



# 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](http://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	9/21/11
Received By	PDA
Parcel No.	0709 221-0802-6
Aldermanic District	8 SCOTT RESNICK
GQ	OK
Zoning District	RS
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. **Project Address:** 203 North Charter Street **Project Area in Acres:** 0.4 acres

**Project Title (if any):** Charter Street Heating Plant 15 kV Switch Gear Building

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

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <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"/> <b>Conditional Use</b>	<input checked="" type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

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

Applicant's Name: Gary A. Brown, FASLA Company: University of Wisconsin-Madison  
Street Address: 610 Walnut Street, 9th Floor 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: \_\_\_\_\_  
Street Address: same as above City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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 of a 1,200 SF 15 kV Electrical Switch Gear building, site screen wall/fence and landscaping.

Development Schedule: Commencement Jan. 2012 Completion Sept. 2012

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 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 Regent Street S. Campus Plan & UW Campus 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 Scott Resnick; Joint West and Joint Southeast Campus Area Committee meetings
  - 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 Date 09/19/11  
 Signature Gary A Brown Relation to Property Owner owner's rep.  
 Authorizing Signature of Property Owner Gary A Brown Date 09/19/11

**Letter of Intent**

**CONDITIONAL USE APPROVAL**

**for the**

**Charter Street Heating Plant 15 kV Switchgear Building  
203 N. Charter Street**

Application Submittal Date: September 21, 2011 for the November 7, 2011 Plan Commission Meeting

This application provides for the construction of a 15 kV Switchgear Building associated with the Charter Street Heating Plant Rebuild project on the University of Wisconsin-Madison campus, allowing construction to begin in January 2012. The address of the new building will be 203 N. Charter Street. This application is a separate approval from the rezoning request PUD/GDP/SIP for the Charter Street Heating Plant at 117 N. Charter Street.

The site of the project includes a 0.4-acre triangular site at the corner of N. Charter Street and W. Dayton Street, and is bounded on the northeast by the railroad corridor owned by Wisconsin Department of Transportation (WisDOT) and operated by Wisconsin and Southern Railroad (WSOR).

The scope includes a 1,200 square foot pre-fabricated switchgear building, a site fence and screen wall, associated utilities, and landscaping.

**Application materials bound herein:**

Land Use Application  
Letter of Intent  
Legal Description (draft)  
Photos of existing site and structure (interior and exterior)  
Reuse and recycling plan for deconstruction

**Bound under separate cover:**

Drawing set dated September 21, 2011

**State of Wisconsin, Division of State Facilities (DSF) Project Information:**

**Project Number:** 09A2L  
**Project Title:** Charter Street 15 kV Switchgear Building  
**For the:** University of Wisconsin-Madison  
Madison, Wisconsin  
**Type of Project:** Major Project / New Construction

**Project Participants:**

**Project Executive  
Committee:**

Alan Fish  
Associate Vice Chancellor Facilities Planning and Management  
608-262-3488  
[afish@fpm.wisc.edu](mailto:afish@fpm.wisc.edu)

**DSF Project  
Manager:**

Kirby Letheby  
Co-Project Manager for State of Wisconsin  
608-261-5046  
[kirby.letheby@wisconsin.gov](mailto:kirby.letheby@wisconsin.gov)

**Engineering and  
Procurement  
Contractor (EPC):**

**Boldt / AMEC Team**  
(includes the following firms):

**Lead Engineering Firm**

**Dan Regan**  
Amec  
Lakeside Center  
1979 Lakeside Parkway, Suite 400  
Tucker, GA 30084  
(770) 688-2776  
[daniel.regan@amec.com](mailto:daniel.regan@amec.com)

**Civil Engineer/Landscape  
Architect**  
**Cassie Goodwin**  
JJR, LLC  
625 Williamson Street  
Madison, WI 53705  
(608) 327-4427  
[Cassie.goodwin@jjr-us.com](mailto:Cassie.goodwin@jjr-us.com)

**Prime Contractor & EPC**

**Jeff Niesen**  
Oscar J. Boldt Company  
740 Regent Street, Suite 202  
Madison, WI 53715  
(608) 257-2430  
[Jeff.niesen@boldt.com](mailto:Jeff.niesen@boldt.com)

**Proposed Construction schedule**

Demolition of the existing property is currently planned for late November 2011. Excavation for the underground electrical ducts and foundation of the building is expected to begin in January 2012. Substantial completion of the switchgear building and site is anticipated to be completed in September 2012.

**Description of Existing Conditions**

The current site includes a two-story rooming house built in 1960. The street address is 201 N. Charter Street. The University obtained ownership of the property in spring 2011, and the lease expired in August 2011, leaving the property vacant.



Also on the site were two rail spurs that used to serve the Charter Street Heating Plant for coal and other deliveries. The abandoned rail spurs, which crossed W. Dayton Street, were removed through a right-of-way occupancy and excavation permit in August 2011.

### **Description of Proposed Improvements**

#### ***Architectural Improvements***

The 15 kV switchgear building is a 50 by 24 foot steel box, approximately 12 feet in height. The building is pre-fabricated with all equipment pre-installed, and is delivered to the site in two sections (side by side). The finished color of the building will be chosen to complement the palette used on the Charter Street Heating Plant and other adjacent facilities. The building will sit on a cast-in-place basement which extends to the west an additional 6 feet beyond the building for a manhole access way.

#### ***Site Improvements***

The overall project site disturbance includes 0.4 acres, 0.2 acres of which is UW property. The remaining 0.2 acres is WisDOT right-of-way which will be restored through this project (due to removal of rail spurs) and then left under the control and maintenance of WisDOT and WSOR.

Proposed site features include a 10-foot tall brick faced architectural precast screen wall with integral steel fence panels along the west, south, and east sides of the site. The north side of the site, facing the rail corridor, will be secured by a black steel fence matching the integral fence panels in the screen wall (and the fence used around the Charter Street Heating Plant). The screen wall acts to secure the site and visually block much of the site from Charter Street and Dayton Street traffic, while still allowing some views into the site. The one vehicular gate for the site will also be black steel.

The landscape will feature low-grow fescue turf, native switchgrasses, and a small aspen grove. The landscape is designed to be low maintenance and require no irrigation.

Stormwater from the site currently sheet drains to storm inlets in the railroad corridor or the City right-of-way. The proposed site will sheet drain primarily to the north and east. The imperviousness of the site is being reduced from the current condition with the removal of the rail spurs and rooming house.

#### ***Facility Operation and Maintenance***

The general operating hours of the facility will be 24 hours a day, 7 days a week, year-round. The structure will normally remain unoccupied, but will have occasional access for maintenance. The building will not be accessible to the general public or to University faculty, staff and students.

Vehicular and pedestrian access to the switchgear facility will be made via the N. Charter Street driveway and access gate, which utilizes the existing curb cut for the rooming house. The site is completely gated and secure, and will be entered by authorized University personnel only. The main entrance to the building is on the west end, a secure steel double door. The east entrance of the building will be for emergency egress only and will not allow for exterior access.

Site security at the entrance to the switchgear building will be monitored via a closed circuit camera, operated by the University and networked with the other security cameras on the Charter Street Heating Plant site.

All facility maintenance activities, including snow removal and landscape maintenance will be performed by University facilities personnel on a regular basis.

***Other Approvals and Reviews***

Restoration work within the City right-of-way on N. Charter and W. Dayton Streets around the project site will be reviewed separately through the City's Board of Public Works approval process and are not included in this zoning approval. Right-of-way improvements will include adding brick pavers in the terrace along N. Charter Street and the installation of an additional street tree:

A draft of the Certified Survey Map (CSM) for this property has been submitted to the City and is pending recording.

Railroad modifications are also not included in the conditional use approval and will be reviewed separately by WisDOT representatives and WSOR.

In addition to the City approval, the appropriate permits and approvals for the construction and operation of the facility will be obtained from the Department of Natural Resources, Department of Safety and Professional Services, and other state and Federal agencies.



**Client:** State of Wisconsin

**Project:** Charter Street 15 kV Switchgear Building Site

**Location:** 201 N Charter Street, Madison, Wisconsin

**Overview**

Reusing and recycling materials rather than sending them to the landfill during demolition can substantially reduce the environmental impact of a development. It can also reduce overall costs associated with demolition. The Charter Street Heating Plant project plans to limit demolition waste by reusing and recycling materials. On September 16, 2011 the Boldtamec team assessed reusable and recyclable materials at the House deconstruction project located at 201 N. Charter Street, Madison, WI and the below plan outlines the approach for reusing and recycling materials in order to divert material from the landfill.

The Deconstruction Reuse and Recycling Plan includes three sections, coordinated with the project timeline:

- I. **Reuse Phase:** Salvaging reusable items prior to deconstruction should be the first priority for material reuse and recycling in these buildings. Reusable items in the buildings include furniture, mechanical equipment, cabinets, lighting, and sinks.
  
- II. **Pre-Deconstruction Phase Recycling:** Hazardous and regulated materials must be removed for recycling prior to full deconstruction. These items include mercury thermostats, paints, stains and chemicals, fluorescents bulbs and ballasts, computers and electronics, appliances, HVAC equipment, asbestos, and lead. Recyclable carpet and ceiling tile should be removed for recycling prior to deconstruction.
  
- III. **Deconstruction Phase Recycling:** Recycle building materials during deconstruction and demolition can reduce negative environmental impact and reduce and fill fees. Materials that should be recycled include asphalt, metal, brick, concrete and wood.

Boldtamec will oversee the reuse activities described in Section I. The demolition contractor is responsible for recycling the materials listed in Sections II and III and providing documentation for all recycling and disposal.

Contacts

Andy Fieber, LEED AP BD+C (608) 209-2183 andrew.fieber@boldt.com

ABLE OF CONTENTS

**Overview.....1**

**I. Reuse Phase.....3**

**II. Pre-Deconstruction Phase Recycling.....3**

    Lighting

    Refrigerants and HVAC Equipment

    Appliances

    Paints, Stains, and Other Chemicals

    Thermostats Containing Mercury

    Carpet

    Ceiling Tile

**III. Deconstruction Phase Recycling.....8**

    Asphalt

    Concrete and Concrete Block

    Metal

    Cardboard, Paper, Cans, and Bottles

    Wood

**Attachment A: Proper Disposal of Latex Paint.....24**

**Attachment B:.....25**

5

Project: Charter Street 15 kV Switchgear Building Site Deconstruction (201 N. Charter)

**I. Reuse Phase**

The demolition contractor is not responsible for any items in this section. Reusing an item is almost always the most environmentally friendly form of recycling. However, certain items that use energy should not be reused. Examples include refrigerators more than ten years old or fluorescent light fixtures with magnetic ballasts. Life cycle energy analyses indicate that from an environmental impact and energy use standpoint it is better to recycle these items than to continue using them.

After conducting an inventory of the reusable items in and around the building, Boldtamec recommends focusing upon the following options to maximize reuse:

- Coordinating the removal of electrical, plumbing, and hvac equipment
- Light fixtures
- Residential building materials
- Remaining furniture

Boldtamec will organize a walk-through with Frank Byrne of Habitat ReStore to determine their interest and can coordinate the removal of the items from the building. Habitat ReStore is a part of the national non-profit Habitat for Humanity. They are interested in items that can be reused in residential settings, and may be interested in cabinets, showers, lockers, bathroom sinks, mirrors, doors, and windows . After all deconstruction efforts have taken place, Boldtamec will donation of remaining items to local charities.

- Saint Vincent DePaul because they provide free pick-up.
- Habitat ReStore of Dane County, 208 Cottage Grove Rd., Madison, WI, 53716.  
Contact: Frank Byrne, Deconstruction Manager (608) 712-073

**II. Pre-Deconstruction Phase Recycling**

For all materials removed during the pre-deconstruction phase, the responsible contractor shall provide evidence of proper handling. Receipts or other proof of recycling shall include the date(s), material, quantity, weight or volume, and the recycling or disposal company's contact information. The demolition contractor is responsible for ensuring that all documentation of recycling and disposal is given to Boldtamec, the reuse and recycling manager. The documentation shall be given to Boldtamec within one month of recycling or disposal of the material. This plan does not address asbestos. Anyone involved in deconstruction should be familiar with the

findings from the asbestos report and take the necessary safety precautions. State hazardous waste regulations provide guidance for recycling after the reuse phase is complete and prior to building deconstruction. This section includes information for the recycling or proper disposal of the following regulated items:

- Lighting
- Refrigerants
- Appliances and HVAC equipment
- Hazardous chemicals, including paint
- Thermostats containing mercury
- Carpet
- Ceiling tile

### **Lighting**

Background Information: State hazardous waste regulations require recycling bulbs and ballasts containing mercury or polychlorinated biphenyls (PCBs). Some bulbs and fixtures identified may be reusable as described in Section I of this plan. If not reused, bulbs and ballasts must be brought to a recycler or consolidator. The consolidator and recycler must be licensed, and in compliance with applicable environmental regulations.

#### **Materials of concern include:**

- **Fluorescent bulbs:** Fluorescent tubes contain mercury and are required to be recycled. Only efficient bulbs (such as T8s) should be reused.
- **Fluorescent lamp ballasts:** Each fluorescent lamp fixture contains a built-in ballast which may contain PCBs. Any ballast containing PCBs must be recycled. Ballasts manufactured after 1979 with a "NO PCBs" label can be landfilled. Madison Environmental Group, however, recommends recycling all ballasts to reduce future liability. Efficient electronic ballasts should be reused when possible.
- **Compact fluorescent lights (CFLs):** CFLs contain mercury and must be recycled if not reused. CFLs should be reused when possible.
- **High intensity discharge (HID) lamps:** HID lamps contain lead and mercury (except for low pressure sodium lamps, which contain only lead). HID lamps containing mercury are required to be recycled. Madison Environmental Group recommends recycling all types of HID lamps to reduce future liability.

- Capacitors in HID fixtures: Each HID fixture has a capacitor that may contain PCBs. Capacitors manufactured after 1979 with a "NO PCBs" label can be landfilled. Madison Environmental Group, however, recommends recycling all capacitors to reduce future liability.
- Incandescent bulbs: These bulbs contain lead, but are not required to be recycled. Madison Environmental Group recommends recycling all types of bulbs to reduce future liability.

### **Site Materials:**

The building contains fluorescent bulbs, ballasts, and incandescent bulbs. Bulbs and ballasts should be removed from fixtures and recycled. Metal fixtures should be recycled with other metals as explained in Section III.

Examples of site materials are shown below:

Fluorescent bulbs and ballast Boxes of fluorescent bulbs in the boiler room

Recyclers:

- PKK Lighting, Inc. 7182 Hwy 14, Middleton, WI 53562. Contact: Rick Portz (608) 836-7821
- Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713. (608) 275-6766

### **Refrigerants**

Background Information: Refrigerants are used in cooling equipment such as air conditioners and refrigerators. Many refrigerants are both ozone-depleting chemicals and powerful greenhouse gases. For example, R22—a commonly used refrigerant—has a global warming potential 1700 times greater than carbon dioxide. Wisconsin Administrative Code NR 488 regulates handling and disposal of refrigerants. The entity handling and recovering the refrigerants and coolants must be registered with the Wisconsin DNR. The entity transporting salvaged refrigeration equipment (except for individuals hauling their personal items) must certify annually to the DNR that they will transport items in a manner that prevents refrigerant releases. Documentation of proper handling must be retained for three years.

**Site Materials:**

Air conditioning units, compressors, water coolers, and any other appliances containing refrigerants in the building should be recycled properly.

Example of site material is shown below:

Recyclers:

Water cooler containing refrigerants

Moor's Salvage and CFC Recovery, Inc. 6421 Edna Taylor Parkway, Monona, WI, 53716. (608) 223-9220

**Appliances and HVAC equipment**

Background Information: Wisconsin Statute 287.07 requires the recycling of major appliances including clothes washers and dryers, dishwashers, air conditioners, stoves, ovens, microwave ovens, freezers, refrigerators, water heaters, furnaces, dehumidifiers, and boilers. These major appliances were banned from landfills in 1991. Microwave ovens may be landfilled only if the capacitor has been removed. Most major appliances are made primarily of high quality steel. They also may contain glass, plastic, rubber, copper, aluminum, and several hazardous materials that require special handling. Any appliances that have refrigerants or coolants must be handled according to instructions in the refrigerants section.

**Site Materials:**

Water heaters, boilers, and other appliances that cannot be reused should be recycled.

Recyclers:

Moor's Salvage and CFC Recovery, Inc. 6421 Edna Taylor Parkway, Monona, WI, 53716. (608) 223-9220

Samuels Recycling Company, 4400 Sycamore Ave, Madison, WI, 53714. Contact: Steve Drier, (608) 241-1571

**Paints, Stains, and Other Chemicals**

Background Information: Oil-based paints, products containing organic solvents, and latex paints (if the can is more than half full) are considered hazardous waste and must be taken to a designated recycler for disposal. Latex-based paints can be properly hardened and disposed of in the trash if the can is less than half full.

**Site Materials:**

Any cleaning products or other chemicals that are not removed by the University of Wisconsin must be disposed of properly. Materials identified in the building include chemicals in janitor's closets.

Recycler:

Dane County Clean Sweep 2302 Fish Hatchery Road, Madison, WI, 53713

Contact: Dave Radisewitz (608) 294-5358

**Thermostats Containing Mercury**

Background Information: Mercury-containing thermostats hold mercury equivalent to the amount in 200-300 fluorescent bulbs, and they must be recycled. Mercury is a hazardous waste, but the Universal Waste Rules allow thermostats to be recycled without going through hazardous waste permitting processes. Care must be taken not to break the glass bulb containing the mercury during deconstruction and transportation.

**Site Materials:**

No thermostats containing mercury were identified in the building. However, if thermostats containing mercury are found during deconstruction, they should be properly recycled.

Recyclers:

Dane County Clean Sweep 2302 Fish Hatchery Road, Madison, WI, 53713

Contact: Dave Radisewitz (608) 294-5358

**Carpet**

Background Information: Carpet and carpet padding are recyclable by a chemical process that breaks down the carpet and recovers the raw materials.

**Site Materials:**

Since carpet is glued directly to the subfloor, a small representative sample of the carpet should be brought to Reynolds to determine whether it can be recycled. If there are excessive amounts of adhesive left on the carpet, it cannot be recycled. Carpet is located throughout the majority of the building and is glued directly to a concrete subfloor. Boldtamec recommends rolling the carpet and storing it in a dry place until the demolition contractor can take it to the Reynolds warehouse or arrange for it to be picked up.



Example of site material is shown below:

Recycler:

Reynolds Urethane Recycling 8417 Murphy Dr., Middleton, WI, 53562 (608) 831- 4244

### **Ceiling tile**

Background Information: Ceiling tile is recyclable by a process that recovers the raw materials to make new ceiling tiles.

### **Site Materials:**

Ceiling tiles are located throughout portions of the building.

Example of site material is shown below:

Recycler:

Ceiling tile USG 125 S Franklin St, Chicago, IL, 60606 (312) 606-4000

Contact: Tina Pacente, Local Representative, 847-830-5383

### **III. Deconstruction Phase Recycling**

Within one month of recycling or disposal, the deconstruction contractor shall provide documentation for each haul of trash and recycled materials to Boldtamec, the designated recycling manager. The documentation shall include the date, material, weight, quantity or volume, hauler, and recycling, diversion, or landfill information.

This section includes information for the recycling or proper disposal of the following:

- Asphalt
- Brick and Stone
- Concrete or Concrete Block
- Metal
- Cardboard, Paper, Cans, and Bottles
- Wood

## **Asphalt**

Background Information: Asphalt can be ground and used as part of a mix to manufacture new asphalt. Recycling asphalt is cost effective and reduces consumption of oil and other raw materials.

### **Site Materials:**

If any asphalt is removed during deconstruction, it should be recycled.

#### Recyclers:

Homburg, 6106 Milwaukee Street, Madison, WI, 53704. Contact: Mike Hackel (608) 241-1178

Payne and Dolan, 6145 Cottonwood Drive, Madison, WI. 53719, (608) 271-2722

## **Brick and Stone**

Background Information: Brick and stone can be salvaged whole, crushed, or used as clean fill. Recycling brick and stone costs significantly less than sending it to the landfill.

### **Site Materials:**

The exterior of the building has brick veneer wainscot.

#### Recycler:

Homburg, 6106 Milwaukee Street, Madison, WI, 53704. Contact: Mike Hackel (608) 241-1178

## **Concrete and Concrete Block**

Background Information: Clean concrete and concrete block may be crushed and used as fill, aggregate in roadbeds, or for recycling into new concrete. "Clean" means that concrete is free of dirt, clay, wood, and lead-bearing paint. Recycling these materials costs substantially less than hauling them to a landfill. Recycling also reduces quarrying and extracting impacts by providing recycled materials as alternate choices for construction.

### **Site Materials:**

Concrete foundations, concrete block, and walkways should be crushed for recycling. No painted concrete was identified. If any painted concrete on masonry is found it must be tested for lead-based paint. If levels of lead in paint exceed 0.7 mg/cm<sup>2</sup>, the concrete is not recyclable.

**Recyclers:**

Wingra Stone Company 2975 Kapec Road, Fitchburg, WI, 53719 (608) 271-5555

Wingra Stone's nearest quarry is:

Kapec Quarry, 2975 Kapec Road, Fitchburg, WI, 53719.

Homburg, 6106 Milwaukee Street, Madison, WI, 53704. Contact: Mike Hackel (608) 241-1178

**Metal**

Background Information: Though not required by law, we recommend that all metals be recycled. Painted metal, even if it contains lead-bearing paint, is typically recyclable. For the highest redemption value, we recommend that the metal be sorted into copper, copper wiring, and a mix of all other metals. Because of the high value of copper, it is prudent to clarify with the demolition contractor who is entitled to the redemption value of the recycled metals.

**Site Materials:**

The building contains recyclable metal such as copper piping, steel piping, conduit, and metal light fixtures.

**Recyclers:**

All Metals Recycling 1802 S Park St, Madison, WI 53713.

Contact: Pat (608) 255- 0960

Samuels Recycling 4400 Sycamore Ave, Madison, WI, 53714.

Contact: Steve Drier, (608) 241-1571

Valley Packaging Industries, Inc, Inc. 930 Stewart St., Madison, WI 53713.

Contact: Jim Auchue (608) 274-6130

**Cardboard, Paper, Cans, and Bottles**

Background Information: Cardboard, paper, cans, and bottles must be recycled according to Wisconsin law.

**Site Materials:**

In addition to any single stream recyclable materials left in the building after the occupants move out, any materials generated during demolition must also be recycled.

Recycler:

Madison Recycling Center, 2200 Fish Hatchery Road, Madison, WI 53713 608-251-2115.

**Optional Recyclable Material**

The demolition contractor is encouraged, but not required to recycle the following material:

**Wood**

Background Information: Any unpainted and untreated wood is recyclable. If possible, the demolition contractor should collect unpainted and untreated dimensional lumber and engineered lumber, such as oriented strand board (OSB), plywood, and particleboard for recycling.

**Site Materials:**

Any untreated and unpainted wood that can be separated from other building materials should be recycled.

Recyclers:

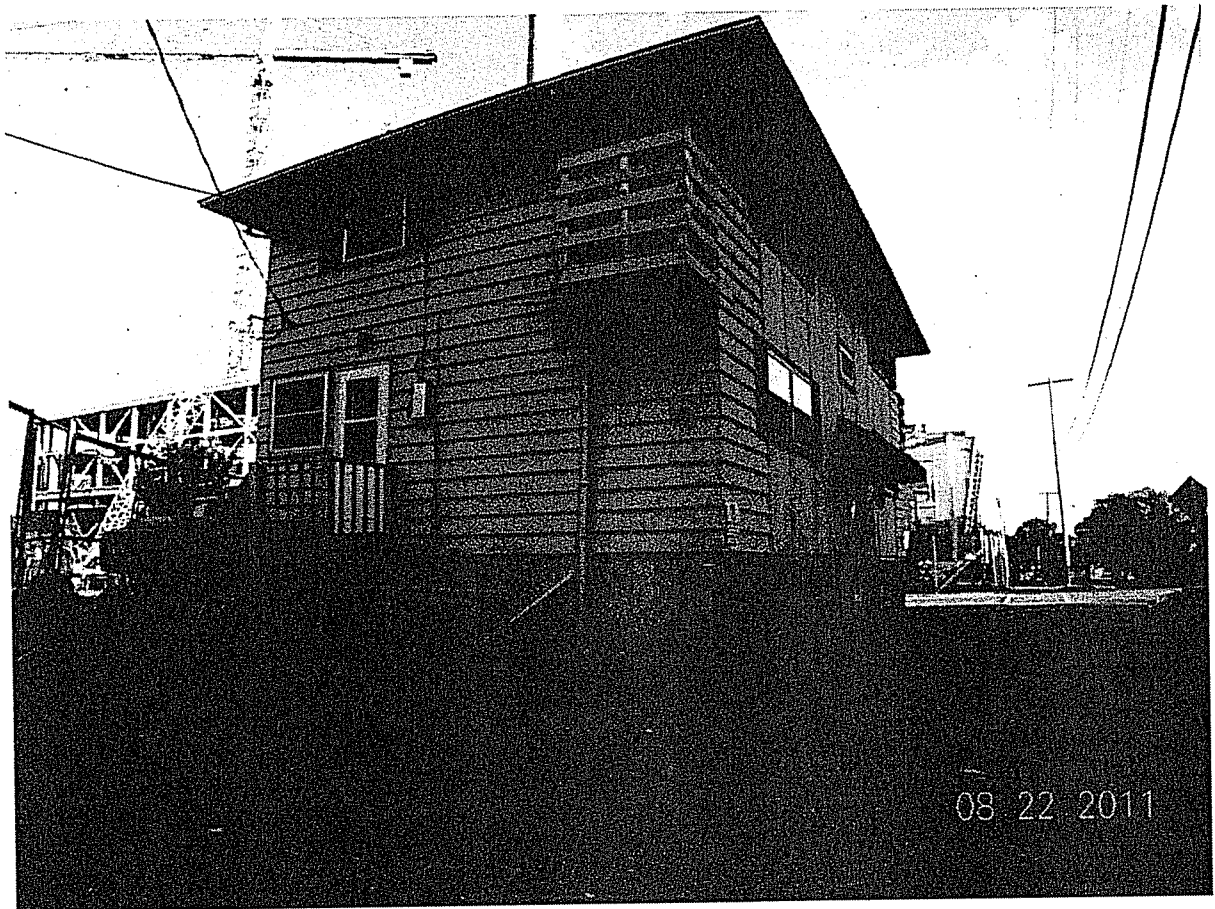
The Bruce Company 2159 Range Trail, Verona, WI 53593.

Contact: Brian Mullen, Recycling Division Manager, (608) 836-7041

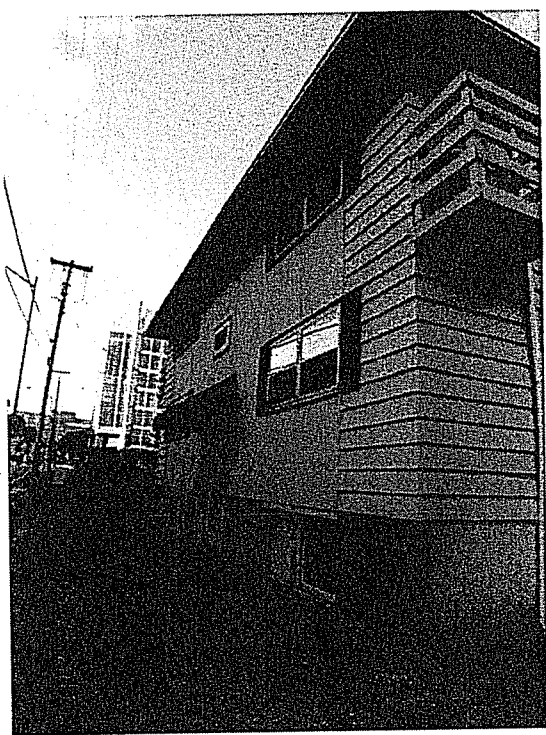
Royal Container Service, P.O. Box 6438, Monona, WI 53716.

Contact: David Vander Velde, owner, (608) 206-3174

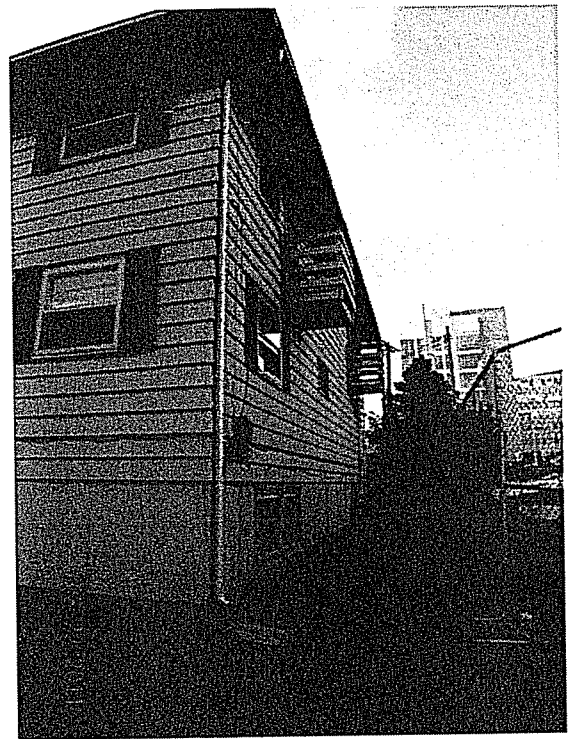
201 N. Charter Street – Existing Building Photos  
August 22, 2011



Exterior, north façade – looking south along N. Charter Street



Exterior, west façade

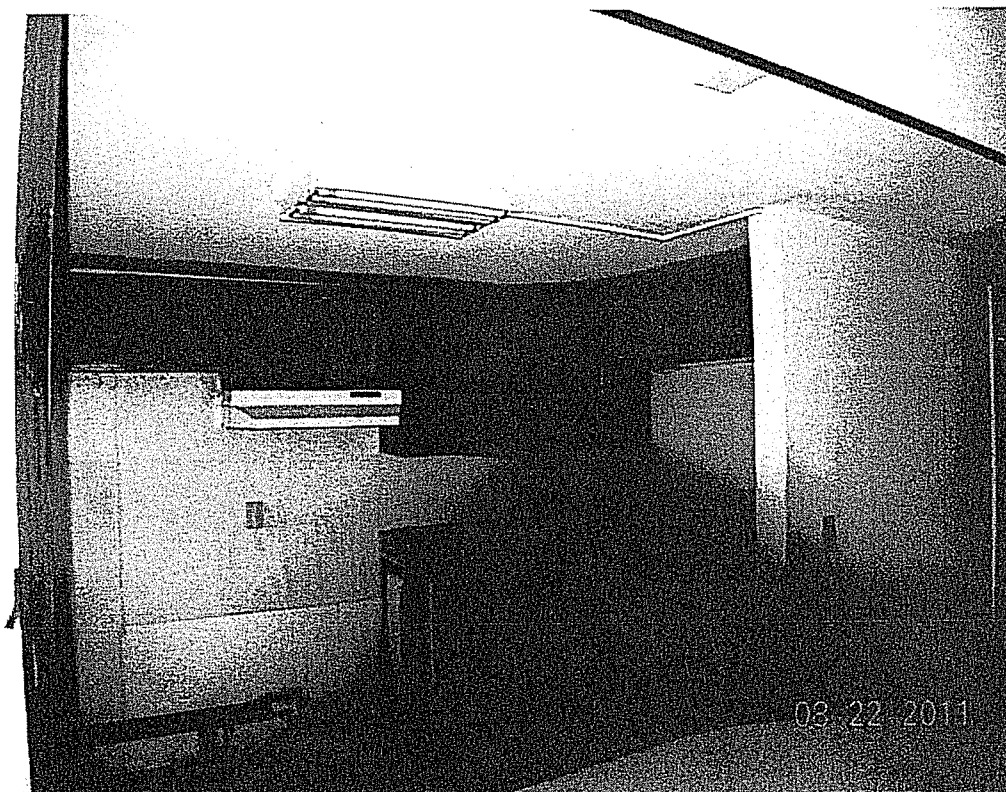


Exterior, east façade

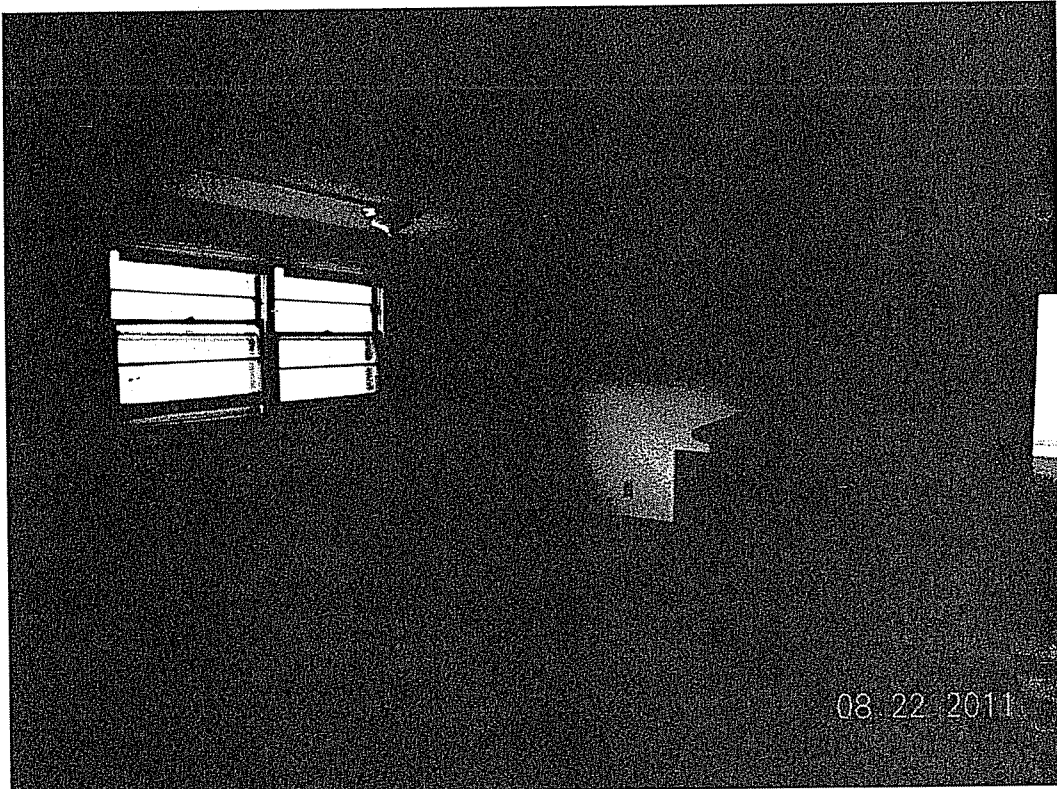
5



Interior, kitchen area



Interior, kitchen area



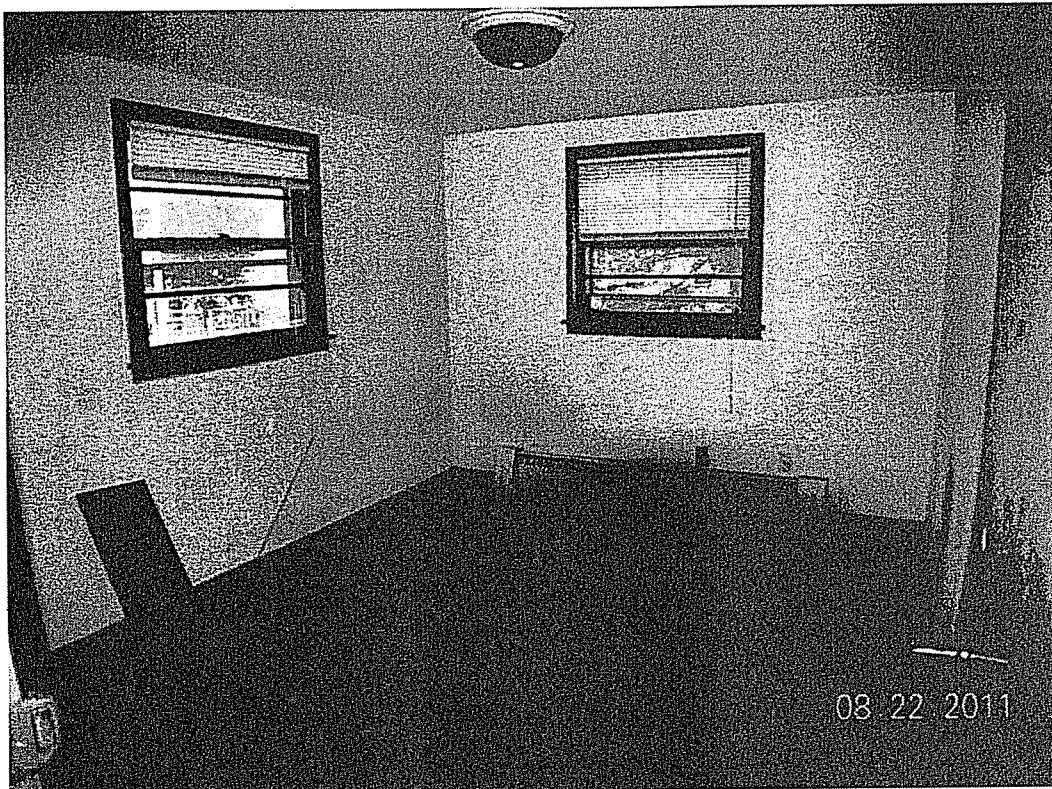
Interior, dining area



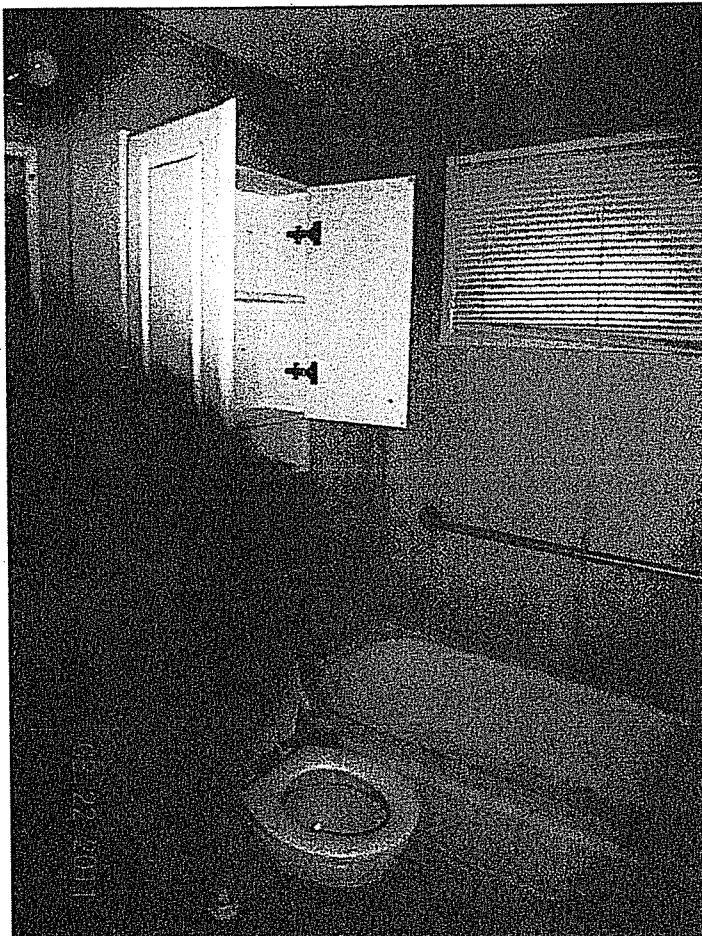
Interior, bedroom

5



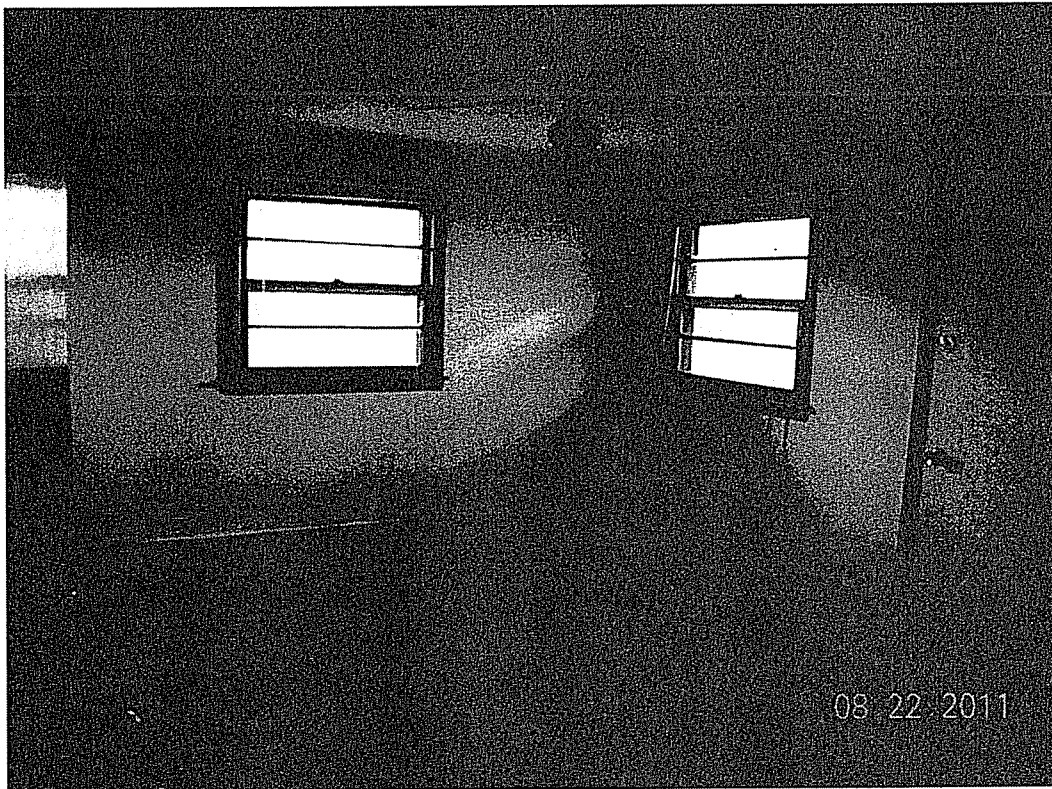


Interior, bedroom

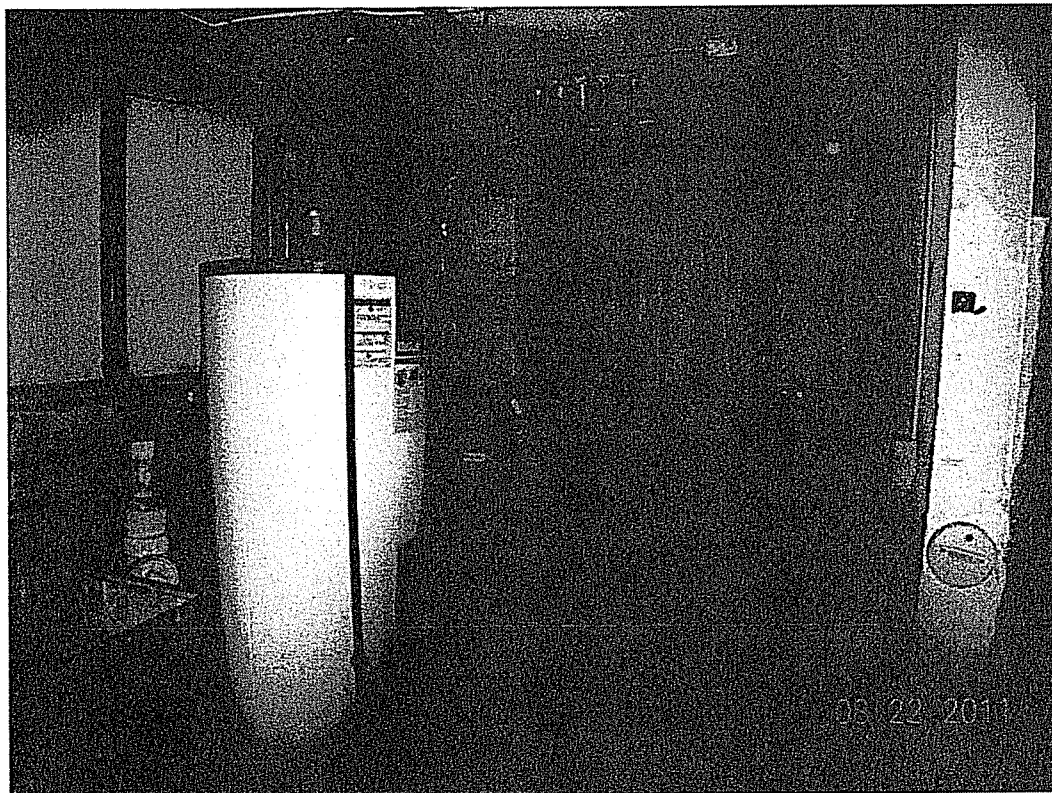


Interior, bath

5



Interior, bedroom



Interior, mechanicals









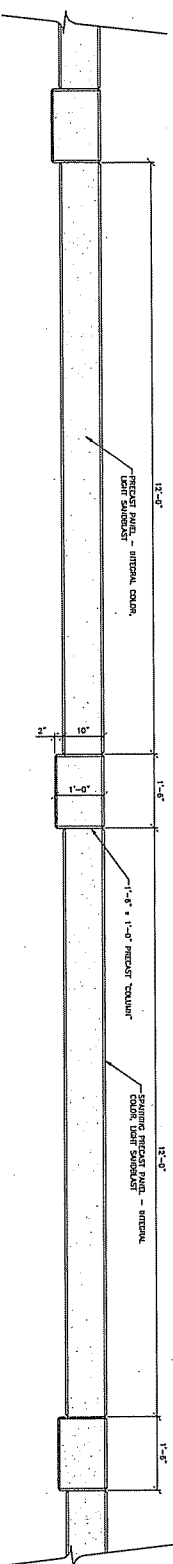






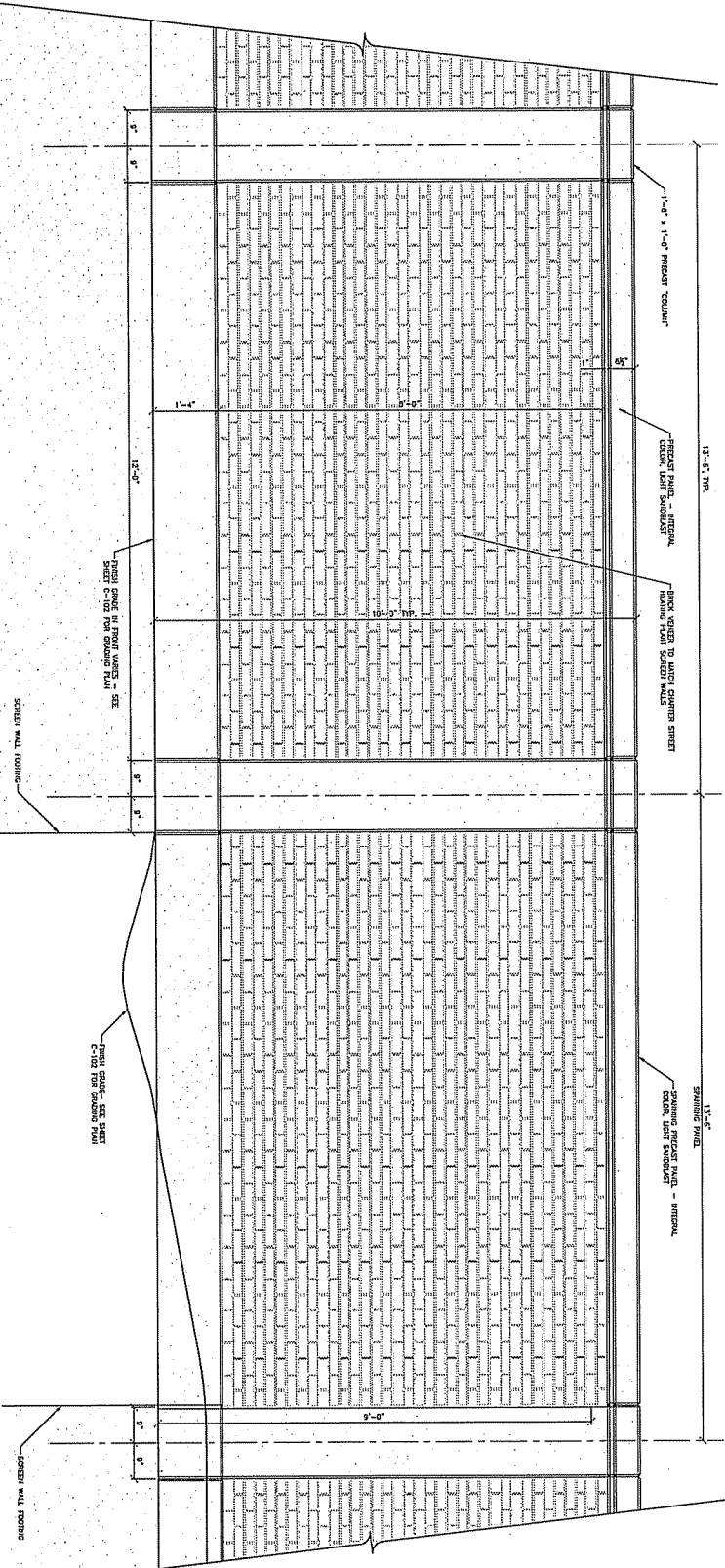


1 PRECAST SCREEN WALL WITH SPANNING PRECAST PANEL




SCALE: 1" = 1'-0"

2 PRECAST SCREEN WALL WITH SPANNING PRECAST PANEL

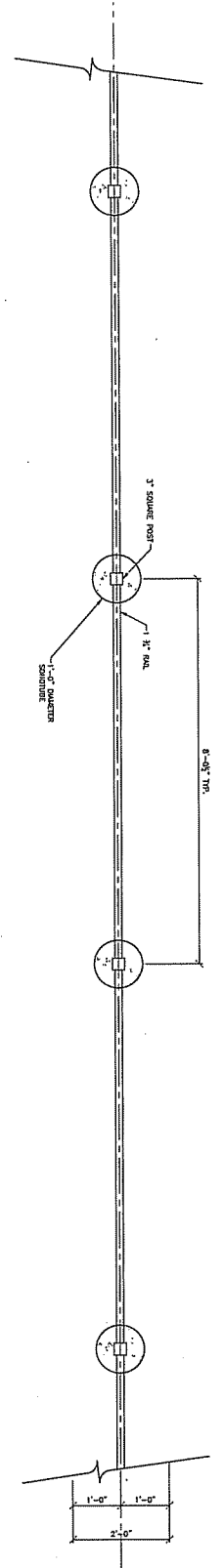


SCALE: 1" = 1'-0"

NOTE:  
 PRECAST MANUFACTURER TO PROVIDE  
 CONCRETE REINFORCEMENT AND PROVIDE ALL  
 REINFORCING/CONNECTIONS FOR  
 ALL PRECAST MANUFACTURER.

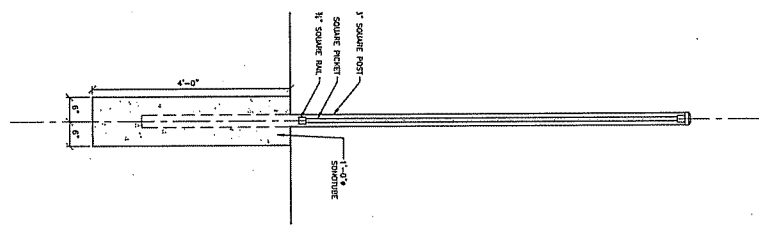
 State of Wisconsin Department of Administration Division of State Facilities		PROJECT NO. 09/21/2011 DRAWING NO. C-502 DATE 09/21/2011 DRAWN BY PR CHECKED BY PR
Title: CHARTER STREET 15KV SWITCHGEAR BUILDING Project Location: 203 NORTH CHARTER STREET Sheet Title: Screen Wall Details		Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON

5



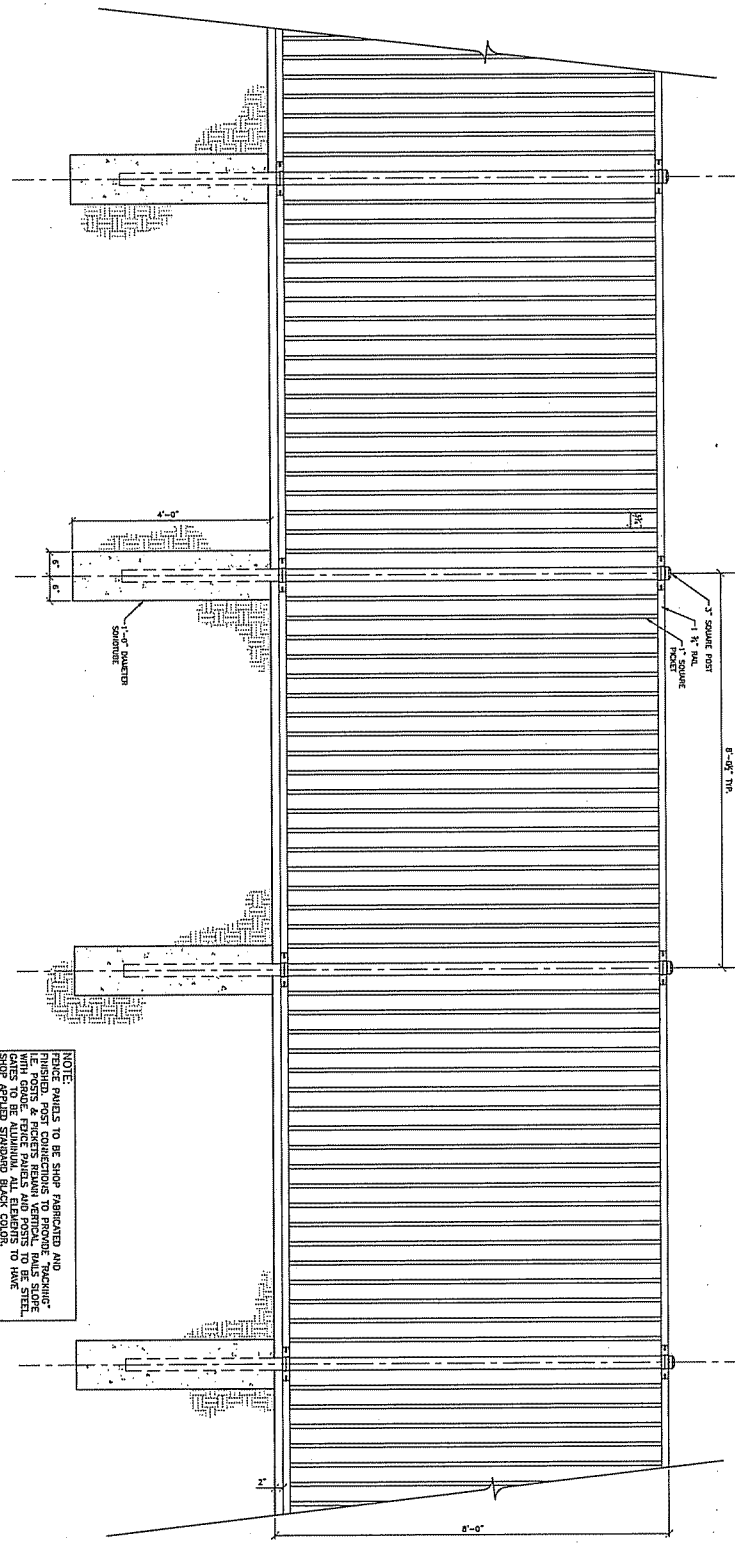
1 STEEL SITE FENCE - PLAN

SCALE: 1" = 1'-0"



2 STEEL SITE FENCE - SECTION

SCALE: 1" = 1'-0"



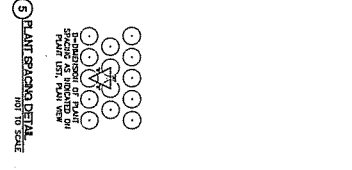
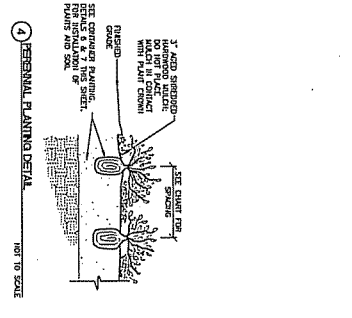
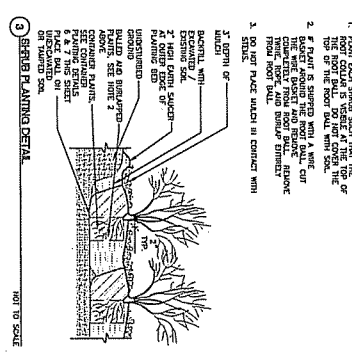
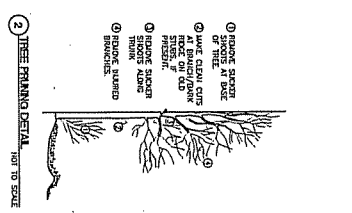
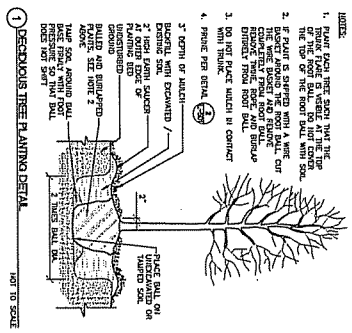
3 STEEL SITE FENCE - ELEVATION

SCALE: 1" = 1'-0"

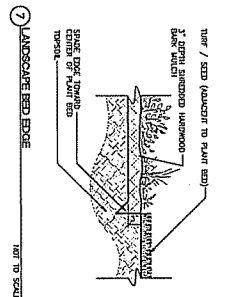
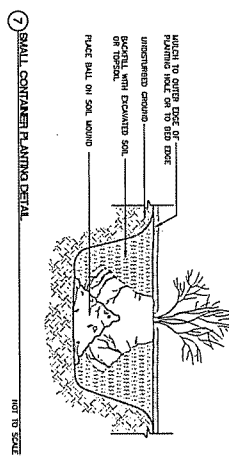
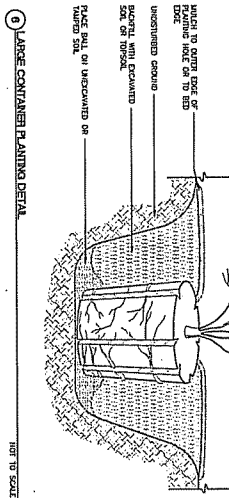
NOTE:  
 FENCE PANELS TO BE SHOP FABRICATED AND  
 FURNISH. POST CONNECTIONS TO BRACKETS, INTERLOCKS  
 WITH GRADE. FENCE PANELS AND POSTS TO BE STEEL.  
 SIZES AND THE FINISHING SHALL BE AS SHOWN.

<b>PROJECT TITLE</b> CHARTER STREET 15KV SWITCHGEAR BUILDING 203 NORTH CHARTER STREET		State of Wisconsin Department of Administration Division of State Facilities	
<b>PROJECT LOCATION</b> CHARTER STREET 203 NORTH CHARTER STREET		Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON	
<b>SHEET TITLE</b> Site Fence Details			
<b>DATE</b> 09/21/2011	<b>BY</b> JIR	<b>CHECKED</b> JIR	<b>SCALE</b> 1" = 1'-0"
<b>NO.</b> C-503	<b>REV.</b> 09/21/2011	<b>APP.</b> JIR	<b>DATE</b> 09/21/2011

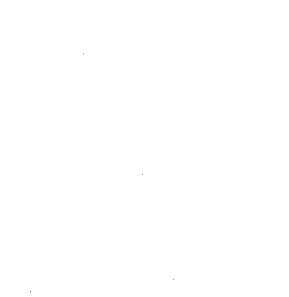




- NOTES:
1. FROM 3" TO 10" CROWN COMPANERS, WARE 1" UNIFORM, GENERAL, 100% OF ROOT BALL BEFORE PLANTING.
  2. PLANT EACH BURLAP SIDE WITH THE STRIP BALL. DO NOT COVER THE TOP OF THE BALL.
  3. PLANTING HOLE MUST BE 10" DEEPER THAN THE HEIGHT OF THE ROOT BALL.
  4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.



- NOTES:
1. FROM 3" TO 10" CROWN COMPANERS, WARE 1" UNIFORM, GENERAL, 100% OF ROOT BALL BEFORE PLANTING.
  2. PLANT EACH BURLAP SIDE WITH THE STRIP BALL. DO NOT COVER THE TOP OF THE BALL.
  3. PLANTING HOLE MUST BE 10" DEEPER THAN THE HEIGHT OF THE ROOT BALL.
  4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.



<b>Project Title:</b> CHARTER STREET 15KV SWITCHGEAR BUILDING		State of Wisconsin Department of Administration Division of State Facilities	
<b>Project Location:</b> 203 NORTH CHARTER STREET MADISON, WI		Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON	
<b>Sheet Title:</b> Site Landscape Details			
Date: 09/21/2011 Drawn: PR Checked: L-501	Scale: 1" = 1'-0" Title Block: 164 Sheet: L-501	JIR 203 NORTH CHARTER STREET MADISON, WISCONSIN 53713 PHONE: 608/261-1111 FAX: 608/261-1111 WWW: JIR.COM	



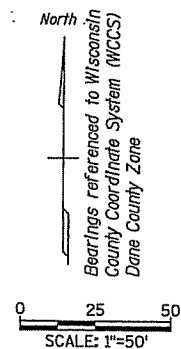
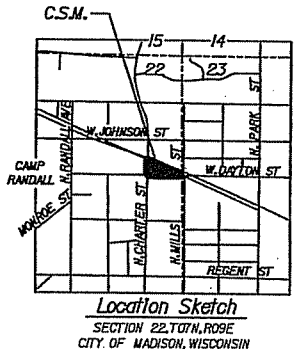
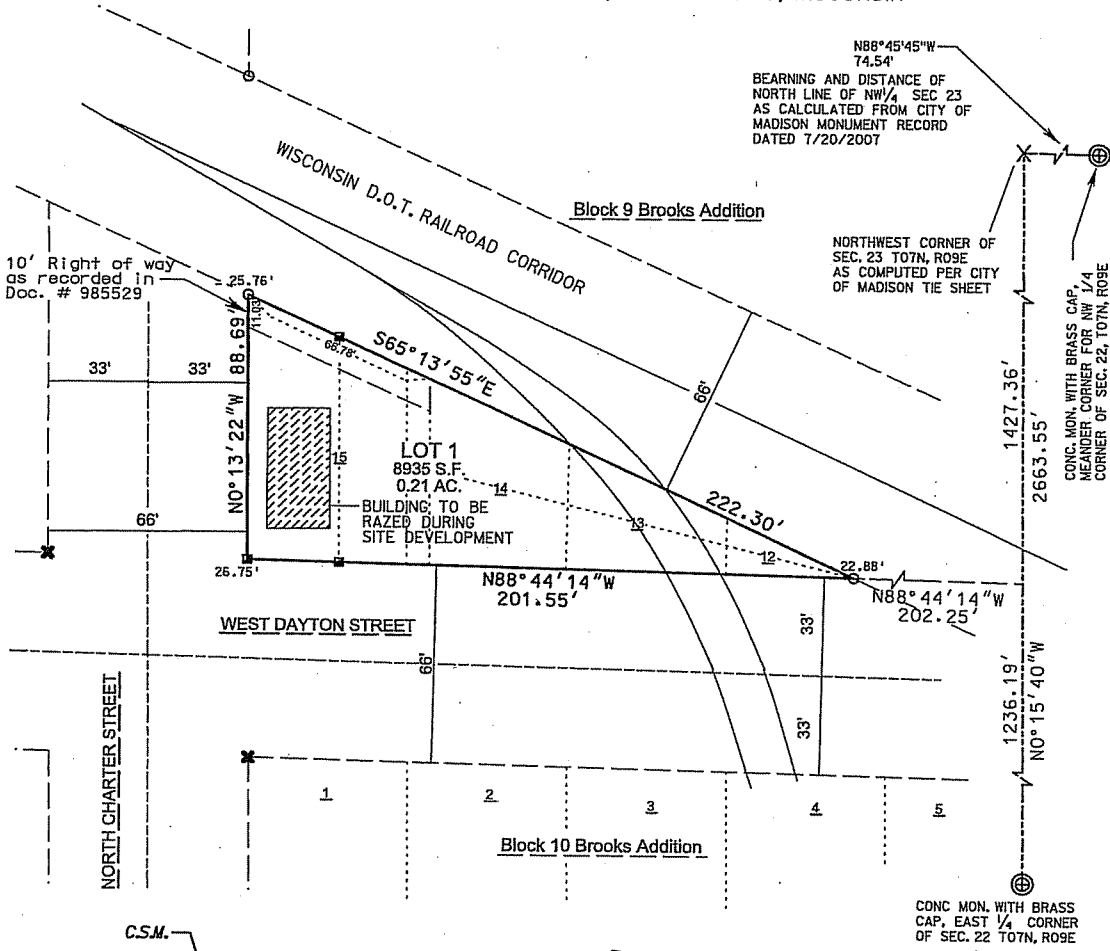






CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 12, 13, 14, AND 15 IN BLOCK 9 OF THE BROOKS ADDITION TO MADISON, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- ⊕ Found PLSS Corner
  - Set 3/4" x 18" Iron Rebar Weighing 150 lbs./Linear Foot
  - ✕ Fd. Mag Nail In Concrete
  - Found 1 1/4" Rebar
  - Found 3/4" Rebar
  - Found 1" Iron Pipe
  - ⊕ Found chiseled 1/4" In concrete
  - ( ) Recorded As
- 26.75' Elevation at Property Corner (City of Madison Datum)

OFFICE OF REGISTER OF DEEDS  
DANE COUNTY, WISCONSIN

Received for Record \_\_\_\_\_, 2011

at \_\_\_\_\_ o'clock \_\_\_\_\_ m. as

document # \_\_\_\_\_

Register of Deeds

**DRAFT**

SURVEY PREPARED FOR:  
UW BOARD OF REGENTS

SURVEY PREPARED BY:  
AYRES ASSOCIATES  
1802 PANKRATZ ST.  
MADISON, WI 53704

6