

**City of Madison
Planning Division**

Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

**RE: Letter of Intent
Facility Conversion to New Behavioral Health Hospital
Acadia Healthcare
2335 City View Drive / Madison, WI / 53718**



16 December 2022

SHA.AHC2119

To Whom It May Concern,

On behalf of Acadia Healthcare, as the contract purchaser from American Family Mutual Insurance Company S.I., our office would like to provide the following Letter of Intent in connection with the enclosed Land Use Application for Conditional Use approval of the Facility Conversion to a New Behavioral Health Hospital Project located at 2335 City View Drive, Madison, Wisconsin.

EXISTING CONDITIONS

The existing project is located at 2335 City View Drive and accessed from both City View Drive and Quarry Park Road. The project site includes 5.75 acres with approximately 326 parking spaces, and an existing 50,400 sf two-story office building. The existing building is precast concrete tilt up, a Business occupancy, Type IIB Construction and each of the two floors is 25,200 sf. in area.

Development: American Family Insurance Building located in the High Crossing Development
Lot 51, High Crossing Fifth Addition, City of Madison, Dane County, Wisconsin
Applicant: Acadia Healthcare Company, Inc. – 6100 Tower Circle, Suite 1000, Franklin, TN 37067
Owner: American Family Insurance – 6000 American Parkway, Madison, WI 53783
Design Team: Stengel Hill Architecture – 613 West Main Street, Louisville, KY, 40202
Crunk Engineering – 7112 Crossroads Blvd., Suite 201, Brentwood, TN 37027
CMTA Engineers – 10411 Meeting Street, Prospect, KY, 40059

PROJECT DESCRIPTION

The scope of this project includes the conversion of the existing two-story (50,400 sf) Office Building, and a one-story (33,373 sf) building addition to create a new 120-Bed Behavioral Health Hospital. The office building will become new inpatient units, and the building addition will provide all the necessary support services.

The existing Office Building is a Business (B) Occupancy, Type II-B construction, and fully sprinklered. It shall be revised to an Institutional (I-2) Occupancy, Type II-A construction and remain fully sprinklered. This will require the complete demolition of the existing interior construction and fireproofing of the existing structure. The new addition shall be an Institutional (I-2) Occupancy, Type II-A construction, and shall be fully-sprinklered as well.

Drive lane access to the site shall remain unchanged from both City View Drive and Quarry Park Road. Quarry Park Road will continue to serve as the main entrance to the site. The existing main parking lot shall be revised to accommodate the new building addition. This revision will involve grade change, and a reduction in parking from 326 parking spaces to 146.

The existing landscaping shall be preserved as much as possible. It is the intent of the project to maintain as many of the existing mature trees and landscaping at the perimeter of the project site and modify only the affected areas around the building addition and parking lot revisions. The planting types and quantities shall be provided per code.

Governing Regulations		
Wisconsin Building Code	National Fire Protection Association Life Safety Code	Guidelines for Design and Construction of Hospitals and Outpatient Facilities
International Building Code – 2015 Edition	NFPA 101 - 2012 Edition	FGI Guidelines - 2018 Edition*
		*Wisconsin enforces the HVAC portion of FGI 2014 only. JCAHO recognizes FGI 2018 as a default in the absence of another State requirement.

Type of Construction	
New Behavioral Health Hospital	
International Building Code (IBC)	NFPA-101
Hospital Building: Type II-A (Noncombustible, Protected) [Section 602.2]	Type II (111) (Noncombustible, Protected) [Table A.8.2.1]

Use Group	
New Behavioral Health Hospital	
International Building Code (IBC)	NFPA - 101
I-2 (Institutional - Incapacitated) [Sections 308.3 and 407]	New Healthcare [Chapter 18]

HOSPITAL HOURS OF OPERATION AND STAFFING

The hospital will provide in-patient behavioral health treatment services 24 hours a day / 365 days of the year to 120 inpatient beds split among 4 units treating both adults and adolescents. The hospital will employ ~250 total employees with a peak shift of ~120 employees.

PROJECT SCHEDULE AND PHASING REQUIREMENTS

The Project Design and Construction Schedule is as follows:

- Construction Documents Complete – July 2023
- Plan Review – August - September 2023
- Start of Construction – October 2023
- Construction Complete – December 2024

The existing building is not occupied. As a result, no Construction Phasing will be required.

MANAGEMENT / OPERATING PLAN

A project introduction meeting with Development Assistance Team (DAT) was held 10 November 2022. Following the meeting Lisa McNabola – Development Review & Plan Implementation Department of Planning & Community & Economic Development clarified via email that a management / operating plan was not required. As a result, the Design Team has not provided one.

TRAFFIC IMPACT ANALYSIS

A project introduction meeting with Development Assistance Team (DAT) was held 10 November 2022. During that meeting Sean Malloy - Traffic Engineering Division indicated that a Traffic Impact Analysis was not required. As a result, the Design Team has not provided one.

TRANSPORTATION DEMAND MANAGEMENT PLAN

Sean Malloy - Traffic Engineering Division indicated that a Transportation Demand Management Plan was not required via email correspondence 13 December 2022. As a result, the Design Team has not provided one.

ALDER NOTIFICATION

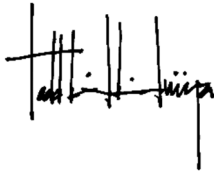
A Notice of Intent to File Application for Conditional Use Permit was sent to Alder Madison 11 November 2022 via email. Please see the attached PDF of the correspondence.

NEIGHBORHOOD NOTIFICATION

A Notice of Intent to File Application for Conditional Use Permit was sent to the High Crossing Neighborhood Association 18 November 2022 via email. Please see the attached PDF of the correspondence.

If you have any questions or comments regarding this information, please do not hesitate to contact our office at your convenience.

Thank you.

A handwritten signature in black ink, appearing to read 'Todd W. Wieringa', with a long vertical line extending downwards from the end of the signature.

Todd W. Wieringa, AIA, NCARB, LEED AP
Principal
Stengel Hill Architecture