



August 3, 2011

Mr. Brad Murphy
City of Madison
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg
Madison, WI 53710

**RE: CONDITIONAL USE APPLICATION - Letter of Intent
 SCHOOL OF NURSING – 701 HIGHLAND AVENUE
 UNIVERSITY OF WISCONSIN-MADISON**

Dear Mr. Murphy,

This is an application for a conditional use for a proposed 166,300 gross square foot School of Nursing Building located at 701 Highland Avenue. The property is currently zoned R-5. University buildings within a R-5 district are considered a conditional use. Construction of the new facility is scheduled to begin in May 2012 with final completion projected for June 2014.

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:

Kahler Slater
111 W. Wisconsin Avenue
Milwaukee, WI 53203
Phone: 414-272-2000
Fax: 414-272-2001
Attn: Koby L. Scheel, AIA, Principal
E-Mail: kscheel@kahlerslater.com

Facilities Planning & Management

Landscape Architect: **Ken Saiki Design, Inc.**
303 S. Paterson Street Suite One
Madison, Wisconsin 53703
Phone: 608-251-3600
Fax: 608-251-2330
Attn: Ken Saiki
E-Mail: ksaiki@ksd-la.com

Structural Engineers: **GRAEF**
5126 W. Terrace Drive, Suite 111
Madison, Wisconsin 53718
Attn: Fred Groth, PE
Phone: 608-245-1965
E-Mail: fred.groth@graef-usa.com

Electrical Engineers: **Arnold & O'Sheridan, Inc.**
4125 N. 124th Street
Brookfield, Wisconsin 53045
Attn: Irina Ragozin, PE, LC
Phone: 262-790-5326
E-Mail: iragozin@arnoldandosh Sheridan.com

Mechanical Engineer: **Ring & DuChateau**
10101 Innovation Drive, Suite 200
Milwaukee, WI 53226
Attn: Gregg Achtenhagen, PE
Phone: 414-778-7401
E-Mail: gachtenahgen@ringdu.com

Civil Engineer: **Norris & Associates**
9001 N. 76th Street #306
Milwaukee, WI 53223
Attn: Tim Reinbold, PE
Phone: 414-362-0062
E-Mail: treinbold@norris-assoc.com

Geotechnical Engineer: **CGC, Inc.**
2921 Perry Street
Madison, WI 53713
Attn: Bill Wuellner
Phone: 608-288-4100
E-Mail: bwuellner@cgcinc.net

Surveyor: **Ayres Associates**
1802 Pankratz Street
Madison, WI 53704-4069
Attn: Jody Hilber
Phone: 608-443-1200
E-Mail: favorite@ayresassociates.com

Contractor(s): Yet to be determined

Building Use, Area, and Occupancy

The University of Wisconsin-Madison is planning a new facility for the School of Nursing to be built at 701 Highland Avenue. The building will be 5 stories above grade plus a penthouse and a small basement. At grade parking will be located east of the building providing 36 parking spaces (33 regular spaces plus 3 accessible parking spaces one of which is van accessible). Bicycle and moped parking will be located throughout the site – a total of 212 bike parking spaces and 65 moped parking spaces will be provided. An existing 215-car surface parking lot with bike and moped parking will be removed as part of the project.

The project site roughly is described as an area bounded on the south by Observatory Drive, on the east by the McClimon Track, on the west by Highland Avenue and on the north by Renebohm School of Pharmacy. A more specific site project boundary is attached and as described in the legal description.

The proposed facility will have standard operating hours similar to the remainder of campus, 7:00 a.m. to 11:00 p.m., Monday through Friday, during the academic year and on Saturdays from 8:00 a.m. to 5:00 p.m. Access during non-business hours will be available via card-access for faculty/staff and authorized student users.

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. Parking will be a mix of short term meter and permit parking. Accessible parking (3 spaces) will be provided east of the building. A full landscape renovation and restoration plan is included with the project. Existing mature trees, along the far eastern edge of the site, will be saved and protected during construction.

Exterior building materials for the new facility will be consistent with the campus guidelines and the Health Science Neighborhood and include brick, stone, glass and metal panel. In addition, a green roof is being planned as part of the project to reduce overall stormwater impacts on the site.

The planned loading and service functions for the building will occur via an on grade loading area and compactor area off the parking lot east of the new building. The compactor will be stored within the building, accessed via an overhead door. No large semi trucks are allowed in this part of campus. Small campus panel trucks will make deliveries to the building from the UW's central off-campus warehouse. From a maintenance standpoint, trash removal is handled by University custodial staff. Equipment storage is handled all within the confines of the building. Snow removal on all walks and access drives 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.

New building mounted and Campus standard ground mounted building signs will be included as part of the project. Campus standard, sharp cut-off Kim Archetype lighting fixtures will be used around the perimeter of the site.

From a fire protection standpoint, the building will be fully sprinklered. An existing fire hydrant will remain roughly at the intersection of Highland Avenue and Observatory Drive. A hydrant currently located due south of the retention pond will be relocated to the east to meet the fire department's need for two fire hydrants within 500 feet. An existing hydrant located along Observatory Drive southeast of the new School of Nursing will remain. A new hydrant will be located just east of the northeast corner of the School of Nursing. A fire lane is proposed along the full east façade of the proposed building. An additional fire lane will be provided from Highland Avenue into the green space between School of Pharmacy and the new School of Nursing building for fire department access to the School of Pharmacy building.

The overall project follows the 2005 Campus Master Plan that suggests a building be located along Observatory Drive in the approximate location of the proposed School of Nursing building. The proposed building is set back from Observatory Drive approximately in line with Health Science Learning Center on the west side of Highland Avenue as depicted in the 2005 Campus Master Plan.

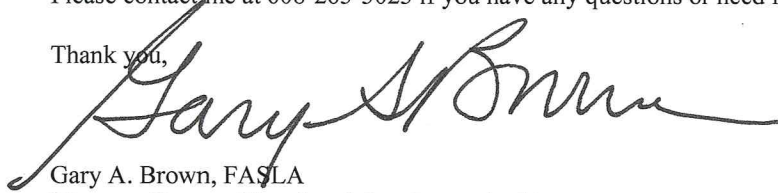
The project has been presented to the Joint West Campus Area Committee for informational review in February 2011 and has been presented to the City of Madison development assistance team in February 2011. Further presentations will be made to the neighborhoods via the Joint West committee for a recommendation to the Plan Commission.

The overall project will be seeking a minimum LEED Silver rating for sustainability efforts.

Legal Description of Site - See below.

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

Thank you,



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

Xc: Julie Grove, UW-Madison FP&M Project Manager
Tim Luttrell, DOA/DSF Project Manager
Dawn Crim, UW-Madison Chancellor's office

Alder Shiva Bidar-Sielaff, City of Madison Common Council
Katharyn May, Dean, UW-Madison School of Nursing
Mark VanderWoude, UW-Madison School of Nursing

LEGAL DESCRIPTION of the PROJECT BOUNDARY

SCHOOL OF NURSING
701 Highland Avenue

Part of the University of Wisconsin-Madison Campus, Commencing at the Southeast Corner of Section 16, Township 07 North, Range 09 East; thence N 89°29'57" W along the South line of said section, 904.84 feet; thence N 0°30'03" E, 721.96 feet to the point of beginning;
thence N 80°15'26" W, 49.39 feet;
thence S 89°18'09" W, 415.74 feet;
thence N 17°15'33" W, 137.33 feet;
thence N 22°19'13" W, 64.31 feet;
thence N 62°43'59" E, 449.87 feet;
thence S 28°31'38" E, 269.70 feet;
thence S 0°18'24" E, 163.08 feet to the point of beginning.

The above described parcel contains 145,655 square feet (3.34 acres).