



## Letter of Intent

### REZONING REQUEST

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

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

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

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

#### Application Materials bound herein:

Cover Letter  
Letter of Intent  
Legal Description  
Zoning Text

#### Bound Under separate cover:

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

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

**Project Number:** 09A2L  
**Project Title:** Charter Street Heating Plant Re-Build  
**For the:** University of Wisconsin-Madison  
Madison, Wisconsin  
**Type of Project:** Major Project / New Construction

#### Project Participants:

**Project Executive Committee:** Alan Fish  
Assoc. Vice Chancellor Facilities Planning and Management  
608-262-3488  
afish@fpm.wisc.edu

**DSF Project Manager:** Jay Ehrfurth  
Co-Project Manager for State of Wisconsin  
608-263-5886  
Jay.ehrfurth@wisconsin.gov

#### Facilities Planning & Management

9<sup>th</sup> Floor WARF Building  
(608) 263-3000

610 Walnut Street  
FAX (608) 265-3139

Madison, Wisconsin 53726-2397  
TTY (608) 265-5147

**University of Wisconsin Project Manager:** **John Harrod**  
**Co-Project Manager for State of Wisconsin**  
 608-263-3077  
 jharrod@fpm.wisc.edu

**Architect/Engineer:** **P3M (Owner's Engineer and Architect)**  
 (includes the following Architectural and Engineering Firms)

**Lead Engineering Firm**  
**Bryan Eskra, P.E.**  
**Managing Principal**  
 Power Engineers Collaborative, L.L.C.  
 150 Sunny Slope Road, Suite 110  
 Brookfield, Wisconsin 53005  
 262 786 1700  
[bieskra@pecllc.com](mailto:bieskra@pecllc.com)

**Boilers and Fuel Handling**  
**Carl J. Micke**  
**Vice President**  
 Poyry (Appleton) LLC  
 2323 East Capitol Drive  
 Appleton, Wisconsin 54912  
 920 954 2441  
[carl.micke@poyry.com](mailto:carl.micke@poyry.com)

**Architectural Design**  
**Eric Lawson, AIA, NCARB**  
 Potter Lawson, Inc.  
 15 Ellis Potter Court  
 Madison, Wisconsin 53711  
 608-274-2741  
[ericl@potterlawson.com](mailto:ericl@potterlawson.com)

**Civil Engineering**  
**Rick Daspit, AIA**  
 Middough, Inc.  
 Oak Brook Pointe  
 700 Commercial Drive, Suite 200  
 Oak Brook, Illinois 60523  
 630 756 7086  
[daspitw@middough.com](mailto:daspitw@middough.com)

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

**Surveyor:** **Ayres Associates**  
**EIS Benjamin Peotter**  
**Traffic Study** 1802 Pankratz St  
**Traffic Study** Madison, WI 53704  
 (608) 442-1200  
[peotterb@AyresAssociates.com](mailto:peotterb@AyresAssociates.com)

**Engineering and Procurement Contractor (EPC): To be selected in August 2010**

Proposed Construction schedule

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

Description of existing & proposed conditions

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

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

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

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

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

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

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

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

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