



November 28, 2007

Matthew Tucker, Zoning Administrator  
City of Madison  
215 Martin Luther King Jr Blvd PO Box 2985  
Madison, WI 53701-2985

RE: LETTER OF INTENT  
A.W. Peterson Building Demolition, 750 University Avenue

The University of Wisconsin, on behalf of the State of Wisconsin Department of Administration, respectfully submits the attached documents and plans for Plan Commission approval at their January 14, 2008 meeting concerning the demolition of A.W. Peterson Building located at 750 University Avenue.

**Description of Project Scope, Existing Conditions and Uses of the Property:**

This project provides for demolition the Alfred W. Peterson Office Building located at 750 University Avenue. The demolition site will be used as construction staging for the current East Campus Utilities Upgrade project and then as the construction site for the proposed Chazen Museum of Art Addition starting in February 2009. As subsequent conditional use zoning approval will be submitted for the Chazen Museum addition project in the future.

The Peterson Building site is the selected location for the Chazen Museum's new building addition that will be constructed adjacent to the existing museum, east of North Murray Street (aka East Campus Mall). The new museum will front University Avenue in the center of a new Campus Arts District. All of the occupants of the Peterson Building have been relocated and the building is currently locked and vacant. The current site is zoned R-6. Future development on site (the Chazen Building Addition) will conform to existing zoning requirements without any need for rezoning.

Asbestos and any other hazardous materials will be abated prior to demolition. Results of a Wisconsin Asbestos and Lead Management System (WALMS) survey of the building show potential asbestos in ceiling and floor tiles, in plumbing insulation, in fume hoods, laboratory counter tops and in textured plaster finishes. The primary electric and signal/IT conduit and vault systems located north of the Peterson Building serve the UW-Extension Building and cannot be disturbed unless alternative service is provided. The plan is to provide protection for the duct bank or alternate service. Site restoration will include minimal backfill to grade, as the site will be used for construction staging for the future development of the Chazen Museum of Art Addition project which will include related landscaping. Related demolition/abandonment for sanitary, water, and storm sewer utilities will also be accomplished at each site. Building debris will be recycled to the greatest extent possible and as outlined in the reuse and recycling plan developed for the project.

Demolition of the building will be down to the first floor elevation and then additional shoring will be added in the basement to hold up the first floor so that the site can be used for the staging of utility work occurring immediately adjacent to the construction site. The first floor and lower level (basement) walls will be removed with the pending Chazen Museum Addition project. This methodology for demolition also saves overall project funds so that the Chazen project does not have to pay for digging out a removed and backfilled basement level to begin their work.

**Project Schedule:**

Bid Opening:	November 15, 2007
Start Demolition:	January 2008
Complete Demolition:	May 2008
Use Site for Construction Staging:	March 2008 through February 2009
Commence Chazen Museum project:	February 2009
Complete Chazen Museum project:	February 2011

**Facilities Planning & Management**

9<sup>th</sup> Floor WARF Building    610 Walnut Street    Madison, Wisconsin 53726-2397  
(608) 263-3000    FAX (608) 265-3139    TTY (608) 265-5147

**Names of Persons Involved:**

**Owner(s):**

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

Greg Bares, PE  
DSF Project Manager  
Division of State Facilities  
101 East Wilson Street, 7<sup>th</sup> Floor  
Madison, WI 53707-7866  
608-266-1431

**Architect:**

Modesto Tavarez, AIA  
Project Architect  
Tavarez and Associates Architects, Inc.  
P.O. Box 5312  
Madison, Wisconsin 53705-0312  
608-238-7083  
FAX: 608-238-7098  
Email: Archtune@aol.com

**Demolition Contractor:**

to be determined

**Type(s) of Business:**

Former academic administration building.

**Number of Employees:**

Currently, none.

**Hours of Operation:**

The building is vacant and unoccupied.

**Square Footage or Acreage of the Site:**

45,408 SF or 1.04 acres

**Gross Square Footage of Building(s):**

72,965 GSF

**Number of Parking Stalls:**

none proposed on the existing site.

**Trash Removal:**

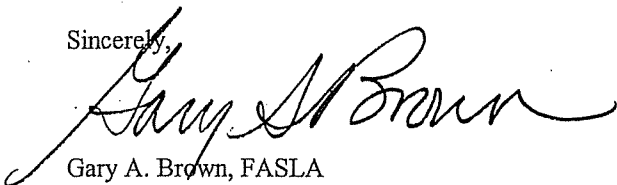
The successful contractor on the project will be responsible for providing the necessary dumpsters and recycling bins for the removal of all demolition debris.

**Snow Removal & Maintenance:**

The university will continue to provide snow removal services around the perimeter of the construction site. Areas within the construction fence will be the responsibility of the contractor.

Please let me know if you have any questions related to this demolition and building removal request.

Sincerely,



Gary A. Brown, FASLA

Xc: Greg Bares, DOA/DSF  
Steve Harman, UW-Madison FP&M

Enclosures: Photos of the existing building, 7 sets of 20-scale plans, 7 sets of 11x17 plans, 1 set 8.5x11 plans  
Reuse & Recycling Plan