



Location
505 Walnut Street

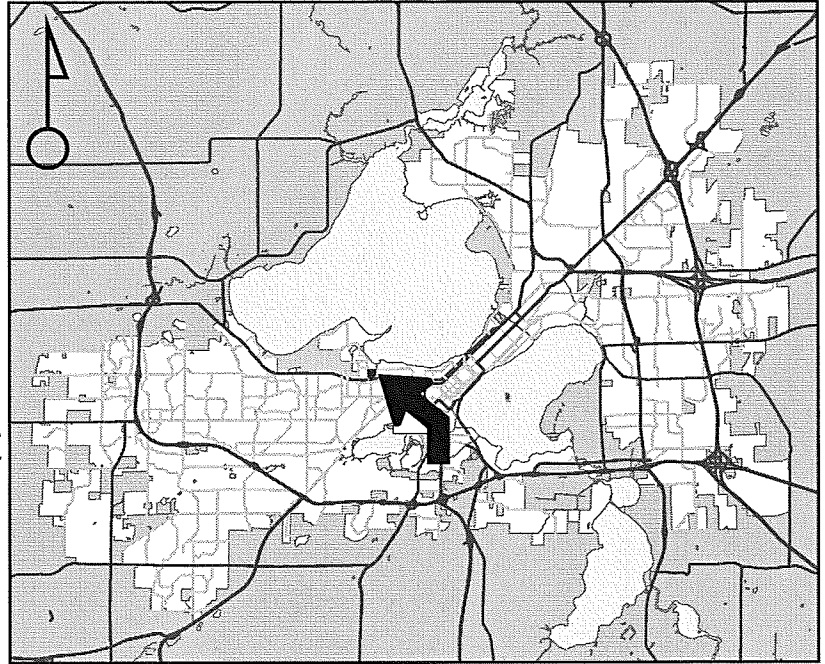
Project Name
Walnut Street Substation

Applicant
Board of Regents, UW System/
Melissa Huggins – UW Madison

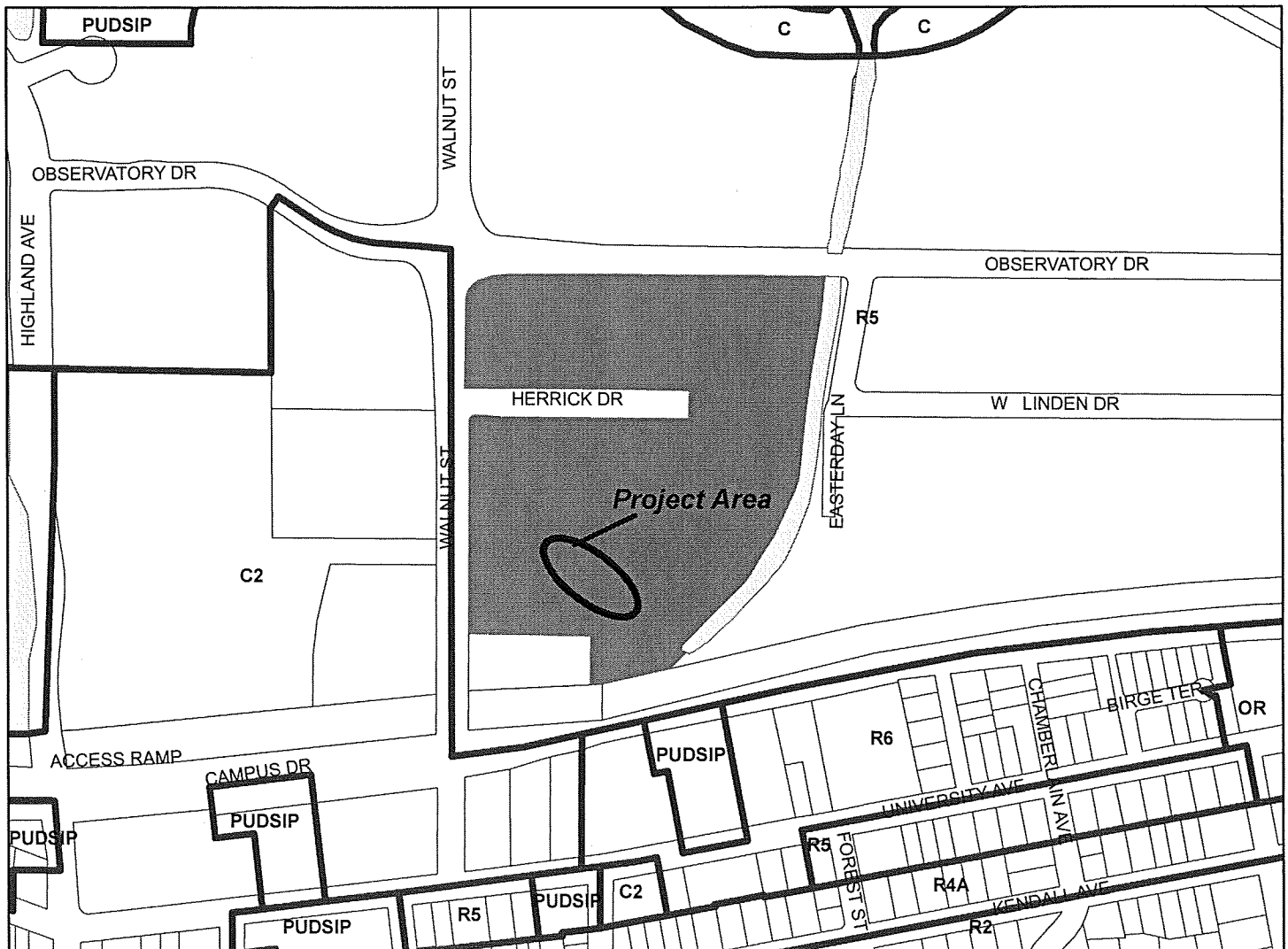
Existing Use
MG&E Substation

Proposed Use
Construct addition to existing MG&E
substation to house electrical
switchgear

Public Hearing Date
Plan Commission
21 March 2011



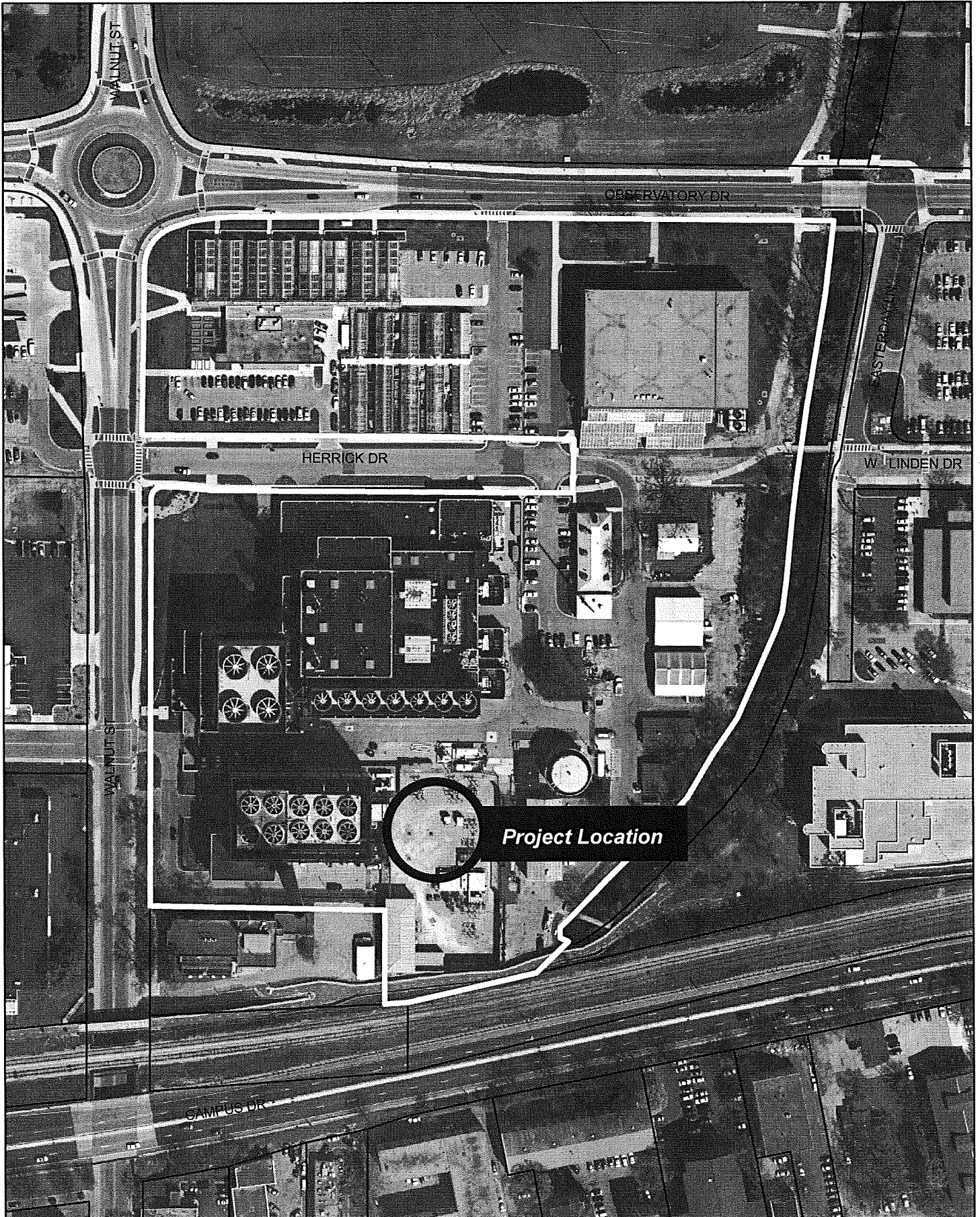
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 March 2011

6





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>2/9/11</u>
Received By	<u>PDA</u>
Parcel No.	<u>0709-153-0401-1</u>
Aldermanic District	<u>S SHIVA BIDAR SELAFF</u>
GQ	<u>OK</u>
Zoning District	<u>RS</u>
For Complete Submittal	
Application	Letter of Intent
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
IDUP	Legal Descript.
<input type="checkbox"/>	<input type="checkbox"/>
Plan Sets	Zoning Text
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alder Notification	Waiver
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ngrhd. Assn Not.	Waiver
<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date Sign Issued	

1. Project Address: 305 501 Walnut Street, Madison WI 53726 **Project Area in Acres:** .754

Project Title (if any): Walnut Street Substation

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		
<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan		
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Gary Brown, FALSA Company: University of Wisconsin - Madison
 Street Address: 930 WARF Building, 610 Walnut St City/State: Madison, WI Zip: 53726
 Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: _____

Project Contact Person: Melissa Huggins, AICP Company: University of Wisconsin - Madison
 Street Address: 930 WARF Building, 610 Walnut St City/State: Madison, WI Zip: 53726
 Telephone: (608) 890-4202 Fax: (608) 265-3139 Email: mhuggins@fpm.wisc.edu

Property Owner (if not applicant): Board of Regents, UW System
 Street Address: Van Hise Hall #1860, 1220 Linden Dr City/State: Madison, WI Zip: 53706

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
3 story control building to house medium voltage electrical switch gear. Unoccupied, no windows, minimal HVAC

Development Schedule: Commencement April, 2011 Completion December, 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ NA See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of NA - UW Campus Plan 2005 Plan, which recommends: Current use _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: Discussed at Joint West meeting 10/27/10 & 1/26/11. 30 day written notification waived by Alder Bidar-Siellaf
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Brad Murphy Date: 12/9/10 Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name GARY A. BROWN Date 02.08.2011
 Signature Gary A Brown Relation to Property Owner owner's rep.
 Authorizing Signature of Property Owner Gary A Brown Date 02.08.2011



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.

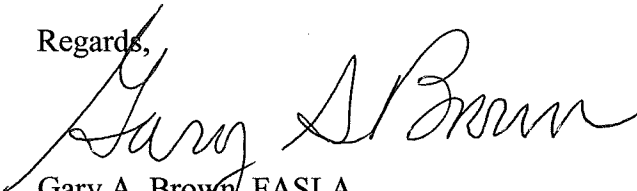
Additions to the Substation will all be within the footprint of the existing substation and will consist of adding an additional power transformer and 48 new high voltage distribution feeders. All of this equipment will need to be installed with the existing equipment remaining in service during construction. 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.

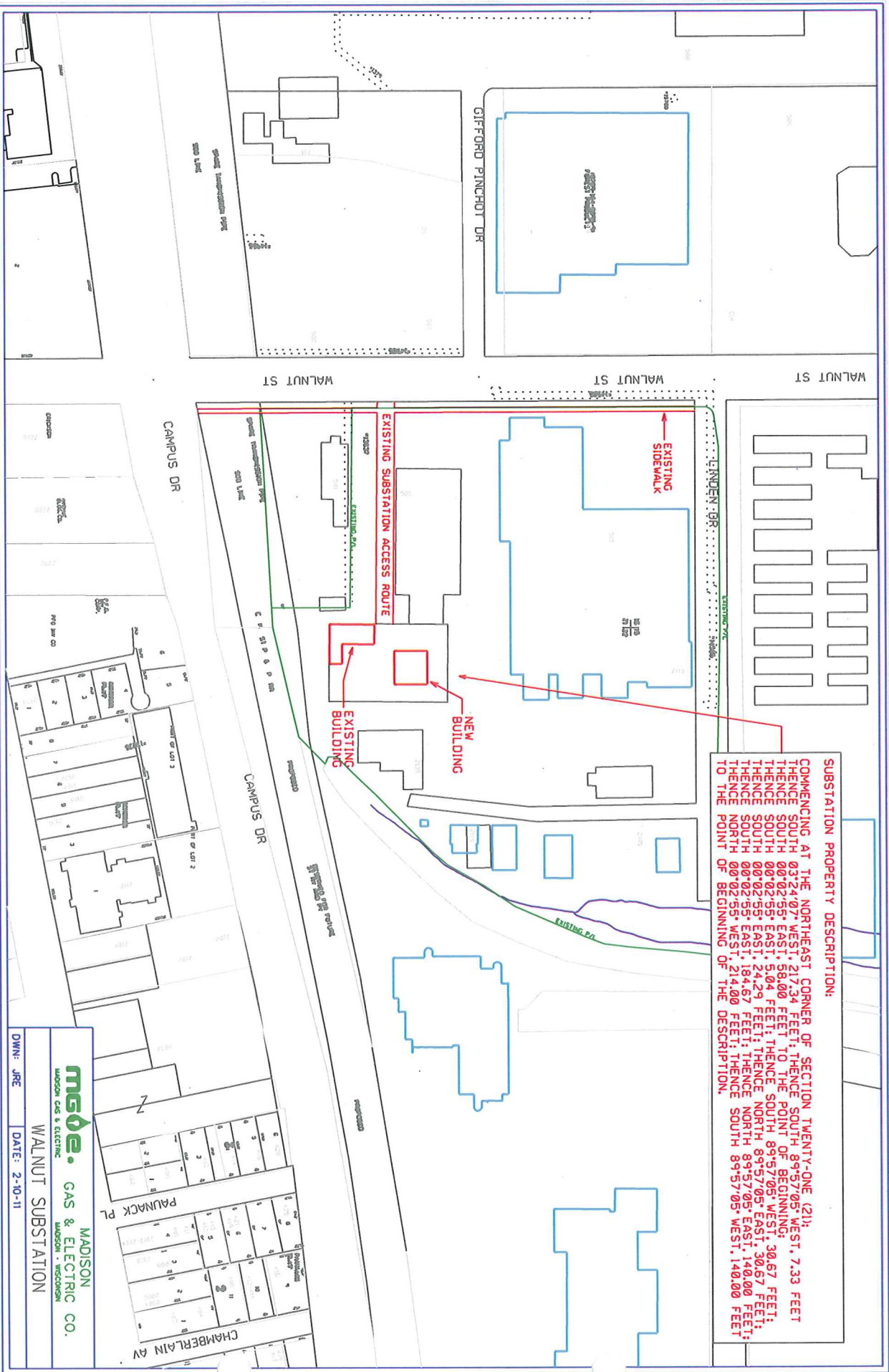
Please contact me at 608-263-3023 if you have any questions or require further information.

Regards,



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

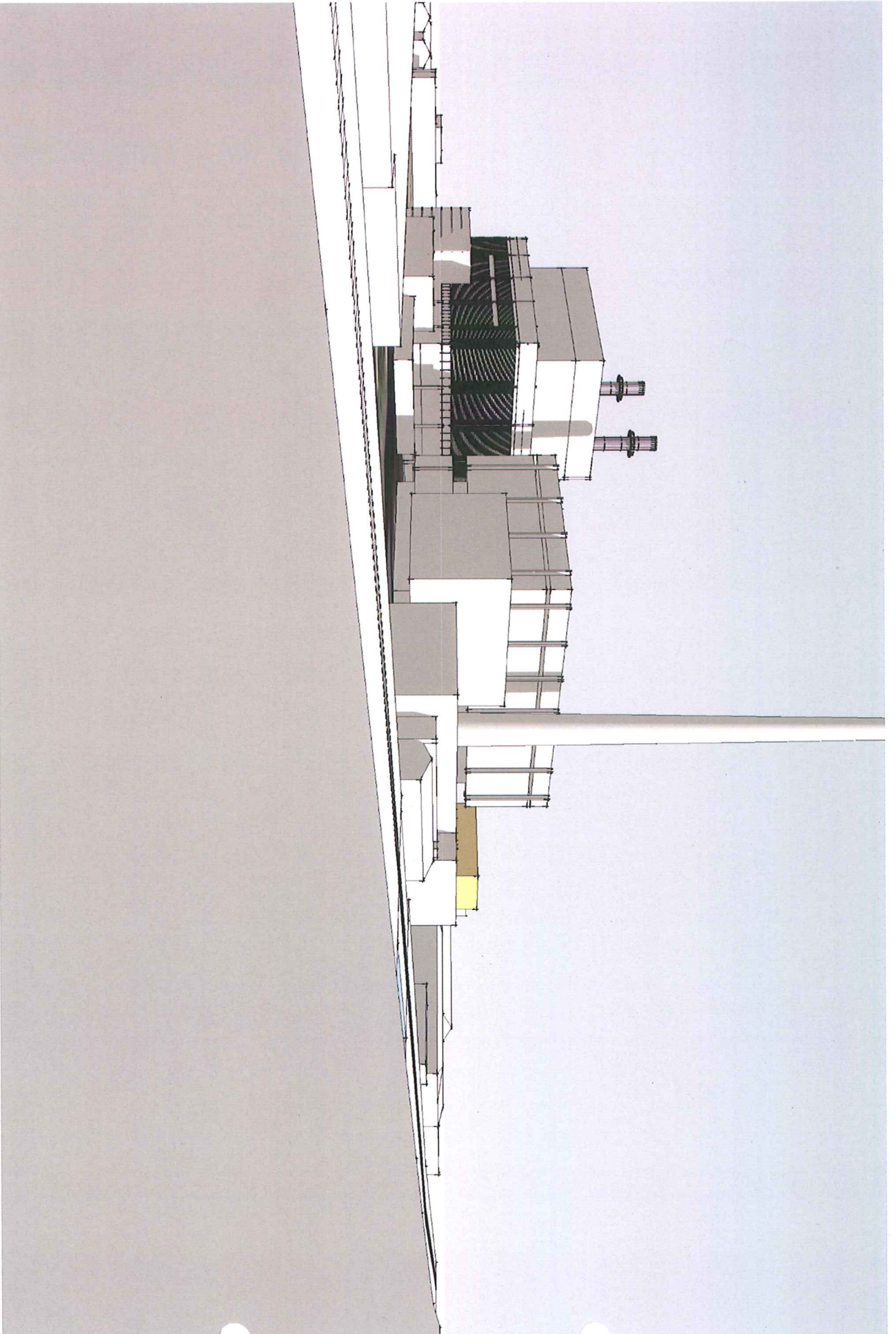
Cc: Rick Cibulka, DOA/DSF Project Manager
 John Robson, Manager – Substations, MGE
 John Harrod, FP&M Director, Physical Plant
 Melissa Huggins, FP&M



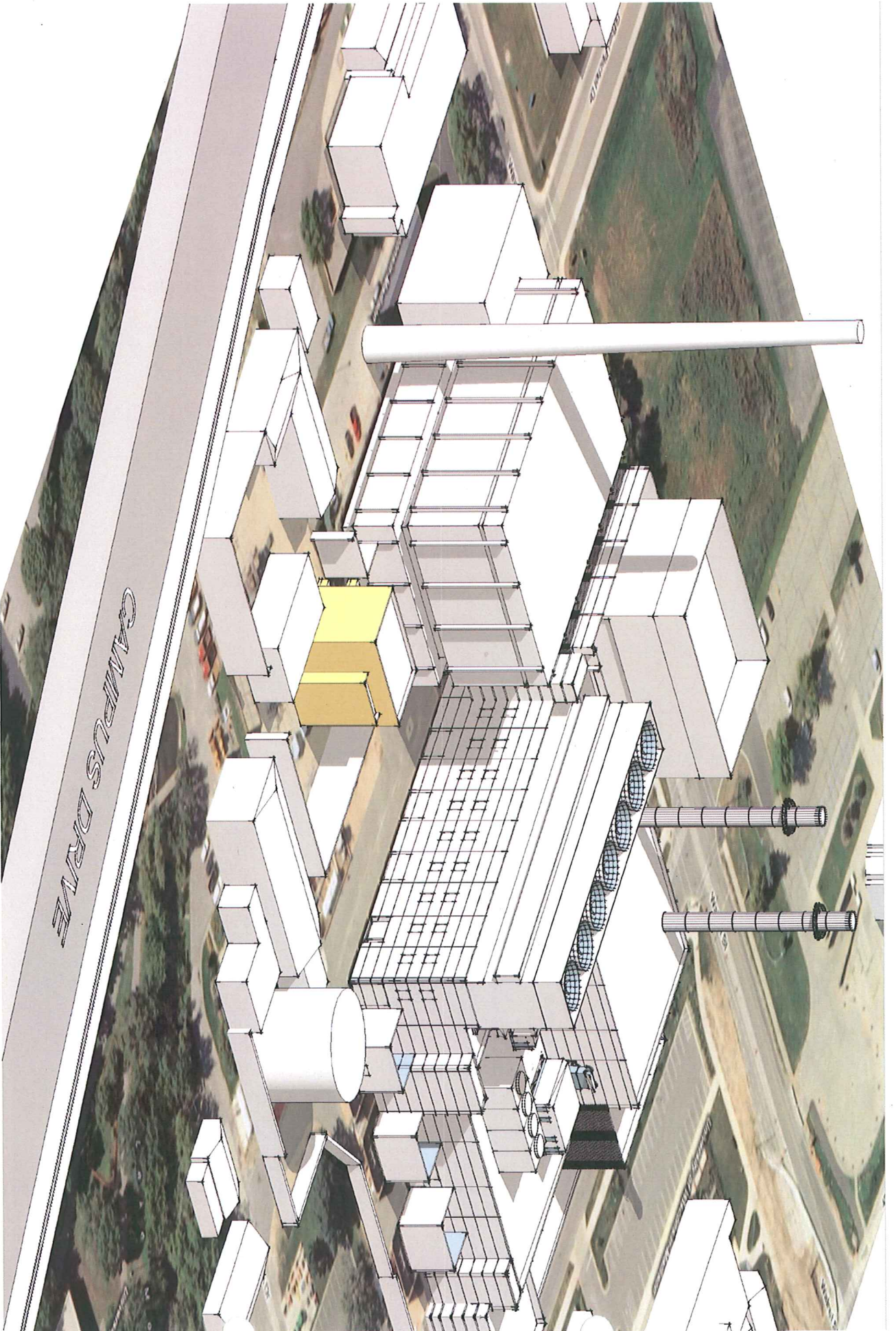
SUBSTATION PROPERTY DESCRIPTION:
 COMMENCING AT THE NORTHEAST CORNER OF SECTION TWENTY-ONE (21):
 THENCE SOUTH 03°24'07" WEST, 217.34 FEET; THENCE SOUTH 89°57'05" WEST, 7.33 FEET
 THENCE SOUTH 00°02'55" EAST, 38.00 FEET TO THE POINT OF BEGINNING; 30.67 FEET;
 THENCE SOUTH 00°02'55" EAST, 5.04 FEET; THENCE SOUTH 89°57'05" WEST, 30.67 FEET;
 THENCE SOUTH 00°02'55" EAST, 24.29 FEET; THENCE NORTH 89°57'05" EAST, 30.67 FEET;
 THENCE SOUTH 00°02'55" WEST, 184.67 FEET; THENCE NORTH 89°57'05" EAST, 140.00 FEET;
 TO THE POINT OF BEGINNING OF THE DESCRIPTION.

MADISON
ms&e GAS & ELECTRIC CO.
 MADISON GAS & ELECTRIC
 MADISON - WISCONSIN
 WALNUT SUBSTATION
 DWN: JRE DATE: 2-10-11



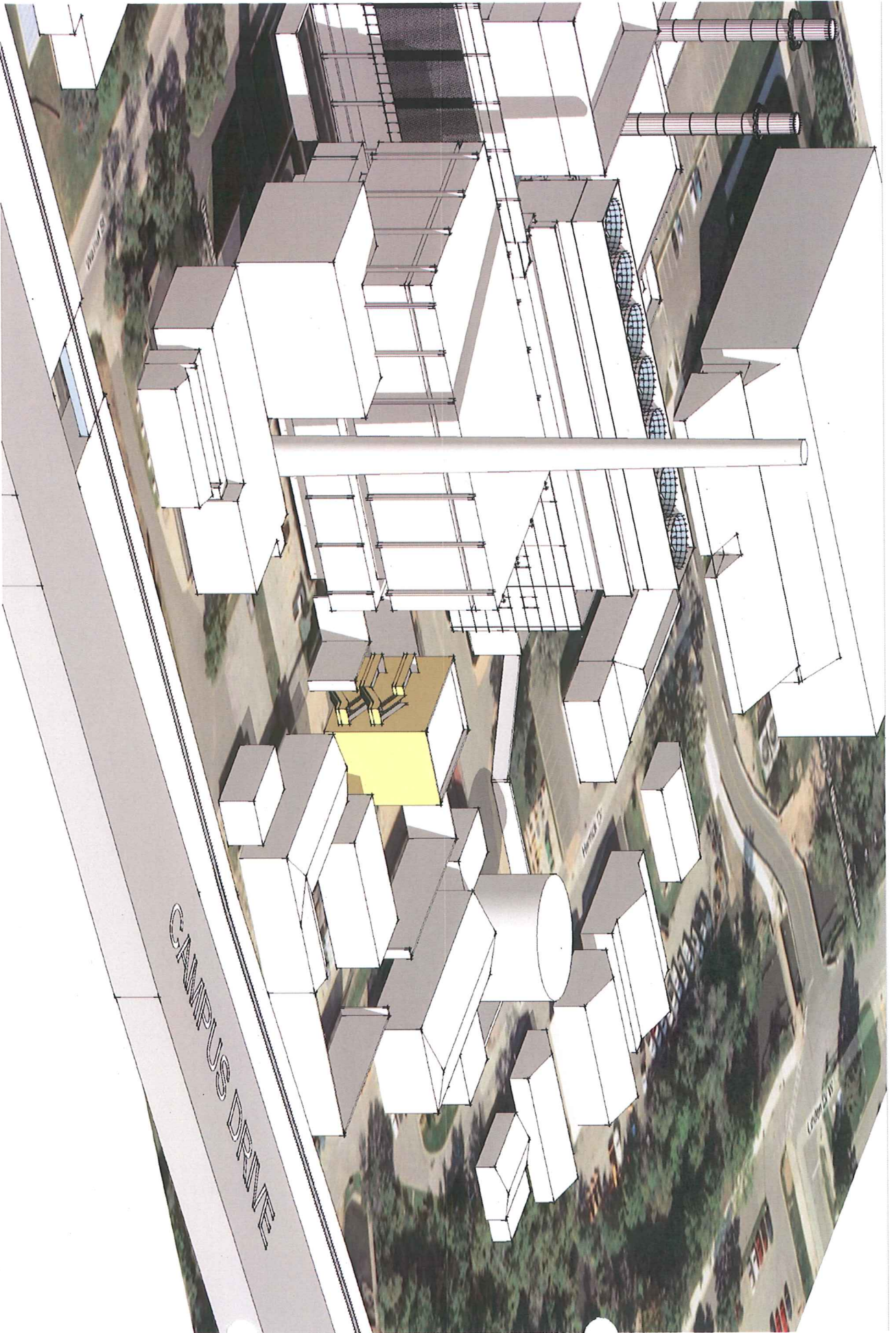


Campus Drive - East Bound view
MG&E Walnut Street Substation Preliminary Massing Model



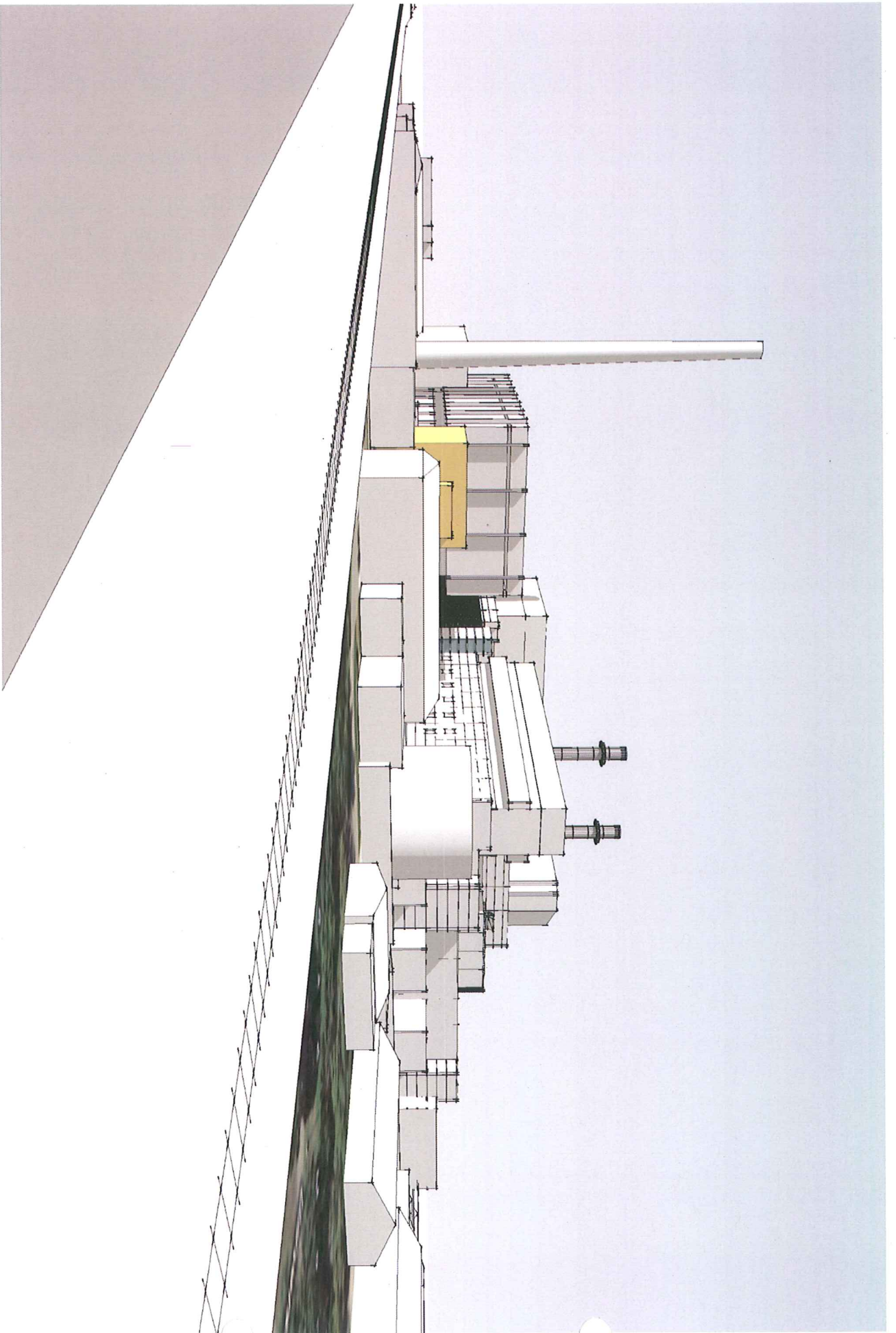
Southeast Aerial view
MG&E Walnut Street Substation Preliminary Massing Model

Potter Lawson
8.12.10



Southwest Aerial view
MG&E Walnut Street Substation Preliminary Massing Model

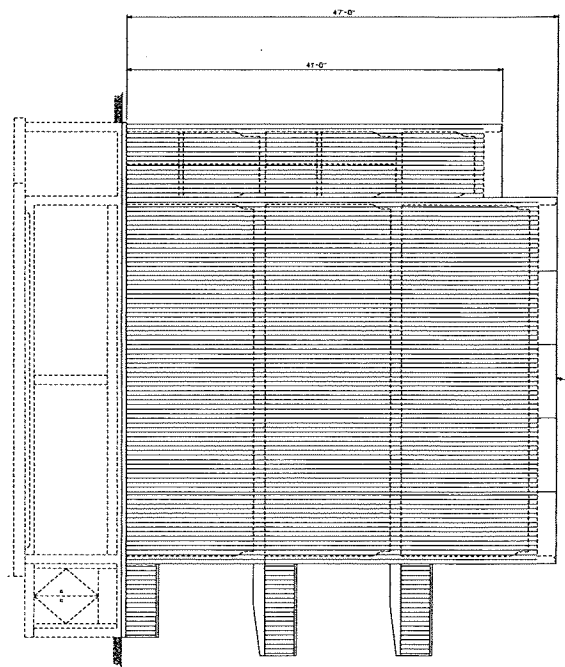
Potter Lawson
8.12.10



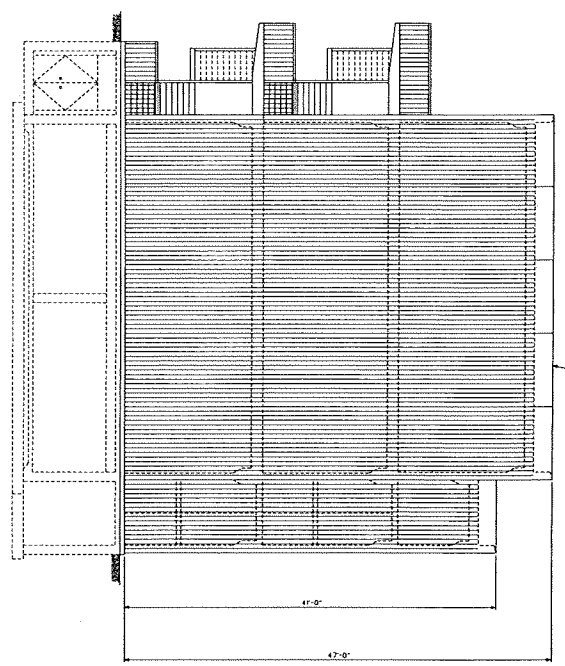
Campus Drive - West Bound view
MG&E Walnut Street Substation Preliminary Massing Model

Potter Lawson
8.12.10

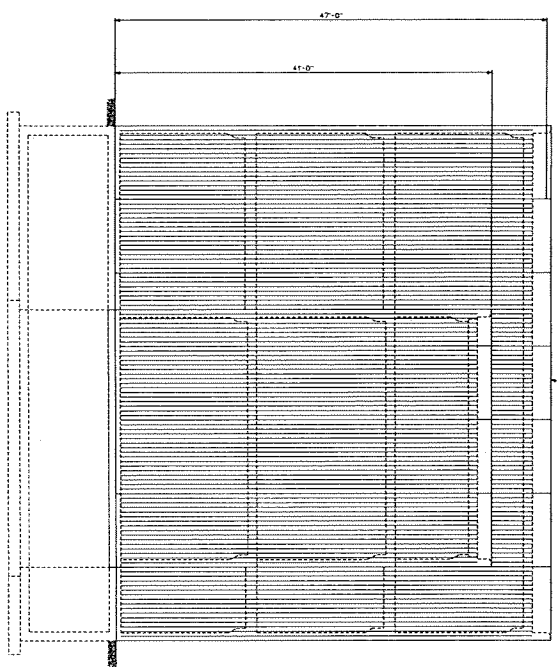
10 9 8 7 6 5 4 3 2 1



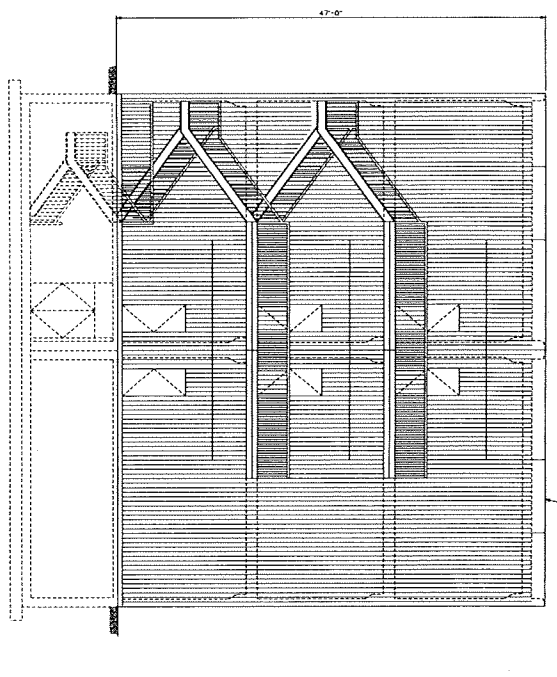
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

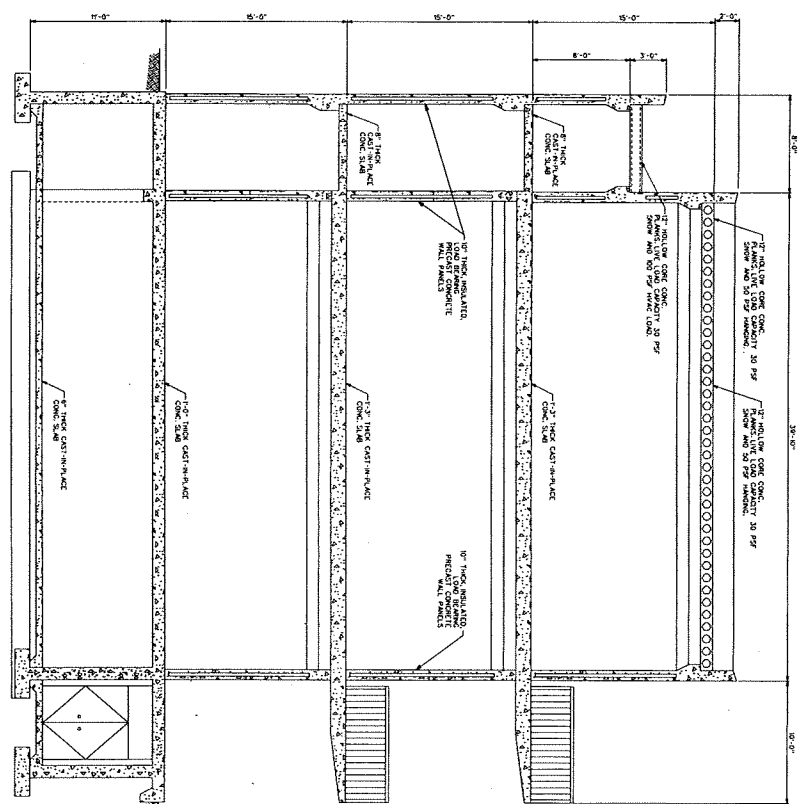
REVISIONS
 2 ISSUED FOR REVIEW
 BY: LAD
 DATE: 01-21-09
 CHECKED BY: LAD
 DATE: 01-20-09
 APPROVED BY: LAD
 DATE: 01-20-09
 FILED:
 ISSUED FOR BID
 DRAWING NO: 01-25-11
 APPD: LAD
 DATE: 01-25-11

PROJECT NO.	74-WL-T-5855
DATE	3/10/08
SCALE	AS SHOWN
DESIGNED BY	PAUL A. TRANK, P.E.
CHECKED BY	WISCONSIN 3140-008
DRAWN ON	WALNUT SUBSTATION VERSION 8
WALNUT SUBSTATION SWITCHGEAR BUILDING ELEVATION VIEWS	
SCALE: 1/4" = 1'-0"	

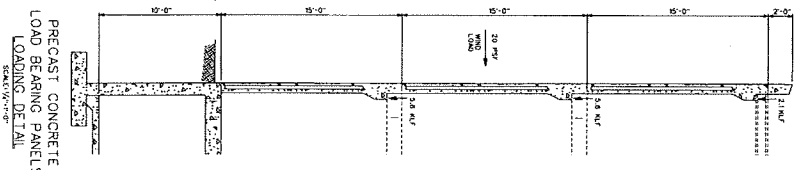
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9856-T-11M-74

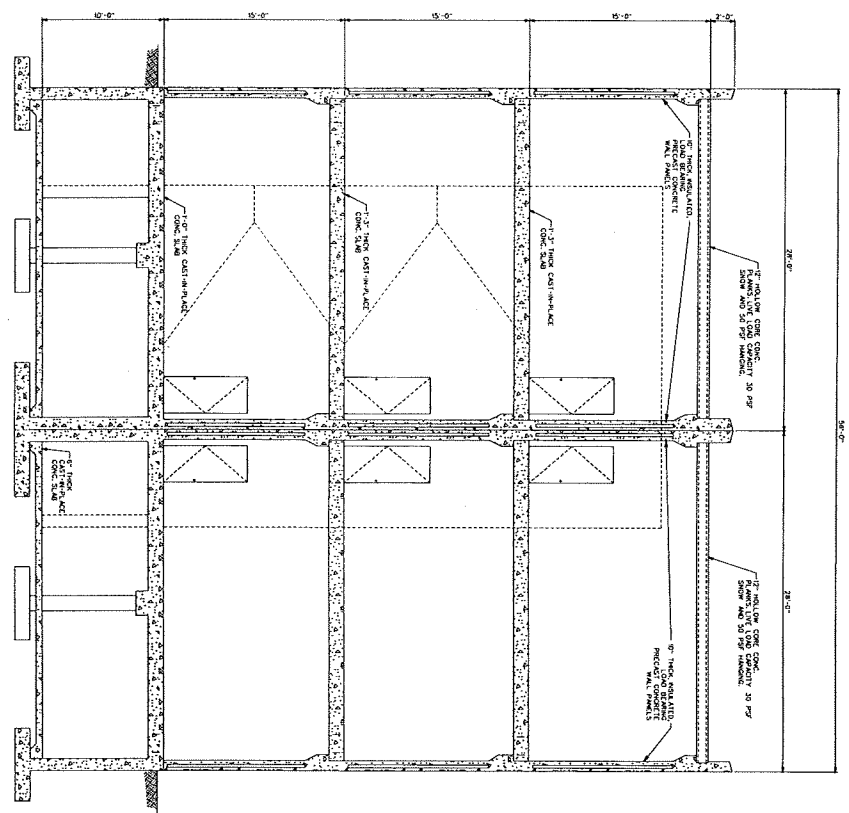
10 9 8 7 6 5 4 3 2 1



SECTION A-A
SCALE: 3/8" = 1'-0"



PRECAST CONCRETE
LOAD BEARING PANELS
LOADING DETAIL
SCALE: 3/8" = 1'-0"



SECTION B-B
SCALE: 3/8" = 1'-0"

REVISIONS

1	ISSUED FOR REVIEW	DATE: 12-23-10
2	ISSUED FOR CONSTRUCTION	DATE: 01-20-11
3	ISSUED FOR BID	DATE: 1-25-11
4	ISSUED FOR CONSTRUCTION	DATE: 1-25-11

FILED :

74-WL-T-8856
 ORIGINAL DRAWING
 SCALED BY
 PAUL A. YOUNG, P.E.
 3/10/06

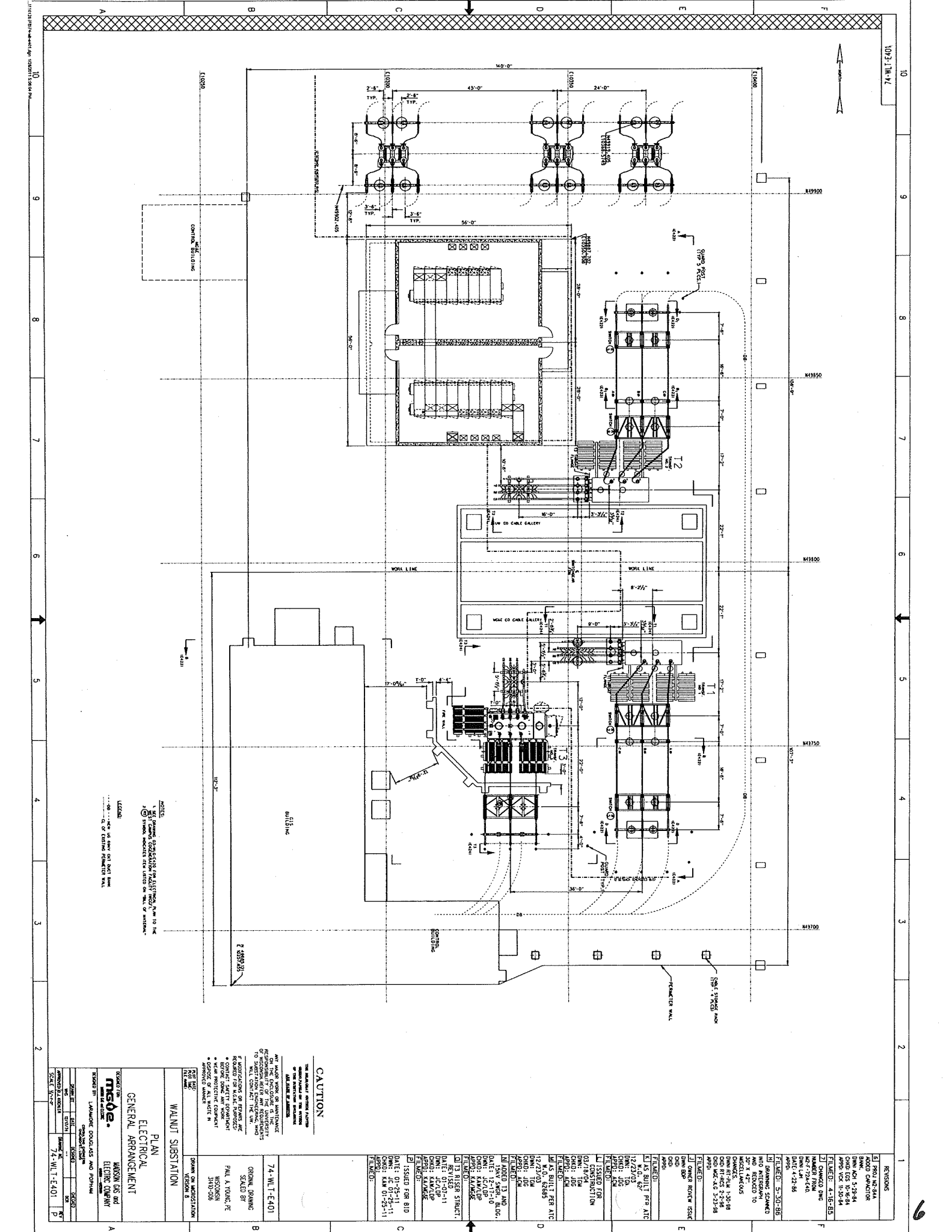
DESIGNED BY: **Mishco**
 MERRILL & COMPANY
 1000 W. 10TH ST.
 OMAHA, NE 68102

WALNUT SUBSTATION
 SWITCHGEAR BUILDING
 SECTIONS A-A AND B-B

DESIGNED BY: **Mishco**
 MERRILL & COMPANY
 1000 W. 10TH ST.
 OMAHA, NE 68102

DATE	BY	REVISION
12/23/10	PAUL A. YOUNG	ISSUED FOR REVIEW
01/20/11	PAUL A. YOUNG	ISSUED FOR CONSTRUCTION
01/25/11	PAUL A. YOUNG	ISSUED FOR BID
01/25/11	PAUL A. YOUNG	ISSUED FOR CONSTRUCTION

11/10/10 PROJECT CHAIRMAN: CHARLES G. ZIMMELMAN 10 9 8 7 6 5 4 3 2 1



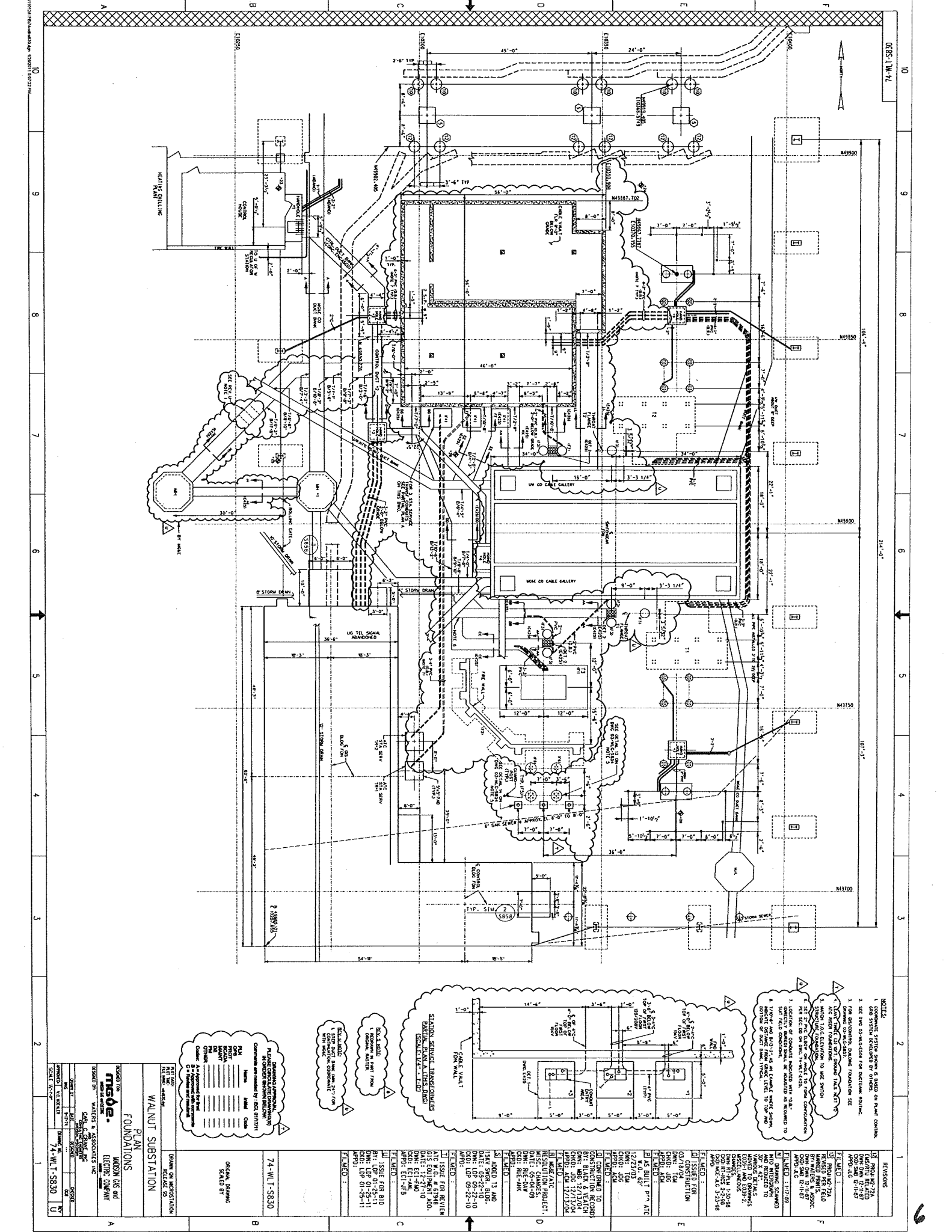
NOTES:
 1 SEE DRAWING 74-WLT-E401 FOR ELECTRICAL PLAN TO THE
 2 OF THIS DRAWING. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4 ALL WORK SHALL BE IN ACCORDANCE WITH THE
 5 NATIONAL ELECTRICAL CODE AND ALL APPLICABLE
 6 REGULATIONS.

CAUTION
 THE SUBJECT OF THIS DRAWING
 IS A DANGEROUS ELECTRICAL
 EQUIPMENT. ALL WORK SHALL BE
 IN ACCORDANCE WITH THE
 NATIONAL ELECTRICAL CODE
 AND ALL APPLICABLE
 REGULATIONS. ALL WORK SHALL
 BE DONE IN ACCORDANCE
 WITH THE SAFETY PROCEDURES
 OF THE COMPANY.
 ALL WORK SHALL BE
 APPROVED BY THE
 COMPETENT PERSONNEL.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01-25-11	ISSUED FOR BID	PAUL A. TONIC, PE	
2	02-18-11	REVISED	PAUL A. TONIC, PE	
3	02-18-11	REVISED	PAUL A. TONIC, PE	
4	02-18-11	REVISED	PAUL A. TONIC, PE	
5	02-18-11	REVISED	PAUL A. TONIC, PE	
6	02-18-11	REVISED	PAUL A. TONIC, PE	
7	02-18-11	REVISED	PAUL A. TONIC, PE	
8	02-18-11	REVISED	PAUL A. TONIC, PE	
9	02-18-11	REVISED	PAUL A. TONIC, PE	
10	02-18-11	REVISED	PAUL A. TONIC, PE	

REVISIONS
 1. FROM THE 804
 2. AS NOTED
 3. AS NOTED
 4. AS NOTED
 5. AS NOTED
 6. AS NOTED
 7. AS NOTED
 8. AS NOTED
 9. AS NOTED
 10. AS NOTED

PROJECT:
 WALNUT SUBSTATION
 ELECTRICAL
 GENERAL ARRANGEMENT
CLIENT:
 MASON GAS and
 ELECTRIC COMPANY
DESIGNED BY:
 PAUL A. TONIC, PE
DATE:
 01-25-11
SCALE:
 AS SHOWN



- NOTES**
1. CONFORM WITH STATE AND LOCAL CODES.
 2. SEE THE CONTRACT FOR OTHER NOTES.
 3. SEE THE CONTRACT FOR OTHER NOTES.
 4. SEE THE CONTRACT FOR OTHER NOTES.
 5. SEE THE CONTRACT FOR OTHER NOTES.
 6. SEE THE CONTRACT FOR OTHER NOTES.
 7. SEE THE CONTRACT FOR OTHER NOTES.
 8. SEE THE CONTRACT FOR OTHER NOTES.
 9. SEE THE CONTRACT FOR OTHER NOTES.
 10. SEE THE CONTRACT FOR OTHER NOTES.

NO.	REVISIONS
1	ISSUE FOR 810
2	ISSUE FOR 810
3	ISSUE FOR 810
4	ISSUE FOR 810
5	ISSUE FOR 810
6	ISSUE FOR 810
7	ISSUE FOR 810
8	ISSUE FOR 810
9	ISSUE FOR 810
10	ISSUE FOR 810

WALNUT SUBSTATION
PLAN
FOUNDATIONS
WALNUT GAS and
ELECTRIC COMPANY
ENGINEERS
SCALE: AS SHOWN

74-WL-T-5830
ORIGINAL DRAWING
SCALE: AS SHOWN

STATION SERVICE TRANSFORMERS
WV DO CABLE GALLERY
HEATING BUILDING
METER ROOM

REVISIONS

NO.	REVISIONS
1	ISSUE FOR 810
2	ISSUE FOR 810
3	ISSUE FOR 810
4	ISSUE FOR 810
5	ISSUE FOR 810
6	ISSUE FOR 810
7	ISSUE FOR 810
8	ISSUE FOR 810
9	ISSUE FOR 810
10	ISSUE FOR 810