



City of Madison

Proposed Demolition

Location
201 South Dickinson Street

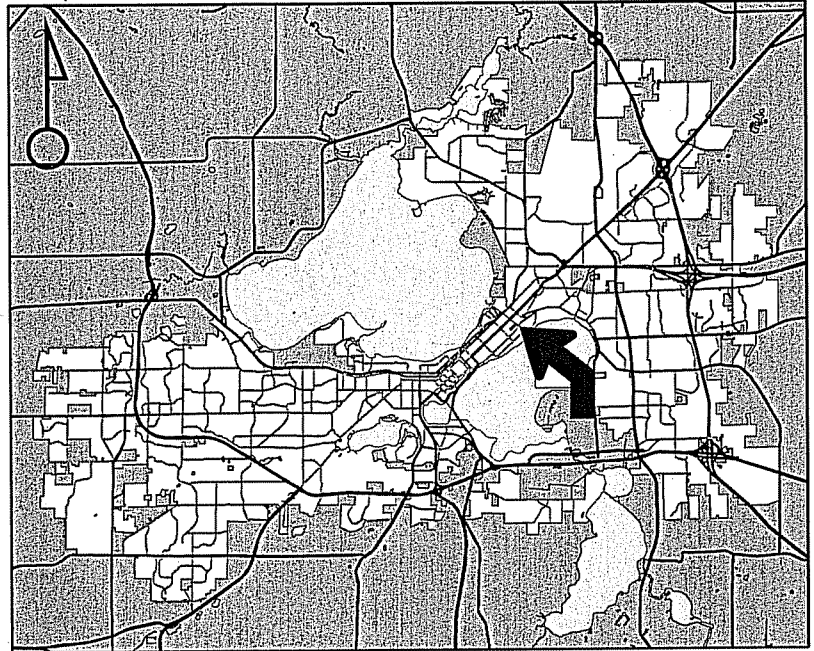
Project Name
State Archive Preservation Facility

Applicant
State of Wisconsin DOA/Ellsworth H. Brown-
Wisconsin Historical Society

Existing Use
State of Wisconsin Central Services Building

Proposed Use
Demolish State of Wisconsin Central
Services Building to construct State
Archive Preservation Facility

Public Hearing Date
Plan Commission
10 November 2014



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 31 October 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 201 S Dickinson Street
Project Title (if any): State Archive Preservation Facility

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Bill Napier **Company:** DOA / Division of Facilities Development
Street Address: 101 East Wilson Street, 7th Floor **City/State:** Madison, Wisconsin **Zip:** 53707
Telephone: (608) 264-6440 **Fax:** (608) 2710 **Email:** Bill.Napier@wisconsin.gov

Project Contact Person: Ellsworth H Brown **Company:** Wisconsin Historical Society
Street Address: 816 State Street **City/State:** Madison, Wisconsin **Zip:** 53706
Telephone: (608) 264-6440 **Fax:** () **Email:** Ellsworth.Brown@wisconsinhistory.org

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of the existing Central Services Building.
The State Archive Preservation Facility has an area of 188,733 SF. It includes receiving, processing materials, archival preservation, administrative functions and specialized mechanical systems.

Development Schedule: Commencement March 2015 Completion March 2017

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Marquette Neighborhood Association and Marsha Rummel e-mailed on 8/25/2014.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT Meeting Date: June 26, 2013 Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant WILLIAM T NAPIER Relationship to Property: DOA/DFD PROJECT MANAGER
 Authorizing Signature of Property Owner [Signature] Date 9/24/2014



Heather Stouder, AICP

City of Madison

Department of Planning & Community & Economic Development

215 Martin Luther King, Jr. Blvd

Madison, WI 53701

September 24, 2014

**Re Letter of Intent
201 S Dickinson Street
Madison, WI 53703
Demolition Permit
DFD Project No. 09H2L**

EA File Name: *P:\Madison\2009 1864\091956 Preservation Storage\1-Project Administration\6-Codes & Zoning\Plan Commission\Land Use Application.Docx*

Dear Ms. Stouder,

Please accept this Letter of Intent, application and attachments as our formal request for a Demolition Permit review and approval by the City of Madison for the 201 S Dickinson Street project detailed below.

Project Name:

State Archive Preservation Facility
202 S Thornton Ave.
Madison, WI 53703

PROJECT TEAM:

Agency:

Wisconsin Historical Society (WHS)
816 State Street
Madison, WI 53706

Contact:

Ellsworth H Brown Ph.D.
The Ruth and Hartley Barker Director
Phone: (608) 264-6440
Email: Ellsworth.Brown@wisconsinhistory.org

MADISON MILWAUKEE TUCSON
Engberg Anderson, Inc.
305 West Washington Avenue
Madison, Wisconsin 53703
Ph 608 250 0100

Architect:

Engberg Anderson
1 N. Pinckney Street
Madison, WI 53703
Contact: James F. Brown, Jr., AIA
Phone: (608) 250-7514
Fax: (608) 250-0200
Email: jimb@engberganderson.com

Civil Engineer:

MSA Professional Services
2901 International Lane, Suite 300
Madison, WI 53704
Contact: Erik Sorensen, P.E.
Phone: (608) 242-7779
Email: ESorensen@msa-ps.com

Landscape Architect:

Ken Saiki Design
303 S Patterson, Suite one
Madison, WI 53703
Contact: Sue Payne, PLA, ASLA
Phone: (608) 251-3600
Fax: (608) 251-2330
Email: SPayne@ksd-la.com

PROJECT OVERVIEW

Demolition

In general the work consists of demolition of the existing Central Services Building and site restoration. Building demolition work includes asbestos abatement, fuel tank removal, complete removal of the approximately 180,000 GSF facility including all mechanical and electrical systems, structures, slabs and foundations. Site demolition includes removal of fuel tank, paving, utilities and existing site improvements. Site restoration includes earthwork, grading, site stabilization and perimeter fence to ready site for construction of the State Archive Preservation Facility.

New Construction

In general the work consists of the construction of the State Archive Preservation Facility. The facility has a total area of approximately 188,733 square feet that includes areas for receiving and processing materials, archival preservation, administrative functions and specialized mechanical systems.

The service drive entrance and utility connections are separated from public access and staff parking. The main entry faces the Yahara River and Bike Path and includes visitor parking, landscaping and Native American ceremonial space. The site allows for expansion of the multilevel archival preservation space. Site development work includes storm water roof and surface runoff to meet water quality standards, security lighting and cameras, parking for staff and visitors, grading and landscaping to blend into the adjacent railroad, streets and bike paths.

EXISTING CONDITIONS:

The predominately two-story, basement less, structure is situated on approximately 5.1 acres of land. The commercial building complex, comprised of twelve joined buildings, was constructed between 1895 and 1942. The site slopes toward the Yahara River which is located to the east of the site. Ground cover consists primarily of asphalt pavement, with a limited green space along the south edge and the courtyard, located in the center of the property. The building(s) are constructed of brick, block, concrete and steel framing. The scope also includes removal of below grade construction such as footings and foundations. Additionally, some underground site utility disconnection, capping or sealing and removal will also be included in the project scope.

According to the City of Madison zoning districts, the project site is located within the Employment Districts; TE - Traditional Employment District. The proposed (permitted) use is a publically owned archival facility and the height and number of stories are allowed through the permitted use.

The project site is contained within the East Rail corridor Planning Area.

PLAN REQUEST:

While we appreciate your request for the floor plans, pursuant to Wis. Stats sec. 19.36(9) and 16.851, the State is legally precluded from releasing plans or specifications for any state-owned building to the general public.

PROJECT SCHEDULE:

The project is currently scheduled to begin demolition in March 2015 with building construction scheduled to begin in May 2015 and be completed in March 2017.

PROPOSED USES:

The multilevel facility houses the collections of the Wisconsin Historical Society (WHS) and Wisconsin Department of Veterans Affairs Wisconsin Veteran's Museum (WVM) in a multi zoned specialized controlled environment to protect and preserve library materials, archive materials and museum artifacts. Included are work areas and storage systems for the collections. The high performance building envelope and the specialized mechanical system provides multiple zoned temperature and humidity controls to meet the preservation environmental conditions unique to the collection needs.

Archival Storage use – 123,631 Gross Square Feet

Processing Use – 65,102 Gross Square Feet

HOURS OF OPERATION:

Office / Processing Occupancy: 9 hours per day, 5 days per week (8:00 AM – 5:00PM).
Extended hours as needed / necessitated by the operations.

BUILDING SQUARE FOOTAGE:

Approximately 188,733 gross square feet.

NUMBER OF DWELLING UNITS:

NA

AUTO AND BIKE PARKING STALLS:

Auto Parking:

Surface parking for 33 vehicles.

8 visitor parking spaces. 25 employee parking spaces.

Bike Parking:

Bike parking is provided as there are 3 bike racks with each rack providing accommodations for 2 bikes.

LOT COVERAGE AND OPEN SPACE:

The existing lot size is 224,000 square feet according to the City of Madison Assessor's Office.

The existing land cover is approximately 92% impervious as the site is currently occupied almost entirely by the structure and associated parking / drive areas. The land cover of the post-developed site will be approximately 23% impervious.

VALUE OF LAND:

Not Applicable

ESTIMATED PROJECT COST:

Approximately \$31,233,700 for the demolition and new construction phases.

NUMBER OF CONSTRUCTION & FULL-TIME EQUIVALENT JOBS CREATED:

Construction jobs:

According to the Skill Integrity Responsibility Council, every \$1 million spent directly on this type of construction project generates about 17 jobs throughout the economy. So a \$31,233,700 investment translates into just over 530 jobs, including 281 jobs in the Construction sector and an additional 249 jobs elsewhere in the economy.

Heather Stouder

September 24, 2014

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Full -time equivalent jobs:

Wisconsin Historical Society (WHS) has 11 full time equivalent positions. There are 8 full time positions which could expand to 11 within the next year and 6 half time positions.

Wisconsin Department of Veterans Affairs Wisconsin Veteran's Museum (WVM) has 6 full time equivalent positions.

PUBLIC SUBSIDY REQUESTED:

None.

Sincerely,

James F. Brown, Jr., AIA

JFB/jfb

Copied: Ellsworth Brown, Michael Telzrow, Bill Napier, Kate Easton, Mark Ernst

Appendix #1 - Photo Key Plan (building exterior)

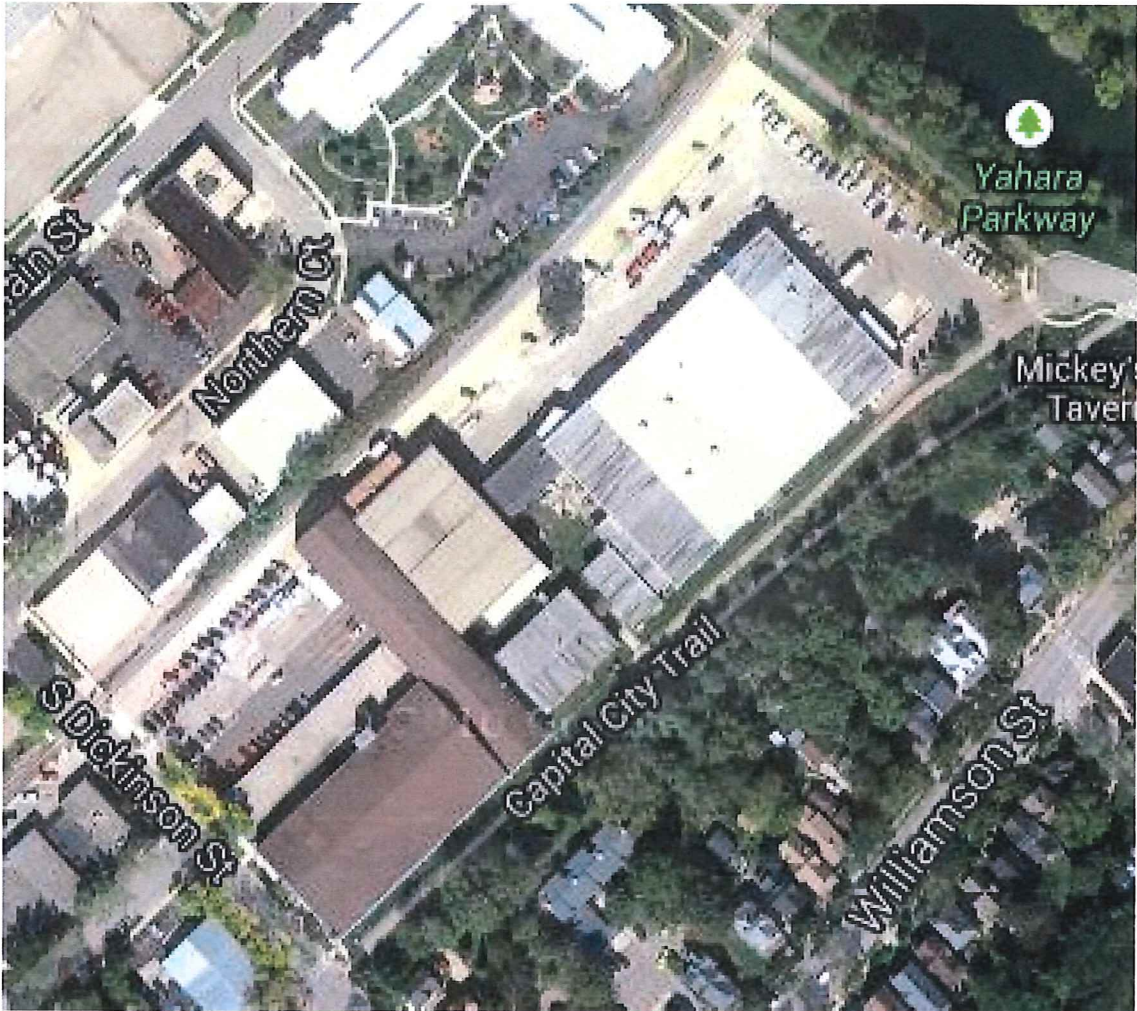
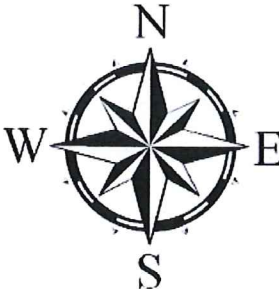


Photo A - Overall Site Plan (north to top of page)



Building Exterior



Photo B - Aerial view looking south



Photo C - Aerial view looking west

Building Exterior

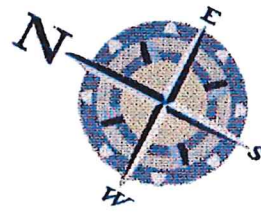
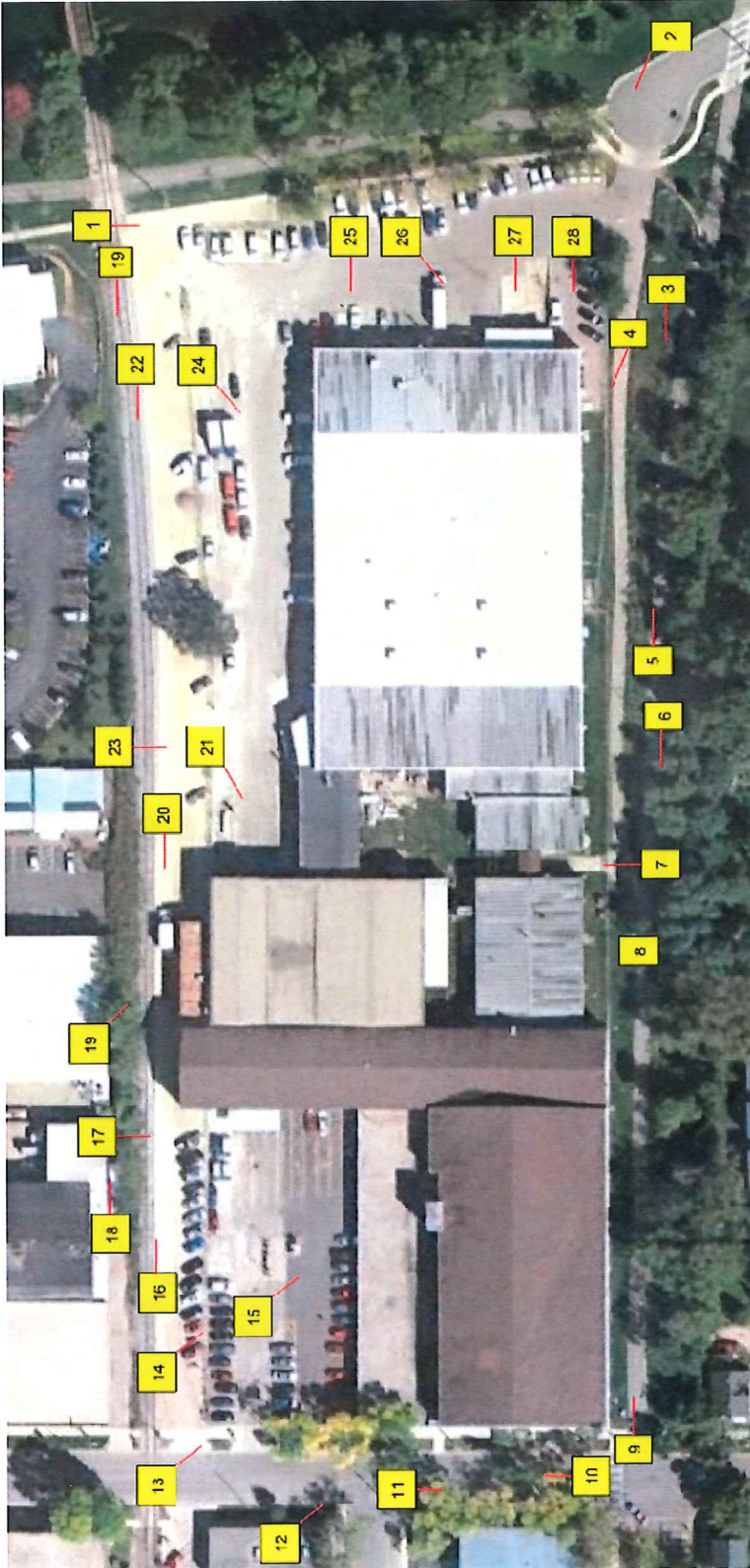


Photo D - Aerial view looking north



Photo E - Aerial view looking east

Building Exterior



Keyed Photo Plan - Site Plan (northeast to top of page)

Building Exterior



Photo #1 - Site photo looking southeast



Photo #2 - Site photo looking west

Building Exterior



Photo #3 - Site photo looking southwest



Photo #4 - Site photo looking west

Building Exterior



Photo #5 - Site photo looking northeast



Photo #6 - Site photo looking southwest

Building Exterior



Photo #7 - Site photo looking northwest

Building Exterior

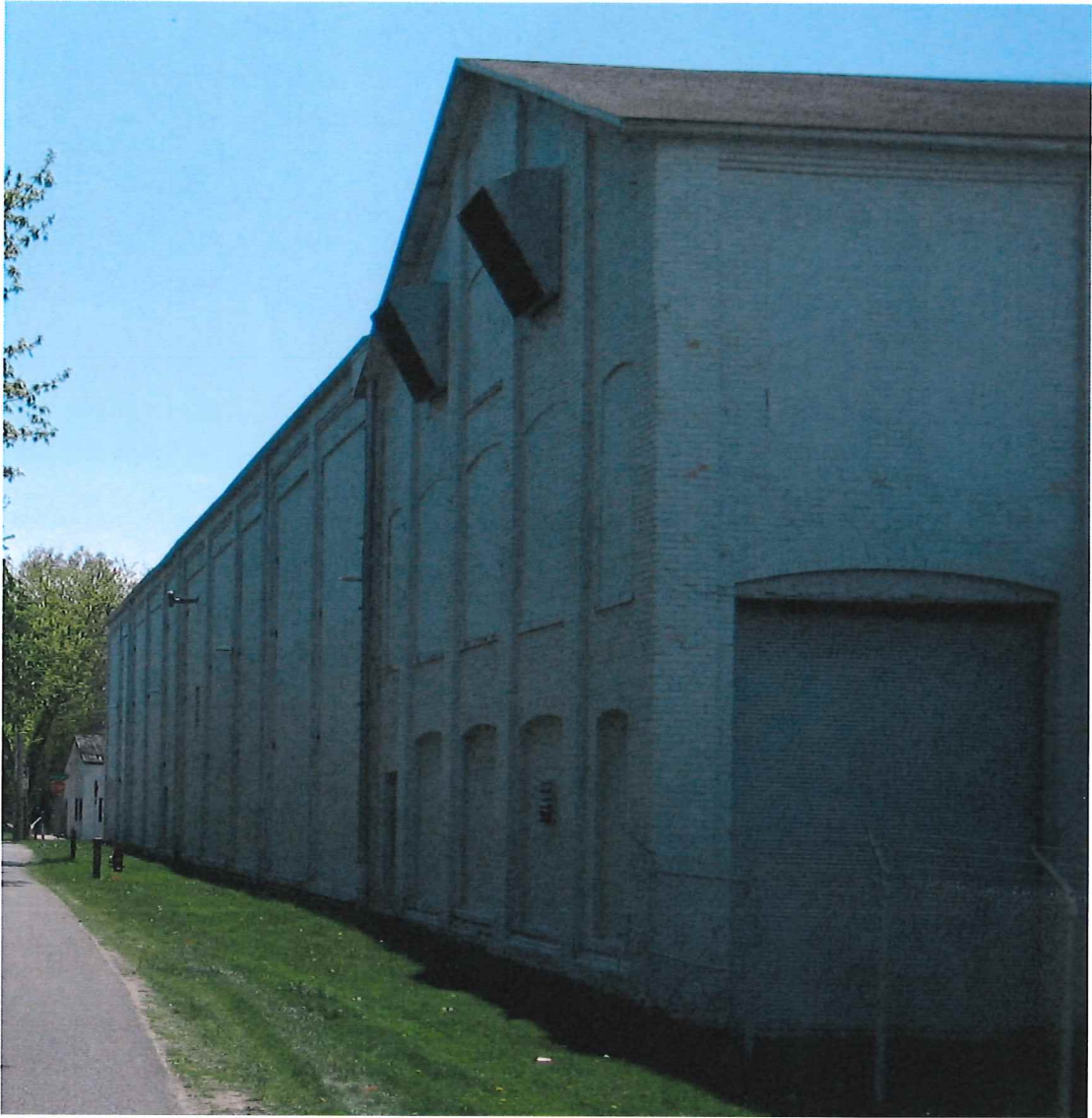


Photo #8 - Site photo looking southwest

Building Exterior



Photo #9 - Site photo looking northeast

Building Exterior



Photo #10 - Site photo looking northwest

Building Exterior



Photo #11 - Site photo looking southeast

Building Exterior



Photo #12 - Site photo looking east

Building Exterior



Photo #13 - Site photo looking east



Photo #14 - Site photo looking east

Building Exterior



Photo #15 - Site photo looking east



Photo #16 - Site photo looking northeast

Building Exterior



Photo #17 - Site photo looking southeast

Building Exterior

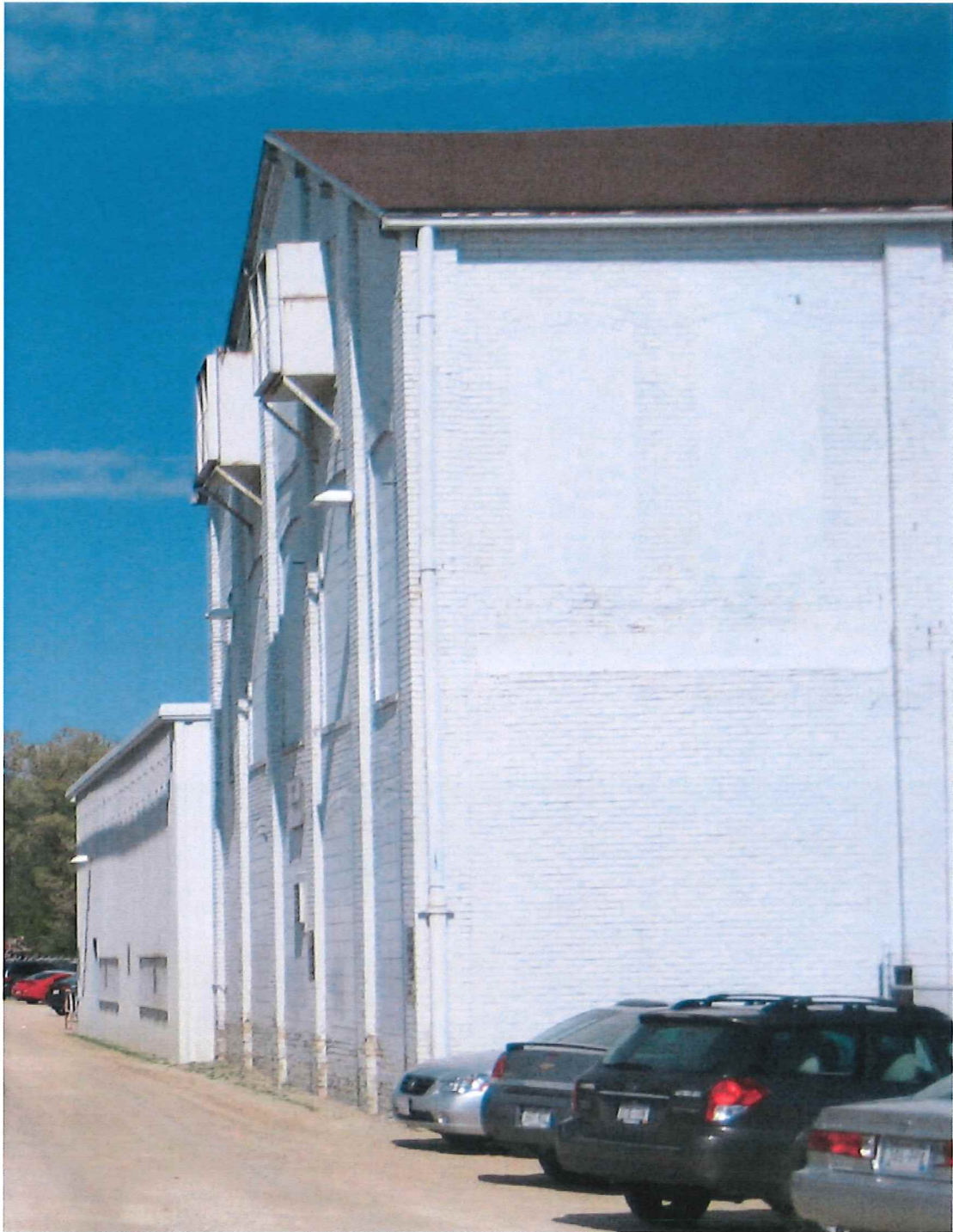


Photo #18 - Site photo looking northeast

Building Exterior



Photo #19 - Site photo looking east



Photo #20 - Site photo looking southwest

Building Exterior



Photo #21 - Site photo looking south



Photo #22 - Site photo looking southwest

Building Exterior



Photo #23 - Site photo looking southeast



Photo #24 - Site photo looking south

Building Exterior



Photo #25 - Site photo looking southwest



Photo #26 - Site photo looking south

Building Exterior



Photo #27 - Site photo looking southwest



Photo #28 - Site photo looking southwest