

# Potter Lawson

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June 9, 2010

Mr. Brad Murphy  
City of Madison  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent for Wisconsin Energy Institute  
PUD – GDP/SIP Submittal

Dear Mr. Murphy:

The following is submitted together with the Land Use Application, site plans, legal description, zoning text and filing fee for City Staff, Plan Commission, and Common Council consideration for approval.

## **Existing Conditions/Uses:**

The proposed site is currently occupied by two University of Wisconsin-Madison buildings and associated surface parking. The existing University Health Services building at 1552 University Avenue will be removed to provide space for Phase One of the Wisconsin Energy Institute Project. The second future phase will require removal of the existing Navy ROTC building at 1610 University Avenue. This zoning request also includes a demolition request for the existing building at 1552 University Avenue. All efforts will be made to reuse and recycle as much as possible through the university's SWAP program and through local recycling operations. A reuse and recycling plan will be submitted for city review and approval by the selected demolition contractor. Currently, the University Health Services building is temporarily occupied with offices for the College of Letters and Sciences and with construction offices for the Wisconsin Institute of Discovery construction project. The site area for both Phase One and Phase Two is 68,845 SF, or approximately 1.58 acres.

## **Zoning Requirements:**

The site is currently located in an OR (Office/ Residential) Zoning District. The project will be submitted as a combined PUD-GDP/SIP. The SIP portion will allow construction of Phase One of the Wisconsin Energy Institute. A future SIP will be developed to allow construction of Phase Two when additional funding becomes available.

The project is requesting to build a structure of increased size, density and height over what is currently permitted in an OR zoning district.

## **Construction Schedule:**

Construction of the first phase is planned to commence in the fall of 2010, with completion planned for the fall of 2012. Construction start for the second phase has not been identified at this time.

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Mr. Brad Murphy  
June 9, 2010  
Page 2

**Project Team:**

**Building Owner:**

WI Department of Administration-DSF  
John Rakocy, Project Manager  
101 East Wilson Street, 7<sup>th</sup> Floor  
Madison, WI 53703

**Land Owner**

Board of Regents of the UW System  
1220 Linden Drive  
Madison WI 53706

University of Wisconsin Madison  
Facilities Planning & Management  
Pete Heaslett, Architect/Engineering Supervisor  
950 WARF Building  
610 Walnut Street  
Madison, WI 53726

**Architect:**

Potter Lawson, Inc.  
James Moravec, Project Manager  
15 Ellis Potter Court  
Madison, WI 53711

HOK, Associate Architect  
Patrick Gleason, Project Designer  
One Metropolitan Square  
211 N. Broadway, Suite 700  
St. Louis, MO 63102

**Landscape Architect:**

Ken Saiki Design  
Ken Saiki  
303 S. Paterson St., #1  
Madison, WI 53703

**Geotechnical Consultant:**

Giles Engineering Associates, Inc.  
N8 W22350 Johnson Drive Suite A1  
Waukesha, WI 53186

**Vertical Transportation Architect:**

American Design, Inc.  
Nathan Elliott  
2821 N. 4<sup>th</sup> Street, Suite 537  
Milwaukee, WI 53212

**Structural Engineer:**

Arnold & O'Sheridan Inc  
Paul Karow  
1111 Deming Way  
Madison, WI 53717

**Mechanical/Electrical Engineer:**

Affiliated Engineers, Inc.  
Mike Broge, Project Manager  
5802 Research Park Blvd.  
Madison, WI 53719

**Plumbing Engineering:**

PSJ Engineering, Inc.  
Jim Mickowski  
900 John Nolen Drive, Unit 204  
Madison, WI 53713

**Surveyor:**

Jenkins Survey & Design, Inc.  
245 Horizon Drive, Suite 108  
Verona, WI 53593

**Construction Manager:**

Mortenson Construction  
Jeff Madden  
10 E Doty Street, Ste 513  
Madison, WI 53703

**Project Description:**

The State of Wisconsin and the University of Wisconsin-Madison proposes to build the Wisconsin Energy Institute, an academic research laboratory building to serve as focal point for research, training, and outreach activities, related to economically viable and environmentally sustainable alternative energy sources. The building's location at the intersection of University Avenue and Campus Drive is ideally situated to function as a collaborative bridge between the Engineering and Agricultural & Life Sciences Colleges (CALs).

The project is divided into two phases. Construction of the first phase (107,000 GSF) will include both research laboratory and supporting office and conference space. The first floor will also contain several outreach and educational spaces, along with a small café/coffee shop to serve the building and the adjacent neighborhood. A small loading dock area is planned to support deliveries to the building. Phase Two (approximately 100,000 GSF) will include additional research lab and office space. The second phase will also include a small seminar hall to support outreach and educational functions. No extensive instructional space is anticipated in either phase.

The building has been designed to reduce noise, light and traffic impacts to the adjacent neighborhoods. All site lighting will be the campus standard, sharp cut-off down lights. Site and exterior building signage will also follow university approved standards. Mechanical ventilation has been designed for placement within an enclosed penthouse area on top of the building and to the north along Campus Drive to minimize sound impacts. Vent stacks are also screened from view on the top of the building. Minimal delivery traffic will access the site on an irregular basis from University Avenue with a one-way in bound lane to the west of the building to access the proposed loading dock. Exiting will occur to the north and west around the existing Enzyme Institute building and exit out to University Avenue east of the UW Foundation building.

Moped and bike parking will be provided as part of the first phase along with several parking stalls near the loading dock for delivery or service vehicles. In the Phase One design, the loading dock is planned to allow two vehicles to be unloaded. The Phase One loading dock, service drive and limited vehicle parking will be relocated to the west when Phase Two is added. No visitor or employee automobile parking is planned on the site for either phase. Employees and visitors will use existing parking infrastructure, managed as a campus wide resource. Phase One is expected to house around 215 researchers and staff. Phase Two is expected to add an additional 175 occupants.

Trash storage and removal will occur on site near the loading dock area and will be managed by university environmental services staff. Snow removal and site maintenance will also be by university staff.

Fire lane access for Phase One will be provided from University Avenue along the south and from the new access drive to the west. When Phase Two is added, the west fire lane will be moved to the west site boundary to align with Lathrop Street. Additional street frontage access is provided along Campus Drive for a portion of the north elevation.

The building is designed to have five occupied stories above grade, with an additional unoccupied mechanical story. A basement level is planned under a portion of the building's footprint. Overall roof height of the office portion along University Avenue is approximately 82 feet above the first floor.

Mr. Brad Murphy  
June 9, 2010  
Page 4

Overall roof height of the mechanical story will be approximately 116 feet above the first floor. Fume hood exhaust stacks will extend above this elevation, how much depends on results of an in-progress wind study for the building.

Hours of operation will mostly occur during the regular business day, 7:00 AM to 5:00PM. However, since this is a university research lab, some activity may occur at other times of the day. Most of the off-hour activity is expected to occur within the lab spaces, which face north, away from the adjacent residential neighborhood.

The following is a breakdown of the anticipated uses contained within Phase One of the proposed building:

	GSF
Research laboratories	24,000
High bay engineering research	2,300
Office space	21,000
Conference and seminar space	3,700
Coffee shop	1,600
Mechanical and building support spaces	<u>54,400</u>
Total Building Gross Square Footage	107,000

Thank you for your time in reviewing this proposal. If you have any questions or need additional information, please give me a call.

Sincerely,

POTTER LAWSON, INC.



James Moravec, AIA  
Project Manager

Enclosures