



April 6, 2011

Mr. Brad Murphy  
Director of Planning  
City of Madison  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701-2984

**RE: Land Use Application - Letter of Intent: Madison College - Gateway Building**

Dear Mr. Murphy -

Please consider this letter of intent and the attached documents for Plan Commission consideration relative to Madison College's application for alteration of existing conditional use. This application includes information for the proposed Gateway building located on the Truax campus.

Pursuant to Madison general plan commission requirements for this Letter of Intent we submit the following:

1a. Project Name: Gateway Building

1b. Construction Schedule: (attached - exhibit "1b") Start = 10/1/11 Finish = 3/1/12

1c. Existing Conditions: The Gateway Building (GWY) project will be an addition off of the west façade of the main Truax campus. As such the existing conditions are the concrete walks and parking that currently make up the entry to the existing building. The site areas which become disturbed by the project will be improved as a new terraced green space (see site plan).

1d. Project Team: Architect of Record: Plunkett Raysich Architects  
Surveyor: Jenkins Survey & Design  
Landscape Architect: SAA Design Group  
Engineer: KJWW Engineering  
Construction Manager: J.H. Findorff & Son Inc.

1e. Building Use: The proposed facility will house several student service departments of the College as well as a library, student achievement center, and welcome desk for students and visitors (see attached program - exhibit "1e")

1f. Total Gross Square Footage: 89,597sf

1g. Gross Square Footage by program: see exhibit "1e"

1h. Number of Employees: Full Time = 12; Part Time =4

1i. Building Capacity: 873 persons

1j. Parking Spaces: 3613 (existing Truax site)

1k. Hours of Operation: 7:00a.m to 10:00p.m M-F; 7:00a.m to 3:00p.m. Sat.

1l. Square Footage (acreage) of site: Parcel size = 28.66 acres

1m. Dwelling Units: 0

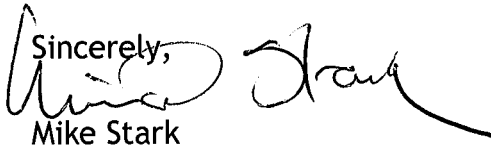
1n. Number of Bedrooms: 0

1o. Number of School children generated: 0

1p. Trash / Snow Removal: As an addition to the existing facility all trash and recycling will be handled via the existing building services. No new trash enclosure will be constructed for this addition. Waste is removed weekly through a contracted service company. Snow removal for walks and drives will be handled with current maintenance staff.

The additional plan submittal requirements are also attached herewith.

Please contact me should you have any further questions regarding this application.

Sincerely,  
  
Mike Stark  
Director of Facilities Services  
Madison College



April 6, 2011

City of Madison Zoning Administrator  
Department of Planning and Community & Economic Development  
Room LL-100, Madison Municipal Building  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53710

RE: Application for Alteration of Existing Conditional Use  
Transportation and Advanced Sustainable Manufacturing Center – 3550 Anderson Street  
Madison Area Technical College – Truax Campus

This is an application for an alteration of existing conditional use for proposed additions to the north side of the existing Truax Campus facility for a Transportation and Advanced Sustainable Manufacturing Center. The property is currently zoned M1 and the existing building use is in conformance with the approved conditional use. The new center will be of an equivalent use offering technical training for transportation and advanced manufacturing students. An existing vehicle storage building and some adjacent pavement and storage yard is planned to be removed to make way for the new additions. The Transportation and Advanced Manufacturing Center project will consist of three individual additions and miscellaneous remodeling within the existing adjoining shop wings. The additions are identified as follows:

Ingenuity Center	63,300 s.f. addition to the northwest corner of existing facility along Wright Street.
Drivability Addition	3,400 s.f. addition to the existing center shop wing
Welding/Cabinetry Addition	6,600 s.f. addition to the existing eastern most shop wing
Total:	73,300 s.f.

Construction of the new additions are scheduled to begin in October of 2011 with final completion projected by February of 2013. Plan Commission action is desired at their meeting on May 16<sup>th</sup>, 2011 to keep the project moving and on schedule.

**Application Materials:**

Letter of Intent (this document) and Legal Description (12 copies)  
Small format bound set of drawings, 11x17 (7sets) and 8.5x11 (1 set)  
Large format bound set of drawings, 7 sets

**Project Participants:**

Owner: Madison Area Technical College  
3550 Anderson Street  
Madison, WI 53704-2899

Owner's Contact: Mike Stark, Director of Facility Services  
Madison Area Technical College  
3550 Anderson Street  
Madison, WI 53704-2899  
Phone: 608-246-6737  
Fax: 608-246-6737  
Email: [mmstark@matcmadison.edu](mailto:mmstark@matcmadison.edu)



Architect: Strang, Inc.  
6411 Mineral Point Road  
Madison, WI 53705  
Phone: 608-276-9200  
Fax: 608-276-9204  
Attn: Larry Barton, AIA  
Email: [barton@strang-inc.com](mailto:barton@strang-inc.com)

Civil Engineer:  
Surveyor JSD Professional Services, Inc.  
161 Horizon Drive, Suite 101  
Madison, WI 53593  
Phone: 608-848-5060  
Fax: 608-???-???  
Attn: Wade Wyse  
Email: [wade.wyse@jsdinc.com](mailto:wade.wyse@jsdinc.com)

Landscape:  
Site Planner Schreiber Anderson Associates, Inc.  
717 John Nolen Drive  
Madison, WI 53713  
Phone: 608-255-0800  
Fax: 608-255-7750  
Attn: Dave Schreiber  
Email: [dschreiber@saa-madison.com](mailto:dschreiber@saa-madison.com)

Structural Engineer: Arnold & O'Sheridan, Inc.  
1111 Deming Way, Suite 200  
Madison, WI 53711  
Phone: 608-821-8500  
Fax: 608-821-8501  
Attn: Paul Karow  
Email: [pkarow@arnoldandosherridan.com](mailto:pkarow@arnoldandosherridan.com)

Building Engineering:  
Mechanical Strang, Inc.  
6411 Mineral Point Road  
Madison, WI 53705  
Electrical Phone: 608-276-9200  
Plumbing & F.P. Fax: 608-276-9204  
Mech. Attn: Dennis Ruchti, [ruchti@strang-inc.com](mailto:ruchti@strang-inc.com)  
Elec. Attn: Brad Biddick, [bbiddick@strang-inc.com](mailto:bbiddick@strang-inc.com)  
Plbg Attn: Dale Feiner, [definert@strang-inc.com](mailto:definert@strang-inc.com)

Construction  
Manager J.H. Findorff & Son  
300 Bedford Street  
Madison, WI 53703  
Phone: 608-257-5321  
Fax: 608-257-5306  
Attn: John Feller  
Email: [jfeller@findorff.com](mailto:jfeller@findorff.com)



### **Building Use, Area, and Occupancy:**

To accommodate the growth and changing training needs of their transportation and advanced manufacturing programs, the Madison Area Technical College is planning to construct 3 additions to their existing facility at Truax Campus. Each addition will be constructed at the northern portion of the site, directly adjacent to their current transportation and advanced manufacturing programs. The use and occupancy of the additions will remain consistent with the existing programs as follows:

#### **Ingenuity Center Addition: (63,300 gross square feet, 2-story addition)**

The new Ingenuity Center will provide classroom, lab, and shop space for advanced manufacturing training with a focus on the most advanced clean technologies such as robotics, simulation training, CNC machines and computer testing. Located with exposure along Wright Street and directly adjacent to the primary entrance for the main campus facility, the Ingenuity Center will offer enhanced visibility and access for these programs as well as accommodating anticipated growth. To make way for the new Ingenuity Center, an existing vehicle storage building and its adjacent storage yard will be removed. To minimize site disruption, the new facility will share the existing paved vehicular courtyard which is used for staging vehicles and equipment utilized in the training programs. The capacity of the Ingenuity Center as determined by State Building Code is 1,424 occupants which is comprised of 600 Students in shop spaces, 750 students in classrooms, 20 staff in office space, and 54 occupants in ancillary spaces.

#### **Drivability Addition: (3,400 gross square feet, 1-story addition)**

The Drivability Addition will provide space for a new automotive tune-up lab utilized by the Transportation program. The primary use will be for the training of automotive diagnostics in a real-world environment similar to that of a modern automotive shop. The addition is located at the northeast corner of the existing center wing and will be constructed on space currently used as an outdoor storage yard. The capacity of the Drivability Addition as determined by State Building Code is 68 students all consisting of shop space.

#### **Welding/Cabinetry Addition: (6,600 gross square feet, 1-story addition)**

The Welding/Cabinetry Addition will provide material handling, storage, and staging space in support of the existing welding and cabinetry and millwork programs. The primary use will be for receiving and storing materials utilized in welding and cabinetry training. The addition is located along the east face of the existing east wing and will be constructed on space currently used as an outdoor material delivery and staging yard. The capacity of the Welding/Cabinetry Addition as determined by State Building Code is 22 occupants all consisting of accessory storage space.

#### **General Development Data:**

The site acreage in which the Transportation and Advanced Sustainable Manufacturing project is located is approximately 29 acres. Site storm water management for all additions is handled on-site in conjunction with existing site storm water systems. All new additions will be fully sprinklered. With the addition of a new fire hydrant to the north of the Ingenuity Center, all additions will be within proper distance of fire hydrants per fire department requirements. The existing paved courtyards between the Ingenuity Center and each of the existing wings will be utilized for fire truck access and aerial firefighting access as required. See civil / site drawings for location and description of new features. Parking is provided in designated student and staff parking areas on campus (3,613 existing stalls). Short-term parking stalls are being added along the west façade of the Ingenuity Center off Wright Street to accommodate short duration visits. Additional parking is also being provided on a recently purchased 16 acre property to the north of the Truax Campus. A bridge and pedestrian walkway is to be constructed to accommodate pedestrians and light vehicle passage from the newly purchased north property to the central campus building. See site plans attached.

Building utilities including mechanical, electrical, plumbing and fire protection systems will be extended from the existing buildings central plant. Building storm water and sewer will also tie into existing systems. Trash removal, storage, snow removal and maintenance equipment storage is essentially unchanged utilizing existing facilities. Standard hours of operation are from 7:00 a.m. to 10:00 p.m. Monday through Friday; 7:00 a.m. to 3:00 p.m. on Saturday.



Legal Description of 3550 Anderson St. Site:

BEG AT INTERS E LN WRIGHT ST & N LN ANDERSON ST, TH S 88 DEG 34 MIN 23 SEC E 589.89 FT; TH ON A CUR TO THE L, RAD 310 FT, LC BRS N 68 DEG 58 MIN 35 SEC E, 236.77 FT; TH N 46 DEG 31 MIN 33 SEC E 225.99 FT; TH ON A CUR TO THE RT, RAD 390 FT, LC BRS N 67 DEG 01 MIN 33 SEC E 273.16 FT; TH N 87 DEG 31 MIN 33 SEC E 160 FT; TH ON A CUR TO THE L, RAD 25 FT, LC BRS N 42 DEG 31 MIN 33 SEC E 35.36 FT TO W HWY RW; TH N ALG SD R/W 680 FT; TH W 1290 FT TO E LN WRIGHT ST; TH S ALG SD E LN 1060.03 FT TO POB.

Please contact me at 608-276-9200 if you have any questions or need further information.

Sincerely,  
Madison College

A handwritten signature in blue ink, appearing to read "Mike Stark", written over the printed name.

Mike Stark  
Director of Facilities Services



Mr. Brad Murphy  
City of Madison Plan Commission  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

RE: Letter of Intent for Land Use Application - Proposed Parking Lot Expansion

Dear Mr. Murphy:

Madison College respectfully requests approval of our plans to restripe a portion of an existing parking lot east of Wright Street and north of the main facility. The existing striping in this area of the parking lot is for semi-truck parking. The proposed restriping would accommodate passenger vehicles. An area of the parking lot which is currently striped for passenger vehicles will not be changed. Please see the enclosed map showing the location of the parking lot in relation to the Madison College - Facilities Master Plan.

The parking lot occupies approximately 4.3 acres and will provide a total of 418 stalls, 75 of which are existing stalls and 343 newly striped stalls.. The additional parking lot will account for approximately 13% of the total parking area on the Truax Campus. The additional parking combined with the current parking lots will help ease the existing demand for parking for our current student enrollment of 13,000 degree and non-degree students. Many students commute from outside the City of Madison and do not have access to other travel options other than their personal car.

Our enrollment is expected to increase over the next 10 years and the Campus Plan recognizes this trend by incorporating a parking ramp located near the central area academic buildings. This ramp will replace stalls lost due to building construction and is expected to accommodate enrollment and staff increases. Until the ramp is constructed, there is an immediate need for parking to replace parking lost by proposed building construction and drainage improvements. The replacement parking will accommodate students and staff of Madison College. The new lot will lessen the negative impact of our students parking in adjacent neighbor parking lots. Many of our neighbors have signs posting "No MATC Parking." The parking lot will allow for more regional parking/ transfer options for weekend city activities such as Rhythm and Booms at nearby Warner Park.

The parking lot will be connected to the main campus area by a pedestrian link. A vehicular connection for maintenance vehicles only will also be provided. A cross access easement will be provided between the parcels.

In the larger scheme of campus planning, this parking lot is needed to implement the Truax Campus Master Plan. Depending on resources, the first priorities will include

construction of a health sciences building and a central entrance to the Truax building that could house tutoring, counseling, enrollment and career services in a Student Success Center. This plan has been formulated to create a vibrant and viable campus that will accommodate new and expanded academic and vocation curricula and the projected increases in staff and commuting students over the next 10 years. We fully expect that enrollment and consequently the utilization of our campus to nearly 16 hours per day average with additional demands for early morning and evening programs. The north parking lot will enable Madison College to effectively plan and phase the implementation of the Truax Campus Plan by providing for:

- Alternate/replacement parking for stalls that will be removed by the new building construction in the central portion of the campus.
- Replacement stalls for those that will be removed as the lot between Hoffman and Wright Streets is refurbished and renovated to better accommodate stormwater management. (The west end of this lot was flooded in the summer of 2009).

Madison College staff and our consulting engineers have worked with City Staff, Alder Larry Palm, and the Carpenter-Ridgeway Neighborhood Association in preparing the conceptual design for this improvement. See attached supporting documentation. It is our belief that it addresses a critical need in both near-term programming and long term planning for the College and the Madison community.

Thank you in advance for your favorable consideration of our request. Please do not hesitate to contact me at 246.6837 or Wade Wyse, P.E., JSD Professional Services at 848.5060 if additional information is needed.

Sincerely,



Mike Stark  
Director of Facilities Services

cc: Wade Wyse - JSD

Enclosures:

Area-Wide Location Map  
MATC Truax Master Plan