



September 2, 2009

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg
Madison, WI 53710

**RE: CONDITIONAL USE PERMIT - Letter of Intent
 PHYSICAL PLANT SHOPS/OFFICES BUILDING – 30 NORTH MILLS STREET
 UNIVERSITY OF WISCONSIN-MADISON**

This is an application for a conditional use permit for a proposed 54,450 gross square foot building for a new Physical Plant Shops and Offices building at 30 North Mills Street. The property is currently zoned C-3, Highway Commercial and this building has been determined by city staff to be a conditional use in that district. Existing surface parking is planned to be removed to make way for the new addition. Construction of the new addition and remodeling is scheduled to begin in late October 2009 with final completion projected by June 1, 2010. Plan Commission action is desired at their meeting on October 19, 2009 to keep the project moving and on-schedule.

Application Materials

Letter of Intent (this document) and Legal Description (12 copies)
Small format bound set of drawings, 11 x 17 (7 sets) AND 8.5 x 11 (1 set)
Large format bound set of drawings, 7 sets

Project Participants

Owner: **State of Wisconsin**
 Agency: University of Wisconsin System
 Board of Regents
 Room 1860 Van Hise Hall
 1220 Linden Drive
 Madison, Wisconsin 53706

Owner's Contact: **University of Wisconsin – Madison**
 Facilities Planning and Management
 919 WARF Building
 610 Walnut Street
 Madison, Wisconsin 53726
 Phone: 608-263-3023
 Fax: 608-265-3139
 Attn: Gary Brown
 E-Mail: gbrown@fpm.wisc.edu

Architect: **Strang, Inc.**
 8411 Mineral Point Road
 Madison, Wisconsin 53705-4395
 Phone: 608-276-9200
 Fax: 608-276-9204
 Attn: Dale Volkening, AIA
 E-Mail: volkening@strang-inc.com

Facilities Planning & Management

Landscape Architect: **JSD Professional Services, Inc.**
N22 W 22931 Nancy's Court, Suite 3
Waukesha, Wisconsin 53186
Phone: 262-513-0660
Fax: 262-513-1232
Attn: Matt Collins
E-Mail: matt.collins@jsdinc.com

Structural Engineers: **Arnold & O'Sheridan, Inc**
1111 Deming Way, Suite 200
Madison, Wisconsin 53711
Attn: Paul Karow, PE
Phone: 608-821-8424
E-Mail: pkarow@arnoldandosheridan.com

Electrical Engineers: **Electri-Tech, Inc.**
4125 N. 124th Street
Brookfield, Wisconsin 53045
Attn: Brett Parpart
Phone: 608-753-2442
Fax: 608-753-2564
E-Mail: brett@electri-tech.com

HVAC Engineer: **American Indoor Environments**
3502 Parmenter Street
Middleton, Wisconsin 53562
Attn: Gene Mlsna
Phone: 608-831-6537
Fax: 608-836-6801
E-Mail: gmslna@american-indoor.com

Plumbing Engineer: **PRSmith Company**
4880 Kirkwood Drive
Waunakee, WI 53597
Attn: Peter Smith
Phone: 608-846-4171
Fax: 608-221-6667
E-Mail: pete.smith@prsmithcompany.com

Civil Engineer: **JSD Professional Services, Inc.**
Surveyor
161 Horizon Drive Suite 101
Madison, Wisconsin 53593
Attn: Matt Collins
Phone: 608-848-5060
E-Mail: matt.collins@jsdinc.com

Geotechnical Engineer: **AECOM**
2821 Dairy Drive Suite 5
Madison, WI 53718
Attn: Paul Tarvin
Phone: 608-222-7231
Fax: 608-222-3765

Contractor(s): **Kraemer Brothers**
925 Park Avenue
Plain, WI 53577
Attn: Ryan Kraemer, Vice President or Bill Kolar, Project Manager
Phone: 608-588-4152 (Ryan - cell) and 608-588-4116 (Bill - cell)
Office: 608-546-2411
Fax: 608-546-2509

Building Use, Area, and Occupancy

The University of Wisconsin-Madison is planning to construct a new physical plant shops and offices building to be located at 30 North Mills Street. This is a replacement facility for an existing building currently located at 115 N. Mills Street which is being displaced by the Charter Street Heating Plant upgrades to change from a coal to biomass fueled facility. The proposed service building will consist of 3 tall stories above grade with no basement (slab on grade). Floor 1 will be a high bay condition at 22 feet tall floor-to-floor. Floors 2 and 3 will have a 14 foot floor-to-floor heights for a total building height of approximately 53 feet tall. The southeast and northeast corners of the buildings, in the current design, include parapet walls that extend up another approximately 2 feet, bringing the total height in the corners to 55 feet tall. A proposed partial mezzanine level will be built between floors one and two in portions of the building. The building will be constructed of precast concrete with a brick veneer, precast trim areas, windows and glass storefront windows at the southeast and northeast corners of the building. The building is currently designed to include a flat, built-up ballasted roof.

The current site is bounded by North Mills Street on the east and North Charter Street on the west (UW Fleet Service garage), a McDonald's on Regent Street to the south, and a mix of UW permit parking, private residential apartments and commercial buildings to the north along Spring Street. Total area of project construction is roughly 1.36 acres. The existing site conditions are an open paved parking lot with tree islands used by university permit parking users. Parking spaces lost to this building construction will be accommodated in other near-by university parking facilities. The long range campus master plan includes a full build out of the block with additional physical plant shops/offices and a new parking ramp for permit holders and physical plant service vehicles to replace the lost parking.

The new building includes shops and offices for UW physical plant including the campus steamfitter, plumbing and potentially the electric shops. Offices are included for the physical plant remodeling section architects, engineers and interior designers as well as offices for our utilities and plant engineering staff. Additional office space will be included for the electric shop administrative staff and the DDC controls staff. UW physical plant shared stores will also be located in the new building. Future build-out of the third floor will provide the opportunity to house physical plant CARS (central answering and response system), physical plant PAC (project administration center) and our Facilities Planning & Management purchasing and human resources department in this building.

The proposed building will have standard operating hours similar to the remainder of campus, 7:00 a.m. to 5:00 p.m., Monday through Friday with some access on weekends and evenings via card-access for authorized staff. The building will have approximately 110 occupants initially and 180 upon complete build-out of the third floor.

Parking on the University of Wisconsin campus, in accordance with the overall Campus Master Plan, is on a campus-wide basis and not by individual building occupancy. Individuals working in this building will park in adjacent or other existing parking facilities in the area and are included of the overall campus parking allocation of 13,000 parking spaces.

Stormwater management is currently surface runoff from a paved parking lot to curb inlets and area drains that feed directly into the city storm sewer system in Mills Street or directly into the existing large box conduit that traverses from east to west along the south side of the site. The proposed stormwater management will be similarly feed but will change from potentially dirty stormwater coming off the parking lot to clean roof water running into the existing storm sewer system.

The planned loading and service functions of the building will occur off the west side of the building via a covered loading dock space. Trash and recycling containers will be located in this area. From a maintenance standpoint, trash removal is handled by University custodial staff on a regular basis. Equipment storage is handled all within the confines of the building. Snow removal on all walks and access drives for the proposed building is administered by University Environmental Services staff. Building custodial staff are responsible for snow and ice removal near the building entrances and on the walks leading into the building.

Building signage will be along the east side of the building along Mills Street and be either building or ground mounted by Campus signage standards. Campus standard sharp cut-off Kim Archetype lighting fixtures will be used across the site.

From a fire protection standpoint, the building will be fully sprinklered. The parking entry drive along the north side of the building will be designated as the aerial access fire lane.

The overall project follows the 2005 UW-Madison Campus Master Plan that suggests a building to house physical plant services in this block. It is also shown as such in the city of Madison approved Regent Street South Campus Area plan.

The project has been initially presented to the Joint South East Campus Area Committee and will be presented to the City of Madison development assistance team on September 10, 2009. Alder Bryon Eagon has been notified and is aware of the project. Further presentations will be made to the neighborhoods via the Joint South East committee for a recommendation to the Plan Commission.

Legal Description of Site - See attached.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,

A handwritten signature in black ink, appearing to read "Gary A. Brown". The signature is fluid and cursive, with the first name "Gary" being more prominent than the last name "Brown".

Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

Xc: Dan Motl, UW-Madison FP&M Project Manager

Sam Calvin, DOA/DSF Project Manager

LEGAL DESCRIPTION

UW PHYSICAL PLANT SHOPS/OFFICES BUILDING
30 North Mills Street

LOTS 9-14 AND LOTS 22-28 OF BLOCK 15, BROOKS ADDITION TO MADISON, BEING A PART OF
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWN 7 NORTH, RANGE 9
EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



STRANG

UW MADISON PHYSICAL PLANT
SHOPS & OFFICES