



February 8, 2011

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd.
Rm. LL-110, Municipal Building
Madison, WI 53710

**RE: Conditional Use Permit – Letter of Intent
Walnut Street Substation – 501 Walnut Street
University of Wisconsin - Madison**

This zoning application is for a three-story, approximately 9,400 square foot pre-cast building to house a new transformer and medium voltage electrical switch gear at the Walnut Street substation on the University of Wisconsin-Madison campus. The building, which will be 47 feet tall, will be constructed within the footprint of the existing substation. The building will be unoccupied, have no sanitary sewer or windows, and minimal HVAC. There will be no additional site improvements.

The overall property is currently zoned R-5. University buildings over three stories or 40 feet tall are considered a conditional use in an R-5 district. The property is owned by the Board of Regents – University of Wisconsin and leased to Madison Gas & Electric (MGE). MGE is the project developer and building owner.

Application Materials

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

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

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

Building Owner: **Madison Gas & Electric**
 P.O. Box 1231
 Madison, Wisconsin 53701
 Phone: 608-252-7289
 Attn: John Robson
 Email: jrobson@mge.com

Project Manager: **State of Wisconsin**
Agency: Department of Administration, Division of State Facilities
 101 East Wilson Street, 7th Floor
 P.O. Box 7866
 Madison, Wisconsin 53707
 Phone: 608-266-3685
 Attn: Rick Cibulka
 Email: Rick.Cibulka@wisconsin.gov

Engineers: Laramore, Douglass, and Popham
 20 North Wacker Drive, Suite 1500
 Chicago, Illinois 60606
 Phone: 312-427-8486

Contractor: To be determined.

Project Description

Due to continued customer growth and the need to maintain reliable electric service to the University of Wisconsin-Madison campus and surrounding areas, Madison Gas and Electric (MGE), the State of Wisconsin Department of Facilities Development, American Transmission Company, and the university are partnering to upgrade the existing Walnut Street Electrical Substation. From 2007 to now we have seen an increase of approximately 15 Megawatts of load served out of Walnut Street Substation. In the next five years we are anticipating 8 Megawatts more load growth.

Presently the Substation consists of two power transformers and approximately twenty-two distribution feeders. These facilities feed both MGE and UW customers in the area. Under contingency situations which result in the loss of one of the power transformers, not enough electrical capacity exists at Walnut Street Substation or the surrounding area to serve the existing customers. This would result in long term customer outages.

There are some significant customers in the area that would be at risk during these situations, namely the University and VA Hospitals as they are served this Substation. Another factor in rebuilding this Substation is the age of the high voltage distribution equipment, which was installed in 1974 and is reaching the end of its' designed life. In recent years both MGE and the UW have experienced electrical failures of our distribution facilities at Walnut Street Substation which have resulted in thousands of customer outages. To eliminate this problem, we will be replacing all that equipment as part of this project.

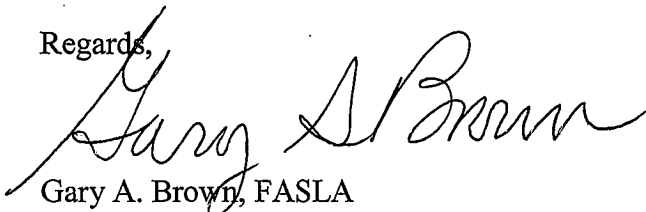
Additions to the Substation will all be within the footprint of the existing substation and will consist of adding an additional power transformer and 48 new high voltage distribution feeders. All of this equipment will need to be installed with the existing equipment remaining in service during construction. In order to fit all of this equipment into the existing footprint we will need to construct a building to house the high voltage distribution equipment. Because of the amount of equipment being installed and the limited square footage available at the site, a three-story building is planned. The building will be approximately 56 feet x 56 feet square and be 47 feet in height. There will be no windows, water or sanitary facilities associated with it and very little HVAC and lighting will be needed. It is proposed to install an exterior which blends and matches the surrounding buildings. This building is in the area of the existing UW heating and MGE Co-Generation plants and has been designed to fit into the look of the area.

Currently final construction drawings and specifications are being completed. All necessary electrical equipment has been specified and is on order. It is planned to have bid packages for construction back in early April and construction starting at the end of April. It is anticipated that physical construction activities will last until fall of 2011. Electrical equipment will then be brought in and installed during the fall and winter of 2011. Early in 2012 we will begin moving all electrical loads to the new facilities. This process is expected to take until mid-2012. When all electrical load has been transferred to the new facilities; the existing high voltage distribution equipment will be retired and removed from the site.

No additional parking or site work is planned as a result of this project.

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

Regards,



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

Cc: Rick Cibulka, DOA/DSF Project Manager
John Robson, Manager – Substations, MGE
John Harrod, FP&M Director, Physical Plant
Melissa Huggins, FP&M