

Letter of intent:

Chabad House at the University of Wisconsin
223 and 219 West Gilman
Madison, Wisconsin
June 29, 2016

- **Project Team:**

Owner: Rabbi Mendel Matusof

Architect: Assemblage Architects

Contractor: Bauer and Rather

- **Existing Conditions:** The existing Chabad House (Chabad Lubavitch, Inc) is located at 223 West Gilman Street. The building was constructed in circa 1890's (assumed) as a single family house and has received an addition in 2008 to accommodate Chabad House and the Rabbi's family needs. The building is a wood framed structure with brick veneer and the original form and façade will remain intact in this project. The Chabad House serves the UW student population as a community center offering student support and occasional meals. It currently serves as a student center and private residence for the Rabbi and his family.

As Chabad House needs grew, in particular the necessity for a larger gathering space, Rabbi Mendel purchased the adjacent property at 219 W. Gilman Street (which was used as student rentals) in 2013 with the intent to demolish the building and use the land to add to the existing building at 223 W. Gilman Street.

This project consist of an addition to the existing building (223 Gilman) linking the first floors functions to accommodate the program requirements for a larger gathering space, modest food service, and the Rabbi's office and library. The second floor of the addition provides a guest suite for visiting guests and scholars, as well as an apartment. The second floor of 223 Gilman will be rearranged to accommodate the bedroom egress requirements that is affected by the addition.

The addition is set back from Gilman to allow for an outdoor area as an extension of the gathering space and creates a modest urban garden. The primary entrance will remain at 223 Gilman Street which currently provides an accessible entrance.

The site is designed to accommodate two parking spaces for the Rabbi and his family. A site wall defines the property form the adjacent city surface parking lot. The vehicular path between the parking lot and the new addition replaces the required easement that provides access to the adjacent property (Hopcat Restaurant). The distance from the property line will provide the added advantage of allowing larger window openings facing the parking lot, thus providing the building a greater residential attributes.

Building form is developed to respect the residential scale of the neighborhood utilizing traditional materials of honed limestone with a pattern that blends various sizes. Wood windows and building details are reflective of the building architectural context.

Overall the building is designed to accommodate the program, provide the required access to the adjacent property, respects the residential scale and material of the neighborhood, and contributes to urban landscape by providing a modest urban garden.

- **Project Schedule:**

Start construction: October 2016

Completion: August 2017

- **Proposed uses:**

Robbie's family resident: 3250 gross SF (second floor)

Office and Library: 700 gross SF

Main Hall: 2200 gross SF

Kitchen: 450 gross SF

Circulation and Support: 1790 gross SF

Apartment: 1400 SF (second floor)

- Hours of Operation: Monday Through Saturday: 10 AM till 8 PM.
- Building SF: 9,980 gross SF
- Number of dwelling units: 2
- Auto and Bike Parking stalls:
- Lot coverage: buildings (6530 SF) 68%
- Usable Open space calculations: plus paving (1726 SF) 85%
- Value of land: 219 west Gilman Street \$177,300 assessed land value
- Estimated Project cost: \$2.1M
- Number of construction and fulltime equivalent jobs created: 14 during construction
- Public subsidy requested: None.