



City of Madison

Proposed Rezoning

Location

117 North Charter Street

Applicant

UW Board of Regents/Gary Brown – University of Wisconsin

From: PUD-GDP-SIP To: Amended PUD-SIP

Existing Use

Surface Parking Lot

Proposed Use

Phase 1 SIP to Allow Construction of Gas-Fired Boiler Building at Charter Street Heating Plant

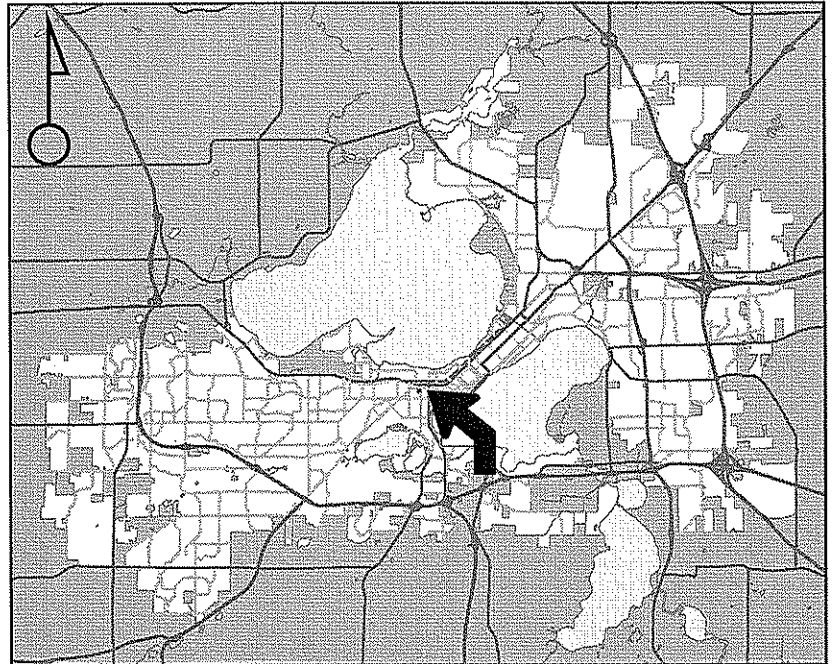
Public Hearing Date

Plan Commission

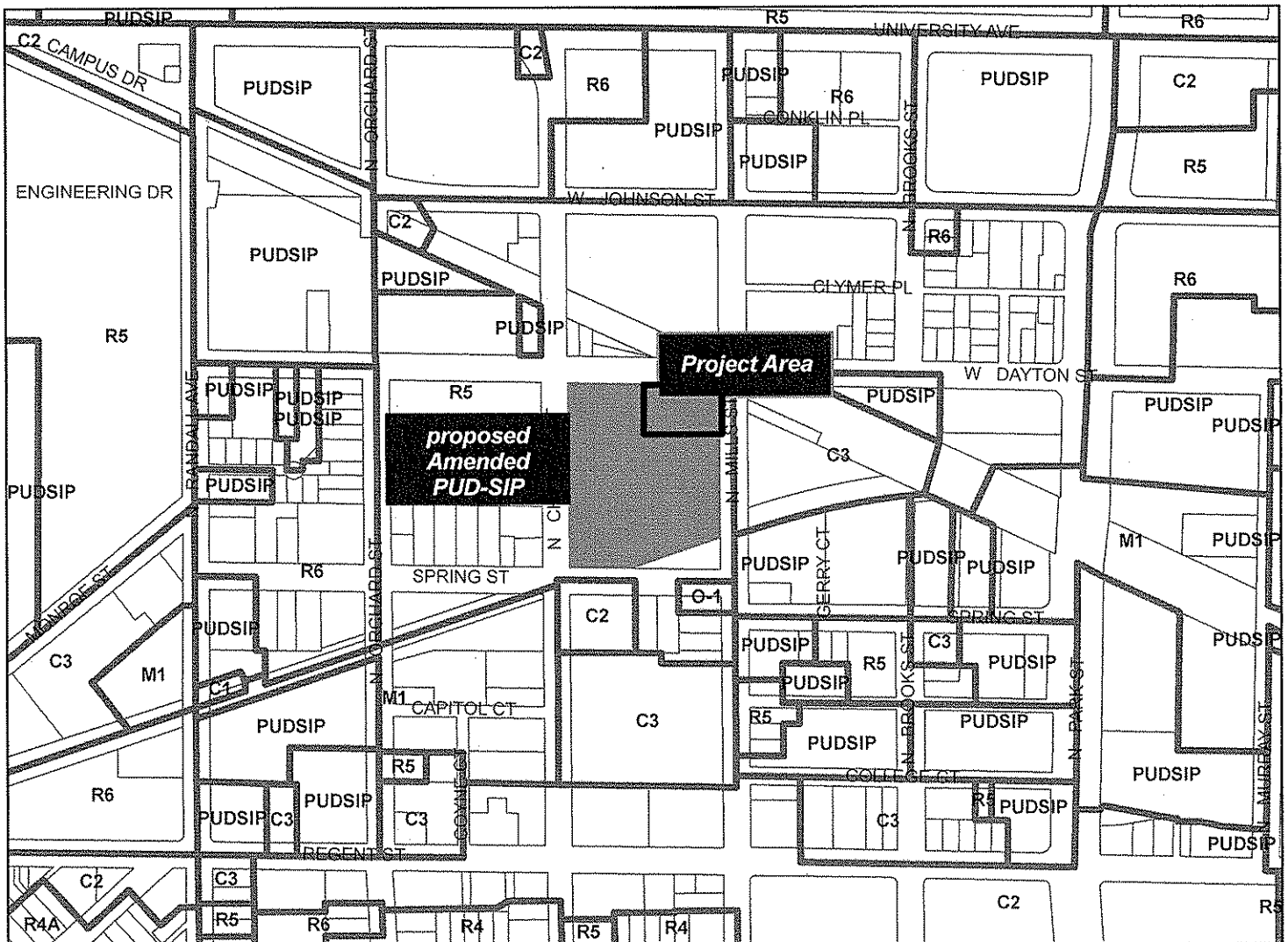
26 July 2010

Common Council

03 August 2010

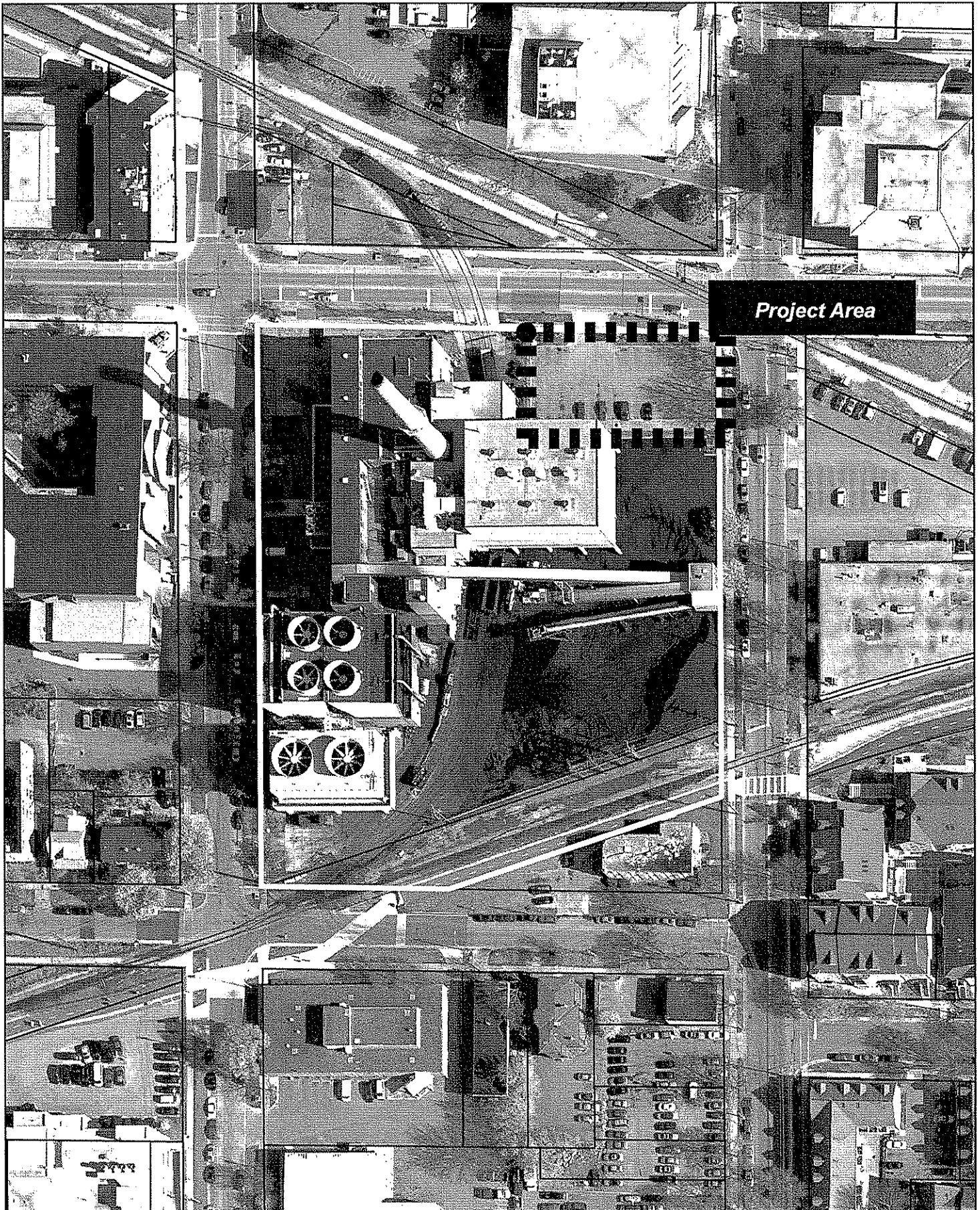


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 July 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	<u>5/25/10</u>
Received By	<u>JK</u>
Parcel No.	<u>0709 221 0901 6</u>
Aldermanic District	<u>8 Bryon Eagon</u>
GQ	<u>WP 27 / RR frontage</u>
Zoning District	<u>R5</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 <input type="checkbox"/>
Ngrbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<u>5/25/10</u>

1. **Project Address:** 117 N Charter Street **Project Area in Acres:** 0.42 acres

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

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, PUD/GDP</u> to Proposed Zoning (ex: R1, R2T, C3): <u>PUD/GDP/SIP</u>	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: <u>R5, PUD/GDP</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>R5, PUD/GDP</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input 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: 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) 263-3023 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: _____
Construction a 46,500 GSF gas-fired boiler building as part of the overall upgrade to the Charter St Heating Plant project.

Development Schedule: Commencement September 2010 Completion October 2011

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.

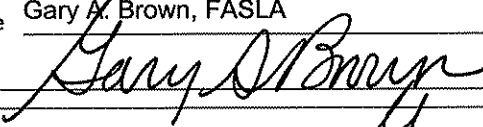
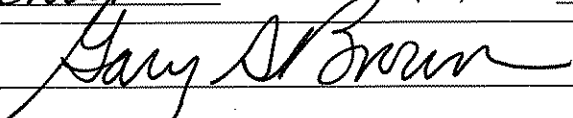
In Addition, The Following Items May Also Be Required With Your Application:

- 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 S.Campus Plan & UW Campus Plan *Plan, which recommends:* university/campus service facilities *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; various Joint West and Joint SE Campus Area Committee meetings 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:* various *Zoning Staff:* Matt Tucker *Date:* various
- 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 May 25, 2010
 Signature  Relation to Property Owner owner's representative
 Authorizing Signature of Property Owner  Date May 25, 2010

From: BROWN, Gary [mailto:GBROWN@fpm.wisc.edu]
Sent: Wednesday, June 02, 2010 11:11 AM
To: Parks, Timothy
Cc: HARROD, John; Robert Mangas; Schwartz, Paul J
Subject: Charter St SIP #1 - 117 N Charter Street

Hi, Tim... this is to confirm our discussion yesterday that for the Charter Street Heating Plant, SIP #1, Package Boiler project at 117 N. Charter Street, this phase of the overall project does not include any work related to a proposed substation north of West Dayton Street. The proposed substation will be part of a future phase of the project. Please ignore any indication on the drawings that this is part of the SIP #1 project. We will provide updated drawings with our final review submittal.

Thanks,

Gary

=====
Gary A. Brown, FASLA

ASLA Vice President, Professional Practice

Director, Campus Planning & Landscape Architecture
Facilities Planning & Management
University of Wisconsin - Madison
610 Walnut Street 9th Floor
Madison, WI 53726-2397
E-MAIL: gbrown@fpm.wisc.edu
TEL: 608-263-3023
CELL: 608-334-2417
FAX: 608-265-3139
=====



May 25, 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**
PUD/GDP/SIP Application Materials – Rezoning Request
Charter Street Heating Plant Re-Build Project, SIP #1 (Dayton Street Package Boiler Building)
University of Wisconsin – Madison

Dear Mr. Murphy,

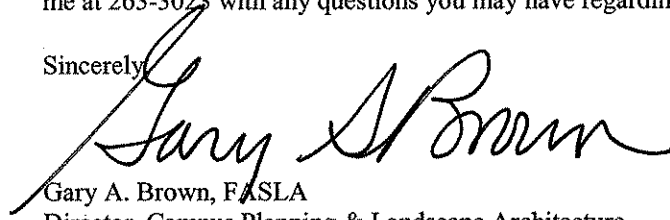
Enclosed please find a completed application and enclosures pertaining to the University of Wisconsin-Madison's proposal to construct the Charter Street Heating Plant Re-Build project (SIP #1, Dayton Street Package Boiler Building) to be located at 117 N. Charter Street. A Planned Unit Development (PUD/GDP/SIP) approval for this project is being requested from the Plan Commission at their meeting on July 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 this phase of the Charter Street Heating Plant (CSHP) Project is to build an approximate 46,500 GSF facility to house natural gas fired boilers #6 & 7 on an existing surface parking lot at the southwest corner of the West Dayton Street and North Mills Street intersection.

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.

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

5



Letter of Intent

REZONING REQUEST

Planned Unit Development (PUD-GDP/SIP) for the

Charter Street Heating Plant Re-Build – (SIP #1)

Application Submittal Date: May 26, 2010 for July 26, 2010 Plan Commission Meeting

This application provides for the construction of the first in a series of buildings for the Charter Street Heating Plant Re-Build project, 117 N. Charter Street, allowing construction to begin in the fall of 2010. This first SIP is for construction of the approximate 46,500 gross square foot "Dayton Street Package Boiler Building", located at the southwest corner of the intersection of West Dayton Street and North Mills Street.

Application Materials bound herein:

Cover Letter
Letter of Intent
Legal Description
Zoning Text

Bound Under separate cover:

SIP #1 Architectural Drawing set dated May 24, 2010
SIP #1 Civil Engineering Drawing set for Project dated May 24, 2010
SIP #1 Landscape Drawing set for Project dated May 24, 2010
Exterior lighting plans & lighting schedule
Lighting Cut Sheets and Boiler Cut Sheets

State of Wisconsin, 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@pecllc.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
daspitw@middough.com

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

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 in August 2010

Proposed Construction schedule

Removal of the parking lot and construction of the proposed package boiler building will begin in September 2010 and be completed in October 2011.

Description of existing & proposed conditions

The current site is an existing university surface parking lot (UW Lot #45) that provides for 27 vehicle permit parking spaces and 2 motorcycle parking spaces. The lost parking capacity will be replaced with a new surface parking lot west of North Mills Street (accommodating approximately 32 cars) as part of the overall Charter Street Heating Plant Project (not part of this SIP #1, likely as part of SIP #3). No new parking will be included as part of this SIP submittal.

The proposed package boiler building will be approximately 46,500 gross square feet in size and be approximately 64 feet tall from the finished grade elevation outside the building.

The building will be constructed of an insulated composite metal panel system, brick faced architectural precast panels, and an adhered EPDM roof. A 16-foot high aluminum framed glazed curtain wall system will be constructed along the base to allow pedestrians to see in and experience the machinery of the building as they walk along West Dayton Street. The major mechanical components of the boiler building will be brightly colored to help provide visual interest for pedestrians.

Underground utility connections between the new boiler building and utility lines in both West Dayton Street and North Mills Street will also be included in this project. Restoration of the public right-of-way will be included as necessary.

Flues for Package Boiler 6,7, and a flue for the emergency generator will be contained inside a single carbon steel stack enclosure; about 13 feet in diameter, non-tapered, and its approximate height is 180 feet tall measured from the ground. The stack will be self supporting, built of bolted sections, and have a high-performance coating of a color to be selected. There will be a platform on the stack about 20' above the roof of the Dayton Street Building with sampling ports for sampling air quality. No other exhaust stacks are included in this SIP.

The general operating hours of the facility will be 24 hours, 7 days a week with 14 personnel on site during the day and 4 over the nights shifts to cover general maintenance and building operations. The plant will operate continuously year round, providing steam and chilled water for the University of Wisconsin-Madison, as well as peak demand electricity which will back feed into the Madison Gas & Electric (MG&E) electrical grid. The building will not be open to the general public or to university faculty, staff and students unless as part of an organized tour of the facilities.

All facility maintenance activities, including snow removal, trash removal, mowing, etc. will be performed by university facilities personnel on a regular basis.

The overall site of this SIP submittal is approximately 18,300 square feet, or 0.42 acres.

Charter Street Heating Plant

117 N Mills Street

SIP #1 – Dayton Street Package Boiler Plant

Overall Project Site General Description

The existing Charter Street Heating Plant consists of structures built 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.

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

SIP-01 Boundary

The Specific Implementation Plan Boundary for SIP 01 includes the rectangular land area in the northeast corner of the Heating Plant site at 117 N. Charter St., bounded by the southern and western exterior walls of the proposed Dayton Street Building, extended to the curb lines along Dayton and Mills Street. Surface design features in the public right-of-way area beyond the property line are included to represent treatments provided under the SIP as they relate to the Inter-governmental Agreement between the City of Madison and the University of Wisconsin – Madison.

Within this bounded land area, the West Transfer Tower and the Boiler Feed Galleries located above the roof of the Dayton Street Building are excluded from SIP-01 and will be submitted in a future SIP for this Project.

ZONING TEXT

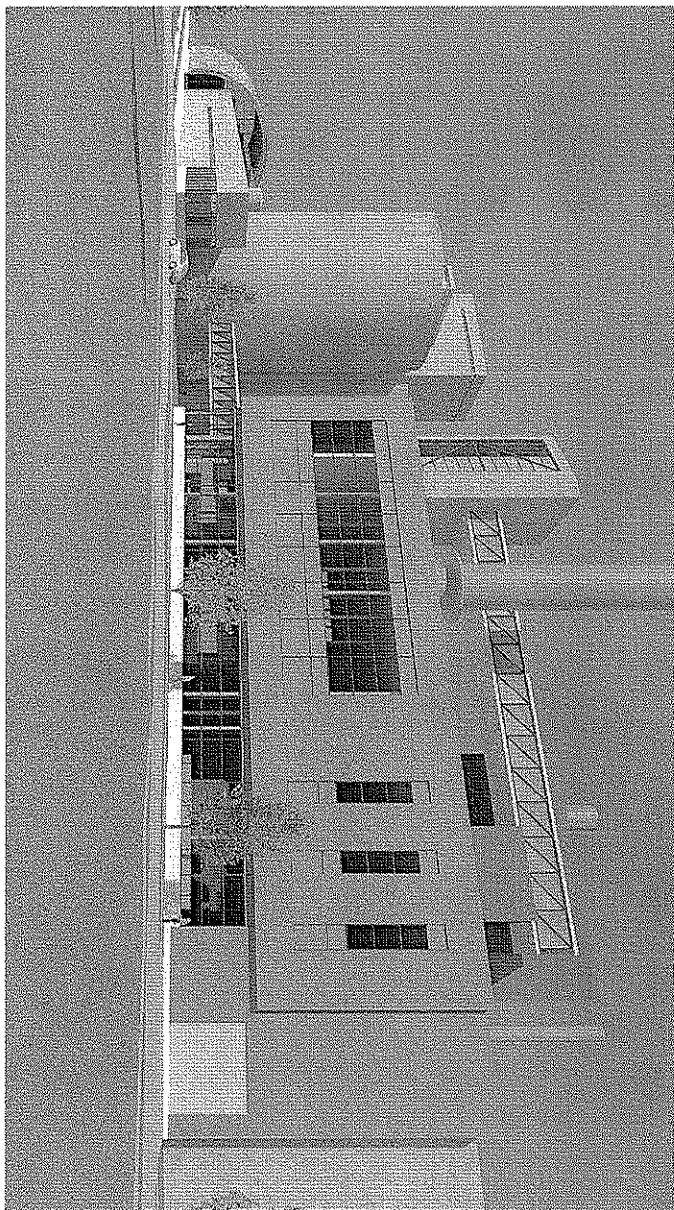
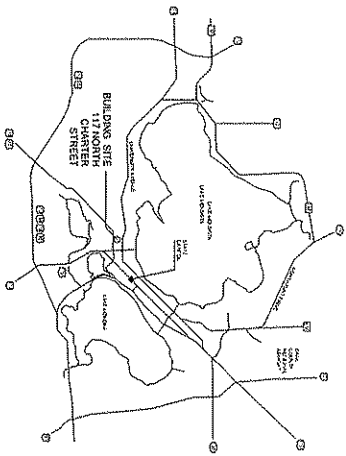
Charter Street Heating Plant Re-Build Project Dayton Street Package Boiler Plant 117 N Charter Street

Statement of Purpose	This document rezoning land parcel from R5 to a PUD/GDP/SIP is established to encompass the new operations proposed for the Charter Street Heating Plant Rebuild Project.
Permitted Uses	The permitted use of this PUD/GDP/SIP shall include the following: a) Public utility and services uses, including but not limited to the generation of steam heat, chilled water and electricity b) Electric substations c) Storage, handling and warehousing of solid fuel d) Railroad operations facilities e) Accessory uses related thereto, including temporary building for storage of building materials and equipment for construction purposes
Lot Area, Bulk and Yard Requirements	Lot area, building heights, floor area ratio; front, side, and rear yards; and open space shall be as shown on the approved specific implementation plans.
Off-Street Parking and Loading	Off-street parking for plant personnel and off-street loading to maintain required plant operations will be provided as shown on the approved specific implementation plans.
Landscaping	Landscaping will be designed in accordance with City of Madison ordinance for public ROW lands, and as shown on the approved specific implementation plans.
Exterior Lighting	Exterior lighting will be designed in accordance with City of Madison ordinance for public ROW lands, as shown on the approved specific implementation plans.
Exterior Signage	Exterior signage will be designed in accordance with City of Madison ordinance for public ROW lands, as shown on the approved specific implementation plans.
Alterations and Revisions	No alteration or revision of this GDP and subsequent SIP shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may approve minor alterations which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying GDP/SIP approved by the Plan Commission.




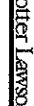
CHARTER STREET REBUILD UNIVERSITY OF WISCONSIN DAYTON STREET BUILDING SIP-01 DSF# 0922AL

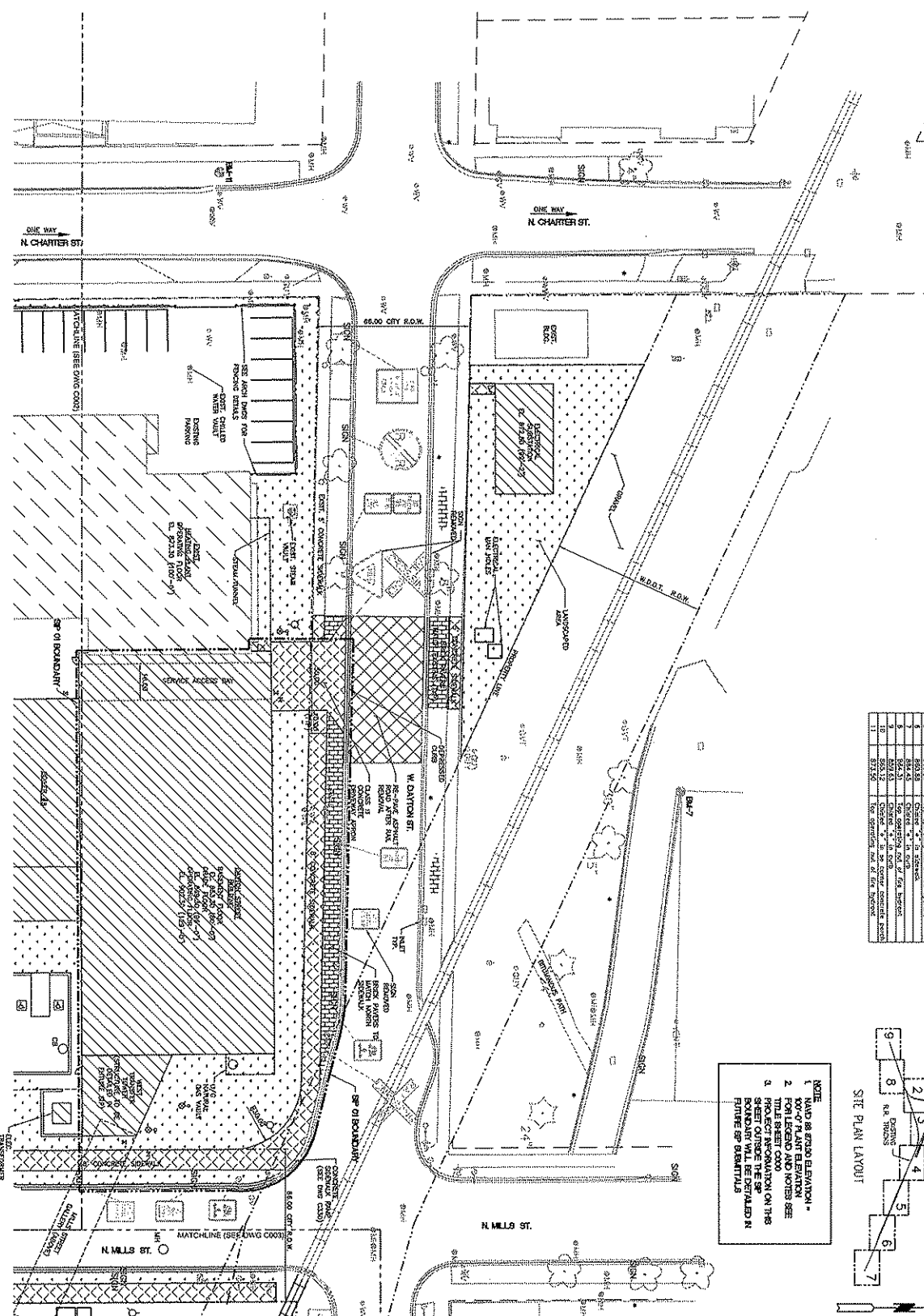
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524.10	0002	SITE CONTEXT
524.10	0006	COVER SHEET
524.10	0001	SITE PLAN
524.10	0009	TRUCK AUTOLUM EXHIBIT LAYOUT
524.10	0005	TRUCK AUTOLUM EXHIBIT A/COMPARED
524.10	0004	MAINTENANCE PLOCK
524.10	0003	DEMOITION PLAN
524.10	0007	DEMOLITION UTILITY PLAN
524.10	0008	DEMOLITION UTILITY AND SEWER DETAILS
524.10	0001	FIRE WATER PLAN
524.10	0001	GRADING AND DRAINAGE PLAN
524.10	0001	LANDSCAPE PLAN
524.10	0001	LANDSCAPE DETAILS
524.10	0001	BASEMENT FLOOR PLAN
524.10	0001	FIRST FLOOR PLAN
524.10	0001	SECOND FLOOR PLAN
524.10	0001	ROOF PLAN
524.10	0001	ROOFING ELEVATIONS
524.10	0001	EXTERIOR FINISHES
524.10	0001	EXTERIOR HANDICAPS
524.10	0001	BUILDING SECTIONS
524.10	0001	BUILDING SECTIONS
524.10	0001	WALL SECTIONS
524.10	0001	DAYTON STREET BUILDING LAYOUT
524.10	0001	GENERAL LEGEND AND ABBREVIATIONS

ADDITIONAL ATTACHMENTS:
UNIVERSITY OF WISCONSIN
DAYTON STREET BUILDING DRAWINGS



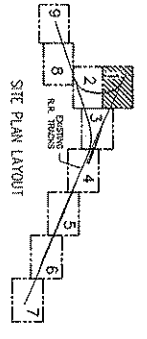
**DAYTON STREET BUILDING
117 NORTH CHARTER STREET
MADISON, WI**

 PEC POWER ENGINEERS COLLABORATIVE LLC 1000 S. KILBUCK MADISON, WI 53704 WWW.POWERCOLL.COM		 Pöyry 1000 S. KILBUCK MADISON, WI 53704 WWW.POYRY.COM		 Mittlebach 1000 S. KILBUCK MADISON, WI 53704 WWW.MITTEBACH.COM		 Peller Lawson 1000 S. KILBUCK MADISON, WI 53704 WWW.PELLERLAWSON.COM		State of Wisconsin Department of Administration Division of State Facilities Agency Address: UNIVERSITY OF WISCONSIN SYSTEM		Project Title: CHARTER STREET REBUILD		Project Location: MADISON, WI		Sheet Title: COVER DRAWING		Project No.: 2009.07.00	
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION		
Contract Number	09001	Sheet Number	0001	Set Type	PR	Date Issued	05-24-10	Sheet Number	CD001								



SECTION SHEETS

Section	Stationing	Description
1	0+00	START OF SITE AT EXISTING ROAD
2	0+10	START OF SITE AT EXISTING ROAD
3	0+20	START OF SITE AT EXISTING ROAD
4	0+30	START OF SITE AT EXISTING ROAD
5	0+40	START OF SITE AT EXISTING ROAD
6	0+50	START OF SITE AT EXISTING ROAD
7	0+60	START OF SITE AT EXISTING ROAD
8	0+70	START OF SITE AT EXISTING ROAD
9	0+80	START OF SITE AT EXISTING ROAD
10	0+90	START OF SITE AT EXISTING ROAD
11	1+00	END OF SITE AT EXISTING ROAD

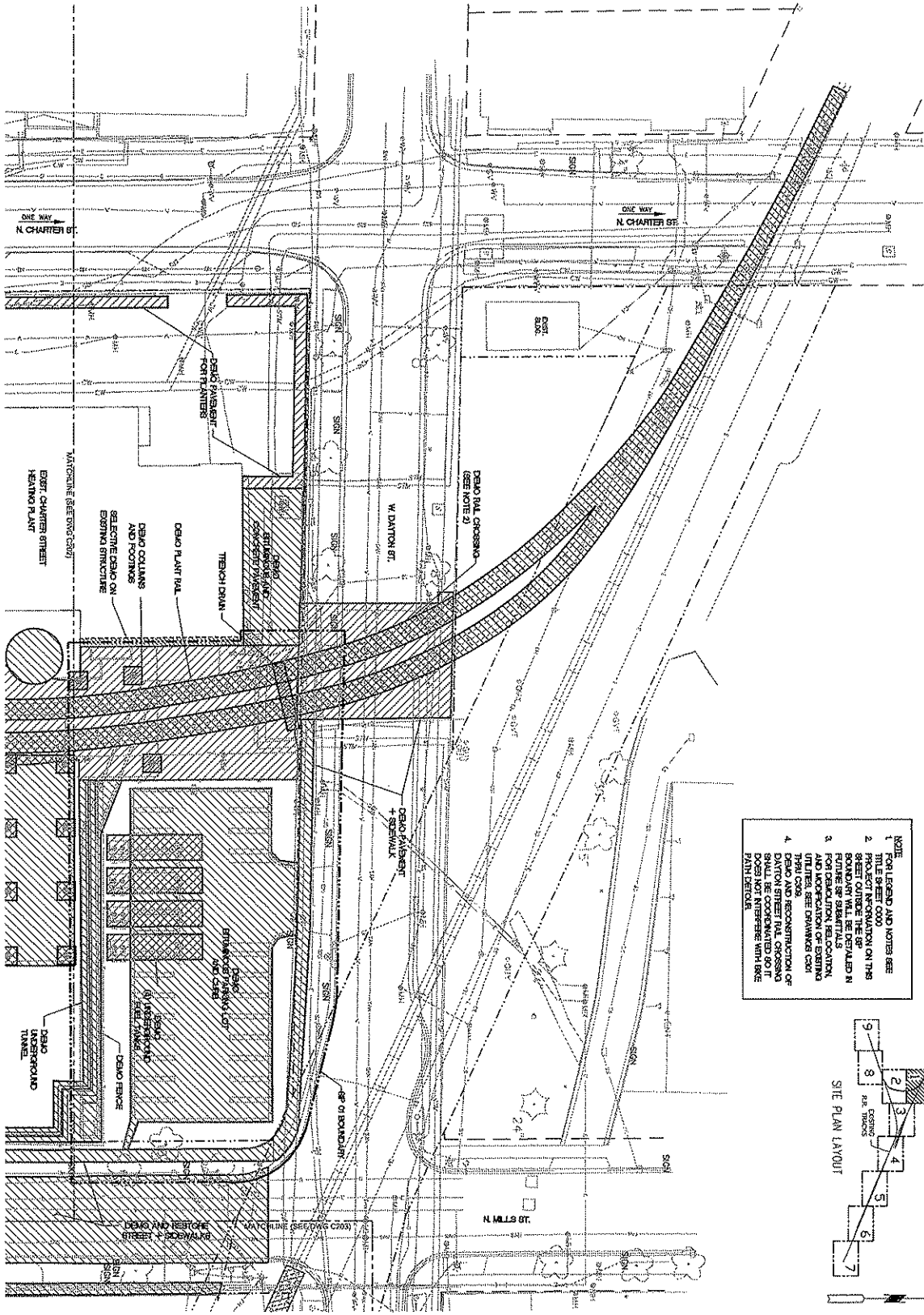


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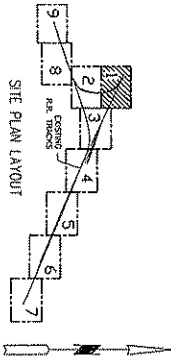
1. HATCH FOR EXISTING PAVEMENT
2. HATCH FOR EXISTING ASPHALT DRIVE
3. HATCH FOR EXISTING SIDEWALK
4. HATCH FOR EXISTING CURB
5. HATCH FOR EXISTING ASPHALT DRIVE
6. HATCH FOR EXISTING SIDEWALK
7. HATCH FOR EXISTING CURB
8. HATCH FOR EXISTING ASPHALT DRIVE
9. HATCH FOR EXISTING SIDEWALK
10. HATCH FOR EXISTING CURB
11. HATCH FOR EXISTING ASPHALT DRIVE

<p>Sheet No: C001</p> <p>Date: 12-04-09</p> <p>Scale: AS SHOWN</p>	<p>Project Title: CHARTER STREET REBUILD</p> <p>Project Location: MADISON, WI.</p> <p>Sheet Title: SITE PLAN</p>	<p>State of Wisconsin Department of Administration Division of State Facilities</p> <p>Agency / Institution: UNIVERSITY OF WISCONSIN, MADISON</p>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: right;"> <p>POWER ENGINEERS CONSULTANTS & ARCHITECTS INCORPORATED 1115 S. MONROE MADISON, WI 53705 WWW.PEGCONS.COM</p> </div> <div style="text-align: right;"> <p>Pöyry</p> </div> <div style="text-align: right;"> <p>Middaugh</p> </div> <div style="text-align: right;"> <p>Peter Lawson</p> </div> </div>
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- NOTE**
1. FOR LEGEND AND NOTES SEE TITLE SHEET C000
 2. SELECTIVE DEMO ON THIS STRUCTURE WILL BE DETAILED IN FUTURE SET SUBMITTALS FOR DEMOLITION RESISTENCY UTILITIES. SEE DRAWINGS C011 AND C012.
 3. DEMO AND RECONSTRUCTION OF DANTON STREET RAIL CROSSING SHALL BE DETAILED IN FUTURE SET SUBMITTALS FOR DEMOLITION RESISTENCY UTILITIES. SEE DRAWINGS C011 AND C012.
 4. DEMO AND RECONSTRUCTION OF DANTON STREET RAIL CROSSING DOES NOT INTERFERE WITH RAIL PATH DEVICES.



Project Name	CHARTER STREET REBUILD
Project Location	MADISON, WI
Sheet Title	DEMOLITION PLAN
Scale	AS SHOWN
Revision	09/21
Drawn by	PR
Date	01-20-10
Sheet Number	C201

Project Name: CHARTER STREET REBUILD
 Project Location: MADISON, WI
 Sheet Title: DEMOLITION PLAN

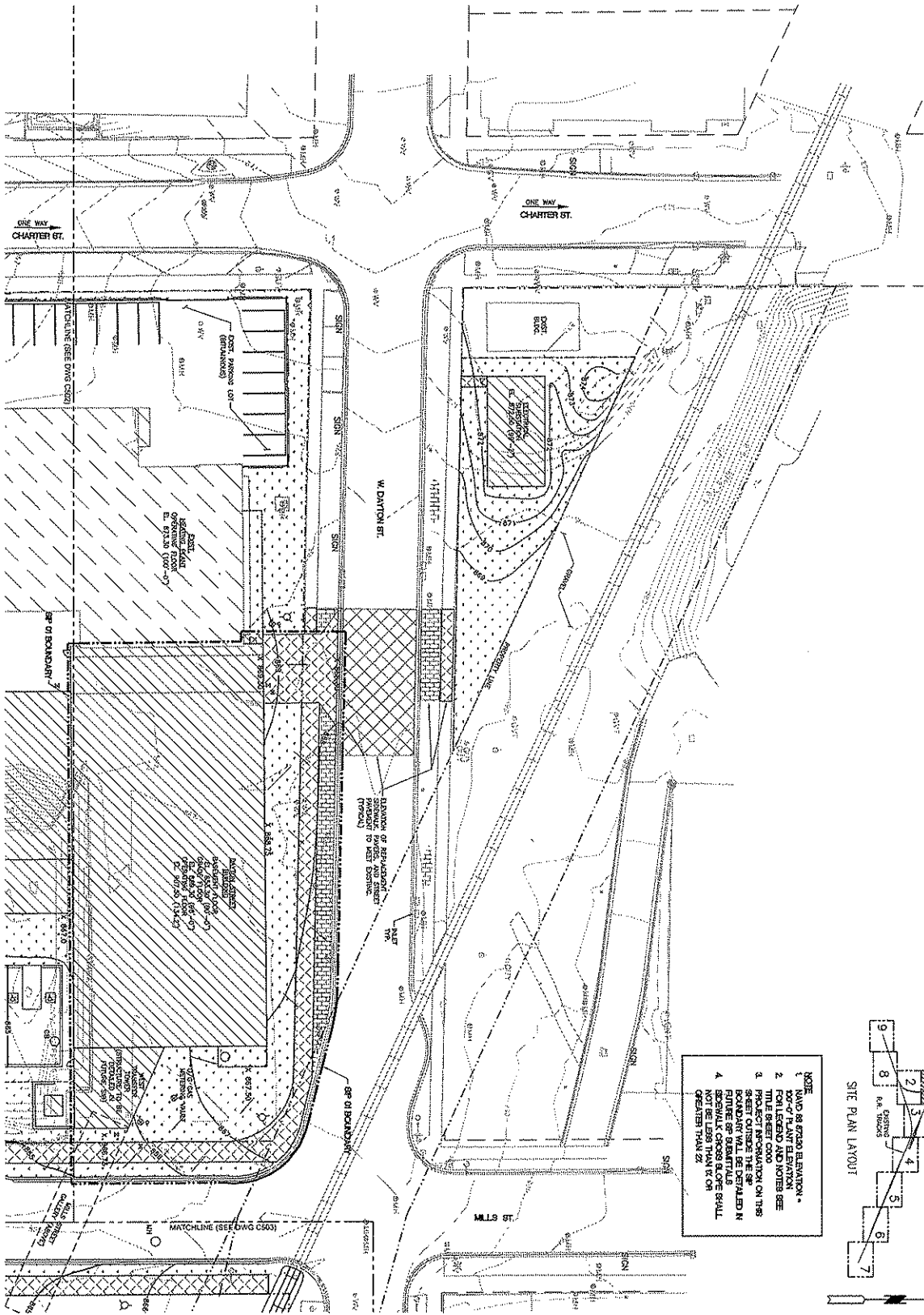
State of Wisconsin
 Department of Administration
 Division of State Facilities
 Agency / Institution: UNIVERSITY OF WISCONSIN, MADISON

PEC
 POWER ENGINEERS
 COLLABORATIVE LLC
 100 S. MONROE ST.
 MADISON, WI 53703-1000
 WWW.POWERENGINEERS.COM

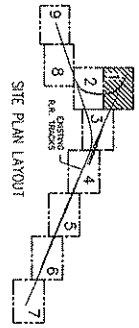
PÖYRY
 A TETRA TECH COMPANY

Middaugh
 Peter I. Lawson

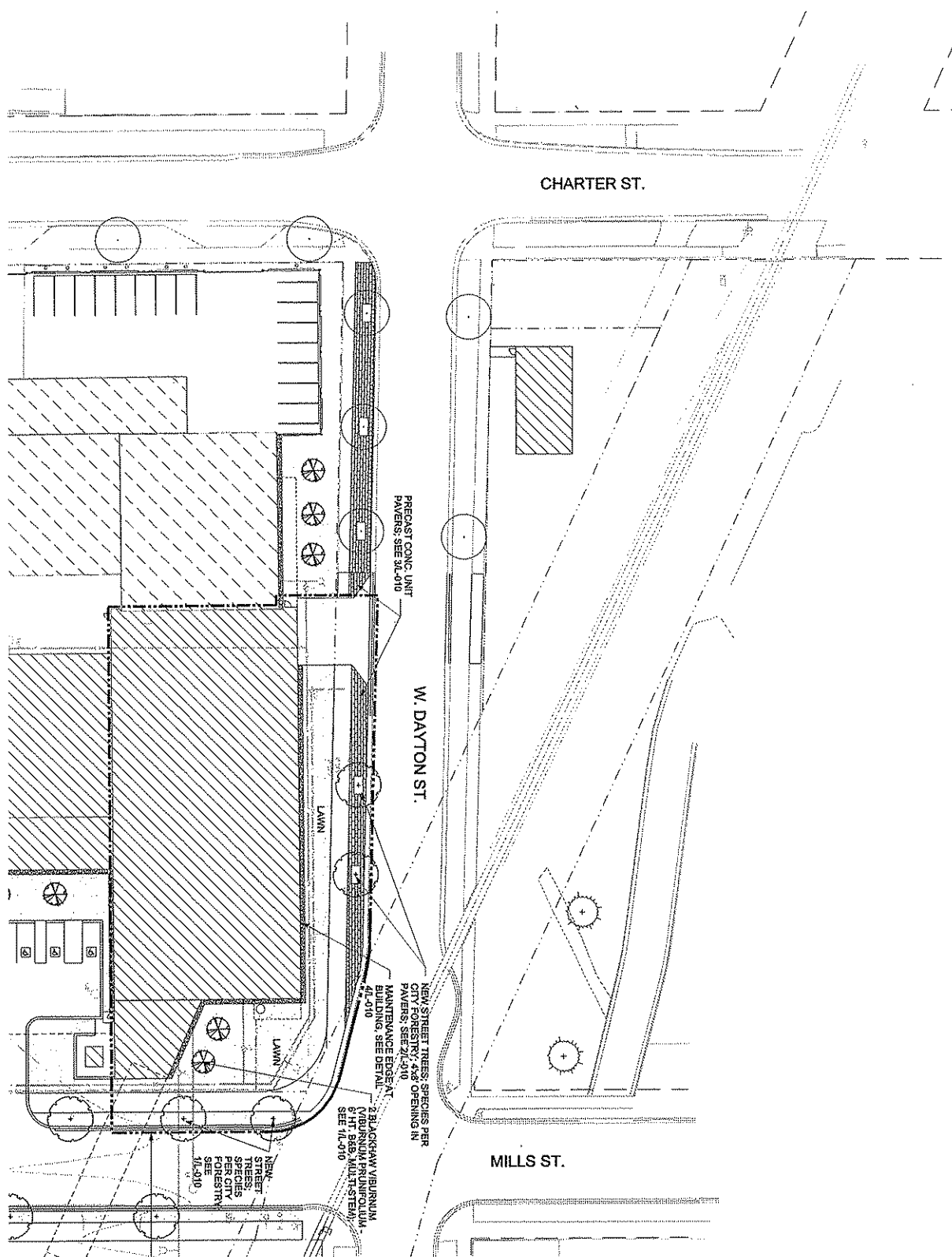
5



- NOTE**
1. VAND AS 67230 ELEVATION + 100'-0" PLANT ELEVATION
 2. TYPICAL NOTES SEE TML SHEET C000
 3. PROJECT INFORMATION ON T185
 4. 3'-SECT OUTSIDE THE 3'-SECT
 5. 3'-SECT SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR
 6. SEWER CROSS & COPE SHALL NOT BE LESS THAN 2% GREATER THAN 2%

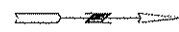






PEC POWER ENGINEERS COLLABORATIVE LLC 100 SOUTH 1100 AVENUE MADISON, WI 53704 WWW.POWERCOLL.COM	PÖYRY Pöyry Group 10000 W. WISCONSIN AVENUE SUITE 100 MADISON, WI 53747 WWW.POYRY.COM	Middough Peter Lawson 10000 W. WISCONSIN AVENUE SUITE 100 MADISON, WI 53747 WWW.MIDDOUGH.COM	State of Wisconsin Department of Administration Division of State Facilities
			Agency / Institution: UNIVERSITY OF WISCONSIN, MADISON
Project Title: CHARTER STREET REBUILD			Project Location: MADISON, WI.
Sheet Title: GRADING AND DRAINAGE PLAN			Sheet Number: C501

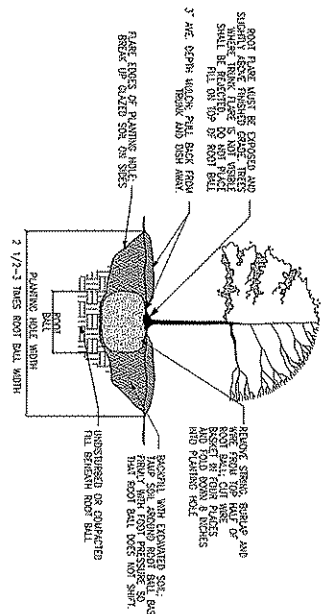


SIP 1 BOUNDARY

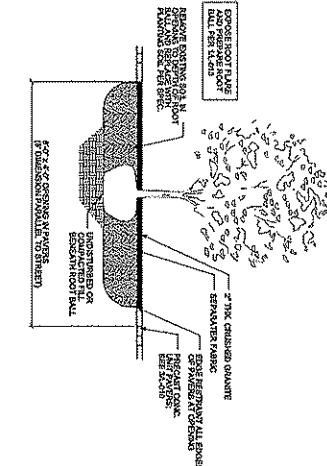
NOTE:
 PROJECT INFORMATION SHOWN ON THIS SHEET IS THE SIP BOUNDARY. THE SIP BOUNDARY WILL BE DETAILED IN FUTURE SIP SUBMITTALS



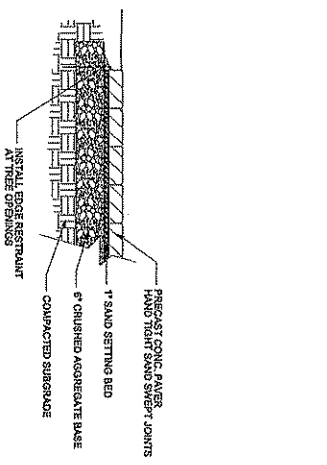
							
POWER ENGINEERS 200 KENNEDY DRIVE MADISON, WI 53706 WWW.POWERENGINEERS.COM		PÖYRY 1000 W. MICHIGAN STREET MADISON, WI 53706 WWW.POYRY.COM		MITTLOUGH 1000 W. MICHIGAN STREET MADISON, WI 53706 WWW.MITTLOUGH.COM		POTTER LAWSON 1000 W. MICHIGAN STREET MADISON, WI 53706 WWW.POTTERLAWSON.COM	
Project Title: CHARTER STREET REBUILD				State of Wisconsin Department of Administration Division of State Facilities			
Project Location: MADISON, WI.				Agency / Institution: UNIVERSITY OF WISCONSIN, MADISON			
Sheet Title: LANDSCAPE PLAN							
Date: 09/21/10	Drawn By: J. [Name]	Checked By: [Name]	Scale: AS SHOWN	Title Block No.: 001	Revision: 1	Date: 09-21-10	Sheet No.: L-001



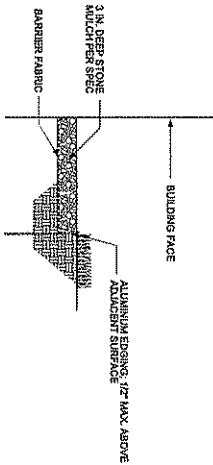
1 TREE PLANTING IN LAWN
1'-0\"/>



2 TREE PLANTING IN UNIT PAVEMENT TERRACE
1'-0\"/>

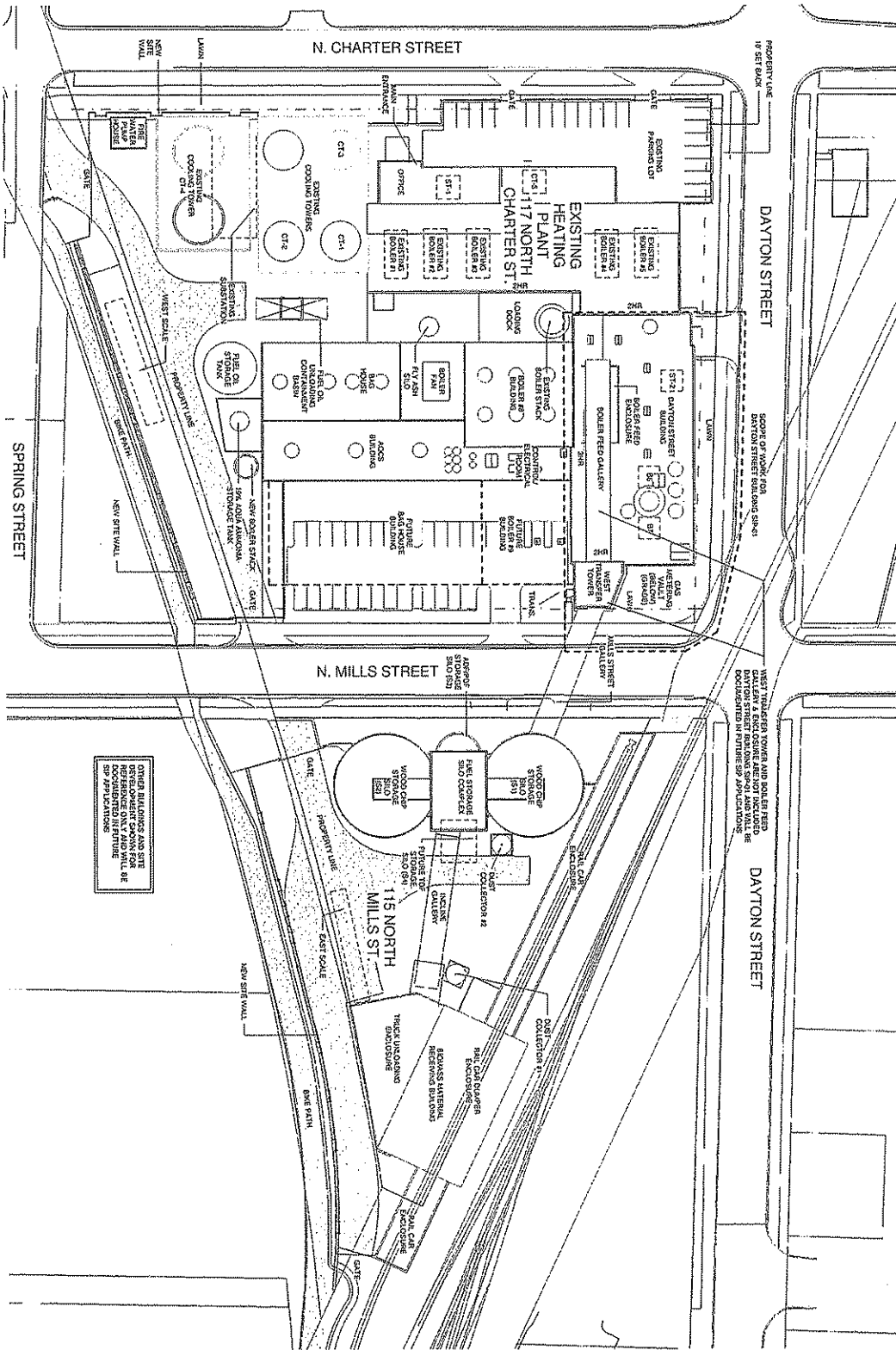


3 PRECAST CONC. UNIT PAVERS IN TERRACE
1'-0\"/>



4 STONE MAINTENANCE EDGE
1'-0\"/>

		POWER ENGINEERS COLLABORATIVE LLC 150 South Park Ave. Suite 1100 Brookfield, WI 53005 Phone: 762-2200
		Pöyry 150 South Park Ave. Suite 1100 Brookfield, WI 53005 Phone: 762-2200
		Middough 150 South Park Ave. Suite 1100 Brookfield, WI 53005 Phone: 762-2200
		Potter Lawson 150 South Park Ave. Suite 1100 Brookfield, WI 53005 Phone: 762-2200
Project Title: CHARTER STREET REBUILD Project Location: MADISON, WI. Sheet Title: LANDSCAPE DETAILS		
Agency / Institution: STATE OF WISCONSIN, MADISON		
Project No.: Revision No.: Date:	Drawing No.: Revision No.: Date:	Scale: 1" = 10' Date: 05-24-10 Sheet: L-010



1 OVERALL SITE REFERENCE PLAN
1" = 30'

Code	Scale	Date	By	Check	Appr.
100	AS-BUILT	09/24/10	JR		
200		05/24/10			
300					
400					
500					
600					
700					
800					
900					
1000					

CHARTER STREET REBUILD
 Project Location: MADISON, WI
 Sheet Title: SITE REFERENCE PLAN

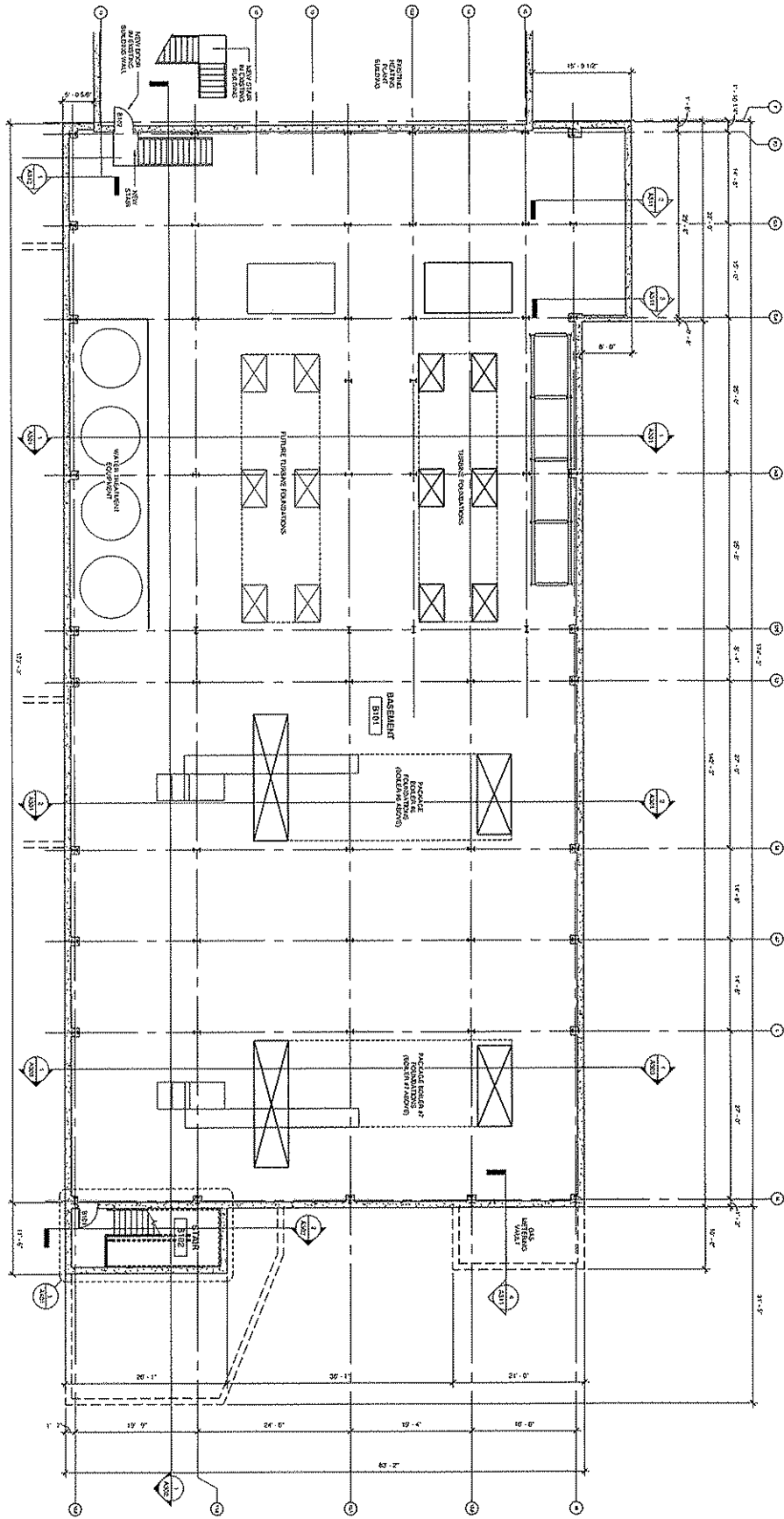
State of Wisconsin
 Department of Administration
 Division of State Facilities

UNIVERSITY OF WISCONSIN SYSTEM



PEC
 POWER ENGINEERS
 COLLABORATIVE LLC
 300 EAST WISCONSIN
 MADISON, WI 53703
 608.261.1100
 www.pec-engineers.com

POYRY
 300 EAST WISCONSIN
 MADISON, WI 53703
 608.261.1100
 www.poyry.com

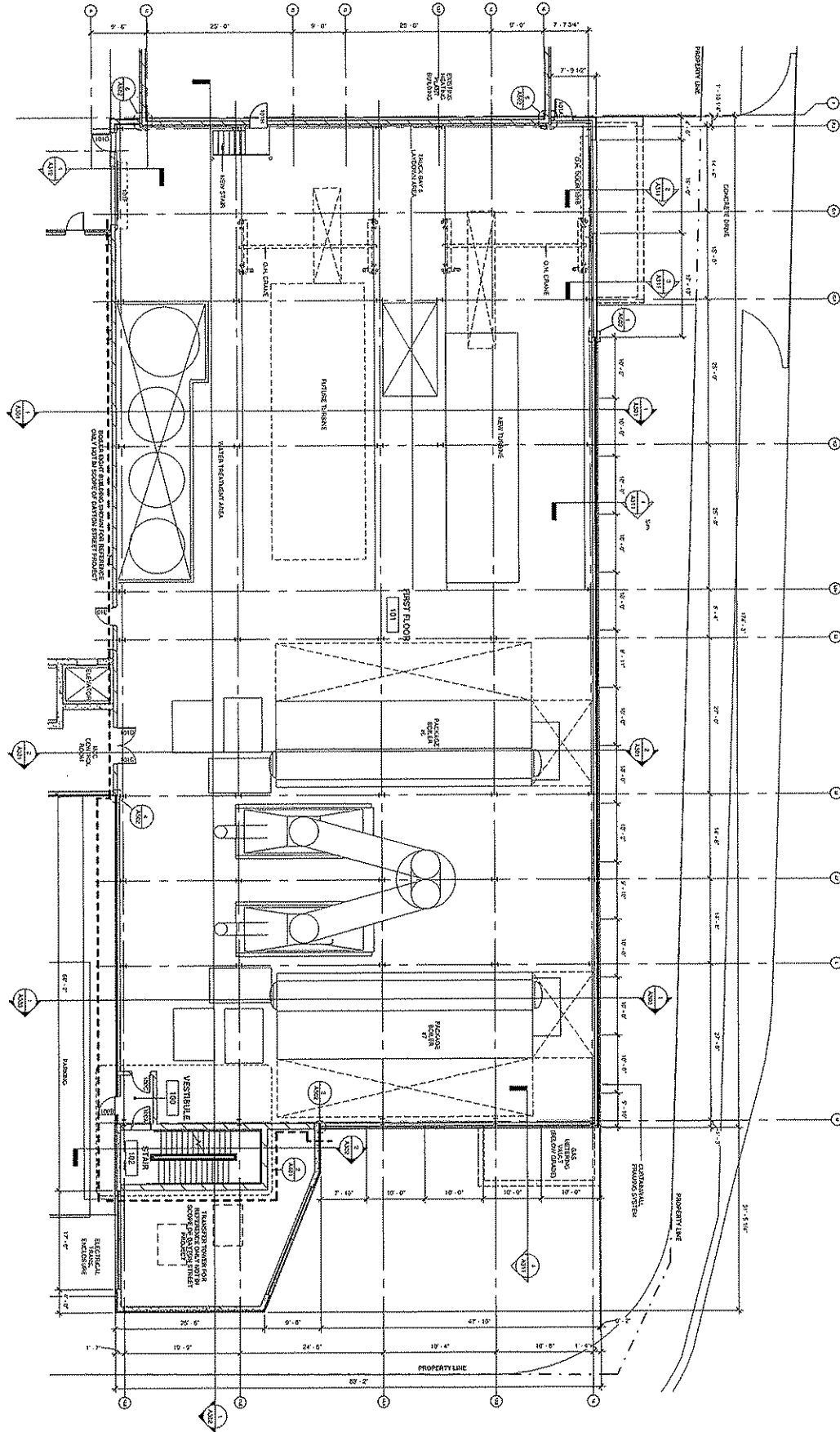
Butler Lawsson
 300 EAST WISCONSIN
 MADISON, WI 53703
 608.261.1100
 www.butlerlawsson.com






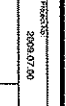

1 BASEMENT FLOOR PLAN
 A101 1/8" = 1'-0"

				State of Wisconsin Department of Administration Division of State Facilities	
POWER ENGINEERS COLLABORATIVE LLC 100 SOUTH MICHIGAN SUITE 200 ANN ARBOR, MI 48106		PÖYRY midsouth Porter Lawson		PROJECT: 2008.07.100 CHARTER STREET REBUILD	
PROJECT TITLE: CHARTER STREET REBUILD		PROJECT LOCATION: MADISON, WI		SHEET TITLE: BASEMENT FLOOR PLAN	
DATE: 05/24/10		DRAWN BY: [blank]		CHECKED BY: [blank]	
SHEET NUMBER: A101		PROJECT NUMBER: 0912CL		DRAWING NUMBER: [blank]	

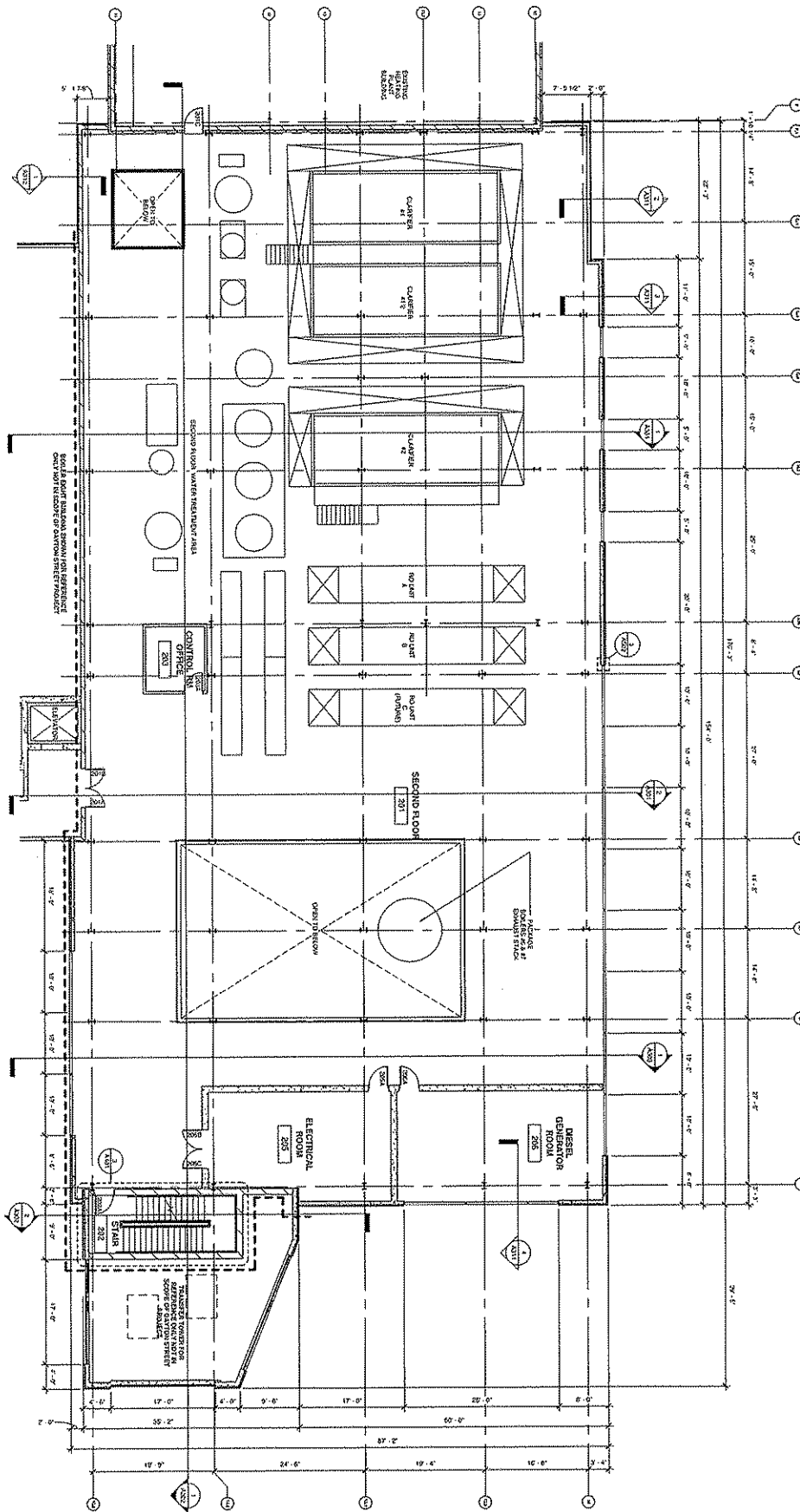
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2 FIRST FLOOR PLAN
1/8" = 1'-0"

								PROJECT NUMBER: 2008.07.00	
POWER ENGINEERS CONSULTANTS, LLC 1511 W. STATE STREET MADISON, WI 53703		Pöyry 1511 W. STATE STREET MADISON, WI 53703		Middleburgh 1511 W. STATE STREET MADISON, WI 53703		Peter Lawson 1511 W. STATE STREET MADISON, WI 53703		UNIVERSITY OF WISCONSIN SYSTEM	
Project Title: CHARTER STREET REBUILD		Project Location: MADISON, WI		Agency/Institution: UNIVERSITY OF WISCONSIN SYSTEM		State of Wisconsin Department of Administration Division of State Facilities			
Sheet Title: FIRST FLOOR PLAN		Revision:		Date:		No.:		Description:	
Scale:		Designer:		Checker:		Approver:		Date:	
Date:		Title:		Name:		ID:		Code:	
5/24/10		PE		P		69402		65284-10	
Sheet Number:		Total Sheets:		Project Number:		Revision:		Date:	
A102		1		2008.07.00		1		5/24/10	

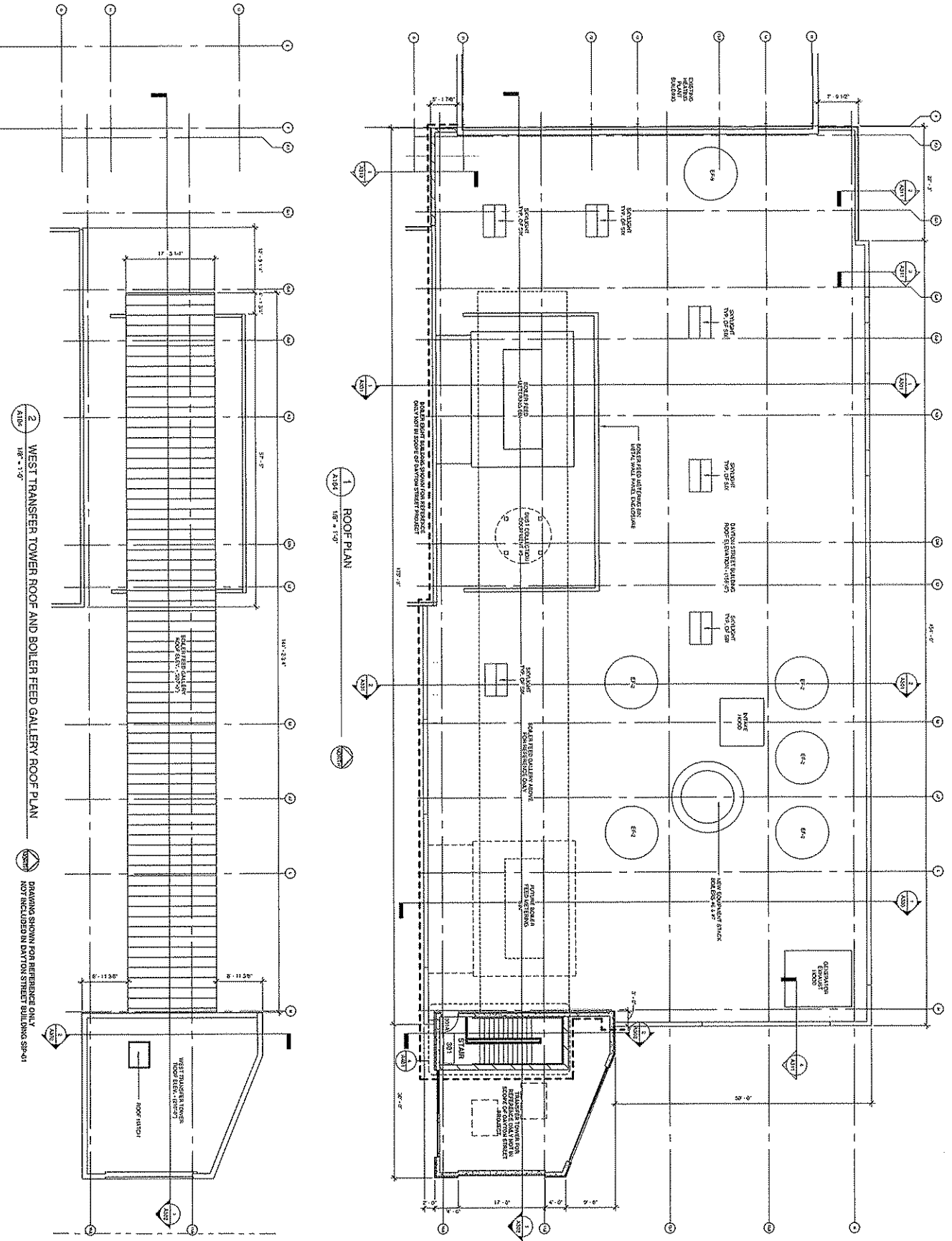
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1 SECOND FLOOR PLAN
1/8" = 1'-0"

		POWER ENGINEERS CONSULTANTS INC. 1000 W. WISCONSIN AVENUE SUITE 1000 MADISON, WI 53703 (608) 261-1100 WWW.POWERENGINEERS.COM				Pöyry 3009 07 00				State of Wisconsin Department of Administration Division of State Facilities				Project Title: CHARTER STREET REBUILD		Project Location: MADISON, WI		Agency/Institution: UNIVERSITY OF WISCONSIN SYSTEM	
Sheet Title: SECOND FLOOR PLAN		No. DRAWN: 87 No. REVISIONS: 0		Contract No.: 08NXL		Scale: AS SHOWN		Date: 05/24/10		Sheet Number: A103		Project No.: 08NXL		Revision:		Date:		Drawn By:	




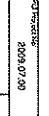
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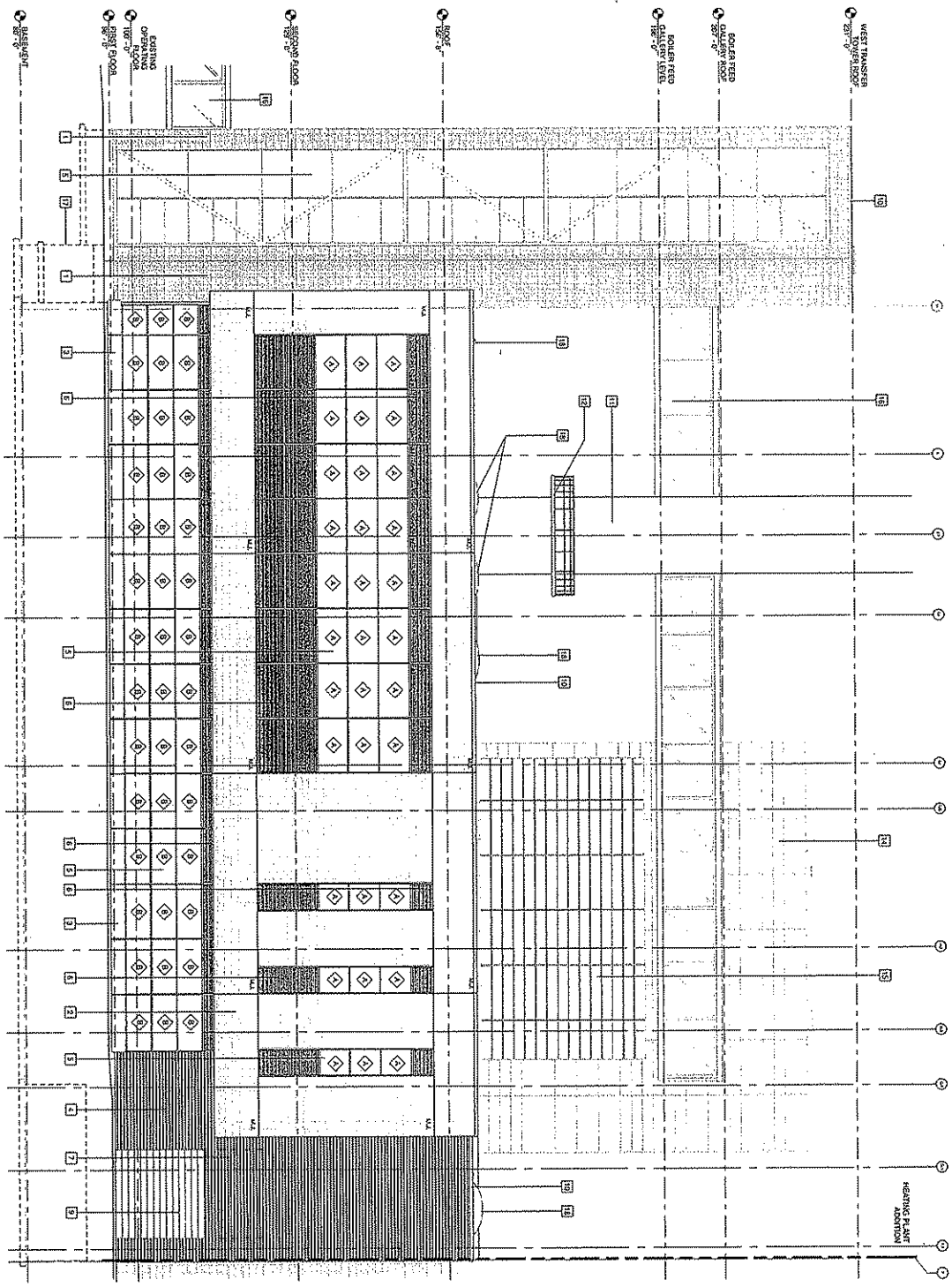
1 ROOF PLAN
1/8" = 1'-0"

2 WEST TRANSFER TOWER ROOF AND BOILER FEED GALLERY ROOF PLAN
1/8" = 1'-0"

REVISIONS
NO. DESCRIPTION
DATE

							
POTTER ENGINEERS COLLABORATIVE LLC 505 South High Street Columbus, Ohio 43260 614.444.1234 www.potter-engineers.com		Pöyry 505 South High Street Columbus, Ohio 43260 614.444.1234 www.poyry.com		Mittlebach 505 South High Street Columbus, Ohio 43260 614.444.1234 www.mittlebach.com		Potter Lawson 505 South High Street Columbus, Ohio 43260 614.444.1234 www.potter-lawson.com	
Project Title: CHARTER STREET REBUILD				State of Wisconsin Department of Administration Division of State Facilities			
Project Location: MADISON, WI				Agency / Institution: UNIVERSITY OF WISCONSIN SYSTEM			
Sheet Title: ROOF PLANS				Date: 06/24/10			
Scale: 1/8" = 1'-0"				Drawing No.: A104			

5



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

- ELEVATION NOTES:**
- 1. FINISH FLOOR FINISH
 - 2. FINISH FLOOR FINISH
 - 3. FINISH FLOOR FINISH
 - 4. FINISH FLOOR FINISH
 - 5. FINISH FLOOR FINISH
 - 6. FINISH FLOOR FINISH
 - 7. FINISH FLOOR FINISH
 - 8. FINISH FLOOR FINISH
 - 9. FINISH FLOOR FINISH
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 - 23. FINISH FLOOR FINISH
 - 24. FINISH FLOOR FINISH
 - 25. FINISH FLOOR FINISH
 - 26. FINISH FLOOR FINISH
 - 27. FINISH FLOOR FINISH

NO.	DATE	BY	CHKD.	DESCRIPTION
1	06/24/10	RL		ISSUED FOR PERMIT
2	06/24/10	RL		ISSUED FOR PERMIT
3	06/24/10	RL		ISSUED FOR PERMIT
4	06/24/10	RL		ISSUED FOR PERMIT
5	06/24/10	RL		ISSUED FOR PERMIT
6	06/24/10	RL		ISSUED FOR PERMIT
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CHARTER STREET REBUILD

Project Location: MADISON, WI

Sheet Title: BUILDING ELEVATIONS

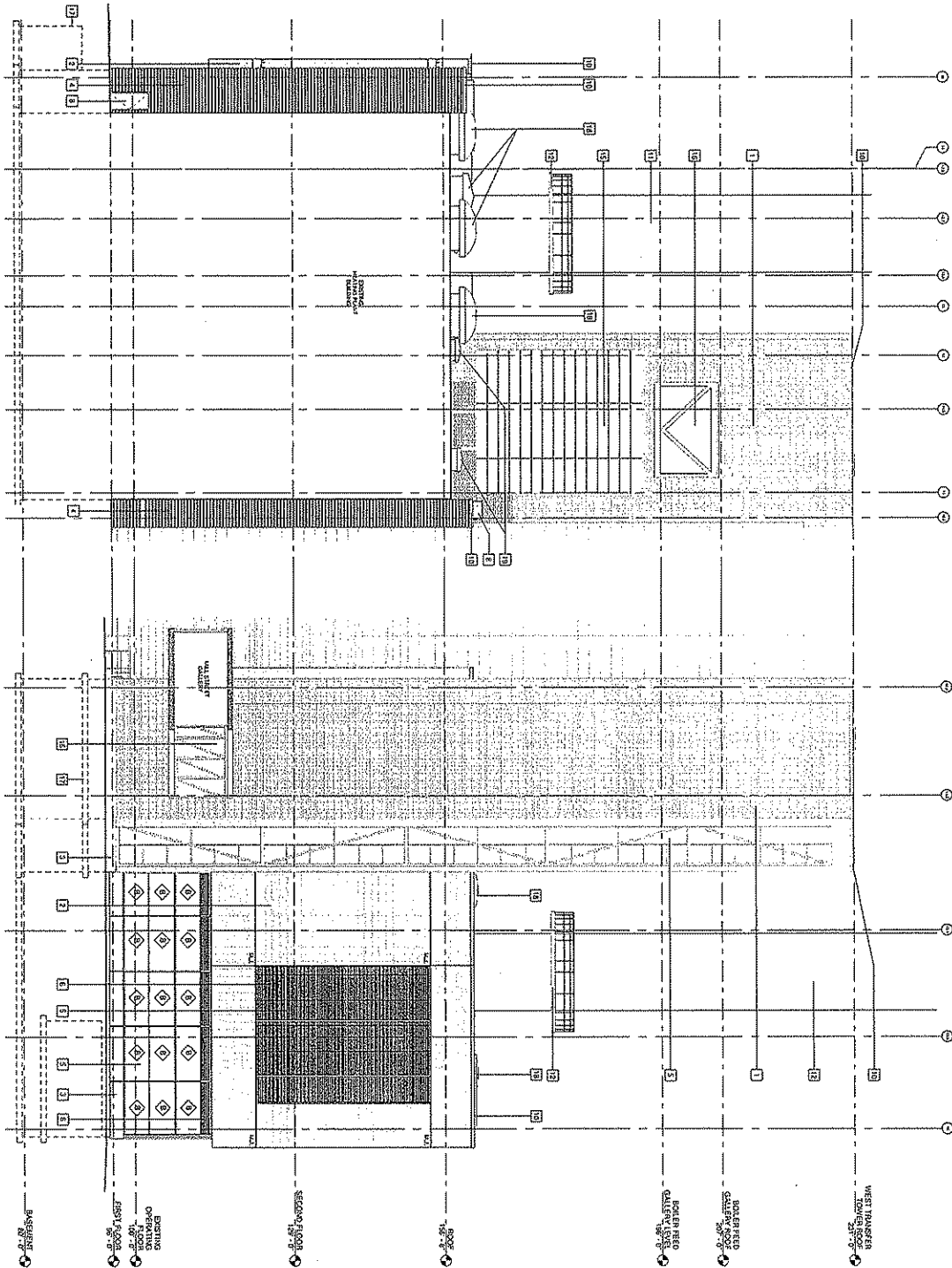
State of Wisconsin
Department of Administration
Division of State Facilities

UNIVERSITY OF WISCONSIN SYSTEM

BOVRY
Middaugh
Boyer Lawton

POWER ENGINEERS
CONSULTANTS
COLLABORATING LLC

REC



2 WEST ELEVATION
1/8" = 1'-0"

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

- ELEVATION FINISHES**
- 1 PREGRADE WALK TYPE 1
 - 2 PREGRADE WALK TYPE 2
 - 3 PREGRADE WALK TYPE 3
 - 4 INTERIOR WALL FINISH
 - 5 SYSTEM FLOOR FINISH
 - 6 EXTERIOR WALL FINISH
 - 7 EXTERIOR WALL FINISH
 - 8 ROOF FINISH
 - 9 ROOF FINISH
 - 10 ROOF FINISH
 - 11 ROOF FINISH
 - 12 ROOF FINISH
 - 13 ROOF FINISH
 - 14 ROOF FINISH
 - 15 ROOF FINISH
 - 16 ROOF FINISH
 - 17 ROOF FINISH
 - 18 ROOF FINISH
 - 19 ROOF FINISH

Project Title:	CHARTER STREET REBUILD
Project Location:	MADISON, WI
Sheet Title:	BUILDING ELEVATIONS
Scale:	1/8" = 1'-0"
Drawn By:	SR
Checked By:	SR
Date:	05-24-10
Draw Number:	A202

State of Wisconsin
Department of Administration
Division of State Facilities

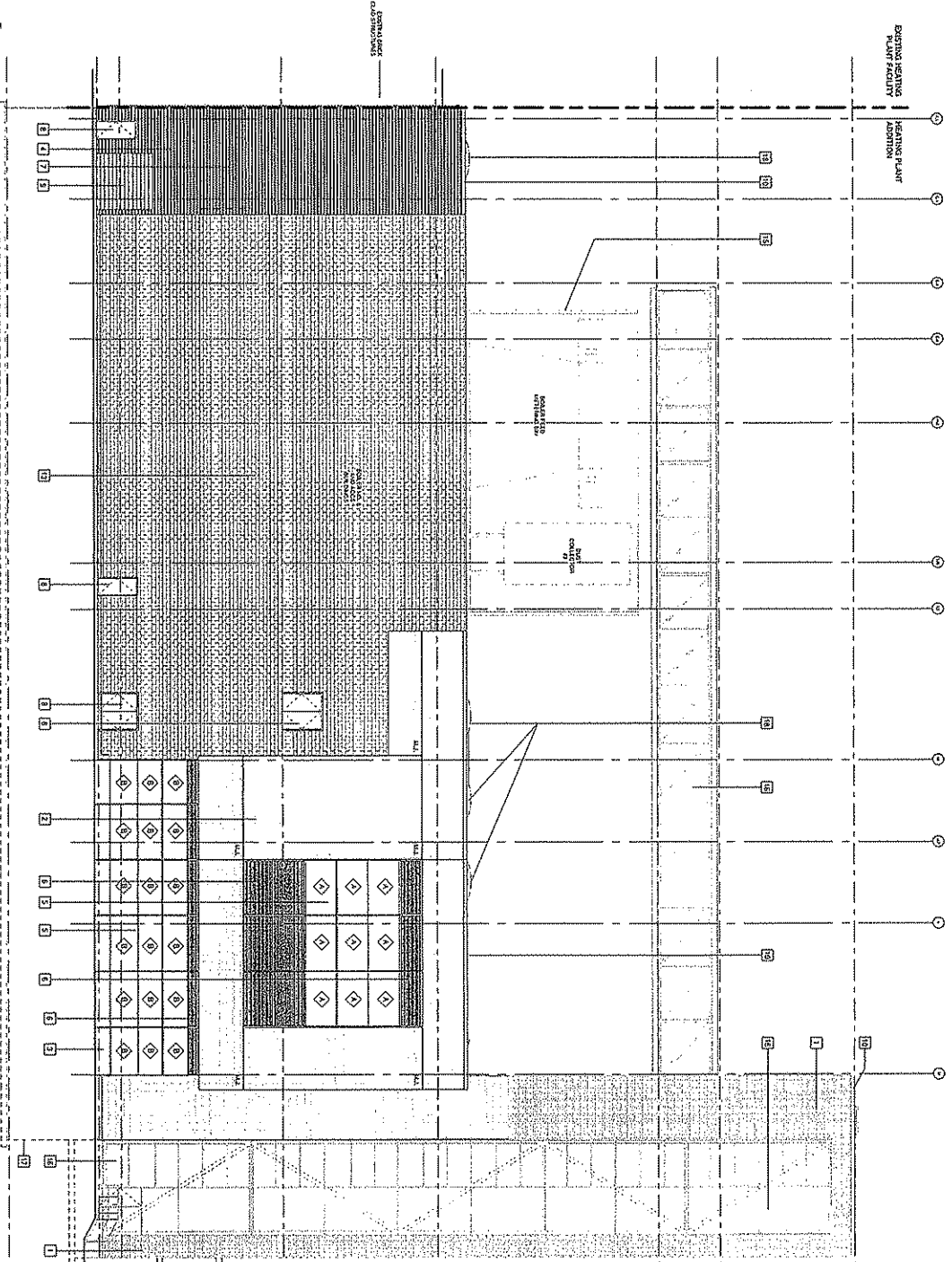
UNIVERSITY OF WISCONSIN SYSTEM

PEC

PÖYRY
Engineering & Architecture
Collaborative LLC
355 East Main Street
Madison, WI 53703
Phone: 608.261.2222
Fax: 608.261.2223

midough
Potter I. Jarvonn

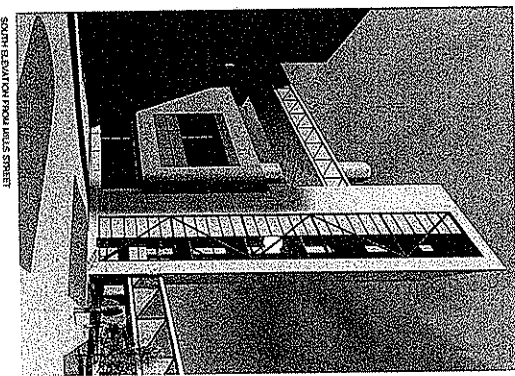
2009.07.28



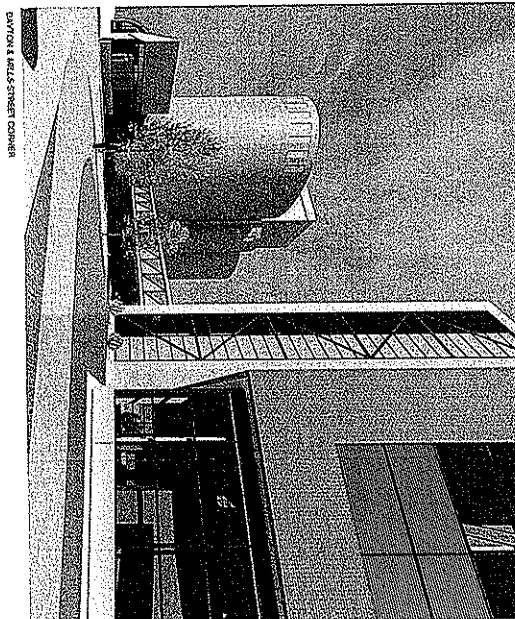
1 SOUTH ELEVATION
1/8" = 1'-0"

- ELEVATION NOTES**
- 1 REPAIR PAINT, 100% 1
 - 2 REPAIR PAINT, 100% 2
 - 3 REPAIR PAINT, 100% 3
 - 4 NEW PAINT, 100% 4
 - 5 REPAIR PAINT, 100% 5
 - 6 REPAIR PAINT, 100% 6
 - 7 UNFINISHED
 - 8 NEW PAINT, 100% 8
 - 9 NEW PAINT, 100% 9
 - 10 NEW PAINT, 100% 10
 - 11 NEW PAINT, 100% 11
 - 12 NEW PAINT, 100% 12
 - 13 NEW PAINT, 100% 13
 - 14 NEW PAINT, 100% 14
 - 15 NEW PAINT, 100% 15
 - 16 NEW PAINT, 100% 16
 - 17 NEW PAINT, 100% 17
- EXISTING**
- 18 EXISTING
 - 19 EXISTING
 - 20 EXISTING
 - 21 EXISTING
 - 22 EXISTING
 - 23 EXISTING
 - 24 EXISTING
 - 25 EXISTING
 - 26 EXISTING
 - 27 EXISTING
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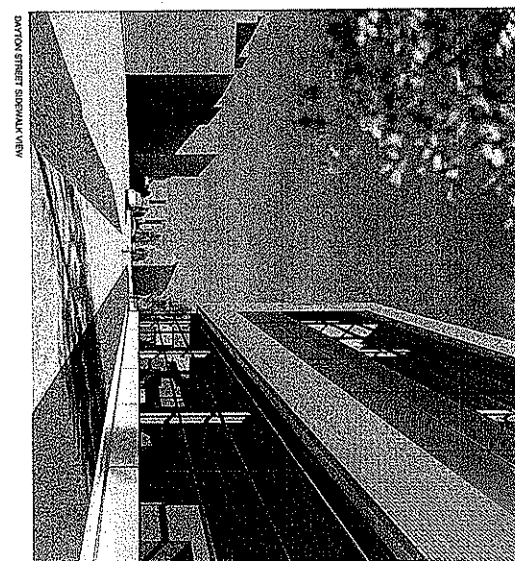
<p>CHARTER STREET REBUILD</p> <p>Project Location: MADISON, WI</p> <p>Client: UNIVERSITY OF WISCONSIN SYSTEM</p>	<p>State of Wisconsin Department of Administration Division of State Facilities</p>	<p>Agency: UNIVERSITY OF WISCONSIN SYSTEM</p> <p>Project No: 2008-07-03</p>	<p>PERFORMANCE EXCELLENCE</p> <p>Pöyry</p> <p>Middaugh Potter Lawson</p>
<p>Scale: 1/8" = 1'-0"</p> <p>Date: 05-24-10</p> <p>Sheet: A203</p>			



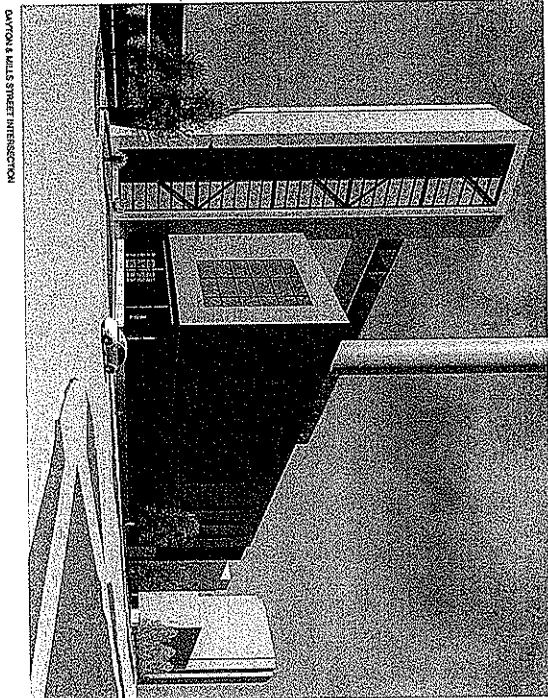
SOUTH ELEVATION FROM BELLS STREET



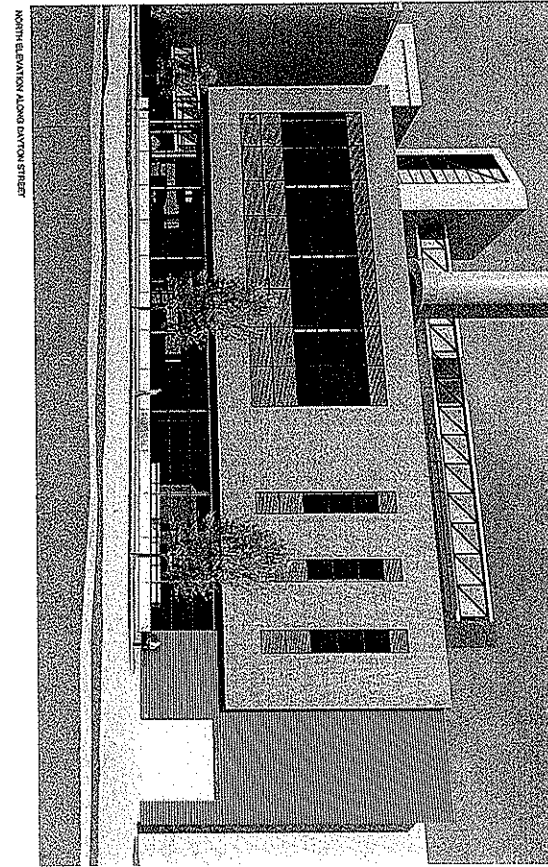
EAST ELEVATION CORNER



NORTH ELEVATION



WEST ELEVATION INTERSECTION



SOUTH ELEVATION FROM BELLS STREET

NO.	DATE	BY	DESCRIPTION
1	05-28-10	RS	REVISED
2	05-28-10	RS	REVISED
3	05-28-10	RS	REVISED
4	05-28-10	RS	REVISED
5	05-28-10	RS	REVISED
6	05-28-10	RS	REVISED
7	05-28-10	RS	REVISED
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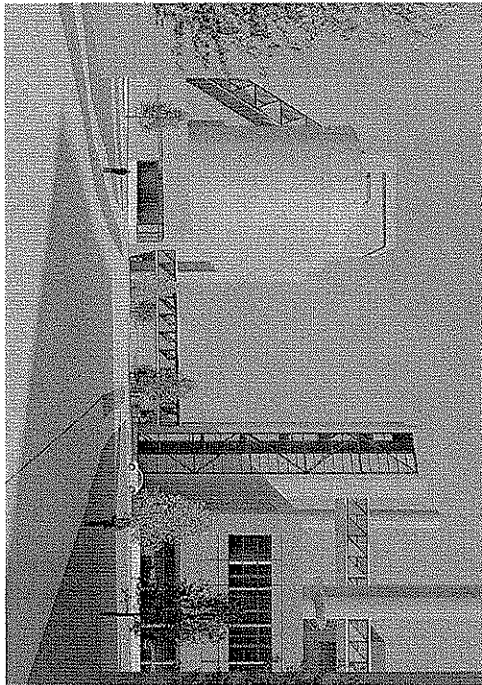
CHARTER STREET REBUILD
 Project Location: MADISON, WI
 Sheet Title: EXTERIOR PERSPECTIVES

State of Wisconsin
 Department of Administration
 Division of State Facilities
 UNIVERSITY OF WISCONSIN SYSTEM

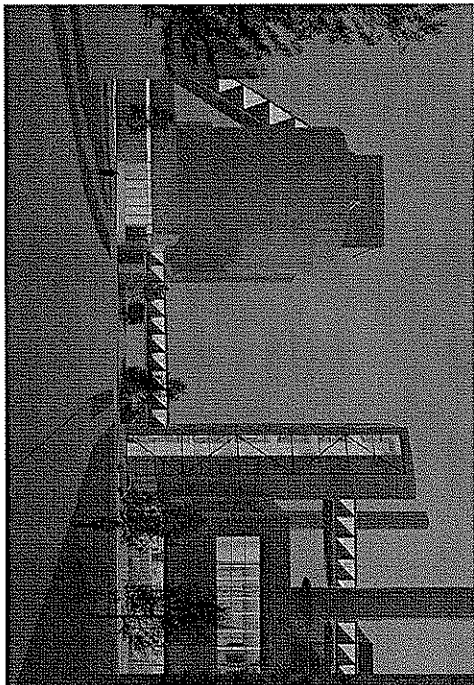
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Pöyry
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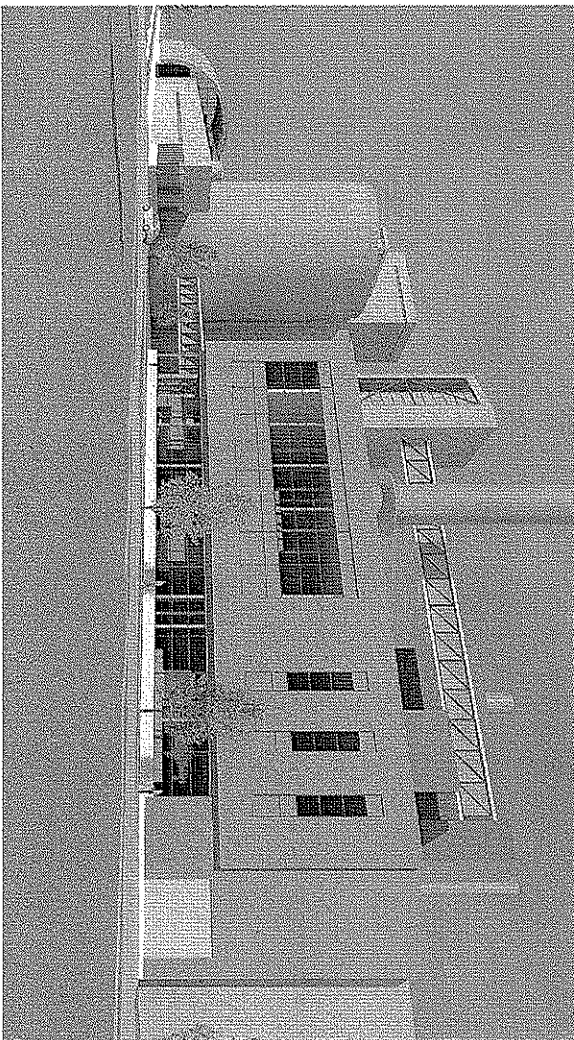
PEC
 PEER ENGINEERS
 CONSULTANTS
 ARCHITECTS
 1000 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53706



Mills Street looking South



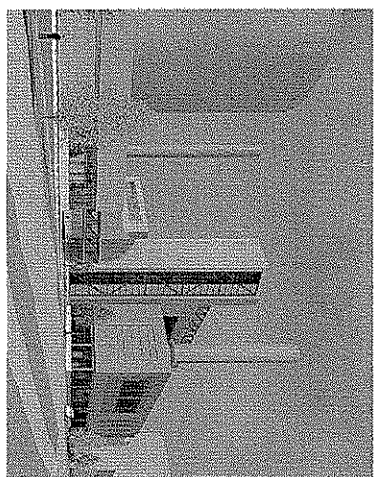
Mills Street looking South at night



Dayton Street looking Southeast


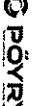

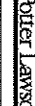


Dayton & Mills Street Intersection looking Southeast

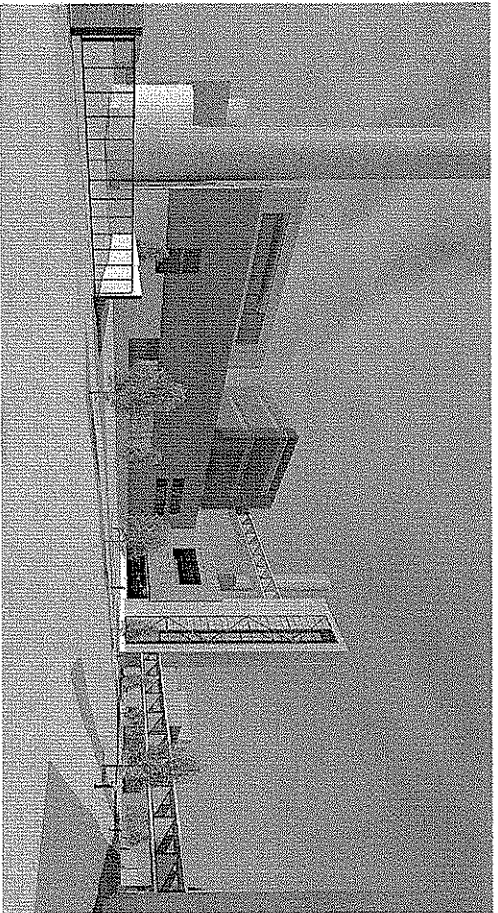


Dayton Street looking West

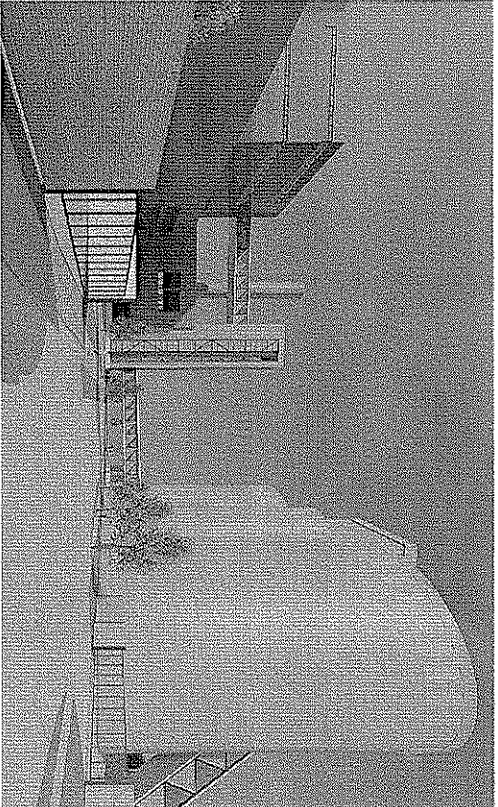
EXTERIOR IMAGES INCLUDED IN THE UDC - GDP SUBMISSION 5.12.10

		POWER ENGINEERS CONSULTANTS 150 South State Street Madison, WI 53703 (608) 255-7222				Pöyry 1000 North Park Drive Madison, WI 53706 (608) 263-2222				Ritterberg 1000 North Park Drive Madison, WI 53706 (608) 263-2222				Peller Lawson 1000 North Park Drive Madison, WI 53706 (608) 263-2222	
Project Title: CHARTER STREET REBUILD		Project Location: MADISON, WI		Agency / Institution: UNIVERSITY OF WISCONSIN SYSTEM		State of Wisconsin Department of Administration Division of State Facilities		Project No.: 09A24		Revision: 05/24/10		Date: 05/24/10		Sheet No.: A213	

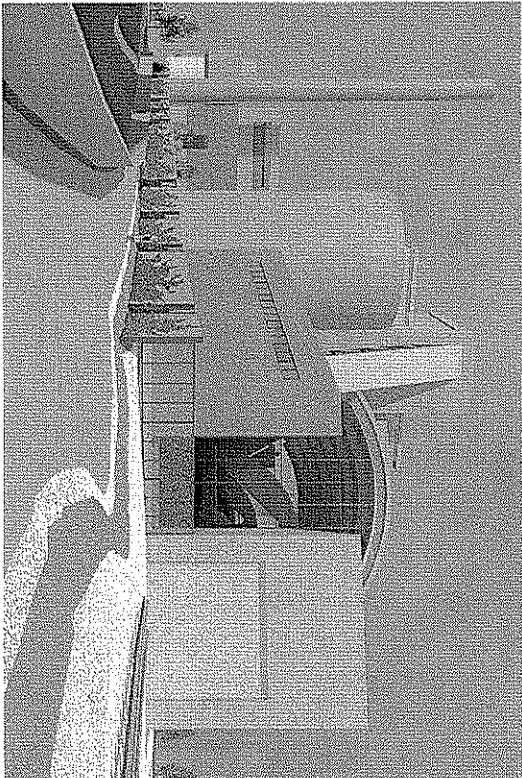
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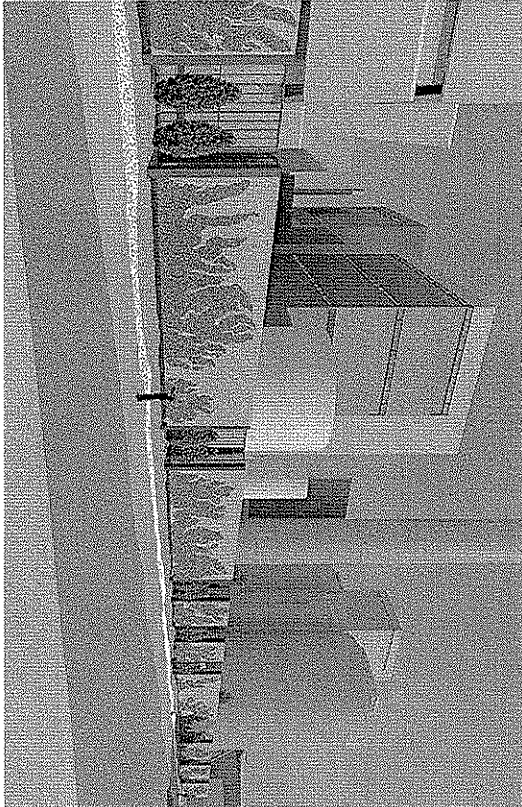
Mills Street looking Northwest



Mills Street looking North


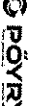



Bike Path looking West

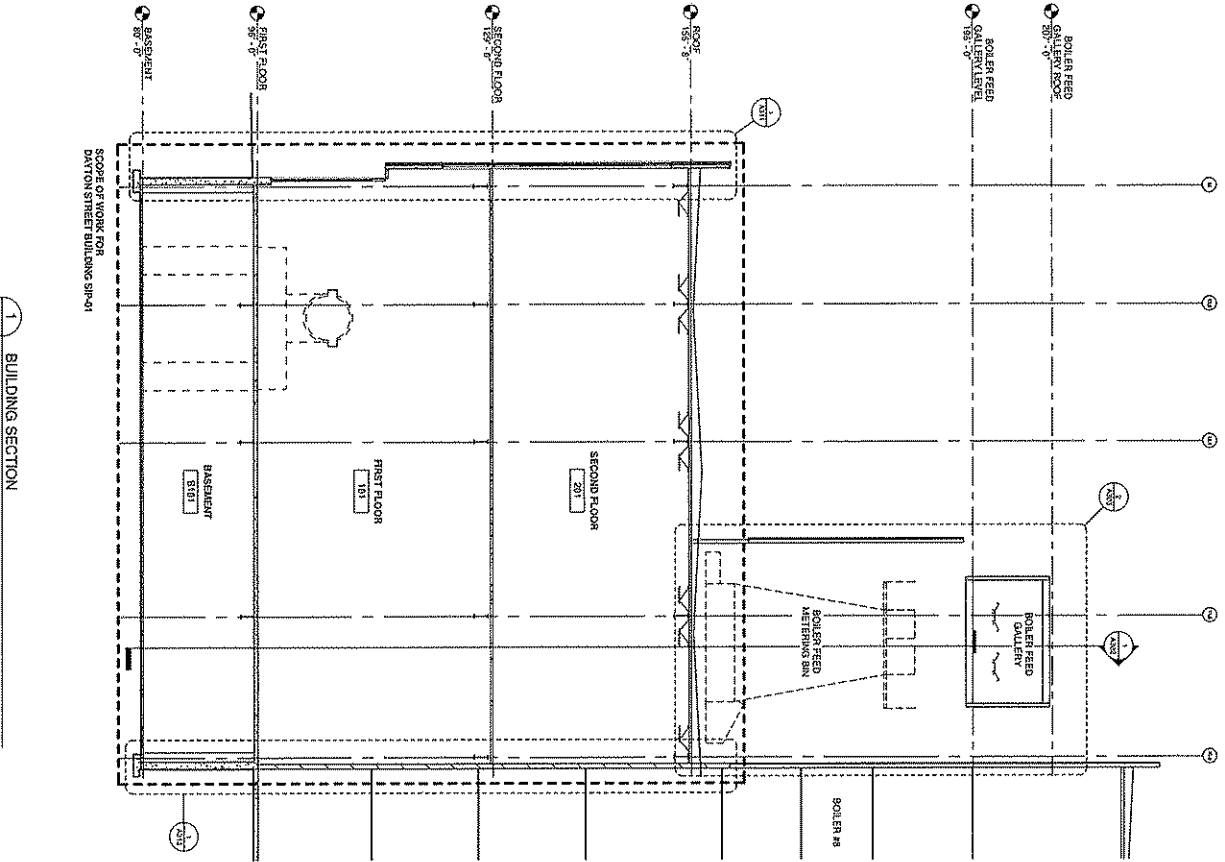
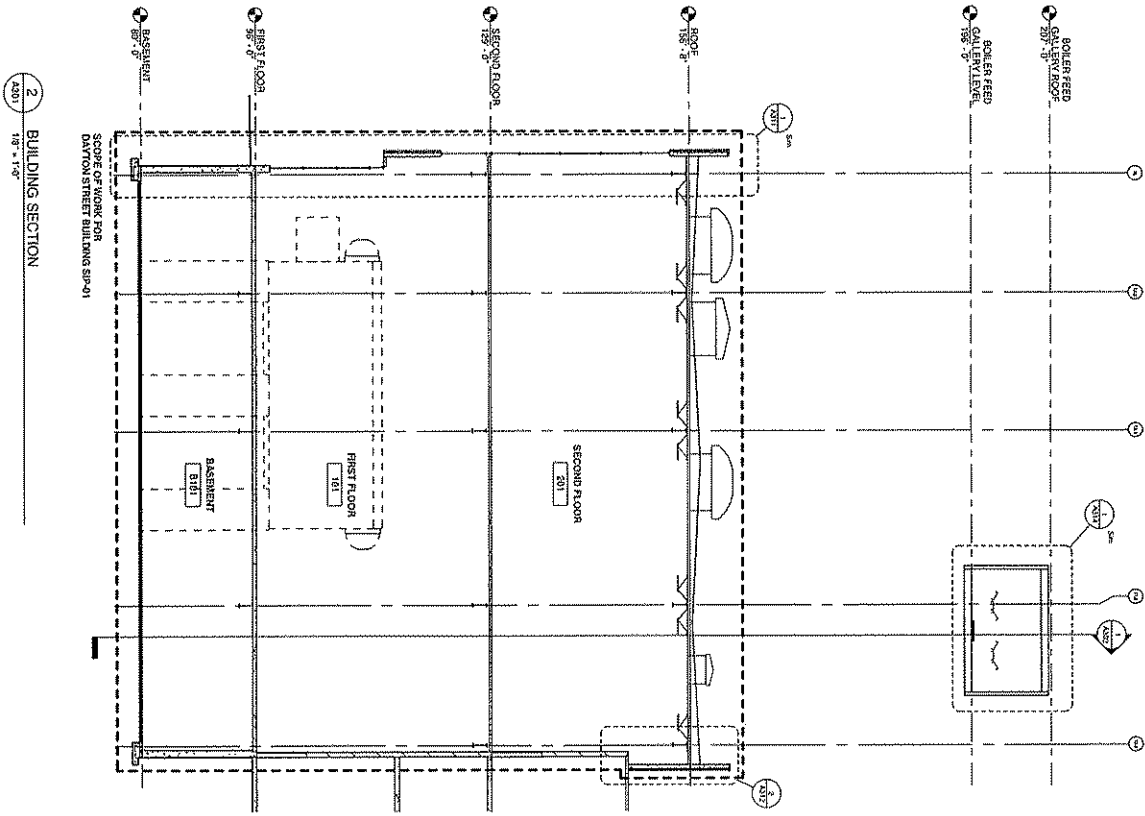





Bike Path from Spring Street

EXTERIOR IMAGES INCLUDED IN THE UDC - GDP SUBMISSION 5.12.10

 <p>PEC POWER ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS INTERIOR DESIGNERS WISCONSIN REGISTERED</p>		 <p>PÖYRY Middleweight Robert Lawson</p>		 <p>State of Wisconsin Department of Administration Division of State Facilities</p>		<p>Project Title: CHARTER STREET REBUILD</p> <p>Project Location: MADISON, WI</p> <p>Sheet Title: EXTERIOR RENDERINGS</p>	
<p>DATE: 5/24/10</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 09302</p> <p>DATE: 05-24-10</p> <p>CLIENT NUMBER: A214</p>		<p>UNIVERSITY OF WISCONSIN SYSTEM</p>		<p>2009.07.08</p>			

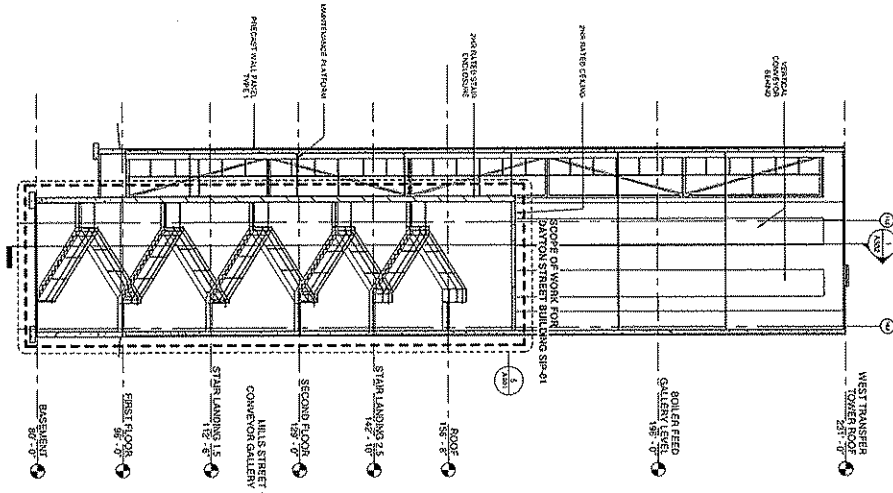
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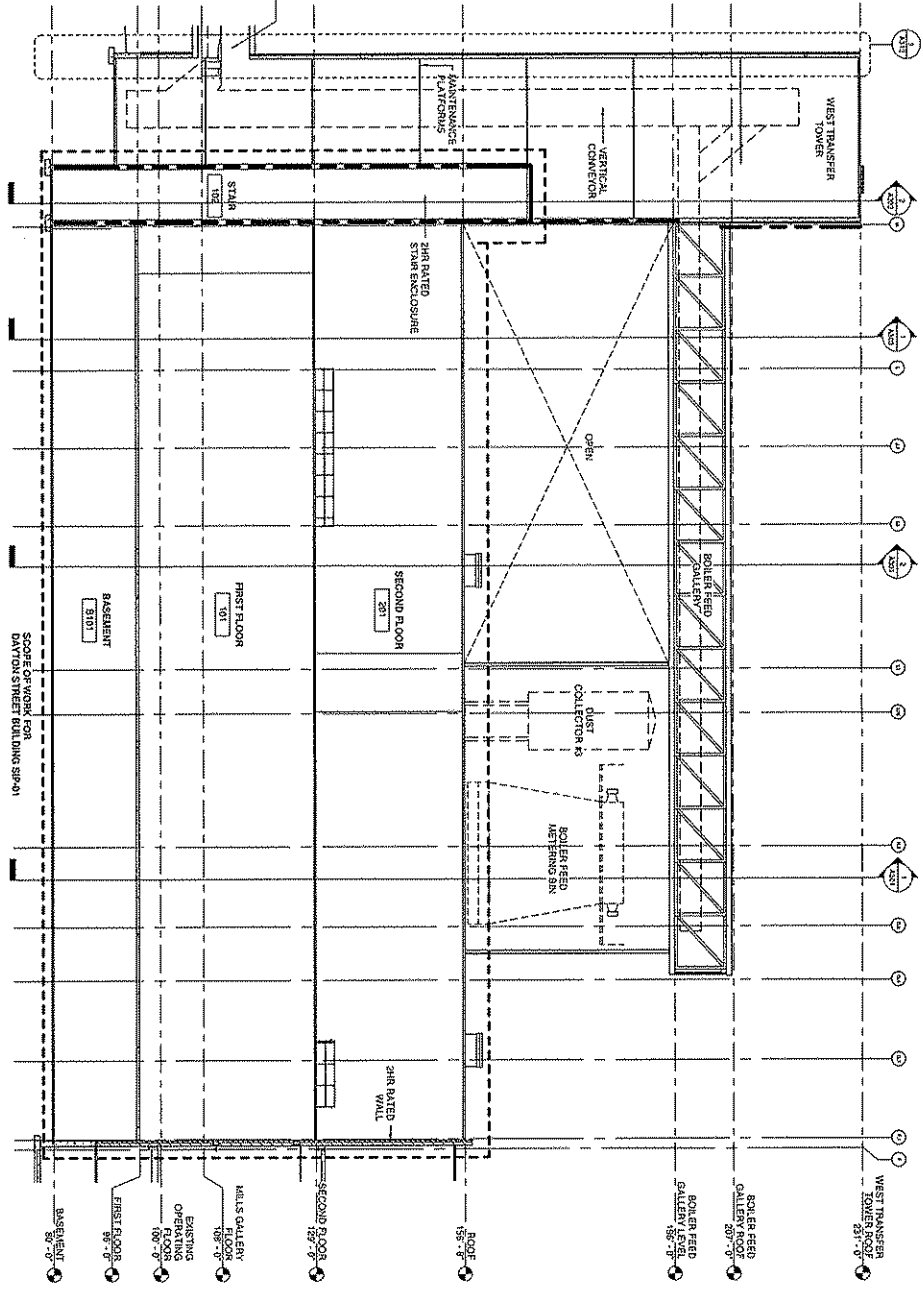
 POWER ENGINEERS COLLABORATIVE LLC 150 BANK STREET, SUITE 200 MADISON, WISCONSIN 53703 PHONE: 608.261.2200 FAX: 608.261.2201 WWW.POWERENGINEERS.COM	 Pöyry 150 BANK STREET, SUITE 200 MADISON, WISCONSIN 53703 PHONE: 608.261.2200 FAX: 608.261.2201 WWW.POYRY.COM	 Mittelman 150 BANK STREET, SUITE 200 MADISON, WISCONSIN 53703 PHONE: 608.261.2200 FAX: 608.261.2201 WWW.MITTELMAN.COM	PORTER LARSON 2009 DT 00	Project Title: CHARTER STREET REBUILD	State of Wisconsin Department of Administration Division of State Facilities
				Project Location: MADISON, WI	Agency / Institution: UNIVERSITY OF WISCONSIN SYSTEM
Date: 05-24-10	Drawn By: PE	Checked By: PE	Title: BUILDING SECTIONS	Project No.: A301	Sheet No.: A301

5

2 WEST TRANSFER TOWER SECTION
SCALE = 1/4"



1 BUILDING SECTION
SCALE = 1/4"



Code	09A2L
Scale	1/4"
Date	05/24/10
Sheet Number	A302

Project Title: **CHARTER STREET REBUILD**

Project Location: **MADISON, WI**

Client: **UNIVERSITY OF WISCONSIN SYSTEM**

State of Wisconsin
 Department of Administration
 Division of State Facilities

Agency Mail Stop:
 UNIVERSITY OF WISCONSIN SYSTEM

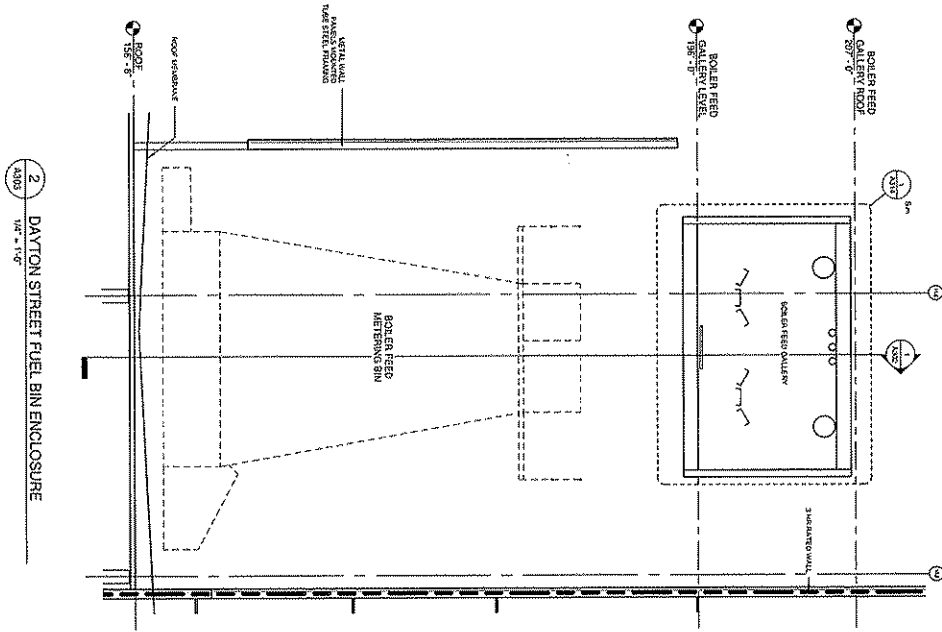
Project No.: 2009.07.00

PEC
 POWER ENGINEERS
 COLLABORATIVE LLC
 1401 East Washington Avenue
 Madison, WI 53704
 Phone: 608.263.2200
 Fax: 608.263.2201
 www.pec-engineers.com

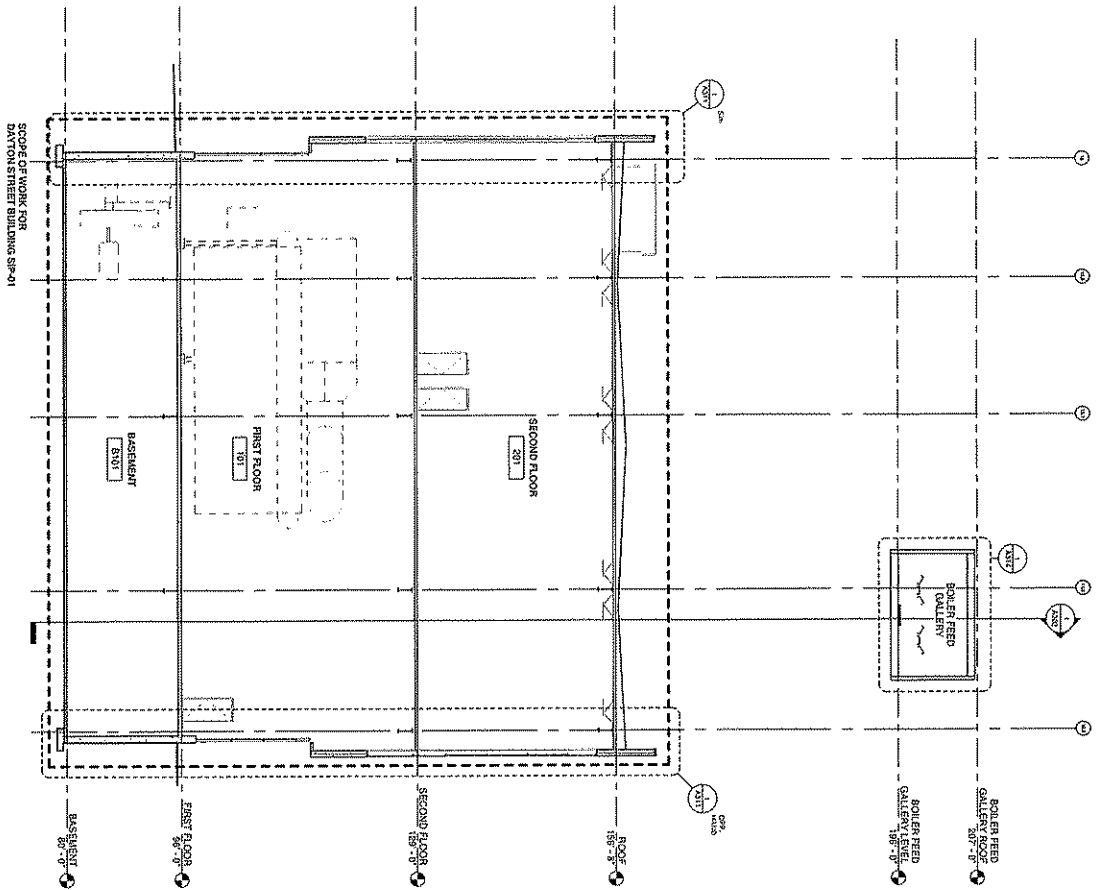
PÖYRY

midcal
 Robert Larson


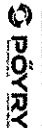


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2 DAYTON STREET FUEL BIN ENCLOSURE
1/8" = 1'-0"
A303

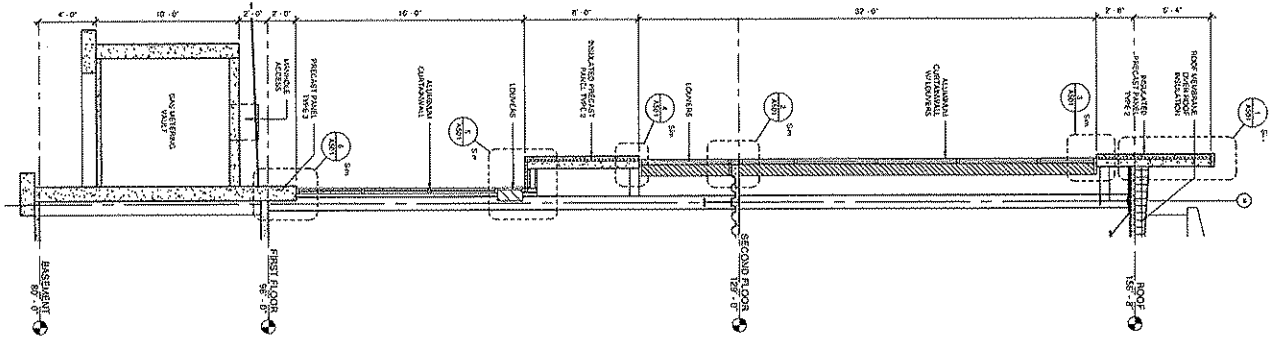


1 DAYTON STREET BUILDING SECTION
1/8" = 1'-0"
A303

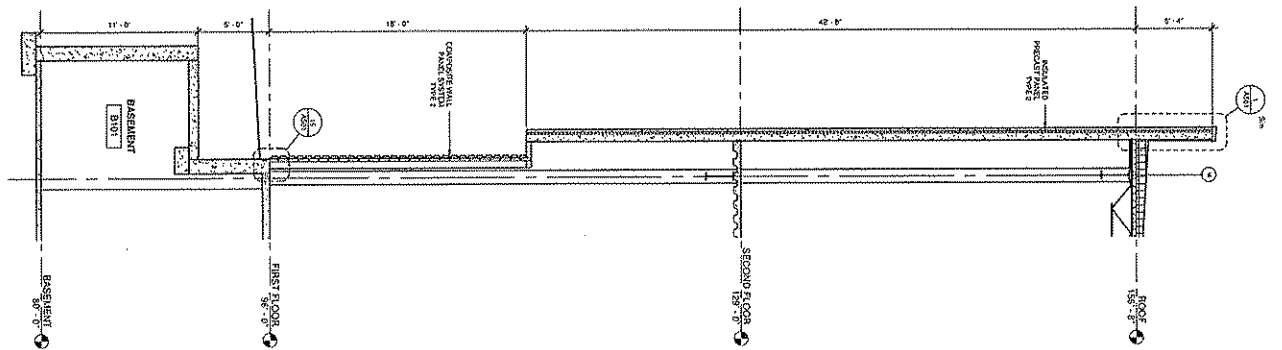
 POWER ENGINEERS CONSULTANTS LLC 550 WEST WISCONSIN AVENUE MADISON, WISCONSIN 53703-1500 WWW.PECENGINEERS.COM		 Pöryr 1000 EAST WISCONSIN AVENUE MADISON, WISCONSIN 53703-1500 WWW.PORYR.COM		 Potter Lawson 2009 07 00	
CHARTER STREET REBUILD Project Title: CHARTER STREET REBUILD Project Location: MADISON, WI Sheet Title: BUILDING SECTIONS		State of Wisconsin Department of Administration Division of State Facilities Agency/ Institution: UNIVERSITY OF WISCONSIN SYSTEM			
Owner: STATE OF WISCONSIN Designer: PEC Date: 05-24-10 Sheet Number: A303	Project No.: 09-042 Scale: P4 Date: 05-24-10	Project No.: 09-042 Scale: P4 Date: 05-24-10	Project No.: 09-042 Scale: P4 Date: 05-24-10	Project No.: 09-042 Scale: P4 Date: 05-24-10	Project No.: 09-042 Scale: P4 Date: 05-24-10

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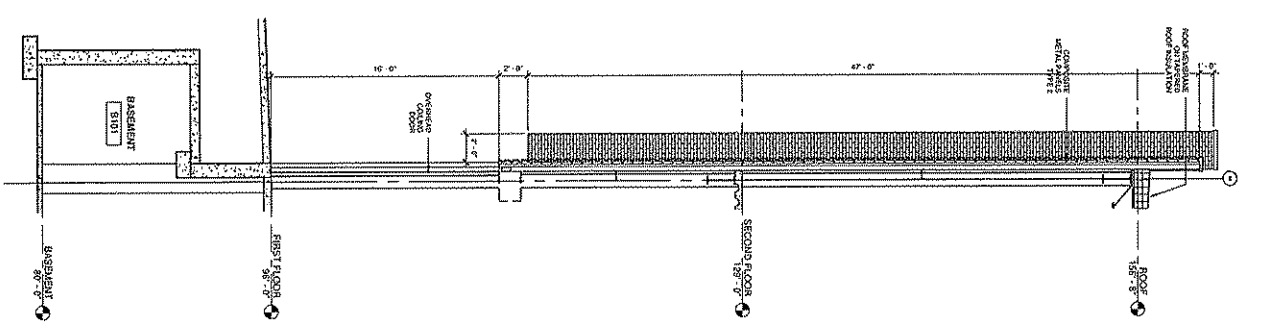
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1/4" = 1'-0"



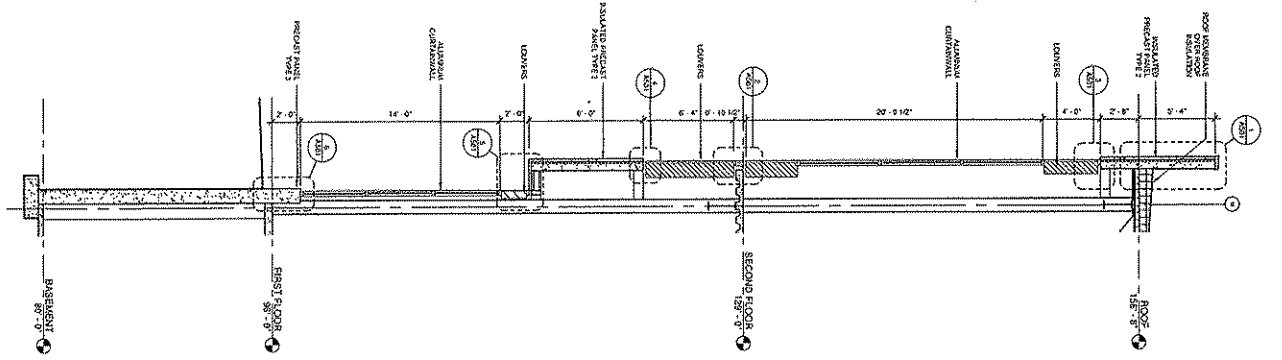
3 WALL SECTION
1/4" = 1'-0"




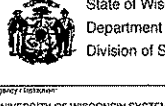


2 WALL SECTION
1/4" = 1'-0"



1 WALL SECTION
1/4" = 1'-0"



 <p>DEC ENGINEERS COLLABORATIVE LLC 15 West Loop East Berkley, Michigan 48007</p>	 <p>PORY 15 West Loop East Berkley, Michigan 48007</p>	 <p>MIDDLEBROUGH POTTER LAWSON</p>	 <p>UNIVERSITY OF WISCONSIN SYSTEM</p>	Project No: CHARTER STREET REBUILD Project Location: MADISON, WI Sheet Title: WALL SECTIONS	State of Wisconsin Department of Administration Division of State Facilities Agency Customer:			
				Project Title:	Date:	Scale:	Drawing No:	Revision: