

October 16, 2007

Mr. Matthew Tucker  
Zoning Administrator  
City of Madison  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53701

**RE: Letter of Intent for ReZoning Request  
UW-Madison Warehouse Remodeling for Arts Relocation  
630 W Mifflin Street  
Madison, WI 53706**

Dear Mr. Tucker,

Enclosed please find the necessary materials for our rezoning request for the above property on the east side of the UW-Madison campus, including 12 copies of our letter of intent, zoning application forms and proposed construction plans. The rezoning request changes the existing zoning from M-1 to C-6 which better conforms to the existing zoning in the area and allows for development of future university facilities as a conditional use.

The project is basically remodeling an existing university warehouse building for use by the UW-Madison Art Department for art research studios. Some exterior remodeling and landscape upgrades are included in the overall project. Minor parking lot modifications are also included.

The rezoning request includes all property owned by the university east of North Francis Street, which is approximately 4.312 acres. The legal description for the property is taken directly from the city of Madison Engineering website and is attached as the last page of this document.

The project will begin construction in January 2008 and has a proposed construction completion date of December 2008.

The following firms are involved in the project:

**Contractor:** To be determined by bidding.

**Architect:** Hammel, Green and Abrahamson, Inc.  
333 East Erie Street,  
Milwaukee, WI 53202-6005

**Landscape**

**Architect:** Rettler Corporation  
8500 Greenway Blvd., Suite 101  
Middleton, WI 53562

**Surveyor:** National Survey and Engineering  
14 West Mifflin Street  
Suite 220  
Madison, WI 53703-2568

**Engineers:**

**Civil:** Rettler Corporation  
8500 Greenway Blvd., Suite 101  
Middleton, WI 53562

**Mechanical:** Hammel, Green and Abrahamson, Inc.  
333 East Erie Street,  
Milwaukee, WI 53202-6005

**Plumbing:** PSJ Engineering, Inc.  
634 W. Main Street  
Madison, WI 53703-2697

**Fire Protection:** PSJ Engineering, Inc.  
634 W. Main Street  
Madison, WI 53703-2697

**Electrical:** Hammel, Green and Abrahamson, Inc.  
333 East Erie Street,  
Milwaukee, WI 53202

**Existing and proposed uses are as follows:**

Existing Uses:	Main Level	Lower Level
Storage/Mechanical	45,680	2,750
University Post Office	4,700	
University Educational Uses	16,620	1,860

  

Proposed Uses:	Main Level	Lower Level
Storage/Mechanical	5,640 on Mezzanine	2750
University Post Office	4,700	
University Educational Uses	60,700	1,860

The total gross square feet of the building is:

Existing: 67,000 Proposed: 65,400

The proposed assembly occupancy of the remodeled building equals 860 occupants.

The proposed project redevelops several parking spaces off the southwest corner of the building off North Francis Street (extended). Also, accessible parking spaces are being provided on the north side of the building in the university's parking lot #83. Two new loading spaces will be created and will enhance the existing 3 loading spaces to remain.

Hours of operation will be typical for all university buildings with standard operating hours from 7:00 AM to 5:00 PM. University personnel, faculty, staff and students with on-going activities in the building will have 24 hour access via a card swipe system.

Trash removal will be handled by university personnel on a regular schedule and from the loading dock/service area of the building.

Copies of scaled and reduced plans are included with this application and include the following sheets:

- C300 Site Layout Plan – dimensioned site/parking lot plans
- C500 Utility and Storm Water Plan – utility plans
- C600 Landscape Plan – landscaping plans
- C400 Grading Plan – grading plans
- C700, C701 – Fencing Detail
- A400, A401 – building elevations
- A201N, A201S, A202N, A202N A620 – floor plans
- E201N, E201S, E202N, E202N – lighting plans

The total site acreage is 4.212 acres of which the majority of the project is an existing warehouse building.

Bicycle racks are as shown on the attached site plans and are mounted to an impervious surface near the front door of the proposed remodeled warehouse facility.

Building signage will follow existing campus standards and be located at the northwest corner of the site, near North Francis Street.

Please let me know if you have any questions or need any further information on the project.

Thank you,

Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture