

September 23, 2022



eppstein uhen : architects

City of Madison  
Planning Division  
Madison Municipal Building  
215 Martin Luther King, Jr Blvd  
Madison, WI 53701

|                                     |              |
|-------------------------------------|--------------|
| milwaukee : 333 E Chicago St        | 414.271.5350 |
| madison : 309 W Johnson St, Ste 202 | 608.442.5350 |
| denver : 1899 Wynkoop St, Ste 300   | 303.595.4500 |
| des moines : 699 Walnut St, Ste 400 | 515.724.5840 |

[eua.com](http://eua.com)

**Re: Project Name: CUNA Mutual Group- 5710 Demolition**

Dear Zoning Administrator:

On behalf of CUNA Mutual Group Eppstein Uhen Architects (EUA) is submitting a Letter of Intent for the Building Demolition and Site Improvements proposed at 5710 Mineral Point Road on CUNA Mutual Group's Madison Campus. CUNA Mutual Group has called Madison home since its inception in 1935. With this project, CUNA Mutual Group will continue to build on the deep roots they have in the community with the continuation of a campus transformation.

This letter addresses the existing site conditions, gross square footages (gsf) of the existing buildings on campus, the number of employees and hours of operation; and the demolition of the Existing 5710 Building. A description of the proposed Site Improvements is provided as well.

#### **Existing Campus**

The Existing CUNA Mutual Group Campus is located along Mineral Point Road just west of Rosa Rd. The 27 Acre Campus consists of three (3) above grade buildings and three (3) below grade parking structures. The existing 5710 and 5910 Office buildings consist of approximately 843,215 gsf. The 5810 Building consists of approximately **142,200 gsf**. Onsite parking is comprised of **1,626** underground parking stalls and **560** surface stalls. Currently on average there are about 300 employees on campus on any given day. Typical hours of operation are 8am-5pm Monday through Friday.

#### **Demolition of Existing 5710 Building and parking ramp**

A Demolition Application for the existing building located at 5710 Mineral Point Road is being submitted as part of this project.

The 4-story structure was built in 2 phases, the first 1979-1980 and second in 1987. Spaces within the building include general office space, small food service, mail room, and conference rooms. The basement includes mechanical rooms, some general office space, and storage. The basement provides access to underground parking and tunnels that connect to the other buildings on campus. ***The existing parking ramp has 681 parking stalls.***

The world of work has changed in the past 3 years and fewer employees are coming to campus on a daily basis. The existing office spaces are outdated and require remodeling, but without employees to fill these office spaces, retaining the structure is not practical.

A Reuse and Recycling Plan will be submitted separately by JH Findorff.

#### **Proposed Site Improvements**

The proposed site improvements will be located on land made available by the demolition of the Existing 5710 Building. The site will be turned into green space for employees to enjoy between meetings or over lunch.

**Project Schedule**

- *February 2023 – April 2023:* Site preparation including temporary roadways, relocation of plantings, trees and underground utilities and installation of site fencing.
- *April 2023 – June 2024:* Demolition and deconstruction of existing 5710 building and underground parking ramp
- *June 2024– Fall 2024:* Site restoration

**Project Team**

Owner- CUNA Mutual Group

Architect- EUA

Civil Engineer- Ruekert Mielke

Landscape Architect- Saiki Design

Construction Manager- J. H. Findorff & Son Inc.

We appreciate your consideration of this Project. If you have any questions, please feel free to call me directly at (414) 291-8190.

Sincerely,



Peter Kucha

Associate, Senior Project Manager