

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/15/2016	DCPCUP-2016-02370
Public Hearing Date	
01/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BLOOMING GROVE, TOWN OF FIRE DEPT	Phone with Area Code	AGENT NAME COUNTY OF DANE	Phone with Area Code (608) 266-4993
BILLING ADDRESS (Number, Street) 1880 S STOUGHTON RD		ADDRESS (Number, Street) 210 MARTIN LUTHER KING JR BLVD RM 116	
(City, State, Zip) MADISON, WI 53716		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS HILBERT.HANS@COUNTYOFDANE.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1880 S STOUGHTON RD					
TOWNSHIP BLOOMING GROVE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-161-9640-9		---		---	

CUP DESCRIPTION
GOVERNMENT USES

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.14(2)(L) GOVERNMENT USES	1.8

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent)
	HJH3	
		PRINT NAME: HANS HILBERT
		DATE: 12/15/2016

COMMENTS: CUP IN ADDITION TO EXISTING CUP USES



DANE COUNTY PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>BLOOMING GROVE, TOWN OF FIRE DEPT</u>	Agent	<u>County of Dane</u>
Address	<u>1880 S STOUGHTON RD</u>	Address	<u>210 Martin Luther King Jr Blvd</u>
Phone	<u>MADISON WI 53716</u> <u>(608) 223-1104</u>	Phone	<u>Madison WI 53703</u> <u>(608) 266-4993</u>
Email	<u>bgadmin@blmgrove.com</u>	Email	<u>hilbert.hans@countyofdane.com</u>

Parcel numbers affected: 0710-161-9640-9 Town: Blooming Grove Section: 16
 Property Address: 1880 S STOUGHTON RD

Existing/ Proposed Zoning District : C-2 Commercial (DCPREZ-0000-00513)

- o Type of Activity proposed: Governmental Uses
Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation See Attached.
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Hans Hilbert

Date: 12/15/16

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

DCLS has operated out of the Dane County Job Center with no detriment to health, safety, or welfare of the public. Moving the operation to the Blooming Grove site will not result in any change and the proposed uses are similar to the existing use of the facility and will fit in with the underlying C-2 Commercial zoning.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The proposed government use does not differ significantly from the existing government use and will not have a negative effect on the neighboring properties.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The neighborhood is existing development, the change in government use will not have an effective on the redevelopment potential of the surrounding area.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

This facility is located in an existing development. The amount of access and utilities provided to the fire station will be adequate to serve the needs of both DCLS and DCEM. The proposed uses will not affect access and use by others of these utilities.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Traffic circulation will be similar to that of the fire station for the Bookmobile, Readmobile, and DCEM vehicles. The site provides ample existing parking for staff and visitors as well as circulation for delivery vehicles.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The existing facilities conform to the regulations of C-2 zoning and the proposed uses are consistent with uses permitted within the commercial zoning districts.

Dane County Library Service and Emergency Management conditional use permit narrative:
Location: 1880 S Stoughton Road, Town of Blooming Grove
Parcel #: 0710-161-9640-9

The County of Dane is currently in negotiations with the Town of Blooming Grove to purchase the Town of Blooming Grove Fire Station building located at 1880 S Stoughton Road. Dane County will utilize the existing structure as an office and operation facility for the Dane County Library Service (DCLS) and for storage of Dane County Emergency Management (DCEM) equipment. The property is zoned C-2 Commercial, a district which requires a conditional use permit for Governmental Uses.

DCLS operates Monday through Saturday between 6:30 AM to 9:30 PM (late evening hours are limited to the return of the Readmobile and Bookmobile). DCLS staffs 10 - 15 employees and currently operates out of the Dane County Job Center location on Madison's north side. DCLS has several functions that occur within its physical home. The first of these is the housing and maintenance of a 50K collection of books, DVDs, music, audiobooks and kits. This collection is housed on free-standing ranges of shelving. The collection serves patrons all over Dane County through the Bookmobile and Outreach delivery, as well as patrons throughout the 7-county South Central Library System. The staff access the collection on a regular basis, pulling items for holds, stocking the Bookmobile and setting items in delivery for senior living facilities and day cares.

DCLS primarily provides Outreach Services and this facility is not intended for patronage by library users. Through these services, materials are selected, prepared and sent out to more than 80 senior living and day care facilities every Thursday and Friday. These collections are rotated monthly and are picked up, delivered, and then returned via the South Central Library Delivery service. They also serve homebound patrons.

In addition to the delivery of materials, the Outreach Librarian makes multiple monthly trips to various day cares around Dane County in the Readmobile, a box truck in which she transports bins of play literacy materials. The Readmobile also serves as a back up to the Bookmobile when the bus is out of service.

This facility will also be home to the Bookmobile, a 35 foot bus filled with library materials. It makes stops at 16 different locations throughout Dane County Monday through Saturday. The Bookmobile drivers also serve as selectors of the library collection and make their offices at DCLS. The Bookmobile is on the road year-round, Monday through Thursday, from about 1:30pm to 8:45pm, and Friday and Saturday from 9:30am to 3:30pm. The Bookmobile offers an adult and children's Summer Reading Program for 6-8 weeks every summer, complete with crafts and programming in specific communities. Both the Readmobile and Bookmobile will be stored indoors when not in use.

The South Central Library System Delivery Service makes daily morning stops at DCLS to pick up outgoing items and drop off returned items. UPS makes several deliveries per week to deliver new materials or to pick up boxes of items for Better World Books.

While library patrons will not use this facility, there may be business type meetings held at this facility. Outdoor activities will be limited to employee parking and material delivery and pickup several times per week.

In addition to the Library Service uses, Emergency Management vehicles and equipment will be stored in existing drive bays and used during emergency or training events. The existing facility will be reconfigured internally to accommodate the proposed use. Draft concept plans and a description of associated work is included within this application as supplemental information. Remodeling is planned to begin as soon as March of 2017. The northern third of the building will be configured as office space and collection storage for DCLS, while the southern two-thirds of the building will remain vehicle bays. Modest signage will be provided to identify the facility and entrances, however sign designs have not been complete. Any signage will be designed to conform to the County Zoning Code as well as the City of Madison Sign Code.

Legal Description:

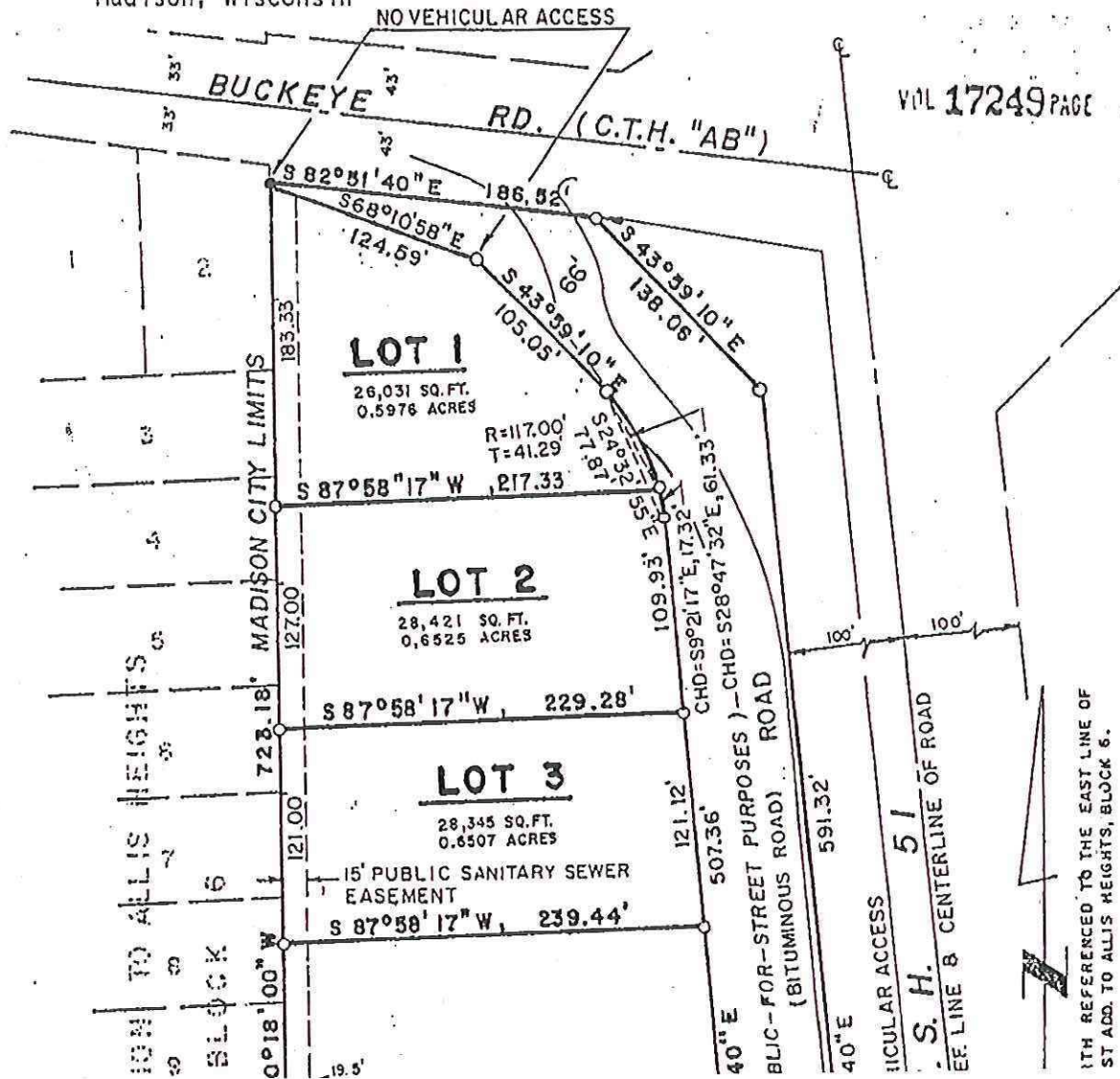
Lot 4, CSM 6600.

Part of the E 1/2 NE 1/4 Section 16, Town of Blooming Grove described as follows: Commencing at the Southeast corner of Lot #12, Block 6, First Addition to Allis Heights (City of Madison) - said corner being point of beginning of this description; thence N00° 18' 00" West 291.85 feet; thence N 87° 58' 17" East 239.44 feet; thence S 05° 06' 40" East 292.14 feet; thence S 87° 58' 17" West 330.05 feet to the point of beginning.

CLIENT: Town of Blooming Grove
 3325 Thurber Ave.
 Madison, Wisconsin

CERTIFIED SURVEY MAP

VOL 17249 PAGE 36



WITH REFERENCE TO THE EAST LINE OF
 ST ADD. TO ALLIS HEIGHTS, BLOCK 6.

DANE COUNTY
CONDITIONAL USE PERMIT #941

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255 (2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT the conditional use permit.

FOR: Governmental uses - town hall and fire station.

EFFECTIVE DATE OF PERMIT: 7/23/91 EXPIRATION DATE: SEE BELOW
THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

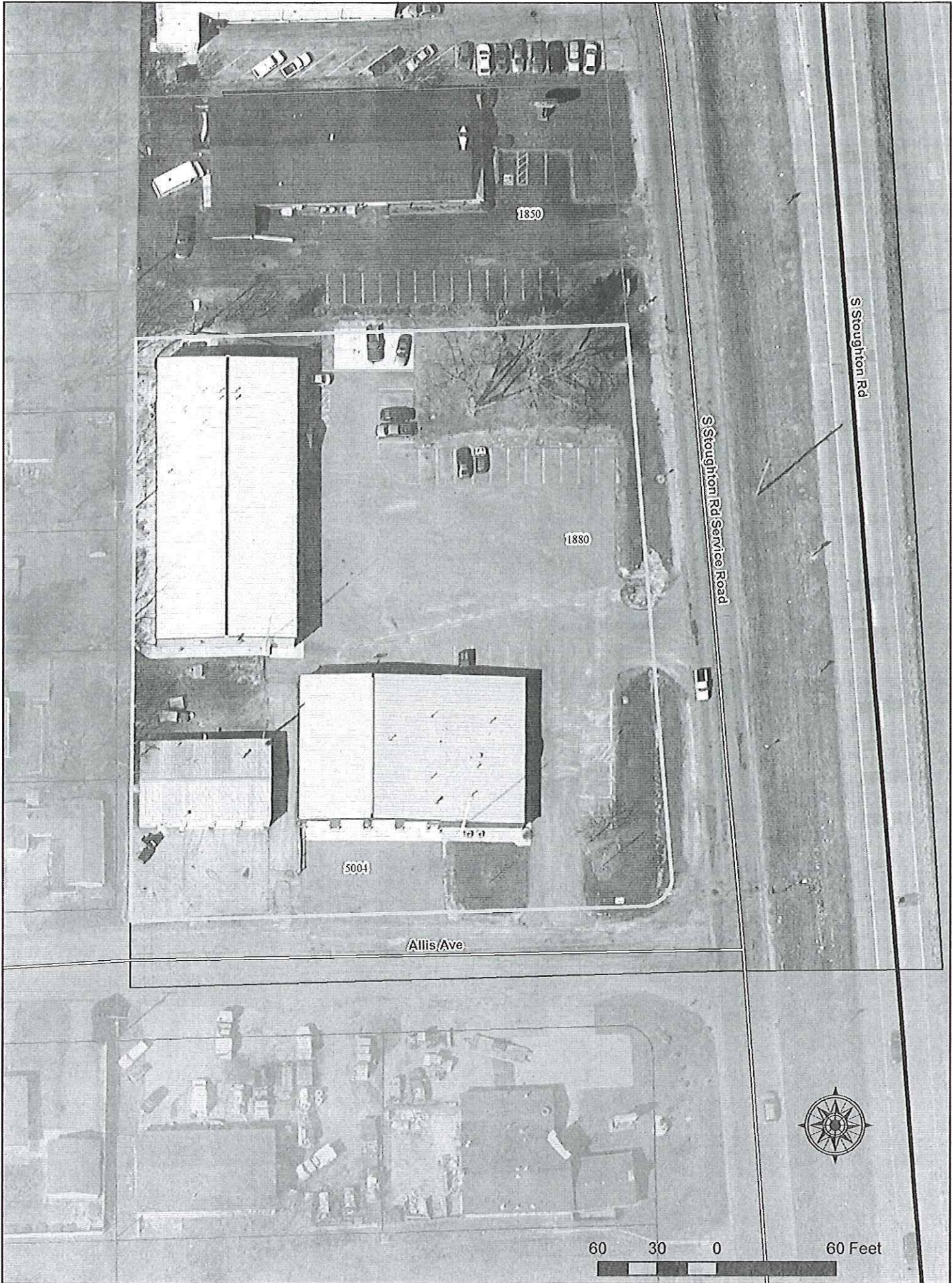
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THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

Section 10.25 (2) (n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.



1850

1880

5004

Allis Ave

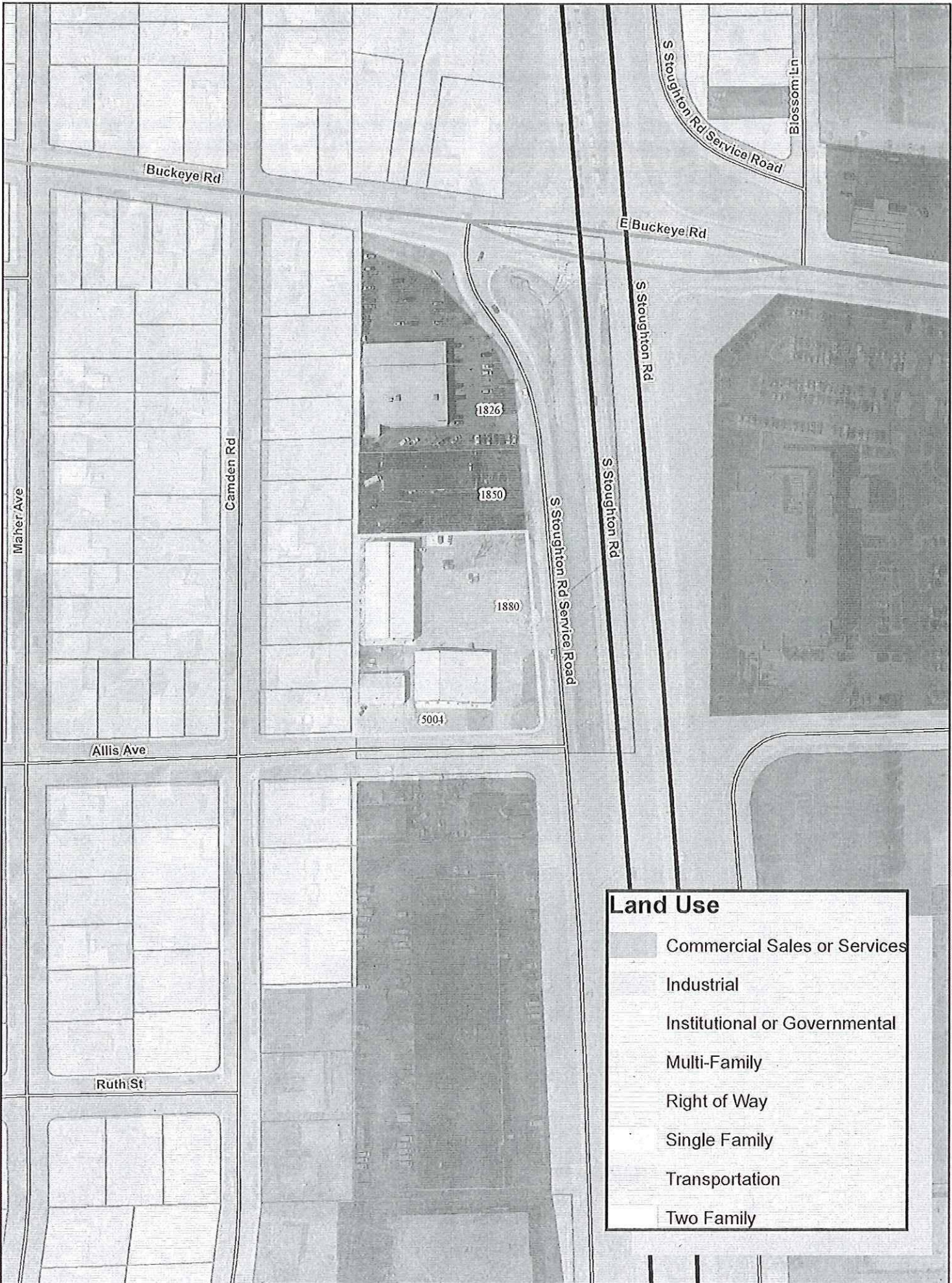
S Stoughton Rd Service Road

S Stoughton Rd

60 30 0

60 Feet





Land Use

- Commercial Sales or Services
- Industrial
- Institutional or Governmental
- Multi-Family
- Right of Way
- Single Family
- Transportation
- Two Family

Architecture
Planning

Dane County Library Service
Conceptual Design Opinion of Probable Construction Cost
Renovation of Blooming Grove Fire Department 1880 South Stoughton Road
Aug-16

The scope of the study evaluated the renovation of the approximately 9,800 GSF Blooming Grove Fire Department to meet the needs of Emergency Management and Library Service. The conceptual floor plan shows reconfiguring and reinstalling the existing fixed collection stacks in the existing conditioned portion of the building. The renovation of the restrooms/shower rooms is shown to increase the collection storage footprint with 2 single occupant restrooms and a first floor mechanical room. The existing offices would be reused as office and conference room space. The kitchenette casework configuration remains with renovation to better serve the open office workroom functions.

Item:	Quantity	Rate	Cost
First Floor			
GWB wall demo	2440 s.f.	\$ 2.41 s.f.	\$5,880.40
Doors	6 ea.	\$ 75.00 ea.	\$450.00
Frames	6 ea.	\$ 195.00 ea.	\$1,170.00
Concrete slab demo	400 s.f.	\$ 25.00 s.f.	\$10,000.00 at removed fixtures
Specialties	8 ea.	\$ 80.00 ea.	\$640.00
Demo kitchen island	200 s.f.	\$ 2.41 s.f.	\$482.00
ACT Ceiling	3000 s.f.	\$ 0.70 s.f.	\$2,100.00
Carpet/Laminate	3500 s.f.	\$ 0.48 s.f.	\$1,680.00
Dumpster/Disposal			\$3,000.00
Concrete			
Concrete slab	400 s.f.	\$ 7.75 s.f.	\$3,100.00 at removed fixtures
Metals			
9' high wall at Play Literacy	306 s.f.	\$ 11.25 s.f.	\$3,442.50

Wood and Plastic

Blocking	40 l.f.	\$	1.20 l.f.	\$48.00
Plam Casework	20 l.f.	\$	250.00 l.f.	\$5,000.00

Thermal and Moisture Protection

Assumes no envelope modifications				roof repair included in mech
Sealants				\$200.00

Doors and Windows

Doors	5 ea.	\$	650.00 ea.	\$3,250.00 300/frame, 350/door possible reuse of existing
Door Hardware	6 ea.	\$	500.00 ea.	\$3,000.00 ADA actuator at one door
Assumes existing windows remain				

Finishes

GWB	1500 s.f.	\$	5.00 s.f.	\$7,500.00 380 l.f. @ 10'
GWB Ceilings	125 s.f.	\$	6.66 s.f.	\$832.50
Acoustical Ceilings	3000 s.f.	\$	2.00 s.f.	\$6,000.00 assumes reuse of ceiling tile
Acoustic Insulation	500 s.f.	\$	1.14 s.f.	\$570.00
Rubber Base	500 l.f.	\$	2.80 l.f.	\$1,400.00
Wall Paint	5700 s.f.	\$	1.15 s.f.	\$6,555.00
HM Frame Paint	5 ea.	\$	100.00 ea.	\$500.00
Ceramic Tile	270 s.f.	\$	8.50 ea.	\$2,295.00
Resilient Flooring	3500 s.f.	\$	6.50 s.f.	\$22,750.00 flooring allowance
Floor prep allowance	1 lump	\$	1,000.00 lump	\$1,000.00

Specialties

Toilet/Sink Access	2 ea.	\$	800.00 ea.	\$1,600.00
ADA signage	2 ea.	\$	100.00 ea.	\$200.00

Plumbing

Estimate of potential demolition cost				\$7,500.00
Estimate of potential plumbing remodeling cost				\$13,500.00

Fire Protection

Fire Protection remodeling				\$9,000.00
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Mechanical

HVAC remodeling	\$47,000.00
Option 1, humidifiers	\$1,800.00 if included in scope
Option 2, remove one range and microwave/hood	\$550.00 if included in scope

Electrical

Lighting: relight stack areas, play literacy, open work areas, new toilet rooms	\$28,000.00
Power: add receptacles, connect new HVAC units, relocate panel in office	\$15,000.00
Telecom: establish new IT rack, add telecom outlets, rewire existing to new rack	\$9,000.00

Construction Subtotal:		\$225,995.40
General Conditions (small project):	20%	\$45,199.08
Contractor Subtotal:		\$271,194.48
Contingency:	10%	\$27,119.45
Construction Total		\$298,313.93

Scope items not included:

- No appliances included or removal of existing appliances
- No Furniture/equipment included or installation of existing Library Services shelving
- Wireless Access Points
- Security System, Telephone System
- Exterior Building Signage
- Roller shades at windows

PLUMBING SYSTEMS

The following are descriptions of plumbing existing conditions, and the associated costs for the plumbing demolition and remodeling for the building located at 1880 S. Stoughton Road, Madison Wisconsin. These descriptions and costs are based on a preliminary site survey of August 24, 2016, and a preliminary scope design provided by Dorschner Associates.

EXISTING CONDITIONS

The building is provided with a six (6) inch ductile iron combined water lateral which serves the automatic fire sprinkler piping system, and the domestic water needs for the building. The lateral enters into the mechanical room located at the west wall of the building. A Wilkins model 350A backflow preventer is installed on the fire riser to protect the domestic water piping system.

Located adjacent the fire risers is a two (2) inch Badger water meter with associated two (2) inch CPVC water piping serving the plumbing fixtures within the building.

The mechanical room contains a Culligan water softener (1.5 cubic feet), brine tank, and a Reverse Osmosis water treatment system, and an Ultraviolet disinfection unit.

Hot water for the building is generated by a Rudd model RU-PDV-75 seventy five (75) gallon direct vented gas fired water heater.

Other equipment and fixtures within the mechanical equipment room are, a Cissel model PS40 washer/extractor, a Whirlpool heavy duty clothes washer, Maytag clothes dryer, and a single compartment laundry tray.

EXISTING PLUMBING FIXTURES

The men's toilet room includes two (2) floor set tank type water closets, two (2) wall hung lavatories with Sloan "Royal" flush valves, and two (2) wall hung lavatories with single handle faucets. A floor drain is located between the two water closets.

The women's toilet room includes two (2) floor set tank type water closets and two (2) wall hung lavatories with single handle faucets. A floor drain is located between the two water closets.

The two shower rooms each have fiber glass shower enclosures, including the shower heads, shower controls and drain.

The kitchen includes a double compartment stainless steel sink with swing spout faucet, garbage disposer, and a under counter RO system with a deck mounted faucet. Adjacent the dishwasher is a Kitchenaid dishwasher.

EXISTING VEHICLE BAY PLUMBING

Within each of the four (4) vehicle bays, three (3) four (4) inch X seven (7) foot long trench drains are located. The drainage piping from the trench drains are routed to a 48 inch diameter catch basin/sand interceptor, located approximately ten (10) feet from the west wall. A floor drain is also located at the west end of the south vehicle bay.

A tank mounted five (5) HP air compressor is located within the storage room at the south end of the building with 3/4 inch steel piping serving three (3) ceiling mounted retractable hose reels, and three (3) 1/2 inch air drops with quick coupling disconnects located between the overhead doors.

Three (3) ceiling mounted retractable hose reels for domestic water, and three (3) for RO water are also located in the middle of the four vehicle bays.

Two (2) inch PVC hose stations are located at the west side of the vehicle bay area for filling fire department tanker trucks.

EXISTING FIRE PROTECTION SYSTEMS

The building includes a hydraulically designed fire sprinkler system, with sprinkler heads located in all room/areas of the building. A 2-1/2 inch fire department valve is located at the north wall of the vehicle bay area. A fire department siamese connection is located at the exterior outside east wall.

PLUMBING DEMOLITION

The men's toilet room fixtures will be removed as follows; the two wall hung urinals, including the flush valve, and related waste/vent and water piping up to the ceiling space, and the existing piping capped. The two wall hung lavatories, including the faucets, supplies, traps, and related waste/vent and water piping up to the ceiling space, and the existing piping capped. The south water closet, including the supply and related vent and water piping up to the ceiling space, and the existing piping capped.

The women's toilet room fixtures will be removed as follows; the two wall hung lavatories, including faucets, supplies, traps and related waste/vent and water piping up to the ceiling space, and the existing piping capped. The south water closet, including the supply and related vent and water piping up to the ceiling space, and the existing piping capped. The existing floor drain will be removed and the waste piping under the floor capped.

The north water closet in each toilet room will remain in place, and will be part of the remodeled space for each room.

The fiber glass shower enclosures in each shower room will be removed, including the shower heads, shower controls, shower drains, and related vent and water piping up to the ceiling space, and the existing piping capped.

PLUMBING REMODELING

The remodeled men's toilet room will include a wall hung lavatory with battery powered sensor operated faucet. Waste/vent and water piping will connect to the existing piping in the adjacent area. A new floor drain will be installed between the existing water closet and new lavatory, with the waste and vent piping connecting to the existing piping in the adjacent area.

The remodeled women's toilet room will include a wall hung lavatory with battery powered sensor operated faucet. A new floor drain will be installed between the existing water closet and the new lavatory. Waste/vent and water piping for the new fixtures will connect to the existing piping within the adjacent area.

The new mechanical equipment room for HVAC equipment will include a new floor drain with the drainage and vent piping connecting to the existing piping within the adjacent area.

FIRE PROTECTION REMODELING

The existing fire sprinkler piping and sprinkler heads affected by the removal of existing walls and ceiling revisions will be revised to include new mains and branch piping and new sprinkler heads to accommodate the new floor plan layout and new ceilings.

The sprinkler density requirements for the book stack areas will be revised from a light hazard classification to ordinary group 2 hazard occupancy classification.

ESTIMATE OF PROBABLE PLUMBING CONSTRUCTION COST

Estimate of probable plumbing demolition cost:	\$7,500
Estimate of probable plumbing remodeling cost:	\$13,500
Total probable plumbing remodeling cost:	\$21,000

ESTIMATE OF PROBABLE FIRE PROTECTION COST

Total probable fire protection remodeling cost:	\$9,000
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Dane County Library Relocation
1880 South Stoughton Road

HVAC SYSTEMS

The following are descriptions of existing HVAC systems, and the associated costs for demolition and remodeling for the building located at 1880 S. Stoughton Road, Madison Wisconsin.

These descriptions and costs are based on site surveys on August 16 and 24, 2016, original building floor plan dated August 24, 2010 and a preliminary scope design provided by Dorschner Associates.

No HVAC construction documents of the original construction were available however the systems presently installed appear to be original with the construction of the facility in 2010.

EXISTING HVAC CONDITIONS

Office Areas

Office areas occupy approximately the north 38 percent of the facility.

The heating and cooling is provided by two horizontal gas fired furnaces located above the lay in panel ceilings. Furnace No. 1 is a Trane 120,000 BTU input unit above the corridor ceiling adjacent to the north barrier free shower room. Furnace No. 2 is a Trane 80,000 BTU input above the corridor ceiling adjacent to the women's toilet room. There are two Trane air cooled condensing units located on wall brackets on the west side of the building. Furnace 1 is served by a 4 ton capacity unit and furnace 2 by a 3.5 ton unit.

Ventilation for the shower rooms is provided by an individual ceiling exhaust fan controlled by an occupancy sensor that also controls the room lighting.

The women's and men's toilet rooms appear to be exhausted with a single exhaust fan with ducted to single discharge roof discharge.

The kitchen has two gas fired ranges. A hood/microwave is located above each range.

Mechanical Room

The facility has a mechanical room assessable from the northwest corner of the vehicle bays.

The room is primarily used as a plumbing equipment room and presently has laundry equipment as described in the plumbing report.

The space is exhausted by a ceiling type exhaust fan mounted on the north (rear) wall and is ducted to a roof discharge.

Vehicle Bays

Heating

The four vehicle bays are heated with a direct fired natural gas makeup air unit that provides heat and makeup air for exhaust. The unit has a return air inlet indicating that the unit is capable of operating without 100 percent outside air intake. The unit has a wall mounted remote control panel located adjacent door into the original radio/dispatch room.

General Exhaust

General vehicle bay exhaust is located at the rear of the second bay from the south with the intake low near the floor and ducted to wall exhaust fan located high on the west wall.

Vehicle Exhaust

A Plymovent undercarriage rail system is installed for source capture exhaust from vehicles in the south three bays. A single drop location serves the north bay with a flexible extraction tube extending from the overhead duct.

Air Filters Units

There are two Air King recirculating filter units suspended high near the roof structure at the north and south vehicle bays.

CNG Powered Vehicles

The vehicle bay ventilation system does not meet the code requirements for parking CNG Powered Vehicles.

HVAC DEMOLITION

Office Areas

The two horizontal above ceiling furnaces and associated condensing unit will be removed.

Exhaust fans serving the two shower rooms will be removed including exhaust ductwork to the building exterior. Wall or roof penetrations will be patched.

Toilet room exhaust grilles and fans will be removed including exhaust ductwork to the building exterior. Wall or roof penetrations will be patched.

Ductwork for supply, return and outside air including ceiling diffusers and grilles will be removed as coordinated with the building floor plan changes. Retain existing grilles, registers and diffusers for reinstallation where possible consistent with the new architectural plan.

It is anticipated that the two kitchen gas ranges and associated above range microwave/hoods will remain.

OPTION: Remove one range and cap gas connection. Remove one above range microwave/hood and any associated exhaust ductwork.

Mechanical Room

No HVAC demolition is anticipated in this space.

Vehicle Bays

No HVAC demolition is anticipated in this space.

HVAC REMODELING

Office Areas

Install two new vertical floor mounted high efficiency gas fired furnaces in a new floor level mechanical room with sufficient space to service the units without interruption of the library operations. This location will eliminate the potential of water leakage from the furnace combustion condensate or air conditioning operation leaking into the collection stacks.

Install two new air cooled condensing unit compatible with the new furnaces at the location of the removed units.

Connect new supply, return and outside air duct work to existing and extend to the new furnaces.

Install new or reinstall existing grilles, registers and diffusers consistent with the new architectural plan. Extend ductwork from existing remaining and connect to new grilles, registers and diffusers.

OPTION: Install humidifiers on new furnaces.

At new men's and women's toilet rooms install new exhaust fans and associated ductwork.

Mechanical Room

No new HVAC work in this space. Existing exhaust fan will remain.

Vehicle Bays

No new HVAC equipment or remodeling work in this space.

Existing makeup air, exhaust and filter systems are sufficient for the expected vehicle parking use of this space.

The Plymovent source capture exhaust system can serve the vehicles described to be parked in the space. It may be necessary to extend the north bay flexible extraction tube to

serve the bookmobile depending on the locations of the vehicle engine exhaust pipe. It appears that there is sufficient existing tube length to accomplish this.

CNG Powered Vehicles

The vehicle bay ventilation system does not meet the code requirements for parking CNG Powered Vehicles. If CNG powered vehicles additional equipment, gas detection and controls are required. THIS SYSTEM HAS NOT BEEN INCLUDED IN THE PROPOSED FACILITY HVAC RENOVATION.

ESTIMATE OF PROBABLE HVAC CONSTRUCTION COST

Total probable HVAC remodeling cost: \$47,000

Options:

Humidifiers to F-1 and F-2 (range \$700 to \$900 each)	ADD	\$1,800
Remove one Gas Range and Microwave/Hood	ADD	\$550



1121 MARLIN COURT • SUITE B • WAUKESHA, WI 53186
262.513.2020 FAX 262.513.2023 www.czeng.com

August 24, 2016

Dawn O'Kroley
Dorschner Associates
Via email

RE: Blooming Grove Fire Department
1880 South Stoughton Road
Blooming Grove, WI

Dear Dawn,

I visited the site with you on August 16, 2016 to review the existing electrical system. The following are my findings:

ELECTRIC SERVICE

The building is served underground from a pole mounted transformer near the northwest corner of the building. Service terminates on an exterior current transformer cabinet near the center of the building. Service is 208Y/120 volts, 3phase, 4 wire with a capacity of 400 amperes. Service terminates in a pair of panelboards on the west wall of the garage. These are Cutler Hammer type PRL1A. One contains a 400 amp 3 pole main breaker; the second panel is sub fed from the first. The panels are in good condition. The area around them is clean. There is room for additional electrical equipment at these panels. The service does not have surge protection. There is room for additional circuit breakers in the panels. A 100 amp flush mounted Cutler Hammer load center in the office area is fed from the panels in the garage.

This service is adequate for the proposed project.

One panel in the office area is impacted by the proposed remodeling and will need to be moved.

ELECTRICAL DISTRIBUTION

There is an adequate amount of receptacles in the facility. The building was built in 2010 so the electrical system is relatively new. The building appears to be wired with a combination of electrical metallic tubing and MC cable.

LIGHTING

The existing lighting is fluorescent with T8 lamps. Fixtures in the office area are recessed lay-in type with prismatic acrylic lenses. Fixtures in the garage are pendant industrial type. Some areas are controlled by occupancy sensor type wall switches. Some areas have dual switching. The fixtures are in reasonably good condition and can be reused.

EMERGENCY LIGHTING

The building does not have a generator. Selected fluorescent fixtures have internal battery backup. The exit lights also have battery backup. There are no emergency fixtures on the outside of the building.

FIRE ALARM SYTEM

The building has a partial fire alarm system. An Edwards Intelligent Fire Alarm Panel is located in the former "Lieutenant on Duty" office. There are no pull stations. System type smoke detectors are located in certain areas and are wired to the Edwards panel. There are also self-contained standalone detectors in certain areas.

EXTERIOR LIGHTING

There are HID wall packs at most exterior doors and at intervals around the building. These are photo controlled.

OTHER SYSTEMS

At the main entrance to the office there is a GE Security control panel which may still be in use.

There are ceiling speakers in many areas which were connected to the fire department dispatch radio system, now removed.

There is telephone and network cabling in the building. Cabling originates in a cabinet in the northwest corner of the garage. Network cabling was noted in most offices.

Surveillance cameras are located around the exterior of the building. No head end equipment, monitors or recording equipment for the cameras were noted in the walk through.

COMMENTS

The electrical system is in good condition. The service size is adequate to support the proposed project. Most of the light fixtures are appropriate for reuse. Energy savings could be obtained by replacing them with LED fixtures.

ELECTRICAL COST TO REMODEL

Based on the preliminary floor plan, these are the estimated costs:

Lighting: relight stack areas, play literacy, storage/open work areas, and new toilet rooms
\$28,000

Power: add receptacles, connect new HVAC units and replace panel demolished in office area
\$15,000

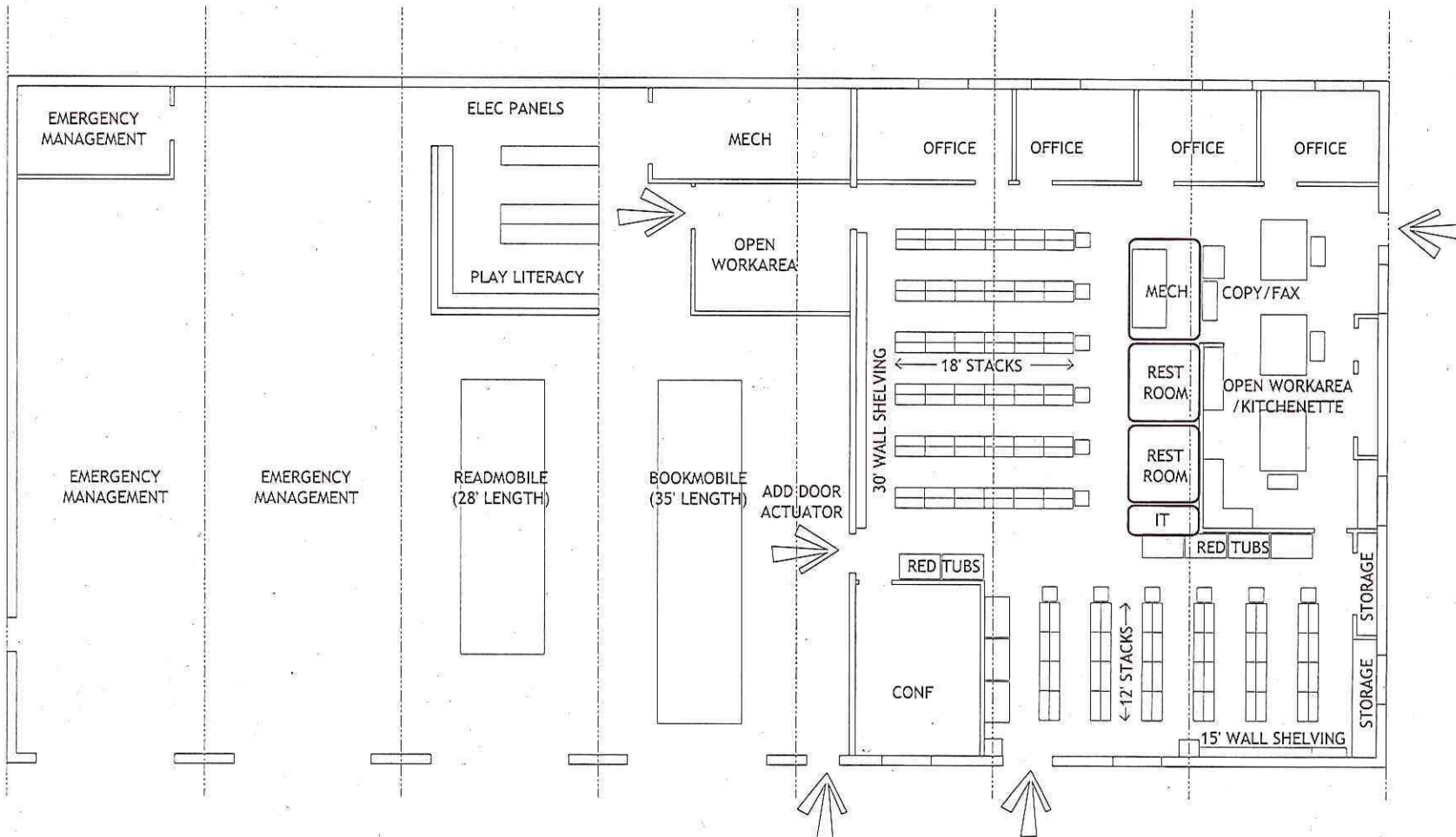
Telecom: establish new IT rack. Add telecom outlets and rewire existing office outlets to new IT rack.
\$9,000

Sincerely,

Alan M. Czarnecki

Alan M. Czarnecki, P.E.

DRAFT Proposed Floor Plan



FIRST FLOOR CONCEPT FLOOR PLAN
08.24.10 3/10" = 1'-0"

NORTH

36"X25" DOUBLE STACKS SHOWN
EXISTING CEILING IS 9'-6" AFF
ALLOWS A TOTAL OF 96" USABLE
STACK HEIGHT

WITH 38" ROWS, 405 L.F.
FOOTPRINT X SHELVES HIGH

DORSCHNER ASSOCIATES

Architecture
Planning

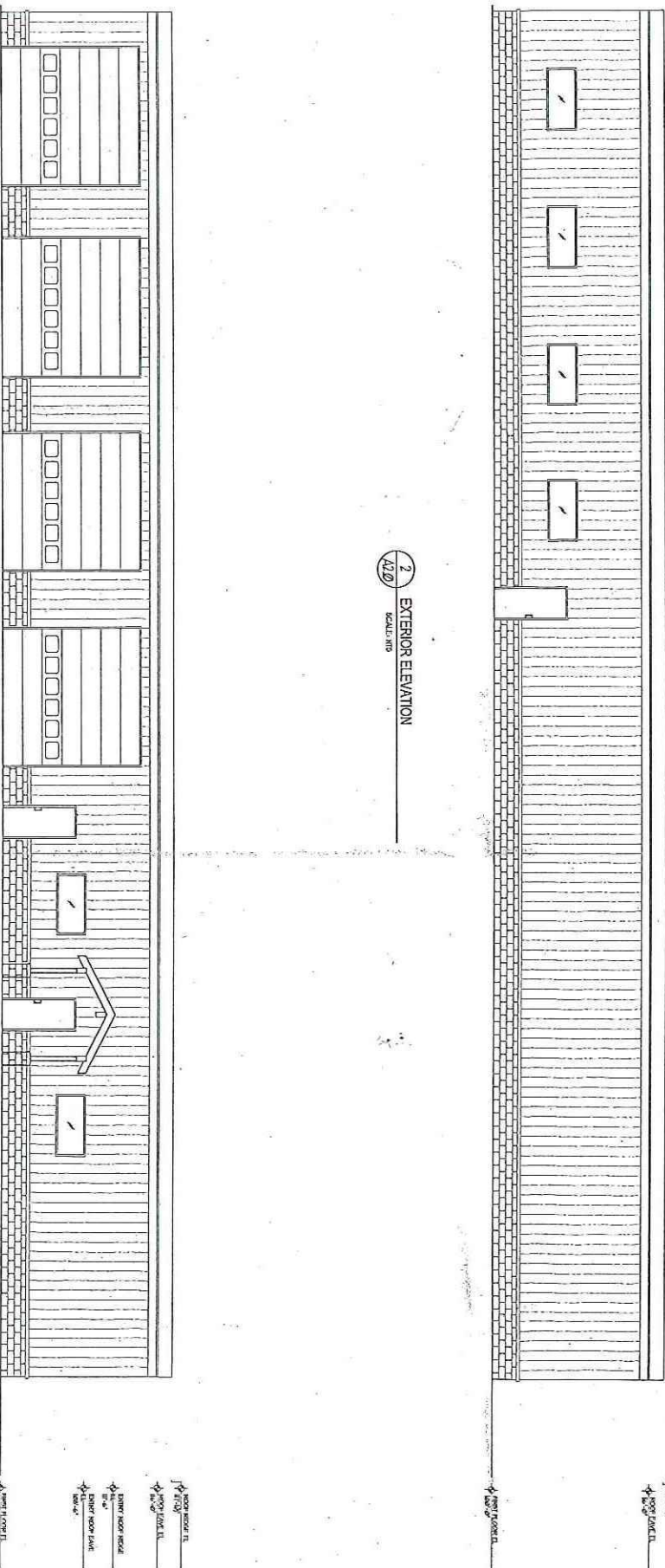
Dorschner Associates, Inc.
849 E. Washington Ave., Ste 112
Madison, Wisconsin 53703

ISSUED

PROJECT
DANE COUNTY
LIBRARY SERVICE
CONCEPTUAL FLOOR PLAN
BLOOMING GROVE FIRE
DEPARTMENT

DRAWING
CONCEPT PLAN OPTION

DATE



2
A120
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

- 1" = 8'-0" FLOOR
- 1" = 4'-0" ROOF
- 1" = 4'-0" ROOF GABLE
- 1" = 4'-0" ROOF GABLE
- 1" = 4'-0" ROOF GABLE

- 1" = 8'-0" FLOOR
- 1" = 4'-0" ROOF
- 1" = 4'-0" ROOF GABLE



222 South Main Street
Fond du Lac, WI 53535
P: (920) 946-4033
F: (920) 946-4033

ISSUE	DATE	DESCRIPTION

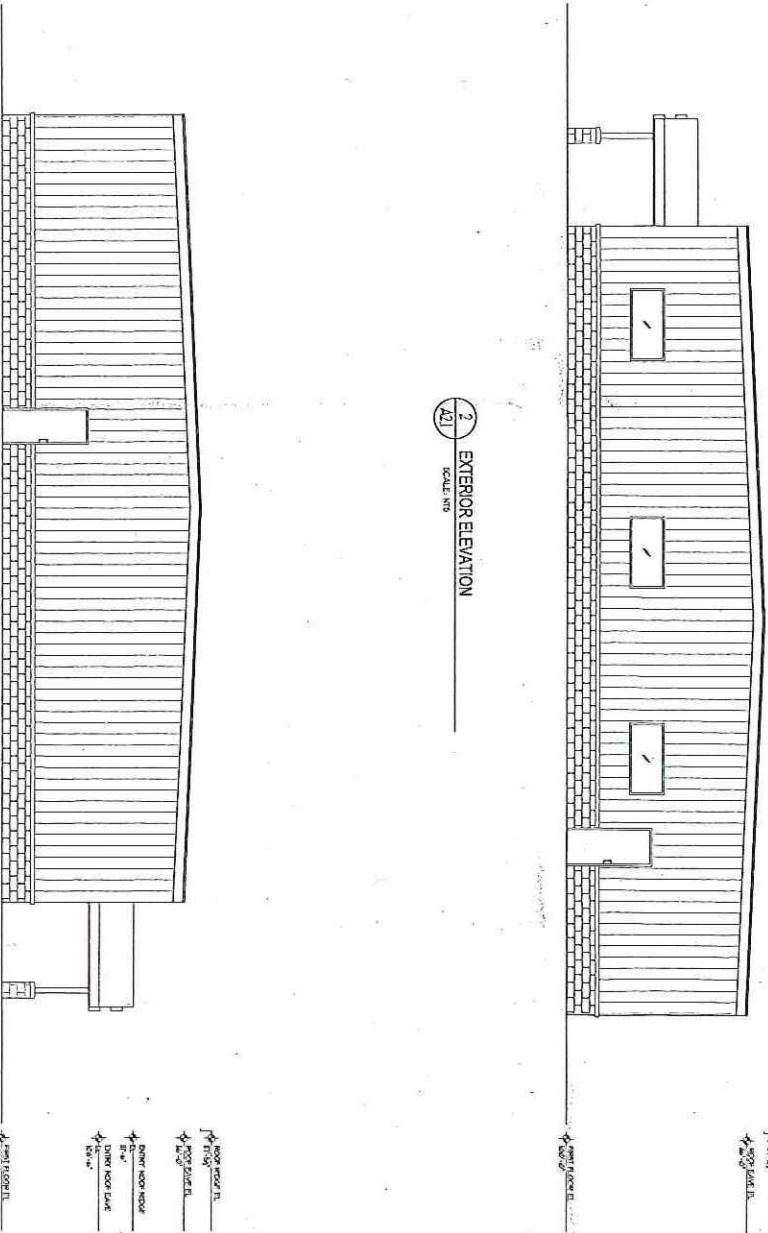
BLOOMING GROVE FIRE DEPT
STOUGHTON ROAD - BLOOMING GROVE, WI

SCALE: 1/8" = 1'-0"
DRAWN BY: CN
CHECKED BY: CN
DATE: 01/20/2018

EXTERIOR
ELEVATIONS

DINING ROOM ROOF
 FINISH
 DINING ROOM FLOOR
 FINISH

2 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



DINING ROOM ROOF
 FINISH
 DINING ROOM FLOOR
 FINISH

DINING ROOM ROOF
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DINING ROOM ROOF
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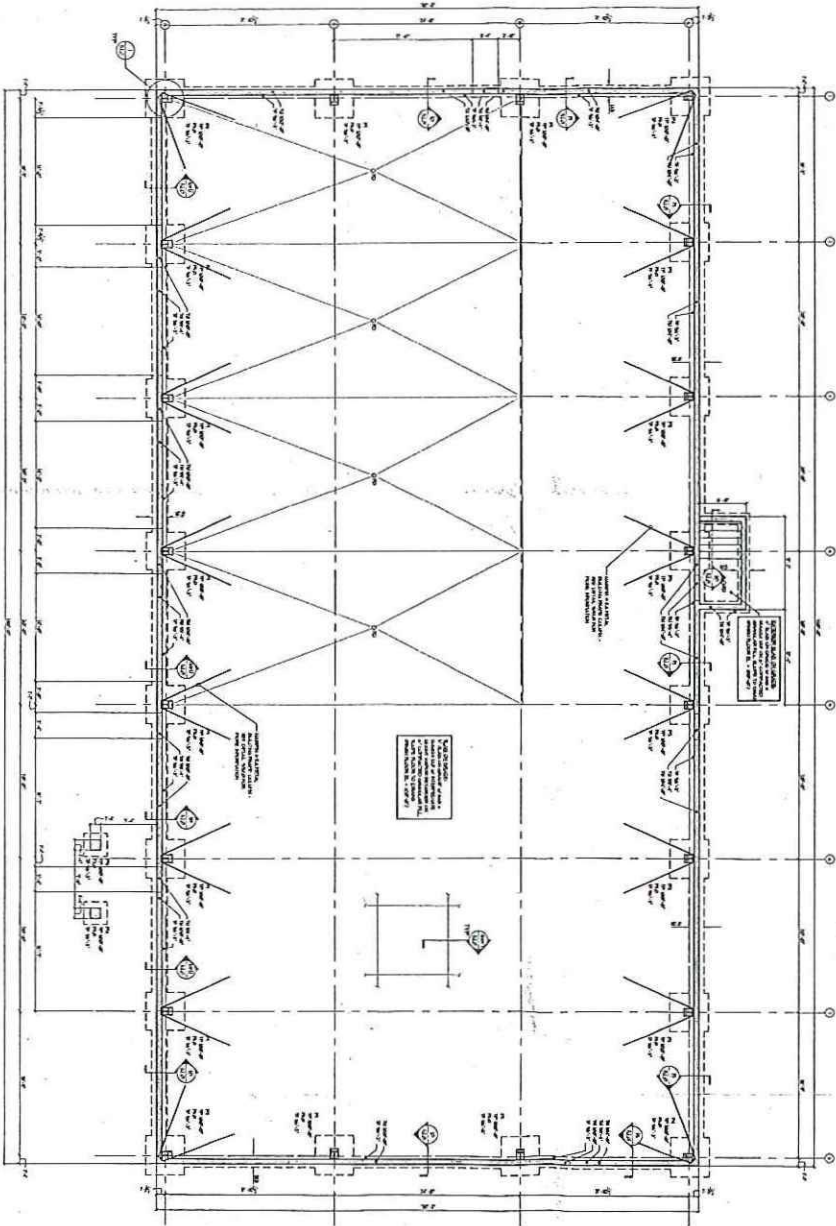
223 South Main Street
 Port Allen, WI 53128
 Phone: 920.833.8888
 Fax: 920.833.8889

DATE	DESCRIPTION

BLOOMING GROVE FIRE DEPT
 STOUGHTON ROAD - BLOOMING GROVE, WI

CONTRACT # 1000A
 SCALE: AS SHOWN
 DRAWN BY: CSM
 CHECKED BY: CSM

EXTERIOR
 ELEVATIONS



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BLOOMING GROVE FIRE DEPT
STOUGHTON ROAD - BLOOMING GROVE, WI



FOUNDATION PLAN

CONTRACT # 1000A

SCALE: 1/4" = 1'-0"

DATE: 06/21/2010

DESIGNER: CN

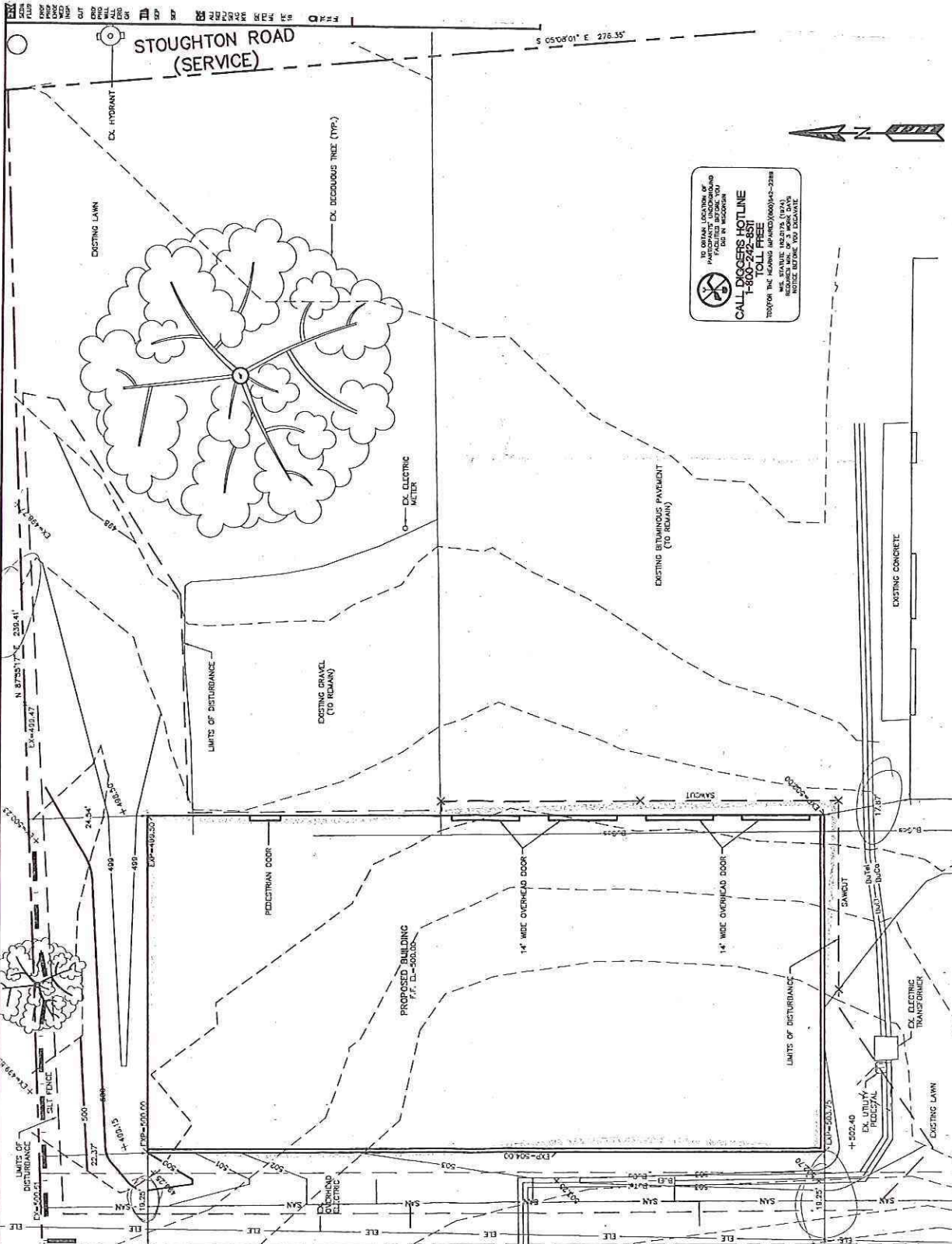
CHECKER: CN

ISSUE

DATE

DESCRIPTION

222 South Main Street
Bloomington, WI 53010
P: 608/294-8520
F: 608/294-8533



BY: [Signature] DATE: [Blank] SCALE: AS SHOWN

STOUGHTON ROAD (SERVICE)

S 05°08'01" E 278.35'

TO OBTAIN LOCATION OF ALL UTILITIES FACILITIES AT YOUR SITE IN WISCONSIN CALL DIGGERS HOTLINE 1-800-274-4831

TRIPLEX THE HEAVENS INC./P.O. BOX 22828 MILWAUKEE, WI 53228

WIS. STATUTE 182.07(2) (1974) NOTICE: BEFORE YOU DIG, CALL 800-274-4831. NOTICE: BEFORE YOU DIG, CALL 800-274-4831.



LIMITS OF DISTURBANCE
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