



Heather Stouder, AICP

City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

September 24, 2014

**Re Letter of Intent
201 S Dickinson Street
Madison, WI 53703
Demolition Permit**

DFD Project No. 09H2L

EA File Name: P:\Madison\2009 1864\091956 Preservation Storage\1-Project Administration\6-Codes & Zoning\Plan Commission\Land Use Application.Docx

Dear Ms. Stouder,

Please accept this Letter of Intent, application and attachments as our formal request for a Demolition Permit review and approval by the City of Madison for the 201 S Dickinson Street project detailed below.

Project Name:

State Archive Preservation Facility
202 S Thornton Ave.
Madison, WI 53703

PROJECT TEAM:

Agency:

Wisconsin Historical Society (WHS)
816 State Street
Madison, WI 53706
Contact: Ellsworth H Brown Ph.D.
The Ruth and Hartley Barker Director
Phone: (608) 264-6440
Email: Ellsworth.Brown@wisconsinhistory.org

Architect:

Engberg Anderson
1 N. Pinckney Street
Madison, WI 53703
Contact: James F. Brown, Jr., AIA
Phone: (608) 250-7514
Fax: (608) 250-0200
Email: jimb@engberganderson.com

Civil Engineer:

MSA Professional Services
2901 International Lane, Suite 300
Madison, WI 53704
Contact: Erik Sorensen, P.E.
Phone: (608) 242-7779
Email: ESorensen@msa-ps.com

Landscape Architect:

Ken Saiki Design
303 S Patterson, Suite one
Madison, WI 53703
Contact: Sue Payne, PLA, ASLA
Phone: (608) 251-3600
Fax: (608) 251-2330
Email: SPayne@ksd-la.com

PROJECT OVERVIEW

Demolition

In general the work consists of demolition of the existing Central Services Building and site restoration. Building demolition work includes asbestos abatement, fuel tank removal, complete removal of the approximately 180,000 GSF facility including all mechanical and electrical systems, structures, slabs and foundations. Site demolition includes removal of fuel tank, paving, utilities and existing site improvements. Site restoration includes earthwork, grading, site stabilization and perimeter fence to ready site for construction of the State Archive Preservation Facility.

New Construction

In general the work consists of the construction of the State Archive Preservation Facility. The facility has a total area of approximately 188,733 square feet that includes areas for receiving and processing materials, archival preservation, administrative functions and specialized mechanical systems.

The service drive entrance and utility connections are separated from public access and staff parking. The main entry faces the Yahara River and Bike Path and includes visitor parking, landscaping and Native American ceremonial space. The site allows for expansion of the multilevel archival preservation space. Site development work includes storm water roof and surface runoff to meet water quality standards, security lighting and cameras, parking for staff and visitors, grading and landscaping to blend into the adjacent railroad, streets and bike paths.

EXISTING CONDITIONS:

The predominately two-story, basement less, structure is situated on approximately 5.1 acres of land. The commercial building complex, comprised of twelve joined buildings, was constructed between 1895 and 1942. The site slopes toward the Yahara River which is located to the east of the site. Ground cover consists primarily of asphalt pavement, with a limited green space along the south edge and the courtyard, located in the center of the property. The building(s) are constructed of brick, block, concrete and steel framing. The scope also includes removal of below grade construction such as footings and foundations. Additionally, some underground site utility disconnection, capping or sealing and removal will also be included in the project scope.

According to the City of Madison zoning districts, the project site is located within the Employment Districts; TE - Traditional Employment District. The proposed (permitted) use is a publically owned archival facility and the height and number of stories are allowed through the permitted use.

The project site is contained within the East Rail corridor Planning Area.

PLAN REQUEST:

While we appreciate your request for the floor plans, pursuant to Wis. Stats sec. 19.36(9) and 16.851, the State is legally precluded from releasing plans or specifications for any state-owned building to the general public.

PROJECT SCHEDULE:

The project is currently scheduled to begin demolition in March 2015 with building construction scheduled to begin in May 2015 and be completed in March 2017.

PROPOSED USES:

The multilevel facility houses the collections of the Wisconsin Historical Society (WHS) and Wisconsin Department of Veterans Affairs Wisconsin Veteran's Museum (WVM) in a multi zoned specialized controlled environment to protect and preserve library materials, archive materials and museum artifacts. Included are work areas and storage systems for the collections. The high performance building envelope and the specialized mechanical system provides multiple zoned temperature and humidity controls to meet the preservation environmental conditions unique to the collection needs.

Archival Storage use – 123,631 Gross Square Feet

Processing Use – 65,102 Gross Square Feet

HOURS OF OPERATION:

Office / Processing Occupancy: 9 hours per day, 5 days per week (8:00 AM – 5:00PM).
Extended hours as needed / necessitated by the operations.

BUILDING SQUARE FOOTAGE:

Approximately 188,733 gross square feet.

NUMBER OF DWELLING UNITS:

NA

AUTO AND BIKE PARKING STALLS:

Auto Parking:

Surface parking for 33 vehicles.

8 visitor parking spaces. 25 employee parking spaces.

Bike Parking:

Bike parking is provided as there are 3 bike racks with each rack providing accommodations for 2 bikes.

LOT COVERAGE AND OPEN SPACE:

The existing lot size is 224,000 square feet according to the City of Madison Assessor's Office.

The existing land cover is approximately 92% impervious as the site is currently occupied almost entirely by the structure and associated parking / drive areas. The land cover of the post-developed site will be approximately 23% impervious.

VALUE OF LAND:

Not Applicable

ESTIMATED PROJECT COST:

Approximately \$31,233,700 for the demolition and new construction phases.

NUMBER OF CONSTRUCTION & FULL-TIME EQUIVALENT JOBS CREATED:

Construction jobs:

According to the Skill Integrity Responsibility Council, every \$1 million spent directly on this type of construction project generates about 17 jobs throughout the economy. So a \$31,233,700 investment translates into just over 530 jobs, including 281 jobs in the Construction sector and an additional 249 jobs elsewhere in the economy.

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Full -time equivalent jobs:

Wisconsin Historical Society (WHS) has 11 full time equivalent positions. There are 8 full time positions which could expand to 11 within the next year and 6 half time positions.

Wisconsin Department of Veterans Affairs Wisconsin Veteran's Museum (WVM) has 6 full time equivalent positions.

PUBLIC SUBSIDY REQUESTED:

None.

Sincerely,

James F. Brown, Jr., AIA

JFB/jfb

Copied: Ellsworth Brown, Michael Telzrow, Bill Napier, Kate Easton, Mark Ernst

