

LETTER OF INTENT

Steamfitters Local 601 Training Facility

March 23rd, 2016

To: City of Madison Planning Department and Plan Commission
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

Re: Major Amendment to Approved PD-SIP Zoning

Owner – Steamfitters Local 601
Architect – Potter Lawson, Inc.
Contractor – Hunzinger Construction

Project Address

6302, 6318, 6334, 6402 Town Center Drive, Madison WI, 53718

Development Team

Owner/Developer	Steamfitters Local 601	Joel Zielke
Architect	Potter Lawson, Inc.	Gene Post, Jody Shaw
MEP	KJWW	Ryan Jester, Scott Holes
Structural Engineer	KJWW Engineers	Angie Protexter
Landscape Architect	Plan Design	Andrew Albright
Civil Engineer	Wyser Engineering	Wade Wyse

Proposed Development

Steamfitters UA Local 601 represents the Journeymen, Apprentices and Helpers, who work in the Heating, Air Conditioning, Refrigeration and Process Piping Industry in the Southern Wisconsin area. This development will create a state of the art, Madison based training facility, and bring more public awareness to the Steamfitters profession. This facility will provide the important, hands-on training to both men and women in order to keep current with the ever-changing technologies of the construction industry, while maintaining the knowledge and skills to remain competitive over the span of their careers.

The Steamfitters Local 601 has purchased CSM lot2, CSM lot 3 and CSM lot 4 as described on the "SitePlan Hoppman Property General Development Plan" dated 8/31/2009 for the amendment to the Metro-Tech General Development Plan. This submittal includes a draft of a new CSM that will combine these lots (CSM Lots 2, 3 and 4) into one property. Also included is a proposed amendment to the GDP Zoning text to allow the use of the training school on the new lot created by this submittal.

The development proposed by this submittal meets all of the other zoning requirements of the Metro-Tech Development Plan. The intent of this amendment to the GDP is to remove the the separate CSM Lots 2, 3 and 4, to be replaced by a single lot as indicated on the attached CSM, and to allow the use of the training facility as described in this Letter of Intent and the information submitted for this SIP. All other zoning requirements will match the existing Metro-Tech General Development Plan. Please see the attached zoning text for the proposed amendments to the existing General Development Plan.

Construction Schedule

August 2016 – Start site work,
August 2017 – Construction completion and Occupancy

Proposed Uses

The facility will house the Madison area training Hall for the local 601 Steamfitters Union. This will consist of traditional classrooms, as well as hands-on training areas that include welding and fabrication. There is also projected to be a rigging area that replicates working on a steel structure jobsite. There are welding booths for training and a pipe trench area for welding pipes in a dugout location. There will be an HVAC Lab that consists of distinct training areas for specific Mechanical units ranging from Rooftop Package units to Ice Machines. There is also a lower section of roof that will have a piece of training equipment on it to simulate working in an exposed environment.

In addition to the training component, there will be a small office/administration area for the teachers and Union official.

There is a community room which will serve as a meeting hall for union members, and will also be made available to the third district Alder and community for events.

Lastly there is a shelled space that is planned for a small Clinic to serve union members only. This will not be constructed with the initial buildout of the facility, and is planned to be completed within the next few years.

Approvals Requested

This application is for approval of a Major Amendment to an Existing PD/SIP as modified by a new CSM.

Approvals requested include:

- Amendment to the Metro-Tech PD to combine CSM lots 2, 3, and 4 into a single Lot 2.
- Amendment to the Metro-Tech PD to allow the use of the training School and the accompanying zoning text.
- Approval for the SIP to begin construction of the proposed project.

The development team will submit a separate exterior signage package for approval at a later date.

Existing Conditions

The existing site is located on CSM lots 2, 3 and 4 of the Metrotech plat. These lots are located between Highway 94 and Town Center Drive, just west of Sprecher Road. The site is currently open, with a significant grade change ranging from 980' to 952'. There is an existing stormwater management area on the eastern portion of the site that runs the entire length of the site. These lots effectively wrap around the East, North and West sides of the existing Madison Fire Station 13.

Sustainable Design

This project is registered with the USGBC for LEED certification and is targeting a Gold Certification level. Key sustainable strategies will be focused on energy savings through a very efficiency HVAC system, a high performance building shell, and skylights for daylighting.

Legal Description

LOTS 2, 3 AND 4 CERTIFIED SURVEY MAP NO. 12761 RECORDED ON SEPTEMBER 8TH, 2009
IN VOLUME 80 OF CERTIFIED SURVEY MAPS ON PAGES 304-307 AS DOCUMENT NO.

4593131

ALL LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Certified Survey Map

A draft CSM is included with this submittal.

Demolition

There are no existing structures on the project site.

Building Area

58,450 total square feet.

By Use:

Office (B Occupancy):	3,198 SF
Future Clinic (B Occupancy):	2,394 SF
Community Room (A3 Occupancy)	4,616 SF (Maximum Code Occupancy of 242)
Education (B Occupancy):	48,242 SF (Includes all gross space)

Hours of Operation

The facility has several different functions so the proposed hours are listed by function:

Office: 8:00 am to 5:00 pm, Monday through Friday.

Training Center 8:00 am to 10:00 pm, Monday through Friday, 8:00 am to 12:00 pm on Weekends.

Community Center: Will be used for Union and community based meetings as required or requested, all events will end by 10:00 pm.

Future Clinic hours: Open by appointment only, available between 8:00 am and 5:00 pm.

Site Area

The total site is 343,686.5 square ft or 7.89 acres.

Open Space Areas

The total site is 343,686.5 square ft or 7.89 acres.

Building footprint:	37,760 SF
Asphalt Pavement:	79,500 SF
Concrete:	8,643 SF

Open Space: 217,783.5 SF

Site Access

The site will have two vehicular access points, both off Town Center Drive. There is a loop drive that circles the facility so both access points are connected. The western access point serves the visitor parking lot at the entrance on the south side of the building, the employee parking and future clinic parking on the west side of the building, and also serves as the main entrance for loading trucks. The eastern access point serves for all trainee parking, and for event parking for the community room.

Pedestrian access points include a sidewalk on the western end of the site, connecting Town Center Drive to the front door, and another sidewalk on the eastern end, connecting to the existing sidewalk that leads to Town Center Drive.

Parking, Bike Parking and Loading Zones

Proposed passenger vehicle parking is provided by a combination of on grade parking areas:

Area	Standard	Accessible	Van Accessible	Total
West	134	1	1	136
South	10	1	1	12
East	6	1	1	8
Totals	150	3	3	156

Proposed parking numbers are generated from the City of Madison parking ordinance by program:

Program	Size	Minimum	Maximum	Proposed Amount
Office	3,620 SF	10	19	14
Education	14 Classrooms 314 Students	14 63	14 105	14 84
Assembly	152 seats	30	60	45
Totals		117	198	156

There are an additional eight future stalls proposed on the western edge of the site for the future Clinic, to be installed with the buildout of the clinic.

Bike stall requirements have been broken down by the proposed program.

Office:	2
Clinic:	2
Assembly:	8
Education:	0*
Total Proposed	12

*Due to the nature of the trainees there is almost no use of Bikes to the training classes. The Steamfitters have documented that between both the Milwaukee Training Facility and the existing Madison Training Facility there has been only one trainee using a bike to get to classes. This was also observed at the tours of the Pipefitters Local 597 in Aurora Illinois, and the Steamfitters Local 455 in St Paul Minnesota, where neither facility had any bike racks. This is due to several factors:

1. Many of the trainees come directly from their jobsite for additional training.

2. Many trainees bring their own equipment in the form of tools and welding helmets/jackets that cannot be carried on a bike.
3. The adjacent bus lines provide more convenient transportation.

Trash, Recycling, and Snow Removal

There is a single loading zone sized for semi deliveries, located at the North eastern part of the building. There is an overhead door that will allow all but the largest of semi's to be completely inside the building during delivery. The facility will get several smaller deliveries per month, but actual semi deliveries are anticipated to be only once per month on average.

For waste collection there are currently two four yard dumpsters, one for recycling and one for trash. These are located in an enclosed structure with a slatted roof, just off the loading apron. The structure is proposed to be clad in the same architectural precast as the building.

The owners will contract to have snow plowed and stored on site.

Value of Land

\$950,000 appraised value.

Estimated Project Cost

\$12.3 Million.

Number of Construction and Fulltime Equivalent Jobs Created

The Project is estimated to create 342 On-Site FTE Construction Jobs during Construction.

Public Subsidy Requested

There are currently no Public Subsidies requested with this project.

Respectfully submitted,
Steamfitters Local Union 601

Attachments:

Proposed Amendment to the GDP Zoning Text
Draft CSM
Location Map
Existing Context images

Supporting documents in the form of a drawing set dated March 23rd, 2016, showing the proposed development plans for the PD/SIP are bound separately and are a part of this letter of intent by reference.

Light fixture cut sheets for the light fixtures indicated on the Site Lighting plan are submitted separately from the drawing set.