

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>3/30/11</u>	Action Requested
UDC MEETING DATE: <u>4/6/11</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation AND/OR
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation IF APPLICABLE

PROJECT ADDRESS: 201 WEST MIFFLIN ST.
ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
CITY OF MADISON MEYER, SCHERER & ROCKCASTLE, LTD
MADISON PUBLIC LIBRARY POTTER LAWSON
LIBRARY FOUNDATION

CONTACT PERSON: DOUG HURSH - POTTER LAWSON
Address: 15 ELLIS POTTER COURT
MADISON, WI 53711
Phone: 274-2741
Fax: 274-3674
E-mail address: dough@potterlawson.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Potter Lawson

Success by Design

March 30, 2011

City of Madison Urban Design Commission
Department of Planning
115 Martin Luther King Jr. Blvd., Suite LL-100
Madison, WI 53703

RE: Letter of Intent
Madison Central Public Library
201 W. Mifflin Street
Madison, WI 53703
PLI Project No. 2010.10.00

Dear Urban Design Commission Members:

Attached is our City of Madison "Application for Urban Design Commission Review and Approval" for the renovation and new construction of the existing Madison Central Public Library. The City of Madison, the owner of the property, seeks Urban Design Review and Approval as part of our conditional use and City approval process.

Existing Building

The Madison Central Public Library located at 201 West Mifflin Street, was built in 1965. The building's primary structure consists of concrete steel reinforced, cast in place walls, columns, and waffle slab. The original drawings show that this building was planned for two additional floors of approximately 31,000 SF per floor, for the potential of a 4-story building plus a ground/basement floor. The existing exterior wall is composed of a two-tone brick veneer system (darker, quarter-turned at the base and smooth, lighter-toned above first floor level). The brick is affixed to a poured-in-place concrete wall or concrete block structure; finishes on the inside vary. A stone clad colonnade frames the entry court. A narrow tinted-window curtain wall system within the brick wall provides limited daylight to the interior spaces as well as restricted views into and out of the building. The building's identity as an important civic structure is limited to the corner courtyard. In addition, the internally focused design is dark with low ceilings and we believe, does not promote well-being for its occupants.

Building Site Design

The building is located one block off the Capitol Square. The site is bound by North Fairchild Street, West Mifflin Street, North Henry Street, and a party wall to the south. The Library property line is at the perimeter of the existing building exterior along North Fairchild and West Mifflin Street. The building is setback 15' from the property line on North Henry Street. The City of Madison will be reconstructing the City right-of-way along North Fairchild and West Mifflin Street in parallel with the renovation and remodel of the Library (see attached letter to Tim Parks, dated March 16, 2011 for more detail). Trash service will continue to be located inside the enclosed loading dock. The existing 15' drive aisle (landscape area, loading dock drive access, hydraulic lift, transformer vault and drive aisle) located between the existing building and the property line, along West Henry Street, will look and function as it does today. The major change on the site will be to improve drainage. A new pedestrian entrance to the Library will be added off the West Mifflin Street sidewalk that will lead to public meeting spaces, the Children's area and the main floor of the library.

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

Existing Facility Shortcomings

The current library is located in inadequate, inflexible, outdated space that limits their growth and use. The building's identity as an important civic structure is limited to the corner courtyard. The internally focused design is dark with a low ceiling. The building's mechanical and electrical infrastructure is near the end of its useful life. The interior space is not used effectively for the current changing need. In addition, the lower level metal storage mezzanine that is used for collection storage no longer meets building code or universal design requirements.

Building Design

The new library will accommodate 119,262 gross square feet (GSF) of floor area on five levels—a change from the existing four levels. The building will house youth and adult collections of about 349,000 items, as well as approximately 99 public computer stations. Places to meet, collaborate, study and learn will be available to the community. The renovated library will house 12 group study rooms, two multi-purpose program rooms which can be used outside regular library hours (one of which can be divided in half), and one conference room which will double as quiet study area when not used for meetings. Increased reader seating and lounge furniture will be present throughout the library, and a technology-centric production lab will enable business owners, teens and others looking to use the latest in technology to create digital content. There will be a raised floor on the first and second floors to allow for flexibility as the uses of the library changes in the future. The staff will benefit from updated workspaces as well as planning for a future automated materials handling system (currently not in the budget) to efficiently process the books and get them returned to shelves more quickly, freeing staff for other tasks. The building will accommodate material returns at both entries for customer convenience.

The existing building is a low-slung, internally focused structure. Many passers-by are unaware of the varied resources available within; few are enticed to enter and explore. The interior is dark and visually cut off from the surrounding neighborhood. In inclement weather, the walk up the hill to the entry can be difficult. The re-imagined library will address these conditions. The building's new form and design are driven by a need for identity within the City, increased natural light to the interior, function for customers and staff alike, and an integrated sustainable approach. The building will open itself to the city by providing views both into and out of the building.

Sustainability

The project is pursuing LEED silver certification, and will utilize several sustainable strategies to reduce energy consumption and the impact of construction on the environment.

Some of the strategies include:

- Daylight, occupancy and vacancy sensors
- Variable speed fans for all fans
- Energy recovery unit for exhaust air
- Water saving fixtures
- Reduction of interior materials
- High efficiency boiler
- Variable speed chiller
- Variable speed pumps
- Variable frequency drive on cooling tower
- Building Automation System that monitors and trends energy usage
- Construction waste recycling
- Indoor air quality management including under floor air distribution system
- Infloor radiant heating and cooling
- Use of zero VOC interior products
- Recycled content of materials
- Photovoltaic panels located on the roof

Public Review Process

The Design Team held four meetings to gain public input during the Concept and Schematic Design phases, with a fifth public meeting held at 50% of Design Development on February 24, 2011. The input from these meetings helped the team narrow the design concepts and exterior expressions, solidify program locations within the building, and prioritize aspects of the project. In addition to the public meetings and two informational meetings with the Urban Design Commission, various meetings with stakeholders were also held. These stakeholder groups included the City of Madison, the Madison Public Library management team and staff, Mayor Cieslewicz, the Madison Fire and Police Department, Capitol Neighborhoods Inc., neighborhood business owners, and various providers who serve individuals who are homeless.

We respectfully submit this conditional use application for your review.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas R. Hursh", with a long horizontal flourish extending to the right.

Douglas R. Hursh, AIA, LEED AP
Principal in Charge of Design
Potter Lawson Inc.

A handwritten signature in black ink, appearing to read "Eugene C. Post", with a long horizontal flourish extending to the right.

Eugene C. Post, AIA, LEED AP
Vice President
Potter Lawson Inc.

Enclosures



Meyer Scherer & Rockcastle, LTD
710 South 2nd Street, 8th Floor
Minneapolis, MN USA 55401-2294

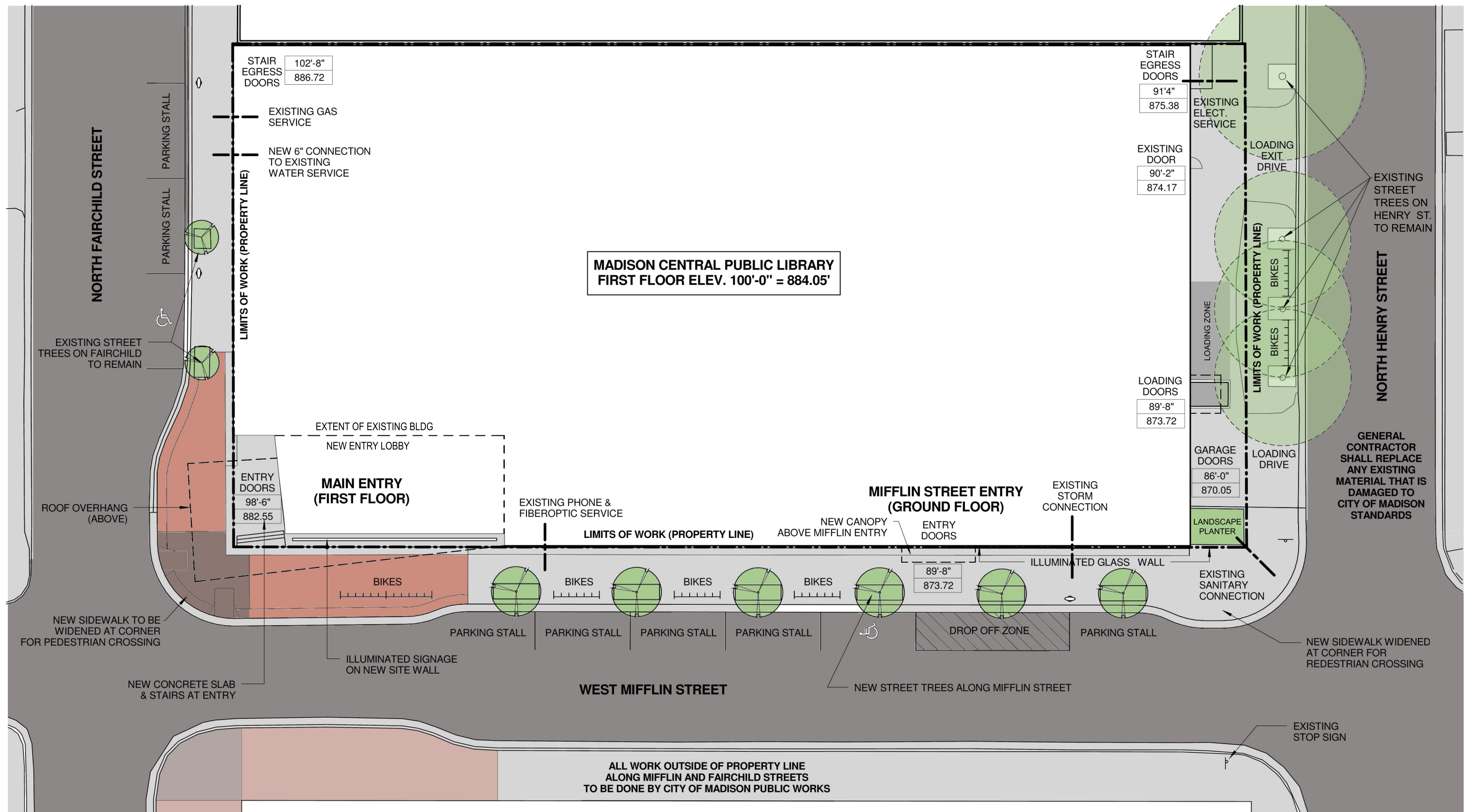
612 375 0336 T 612 342 2216 F
www.msrltd.com

Architecture & Interior Design

Potter Lawson
Architects Engineers Interiors

SITE LOCATOR MAP

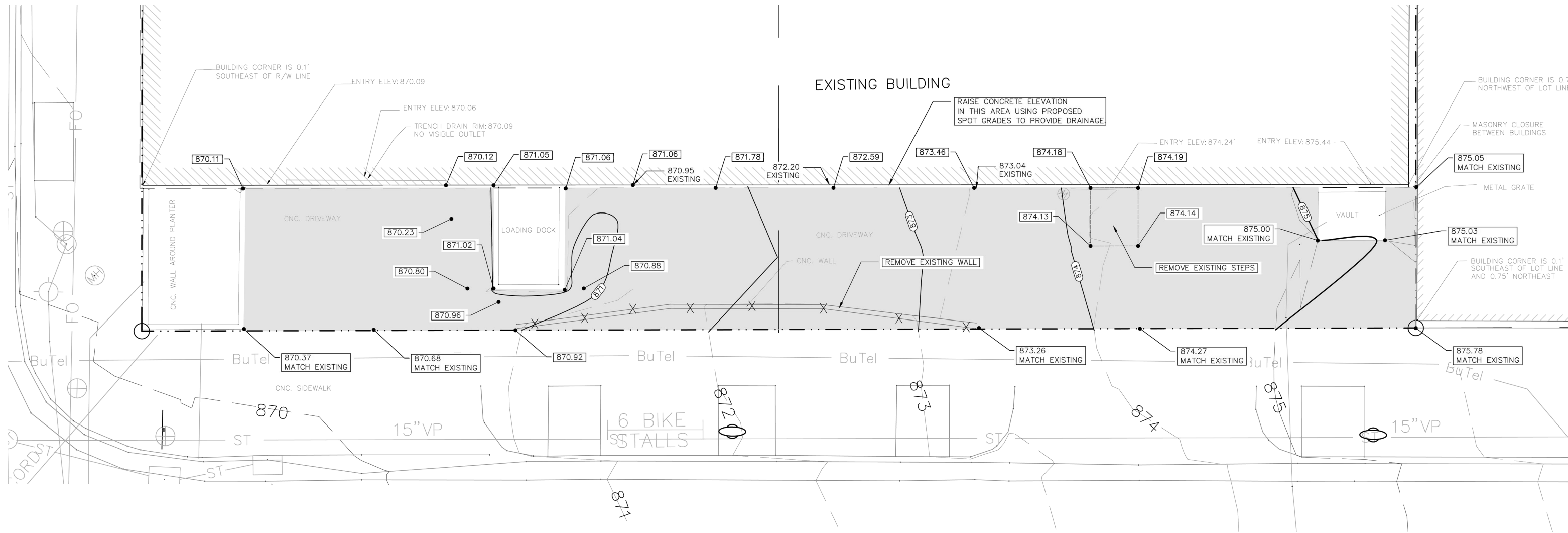
MADISON CENTRAL LIBRARY
MARCH 30, 2011



OVERTURE CENTER

SITE PLAN

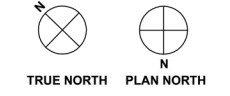
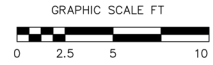
MADISON CENTRAL LIBRARY
MARCH 30, 2011



NORTH HENRY STREET

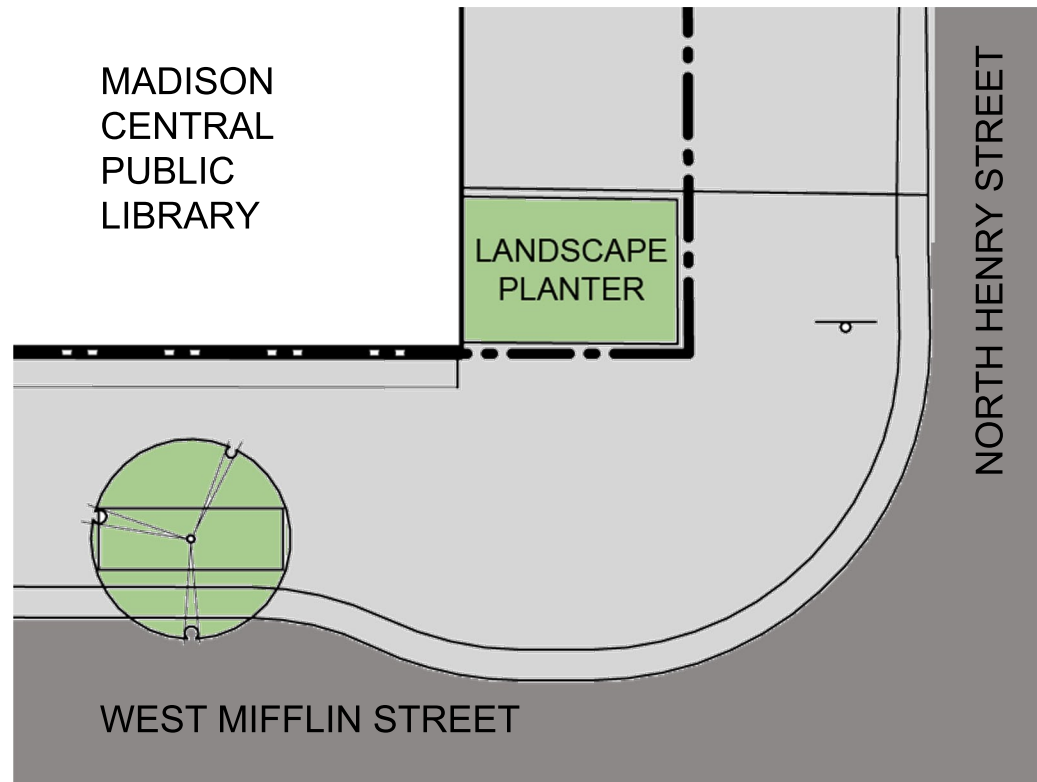
LEGEND:

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED SPOT GRADES
- PROPOSED CONTOURS
- NEW CONCRETE



ALL SITE WORK OUTSIDE THE PROPERTY LINE WILL BE DONE BY THE CITY OF MADISON

GRADING PLAN



EXISTING LANDSCAPE PLANTER TO BE REBUILT AND REPLANTED WITH NEW PLANTING OF THE SAME SPECIES AS THE EXISTING LANDSCAPING



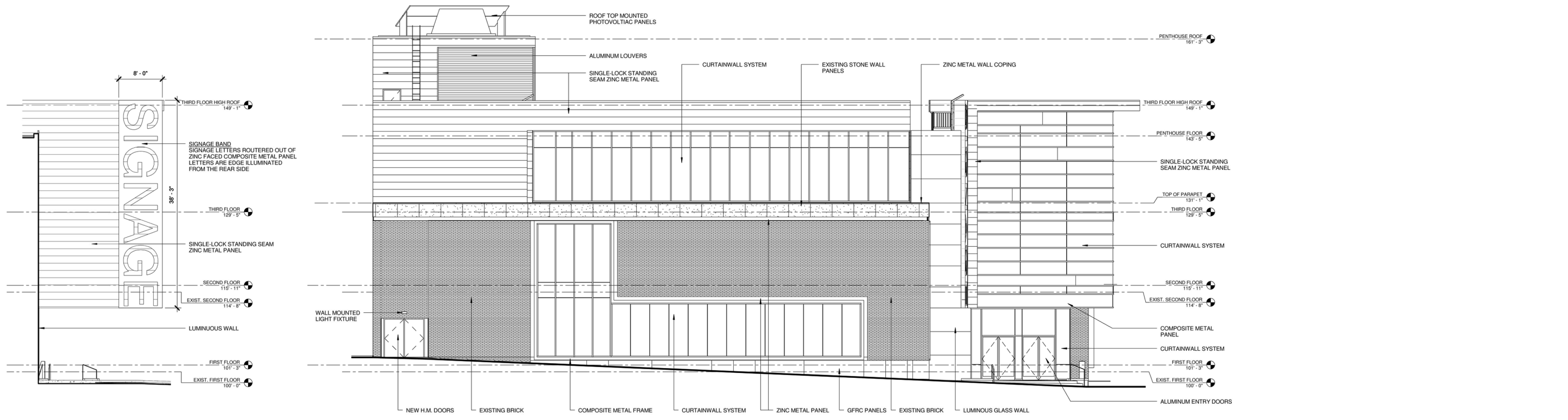
EXISTING LANDSCAPE PLANTER



MISCANTHUS SINENSIS
"LITTLE SILVER SPIDER"

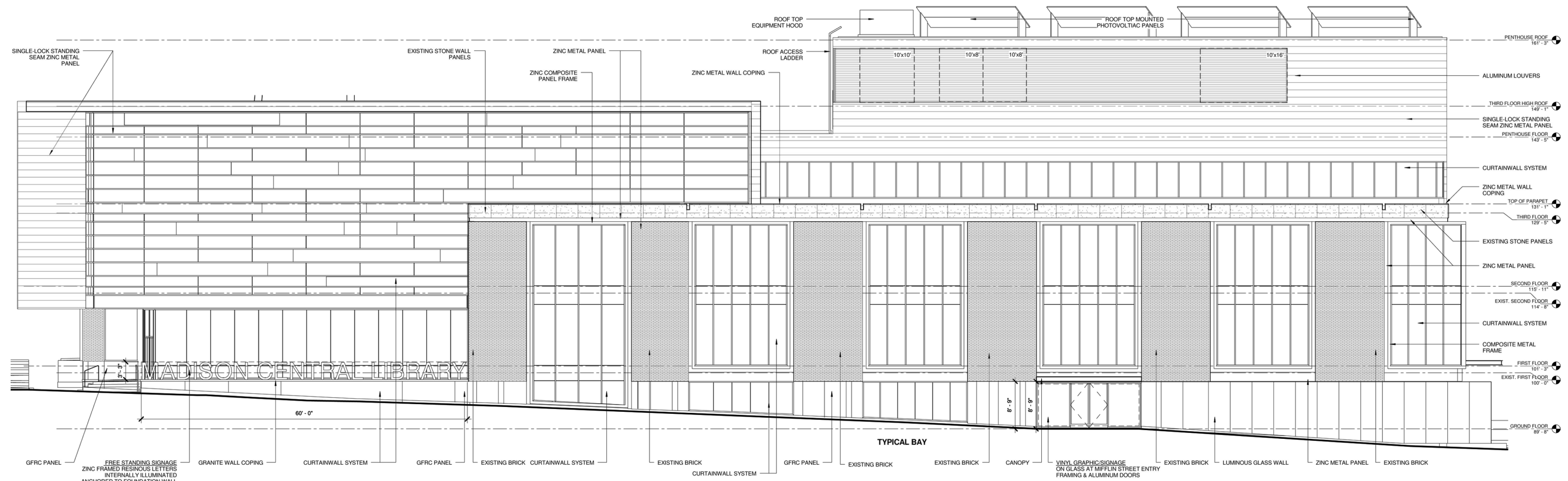


HEMEROCALIS
"DAY LILLY"

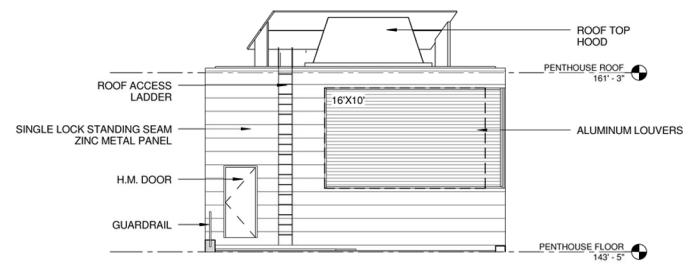


VERTICAL ENTRY SIGNAGE

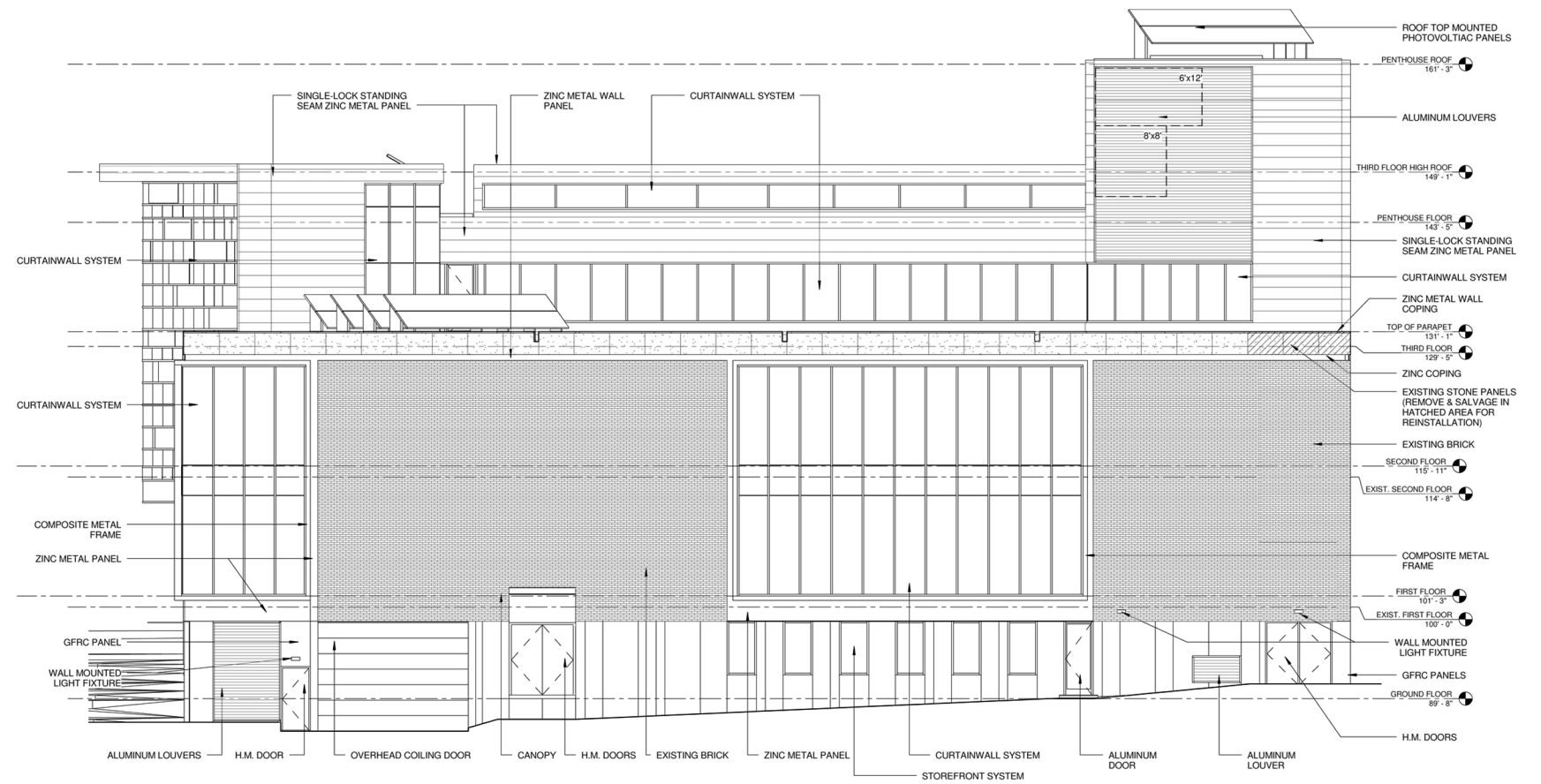
NORTH FAIRCHILD STREET - EAST



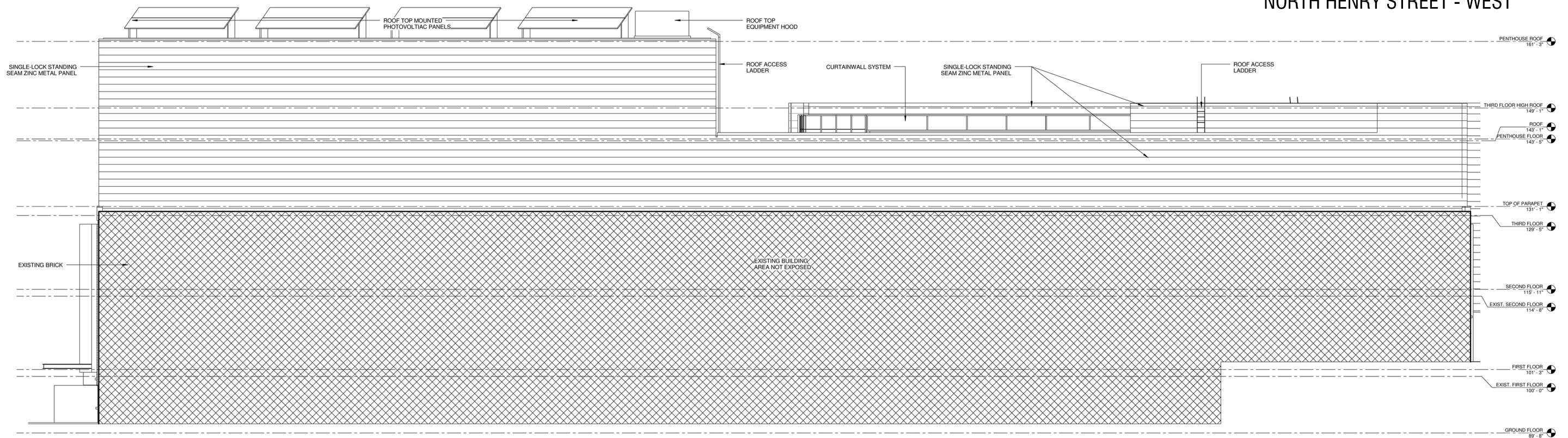
WEST MIFFLIN STREET - NORTH



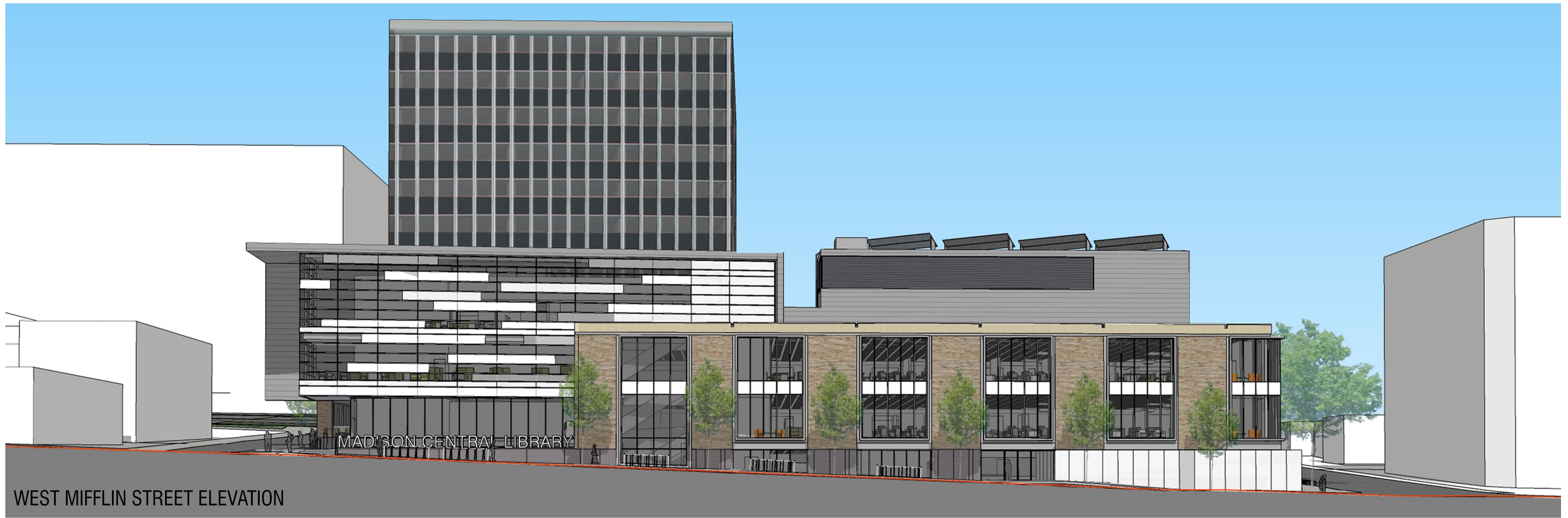
PENTHOUSE - EAST



NORTH HENRY STREET - WEST



COMMON WALL - SOUTH



WEST MIFFLIN STREET ELEVATION



NORTH FAIRCHILD STREET



NORTH HENRY STREET



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ELEVATIONS

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MARCH 30, 2011



FAIRCHILD STREET LOOKING NORTH



MAIN ENTRY CORNER



FAIRCHILD STREET - LOOKING SOUTH



HENRY & MIFFLIN STREET CORNER



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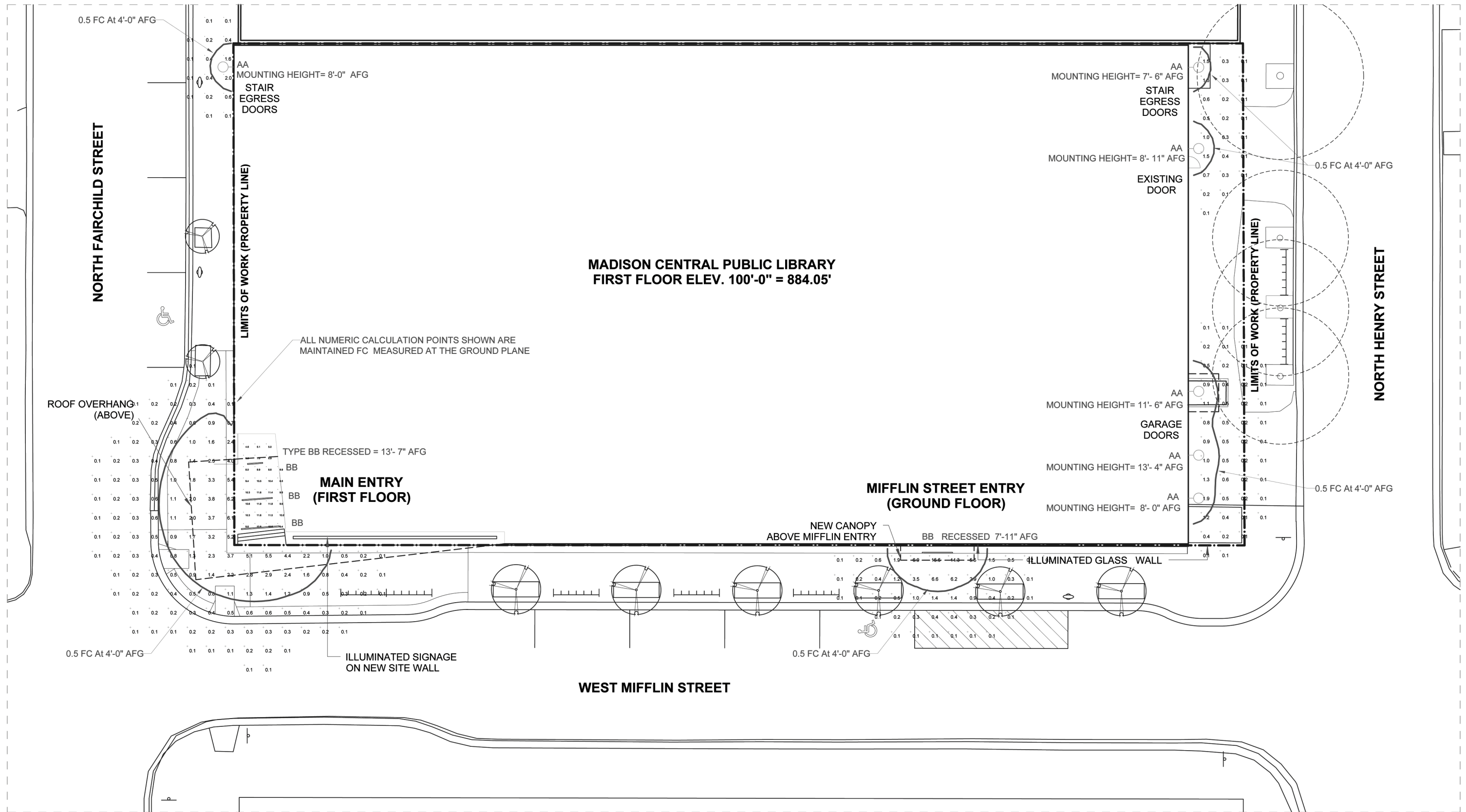
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Exterior Street Views

MADISON CENTRAL LIBRARY
MARCH 30, 2011



Wall luminaires with one sided light output

Housing: One piece die-cast aluminum with mounting holes for direct attachment to the wall over a 3½" or 4" octagonal wiring box.

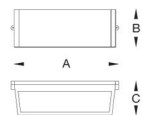
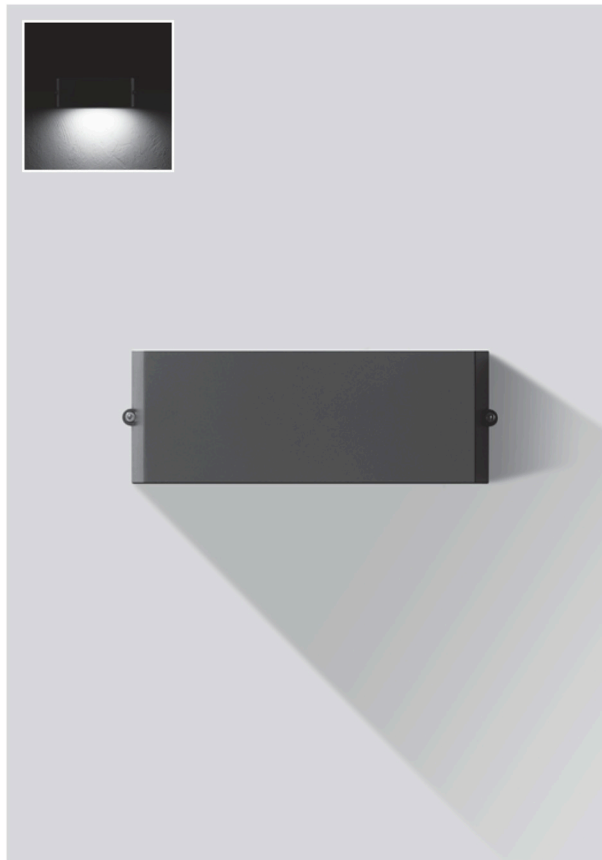
Enclosure: One piece die-cast aluminum guard, secured by two stainless steel captive screws threaded into a stainless steel insert. Fully gasketed for weather tight operation using a molded silicone rubber gasket. Downward orientation only. Tempered frosted glass diffuser.

Electrical: Fluorescent lampholders are multiple wattage sockets, GX24q-3, GX24q-4 (26W, 32W, 42W) rotary lock lampholders. Ballasts are electronic universal voltage 120V through 277V.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP 65.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



One-sided light output

	Lamp	Lumen	A	B	C
2298 P	ADA 1 42W CF triple-4p	3200	11 13/16	4 3/8	4

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Photometric Report

Saturday, March 26, 2011

CATALOG NUMBER: 2298P

FILENAME: 2298P.IES

IESNA:LM-63-1995
[TEST] BE2645
[DATE] 03-09-07
[MANUFAC] BEGA-US
[LUMCAT] 2298P
[LUMINAIRE] SURFACE WALL W/ONE-SIDED LIGHT OUTPUT
[LAMP] (1) 42W CF TRIPLE-4P

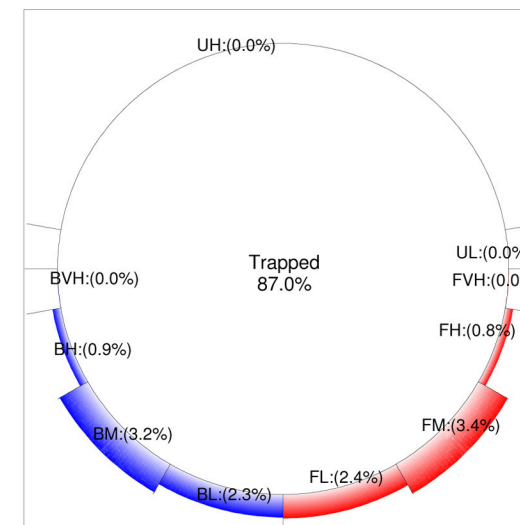
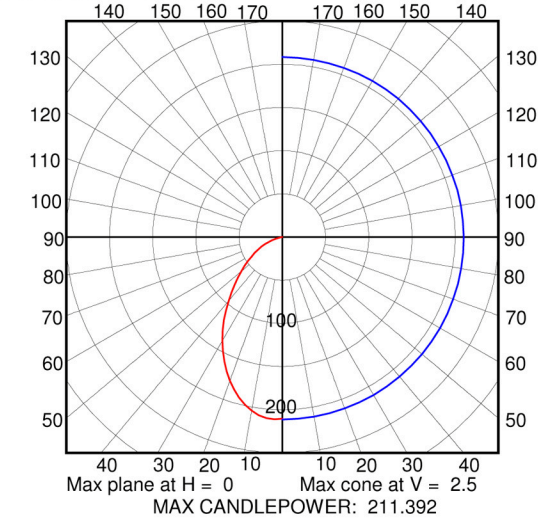
SUMMARY DATA

EFFICIENCY (Total): 13.0 %
EFFICIENCY (Down / Up): 13.0 % / 0.0 %
EFFICIENCY (Street / House): 6.6 % / 6.4 %
ROADWAY CLASSIFICATION: TYPE I, VERY SHORT
CUTOFF CLASSIFICATION: CUTOFF
LUMENS/LAMP: 3200
NO. OF LAMPS: 1
LUMINOUS OPENING: RECTANGULAR
Width: 0.27 (Meters)
Length: 0.05
Height: 0.00
INPUT WATTS: 46

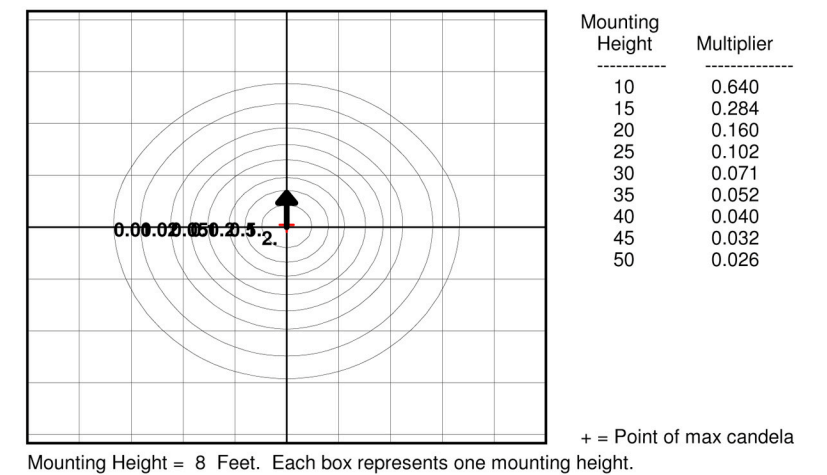
LUMINAIRE CLASSIFICATION SYSTEM
(BUG RATING = B0-U0-G0)

FORWARD LIGHT	Lumens (% of Lamp Lumens)
FL (0-30):	77 (2.4%)
FM (30-60):	108 (3.4%)
FH (60-80):	25 (0.8%)
FVH(80-90):	1 (0.0%)
BACKLIGHT	
BL (0-30):	73 (2.3%)
BM (30-60):	103 (3.2%)
BH (60-80):	27 (0.9%)
BVH(80-90):	1 (0.0%)
UPLIGHT	
UL (90-100):	0 (0.0%)
UH (100-180):	0 (0.0%)
TRAPPED LIGHT:	2785 (87.0%)

PLANE & CONE DIAGRAM



ISO-ILLUMINANCE DIAGRAM (fc)



Reported data calculated from manufacturer's data file, based on IESNA recommended methods.

Photometric Viewer v3.4



Architecture & Interior Design

SITE LIGHTING FIXTURES - AA

MADISON CENTRAL LIBRARY
MARCH 30, 2011

SLOTLIGHT

Fluorescent
One /Two Lamp Cross-section
T5, T5 HO, T8



Applications: SLOTLIGHT is a lighting solution as unobtrusive as it is sophisticated. Its streamlined design is sleek and contemporary, offering "ribbons of light" that harmonize seamlessly with surrounding architecture.

4" Recessed, Flangeless Sheetrock Ceiling or Wall

online Find it Fast **690**

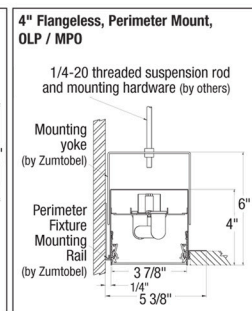
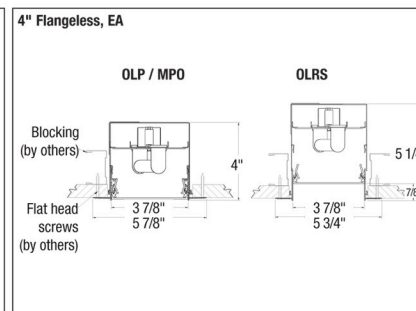
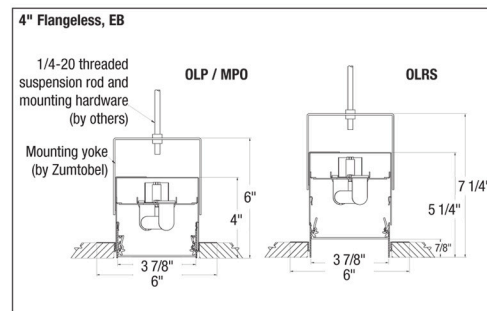
Type: _____ Quantity: _____ Project: _____

FIXTURE	CEILING/MOUNTING	LAMP	LENGTH	OPTIC	VOLTAGE/BALLAST	OTHER OPTIONS	
SLR-H4N 4" Flangeless	EB Before Sheetrock Ceiling	1215 (1) 21W T5	03	OLP Opal Lens, Flush	U Universal 120/277V 347V	LC90 90° Lit Corner WC90 Wall-to-Ceiling Lit Corner	
		1395 (1) 39W T5 HO					
		1258 (1) 25W T8					
	EA After Sheetrock Ceiling/ Wall Recessed	2215 (2) 21W T5	04	MPO Micro-Pyramidal Lens, Flush	DA* Dimming, Analog (0-10V) DD* Dimming, DALI DE* Dimming, Lutron ECO-10™ DH* Dimming, Lutron HiLume® DSC* Dimming, Lutron EcoSystem™, Control Fixture	WF Whip Flex 3/8" X 6' 14 AWG WN* Whip Flex 3/8" X 6' 14 AWG (NYC)	EM1* Standby Battery Pack/1 Lamp CP Chicago Plenum F Fusing QD Power Feed Quick Disconnect
		2395 (2) 39W T5 HO					
		2258 (2) 25W T8					
	PM Perimeter Mount, Before Sheetrock Ceiling	1285 (1) 28W T5	05	OLRS Regressed lens with straight, smooth side, snap-in	DSN* Dimming, Lutron EcoSystem™, Non-control Fixture DSHC* Dimming, Lutron EcoSystem™, H-Series, Control Fixture DSHN* Dimming, Lutron EcoSystem™, H-Series Non-control Fixture	EM1* Standby Battery Pack/1 Lamp CP Chicago Plenum F Fusing QD Power Feed Quick Disconnect	
		1545 (1) 54W T5 HO					
		1328 (1) 32W T8					
		2285 (2) 28W T5					
		2545 (2) 54W T5 HO					
		2328 (2) 32W T8					
XX Specify Length	1355 (1) 35W T5	08		STD* Dimming, Step LBFT8 Low BF for T8 (≤0.85) Universal Voltage HBFT8 High BF for T8 (≥1.01) Universal Voltage			
	1805 (1) 80W T5 HO						
	1408 (1) 40W T8						
	2355 (2) 35W T5						
	2805 (2) 80W T5 HO						
	2408 (2) 40W T8						
12	3285 (3) 28W T5	12					
	3545 (3) 54W T5 HO						
	3328 (3) 32W T8						
	6285 (6) 28W T5						
	6545 (6) 54W T5 HO						
	6328 (6) 32W T8						

** Specify "1" for 120V or "2" for 277V. Some lamp types may not be available.*

• Recommended minimum length 8" for EM. Consult factory for lengths below 8". • EM not available for 347V • EM for 35W T5 listed as dry location only. Offered with customer approval • EM not available for 80W T5 HO lamp • DA not available for 39W T5 HO (120V/277V) or 80W T5 HO (120V) lamps • DA for 80W T5 HO (277V) offered with customer approval • DD not available for 21W T5, 39W T5 HO, and 80W T5 HO lamps (120V/277V) • DE not available for 35W T5 or 80W T5 HO lamps (120V/277V) • DH not available for 21W T5, 28W T5, 35W T5, and 80W T5 HO lamps (120V/277V) • DSC/DSN not available with 80W T5 HO lamps (120V/277V) • STD not available for 347V • STD not available with single lamp 21W T5, 28W T5 (120V/277V) • STD not available with 39W T5 HO, 54W T5 HO, 35W T5, and 80W T5 HO lamps (120V/277V)

See spec sheet for Fixture Length information.



UL LISTED

Suitable for Damp Locations
 Approved for thru wiring
 Above ceiling access not required

IBEW Union Made

ECO-10 and EcoSystem are trademarks of Lutron Electronics Co., Inc. HiLume is a registered trademark of Lutron Electronics Co., Inc.

Lead Time? Double-click on ??

A = ZOOM! Quick Ship - ships in 2 weeks
 B = ships in 4 weeks C = ships in 6 weeks
 D = ships in 8 weeks If a product is not classified as A, B, C, or D contact your Zumtobel Lighting sales representative for assistance.

1. **Housing** - One piece 20 Ga white cold rolled steel housing with extruded aluminum trim. Finish is powder coated high-reflectance white. No light leaks between housing joints. Die-cast end caps. Feed from top or side.

2. **Mounting - Before Sheetrock:** Mounting brackets with 1/4-20 threaded rod (by others) and mounting yoke (by Zumtobel) provided approximately every 4 feet. Fixture does not need to be disassembled for installation.

After Sheetrock Ceiling / Wall: Flange secured to blocking behind Sheetrock ceiling / wall with flat head screws (by others) using screw holes provided every 3 inches. Mud up to flange for clean, flush appearance.

Perimeter Mount: For before sheetrock

Zumtobel Lighting Inc. ©2010
 3300 Route 9W
 Highland, NY 12528-2630

TEL (845) 691-6262
 (800) 932-0633
 FAX (845) 691-6289

www.zumtobel.us

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.zumtobel.us are the most recent version and supersede all other versions that exist in any other printed or electronic form.

ZUMTOBEL

11/11/10 SLH-13

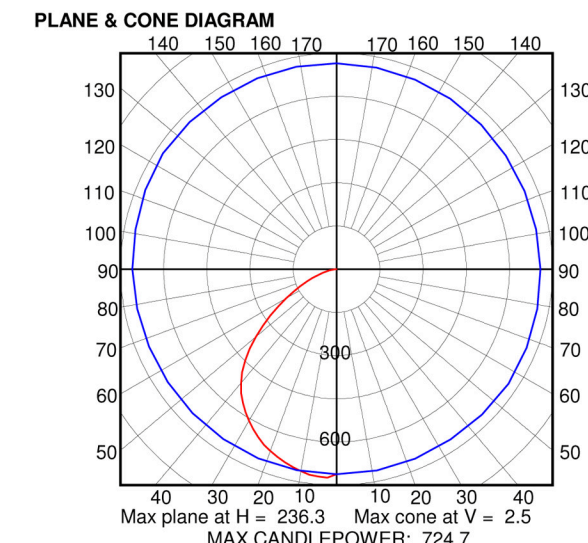
Photometric Report

Saturday, March 26, 2011

CATALOG NUMBER:
 FILENAME: SLR-H4-1285-OLP.IES
 IESNA:LM-63-1995
 [DATE]05-11-2010 11:22:20
 [TEST]LightTools Version 7.0.0
 [LUMINAIRE]SLR4-1285-DF-WO-NV-1_3/4

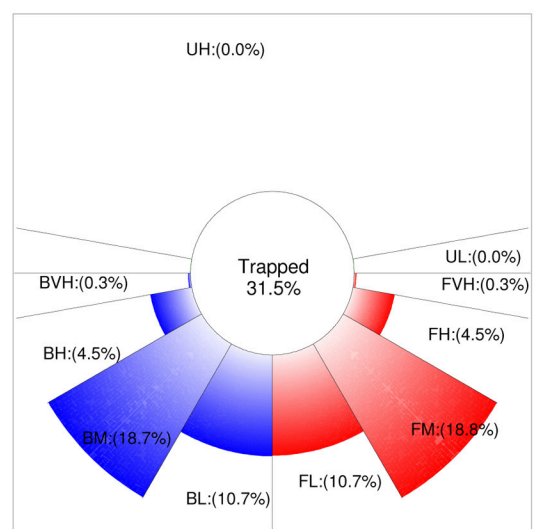
SUMMARY DATA

EFFICIENCY (Total): 68.5 %
 EFFICIENCY (Down / Up): 68.4 % / 0.0 %
 EFFICIENCY (Street / House): 34.2 % / 34.2 %
 ROADWAY CLASSIFICATION: TYPE II, VERY SHORT
 CUTOFF CLASSIFICATION: CUTOFF
 LUMENS/LAMP: 2610
 NO. OF LAMPS: 1
 LUMINOUS OPENING: RECTANGULAR
 Width: 0.44 (Feet)
 Length: 4.00
 Height: 0.00
 INPUT WATTS: 32



LUMINAIRE CLASSIFICATION SYSTEM (BUG RATING = B1-U1-G0)

FORWARD LIGHT	Lumens (% of Lamp Lumens)
FL (0-30):	279 (10.7%)
FM (30-60):	491 (18.8%)
FH (60-80):	117 (4.5%)
FVH(80-90):	7 (0.3%)
BACKLIGHT	
BL (0-30):	280 (10.7%)
BM (30-60):	489 (18.7%)
BH (60-80):	116 (4.5%)
BVH(80-90):	7 (0.3%)
UPLIGHT	
UL (90-100):	1 (0.0%)
UH (100-180):	0 (0.0%)
TRAPPED LIGHT:	823 (31.5%)



Reported data calculated from manufacturer's data file, based on IESNA recommended methods.
 Photometric Viewer v3.4



SITE LIGHTING FIXTURES - BB

MADISON CENTRAL LIBRARY
 MARCH 30, 2011

Architecture & Interior Design