

**Flad & Associates**

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November 14, 2007

Madison Plan Commission  
215 Martin Luther King, Jr. Blvd: Room LL-100  
PO Box 2985  
Madison, WI 53701-2985

Via: Hand Delivery

Re: Letter of Intent for Demolition Permit & Conditional Use Application  
University of Wisconsin – Madison Biochemistry II  
DSF Project No. 05 F 1 K  
Flad Project No. 06381-00

On behalf of the State of Wisconsin and the Board of Regents of the University of Wisconsin System, Flad & Associates would like to submit the attached documents for Plan Commission approval for a Demolition Permit and Conditional Use Application for the property located at 420 Henry Mall, on the University of Wisconsin – Madison campus. The following information is relative to this application:

**Name of Project:** University of Wisconsin – Madison Biochemistry II

**Description of Existing Conditions and Uses of the Property:**

The Biochemistry II project is comprised of a new research tower connected to the existing Biochemistry Building constructed in 1985, renovation and reconstruction of three historic buildings including the 1906 building which is now the Agricultural Journalism building, the original Biochemistry building constructed in 1912, and the first Biochemistry addition constructed in 1937. The project will require the demolition of the 1956 Biochemistry addition (37,100 ASF / 57,300 GSF) as well as the Auditorium and below grade Vivarium portions of the 1985 Biochemistry building (6,300 ASF / 9,500 GSF).

Instruction, along with departmental administration, will be located in the newly renovated 1912 and 1937 era Biochemistry building located at 420 Henry Mall and will include a 400-seat auditorium, a 180-person seminar room, instructional labs and a variety of associated support and classroom spaces. The research component will be located in the newly constructed building and the newly renovated 1906 Agricultural Journalism building located at 440 Henry Mall. The new research tower will be six stories above grade (approximately matching the height of the existing six-story 1985 Biochemistry building) plus an equipment penthouse and two stories below grade housing animal research

laboratories in the basement and a mechanical sub-basement. The new tower will house a 120-seat auditorium, conference rooms and a lobby/reception space on the first floor with research laboratories on the five floors above. The 1906 building will contain a café, department meeting rooms, maintenance, and dry research labs. The new tower will connect to the 1985 building on all but two levels, a pedestrian bridge will connect the research tower to the instructional areas in the 1912 and 1937 buildings.

***Development Schedule for the Project:***

Bid Opening	May 2008
Start of Construction	June 2008
Substantial Completion (Remodeling)	June 2010
Occupancy (Remodeling)	August 2010
Substantial Completion (New Construction)	August 2010
Occupancy (New Construction)	October 2010

***Names of Persons Involved:***

Owner	Board of Regents of the University of Wisconsin System 1220 Linden Drive Madison, WI 53706
State of Wisconsin	Department of Administration Division of State Facilities  Russ Van Gilder, AIA DSF Project Manager Division of State Facilities 101 East Wilson Street, 7 <sup>th</sup> Floor Madison, WI 53707-7866 (608) 266-1412
Architect-of-Record	Flad & Associates  David Black, AIA Principal Designer Flad & Associates 644 Science Drive Madison, WI 53744-4977 (608) 238-2331

Mechanical/Electrical/Fire Alarm

Affiliated Engineers, Inc.

Michael Broge, PE  
Principal  
Affiliated Engineers, Inc.  
5802 Research Park Blvd.  
Madison, WI 53719  
(608) 238-2616  
Flad Structural Engineers

Structural Engineering

John Bauch, PE  
Director of Structural Engineering  
Flad Structural Engineers  
644 Science Drive  
Madison, WI 53744-4977  
(608) 238-2331

Information Technology

Intelligent Network Solutions, Inc.

Thomas Angerer, RCDD  
President/Communications Designer  
Intelligent Network Solutions, Inc.  
10300 West Blue Mound Road, Suite A  
Wauwatosa, WI 53226  
(414) 476-3200

Historic Preservation

Isthmus Architecture, Inc.

Charles Quagliana, AIA  
Senior Preservation Architect  
Isthmus Architecture, Inc.  
613 Williamson Street  
Madison, WI 53703  
(608) 294-0206

Site/Civil Engineering

JJR, LLC

Bill Patek, ASLA  
Principal, Senior Landscape Architect  
JJR, LLC  
625 Williamson Street  
Madison, WI 53703  
(608) 251-1177

Plumbing/Fire Protection

PSJ Engineering, Inc.

James Mickowski, PE  
Principal  
PSJ Engineering, Inc.  
634 W. Main Street, Suite 207  
Madison, WI 53703-2697  
(608) 251-5820

Acoustics/Audio Visual

Professional Audio Designs, Inc.

Scott Leonard  
President  
Professional Audio Designs, Inc.  
11707B W. Dearborn Avenue  
Wauwatosa, WI 53226  
(414) 476-1011

Types of Businesses:

Academic/Research (Mixed Occupancy)  
Group A – Assembly  
Group B – Business

Number of Employees:

Faculty/Staff: 400 persons  
Students: 1,275 persons

Hours of Operation:

Instructional/Classroom: 7:00 a.m.-5:00 p.m.  
Laboratory Research: 24 Hours/Day

Square Footage or Acreage of the Site:

2.93 Acres

Gross Square Footage of Building(s):

New Construction: 159,011 GSF  
Remodeling: 91,198 GSF

Number of Parking Stalls:

Cars: 21 Standard Stalls / 3 Accessible Stalls  
Bikes: 164  
Mopeds: 30

Trash Removal & Storage:

Facilities located at the New Loading Dock at the  
Northeast corner of the 2010 Research Tower,  
serviced by the Linden Drive access and North  
Parking Lot.

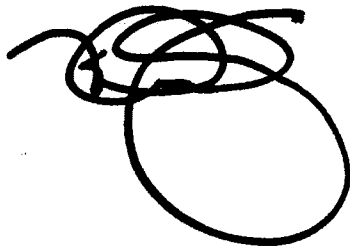
Snow Removal/Maintenance

Facilities located near the New Loading Dock at the  
East end of the 1985 Biochemistry Building.

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We respectfully submit this application for Plan Commission approval. Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Thomas M. Raley". The signature is somewhat stylized and scribbled.

Thomas M. Raley, AIA, LEED™ AP  
Project Manager/Senior Associate

Attachments

cc: Gary Brown – University of Wisconsin FP&M  
Russ Van Gilder – Division of State Facilities  
David Black – Flad & Associates