Facilities Planning
& Management
UNIVERSITY OF WISCONSIN–MADISON

May 22, 2023

Katie Bannon
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd #017
Madison, WI 53710-2984

RE: CAMPUS-INSTITUTIONAL DISTRICT PERMITTED USE AND DEMOLITION PERMIT
Letter of Intent - Irving and Dorothy Levy Hall– DFD #20K1G
232 N. Park Street

Dear Mrs. Bannon,

This application is a request for City of Madison agency review for the UW-Madison Irving and Dorothy Levy Hall project located at 232 N. Park Street. This project generally follows the 2015 Campus Master Plan by developing out the NE corner of Block 16 along W. Johnson Street and N. Park Street. The parcels north of Clymer Place are in Campus-Institutional (C-I) District zoning with the three buildings (915, 917, 935 W. Johnson Street) having been approved for demolition on May 23, 2022 . A Certified Survey Map has been submitted to combine these parcels into one lot via a Subdivision Application. Additionally, 911 Clymer Pl., 923 Clymer Pl. and 209 Bernard Ct. are planned for removal to facilitate construction and staging space for the proposed building. These parcels are currently in Traditional Residential Urban 2 (TR-U2) zoning. We are requesting removal of these three buildings. All land is owned by the Board of Regents of the University of Wisconsin System. Abatement is anticipated to begin in September 2023. Notice to procced for demolition and new building construction will begin in November 2023 with substantial completion in April 2026.

The new facility is the first phase in a multi-phase approach to decant the programmatic units within the existing Humanities Building at 455 N. Park Street ahead of its future removal. Levy Hall will provide a unified home for nine Letters & Science departments, programs and centers currently spread across eight facilities on campus. It will provide an identity and sense of community, as well as a hub for engagement, collaboration, and learning for African American Studies, Gender & Women's Studies, History, Jewish Studies, Religious Studies, American Indian Studies, Asian American Studies, and Chican@/Latin@ Studies. This project continues the campus planning trend to realign the physical location of College of Letters and Sciences departments into cohesive academic districts that are meant to foster collaboration between compatible departments.

Application Materials

Letter of Intent
Land Use Application
Project Plans & Radio Wave Approval Form (PDFs area located here on the UWBox cloud site)
Alder Notification
UW-Madison Design Review Board approval letter

Project Participants

Owner: **State of Wisconsin**
Agency: University of Wisconsin System
The Board of Regents of the University of Wisconsin System
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact:	**University of Wisconsin – Madison** Facilities Planning and Management 21 N. Park Street, Suite 6101 Madison, Wisconsin 53715-1211 Phone: 608-263-3023 Attn: Aaron J. Williams E-Mail: aaron.williams@wisc.edu
Architect of Record:	**Ramlow/Stein Architecture + Interiors** 322 East Michigan Street, #400 Milwaukee, Wisconsin 53202 Phone: 414-271-8899 Attn: Scott Ramlow, AIA E-Mail: scottr@ramlowstein.com
Associate Architect:	**Bora Architects** 720 SW Washington St. #800 Portland, OR 97205 Phone: 503-226-1575 Attn: Amy Donohue E-Mail: donohue@bora.com
Civil Engineering:	**Kapur and Associates** 7711 N. Port Washington Rd Milwaukee, Wisconsin 53217 Phone: 414-751-7200 Attn: Kevin Byrne, RLA, LEED AP E-Mail: kbyrne@kapur-assoc.com
Landscape Architecture:	**Saiki Design** 1110 S. Park Sat. Madison, WI 53715 Phone: 608-251-3600 Attn: Abbie Moilien, PLA, ASLA E-Mail: amoilien@saiki.design
Structural:	**Graef** 1010 E. Washington Ave #202 Madison, WI 53703 Phone: 608-242-1550 Attn: Fred Growth, PW, SE E-Mail: fred.groth@graef-usa
Plumbing Engineer:	**Thunderbird Engineering** 1651 John Q. Hammons Dr. Suite 101 Middleton, Wisconsin 53563 Phone: 608-820-1201 Attn: Stacy Floerke, P, FP
Mechanical Engineer, Electrical, Fire Alarm Engineer:	**Mead & Hunt** 10700 W. Research Dr. Suite 155 Milwaukee, WI 53226 Phone: 262-790-0232 Attn: Irina Ragozin, PE, LC E-Mail: Irina.ragozin@meadhunt.com

Project Background:
The Irving and Dorothy Levy Hall site is located at the intersection of N. Park and W. Johnson Streets in the South Campus Neighborhood. The goal of the project is to create a beacon for liberal arts, and an identifiable landmark for the College of Letters and Science (L&S) by combining eight academic units (departments, programs & centers) into one building creating a cultural hub for the college. Part of this project site (the buildings located north of Clymer, 915, 917, and 935 W. Johnson Street) is currently zoned Campus-Institutional (C-I) based on the approved UW-Madison Campus-Institutional District Master Plan (effective 1/1/2019). The buildings located south of Clymer Street (209 Bernard Ct, 911 and 923 Clymer Place) will need to be rezoned from TR-U2 to C-I. We will file a zoning map amendment for these three buildings and have included this request on the Land Use Application. Once the site has been rezoned to C-I, the project requests demolition approval to facilitate construction staging and future block development.

This project seeks to remove three buildings located on the south side of Clymer place. This portion of the site will be used for materials laydown during construction of Levy Hall. This portion of the site will remain in its current condition until we understand the needs of the block users. One building that will be removed is a 2 ½ story building that houses 3 residential units located at 209 Bernard Court (#1089). It is currently leased for student housing until May 2023. Another building that will be removed is a 3-story building with 3+ residences located at 911 Clymer Place (#1009). This building is also currently leased for student housing until May 2023. This building was built in 1904. The final building to be removed is a 3-story building with 3+ residences located at 923 Clymer Place (#1008). This building is currently vacant. This building was built in 1884. None of these buildings are listed on the WHS Architecture and History Inventory nor eligible for listing on the National Register of Historic Places.

This project will also remove three buildings located on the north side of Clymer Place which have been previously approved by the Landmarks Commission on 5/23/22. The first, a single-family home and garage, is located at 935 W. Johnson Street (#1701). This building is vacant and has recently been purchased by the university. Both the house and the garage have been vacant for over five years and are severely deteriorated. The site will be restored to green space upon demolition until larger development occurs. This is identified on the campus master plan. This single-family residence was built in 1850 and is not listed on the WHS Architecture and History Inventory nor eligible on the National Register of Historic Places. In addition to this single-family residence, the project will also remove two existing residence halls, Susan B. Davis Hall (#0578) and Zoe Bayliss Co-Op (#0577). Both buildings have been vacated. Davis hall, located at 917 West Johnson Street, houses about 40 residents while Zoe Bayliss Co-Op, an all women co-op, houses approximately 32 residents. The Zoe Bayliss Co-Op has chosen to accept the university's proposal to relocate the co-op to Phillips Residence Hall. Davis Hall, built in 1961 and Zoe Bayliss Co-Op, built in 1955 are not listed on the WHS Architecture and History Inventory nor eligible on the National Register of Historic Places.

In addition to building removal, two small surface lots (Lot 61 & Lot 112) on the existing site will be decommissioned and removed as part of this project,

This project was presented and approved by the Board of Regents in June 2022 with a total construction and contingency budget of $84,900,000. (funded through GSFB and Gifts).

Project Description:
The new building seeks to construct a 6-story + mechanical penthouse, 149,201 GSF (76,598 ASF) building on the site currently occupied by two existing residence halls (Susan B. Davis Hall and Zoe Bayliss Co-Op), along with a rental residence at the corner of Parks and Brooks Streets. The project boundary is defined by W. Johnson Street to the north, N. Park Street to the east, and Clymer Place to the south. The western project boundary is defined by a stretch of university owned buildings.

This project begins to transform an aging residential block into a robust academic center that mirrors the surrounding context. The building will have a public interface along the north, east, and south sides, with primary entrances at the northwest, northeast, and southeast corners. The building will be set back twenty feet from the W. Johnson Street right-of-way and ten feet from the N. Park Street right-of-way. The south side of the building will have a pedestrian zone separated by a curb along Clymer Place, which will remain a one-way road westbound for maintenance and service vehicles as well as a drop-off area adjacent to the roadway in the interim period before full-block redevelopment.

The program for the project seeks to combine nine humanities and ethnic studies units (departments, programs and centers) that are currently spread over eight separate facilities on campus. Co-locating facilities will provide

flexible, active learning classrooms that support innovative instruction, large rooms to support lecture-based teaching and visiting speakers, and general assignment classrooms outfitted with appropriate technology and flexibility to meet evolving pedagogies. The project will include 13 classrooms as well as offices and support areas for each of the nine departments (units) housed within the building. The College of Letters and Sciences is a growing department with more than 800 faculty, 22,000 undergraduate and graduate students, and 200,000 alumni. This is the largest academic unit on campus. This project is designed to accommodate future growth and promote community and diversity within the space by incorporating a variety of support spaces, informal gathering spaces, a café, a bike commuter room, rooftop mechanical penthouse, and Ground Floor level raised loading dock. The building will have a public interface along the north, east, and south sides, with primary entrances at the northwest, northeast, and southeast corners. The sloping site will provide accessibility with grade-level access on the south to the Ground Floor and on the north to the First Floor.

The new facility will be a poured-in-place concrete structure with selected post-tension beams. The primary exterior materials will be brick, architectural precast panels, aluminum curtain wall, and aluminum storefront. The roof will be fully adhered EPDM, except at a series of vegetated roofs where it will be a hot fluid applied coating. The mechanical penthouse will be clad with metal panels. Interior partitions are primarily metal studs and drywall with solid core wood doors in hollow metal frames. Floors are primarily epoxy terrazzo, carpet, polished concrete topping, and porcelain tile; ceilings are primarily acoustical panel lay-in drywall, acoustical plaster, and exposed structure. Systems include two 4,000-lb passenger traction elevators, public water, storm, sanitary, and electrical; campus chilled water, steam, and signal; and 2,600 square feet of rooftop photovoltaic panels. The two largest classrooms will have tiered floors with underfloor dispersion air distribution. The facility will also house a 250,000-kW natural gas emergency generator.

The building is predicted to achieve a 17% energy cost savings compared to the ASHRAE 90.1-2013 baseline. The penthouse rooftop will house a 20 kW photovoltaic array This photovoltaic (PV) array is expected to offset 1.1% of the building's total energy use, exceeding the DFD sustainability requirements by 10 percent. The EUI savings is 23%.

From a fire protection standpoint, the entire building will be fully sprinkled. Site emergency vehicle access fire lanes will be provided along the northern and eastern sides of Levy Hall following the existing W. Johnson and N. Park Streets. Aerial apparatus access is not required due to the class of construction and fire rating of the building. Existing fire hydrants located on W. Johnson, N. Park and W. Dayton Streets will service the building in case of emergency.

In support of Governor Evers' Executive Order 38, this project will include energy efficiency and sustainable design concepts to reduce the university utility costs, reduce the impacts of climate change, and build resiliency into the design solution. The project will utilize the DFD Sustainability Guidelines, based on the AIA Framework for Design Excellence (formerly known as the COTE Top 10).

Exterior site work with this project will include an overall increase of impervious surface by 0.43-acres. Because of this increase, numerous site improvements to clean, catch, reuse, and/or infiltrate stormwater such as, permeable paving, trench drains, catch basins, bio-swales, and a green roof will be included. All water not infiltrated on site will be collected in an underground cistern that will treat stormwater runoff from the site and discharge it at a controlled rate to meet the quantity and quality requirements set by the City of Madison and WDNR. The project will reduce the peak discharge rate (cfs) by 16% over the current condition of 4.54 cfs to an implemented discharge rate of 3.78 cfs. The project will reduce Total Suspended Solids by 66.5%, which is less than required reduction of 80% TSS removal and can be attributed to the uncaptured areas that drain directly to the right-of-way which is not possible to capture. Areas with vehicular movement are all captured and treated.

Wellness and wellbeing have been prioritized in the design of the new building through the incorporation of biophilic principles. Access to daylighting in regularly occupied spaces exceeds the DFD requirement of 30% (around 38%) and will penetrate deep into the building. In addition to daylighting, the design concept promotes community through nexus gathering spaces that ascend through the floors of Levy and culminate in a large south-facing outdoor terrace. Levy hall will define a new standard for audible acuity on campus. When in the building, occupants should always hear and be heard in every space and context by protecting occupants from exterior noise and clarifying interior sound.

The landscape plan includes predominantly native species to attract pollinators this includes landscape beds at ground level as well as both intensive and extensive rooftop plantings. The project will also reuse and integrate

nearly 1,000 SF of façade stone from the Elvehjem Building restoration project into the landscape planting areas. The building adheres to the City and DFD bird-friendly glass requirements.

New building mounted and ground mounted signs will be included as part of the project following campus standards. Campus standard, full cut-off lighting fixtures will be used across the site.

Project Schedule:

Notify Alder (District #8)	April 26, 2022
City Development Assistance Team:	October 27, 2022
Joint Campus Area Committee – Informational:	October 27, 2022
Joint Campus Area Committee – Recommendation:	February 23, 2023
UW Design Review Board Approval:	March 7, 2023
Draft Type I EIS Meeting:	April 3, 2023
City of Madison submittal:	May 22, 2023
Final Type I EIS Meeting:	May 24, 2023
Start of Abatement:	September 2023
Start Demolition Construction:	November 2023
Demolition Completion:	
- Bayliss & Davis 935 W. Johnson Street	January 2024
- Three buildings located south of Clymer place	April 2024
Start Construction:	November 2023
Substantial completion:	April 2026
Occupancy:	May 2026

Proposed General Areas:

The proposed uses and associated square footage are as follows:

Hardscape:	15, 274 SF / .35 acres (32%)
Softscape:	4,538 SF / .11 acres (10%)
Building Footprint	27,535 SF / 0.63 acres (58%)
Total Developed Area:	47,347 SF / 1.09 acres (100%)

Hours of Operation:

Hours of operation are set in relation to the academic calendar and vary depending on when instruction is in session and during summer/winter breaks. Once completed, during the Fall and Spring semesters hours are anticipated to be daily from 7AM to 9PM, break sessions hours will be reduced with access during closed hours via WisCard for approved faculty, staff, and students.

Building Areas:

The proposed use areas are as follows:

Classrooms (Under 49):	3,395 GSF
Assembly (Lecture Halls/Large Classrooms):	21,363 GSF
Business:	66,143 GSF
Library:	244 GSF
ACC/Storage:	25,534 GSF
Mercantile:	939 GSF
Non-Assignable Area:	54,166 GSF
Total at Completion	130,764 ASF/NAS/ 149,201 GSF (87.6% efficient)

Auto and Bike Parking Stalls:

Bike parking for Levy Hall will be primarily located in two bike parking areas in the northwestern and southeastern corners of the site. Additional racks will be located along the northern and southern sides of the building and inside the building's commuter bike room. There are 248 exterior stalls and 26 interior stalls for a total of 274 bike parking stalls. There is also one e-bike charging receptacle located in the commuter room. No moped parking is provided with this project.

Automobile parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. There are no proposed parking stalls associated with this project. There is no on-street parking along W. Johnson or N. Park Streets and limited on-street parking along N. Brooks Street to the west of Levy

Hall. Existing crosswalks located along W. Johnson and N. Park Streets facilitate connections from parking areas to the north and east of Levy Hall. The south side of Levy Hall will have a vehicle pull-off lane along Clymer Place to facilitate drop-offs and pick-ups for Levy Hall. The pull-off lane is designed to accommodate 3 passenger vehicles.

Pedestrian and bike visitors approach the site from all directions, but primarily come from the northeast and northwest traveling from highly concentrated academic and housing districts. The W. Johnson and N. Park Street sidewalks will continue to facilitate this movement. Pedestrians coming to the site from the south will utilize sidewalks on N. Park Street, Bernard Court, and Clymer Place. Pedestrian paths hug the perimeter of Levy Hall along the northern, eastern, and southern building facades and connect into the existing adjacent city sidewalk network. A curb condition along Clymer Place separates vehicular traffic and allows pedestrians to safely navigate the southern side of the building. Public sidewalks along W. Johnson Street and N. Park Street provide paths for pedestrians along the northern and eastern sides of the building. All proposed pedestrian paths and building entrances are ADA compliant.

The project location is serviced by existing Metro bus routes with boarding locations on the south side of the proposed project at the corner of N. Park St and W. Dayton Street. The current Metro stop #0180 (WB) servicing routes 6, 13, and 48 will be a primary arrival point with the area also planned to accommodate a future BRT station ½ block to the east. Buses currently stop every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule. None of the bus stops will be impacted or need to be relocated during the duration of the project.

Lot Coverage and Usable Open Space Calculations:

Levy Hall Only

Lot Size:	47,347 SF / 1.09 acres (100%)
Existing Site Impervious Area:	21,258 / 0.49 acres (44%)
Existing Building Coverage:	7,344 SF / 0.17 acres (15%)
Proposed Site Impervious Area:	21,729 SF / 0.96 acres (88%)
Proposed Building Coverage:	31,557 SF / 0.72 (66%)
Useable Open Space:	5,618 SF / 0.13 acres (11%)

Levy Hall, 923 Clymer, 209 Bernard Ct. & 911 Clymer Place Combined

Lot Size:	55,848 SF / 1.28 acres (100%)
Existing Site Impervious Area:	26,802 / 0.62 acres (47%)
Existing Building Coverage:	11,512 SF / 0.26 acres (20%)
Proposed Site Impervious Area:	44,724 SF / 1.03 acres (80%)
Proposed Building Coverage:	31,557 SF / 0.72 (56%)
Useable Open Space:	11,124 SF / 0.26 acres (20%)

Building and Site Service Loading/Unloading Functions:

The loading dock is located in the southwest corner of the building along Clymer Place. This area is designed to accommodate AASHTO 2018 (US) SU-30 delivery trucks and a 36-yard garbage truck. The site is not required to accommodate semi-trailer pull-through or turn-around movements as campus employs a centralized mail delivery and distribution system. Dumpsters and equipment will be kept internal to the building behind secured-opaque access doors in this loading dock area.

Estimated Project Cost:

Total project cost is estimated to be $115,441,000.

Reuse and Recycling Plan

A reuse/recycling plan will be provided by the contractor, to be approved by the City Recycling Coordinator. Per Sec 28.12(12)(e) of the Zoning Ordinance the contractor will also demonstrate compliance to this approved plan within 60 days of demolition completion.

Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled “The Impact of Construction on the Wisconsin Economy” by C3 Statistical Solutions, published in January 2011, every $1 spent directly on construction projects produces an overall economic impact of approximately $1.92. Using a related formula that 17 jobs are created for every $1 million of construction costs, a $88.5M project should create approximately 1,504 jobs split between design and construction workers and direct, indirect, and induced jobs.

Long-term, the estimated annual maintenance, custodial and utilities costs of $1,312,000 per year area anticipated for the facility. Once completed, the facility is estimated to have a daily population of 958 people. The 8 units faculty; PhD & traditional graduate students, staff, and support personnel will account for 347 people within the overall number. Enrollment will consist of 3,729 total undergraduates and 750 professional students.

The project was presented to the City of Madison Development Assistance Team October 27, 2022, and to the Joint Campus Area Committee on both October 27, 2022, and February 23, 2023where the project was recommended for approval to the UW-Madison Design Board.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,

Aaron J. Williams, PLA, ASLA
Interim Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Cindy Torstveit, UW-Madison Associate Vice Chancellor for FP&M
Peter Schlecht, UW-Madison University Architect
Matt Dapp, Wisconsin DOA, Division of Facilities Development
Scott Utter, UW-Madison FP&D Project Manager
Cathy Weiss, University of Wisconsin System Project Manager
Juliana Bennett, District 8 (at time of approval) Alder City of Madison