

1.0 LETTER OF INTENT

August 19, 2015



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 APPLICATION – Letter of Intent
Meat Science and Muscle Biology Building
1933 Observatory Drive (Science Lab) & 1932 Linden Drive (BSL2 Suite)
University of Wisconsin-Madison

Dear Mr. Tucker:

This is an application for a Conditional Use request for removal of the 17,750 GSF existing Seed Building located at 1930 Linden Drive and for the development of a new 2-story modern teaching, research, and outreach facility with approximately 61,600 GSF (35,000ASF) to support the meat industry of the State of Wisconsin. The property is currently zoned Campus-Institutional District (CI), as defined in MGO 28.097. As such the building is an acceptable Primary Use. Construction of the improvements is scheduled to begin July 2016 and be completed in April 2018. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

- Zoning Application
Plans (7 full size copies, 25 reduced size 11” x 17” copies, 1 letter size copy)
Letter of Intent (32 copies)
Legal Description

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

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

Dept of Admin: Division of Facilities Development
101 E. Wilson Street – 7th Floor
P.O. Box 7866
Madison, Wisconsin 53707
Phone: 608-266-1412
Attn: Russ Van Gilder
E-Mail: Russ.VanGilder@wisconsin.gov

Architects: Potter Lawson, Inc.
749 University Row #300
Madison, Wisconsin 53705
Phone: 608-274-2741
Attn: Mike Gordon, Senior Vice President
E-Mail: MikeG@PotterLawson.com

Landscape Architect: Ken Saiki Design,
303 S. Paterson Street #1
Madison, Wisconsin 53703
Phone: 608-251-3600
Fax: 608-251-2330
Attn: Ken Saiki, ASLA
E-Mail: ksaiiki@ksd-la.com

MEP Engineers: KJWW
802 W. Broadway
Madison, Wisconsin 53713
Attn: Dave Smith, PE, EDAC, LSS
Phone: 608-223-9600
Fax: 608-223-9601
E-Mail: smithda@kjww.com

Structural Engineers: Structural Engineers, P.C.
114 Nicholas Drive
Marshalltown, Iowa 50158
Phone: 641-752-6334
Fax: 641-752-6859
Attn: Larry Olson, PE
E-Mail: structuralEngineers@sepc.biz

Surveyor: Snyder Associates
2010 Voges Road
Madison, Wisconsin 53718
Phone: 608-838-0444
Attn: Mike Calkins
E-Mail: mcalkins@snyder-associates.com

Project Background:

The existing 25,747 ASF/30,190 GSF Meat Science and Muscle Biology Laboratory, located at 1805 Linden Drive, was constructed in the 1930’s for faculty of the Animal Husbandry Department, with additions in 1959 and 1969. This building will be renovated for a different use for the College of Agricultural & Life Sciences, likely as a replacement for the Seed Building being removed as described below. In the 1940s, a Meat Science program was created at the UW-Madison and subsequent faculty recruitment and research resulted in the emergence of a preeminent program in Meat Science. The mission of the program includes (1) training the next generation of meat industry leaders with cutting edge insightfulness and technologies, (2) supporting innovative research interests through interdisciplinary collaborative efforts, and (3) providing outreach education to foster the production of wholesome meat products for the consuming public and the economic development of the meat industry.

Project Description:

The new Meat Science project site will be located on the UW-Madison campus at 1933 Observatory Drive. Currently, the site is occupied by the Seed Building and is bordered on the north by Observatory Drive, on the west by UW Parking Lot 62, on the south by Linden Drive, and to the east by the Poultry Research Laboratory.

The project will remove the existing Seed Building located at 1930 Linden Drive (17,750 GSF), a series of old Quonset hut buildings connected to the original brick building along Linden Drive which has no current historical designations per the Wisconsin Historical Society. The new project will construct a 2-story modern teaching, research, and outreach facility with approximately 61,600 GSF (35,000 ASF) to support the meat industry of the State of Wisconsin. The new laboratory will facilitate the development of modern meat processing and research through the inclusion of lab general-purpose benches for biochemical, chemical, and microbial studies, as well as more specialized rooms for microscopy, tissue culture, instrumentation and cold experiments. The project will also include a separate Biosafety Level 2 (BSL2) suite, an abattoir, carcass chilling and cooling facilities, and a meat processing area with retail capabilities through Bucky’s Butchery, also located in the new facility.

No on-site vehicular parking will be provided, but a new parking structure is planned for the west side of the new building on the existing UW Parking Lot 62. The current timeframe for that project is to open in the 2017-19 biennium.

The Meat Science program serves to teach and conduct research in the evolving subject of meat science, food safety and the humane treatment of agricultural animals, as well as economic aspects of the meat industry as the supplier of meat for human consumption. Discovery from research is expected to lead to new markets and new higher levels of economic value for agricultural animals. Currently, the primary economic value of agricultural animals raised for the food supply lies in the edible meat, but with evolving research and discovery, the future value may lie in cellular/molecular level non-edible parts of the animal.

The primary exterior wall materials will include masonry, stone, and metal panels. The exterior walls will typically be non-bearing, insulated screen wall construction with 3" rigid insulation and concrete block backup. The overall aesthetic and material usage will be sympathetic to the near west campus design neighborhood where it is located.

The planned loading and service functions for the building will occur via four berths located along a one-way vehicular access road, north to south, between the proposed building and the existing Poultry Research Laboratory. The furthest south of these loading bays is designated for the BSL2 located along Linden Drive. An exterior trash enclosure will be provided within the general receiving area. It will house several 2 CY or 4 CY dumpsters as well as several 95 gallon recycling containers. A central CO2 tank will be enclosed and accessible for refill on the southeast corner of the building. Snow removal and site maintenance will be provided by university staff, as typical with all university facilities.

Building signage will be important with this facility have two addresses to distinguish between the primary teaching/research facility and the BSL2 Lab. New building mounted or ground mounted building signs will be included as part of the project following campus standards. Campus standard, sharp cut-off lighting fixtures will be used across the site.

From a fire protection standpoint, the entire building will be fully sprinkled. Currently there are fire hydrants within 500’ on all four sides of the site. Hydrants are located: 125’ north along Observatory Drive, 420’ west along Observatory Drive, 435’ east along Linden Drive, 90’ south along Linden Drive.

The overall project generally follows the 2005 UW-Madison Campus Master Plan that suggests a new College of Agricultural & Life Sciences building in this area.

Project Schedule:

Start Construction:	August, 2016
Substantial completion:	April, 2018
Occupancy:	May, 2018

Proposed Uses:

The proposed uses and associated square footage are as follows:

Hardscape:	29,165 GSF
Softscape:	22,610 GSF
<u>Building Footprint:</u>	<u>39,400 GSF</u>
Total Developed Area:	91,175 GSF

Hours of Operation

Hours of operation will mostly occur during the regular business day, 7:00 AM to 5:00PM. However, since this is a university research lab, some activity may occur at other times of the day. Most of the off-hour activity is expected to occur within the lab spaces. Bucky’s Butchery is an additional educational component of the facility which provides invaluable skills regarding food safety, sanitation and product sales in a small, 330 ASF public retail environment. The current hours of this operation are limited to Friday’s from 11AM-3PM. These hours may be lengthened to meet student and facility need.

Building Areas:

The existing and proposed expansion areas are as follows:

Abattoir/Meat Cutting, Processing & Support:	14,753 ASF
Lecture/Demonstration:	3,840 ASF
Research Lab Suite/Lab Office:	7,837 ASF
Administration/Reception:	2,670 ASF
Back Door/Receiving:	1,226 ASF
<u>BSL2:</u>	<u>4,178 ASF</u>
Total at Completion:	34,504 ASF

Auto and Bike Parking Stalls:

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. As part of this project Lot 43 (58 metered spaces) will be removed to make way for the building footprint. These metered spaces are primarily used by short term visitors to campus and will be distributed throughout the area into existing lots via stall re-designation. A future parking structure is planned for the 2017-19 biennium to be placed directly to the west on a portion of Lot 62. Accessible parking for the building will be served by existing Lot 62 facilities. Public metered parking for Bucky’s Butchery will be included in this future parking ramp.

Bike parking will be accommodated throughout the site in greater numbers than exist today. There will be 24 bike parking added along the west facade of the building. Currently, there is limited bike parking (10 stalls) in the area.

The proposed project location is well serviced by existing Metro bus routes (11, 28, 38, 44, 80) both east and west bound along Observatory Drive. Natatorium boarding #2267 and #2442 currently see stops every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule.

Lot Coverage and Usable Open Space Calculations

The lot is 91,175 square feet. The total open space/area outside the building footprint and other impervious area is 51,775 square feet.

Estimated Project Cost:

The project is estimated to cost \$42,877,000.

Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled “The Impact of Construction on the Wisconsin Economy” by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, this \$42.9M project should create approximately 729 jobs split between design and construction workers and direct, indirect and induced jobs.

The project was presented to the City of Madison Development Assistance Team on July 9, 2015 and to the Joint West Campus Area Committee on July 22 for informational purposes.

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

Thank you,



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

cc: Stu LaRose, UW-Madison FP&M Project Manager Alder Zach Wood, District 8
Russ Van Gilder, DOA/DFD Project Manager

LEGAL DESCRIPTION OF THE SITE

Provided by Snyder and Associates, the surveyor.

PART OF THE UNIVERSITY OF WISCONSIN LANDS LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.