

Letter of Intent

CONDITIONAL USE APPROVAL

for the

Charter Street Heating Plant 15 kV Switchgear Building 203 N. Charter Street

Application Submittal Date: September 21, 2011 for the November 7, 2011 Plan Commission Meeting

This application provides for the construction of a 15 kV Switchgear Building associated with the Charter Street Heating Plant Rebuild project on the University of Wisconsin-Madison campus, allowing construction to begin in January 2012. The address of the new building will be 203 N. Charter Street. This application is a separate approval from the rezoning request PUD/GDP/SIP for the Charter Street Heating Plant at 117 N. Charter Street.

The site of the project includes a 0.4-acre triangular site at the corner of N. Charter Street and W. Dayton Street, and is bounded on the northeast by the railroad corridor owned by Wisconsin Department of Transportation (WisDOT) and operated by Wisconsin and Southern Railroad (WSOR).

The scope includes a 1,200 square foot pre-fabricated switchgear building, a site fence and screen wall, associated utilities, and landscaping.

Application materials bound herein:

Land Use Application
Letter of Intent
Legal Description (draft)
Photos of existing site and structure (interior and exterior)
Reuse and recycling plan for deconstruction

Bound under separate cover:

Drawing set dated September 21, 2011

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

Project Number: 09A2L
Project Title: Charter Street 15 kV Switchgear Building
For the: University of Wisconsin-Madison
Madison, Wisconsin
Type of Project: Major Project / New Construction

Project Participants:

Project Executive

Committee:

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DSF Project

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Engineering and Procurement

Contractor (EPC):

Boldt / AMEC Team

(includes the following firms):

Lead Engineering Firm

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Proposed Construction schedule

Demolition of the existing property is currently planned for late November 2011. Excavation for the underground electrical ducts and foundation of the building is expected to begin in January 2012. Substantial completion of the switchgear building and site is anticipated to be completed in September 2012.

Description of Existing Conditions

The current site includes a two-story rooming house built in 1960. The street address is 201 N. Charter Street. The University obtained ownership of the property in spring 2011, and the lease expired in August 2011, leaving the property vacant.

Also on the site were two rail spurs that used to serve the Charter Street Heating Plant for coal and other deliveries. The abandoned rail spurs, which crossed W. Dayton Street, were removed through a right-of-way occupancy and excavation permit in August 2011.

Description of Proposed Improvements

Architectural Improvements

The 15 kV switchgear building is a 50 by 24 foot steel box, approximately 12 feet in height. The building is pre-fabricated with all equipment pre-installed, and is delivered to the site in two sections (side by side). The finished color of the building will be chosen to complement the palette used on the Charter Street Heating Plant and other adjacent facilities. The building will sit on a cast-in-place basement which extends to the west an additional 6 feet beyond the building for a manhole access way.

Site Improvements

The overall project site disturbance includes 0.4 acres, 0.2 acres of which is UW property. The remaining 0.2 acres is WisDOT right-of-way which will be restored through this project (due to removal of rail spurs) and then left under the control and maintenance of WisDOT and WSOR.

Proposed site features include a 10-foot tall brick faced architectural precast screen wall with integral steel fence panels along the west, south, and east sides of the site. The north side of the site, facing the rail corridor, will be secured by a black steel fence matching the integral fence panels in the screen wall (and the fence used around the Charter Street Heating Plant). The screen wall acts to secure the site and visually block much of the site from Charter Street and Dayton Street traffic, while still allowing some views into the site. The one vehicular gate for the site will also be black steel.

The landscape will feature low-grow fescue turf, native switchgrasses, and a small aspen grove. The landscape is designed to be low maintenance and require no irrigation.

Stormwater from the site currently sheet drains to storm inlets in the railroad corridor or the City right-of-way. The proposed site will sheet drain primarily to the north and east. The imperviousness of the site is being reduced from the current condition with the removal of the rail spurs and rooming house.

Facility Operation and Maintenance

The general operating hours of the facility will be 24 hours a day, 7 days a week, year-round. The structure will normally remain unoccupied, but will have occasional access for maintenance. The building will not be accessible to the general public or to University faculty, staff and students.

Vehicular and pedestrian access to the switchgear facility will be made via the N. Charter Street driveway and access gate, which utilizes the existing curb cut for the rooming house. The site is completely gated and secure, and will be entered by authorized University personnel only. The main entrance to the building is on the west end, a secure steel double door. The east entrance of the building will be for emergency egress only and will not allow for exterior access.

Site security at the entrance to the switchgear building will be monitored via a closed circuit camera, operated by the University and networked with the other security cameras on the Charter Street Heating Plant site.

All facility maintenance activities, including snow removal and landscape maintenance will be performed by University facilities personnel on a regular basis.

Other Approvals and Reviews

Restoration work within the City right-of-way on N. Charter and W. Dayton 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. Right-of-way improvements will include adding brick pavers in the terrace along N. Charter Street and the installation of an additional street tree.

A draft of the Certified Survey Map (CSM) for this property has been submitted to the City and is pending recording.

Railroad modifications are also not included in the conditional use approval and will be reviewed separately by WisDOT representatives and WSOR.

In addition to the City approval, the appropriate permits and approvals for the construction and operation of the facility will be obtained from the Department of Natural Resources, Department of Safety and Professional Services, and other state and Federal agencies.