

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

**AGENDA ITEM # \_\_\_\_\_**  
**Project # \_\_\_\_\_**

DATE SUBMITTED: <u>May 18, 2011</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>May 25, 2011</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 117 North Charter Street

ALDERMANIC DISTRICT: 8 - Resnick

OWNER/DEVELOPER (Partners and/or Principals) <u>Board of Regents, UW System</u>	ARCHITECT/DESIGNER/OR AGENT: <u>JJR, LLC</u>
<u>1220 Linden Drive</u>	<u>625 Williamson Street</u>
<u>Madison, WI 53706</u>	<u>Madison, WI 53703</u>

CONTACT PERSON: Gary A. Brown, FASLA  
Address: 610 Walnut Street, 9th Floor  
Madison, WI 53726  
Phone: (608) 263 - 3023  
Fax: (608) 265 - 3139  
E-mail address: gbrown@fpm.wisc.edu

**TYPE OF PROJECT:**

(See Section A for:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

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

## Letter of Intent

### REZONING REQUEST

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

#### Charter Street Heating Plant Rebuild Project

Application Submittal Date: May 11, 2011 for the July 11, 2011 Plan Commission Meeting

This application provides for the construction of the Charter Street Heating Plant Rebuild project, 117 N. Charter Street, allowing construction to begin in July 2011 for the second phase of construction. In the time since the SIP-01 was conditionally approved by the Common Council in August 2010, the new administration has authorized a significant change to the scope of the project. Therefore, this rezoning request covers the revised project scope for a new combined GDP-SIP that will supersede the original GDP conditionally approved in May 2010 and SIP-01.

The scope of the original GDP included two natural gas package boilers (in the Dayton Street Building) and a biomass boiler with associated material delivery and handling facilities. The new scope of the project and this GDP and SIP eliminates the biomass portion of the project and adds two new natural gas package boilers to the Dayton Street Building.

The original SIP-01 was for the Dayton Street Building located at the southwest corner of the intersection of W. Dayton Street and N. Mills Street. The first phase of that building is currently under construction. The new revised GDP-SIP covers changes to this building as a result of the project scope changes as well as a new cooling tower and water treatment building. Additional modifications are being proposed for the existing plant building as well.

#### **Application materials bound herein:**

Land Use Application

Letter of Intent

Legal Description (draft)

Zoning Text

Architectural Renderings & Color Exhibits

#### **Bound under separate cover:**

GDP-SIP drawing set dated May 11, 2011

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

**Project Number:** 09A2L  
**Project Title:** Charter Street Heating Plant Rebuild  
**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** **Jay Ehrfurth**  
**Manager:** Co-Project Manager for State of Wisconsin  
608-263-5866  
[Jay.ehrfurth@wisconsin.gov](mailto:Jay.ehrfurth@wisconsin.gov)

**University of Wisconsin** John Harrod  
**Project Manager:** Co-Project Manager for State of Wisconsin  
608-263-3077  
[jharrod@fpmwisc.edu](mailto:jharrod@fpmwisc.edu)

**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

**Architectural Design**  
**Doug Haas**  
Boldt Technical Services  
2525 N Roemer Rd  
P.O. Box 419  
Appleton, WI 54912  
(920) 225-6137  
Doug.haas@boldt.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

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

**Proposed Construction schedule**

Construction of the first phase of the Dayton Street Building is ongoing and is anticipated to be ready for occupancy in November 2011. The foundation for the fuel oil tank will begin in May 2011. Tie-ins to City utilities (water, sanitary, storm) are expected to occur in late July 2011. Estimated substantial completion of the construction of the plant is scheduled for May 2013.

**Description of Existing Conditions**

The current site includes the site of the existing coal-fired heating and cooling plant, which includes the exterior coal storage pile and baghouse, and associated conveying systems. Along the south edge of the site and through the site are the heating plant rail spurs for coal delivery, which are to be removed with this project. East of N. Mills Street is the site of the former UW Parking Lot 45 and former 115 and 117 N. Mills Street buildings, which have since been demolished to provide room for construction staging for the first phase of this project. The site is bounded on the south and east by the Southwest Commuter Bike Path, on the north and east by the existing rail corridor and W. Dayton Street and on the west by N. Charter Street. The project area includes property owned by the University and railroad right of way leased from the Wisconsin Department of Transportation (WisDOT).

### **Description of Proposed Improvements**

The proposed Dayton Street Building will be approximately 51,100 gross square feet in size and ranges in height from approximately 62 feet from the finished grade elevation (roof elevation) to 73 feet (stair tower and penthouse). This building will also house the new control room and motor control center (MCC) room.

A proposed cooling tower and water treatment (CTWT) building is planned as an extension of the Dayton Street Building and the existing plant building. The new cooling tower would replace two of the four existing cooling towers along N. Charter Street, which are to be demolished with this project. The two cooling towers to be removed are currently located above the chiller building, and are beyond their functional design life and need replacing. There are no plans to put any structures in their place above the chiller building. The new location moves the new tower further away from the street, reducing the noise impact to nearby residents. The height of the CTWT building will be approximately 97 feet above the ground level on the south end, and the gross square footage will be approximately 19,800 square feet.

Flues for the new package boilers will be contained in two concrete stacks above the Dayton Street Building, about 10 feet in diameter and 140 feet tall measured from the ground elevation. An additional new stack for Boiler No. 5 within the existing plant building will be erected on the roof of the existing plant building. This stack will also be approximately 10 feet in diameter and 140 feet tall measured from the ground. No other boiler stacks are included in this project.

Exterior modifications to the existing plant building include a relocated fire department connection along the west face of the plant, another overhead door on the west face for maintenance access to the new steam generator turbine, and some brick restoration.

The existing parking lot for plant personnel will remain along N. Charter Street, but the parking lot size will be somewhat reduced to provide landscape screening and new steel fencing around the lot to replace the existing chain link. This lot will accommodate 18 parking stalls plus one accessible (ADA) stall. Two bike racks will be added at the front entrance of the plant.

A new parking lot along N. Mills Street will be located in the place of the existing coal pile. The new lot will accommodate 62 parking stalls. The lot will be a permitted lot for UW employees.

On the east side of N. Mills Street, another parking lot will be located in the footprint of the former

The CTWT building will be faced with an insulated composite metal panel system. Lower elevations of the building will include brick faced architectural precast panels.

The general operating hours of the facility will be 24 hours a day, 7 days a week with 14 personnel on site during the day and 4 during night shifts to cover general maintenance and plant operations. The plant will operate continuously year round, providing steam and chilled water for the University, as well as peak demand electricity for campus. The buildings 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, and landscape maintenance will be performed by University facilities personnel on a regular basis.

The overall site of this SIP submittal is approximately 233,400 square feet, or 5.4 acres, which includes the existing plant structures.

Proposed site features include a brick faced architectural precast screen wall with integral steel fence panels along the south edge of the site and the Southwest Commuter Bike Path. The screen wall acts to secure the site and visually block much of the site, while still allowing some views into the site for the public. Vehicular and pedestrian gates for the site will be steel to match the fence panels in the screen wall.

The landscape will feature native switchgrasses and other sustainable plant species. The landscape is designed to be low maintenance and require no irrigation.

The project is targeting sustainability metrics including LEED as well as UW and State of Wisconsin's Department of Administration Sustainability Guidelines for major construction projects. Stormwater runoff from paved areas will be treated through the use of underground baffled detention systems for oil and grease control as well as total suspended solids.

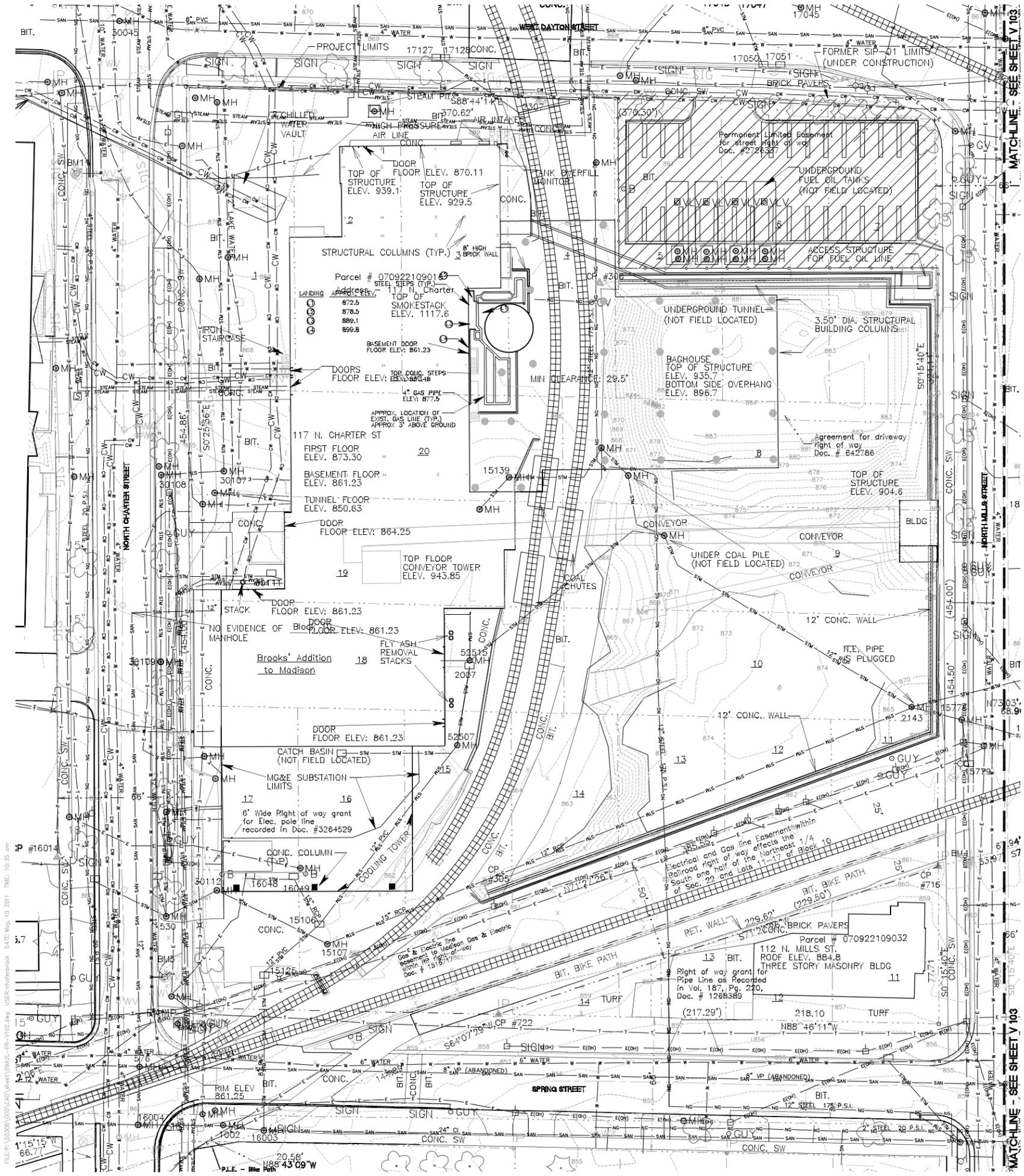
Maintenance of the WisDOT rail corridor property leased by the University for this project will be maintained by University facilities personnel, including the landscape strip along the City's Southwest Bike Path. Additional project work outside of this SIP includes removal of the rail spur and restoration of the rail corridor between N. Charter Street and N. Randall Street. This property will be covered in a maintenance agreement between the University and WisDOT.

Restoration work within the City right-of-way on N. Charter, W. Dayton and N. Mills 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. Railroad improvements are also not included in the SIP zoning process and will be reviewed by WisDOT representatives and Wisconsin and Southern Railroad Co.

# ZONING TEXT

## Charter Street Heating Plant Rebuild Project 117 North Charter Street

<b>Statement of Purpose</b>	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.
<b>Permitted Uses</b>	The permitted use of this PUD/GDP/SIP shall include the following: a) Public utility and service uses, including but not limited to the generation of steam heat, chilled water and electricity
<b>Lot Area, Bulk and Yard Requirements</b>	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.
<b>Off-Street Parking and Loading</b>	Off-street parking and off-street loading to maintain required plant operations will be provided as shown on the approved specific implementation plans. Off-street parking includes parking for plant personnel in the existing parking lot along Charter Street, as well as new parking lots for permitted University staff.
<b>Landscaping</b>	Landscaping will be designed in accordance with City of Madison ordinance for public ROW lands, and as shown on the approved specific implementation plans.
<b>Exterior Lighting</b>	Exterior lighting will be designed in accordance with City of Madison ordinance for public ROW lands, and as shown on the approved specific implementation plans.
<b>Exterior Signage</b>	Exterior signage will be designed in accordance with City of Madison ordinance for public ROW lands and as shown on the approved specific implementation plans.
<b>Alterations and Revisions</b>	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.



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NOTES:  
 1. SEE EXISTING CONDITIONS PLAN V 101 FOR LEGEND OF EXISTING FEATURES AND PROJECT CONTROL, BENCHMARKS, CONTROL MONUMENTS, AND UTILITY STRUCTURES TABLES.

**BOLDT amec**  
 Charter Street Heating Plant  
 740 REBENT STREET  
 SUITE 202  
 MADISON, WISCONSIN 53715

Consultant:  
**JJR**  
 J.J.R. LLC  
 625 WILLIAMSON STREET  
 MADISON, WI 53703  
 608.251.1171  
 608.251.6147  
 www.jjr-us.com

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON

Project Title: CHARTER STREET HEATING PLANT REBUILD  
 Project Location: MADISON, WI  
 Sheet Title: Existing Conditions

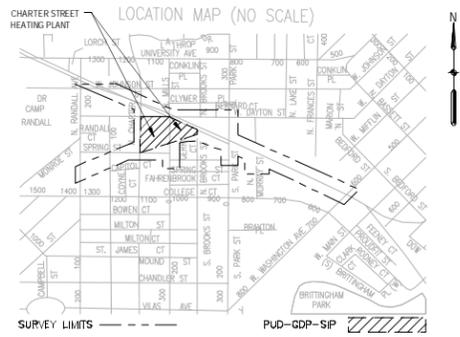
Revisions:	No.	Date:	Description:
	04/20/11		GSP-SIP STATE REVIEW
	05/11/11		GSP-SIP CITY SUBMITAL

Graphic Scale	0' 5' 10' 20' 30'
DSF Number	09A2L
Set Type	PR
Date Issued	05/11/2011
Sheet Number	V 102



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**SURVEY NOTES:**

UTILITIES AS SHOWN ARE APPROXIMATE AND ARE BASED ON DIGGERS HOTLINE MARKDUTS PER TICKET NUMBER 20092910251, OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES.

HORIZONTAL CONTROL AND BEARINGS ARE REFERENCED TO UW-MADISON CONTROL MONUMENTS #4 AND #3 ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DADE COUNTY ZONE.

VERTICAL CONTROL BASED ON UW-MADISON CONTROL MONUMENTS #3, #4 AND #10 ON NAVD83 DATUM.

PROJECT LIMITS LIE OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 55025C04086 AND 55025C04096 DATED JANUARY 2, 2009.

SURVEYED FOR MIDDUGH INC.

FIELD SURVEY DATA ACQUIRED JULY AND AUGUST 2009.

RAILROAD RAILS ARE 112# & 115# ALONG MAIN LINE BETWEEN W. WASHINGTON AVE. AND CHARTER ST.; 80-85# ALONG SPUR BETWEEN RANDALL AVE. AND FIRST SWITCH TO THE NORTHEAST; 90# FROM SHUT SWITCH NORTHEAST TO MAIN LINE.

RIM ELEVATIONS OF STORM SEWER INLETS ARE GIVEN AT THE FLOW LINE OF THE GRATE

THE PROPOSED EASEMENT AND PROPERTY LINES IDENTIFIED ARE PROPOSED AT THIS TIME AND SUBJECT TO CHANGE DURING THE PLANNING PROCESS. UPON ACCEPTANCE AND RECORDING OF THE DOCUMENTS, DRAWINGS WILL BE REVISED TO CITE THE RECORDING INFORMATION.

**PIPE MATERIALS**

- CU - COPPER
- CI - CAST IRON
- DI - DUCTILE IRON
- ST - STEEL
- RCP - REINFORCED CONCRETE PIPE
- VP - VITRIFIED PIPE
- HERCP - HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
- CL - CLAY
- PL - PLASTIC

**SURVEYOR'S CERTIFICATION**

I, JIMMY L. REID, REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED AND DEPICTED ON THIS MAP IN FULL COMPLIANCE WITH CHAPTER AC-7 WISCONSIN ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JIMMY L. REID  
REGISTERED LAND SURVEYOR S-2559  
AUGUST 11, 2009

BENCHMARKS		
Number	Elevation	Description
1	861.24	NW bolt of base of railroad signal
2	860.06	Chiseled "x" in manhole rim
3	871.07	Brass disk in bridge
4	861.30	Chiseled "x" in curb
5	863.29	Top operating nut of fire hydrant
6	860.88	Chiseled "x" in sidewalk
7	864.45	Chiseled "x" in curb
8	864.31	Top operating nut of fire hydrant
9	859.63	Chiseled "x" in curb
10	865.12	Chiseled "x" in SE corner concrete porch
11	873.50	Top operating nut of fire hydrant
12	872.51	Chiseled "x" in UV Signal manhole rim
13	875.56	Top operating nut of fire hydrant

CONTROL POINTS			
Number	Northing	Easting	Description
20	480682.98	817597.92	Chiseled "x" in manhole rim
60	480640.98	814507.28	Chiseled "x" in sidewalk
305	481078.60	815590.38	Mag nail in asphalt
308	481368.47	815647.11	Mag nail in asphalt
311	481892.25	814997.81	Mag nail in concrete
332	481675.71	815321.49	Mag nail in concrete
716	481078.45	815814.83	1-3/4" pipe
717	480244.60	818582.59	1-3/4" pipe
718	480310.28	818454.88	3/4" rebar
719	480843.16	817191.67	3/4" rebar
721	481348.61	816042.72	3/4" rebar
722	481005.43	815597.13	3/4" rebar
723	481437.26	816627.84	3/4" rebar
724	481032.99	816631.09	3/4" rebar
725	480856.21	815008.25	3/4" rebar
15384	481423.40	815880.56	3/4" rebar
15499	480850.01	815880.40	1-1/4" iron pipe
18014	481082.92	815378.62	3/4" rebar inside 1" pipe
18233	481650.61	815375.61	pk nail in concrete joint
18234	481531.09	815376.01	pk nail in concrete joint

SANITARY SEWER INVERTS					
Struct. ID	Rim Elev.	Invert Elev.	Size	Type	Notes
30227	858.54	W 849.29	24"	CI	
18218	858.98	N 842.93	24"	RCP	
19275	860.66	W 842.90	24"	RCP	
17124	866.89	N 852.74	18"	PVC	
		S 862.60	18"	PVC	
		E 855.92	10"	VP	
		W 848.88	8"	PVC	
17125	866.95	E 865.99	10"	VP	
30045	872.90	E 868.61	10"	VP	
		W 858.61	10"	VP	
5900	862.40	E 841.90	24"	RCP	
8718	853.10	N 840.85	24"	RCP	
		S 840.80	24"	RCP	
5572	859.13	E 842.41	24"	RCP	
		W 842.38	24"	RCP	
5581	860.11	W 841.86	24"	RCP	
		E 841.89	24"	RCP	
		S 848.91	6"	PVC	
30105	859.10	S 846.13	6"	PVC	
		N 846.11	6"	PVC	
30207	858.71	N 848.29	30"	RCP	
30280	857.80	N 842.55	24"	RCP	
		E 846.60	8"	DI	
		E 843.20	6"	PVC	
87180	853.10	N 840.85	24"	RCP	
		S 840.80	24"	RCP	
17284	854.66	N 848.37	18"	PVC	
		NW 849.00	6"	PVC	
		SW 848.30	18"	RCP	
18601	863.94	N 850.50	18"	RCP	
		S 850.48	18"	PVC	
		NE 859.99	6"	PVC	
16003	860.26	N 860.66	8"	PVC	
		W 848.86	24"	CI	
		E 848.63	24"	CI	
578	861.29	W 850.01	8"	VP	
		E 849.69	8"	VP	
		N 849.44	12"	PVC	
		S 849.39	12"	DI	
16004	860.60	N 849.05	12"	DI	
		W 848.52	24"	CI	
		E 848.45	24"	CI	
1002	860.98	W 848.35	24"	CI	
		E 848.33	24"	CI	
17293	854.20	NE 848.20	18"	RCP	
		W 847.80	24"	CI	
		S 847.70	24"	CI	

\*STANDING WATER FOUND, BUT NO INVERTS FOUND IN STRUCTURE 30207. ELEVATION IS BOTTOM OF STRUCTURE.

STORM SEWER INVERTS					
Struct. ID	Rim Elev.	Invert Elev.	Size	Type	Notes
17461	866.63	W 867.73	12"	RCP	
17476	869.16	E 866.64	12"	RCP	
17842	860.04	W 856.61	12"	RCP	
		S 848.15	42"	RCP	
17818	860.54	E 856.89	12"	RCP	
		W 851.84	12"	RCP	
		N 850.67	15"	RCP	
		S 850.24	15"	RCP	
17817	867.18	N 850.28	15"	RCP	
		S 850.16	15"	RCP	
		W 851.58	12"	PVC	
17887	859.07	E 853.27	8"	RCP	
18015	866.78	E 856.63	12"	PVC	
17742	858.33	W 856.18	4"	DI	
		N 854.85	6"	DI	
		S 851.64	15"	RCP	
25034	854.85	NE 848.55	48"	RCP	
19215	868.73	W 850.03	15"	RCP	
		N 848.68	36"	RCP	
		SE 848.65	36"	RCP	
		SW 848.65	36"	RCP	
64113	859.51	S 855.28	12"	RCP	
5356	859.68	S 855.28	12"	RCP	
		W 855.21	18"	RCP	
30061	859.44	W 853.09	18"	RCP	
		SE 854.97	8"	RCP	
30037	859.51	E 854.51	12"	RCP	
99248	868.84	N 855.34	12"	RCP	
19217	860.28	NW 848.08	36"	RCP	
		SE 854.97	8"	RCP	
		S 851.43	8"	CI	
17197	867.89	E 864.94	15"	RCP	
17128	867.82	W 864.82	12"	RCP	
		N 864.82	15"	RCP	
		SE 864.82	8"	PVC	
17129	867.98	E 864.99	12"	RCP	
17130	868.01	W 864.91	12"	RCP	
		S 864.91	15"	RCP	
17131	868.65	SW 864.40	15"	RCP	
		E 864.33	15"	RCP	
17045	867.73	W 863.61	15"	RCP	
		N 863.51	15"	RCP	
17046	867.99	S 863.78	15"	RCP	
		W 863.84	15"	RCP	
		E 863.64	15"	RCP	
17047	867.31	E 863.96	12"	RCP	
		S 864.01	15"	RCP	
		N 863.81	15"	RCP	
17048	867.18	E 863.98	12"	RCP	
17050	866.98	E 863.69	12"	RCP	
		N 863.63	15"	RCP	
17051	867.01	W 863.71	12"	RCP	
16769	869.88	E 867.78	12"	RCP	
16770	870.08	W 868.13	12"	RCP	
		E 868.08	12"	RCP	
16771	871.18	W 868.38	12"	RCP	
		W 868.31	12"	RCP	
		S 868.41	12"	RCP	
		E 867.81	12"	RCP	
58350	N/A	E 864.81	15"	RCP	
16773	N/A	E 870.29	12"	RCP	
5893	861.56	N 850.70	24"	RCP	
		E 850.68	24"	RCP	
5585	859.64	S 849.09	24"	RCP	
6977	864.01	S 848.16	36"	RCP	
5580	859.75	W 847.73	24"	RCP	
		E 847.75	36"	RCP	
		N 847.69	42"	RCP	
59700	855.59	S 847.48	42"	RCP	
		E 850.19	12"	RCP	
		SW 847.34	42"	RCP	
88171	855.18	W 850.88	12"	RCP	
99701	855.51	E 850.11	12"	RCP	
		W 850.41	12"	RCP	
5841	858.22	SE 852.12	18"	RCP	
		NE 848.40	36"	RCP	
		NW 848.37	36"	RCP	
52476	859.63	NW 851.31	24"	RCP	
		S 851.28	24"	RCP	
6749	861.89	N 855.51	12"	PVC	
		N 856.64	12"	PVC	
		S 848.24	42"	RCP	
5862	861.91	N 849.28	12"	RCP	
		S 849.24	12"	DI	
5867	851.85	S 848.30	12"	RCP	
5874	852.58	NW 847.25	12"	RCP	
		NE 847.24	12"	RCP	
		E 847.80	12"	DI	
		S 847.06	24"	RCP	
30256	860.14	E 853.54	18"	RCP	
30211	858.77	E 853.27	18"	RCP	
		E 853.23	18"	RCP	
5582	858.92	N 847.58	42"	RCP	
		E 850.77	18"	RCP	
		W 852.77	18"	RCP	
		S 847.08	42"	RCP	
30399	857.49	E 852.34	18"	RCP	
		W 852.24	18"	RCP	
30281	856.90	W 852.80	18"	RCP	
		S 852.78	18"	RCP	

NOTE: STRUCTURE 2143 HAS CONTINUOUS FLOW OF STORMWATER (ELEV 853.4)

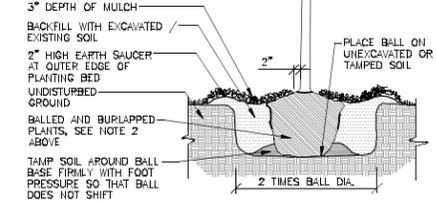
**SURVEY LEGEND**

- MH MANHOLE
- INLET
- WV WATER VALVE
- GV GAS VALVE
- ⊕ STREET LIGHT
- ⊕ FIRE HYDRANT
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ STEAM ACCESS STRUCTURE
- ⊕ MISC. SINGLE POLE SIGN
- ⊕ CONCRETE/STEEL BOLLARD
- ⊕ SURVEY PULLBOX
- ⊕ SURVEY CONTROL POINT
- ⊕ CP #18
- ⊕ 3/4" X 18" IRON STAKE SET
- ⊕ 3/4" IRON STAKE FOUND
- ⊕ CHISELED CROSS FOUND
- ⊕ IRON PIPE FOUND (1" UNLESS OTHERWISE NOTED)
- ⊕ FENCE
- ⊕ EDGE OF GRAVEL AREA
- ⊕ UNDERGROUND TELEPHONE
- ⊕ UNDERGROUND ELECTRIC
- ⊕ UNDERGROUND SIGNAL
- ⊕ UNDERGROUND FIBER OPTIC
- ⊕ UNDERGROUND SANITARY
- ⊕ UNDERGROUND GAS
- ⊕ UNDERGROUND WATER
- ⊕ CHILLED WATER LINE
- ⊕ STORM SEWER
- ⊕ STEAM LINE
- ⊕ OVERHEAD ELECTRIC
- ⊕ RIGHT-OF-WAY LINE
- ⊕ LOT LINES
- ⊕ EASEMENT LINES
- ⊕ EDGE OF RR TIES
- ⊕ EXIST RR TACKS
- ⊕ CHISELED CROSS SET
- ⊕ PK NAIL FOUND
- ⊕ EXIST RR SWITCH
- ⊕ RR SIGNAL BOX
- ⊕ RR SIGNAL
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ TRAFFIC SIGNAL LIGHT
- ⊕ TRAFFIC SIGNAL
- ⊕ W/LIGHT MAST ARM
- ⊕ W/LIGHT MAST
- ⊕ GUY WIRE ANCHOR
- ⊕ POWER POLE
- ⊕ TELEPHONE POLE
- ⊕ ABOVE GROUND TANK

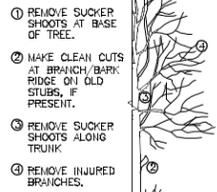
Plant List						
Key	Scientific Name	Common Name	Quantity Total	Condition	Size	Comments
<b>Shade Trees</b>						
AM	Acer miyabei 'State Street'	State Street Maple	6	B&B	2"	
GS	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	6	B&B	2 1/2"	
GD	Gymnocladus dioica 'Prairie Titan'	Prairie Titan Kentucky Coffeetree	1	B&B	2"	
PHA	Phellodendron amurense 'Macho'	Seedless Amur Corktree	5	B&B	2"	
PA	Platanus x acerifolia 'Morton Circle'	Exclamation London Planetree	3	B&B	2 1/2"	
TC	Tilia cordata 'Chanole'	Chancellor Linden	2	B&B	2"	
UANH	Ulmus americana 'New Harmony'	New Harmony American Elm	7	B&B	2 1/2"	
<b>Ornamental Trees</b>						
CVWK	Crataegus viridis 'Winter King'	Winter King Green Hawthorn	4	B&B	2"	
HC	Halesia carolina	Carolina Silverbell	3	B&B	2"	
<b>Coniferous Trees</b>						
TDSB	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	1	B&B	3"	
TP	Thuja plicata x standishii 'Green Giant'	Green Giant Western Red Cedar	5	B&B	5' Height	
<b>Deciduous Shrubs</b>						
AMM	Aronia arbutifolia 'Brilliantissima'	Brilliantissima Red Chokeberry	13	B&B	30"	4'-0" O.C.
DL	Dierilla lonicera	Lowbush Honeysuckle	190	Cont.	#3	3'-0" O.C.
RAG	Rhus aromatica 'Gra-Low'	Fragrant Sumac	60	Cont.	#5	4'-0" O.C.
VDK	Viburnum dentatum 'KLM seventeen'	Little Joe™ Arrowwood Viburnum	7	B&B	24"	4'-0" O.C.
<b>Perennials, Vines &amp; Ornamental Grasses</b>						
APS	Allium afiatunense 'Purple Sensation'	Purple Sensation Allium	700	Cont.	Bulb	Intermix randomly, 2 bulbs/sf, Fall install
ASB	Allium angulosum 'Summer Beauty'	Summer Beauty Allium	804	Cont.	#SP4	12" O.C., Group irregular masses in bed
CMJ	Carex marrovii 'Ice Dance'	Japanese Grass Sedge	5357	Cont.	2.5"	12" O.C., Flats of 32
FN	Fargesia nillda	Blue Fountain Bamboo	184	Cont.	#1	24" O.C., New generation stock
HAMA	Hakonechloa macro 'All Gold'	Japanese Forest Grass	733	Cont.	#1	18" O.C.
KBS	Kalimeris incisa 'Blue Star'	Blue Star Kalimeris	130	Cont.	#SP4	12" O.C., Group irregular masses in bed
LSA	Liriope spicata	Creeping Lilyturf	778	Cont.	#1	12" O.C.
PV	Panicum virgatum	Native Local Switchgrass	118	Cont.	#SP4	24" O.C.
PVH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	46	Cont.	#1	24" O.C.
PVN	Panicum virgatum 'Northwind'	Northwind Switchgrass	347	Cont.	#1	24" O.C.
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	503	Cont.	#1	24" O.C.
RSA	Rudbeckia subtomentosa 'Henry Ellers'	Sweet Coneflower	146	Cont.	#SP4	24" O.C.
SAU	Sesleria autumnalis	Autumn Moor Grass	641	Cont.	#1	18" O.C.
SHS	Sporobolus heterolepis	Prairie Dropseed	821	Cont.	#1	18" O.C.
SHT	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	130	Cont.	#1	12" O.C., Group irregular masses in bed
<b>Street Tree</b>						
ST-P	To Be Determined by City of Madison Department of Forestry		9	-	-	-

**NOTES:**

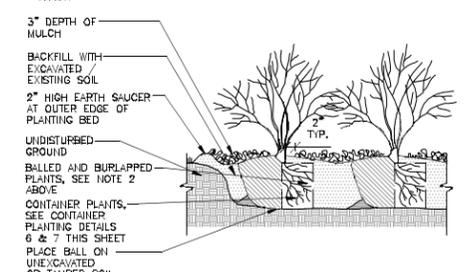
- PLANT EACH TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AND REMOVE COMPLETELY FROM ROOT BALL. REMOVE TWINE, ROPE, AND BURLAP ENTIRELY FROM ROOT BALL.
- DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
- PRUNE PER DETAIL 2.



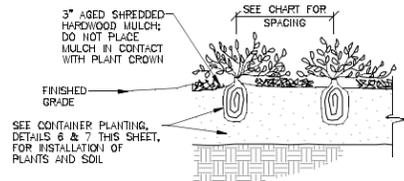
1 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



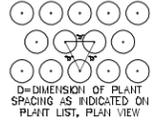
2 TREE PRUNING DETAIL NOT TO SCALE



3 SHRUB PLANTING DETAIL NOT TO SCALE



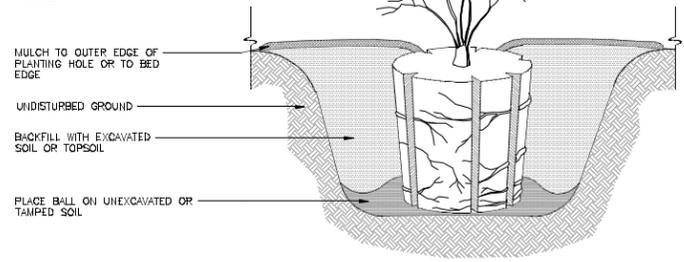
4 PERENNIAL PLANTING DETAIL NOT TO SCALE



5 PLANT SPACING DETAIL NOT TO SCALE

**NOTES:**

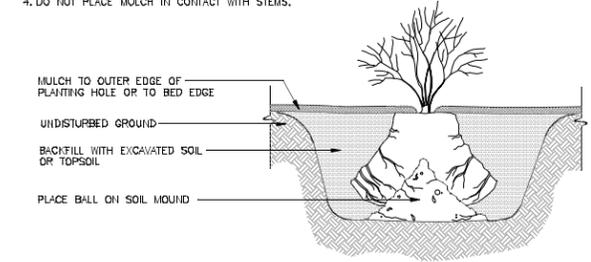
- FOR 3 TO 10 GALLON CONTAINERS; MAKE 1" - 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING.
- PLANT EACH PLANT SUCH THAT THE STEM FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
- DO NOT PLACE MULCH IN CONTACT WITH STEMS.



6 LARGE CONTAINER PLANTING DETAIL NOT TO SCALE

**NOTES:**

- FOR 1 TO 2 GALLON CONTAINERS; BUTTERFLY ROOT BALL. SEVER LOWER 1/3 TO 1/2 OF ROOT BALL WITH A SINGLE CUT. SPREAD OPEN SEVERED ROOT BALL AND PLACE AGAINST BOTTOM OF THE MOUNDING PLANTING HOLE.
- PLANT EACH PLANT SUCH THAT THE STEM FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
- DO NOT PLACE MULCH IN CONTACT WITH STEMS.



7 SMALL CONTAINER PLANTING DETAIL NOT TO SCALE

**BOLDT amec**  
Charter Street Heating Plant  
740 REBENT STREET  
SUITE 202  
MADISON, WISCONSIN 53715

Consultant:  
**JJR**  
J.J.R. LLC  
625 WILLIAMSON STREET  
MADISON, WI 53708  
608.251.1171  
608.251.6147 F  
www.jjr-us.com

SCALE:  
SEA/200'

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

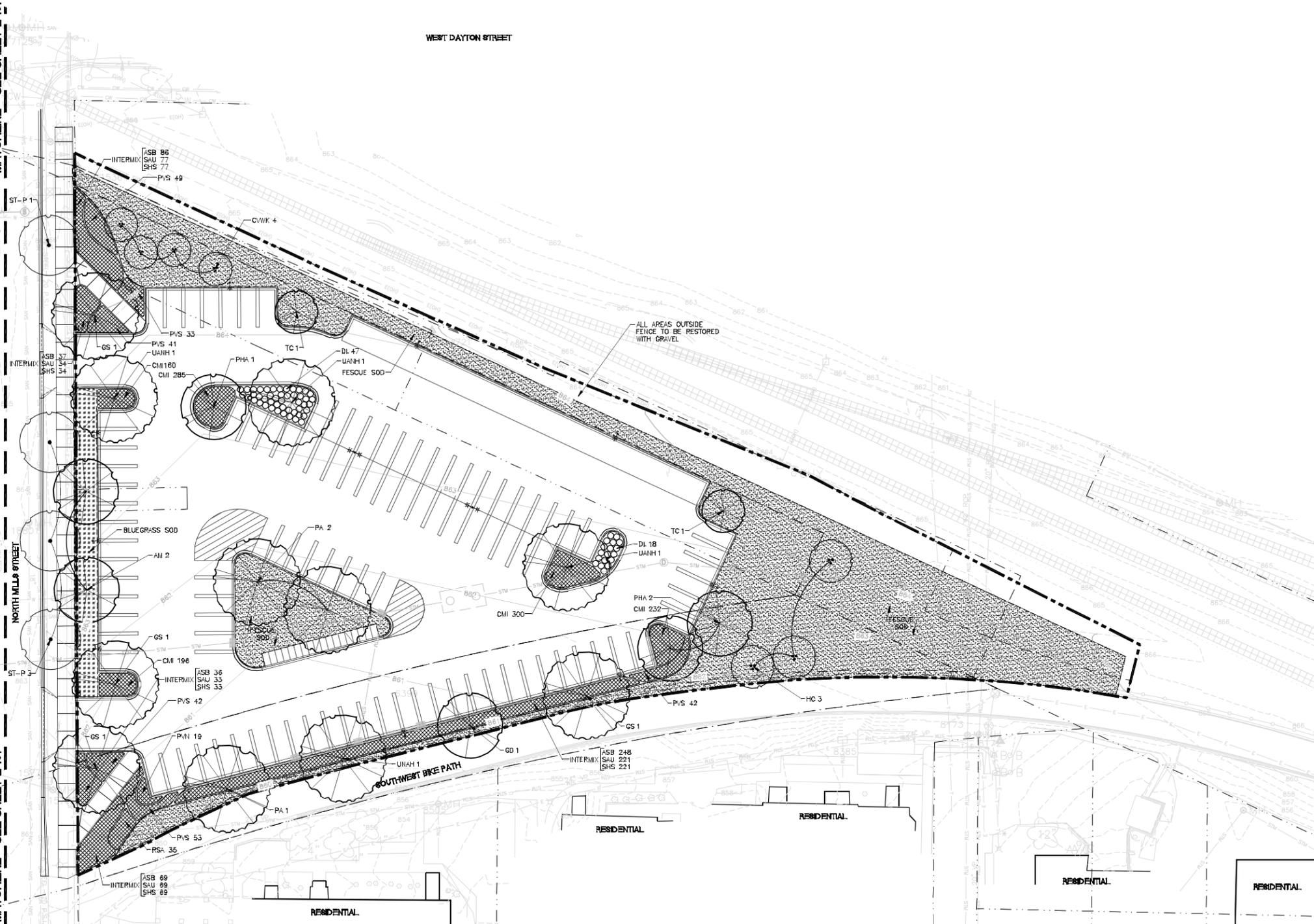
Project Title:  
**CHARTER STREET HEATING PLANT REBUILD**  
Project Location:  
**MADISON, WI**  
Sheet Title:  
Site Landscape Plant List and Details

No.	Date	Description
1	04/20/11	GSP-SIP STATE REVIEW
2	05/11/11	GSP-SIP CITY SUBMITAL

Graphic Scale  
DSF Number: 09A2L  
Set Type: PR  
Date Issued: 05/11/2011  
Sheet Number: **L 501**

MATCHLINE - SEE SHEET L 101

MATCHLINE - SEE SHEET L 101



CHARTER STREET HEATING PLANT LANDSCAPE PLAN - EAST

SCALE: 1" = 20'-0"

**LEGEND:**

- PROJECT LIMITS
- - - RIGHT OF WAY
- - - EASEMENT
- DECIDUOUS TREE
- STREET TREE (SEE NOTE 6)
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUB
- ▨ PERENNIALS
- ▨ FESCUE SOD
- ▨ BLUEGRASS SOD
- - - BED EDGE
- UTILITY STRUCTURE / MANHOLE

- NOTES:**
- CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND APPROPRIATE UTILITY COMPANIES TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
  - SEE EXISTING CONDITIONS PLAN V 101 FOR LEGEND OF EXISTING FEATURES AND PROJECT CONTROL BENCHMARKS AND CONTROL MONUMENTS.
  - SEE SITE LAYOUT SHEETS C 103 - C 104 FOR LAYOUT AND MATERIALS INFORMATION.
  - SEE SITE GRADING SHEETS C 105 - C 106 FOR GRADING INFORMATION.
  - SEE SHEET L 501 FOR SITE LANDSCAPE PLANT LIST AND PLANTING DETAILS.
  - STREET TREES IN THE PUBLIC RIGHT OF WAY WILL BE COORDINATED WITH CITY FORESTRY AND ISSUED ON PUBLIC WORKS DRAWINGS. CONTACT DEAN KAHL WITH CITY FORESTRY AT 608-266-4881.
  - ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY THE CITY LICENSED CONTRACTORS.
  - FINAL RESTORATION OF PUBLIC RIGHT OF WAY SHALL BE APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS AND SHALL BE ISSUED ON CITY OF MADISON PLANS, SHOWN FOR REFERENCE ONLY.
  - TOPSOIL DEPTH SHALL BE 3'-0" IN ALL PLANTING BEDS EXCEPT WHERE LIMITED BY DEPTH OF UNDERGROUND UTILITIES.

**LANDSCAPE REQUIREMENT CHART**

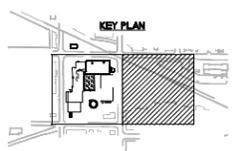
**I. NUMBER OF TREES REQUIRED**  
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)

**II. NUMBER OF LANDSCAPE POINTS REQUIRED**  
 The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscaping Elements on the reverse side of the worksheet, determine the number of points required. (Example: 40 points are required for 10 stalls.)

**III. FABULATION OF POINTS AND CREDITS**  
 Indicate the quantity and position of pertinent landscape elements. Also, credit information for boundary landscaping and parking elements to be required.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACQUIRED	CREDITS	POINTS
Canopy Tree - 7' - 12' H	35	11	385	0	0
Deciduous Shrub	2	65	130	0	0
Evergreen Shrub	3	0	0	0	0
Deciduous Small Tree	5	0	0	0	0
Force Spec 10 L.F.	1	0	0	0	0
Earth Bank (per 10 L.F.)	5	0	0	0	0
Perennial	1	0	0	0	0
Deciduous Tree - 1.5' Height	15	0	0	0	0
Canopy Tree or Small Tree 1.5' - 2' Cal.	15	7	105	0	0
Perennial (per 100 sq. ft.)	1	0	0	0	0
<b>TOTAL</b>			<b>620</b>	<b>0</b>	<b>620</b>

NOTE: NO ON-SITE EXTERIOR STORAGE AREAS ARE PROPOSED.



**BOLDT amec**  
 Charter Street Heating Plant  
 740 REBENT STREET  
 SUITE 202  
 MADISON, WISCONSIN 53715

Consultant:  
**JJR**  
 JJR, LLC  
 625 WILLIAMSON STREET  
 MADISON, WI 53703  
 608.251.1177  
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 www.jjr-us.com

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

PROJECT TITLE:  
**CHARTER STREET HEATING PLANT REBUILD**  
 Project Location: MADISON, WI  
 Sheet Title: Site Landscape Plan

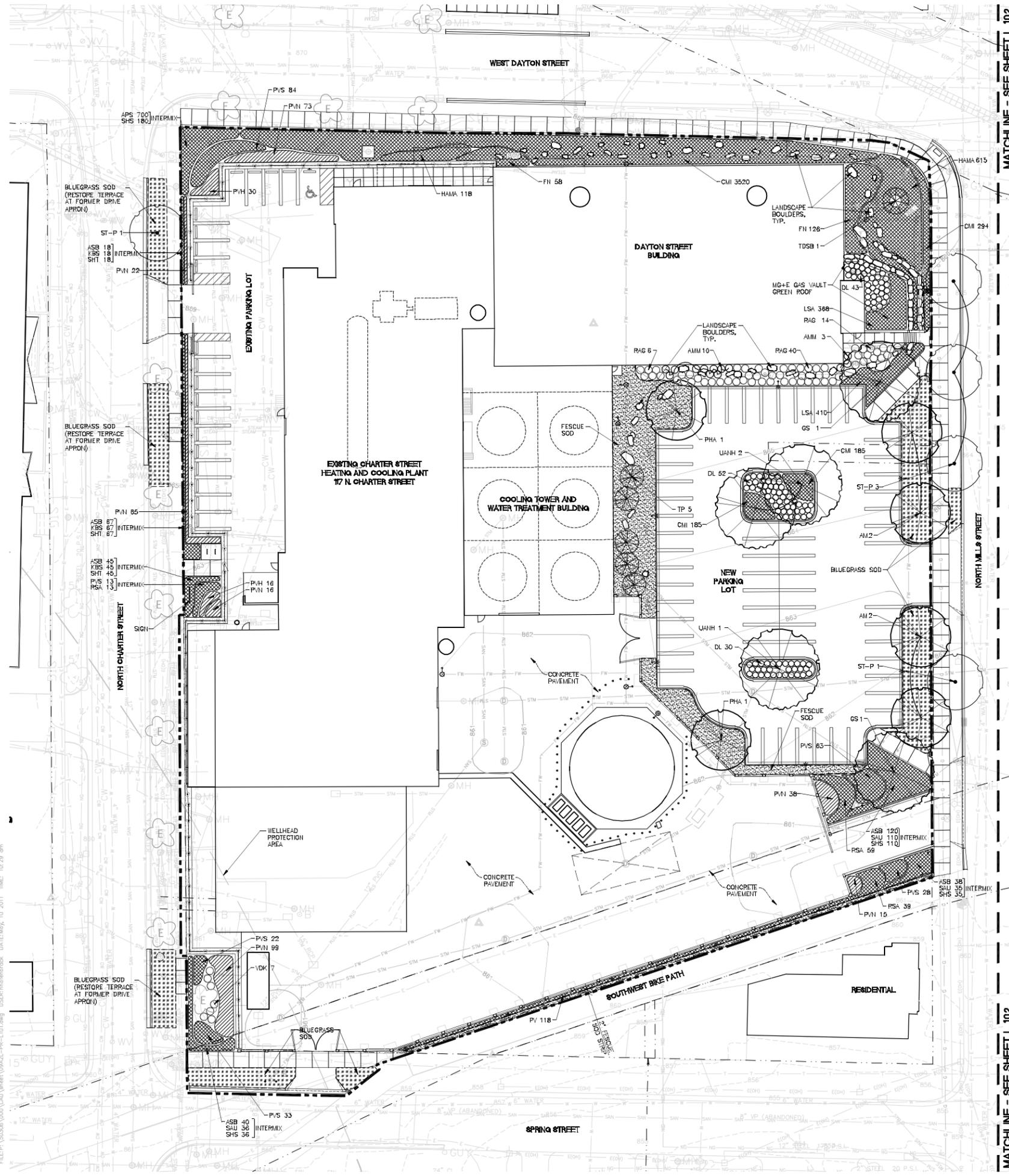
Revisions:

No.	Date	Description
1	04/20/11	09A2L STATE REVIEW
2	05/11/11	09A2L CITY SUBMITAL

Graphic Scale: 0' 5' 10' 20' 30'  
 DSF Number: 09A2L  
 Set Type: PR  
 Date Issued: 05/11/2011  
 Sheet Number: **L 102**

CAD FILENAME: P:\03006\000\CAD\Sheet\09A2L-PR-L102.dwg

FILE: P:\50306\000\CAD\Sheet\09A2L-PR-L101.dwg USER: rhh/rlh/ab DATE: May 10 2011 TIME: 10:29 am



LEGEND:

- PROJECT LIMITS
- RIGHT OF WAY
- EASEMENT
- DECIDUOUS TREE
- STREET TREE (SEE NOTE 6)
- EXISTING TREE TO REMAIN
- DECIDUOUS SHRUB
- PERENNIALS
- FESCUE SOD
- BLUEGRASS SOD
- BED EDGE
- UTILITY STRUCTURE / MANHOLE

NOTES:

1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND APPROPRIATE UTILITY COMPANIES TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
2. SEE EXISTING CONDITIONS PLAN V 101 FOR LEGEND OF EXISTING FEATURES AND PROJECT CONTROL BENCHMARKS AND CONTROL MONUMENTS.
3. SEE SITE LAYOUT SHEETS C 103 - C 104 FOR LAYOUT AND MATERIALS INFORMATION.
4. SEE SITE GRADING SHEETS C 105 - C 108 FOR GRADING INFORMATION.
5. SEE SHEET L 501 FOR SITE LANDSCAPE PLANT LIST AND PLANTING DETAILS.
6. STREET TREES IN THE PUBLIC RIGHT OF WAY WILL BE COORDINATED WITH CITY FORESTRY AND ISSUED ON PUBLIC WORKS DRAWINGS. CONTACT DEAN KAHL WITH CITY FORESTRY AT 608-266-4891.
7. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY THE CITY LICENSED CONTRACTORS.
8. FINAL RESTORATION OF PUBLIC RIGHT OF WAY SHALL BE APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS AND SHALL BE ISSUED ON CITY OF MADISON PLANS, SHOWN FOR REFERENCE ONLY.
9. TOPSOIL DEPTH SHALL BE 3"-0" IN ALL PLANTING BEDS EXCEPT WHERE LIMITED BY DEPTH OF UNDERGROUND UTILITIES.

**LANDSCAPE REQUIREMENT CHART**

**I. NUMBER OF TREES REQUIRED:**  
 The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)  
 Landscaping requirements for site areas are determined by adding the total square footage of the site area to the total square feet. This chart is based on a 1000 square foot requirement (20' wide x 50' long) and 100 parking stalls.

NUMBER OF PARKING STALLS	67
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA	0
DIVIDED BY THREE HUNDRED (300) SQUARE FEET	0
NUMBER OF CANOPY SPACES TREES ARE REQUIRED TO BE PLANTED	0

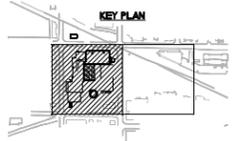
**II. NUMBER OF LANDSCAPE POINTS REQUIRED:**  
 The number of landscape points required is also based on the number of parking stalls. Using the Point Schedule for Landscaping Elements on the reverse side of the worksheet, determine the number of points required. (Example: 495 points are required for 100 stalls.) A point is defined as 100 square feet of landscaped area. Points are rounded down to the nearest whole number. Thus, 495 points would be rounded down to 495 points.  
 The number of points required for each landscaping element is as follows:

NUMBER OF POINTS REQUIRED	314
MANUFACTURING INDUSTRIAL (80% OF EQUIPMENT ABOVE)	0

**III. TABULATION OF POINTS AND CREDITS:**  
 Indicate the quantity and points for all proposed landscaping elements. Also, credit information for boundary conditions and any other items to be included.

ELEMENT	POINTS	POINTS	CREDITS	CREDITS
	VALUE	QUANTITY	REQUIREMENTS	POINTS
Canopy Tree - 2" x 12"	35	6	210	0
Deciduous Shrub	5	152	304	0
Evergreen Shrub	5	0	0	0
Deciduous Tree	5	0	0	0
Fescue Sod (10' x 10')	5	0	0	0
Bluegrass Sod (10' x 10')	5	0	0	0
Perennial	15	5	75	0
Canopy Tree or Small Tree 1" to 2" Cal.	15	0	0	0
Perennial	15	0	0	0
<b>TOTAL</b>			<b>514</b>	<b>0</b>

NOTE: LANDSCAPE REQUIREMENTS ARE FOR NEW PARKING LOT ONLY. NO ON-SITE EXTERIOR STORAGE AREAS ARE PROPOSED.



740 REGENT STREET  
 SUITE 202  
 MADISON, WISCONSIN 53715

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State of Wisconsin  
 Department of Administration  
 Division of State Facilities

Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON

Project Title: CHARTER STREET HEATING PLANT REBUILD  
 Project Location: MADISON, WI

Sheet Title: Site Landscape Plan

Revisions:

No.	Date	Description
1	04/20/11	QSP-SIP STATE REVIEW
2	05/11/11	QSP-SIP CITY SUBMITAL

Graphic Scale: 0' 5' 10' 20' 30'

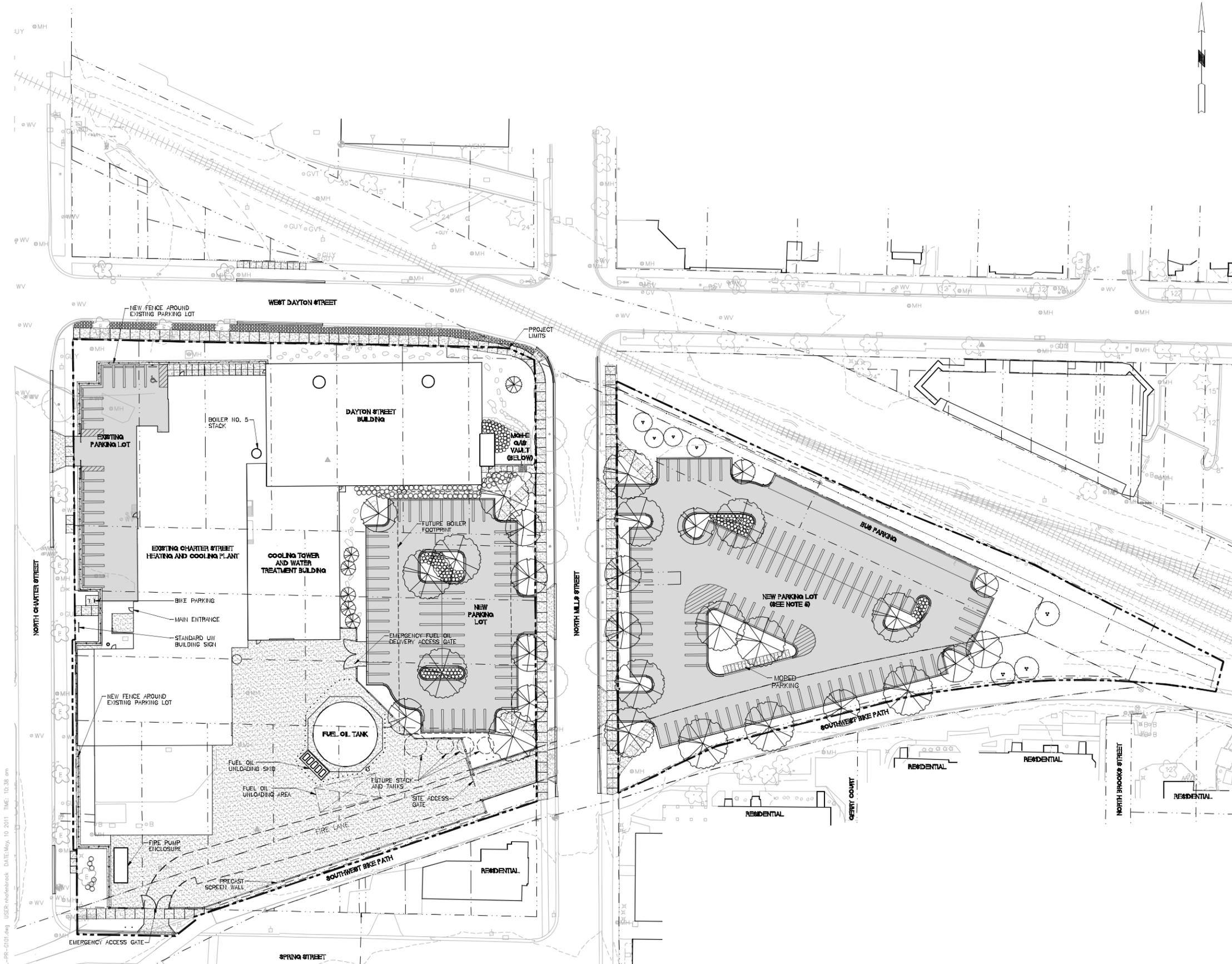
DSF Number: 09A2L

Set Type: PR

Date Issued: 05/11/2011

Sheet Number: L 101

CAD FILENAME: F:\50306\000\CAD\Sheet\09A2L-PR-L101.dwg



**NOTES:**

1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND APPROPRIATE UTILITY COMPANIES TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
2. SEE EXISTING CONDITIONS PLAN V 101 FOR LEGEND OF EXISTING FEATURES AND PROJECT CONTROL BENCHMARKS, CONTROL MONUMENTS AND UTILITY STRUCTURE TABLE.
3. FINAL RESTORATION OF PUBLIC RIGHT OF WAY SHALL BE APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS AND SHALL BE ISSUED ON CITY OF MADISON PLANS, SHOWN FOR REFERENCE ONLY.
4. ALL TRUCK DELIVERY ROUTES TO UTILIZE NORTH MILLS STREET ENTRANCES. VEHICLES TO APPROACH FROM NORTH FROM DAYTON STREET. EMERGENCY VEHICLES ALSO CAN USE SPRING STREET GATE ENTRANCE.
5. THE EAST SIDE OF NORTH MILLS STREET IS THE SITE OF THE MATERIAL HANDLING YARD FOR A FUTURE BIOMASS BOILER.

**BOLDT amec**  
 Charter Street Heating Plant  
 740 REBENT STREET  
 SUITE 202  
 MADISON, WISCONSIN 53715

Consultant:  
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SCALE:  
 1/8" = 1'-0"

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

Agency / Institution:  
 UNIVERSITY OF WISCONSIN - MADISON

Project Title:  
**CHARTER STREET HEATING PLANT REBUILD**

Project Location:  
**MADISON, WI**

Sheet Title:  
 General Development Plan

Revisions:

No.	Date	Description
1	04/20/11	GSP-SIP STATE REVIEW
2	05/11/11	GSP-SIP CITY SUBMITAL

Graphic Scale: 0' 15' 30' 45'

DSF Number: 09A2L

Set Type: PR

Date Issued: 05/11/2011

Sheet Number: **G 101**



FILE: P:\30306\000\CAD\Sheet\09A2L-PR-G101.dwg USER: nhe/abrack DATE: May 10 2011 TIME: 10:38 am

CAD FILENAME: F:\30306\000\CAD\Sheet\09A2L-PR-G101.dwg



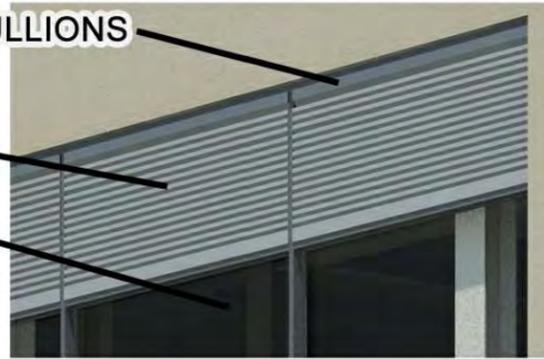


LOUVERS

ALLUMINUM MULLIONS

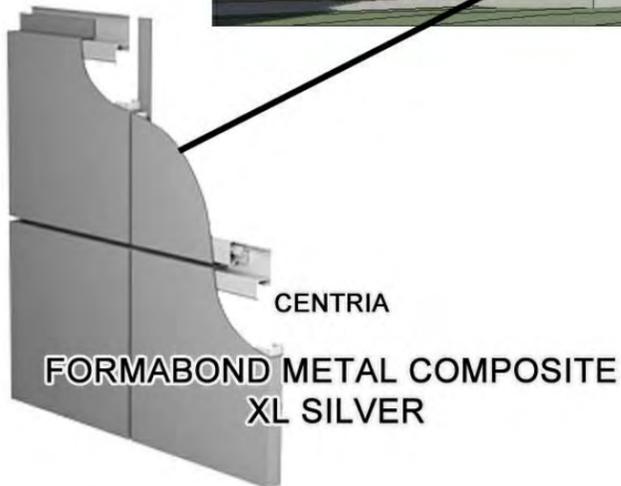
LOUVERS

TINTED GLASS



ENDICOTT

MEDIUM IRONSPOT #77



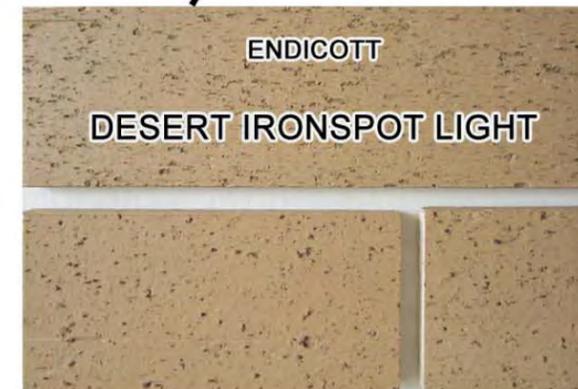
CENTRIA

FORMABOND METAL COMPOSITE  
XL SILVER



CENTRIA

BR5 - 36 METAL PANEL  
(EXPOSED FASTENERS)



ENDICOTT

DESERT IRONSPOT LIGHT



Revision	Description
04/20/11	03P-SP STATE REVIEW
05/11/11	03P-SP CITY SUBMITAL

Graphic Scale	
RF#	09A2L
RF# Number	
Set Type	PR
Date	05/11/2011
Sheet Number	EX 104



1 HEATING PLANT - LOOKING EAST FROM BIKE PATH

NOT TO SCALE



2 PARKING LOT - LOOKING WEST FROM BIKE PATH

NOT TO SCALE



3 HEATING PLANT - LOOKING WEST FROM BIKE PATH

NOT TO SCALE

FILE:P:\50306\000\CAD\sheet\09A2L-PR-V001.dwg USER: mafenbrock DATE: May, 10 2011 TIME: 12:29 pm

Revisions:

No.	Date	Description
1	04/20/11	GDP-SIP STATE REVIEW
2	05/11/11	GDP-SIP CITY SUBMITTAL

Graphic Scale	0" 1/4" 1/2" 1" 1 1/2"
DSF Number	09A2L
Set Type	PR
Date Issued	05/11/2011
Sheet Number	<b>EX 103</b>



1 HEATING PLANT - LOOKING FROM CORNER OF CHARTER STREET + DAYTON STREET  
NOT TO SCALE



2 HEATING PLANT - LOOKING SOUTH EAST N. CHARTER STREET  
NOT TO SCALE



3 HEATING PLANT - LOOKING WEST FROM CORNER OF DAYTON STREET + MILLS STREET  
NOT TO SCALE

FILE:P:\50306\000\CAD\sheet\09A2L-PR-V001.dwg USER: mafenbrock DATE: May, 10 2011 TIME: 12:29 pm

Revisions:

No.	Date	Description
1	04/20/11	GDP-SIP STATE REVIEW
2	05/11/11	GDP-SIP CITY SUBMITTAL

Graphic Scale	0" 1/4" 1/2" 1" 1 1/2"
DSF Number	09A2L
Set Type	PR
Date Issued	05/11/2011
Sheet Number	<b>EX 102</b>

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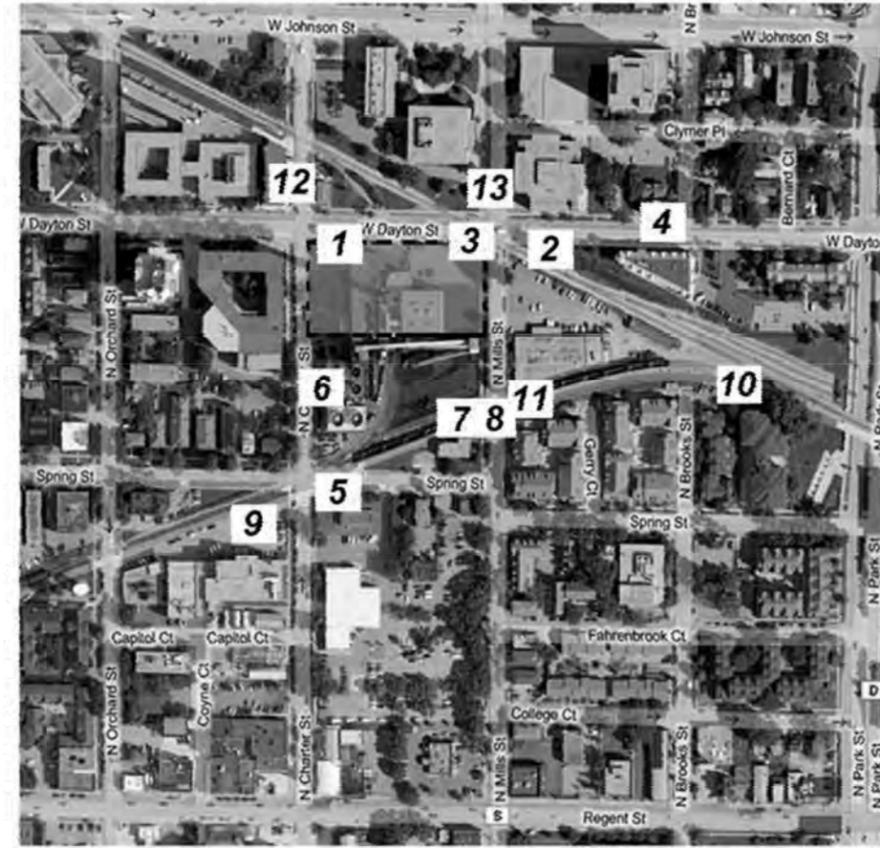
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12



13



**BOLDT amec**  
**Charter Street Heating Plant**  
 University of Wisconsin - Madison  
 740 REGENT STREET  
 SUITE 202  
 MADISON, WISCONSIN 53715

Consultant:  
**JJR**  
 landscape architecture  
 planning  
 urban design  
 civil engineering  
 environmental science  
 JJR, LLC  
 625 WILLIAMSON STREET  
 MADISON, WI 53703  
 608.251.1177  
 608.251.6147 F  
 www.jjr-us.com

State of Wisconsin  
 Department of Administration  
 Division of State Facilities



Agency / Institution:  
 UNIVERSITY OF WISCONSIN - MADISON

Project Title:  
**CHARTER STREET HEATING PLANT REBUILD**  
 Project Location:  
**MADISON, WI**

Sheet Title:  
 Site Context Images (11x17)

Revisions:

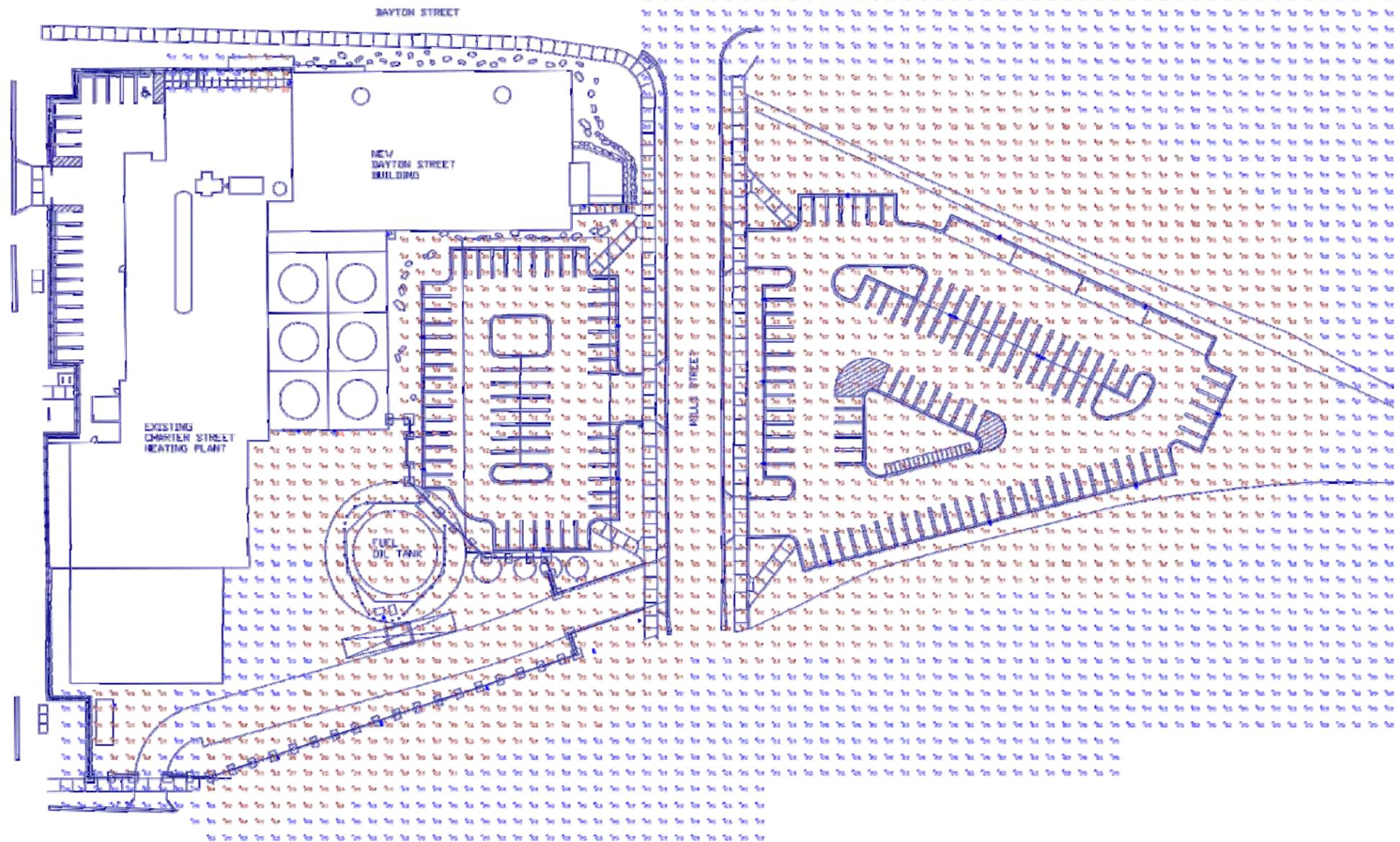
No.	Date	Description
1	04/20/11	GDP-SIP STATE REVIEW
2	05/11/11	GDP-SIP CITY SUBMITTAL

Graphic Scale	0" 1/4" 1/2" 1" 1 1/2"
DSF Number	09A2L
Set Type	PR
Date Issued	05/11/2011

Sheet Number	EX 101
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SURROUNDING CONTEXT IMAGES

Symbol	Label	Qty	Code/Number	Description	Comp	File	Quantity	Unit	Value
■	4000	2	20000000-0001	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	01020000	2250	LF	306
■	4001	10	20000000-0002	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	01020000	2250	LF	108
■	4002	4	20000000-0003	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	01020000	2250	LF	156
■	170	6	170-000	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	01020000	600	LF	150
■	170	6	170-000	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	CONCRETE CURB, 18" HIGH, 12" WIDE, 12' LONG, 12' SPACING	01020000	600	LF	150



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**BOLDT amec**  
 Charter Street Heating Plant  
 740 REBENT STREET  
 SUITE 202  
 MADISON, WISCONSIN 53715

Consultant:  
**JJR**  
 JJR, LLC  
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State of Wisconsin  
 Department of Administration  
 Division of State Facilities

Agency / Institution:  
 UNIVERSITY OF WISCONSIN - MADISON

Project Title:  
**CHARTER STREET HEATING PLANT REBUILD**  
 Project Location:  
**MADISON, WI**

Sheet Title:  
 Site Lighting Photometrics

Revisions:

No.	Date	Description
1	04/20/11	QSP-SIP STATE REVIEW
2	05/11/11	QSP-SIP CITY SUBMITTAL

Graphic Scale: 0' 15' 30' 45'

DSF Number: 09A2L

Set Type: PR

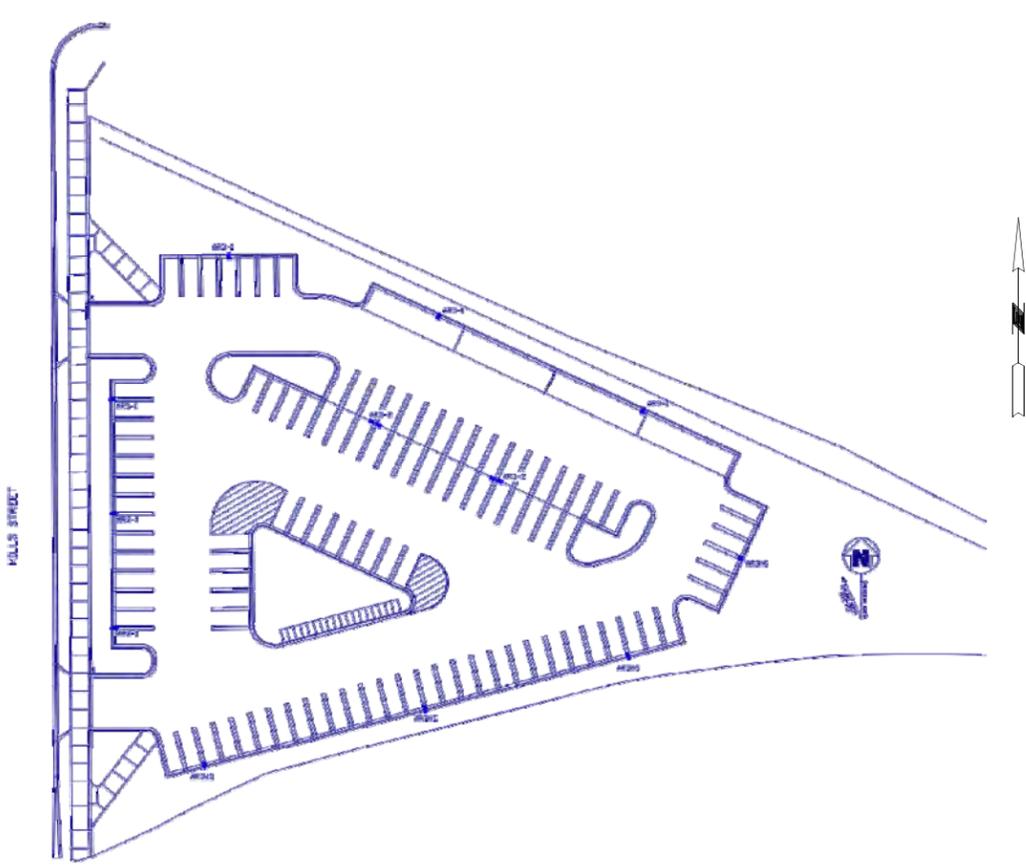
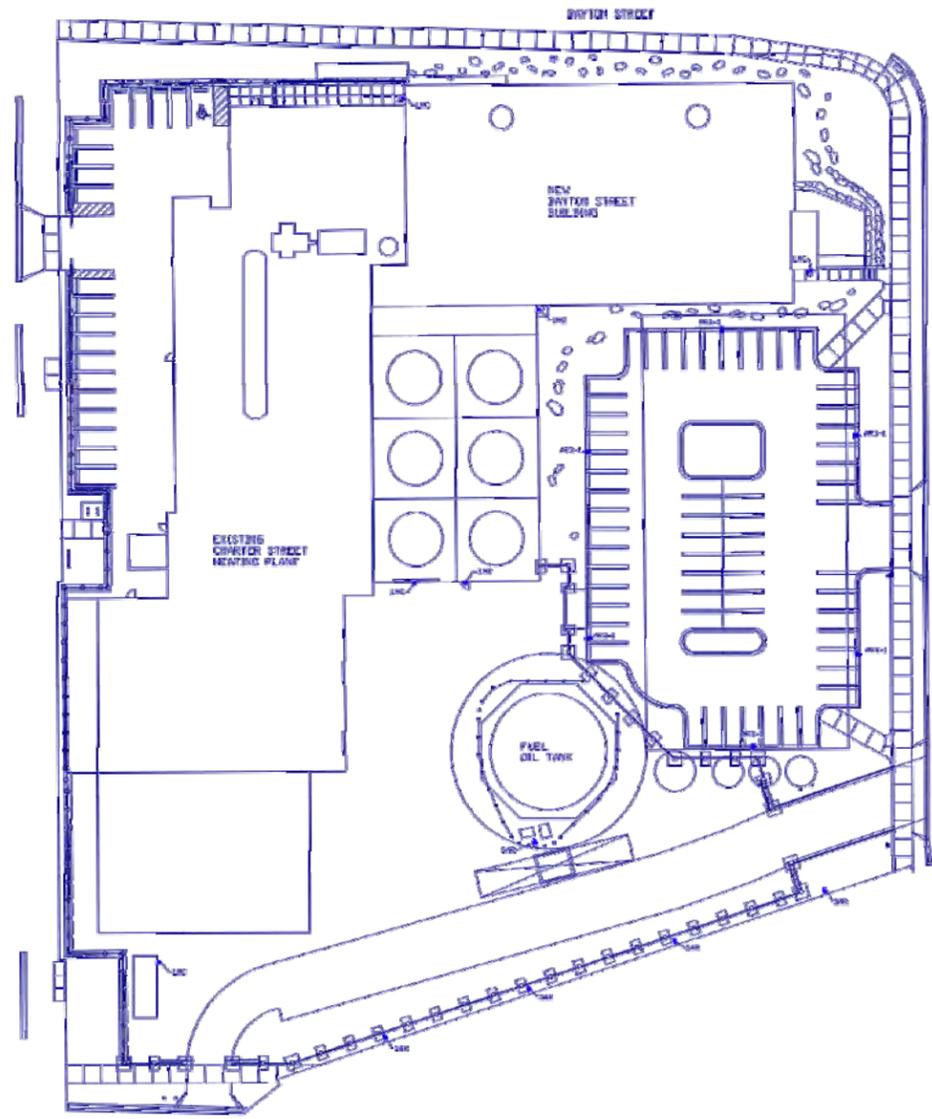
Date Issued: 05/11/2011

Sheet Number: **E 102**



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Symbol	Label	Qty	Manufacturer	Description	Lamp	Fits	Lumens	W/P	Watts
■	0002	2	OSRAM	OSRAM 40W COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OSRAM COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OS-229-10	2200	5'2"	20W
■	0004	12	OSRAM	OSRAM 40W COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OSRAM COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OS-229-10	2200	5'2"	20W
■	0005	4	OSRAM	OSRAM 40W COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OSRAM COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OS-229-10	2200	5'2"	20W
■	170	6	ATC	ATC 170-100P	100W WFLUMET	170	10000	6'0"	100W
■	0006	6	OSRAM	OSRAM 40W COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OSRAM COMPACT FLUORESCENT LAMP 40W 4'x4' U-TURN	OS-229-10	2200	5'2"	20W



Revisions:

No.	Date	Description
1	04/20/11	QSP-SIP STATE REVIEW
2	05/11/11	QSP-SIP CITY SUBMITTAL

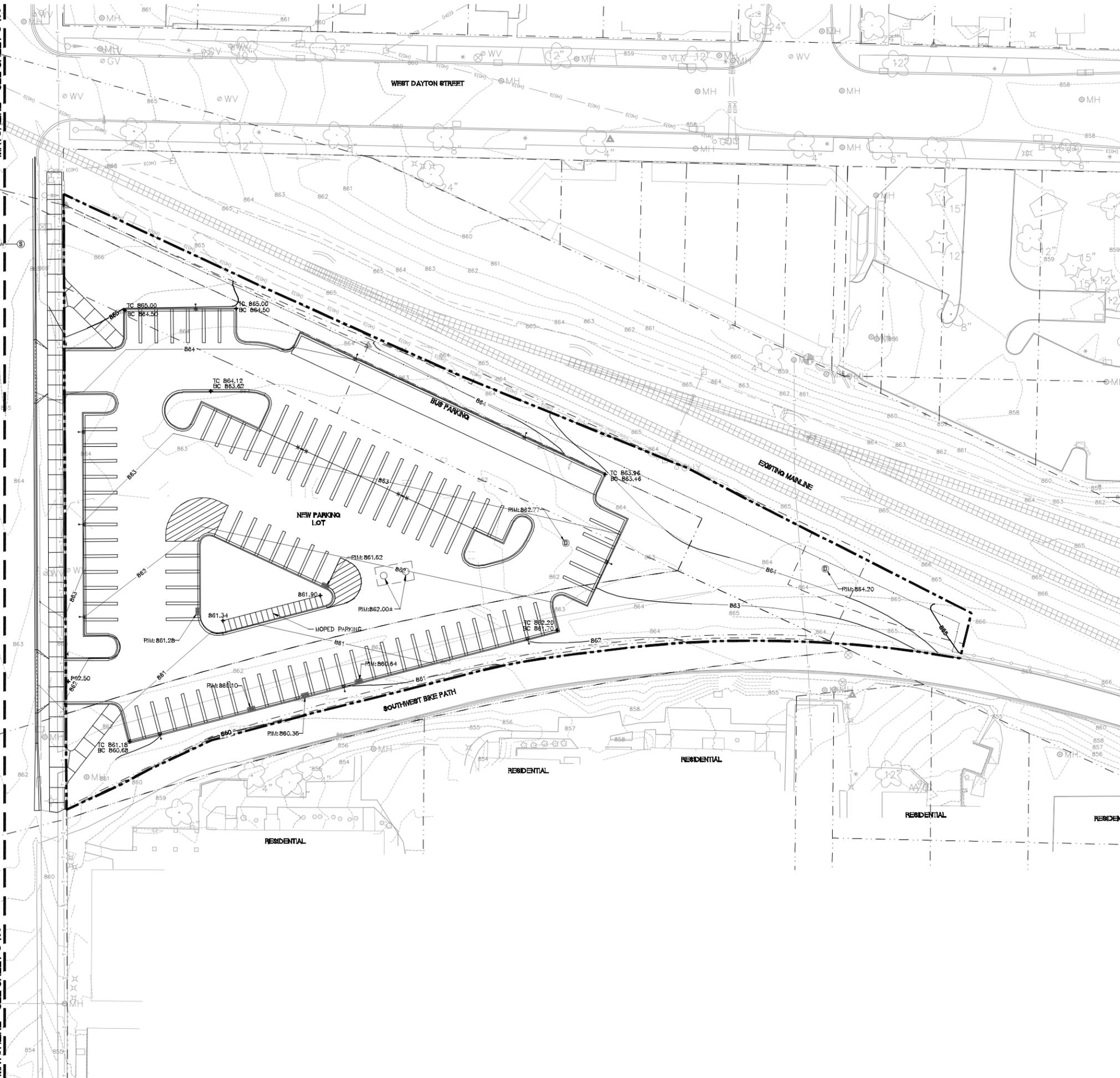
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DSF Number	09A2L
Set Type	PR
Date Issued	05/11/2011
Sheet Number	<b>E 101</b>



MATCHLINE - SEE SHEET C 105

MATCHLINE - SEE SHEET C 105

FILE: P:\03006\000\CAD\Sheet\09A2L-PR-C106.dwg USER: mhefrenbrack DATE: May, 10 2011 TIME: 10:32 am



- LEGEND:**
- PROJECT LIMITS
  - - - PROPERTY LINE
  - 864 MINOR CONTOUR
  - 865 MAJOR CONTOUR
  - +865.44 SPOT ELEVATION
  - +TW 866.50 TOP OF WALL ELEVATION
  - +BW 866.00 BOTTOM OF WALL ELEVATION
  - +TC 866.50 TOP OF CURB ELEVATION
  - +BC 866.00 BOTTOM OF CURB ELEVATION
- NOTES:**
1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND APPROPRIATE UTILITY COMPANIES TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
  2. NAVD 88 873.30 ELEVATION = 100'-0" ARCHITECTURAL ELEVATION.
  3. SEE EXISTING CONDITIONS PLANS V 101 - V 103 FOR LEGEND OF EXISTING FEATURES AND LOCATIONS OF PROJECT CONTROL BENCHMARKS AND CONTROL MONUMENTS.
  4. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY THE CITY LICENSED CONTRACTORS.
  5. FINAL RESTORATION OF PUBLIC RIGHT OF WAY SHALL BE APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS AND SHALL BE ISSUED ON CITY OF MADISON PLANS, SHOWN FOR REFERENCE ONLY.

**BOLDT amec**  
Charter Street Heating Plant  
740 REBENT STREET  
SUITE 202  
MADISON, WISCONSIN 53715

Consultant:  
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State of Wisconsin  
Department of Administration  
Division of State Facilities

Agency / Institution: UNIVERSITY OF WISCONSIN - MADISON

Project Title:  
**CHARTER STREET HEATING PLANT REBUILD**  
Project Location:  
**MADISON, WI**

Sheet Title:  
Site Grading Plan

Revisions:

No.	Date	Description
1	04/20/11	GSP-SIP STATE REVIEW
2	05/11/11	GSP-SIP CITY SUBMITTAL

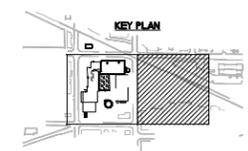
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DSF Number: 09A2L

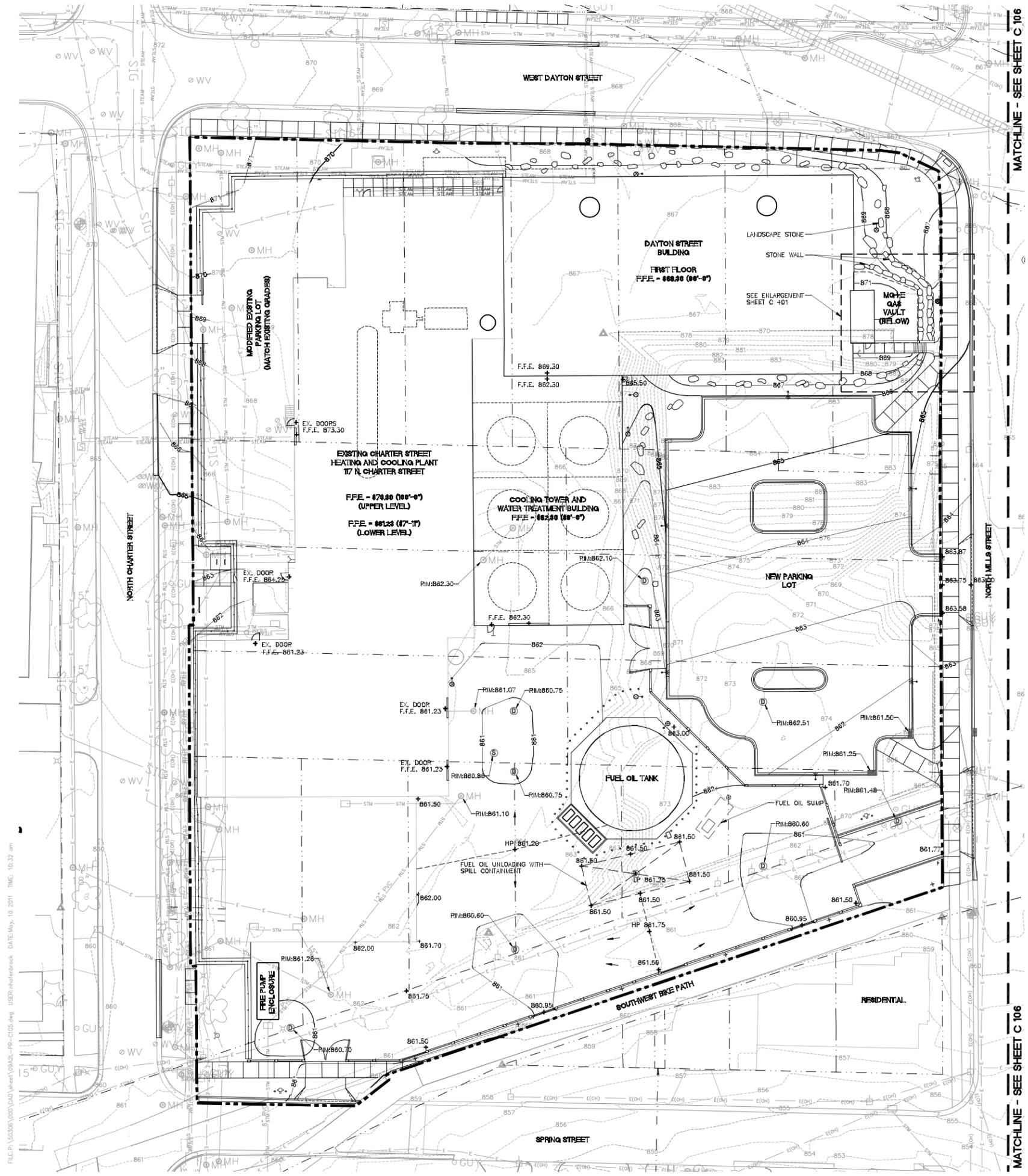
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Date Issued: 05/11/2011

Sheet Number: **C 106**



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FILE: P:\03006\000\CAD\Sheet\09A2L-PR-C105.dwg USER: mhefemack DATE: May, 10 2011 TIME: 10:32 am

LEGEND:

- PROJECT LIMITS
- PROPERTY LINE
- 864 MINOR CONTOUR
- 865 MAJOR CONTOUR
- +865.44 SPOT ELEVATION
- +TW 866.50 TOP OF WALL ELEVATION
- +BW 866.00 BOTTOM OF WALL ELEVATION
- +TC 866.50 TOP OF CURB ELEVATION
- +BC 866.00 BOTTOM OF CURB ELEVATION

NOTES:

1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AND APPROPRIATE UTILITY COMPANIES TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
2. NAVD 88 873.50 ELEVATION = 100'-0" ARCHITECTURAL ELEVATION.
3. SEE EXISTING CONDITIONS PLANS V 101 - V 103 FOR LEGEND OF EXISTING FEATURES AND LOCATIONS OF PROJECT CONTROL BENCHMARKS AND CONTROL MONUMENTS.
4. ALL WORK IN THE PUBLIC RIGHT OF WAY TO BE PERFORMED BY THE CITY LICENSED CONTRACTORS.
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SCALE:  
SEA/STEP

State of Wisconsin  
Department of Administration  
Division of State Facilities

Agency / Institution:  
UNIVERSITY OF WISCONSIN - MADISON

Project Title:  
**CHARTER STREET HEATING PLANT REBUILD**  
Project Location:  
**MADISON, WI**  
Sheet Title:  
Site Grading Plan

Revisions:

No.	Date	Description
1	04/20/11	GSP-SIP STATE REVIEW
2	05/11/11	GSP-SIP CITY SUBMITAL

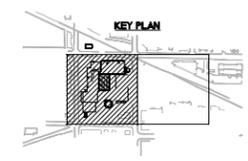
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DSF Number: 09A2L

Set Type: PR

Date Issued: 05/11/2011

Sheet Number: **C 105**



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