



November 01, 2021

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Re: Land Use Application_Letter Of Intent_ 2219 Monroe Street, Madison, WI 53711

Dear City of Madison Planning Division:

Edgewood High School of the Sacred Heart, at 2219 Monroe Street, Madison, WI 53711, is filing this Conditional Use Application to the Madison City Planning Commission. It is for a new 12,917GSF, two-story Student Commons Addition that will be replacing the current commons, and be built on its existing footprint apart from a small area near the front vestibule and new elevator, which will be additional square footage added to the building footprint. The project will consist of a new commons, that will continue to be used for student food service and gatherings. It will also include relocating the girls toilet room and making it accessible, updating the boys toilet room to be accessible, adding a grab-and-go food service area, a small clothing store, and an elevator. As part of this commons replacement, the new elevator will be added to make all the levels of the school accessible. The hours of operation will not change from its existing use, with its main function to be utilized during school and after school hours. There will be no change in occupancy count for the new space.

Civil engineering systems will be designed in accordance with applicable State and local codes. These site systems include storm drainage, sanitary sewer, domestic water, fire protection water, earthwork, grading, pavement layout and thickness design, erosion control devices, and other miscellaneous site features for coordination with the building architecture and engineering.

Site Demolition

The existing commons structure will be removed down to the existing ground level keeping the existing ground floor itself and foundation wall intact. The limits of existing sidewalks to be removed and replaced to accommodate the building removal will be kept to a minimum. Temporary, protected construction walks will be utilized wherever possible to protect and minimize the disruption to pedestrian traffic.

Site Grading and Landscape

It is anticipated that the site design will include minimal site grading along the west side of the building improvement to minimize existing steep slopes. It is not anticipated that new landscaping improvements will be added or demolished. Non-hardscaped disturbed areas will be restored with 6-inches of topsoil and sodding.

Hardscape

Hardscape will be removed and replaced as needed for demolition. No additional hardscape is anticipated other than a new concrete pad will be added for the on site mechanical unit in the back of the building.

Storm Drainage

Roof drainage from the commons building improvement will be collected and discharged into an existing 10-inch diameter storm sewer pipe located near the southwest corner of the commons building improvement footprint. This existing 10-inch stub ultimately drains to the southwest into a storm sewer system that is directed to Edgewood College Drive. The

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footprint of the rooftop to be served by the existing 10-inch storm sewer pipe will essentially be the same area as the existing commons rooftop area. No upsizing of existing storm drainage pipes is anticipated to be needed.

Stormwater Management and Erosion Control

The building and site improvements will not result in an increase in impervious surface area when compared to existing conditions. Therefore, no stormwater management control facilities will be required in order to meet WDNR and City of Madison stormwater management regulations. Erosion control plans and permitting through the City of Madison likely will not be required given that the minimum 4,000 square foot permitting threshold will not be exceeded.

Sanitary and Water Services

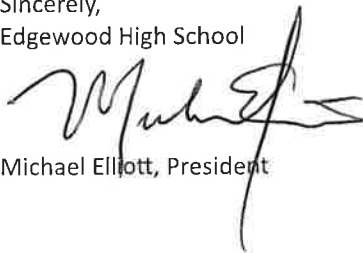
Sanitary service is provided via an existing 6-inch diameter pipe that enters the south end of the existing building and passes under the vestibule located between the gymnasium and the parking structure. Based on review of existing as-built drawings, there is an existing sanitary manhole located near the northwest corner of the gymnasium within the vestibule area. The commons building improvement sanitary sewer will be tied into this existing manhole, which will need to be field located. Based on review of existing as-built drawings, it appears there is an existing 4-inch diameter water service that extends off the 8-inch ductile iron water main located along Edgewood College Drive. Water service for the new building improvements will be connected to this existing 4-inch service, which will need to be field located. demolition/construction in the same location.

Project Schedule and Team

The project schedule will have demolition commencing sometime in late spring of 2022 with completion in early fall of 2022. We are seeking December 13, 2021 Public Hearing. Our design team consists of BWBR as architect and interior design, IMEG as structural, mechanical, electrical, plumbing and fire protection engineers, and Strand as civil engineer.

We are filing this application to seek approval at the December 13, 2021 public hearing.

Sincerely,
Edgewood High School



Michael Elliott, President