

November 18, 2019

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



eppstein uhen : architects

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

**Re: Project Name: CUNA Mutual Group- New 5810 Building  
EUA Project No.: 718451-01**

Dear Zoning Administrator:

On behalf of CUNA Mutual Group Eppstein Uhen Architects (EUA) is submitting a Letter of Intent for the New Building and Site Improvements proposed at 5810 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 by reinvesting and recommitting to their Madison home with a campus transformation beginning next year.

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 5810 Building. A description of the proposed New 5810 Building and Site Improvements and an explanation of the Variance Request for a 90-foot building height 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 56,700 gsf. Onsite parking is comprised of 1,575 underground parking stalls and 595 surface stalls. Currently there are 2,447 employees and tenants on campus. Typical hours of operation are 8am-5pm Monday through Friday.

### **Demolition of Existing 5810 Building**

A Demolition Application for the existing building located at 5810 Mineral Point Road is being submitted as part of this project.

The round, 2-story structure was built in 1979-1980. Spaces within the building include a full-service kitchen, servery and dining space located on the first floor; training rooms on the first and second floors; and a 200-person auditorium on the second floor. The basement includes a credit union for employees and mechanical rooms. The basement provides access to underground parking and tunnels that connect to the other buildings on campus.

The existing dining services are outdated and require remodeling. The training spaces in the building are insufficient for the Company's needs and the auditorium is undersized. The 5810 building was not designed for expansion. The round geometry of the building, its location on the site and an underground MGE vault located just to the west makes it impractical to build an addition. The stone façade of the 5810 Building has significant discoloration. The most effective way to remedy this issue is replacement of the existing stone veneer which is a major cost.

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

### **Proposed Building and Site Improvements**

The proposed New 5810 Amenities Building will be built on land made available by the demolition of the Existing 5810 Building. The new building will serve as a gateway to the campus. The location of the building along Mineral Point Road will mean limited disruption and little change in traffic patterns and volume for residential neighbors to the north and west of campus. The facility will provide amenity functions that will serve employees whose offices are located the adjacent office building on campus. As such, no additional employees are anticipated on Campus as a result of this project. While the new building will provide improvements for employees, provisions will be made for community meetings and events as well. These meetings and events will have access to state-of-the-art technology, dining facilities and convenient parking under the building.

Functions within the building will include a 500 person auditorium; collaboration spaces in the sizes and quantities required; a new kitchen, servery and dining space; a customer exchange center; a credit union for employees and two levels of underground parking. The Project will incorporate sustainable technologies and will be LEED Gold Certified.

Thirty-five (35) existing surface parking stalls and associated drive aisles will be eliminated and converted to landscape space.

As part of this Application a Variance to allow a 90-foot tall building is being requested. The zoning district for this location allows buildings up to 5 stories and 68-feet tall. The current zoning code limits the floor to floor heights of a 5 story building to 13-feet 6 inches which is well below the industry standard for Class A commercial building construction. The New 5810 Building is proposed to be 5 stories and 90-feet tall. In addition, there will be two (2) below grade levels consisting primarily of underground parking. The overall building will be 233,600 gross square feet, of which 140,281 gsf will be above grade. The number of above grade stories is determined by CUNA Mutual Group's program requirements and site constraints. A significant portion of the site north of the New 5810 Building consists of underground parking structures which are not practical to build on top of. This limits the amount of available buildable area.

The proposed floor to floor heights of the New 5810 Building are as follows:

- 1<sup>st</sup>-2<sup>nd</sup> 18-feet
- 2<sup>nd</sup>-3<sup>rd</sup> 15-feet
- 3<sup>rd</sup>-4<sup>th</sup> 15-feet
- 4<sup>th</sup>-5<sup>th</sup> 19-feet
- 5<sup>th</sup>-top of parapet-23 feet

The amenity spaces are distributed throughout the five (5) stories above grade. The 1<sup>st</sup> floor will include lobby, collaboration, pre function spaces, an employee credit union and shipping/ receiving space. The first to second floor to floor height will be 18 feet in order to facilitate appropriate ceiling heights (11-feet) for the scale of the spaces being proposed and to accommodate all the above ceiling mechanical and electrical infrastructure. This infrastructure will include a significant amount of plumbing piping serving the kitchen and servery on the second floor. The 2<sup>nd</sup>-3<sup>rd</sup> and 3<sup>rd</sup> - 4<sup>th</sup> floor to floor heights will each be 15-feet. The 4<sup>th</sup> -5<sup>th</sup> floor height will be 19 feet in order to accommodate the vertical volume needed for the tiered auditorium space. The 5<sup>th</sup> floor will include amenity space and mechanical space.

Interior mechanical air handling units, ductwork and piping in the mechanical spaces require a 5<sup>th</sup> floor to top of parapet height of 23-feet.

Because of site constraints that limit the amount of buildable area on campus and the functional requirements of the spaces being proposed we are requesting an allowable height of 90-feet for this facility.

**Project Schedule**

- *December 2019 – March 2020*: Site preparation including temporary roadways, relocation of plantings, trees and underground utilities and installation of site fencing.
- *April – June 2020*: Demolition and deconstruction of existing round 5810 building
- *June 2020 – Spring 2022*: New building construction

**Project Team**

Owner- CUNA Mutual Group

Architect- EUA

Civil Engineer- Ruckert Mielke

Landscape Architect- Saiki Design

Traffic Engineer- KL Engineering

Plumbing, Fire Protection, HVAC, Electrical Engineer- Affiliated Engineers Inc

Structural Engineer- Thornton Tomasetti

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