

## Letter of Intent

August 14, 2007

**To:** Plan Commission City of Madison

**From:** Erik Jansson Engberg Anderson Design Partnership

**Re:** Letter of Intent for PUD-SIP  
University of Wisconsin Hillel  
The Barbara Hochberg Center for Jewish Student Life  
Engberg Anderson Project No. 071690.00

### PROJECT NAME & ADDRESS

University of Wisconsin Hillel  
The Barbara Hochberg Center for Jewish Student Life  
611 Langdon Street  
Madison, WI 53703

### PROJECT NARRATIVE

The University of Wisconsin Hillel resides in a 12,100 square foot building constructed in 1956. Located at 611 Langdon Street, the building is one block from the eastern edge of the UW campus. With approximately 5,000 Jewish students on campus it is one of the largest and most active Hillel programs in the world. Hillel provides a home and support to its many independent student organizations and represents every expression of Jewish life and religious, cultural, political, traditional and alternative. Hillel works to create a community on this large state campus and enables students to have a voice in their community one that will help them maintain their ties to Judaism.

UW Hillel is proposing to remove the existing building and construct a new, approximately 40,000 square foot facility on the site. The new building will contain four above grade levels with a below grade parking level. The multi-use facility will be designed to house religious assembly areas, reception, offices, a library, religious based food service, student study areas, locker rooms, an exercise room, and several multi-purpose rooms.

The new facility will have outdoor features including at grade and elevated terraces. The at grade terrace in front of the building on Langdon Street will provide functional space for gathering and outdoor seating for a first floor/street side Kosher cafe. Elevated terraces on the upper floors will include gathering space facing Langdon Street and a recreation court at the fourth (highest) floor. Other exterior features include a loading area for deliveries, trash and recycling collection, bicycle and moped parking, ADA compliant access ramp, and vehicle access

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to the below grade parking level. Temporary structures for religious worship (Sukkah) will be assembled at the main outdoor patio facing Langdon as well as the fourth floor recreation terrace.

A general summary of exterior materials include site cast concrete, both formed and sandblasted, granite blocks, fiber cement panels with exposed fasteners, hook-strap stainless steel panels, Jerusalem stone on a granite base, ipe T&G siding, clear low-e glazing with both capped and butt-glazed window systems and a clear anodized, aluminum finish.

The planning and design of this new facility continues with the intended goal of achieving the Silver Certification as established in the LEED program of the United States Green Building Council (USGBC). Several of the sustainable design principals intended to be implemented include: day-lighting, solar shading, grey water system, waterless urinals, dual-flush toilets, heat recovery wheel from kitchen exhaust, green roofing alternatives (both high reflectance and extensive), photo voltaics and a solar hot water preheat system.

#### **CONSTRUCTION SCHEDULE**

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11/12/2007	Demolition of existing building
12/17/2007	Excavation for main construction
1/2/2008	Footings and foundations start
12/15/2008	Substantial Completion
1/15/2009	Occupancy

#### **DESCRIPTION OF EXISTING CONDITIONS**

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The University of Wisconsin Hillel resides in a 12,100 square foot building constructed in 1956. Located at 611 Langdon Street, the building is one block from the eastern edge of the UW campus. The existing building is two stories above grade with a below grade basement for mechanical and some office and sanctuary spaces. Parking is currently adjacent to the alley on the west of the property and in the back (south) area behind the building. The existing materials are brick, stone, aluminum frame windows and a glass in an aluminum storefront system with some metal infill panels. The front terrace space adjacent to the public right-of-way on Langdon is occupied by some patio space and lawn used for outdoor gatherings.

#### **CONTACTS & PEOPLE INVOLVED IN THE PROJECT**

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**Owner:**

Hillel Foundation University of Wisconsin, Inc.  
Greg Steinberger, Executive Director (contact for Hillel)

**Owner's Representative:**

Huffman Facility Development  
Michael Huffman

**Architect:**

Engberg Anderson Design Partnership  
Paul Cuta, Partner  
Erik Jansson, Project Architect (Contact)

**Construction Manager / Contractor:**

J.H. Findorff & Sons, Inc.  
Sam Lawrence  
Steve Klaven

**Civil & Survey:**

Burse Surveying & Engineering  
Michelle Burse  
Peter Fortlage

**Landscape:**

Ken Saiki Design, Inc.  
Ken Saiki  
Rebecca Flood

**Structural:**

Pierce Engineers, Inc.  
Dick Pierce  
Derek Horejsh

**Foodservice:**

Stewart Design Associates  
Rock Deering

**Mechanical, Electrical, Plumbing & Fire Protection:**

Affiliated Engineers, Inc.  
Lynn Standorf  
Guy Wilson

**PROPOSED USES & SQUARE FOOTAGES**

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**Square Footage (Acreage) of the Site:**

14,358 Square Feet (0.33 Acres)

**Total Gross Square Feet of the Building:**  
40,765 GSF

**Square Footage by Use:**

Use	Net Square Feet
Meeting Rooms for Assembly (Religious & Non-Religious)	4,325
Dining Areas: Main dining room & café space (also used for multi-purpose assembly space)	3,510
Commercial Kitchen & Servery	1,730
Lobby (also used for assembly)	1,280
Staff & student office space	3,100
Student Lounges	2,155
Fitness Room (including locker rooms)	1,900
Outdoor assembly space (front at-grade terrace and 4th floor terrace)	2,275
Outdoor recreation space (4th floor; also used for assembly)	2,170
Shell Space for future expansion	950
Parking	4,200
Service space & building core (mechanical, loading, recycling/refuse, restrooms, storage, ramp for parking, corridor space, vertical circulation, building structure and core, etc.)	13,170 (gsf)

**Gross Square Footage of Retail, Office, Clinic, and Bank:**  
None. Administrative Offices for Hillel per above SF

**Number of employees for warehousing, production, processing uses, contractor shops, nursery school, bakery, motor vehicle repair:**  
None. Kitchen component as described above.

**CAPACITY PER STATE BUILDING CODE FOR PLACES OF ASSEMBLY**

1,717 Occupants

**NUMBER OF PARKING AND LOADING SPACES**

10 parking spaces in interior lower level which includes 1 Van Accessible Space. Access to the parking level is through the existing alley in a shared easement that is on the west side of the project. An overhead garage door is accessed from the alley to an interior ramp that leads to the underground parking.

A single 10 foot by 35 foot by 14 foot high loading space is provided adjacent to the alley/easement.

#### **HOURS OF OPERATION**

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Hillel office staff would include approximately 12 occupants. Other occupant load overall varies based on events and programming. See attached "Anticipated Building Occupancy" for more information. General building hours as follows:

Weekdays: 9 am to 11 pm

Saturday: 9 am to 1 pm

Sunday: 12 pm to 7 pm

#### **NUMBER OF DWELLING UNITS**

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This project contains no dwelling units and will not generate school children.

#### **TRASH REMOVAL AND STORAGE, SNOW REMOVAL**

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The owner will contract with outside vendors for trash, recycling and snow removal. The trash and recycling storage is inside the building adjacent to the service and loading area.

#### **EXISTING BUILDING DEMOLITION**

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See attached photos of the existing building. A demolition reuse and recycling plan meeting City of Madison requirements will be submitted at a future date.

#### **PUBLIC STREET TERRACE IMPROVEMENTS**

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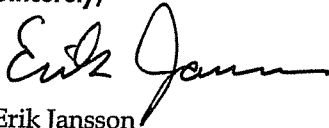
This project is proposing several improvements to the street terrace on Langdon Street. These are shown on drawing C101 and include the addition of trees with tree grates, a paved public terrace, and bollards for overall security for Hillel and prevention of cars parking in the public terrace.

Street terrace improvements require separate approval by the Board of Public Works and Common Council. The owner will coordinate terrace and public sidewalk modifications with the City of Madison.

August 14, 2007

Please find the attached supporting information. If there are any questions or issues with this submittal, please contact me.

Sincerely,



Erik Jansson  
Project Architect

PC/EJ

**Copied** Greg Steinberger, UW Hillel  
Michael Huffman, Huffman Facility Development  
Sam Lawrence, Findorff

**Attachments**

State-Langdon Neighborhood Association Support Letter (1 page, 5/3/07)  
8th District Alder Eli Judge 30 day notice Wavier (1 page, 8/14/07)  
Existing Photos of Building as required for Demolition Permit (3 pages, dated 8/14/07)  
Zoning/PUD Text (2 pages, dated 8/14/07)  
UW Hillel Anticipated Building Occupancy (1 page, dated 6/23/07)

Not attached to this letter of intent, but provided in submittal:

Application

Filing Fee: Check for \$1,750

Drawing Sets - 30x42 Full size, 11x17 & 8.5x11 (dated August 14, 2007)

Legal Description of Property (Survey in Drawing Set)