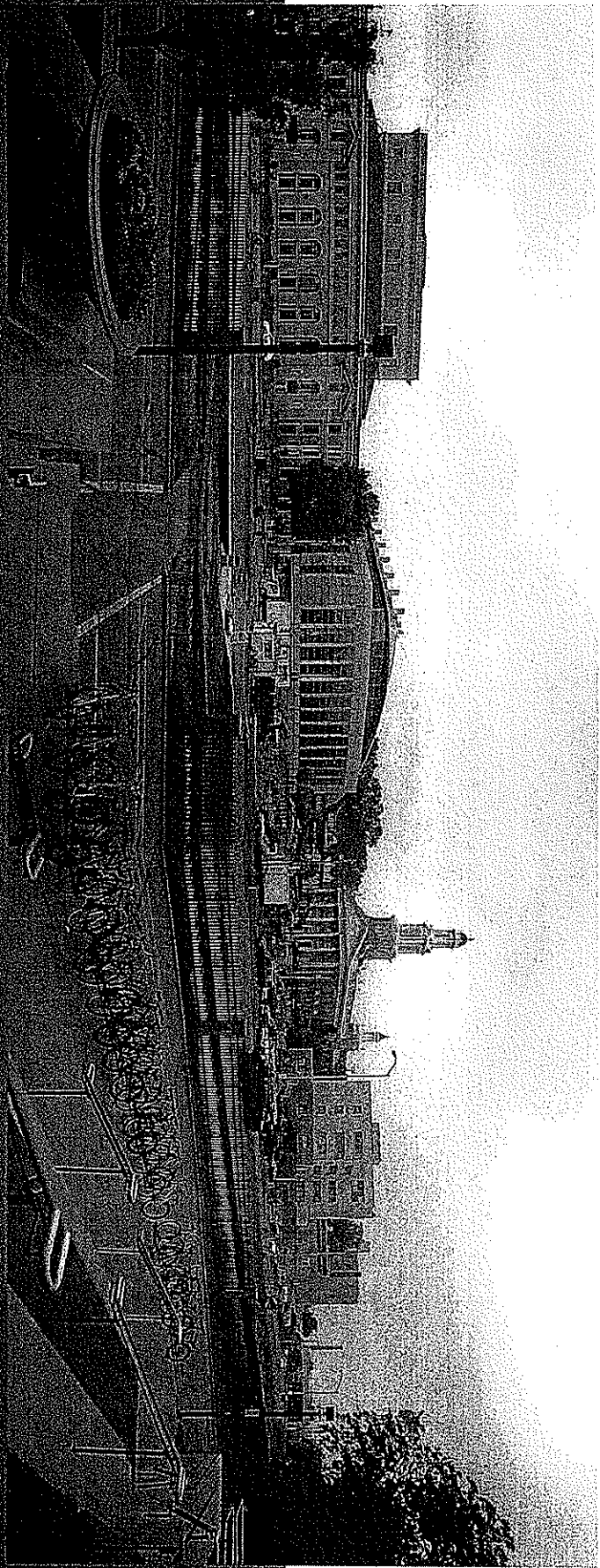
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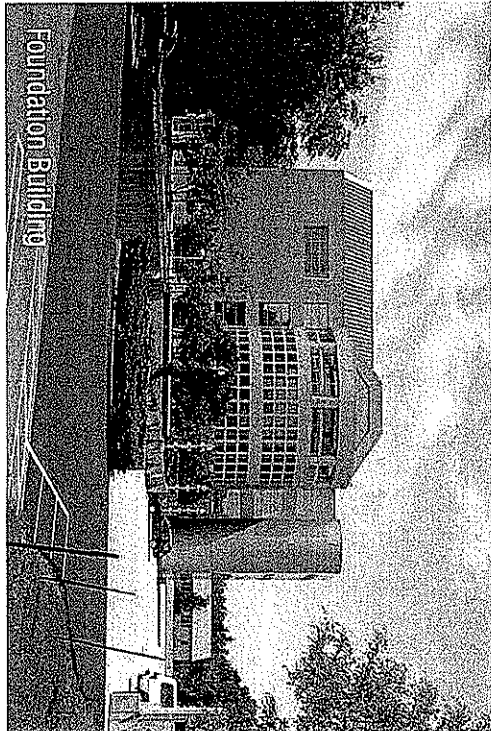
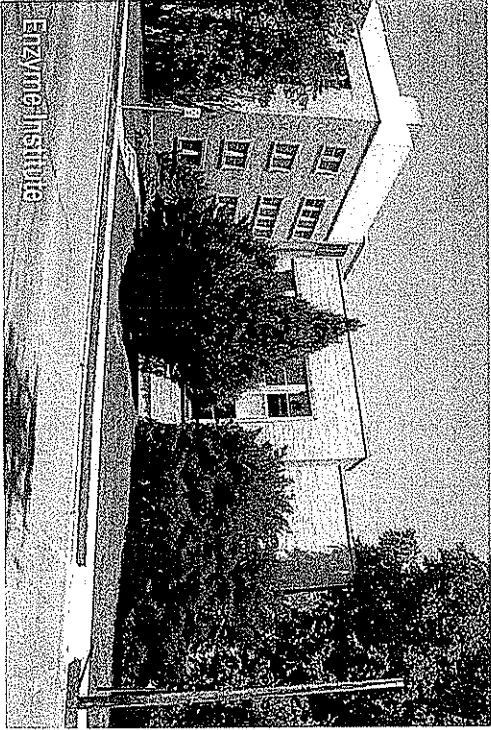
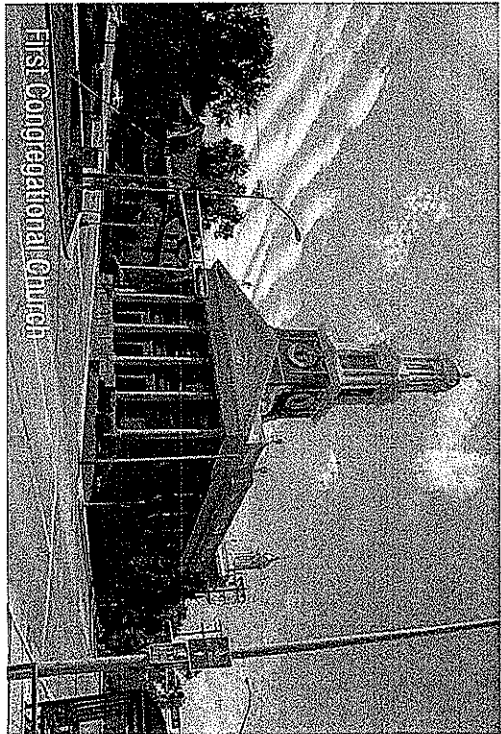
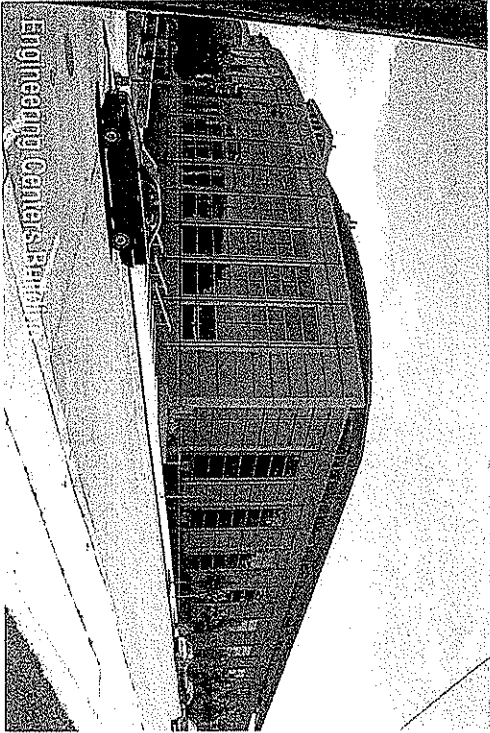


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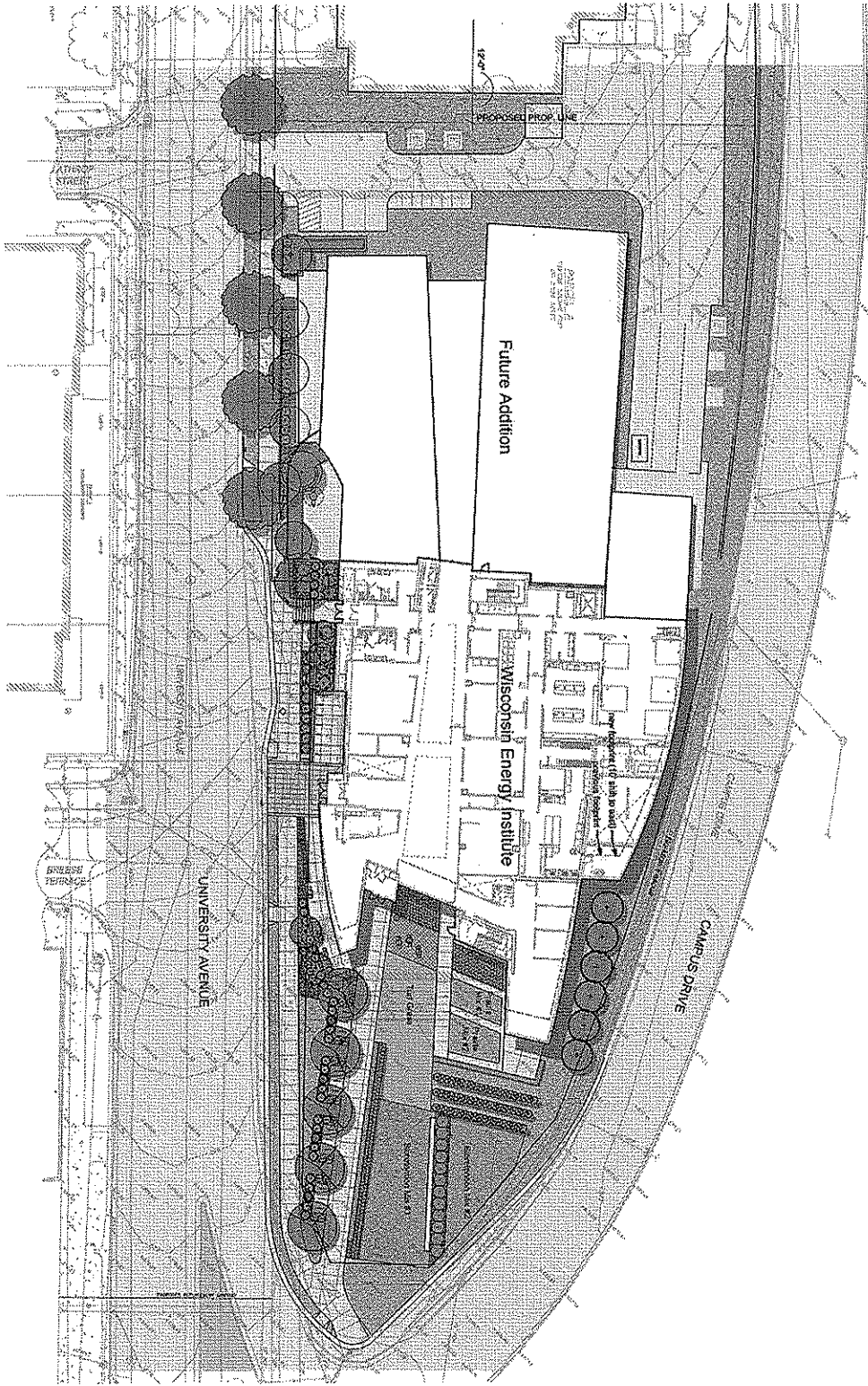


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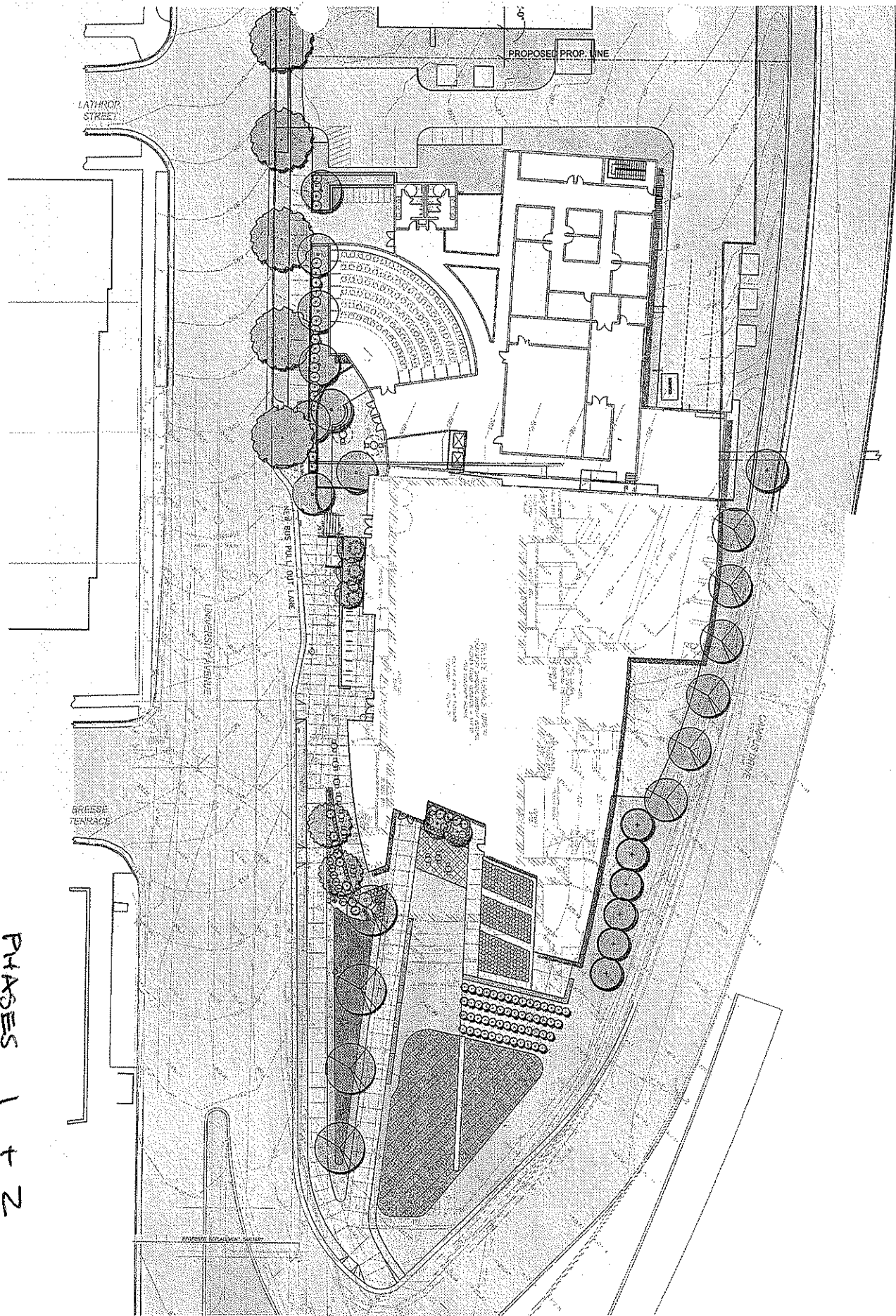
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MADISON, WISCONSIN

State of Wisconsin
Department of Administration
Division of State Facilities

Phase 1 & 2 Concept Site Plan

FOR WISCONSIN STATE FACILITIES
2008-18-00





PHASES 1 + 2

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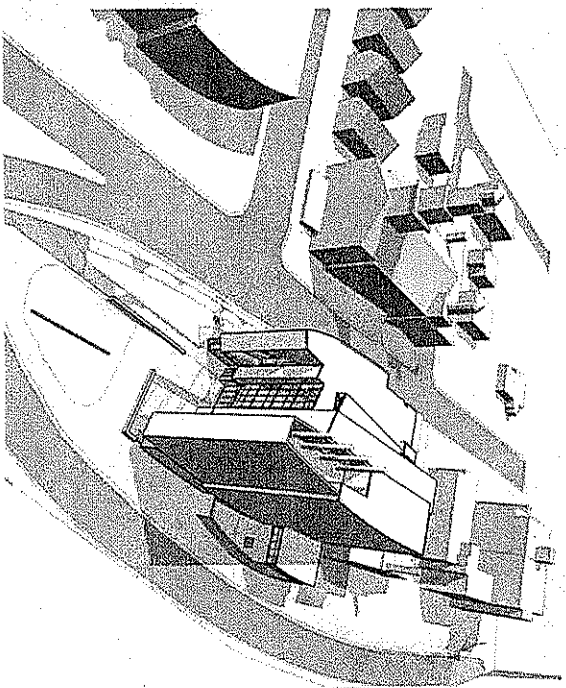
Phase 1 & Phase 2 Concept Site Plan

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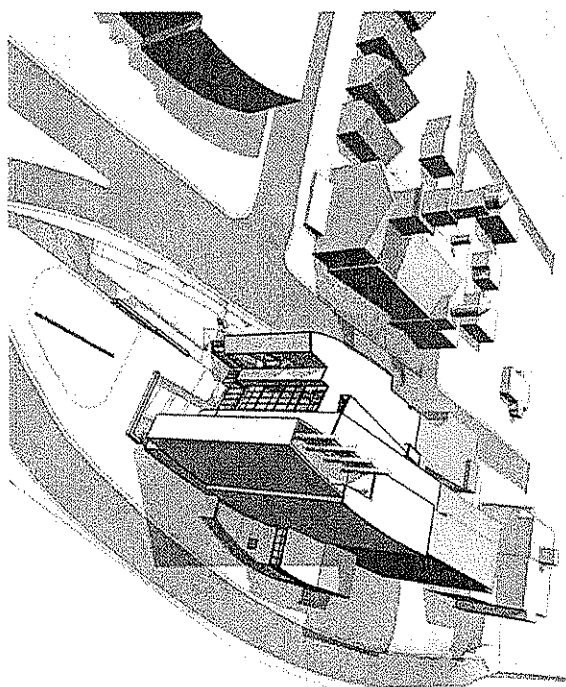
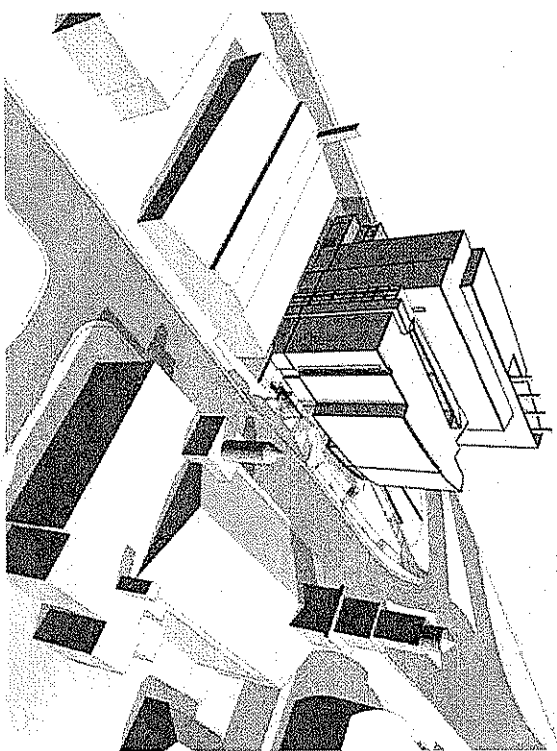
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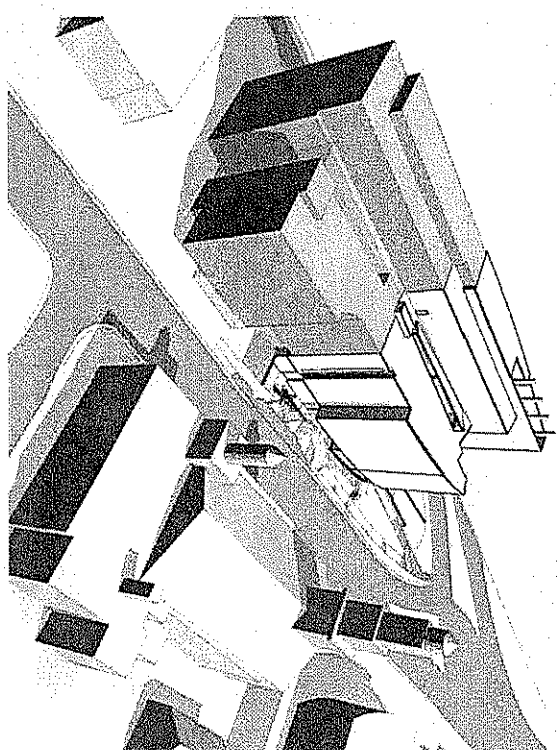




PHASE 1



PHASE 2

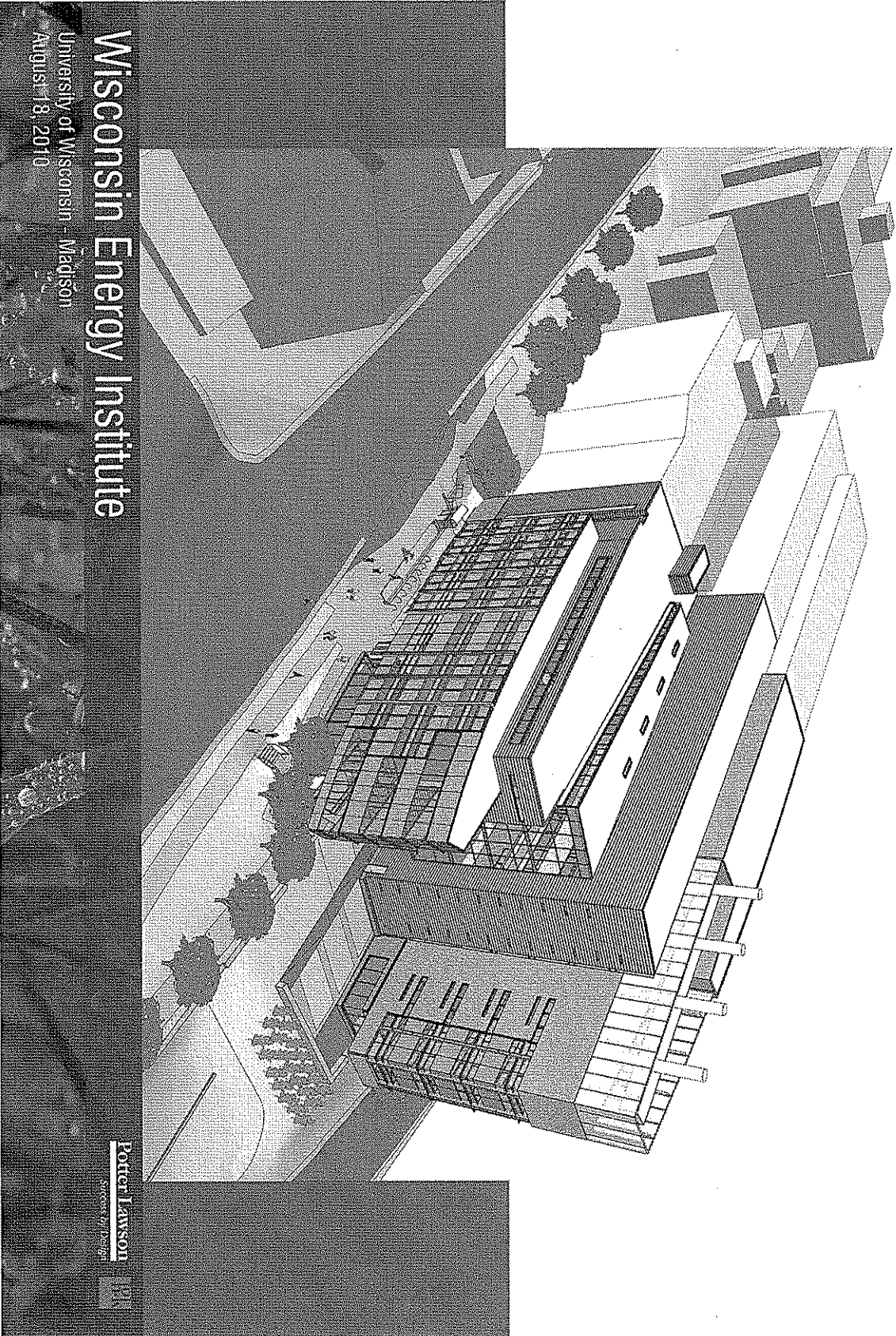


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architects + designers



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