



Location
201 West Mifflin Street

Project Name
Madison Central Public Library

Applicant
Jeanne Hoffman – City of Madison,
Engineering Division/Gene Post –
Potter Lawson

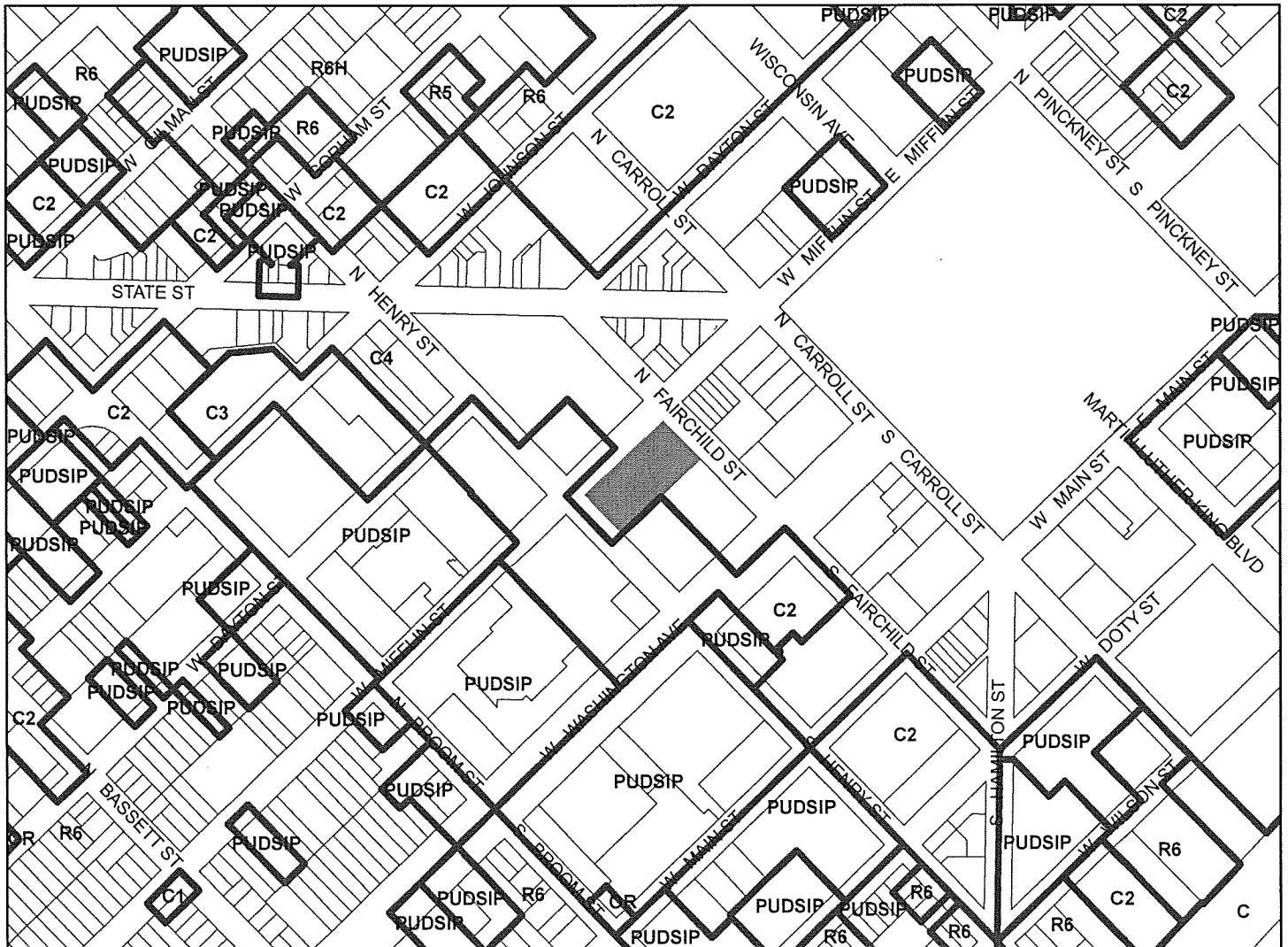
Existing Use
City of Madison Central Library

Proposed Use
Major exterior alteration and addition
in C4 zoning district for Central Library

Public Hearing Date
Plan Commission
02 May 2011

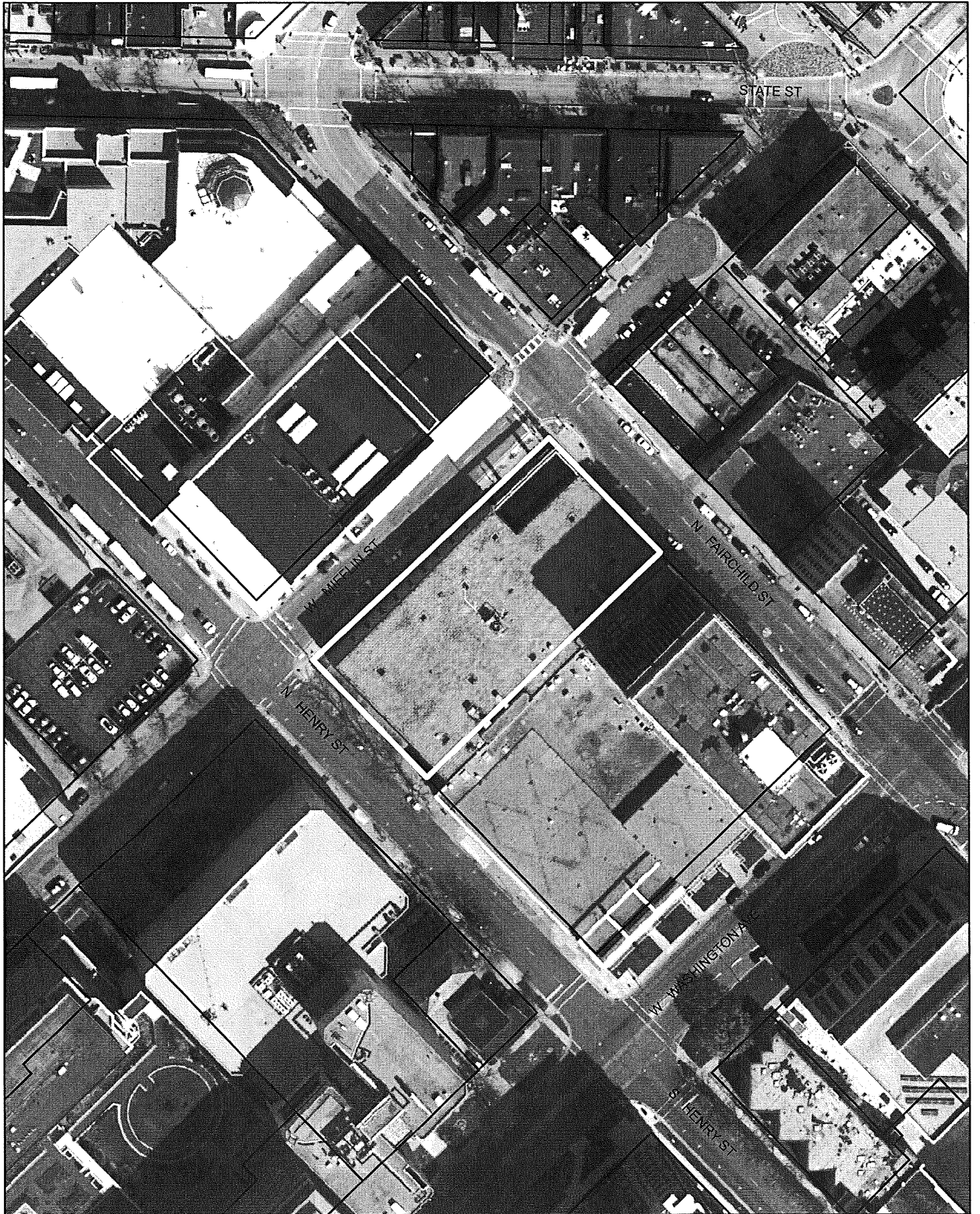


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 April 2011





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>3/16/11</u>	
Received By <u>JLK</u>	
Parcel No. <u>0709-231-0803-3</u>	
Aldermanic District <u>4 - Michael Verveer</u>	
GQ <u>C4 District</u>	
Zoning District <u>C4</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>NA</u>	Legal Descript. <u>✓</u>
Plan Sets <u>✓</u>	Zoning Text <u>NA</u>
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued <u>3/16/11</u>	

1. Project Address: 201 W. MIFFLIN ST. Project Area in Acres: .80

Project Title (if any): MADISON CENTRAL PUBLIC LIBRARY

2. This is an application for: COND. USE FOR RENOVATION & NEW CONSTRUCTION

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: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: JEANNE HOFFMAN Company: CITY OF MADISON, ENG. DIVISION

Street Address: 210 MARTIN LUTHER KING JR. BLVD City/State: MADISON, WI Zip: 53703

Telephone: (608) 266-4091 Fax: (608) 264-9275 Email: jhoffman@cityofmadison.com

Project Contact Person: GENE POST / DOUG HURSH Company: POTTER LAWSON

Street Address: 15 ELLIS POTTER CT City/State: MADISON, WI Zip: 53711

Telephone: (608) 274-2741 Fax: (608) 274-3674 Email: gene.p@potterlawson.com

Property Owner (if not applicant): APPLICANT

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: RENOVATION & NEW CONSTRUCTION

AT EXISTING LIBRARY FOR A NEW LIBRARY & PUBLIC MTG ROOMS

Development Schedule: Commencement Nov. 2011 Completion DEC 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 1/2 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.
- SEE SURVEY**
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:** \$ N/A 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 COMPREHENSIVE Plan, which recommends: _____ 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:
MIKE VERVEER & ADAM ROTKIN - EMAIL 3/10/11, PME 10/28/10, ROTARY 12/8/10
B.I.P., PUBLIC MEETINGS 9/28/10, 10/27/10, 8/5/10, 12/7/10 & 2/7/11
 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: 3/10/11 Zoning Staff: MATT TUCKER Date: 3/10/11
- 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 EUGENE C. POST Date 3/16/11
 Signature Eugene C. Post Relation to Property Owner ARCHITECT
 Authorizing Signature of Property Owner [Signature] Date 3/16/11

Potter Lawson
Success by Design

March 16, 2011

City of Madison Plan Commission
Department of Planning
210 Martin Luther King Jr. Blvd.
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 Plan Commission Members and City Staff:

Attached is the application for a City of Madison Conditional Use Permit for the renovation and new construction of the existing Madison Central Public Library. The City of Madison, the owner of the property, seeks a Conditional Use Permit for a major alteration of an existing conditional use.

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

Public Review Process

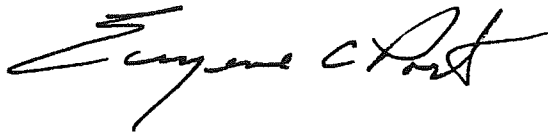
The Design Team held four meetings to gain public input during the Concept and Schematic Design phases, with a fifth public meeting held at 50% of Design Development on February 24, 2011. The input from these meetings helped the team narrow the design concepts and exterior expressions, solidify program 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,



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



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

Enclosures

Project Information

Building Name	Madison Central Public Library
Construction Schedule	Projected construction start November 2011 Construction finished by December 2012
Owner	City of Madison 210 Martin Luther King, Jr. Blvd. City County Building Madison, WI 53703 Jeanne Hoffman, Facilities and Sustainability Manager Bryan Cooper, Architect II, AIA, LEED AP
Architect	Meyer Scherer & Rockcastle 710 South 2 nd Street, 8 th Floor Minneapolis, MN 55401 Jeffery Scherer, Principal in Charge of Design and Management Traci Lesneski, Principal in Charge of Interiors and Furnishings Dagmara Larson, Project Manager/Architect Byoungjin Lee, Architect Megan Eckhoff, Interior Designer Carla Gallina, Lighting Designer
Architect	Potter Lawson, Inc. 15 Ellis Potter Court P.O. Box 44964 (53744-4964) Madison, WI 53711 Doug Hursh, Principal in Charge Eugene Post, Project Manager Brian Reed, BIM Coordinator Rob Smith, Project Architect
Structural Engineering	Arnold & O'Sheridan, Inc. 1111 Deming Way, Ste. 200 Madison, WI 53717 Paul Karow, Senior Structural Project Engineer
Civil Engineering	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53777 Travis Schreiber, Project Manager

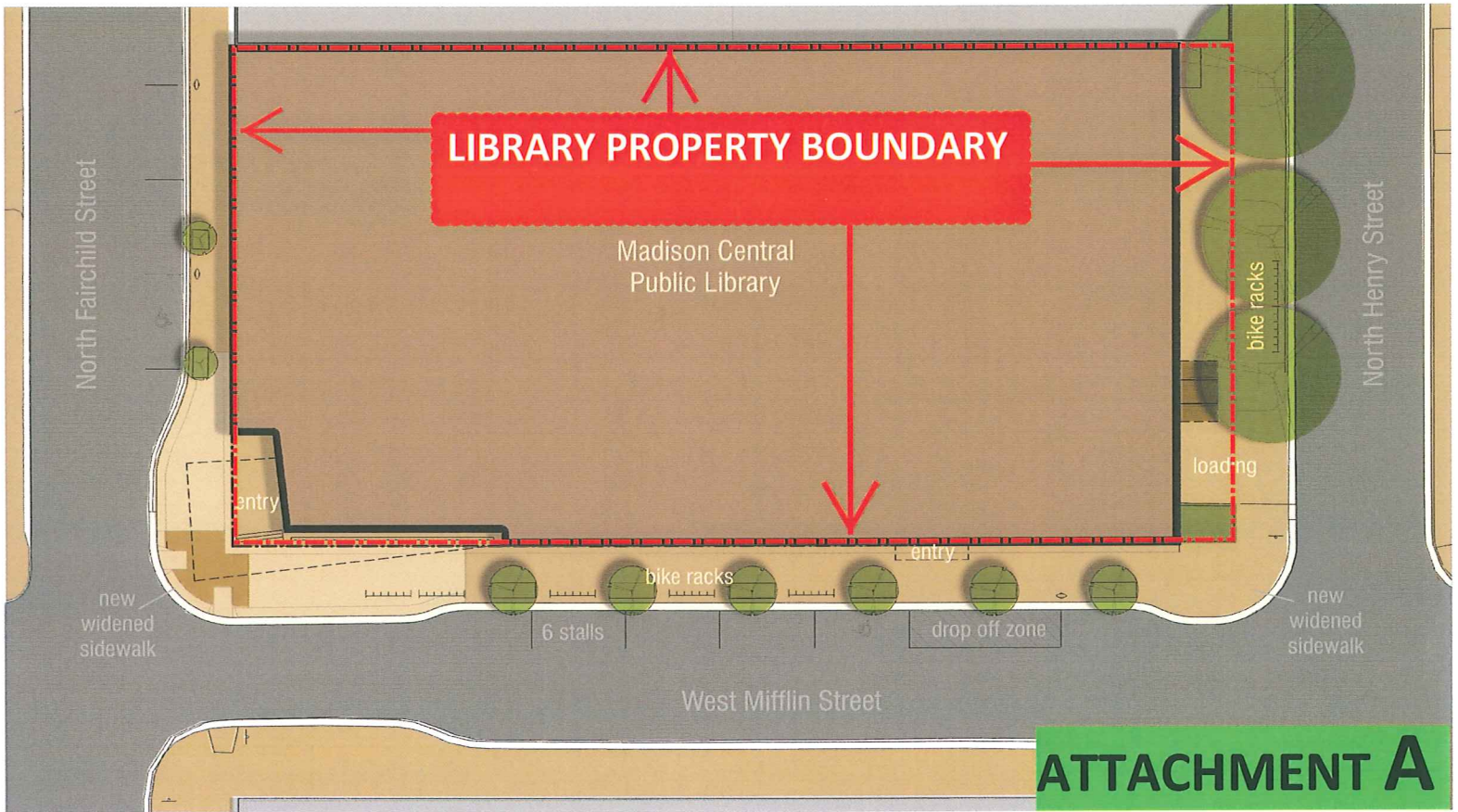
HVAC Engineer	Henneman Engineering Inc. 1232 Fourier Drive, Suite101 Madison, WI 53717 Dan Green, Project Manager
Plumbing, Fire Protection	Henneman Engineering Inc. 1232 Fourier Drive, Suite101 Madison, WI 53717 Dan Green, Project Manager William Peden, Plumbing/Fire Protection Designer
Electrical Engineering	Potter Lawson, Inc. 15 Ellis Potter Court P.O. Box 44964 (53744-4964) Madison, WI 53711 John Dreher, Electrical Engineer
Owner's Representative	Mortenson Construction 10 East Doty Street Madison, WI 53703 Angela Brzowski, Preconstruction Manager
Commissioning & Energy Modeling	Sustainable Engineering Group LLC 901 Deming Way, Suite 201 Madison, WI 53717 Svein Morner
Surveyor	Burse Surveying and Engineering 1400 E. Washington Ave., Suite 158 Madison, WI 53703 Michelle Burse
Building Site Size	.80 acre
Hours of Operation	Monday - Thursday: 9:00 am - 9:00 pm Friday: 9:00 am - 6:00 pm Saturday: 9:00 am - 5:00 pm Sunday: (October - April: 1:00 pm - 5:00 pm)

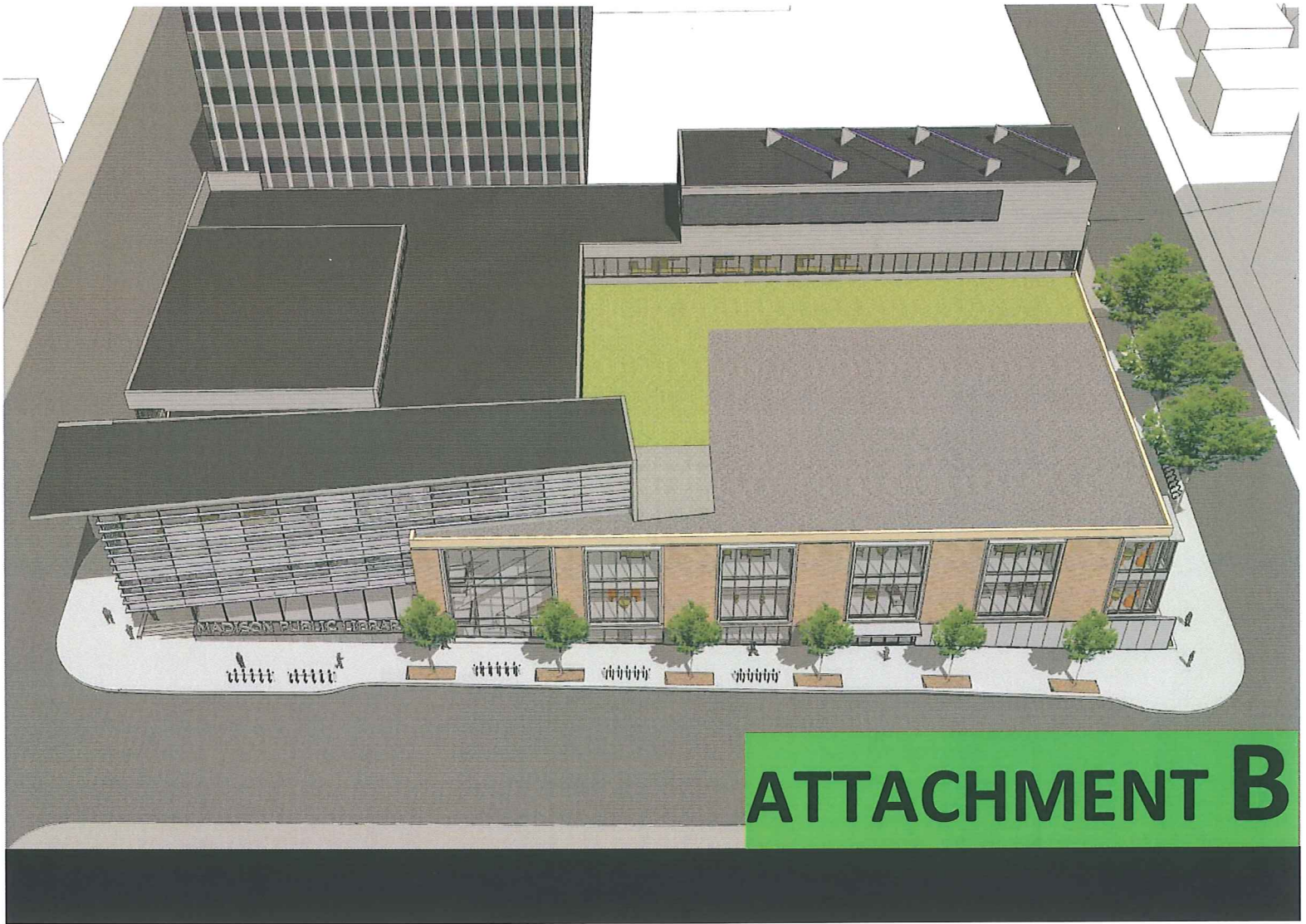
Capacity	Places of Assembly (larger meeting spaces)
	Program Room (Ground Flr.) 70 people
	Conference Room (1 st) 10 people
	Meeting Room (2 nd) 40 people
	Madison Room (3 rd) 29 people
	Meeting Room A (3 rd) 110 people
	Meeting Room B (3 rd) 150 people

Parking Requirements No onsite parking will be provided.

Bicycle Parking Four employee parking spaces will be provided inside at the Library Loading Dock. The City of Madison, in their new right-of-way work, will be providing parking for 48 bicycles at the new sidewalk along West Mifflin and North Henry Streets.

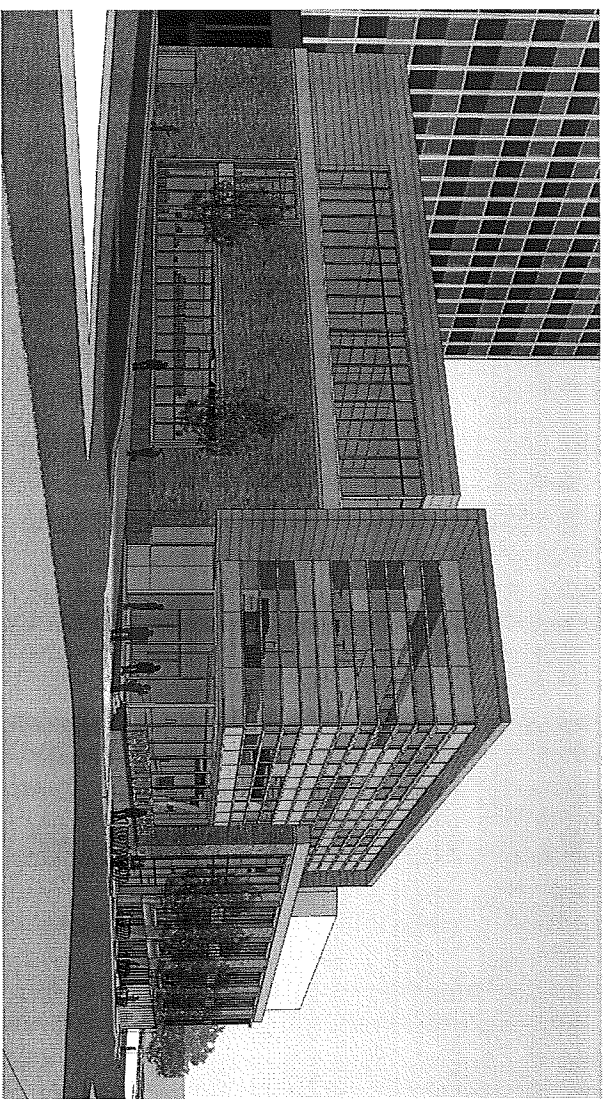
Snow Removal The Library staff removes the snow from the adjacent city sidewalks and pushes it out to the edge of the sidewalk/curb where City crews remove that snow.





ATTACHMENT B

MADISON CENTRAL PUBLIC LIBRARY
210 WEST MIFFIN STREET
MADISON, WI 53703
MARCH 16, 2011



MADISON PLAN COMMISSION
CONDITIONAL USE

CD01	COVER DRAWING
A001	SITE SURVEY
C100	GRADING AND EROSION CONTROL PLAN
A001.4	SITE LIGHTING PLAN
G051	CODE PLAN
A100.1	BASEMENT FLOOR PLAN
A100.2	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	PENTHOUSE FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

MSR
 MASONRY SURVEYING & RECORDS
 1000 WEST WASHINGTON STREET
 MADISON, WI 53703
 (608) 261-1111

Potter Lawson
 ARCHITECTS
 1000 WEST WASHINGTON STREET
 MADISON, WI 53703
 (608) 261-1111

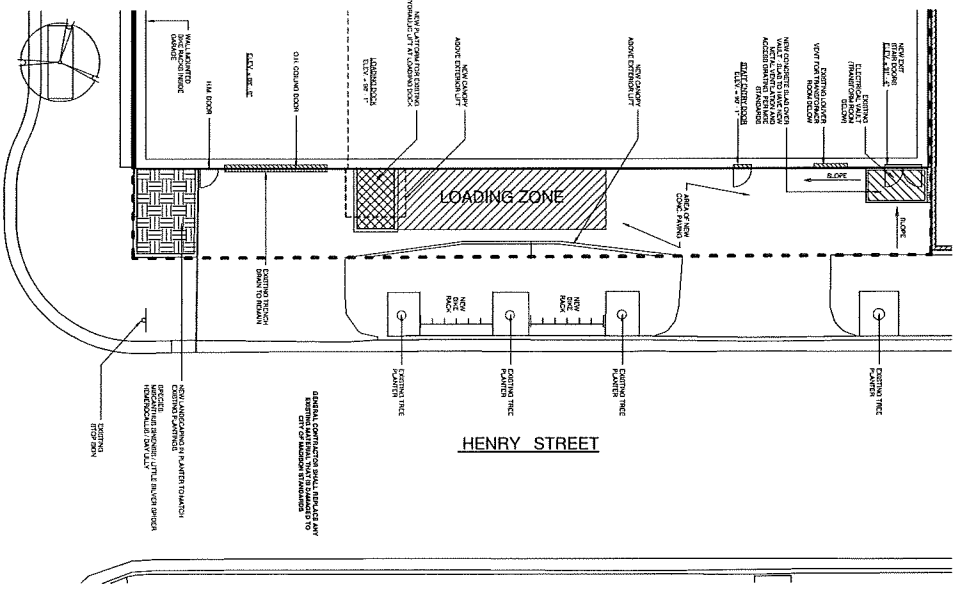
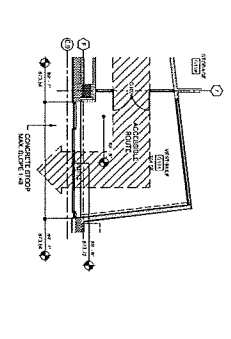
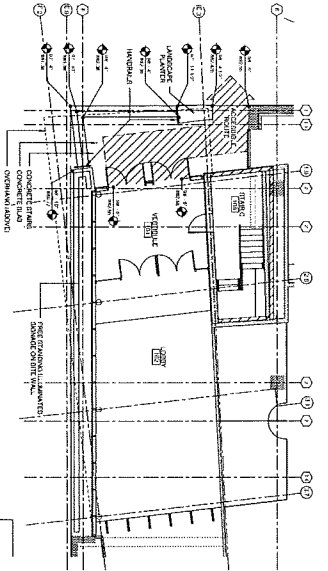
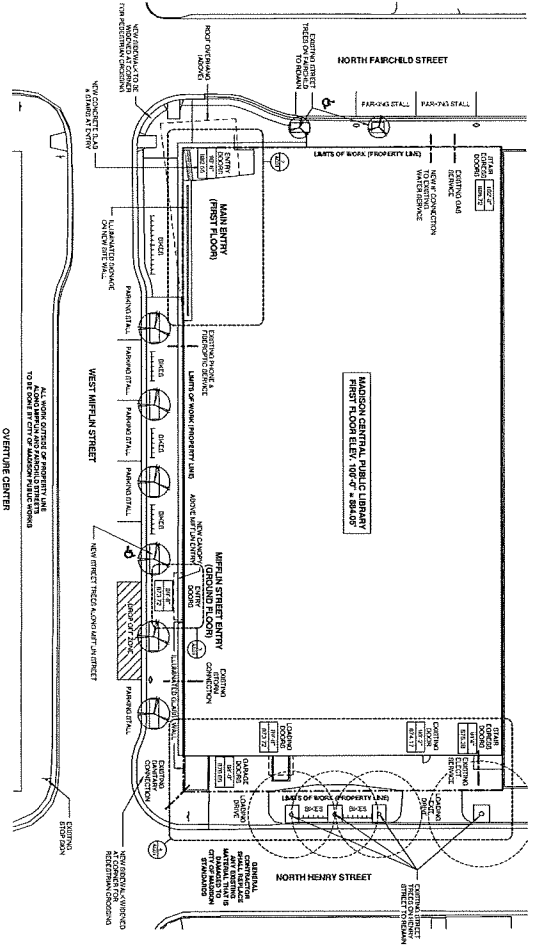
A. ROLD AND O'SHEEN INC.
 ARCHITECTS
 1000 WEST WASHINGTON STREET
 MADISON, WI 53703
 (608) 261-1111

Henneman Engineering Inc.
 ENGINEERS
 1000 WEST WASHINGTON STREET
 MADISON, WI 53703
 (608) 261-1111

Viabacher
 ENGINEERS
 1000 WEST WASHINGTON STREET
 MADISON, WI 53703
 (608) 261-1111

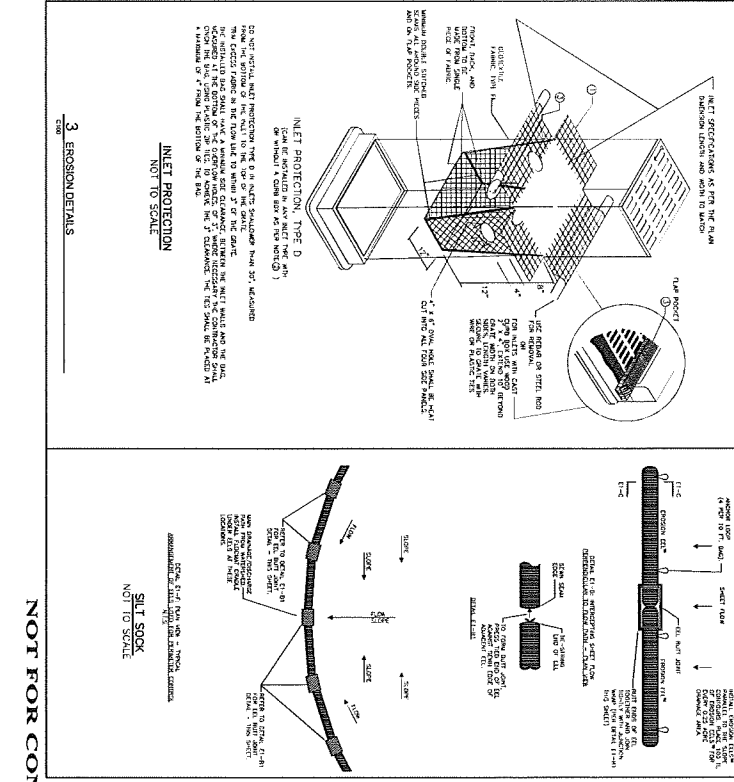
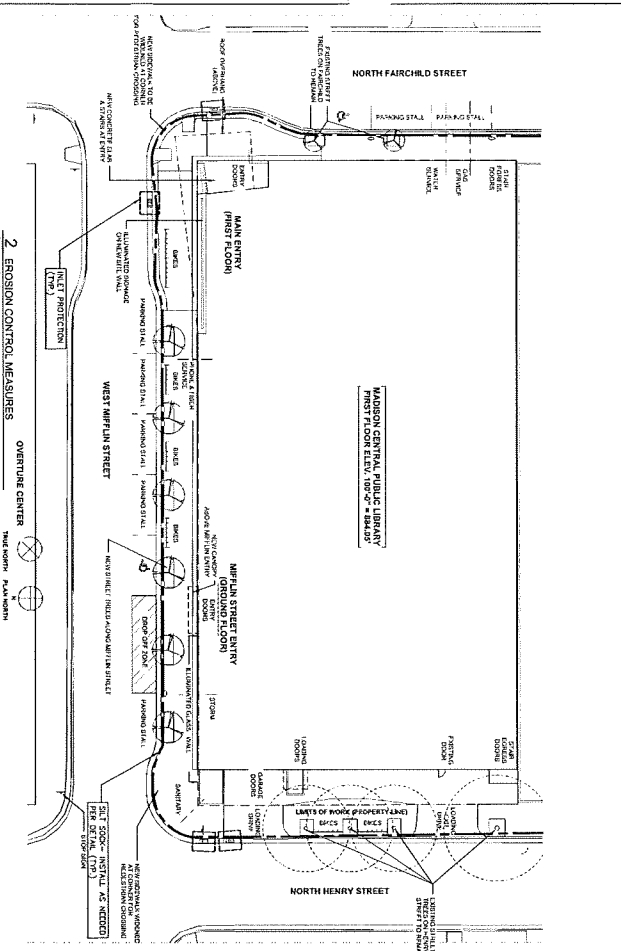
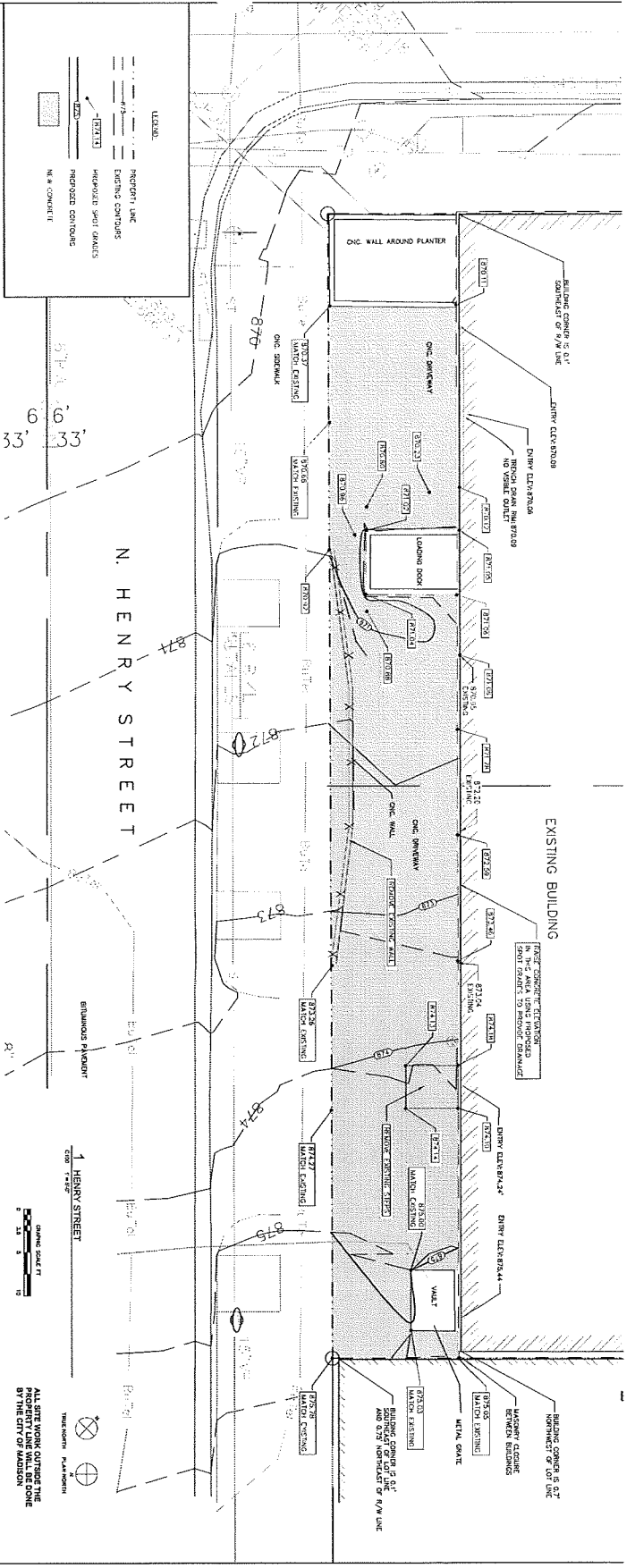
MADISON CENTRAL PUBLIC LIBRARY
 210 WEST MIFFIN STREET
 MADISON, WI 53703

Project No.	100001
Revision No.	1
Scale	AS SHOWN
Author	CD001
Checked	
Drawn	
Date	2010.10.05
Project Name	MADISON CENTRAL PUBLIC LIBRARY
Client	MADISON CENTRAL PUBLIC LIBRARY
Site	210 WEST MIFFIN STREET MADISON, WI 53703
Sheet No.	CD001
Total Sheets	1



	<p>Potter Lawson ARCHITECT</p> <p>A RIGOLD AND OSHEPDA, INC. ARCHITECT</p> <p>Hennehan Engineering Inc. ENGINEER</p>	<p>MS&R CONSULTANTS</p> <p>viabacher CONSULTANTS</p>
<p>MADISON CENTRAL PUBLIC LIBRARY 210 WEST MIFFIN STREET MADISON, WI 53703</p>		
<p>SITE PLAN A001</p>		

NOT FOR CONSTRUCTION



MADISON CENTRAL PUBLIC LIBRARY
210 WEST MIFFLIN STREET
MADISON, WI 53703

Herbert Engineering Inc.

Potter Lawson

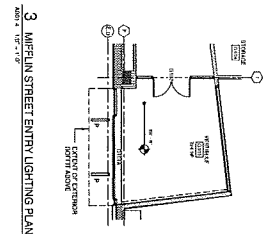
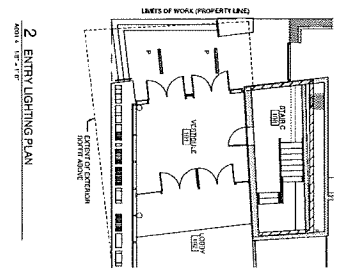
ASAROLD & ARSBERG INC.

Verichler

GRADING AND EROSION CONTROL PLAN

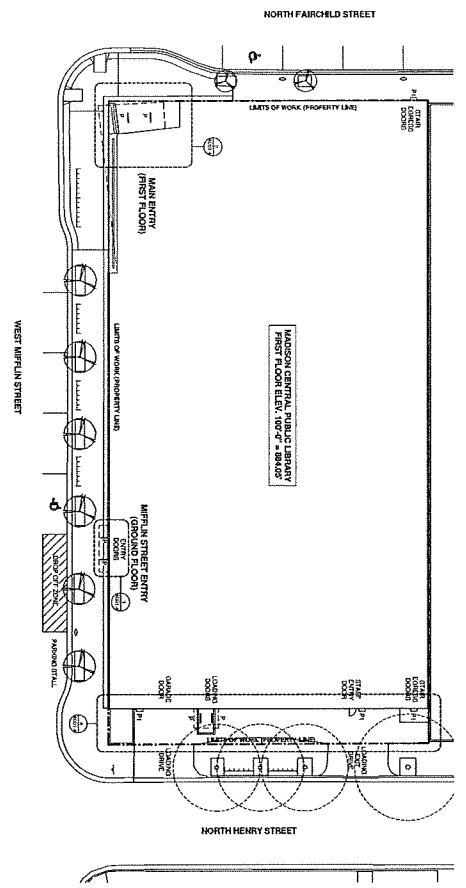
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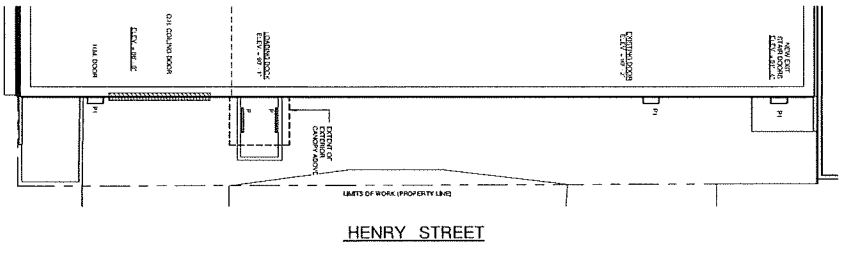


2 ENTRY LIGHTING PLAN
SCALE: 1/8" = 1'-0"

3 MIFFIN STREET ENTRY LIGHTING PLAN
SCALE: 1/8" = 1'-0"

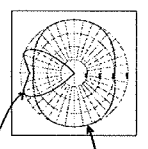
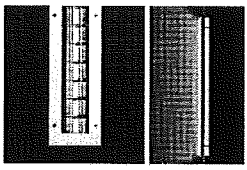


1 SITE LIGHTING PLAN
SCALE: 1/8" = 1'-0"



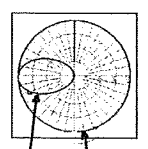
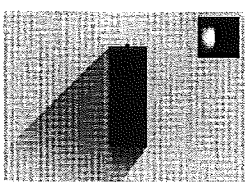
4 ENLARGED SITE PLAN - HENRY STREET LIGHTING PLAN
SCALE: 1/8" = 1'-0"

TYPE P
 4' RECESSED IN CANOPY
 75 WATT-HI LAMP
 FULL CUTOFF



TYPE P
 PLAN VIEW DISTRIBUTION
 SECTION VIEW DISTRIBUTION
 FULL CUTOFF

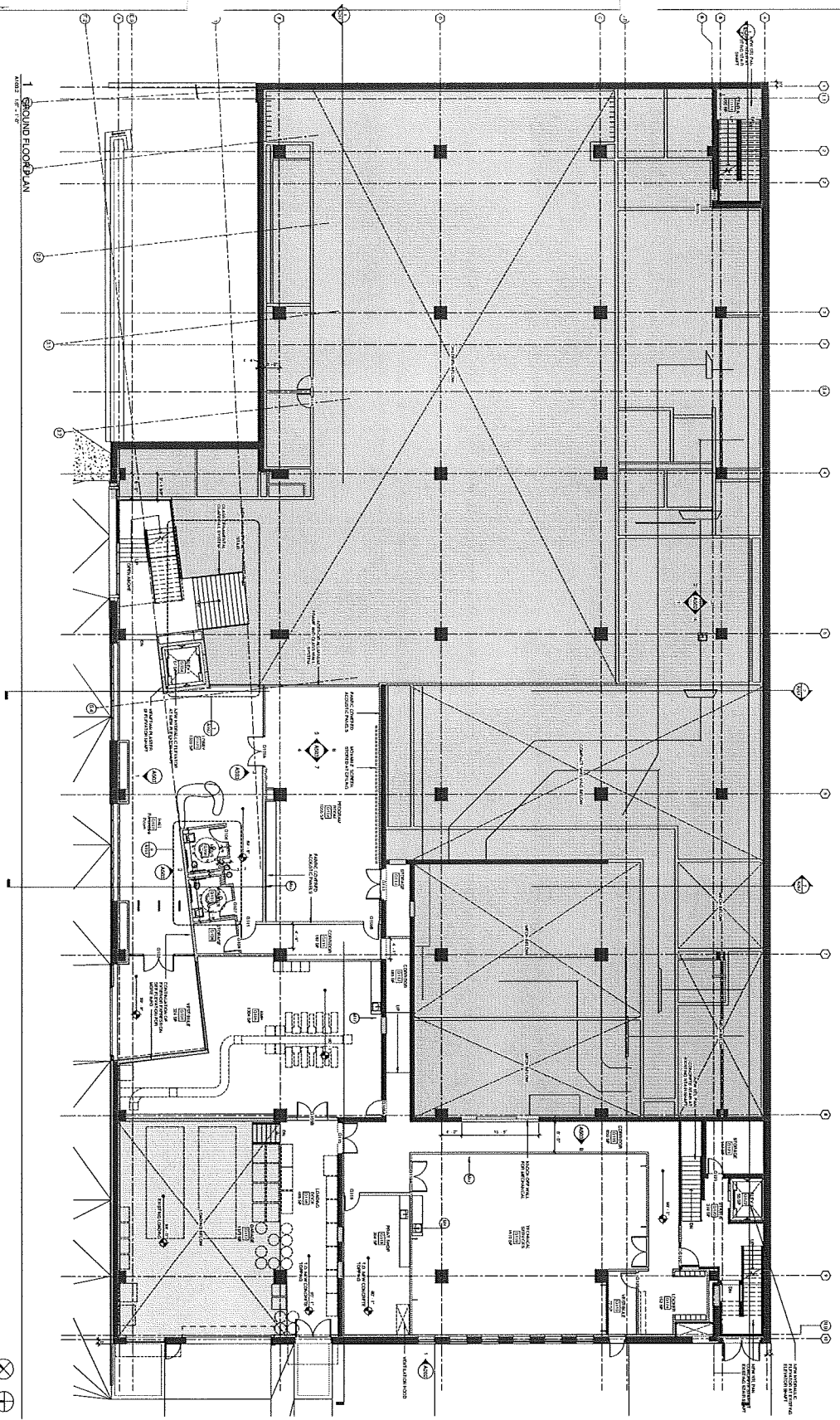
TYPE P1
 FULL CUTOFF
 DOWN LIGHT ONLY
 INSTALLED AT ~8' Htg



TYPE P1
 PLAN VIEW DISTRIBUTION
 SECTION VIEW DISTRIBUTION
 FULL CUTOFF

NOT FOR CONSTRUCTION

<p>MADISON CENTRAL PUBLIC LIBRARY 210 WEST MIFFIN STREET MADISON, WI 53703</p>		<p>vielbicher ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WI 53706 TEL: 608.263.1100 FAX: 608.263.1101 WWW.VIELBICHER.COM</p>	<p>Hamann Engineering Inc. ENGINEERS 1000 UNIVERSITY AVENUE MADISON, WI 53706 TEL: 608.263.1100 FAX: 608.263.1101 WWW.HAMANN-ENGINEERING.COM</p>	<p>AROLD AND OSHERIDAN, INC. ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WI 53706 TEL: 608.263.1100 FAX: 608.263.1101 WWW.AROLD-AND-OSHERIDAN.COM</p>	<p>Potter Lawson ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WI 53706 TEL: 608.263.1100 FAX: 608.263.1101 WWW.POTTERLAWSON.COM</p>	<p>NSR ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WI 53706 TEL: 608.263.1100 FAX: 608.263.1101 WWW.NSR-ARCHITECTS.COM</p>
<p>DATE: 03/11/10 DESIGN DEVELOPMENT CHECKED: [Signature] APPROVED: [Signature]</p>	<p>PROJECT: A001.4 SHEET: SITE LIGHTING PLAN</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 03/11/10</p>	<p>DATE: 03/11/10</p>	<p>DATE: 03/11/10</p>	<p>DATE: 03/11/10</p>



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

 NORTH
 MECHANICAL EQUIPMENT

MADE WITH THE
 SUPPORT OF THE
 NATIONAL ENDOWMENT FOR THE HUMANITIES
 NATIONAL ENDOWMENT FOR THE HUMANITIES
 1100 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, D.C. 20540-4242
 (202) 954-3700
 WWW.NEHHUMANITIES.ORG

COAL, ROBERTSON & ASSOCIATES
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WI 53706

POTTER LAWSON
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WI 53706


ARNOLD AND SHERIDAN INC.
 ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WI 53706


Hammer Engineering Inc.
 ENGINEERS
 1000 UNIVERSITY AVENUE
 MADISON, WI 53706

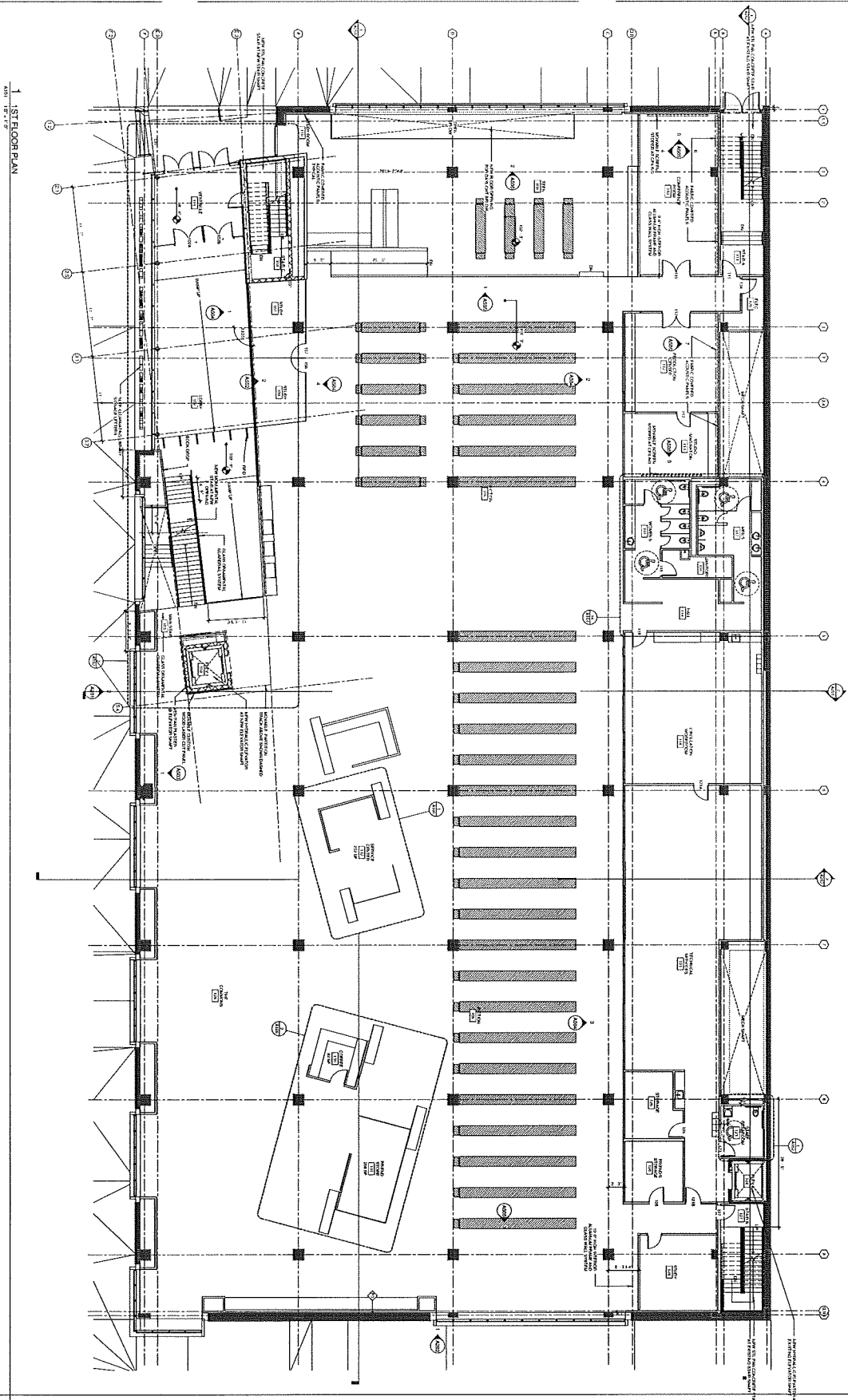
MADISON CENTRAL PUBLIC LIBRARY
 210 WEST MIFFLIN STREET
 MADISON, WI 53703

NO.	REVISION	DATE	BY	CHKD.
1	ISSUE FOR PERMIT	08/14/07	MS	MS
2	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
3	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
4	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
5	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
6	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
7	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
8	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
9	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS
10	ISSUE FOR CONSTRUCTION	08/14/07	MS	MS

2010M1.00
 DESIGN DEVELOPMENT
 08/14/07
 MS

GROUND FLOOR PLAN
 A100.2

NOT FOR CONSTRUCTION



1 1ST FLOOR PLAN
 DATE: 12.1.10

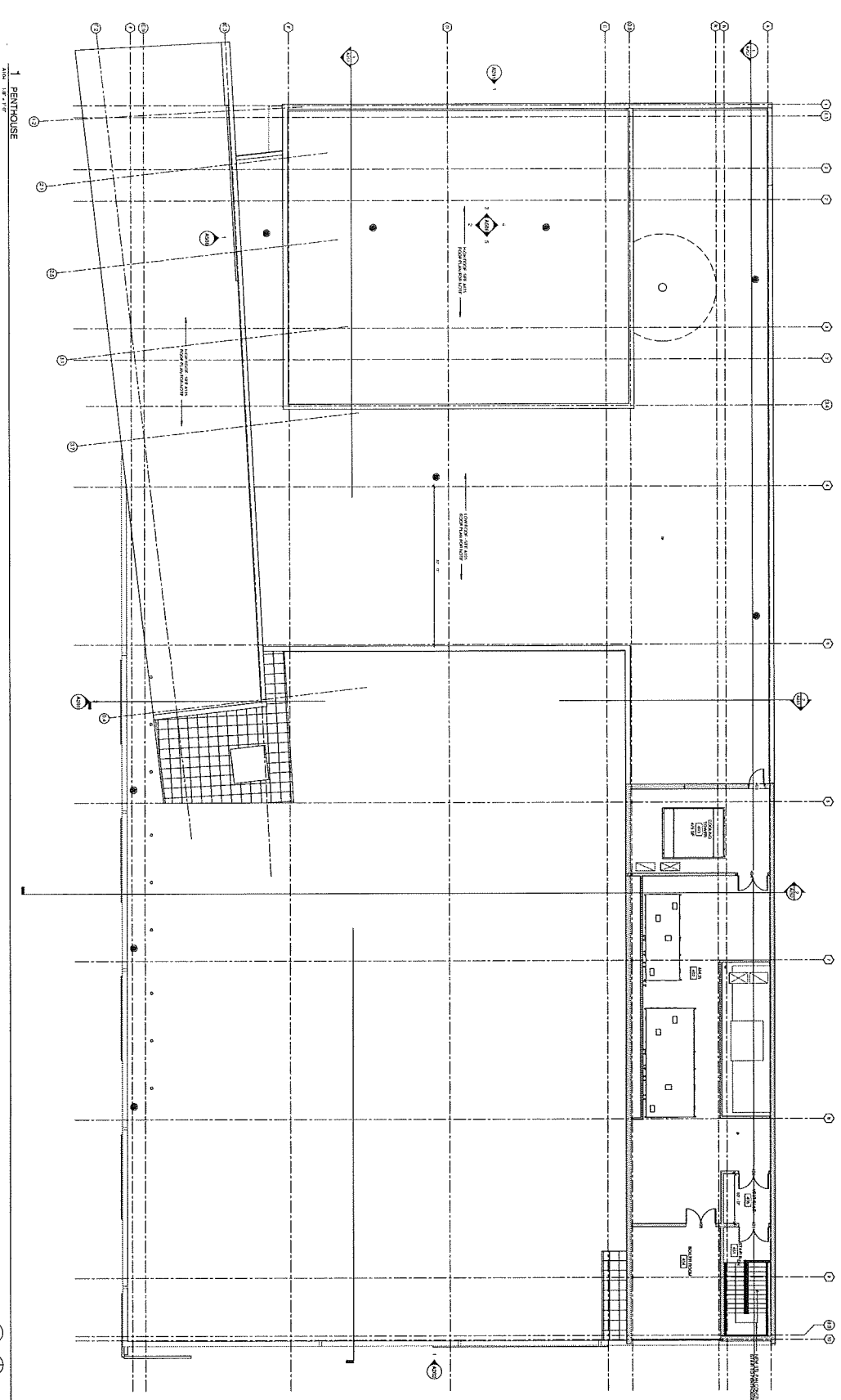
FINAL APPROVAL

<p>MADISON CENTRAL PUBLIC LIBRARY 210 WEST MIFFLIN STREET MADISON, WI 53703</p>	<p>PROJECT: MADISON CENTRAL PUBLIC LIBRARY 210 WEST MIFFLIN STREET MADISON, WI 53703</p>	<p>ARCHITECT: ARNOLD AND SHERIDAN INC. 1000 UNIVERSITY AVENUE, SUITE 200 MADISON, WI 53706 TEL: 608.263.1234 FAX: 608.263.1235 WWW.ANSINC.COM</p>	<p>ENGINEER: POTTER LAWSON 1000 UNIVERSITY AVENUE, SUITE 200 MADISON, WI 53706 TEL: 608.263.1234 FAX: 608.263.1235 WWW.POTTERLAWSON.COM</p>	<p>GENERAL CONTRACTOR: MS&R 1000 UNIVERSITY AVENUE, SUITE 200 MADISON, WI 53706 TEL: 608.263.1234 FAX: 608.263.1235 WWW.MSANDR.COM</p>
	<p>DATE: 12.1.10 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] APPROVED BY: [REDACTED]</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 10101</p>	<p>DATE: 12.1.10</p>

NOT FOR CONSTRUCTION

A101

1ST FLOOR PLAN



1 PENTHOUSE
 1/8" = 1'-0"

⊗ ⊕
 FIELD MARKERS

MSR
 MASONRY SURVEILLANCE REPORT
 NATIONAL ASSOCIATION OF MASONRY SURVEILLANCE REPORTERS
 MEMBER SINCE 1998

LOCAL CONTACT: VICTORIA
 POTTER LAWSON
 1000 EAST WISCONSIN AVENUE
 MADISON, WI 53703
 PHONE: 608-261-1111

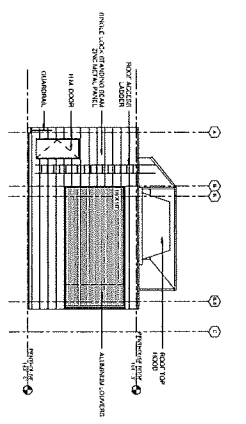
ARNOLD AND
 O'SHEA INC.
 ARCHITECTS
 1000 EAST WISCONSIN AVENUE
 MADISON, WI 53703
 PHONE: 608-261-1111

Hamann Engineering Inc.
 1000 EAST WISCONSIN AVENUE
 MADISON, WI 53703
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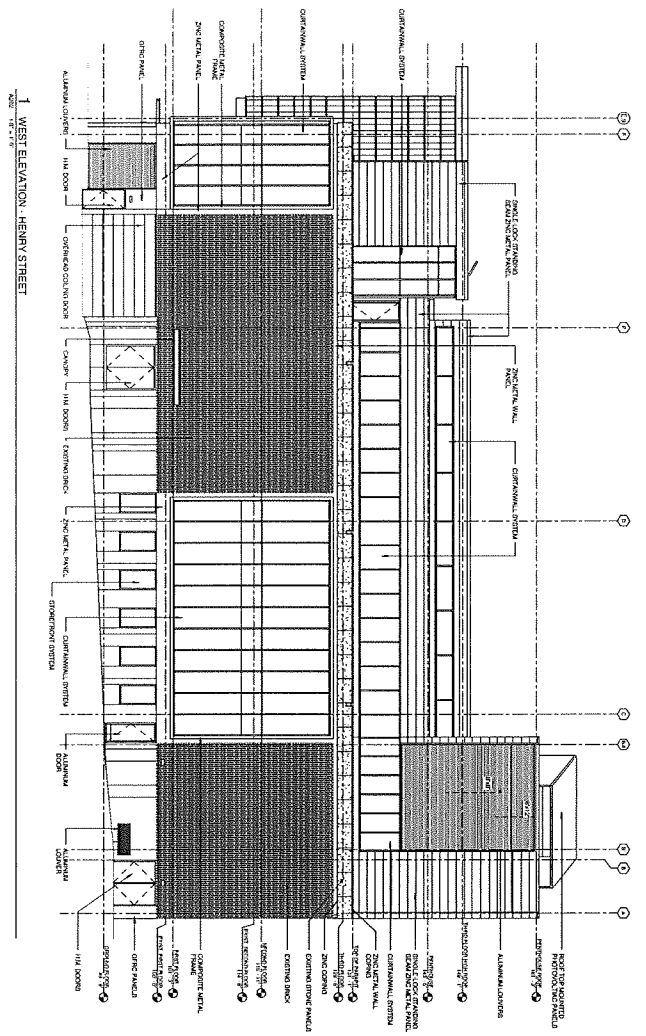
MADISON CENTRAL
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NO.	REVISION	DATE	BY	CHKD.
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2	2004.1.02			
3	2004.1.02			
4	2004.1.02			
5	2004.1.02			
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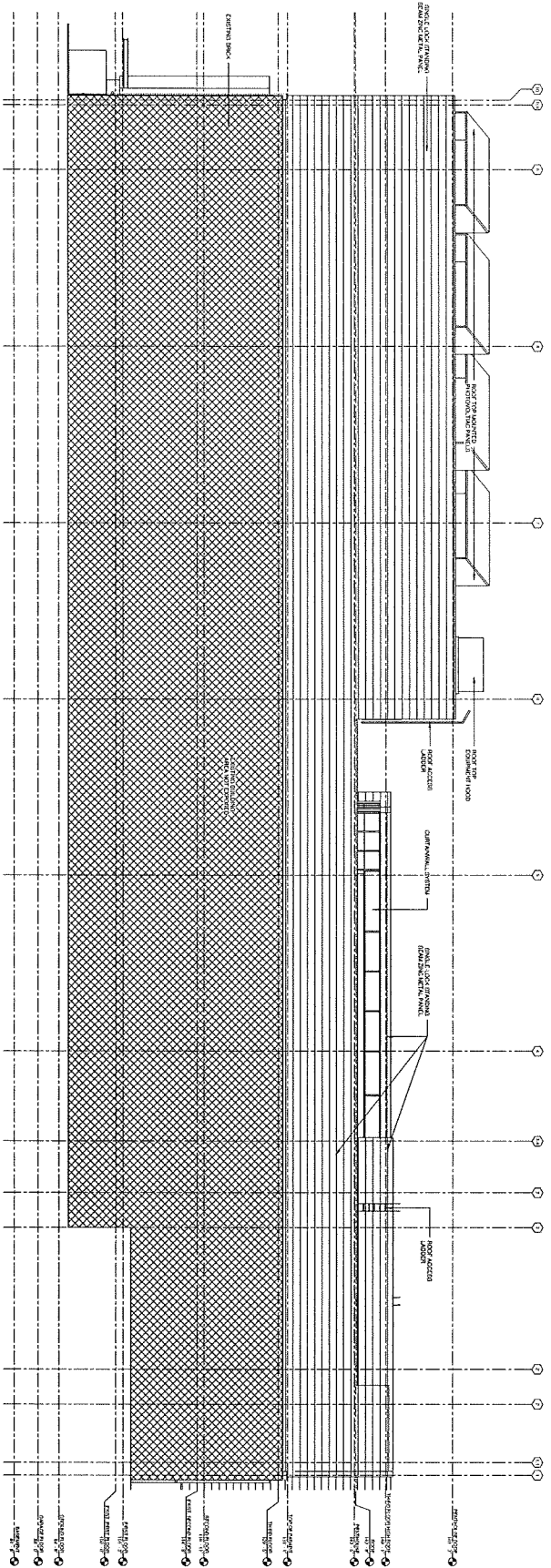
NOT FOR CONSTRUCTION
 A104
 PENTHOUSE FLOOR
 PLAN



3 PENTHOUSE EAST ELEVATION
 1/2" = 1'-0"



1 WEST ELEVATION - HENRY STREET
 1/2" = 1'-0"



2 SOUTH ELEVATION
 1/2" = 1'-0"

<p>MS&R Mechanical, Structural & Roofing 1000 West Mifflin Street Madison, WI 53703 Phone: 608.261.1234 Fax: 608.261.1235 Website: www.msandr.com</p>	<p>ROBERT LAWSON ARCHITECT 1000 West Mifflin Street Madison, WI 53703 Phone: 608.261.1234 Fax: 608.261.1235 Website: www.rlawson.com</p>	<p>ANGIE AND O'SHEA INC. ARCHITECTS 1000 West Mifflin Street Madison, WI 53703 Phone: 608.261.1234 Fax: 608.261.1235 Website: www.angieandoshea.com</p>	<p>Hanneman Engineering Inc. ENGINEERS 1000 West Mifflin Street Madison, WI 53703 Phone: 608.261.1234 Fax: 608.261.1235 Website: www.hannemaneng.com</p>	<p>vierbicher ARCHITECTS 1000 West Mifflin Street Madison, WI 53703 Phone: 608.261.1234 Fax: 608.261.1235 Website: www.vierbicher.com</p>
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MADISON CENTRAL PUBLIC LIBRARY
 210 WEST MIFFIN STREET
 MADISON, WI 53703

A202
 EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION



Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
Interim City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
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Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers
Hydrogeologist
Brynn Bemis

March 16, 2011

Mr. Tim Parks
City of Madison Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Mr. Parks,

In parallel with the renovation and remodel of the Madison Central Public Library, the City of Madison will be reconstructing the City right of way surrounding the central library project (i.e. sidewalk, associated trees and site furnishings outside the library property boundaries). The City of Madison is collaborating with the Madison Central Public Library architectural design team to ensure the site work outside of the property is designed and built in harmony with the library building project inside the property boundaries. The narrative included below and attachments "A" and "B" are included for reference purposes only. It is our understanding the site plan outside the library property boundaries is not subject to the conditional use permit review. Please contact me at your earliest convenience with any questions or concerns.

Sincerely,

Bryan Cooper, AIA, LEED AP
City of Madison
Department of Public Works
Engineering Division
City-County Bldg., Rm. 115
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703-3342
608 261 5533 PH
608 209 2748 CELL
608 264 9275 FAX
bcooper@cityofmadison.com

CC: Gene Post, Potter Lawson Inc.

CITY OF MADISON RIGHT OF WAY PROJECT NARRATIVE

01. Sidewalk design (see attachment A for reference)

- a. The edge of the sidewalk along Mifflin Street will be extended two feet to the north from its existing location to allow additional space for pedestrians between the edge of the building and the edge of the side walk. This will extend the sidewalk width from an existing width of 13'-0" to a new width of 15'-0". See item 2-a below for related information on the Mifflin street trees.
- b. Where Mifflin meets Fairchild, and where it meets Henry, the edge of the sidewalk will be extended six feet to the north from its existing location. This will extend the sidewalk width from an existing width of 13'-0" to a new width of 19'-0" at the aforementioned corners along Mifflin. The Mifflin/Fairchild corner will benefit from the extra space on the sidewalk as the new library entrance will be located almost directly on the property line. The current library building entrance is through an exterior plaza well off the property line. The extended sidewalk at Mifflin/Fairchild and Mifflin/Henry will also allow for easier pedestrian street-crossing from the Overture Center side of Mifflin (i.e. less street distance to cross).
- c. The sidewalk configuration along the Fairchild and Henry sides of the site will remain unchanged from their existing configuration.
- d. City of Madison standard granite pavers and colored concrete will be included on the sidewalk at the corner of Fairchild and Mifflin. See Figure 1.d below for similar example.



Figure 1.d – Colored concrete in foreground. Granite paver corner in distance.

02. Sidewalk trees

- a. The existing trees along Mifflin will be replaced with new trees to be selected by Marla Eddy in the City of Madison Parks Department. The new trees will be located two feet to the north of the existing tree line locations (refer to item 1-a above for related information). The east west locations of the trees will also be adjusted to align with the brick panels on the exterior of the central library building (see attachment B - birds eye view for reference). Below grade underneath the Mifflin Street sidewalk trees will be a storm water management product called Silva Cell See www.deeproot.com for examples. The Silva Cell product will also help support

10

traffic loads beneath the sidewalk reducing soil compaction and creating an environment for good tree root health.

- b. The sidewalk trees along the Fairchild and Henry sides of the site will be protected during construction and will remain in their existing locations.

03. Car Parking

- a. On street parking will be maintained along three sides of the site. On Fairchild Street there will be three parking stalls (one of the three will be a designated ADA stall). On Mifflin Street there will be six parking stalls (one of the six will be a designated ADA stall). On Mifflin Street there will also be a drop off zone – to accommodate one car - located in front of the library entrance on Mifflin Street.
- b. Along all three sides of the site the parking will be metered with a City of Madison standard multi-space parking meter system. See <http://www.cityofmadison.com/parkingutility/> for reference. See Figure 3.b below for example images of proposed meter system.



Figure 3.b - multi-space parking meter system and stall number sign post (includes bike rack).

04. Bike Parking

- a. As part of the City's goal to achieve a LEED silver rating the site will include approximately 45-50 bike parking spaces to achieve credit for providing alternative transportation (bicycle storage and changing rooms). The bike rack style will be in keeping with City of Madison's standard. See figure 4.a below for example of proposed bike rack system.



Figure 4.a – proposed bike rack model.

05. Pedestrian Lighting

- a. The two existing pedestrian lights along Mifflin will be removed and reinstalled in new locations as the current locations conflict with an overhang and canopy of the library building project. See figure 5.a below for example of pedestrian fixture to be reused.



Figure 5.a – proposed pedestrian light style to be relocated

06. Site Utilities

- a. As part of both the library and city right of way projects there will be upgrades to a few of the site utilities surrounding the library to accommodate new remodeled/renovated library demands. Also there will be strategically located catch basins at the edge of the sidewalk to improve drainage from the street and sidewalk.