



June 17, 2009

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 PERMIT - Letter of Intent
 SCHOOL OF HUMAN ECOLOGY ADDITION & RENOVATION – 1300 LINDEN DRIVE
 UNIVERSITY OF WISCONSIN-MADISON**

This is an application for a conditional use permit for a proposed 97,040 gross square foot addition and renovation of the existing 76,145 gross square foot School of Human Ecology Building located at 1300 Linden Drive. The property is currently zoned R-5. University buildings within a R-5 district are considered a conditional use. Two smaller existing buildings (Preschool Laboratory and Human Development/Family Studies House) are planned to be removed to make way for the new addition. Construction of the new addition and remodeling is scheduled to begin in April 2010 with final completion projected for February 2012.

Application Materials

Letter of Intent (this document) and Legal Description (12 copies)
Small format bound set of drawings, 11 x 17 (7 sets) AND 8.5 x 11 (1 set)
Large format bound set of drawings, 7 sets
Photos of existing buildings to be removed

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:

Dorschner | Associates, Inc.
849 East Washington Ave. Suite 112
Madison, Wisconsin 53703
Phone: 608-204-0777
Fax: 608-204-0778
Attn: Diana Dorschner, AIA, Project Architect
E-Mail: ddorschner@dorschnerassociates.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: **Arnold & O'Sheridan, Inc**
 1111 Deming Way, Suite 200
 Madison, Wisconsin 53711
 Attn: Paul Karow, PE
 Phone: 608-821-8424
 E-Mail: pkarow@arnoldandosh Sheridan.com

Electrical Engineers: **Arnold & O'Sheridan, Inc.**
 4125 N. 124th Street
 Brookfield, Wisconsin 53045
 Attn: Irina Ragozin, PE, LC
 Phone: 262-783-6130
 E-Mail: iragozin@arnoldandosh Sheridan.com

Mechanical Engineer: **HGA Architects & Engineers (see above)**
 1111 Deming Way, Suite 200
 Madison, Wisconsin 53711
 Attn: Bill Holub, PE, LEED AP
 Phone: 608.821.8500
 E-Mail: bholub@arnoldandosh Sheridan.com

Civil Engineer: **Bloom Consultants, LLC**
 10501 W. Research Drive, Suite 100
 Milwaukee, WI 53226
 Attn: Jonathan Steinbach, PE
 Phone: 414-771-3390
 E-Mail: jsteinbach@bloomconsultants.com

Geotechnical Engineer: **Bloom Consultants, LLC**
 10501 W. Research Drive, Suite 100
 Milwaukee, WI 53226
 Attn: Andy Frano, PE
 Phone: 414-771-3390
 E-Mail:

Surveyor: **Bloom Consultants, LLC**
 10501 W. Research Drive, Suite 100
 Milwaukee, WI 53226
 Attn: Jody Hilber
 Phone: 414-771-3390
 E-Mail:

Contractor(s): Yet to be determined

Building Use, Area, and Occupancy

The University of Wisconsin-Madison is planning the renovation and expansion of the existing School of Human Ecology building, located at 1300 Linden Drive. The addition will consist of 4 stories above grade off the west side of the existing building, connecting to the existing building at all four floors. A below grade parking level will be located under the building providing 41 parking spaces (39 regular spaces plus 2 accessible parking spaces) and secure bicycle storage. Additional bicycle and moped parking will be located around the exterior site. An existing 25-car surface parking lot will be removed as part of the project.

The project site roughly is described as an area bounded on the south by Linden Drive, on the east by the west exterior stair case of Van Hise Hall, on the west by Agricultural Hall and on the north by Observatory Hill and the historic Washburn Observatory. A more specific site project boundary is attached and as described in the legal description.

Two existing buildings will be removed as part of the project (the Preschool Laboratory, 1440 Linden Drive at 6,912 gross square feet (GSF) and the Human Development/Family Studies House, 1430 Linden Drive at 5,425 gross square feet). The latter house is listed as eligible for listing on the National Register of Historic Places by the Wisconsin Historical Society and may be moved as part of the removal process if a qualified buyer is found. If a buyer is not found, the building will be deconstructed and recycled as much as possible. A full reuse and recycling plan will be submitted for City of Madison review.

The original School of Human Ecology building was constructed in 1913 with the west wing added in 1951. The building currently consists of 76,145 GSF and houses the School of Human Ecology's administrative offices and student services along with various classrooms, design studios, research laboratories and a lecture hall. The main users of the remodeled existing building and the addition will be students, faculty and staff in the School of Human Ecology. The total building (existing and addition) will have approximately 1,206 occupants including 221 employees. Upon completion, the two buildings together will total 173,205 gross square feet. The project site is approximately 157,000 square feet or 3.60 acres in size.

The existing School of Human Ecology building is located immediately adjacent to the Henry Mall Historic District which was listed on the National Register of Historic Places (NRHP) in 1992. The building itself is not on the National Register but is listed on the Wisconsin Historical Society's Architecture and History Inventory and has been deemed eligible for listing on the NRHP by the Wisconsin Historical Society. The University of Wisconsin-Madison, UW System and State of Wisconsin's Department of Administration has coordinated closely with the Wisconsin Historical Society on all proposed work in the building as well as for the addition and the surrounding site improvements. The Observatory Hill Historic district boundary for the Washburn Observatory is just north of the project site and it too is listed on the National Register of Historic Places. The NRHP listed Observatory Hill Native American mound district is also present to the north and west of the project site. Finally, there are also numerous historic cultural landscape elements scattered around the site including two Franz Aust rock gardens, the Presidential Oak, the Euthenics Oak and Rock Garden, and an Autumn Purple White Ash cloned from the original cultivar by G.W. Longenecker that will be protected during construction.

The existing School of Human Ecology building is a well-designed and impressive structure that represents an important historical element on the University of Wisconsin-Madison campus. The building is located near the top of Observatory Hill and plays an important role as part of the "Greater Mall" portion of campus. Just as importantly, the relationship between the building and its prominent site accentuates the building's visual and spatial presence.

Based on a review of the existing drawings and site inspections the exterior envelope is in very good condition for a building of this age. Typical deterioration of the exterior historic elements includes surface crazing of the brick in some areas that are exposed to the weather; some limited cracks in the limestone masonry; limited deterioration of mortar joints at the brick and limestone masonry; minor erosion of the limestone where exposed to the weather and rainwater run-off; deterioration of vertical masonry joints exposed to the weather; very minor spalling of the limestone masonry; sealant joints that have reached the end of their service life and localized staining of the masonry. The only area that is in poor condition is the grand front stairs which are constructed of concrete with limestone sidewalls. There is deterioration of the concrete stair surfaces and notable dislocation, cracking and joint failure at the limestone.

The existing clay roof tiles and flashing appear to be in good condition. The existing flashing is very weathered and appears to be copper due to its green patina. Any roof areas that are modified will most likely require replacement of the existing flashings due to their age and potential brittleness. The existing wood, single-pane windows are in very good condition since they are protected by being inset into the heavy masonry walls and the installation of modern, aluminum storm windows.

The proposed addition will house the School of Human Ecology Preschool Laboratory will be licensed for up to a maximum of 118 children from an overall capacity level however this maximum will not be reached based on the high quality program the school plans to deliver. It is envisioned that the number of children in the facility will be somewhere between 73 and 88 children including 12 infants, 12 two- to three-year olds, 30 two- to five year olds and 30 specialty/4-K children. There are no plans to enroll the full ~~188~~ children which would sacrifice the high quality program envisioned.

The proposed addition 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. Some of the underground parking will be reserved for the preschool drop-off/pick-up use as well as a mix of short term meter and permit parking. Parking for individuals with disabilities (2 spaces) will be provided in the underground garage as well. A full landscape renovation and restoration plan is included with the project. Existing mature trees, especially on the north and off the southeast corner of the existing building, will be saved and protected during construction.

Exterior building materials of the addition will be consistent with the campus neighborhood and include brick, stone, glass, metal panel and precast concrete. In addition, a series of green roofs are 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 the underground parking garage off Linden Drive. Trash and recycling containers will be located in the underground garage. Refuse trucks will back up to the garage entry and nearby refuse dumpsters will be rolled out to the waiting truck. 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 on a daily basis. Equipment storage is handled all within the confines of the building. Snow removal on all walks and access drives for the existing and proposed building 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.

Building signage is existing on the south side of the building. New building mounted or ground mounted building signs will be included as part of the project. Campus standard, sharp cut-off Kim Archetype lighting fixtures will be used across the site.

From a fire protection standpoint, the building will be fully sprinklered. An existing fire hydrant will be replaced in about the same location south of the building along the proposed fire lane from Linden Drive. An additional hydrant will be located off the northwest corner of the building. The proposed fire lane will provide access up through the site to the northwest between the proposed addition and the existing Agricultural Hall. The same fire lane extends around the west side of the proposed addition, around the northwest corner, and then to the east for approximately 150 feet to provide full coverage of the exterior of the building.

The overall project follows the 2005 Campus Master Plan that suggests a building addition to the west of the present day School of Human Ecology building. The proposed building addition is set back from Linden Drive approximately in line with Agricultural Hall and the existing SoHE building in respect for the "Greater Mall" as defined in the 1908 Campus Master Plan and reiterated in the 2005 Campus Master Plan.

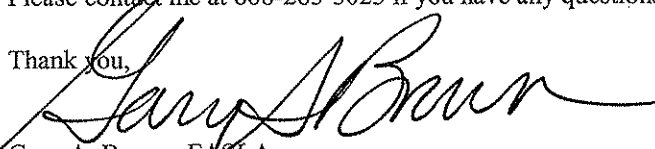
The project has been presented to the Joint West Campus Area Committee for informational review in January 2009 and has been presented to the City of Madison development assistance team in February 2009. Further presentations will be made to the neighborhoods via the Joint West committee for a recommendation to the Plan Commission.

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

Legal Description of Site - See attached.

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: Angela Pakes Ahlman, UW-Madison FP&M Project Manager
Sam Calvin, DOA/DSF Project Manager
Dawn Crim, UW-Madison Chancellor's office

Alder Bryon Eagon, District 8, City of Madison Common Council
Robin Douthitt, Dean, UW-Madison School of Human Ecology
Linda Zwicker, UW-Madison School of Human Ecology