



# City of Madison

# Proposed Rezoning

Location  
1308 West Dayton Street

Applicant  
Board of Regents – UW System /  
Wally Johnson – Workshop Architects, Inc

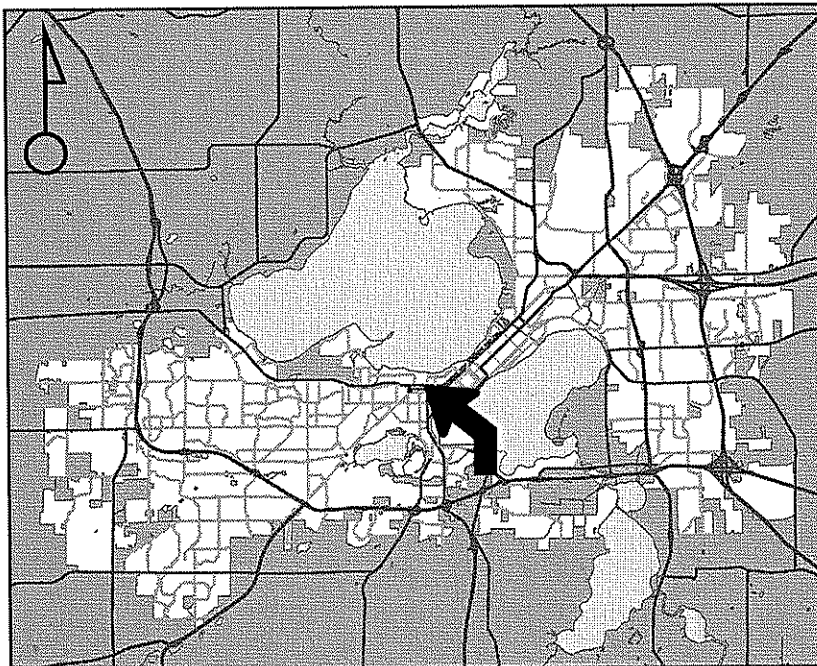
From: PUD(GDP) To: PUD(SIP)

Existing Use  
Union South

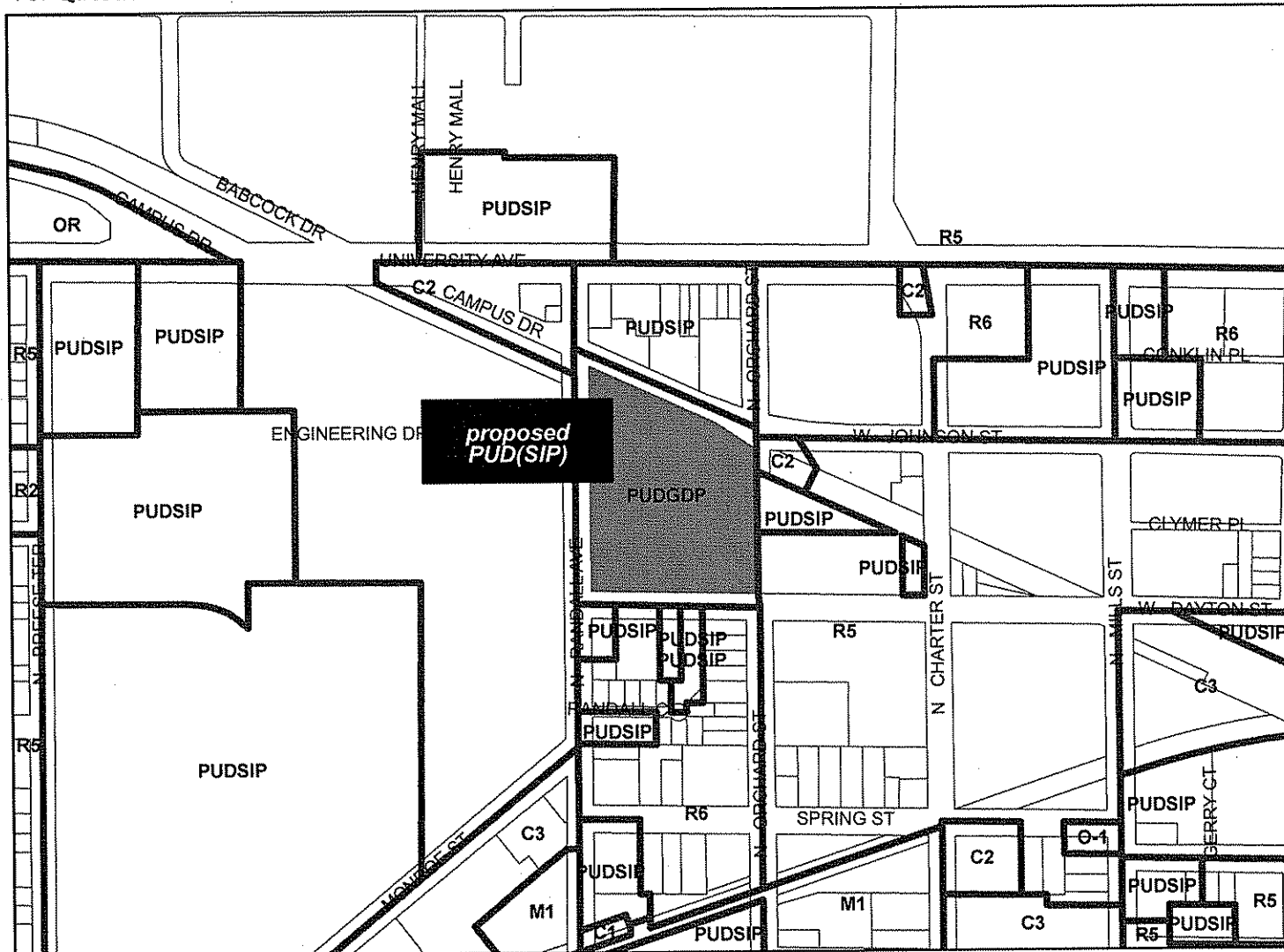
Proposed Use  
Final Plans for New Union  
South Complex

Public Hearing Date  
Plan Commission  
18 May 2009

Common Council  
02 June 2009

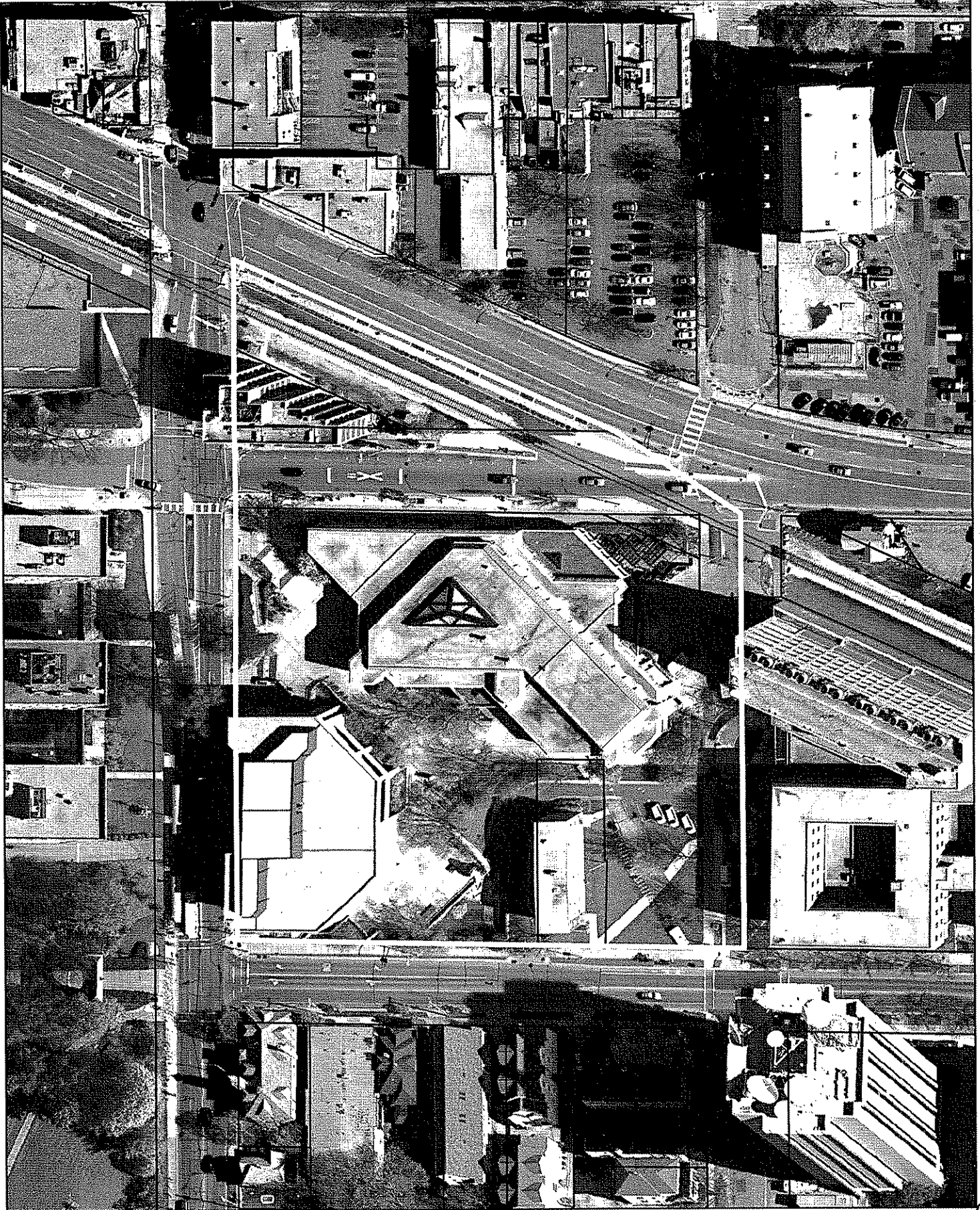


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 May 2009



# LAND USE APPLICATION

## Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received 3/18/05  
 Received By [Signature]  
 Parcel No. 0709-221-0611-1  
 Aldermanic District 8 - Judge  
 GQ PUD  
 Zoning District PUD-60P  
**For Complete Submittal**  
 Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 1308 W Dayton St **Project Area in Acres:** 4.5 acres  
**Project Title (if any):** University of Wisconsin-Madison New South Campus Union

2. **This is an application for:** (check at least one)

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Gary A. Brown Company: University of Wisconsin-Madison  
 Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726  
 Telephone: (608) 263-3023 Fax: (608) 265-3139 Email: gbrown@fpm.wisc.edu

Project Contact Person: Wally Johnson Company: Workshop Architects, Inc.  
 Street Address: 1736 North Second Street City/State: Milwaukee, WI Zip: 53212  
 Telephone: (414) 272-8822 Fax: (414) 272-8812 Email: WallyJ@WorkShopArchitects.com

Property Owner (if not applicant): Board of Regents of the University of Wisconsin System  
 Street Address: 1220 Linden Drive City/State: Madison, WI Zip: 53706

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Remove existing buildings and build a new ~310,000 GSF state-of-the-art Union facility for students, faculty, staff and visitors or the University of Wisconsin-Madison.  
Project includes meeting rooms, recreational facilities, food service, 60 guest rooms and 182 underground parking spaces.

Development Schedule: *Commencement* Demo 2/09; Constr 6/09 *Completion* March 2011

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ \_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of UW-Madison 2005 Campus Master Plan Plan, which recommends: \_\_\_\_\_ for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alder Eli Judge, Jt. SE Campus Area Comm mtg, (8/11/08); Jt. West Campus Area Comm mtg (7/23/08, 10/22/08)

*If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Kevin Firchow Date 08-07-08 | Zoning Staff Matt Tucker Date 08-07-08

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Gary A. Brown Date 3-18-09

Signature *Gary A. Brown* Relation to Property Owner Owner's Representative

Authorizing Signature of Property Owner *Gary A. Brown* Date 3-18-09



## Letter of Intent

### REZONING REQUEST Planned Unit Development (PUD-SIP) for the New South Campus Union

Application Submittal Date: March 18, 2009 for Plan Commission May 18, 2009

This is an application for a rezoning from PUD-GDP to PUD-SIP for a new 291,500 GSF campus union facility located at 1308 West Dayton Street. The project is currently in final construction document preparation with a projected construction start date of June 2009. Asbestos abatement and demolition of the existing buildings started in February 2009 to prepare the site for construction. The project will be completed for occupancy in March 2011.

#### Application Materials

Cover Letter  
Application Form  
Legal Description  
Letter of Intent (this document)  
Zoning Text  
Small format bound set of drawings  
Large format bound set of drawings

#### Project Participants

##### **Owner:**

**State of Wisconsin Department of Administration**  
Contact: Sam Calvin, Project Manager  
Phone: 608-267-2710  
E-mail: sam.calvin@wisconsin.gov  
Agency: University of Wisconsin System  
Board of Regents  
Room 1860 Van Hise Hall  
1220 Linden Drive  
Madison, WI 53706

##### **Owner's Contact:**

**University of Wisconsin – Madison**  
Facilities Planning and Management  
9<sup>th</sup> Floor WARF Building  
610 Walnut Street  
Madison, WI 53726  
Phone: 608-263-3000  
Fax: 608-265-3139  
Attn: Julie Grove/Angela Pakes Ahlman  
E-Mail: jgrove@fpm.wisc.edu; apakes@fpm.wisc.edu

**Architect:** **Workshop Architects**  
1736 North Second Street  
Milwaukee, WI 53212  
Phone: 414-272-8822  
Fax: 414-272-8812  
Attn: Wally Johnson  
E-Mail: wallyj@workshoparchitects.com

**Landscape Architect:** **Graef**  
125 South 84<sup>th</sup> Street #401  
Milwaukee, WI 53214  
Phone: 414-259-1500  
Fax: 414-259-0037  
Attn: Joseph Pepitone  
E-Mail: joseph.pepitone@gasai.com

**Surveyor:** **Jenkins Survey & Design**  
161 Horizon Drive, Suite 101  
Verona, WI 53593  
Phone: 608-848-5060  
Fax: 608-848-2255  
Attn: Dave Sampson  
E-Mail: dave.sampson@jsdinc.com

**Structural Engineers:** **Graef**  
125 South 84<sup>th</sup> Street #401  
Milwaukee, WI 53214  
Phone: 414-259-1500  
Fax: 414-259-0037  
Attn: Loei Badreddline, PE  
E-Mail: loei.badreddline@gasai.com

**Mechanical Engineers:** **Arnold & O'Sheridan, Inc.**  
1111 Deming Way, Suite 200  
Madison, WI 53711  
Phone: 608-821-1500  
Fax: 608-821-8501  
Attn: Alex Barghout, PE  
E-Mail: abarghout@arnoldandosheridan.com

**Electrical Engineers:** **Arnold & O'Sheridan, Inc.**  
4125 N. 124<sup>th</sup> Street  
Brookfield, WI 53045  
Phone: 262-783-6130  
Fax: 262-783-5121  
Attn: Irina Ragozin  
E-Mail: iragozin@arnoldandosheridan.com

**Plumbing:** **Arnold & O'Sheridan, Inc.**  
4125 N. 124<sup>th</sup> Street  
Brookfield, WI 53045  
Phone: 262-783-6130  
Fax: 262-783-5121  
Attn: Brad Hanson  
E-Mail: bhanson@arnoldandosheridan.com



**Contractor(s):** CG Schmidt, Inc. (construction manager)  
11777 West Lake Park Drive  
Milwaukee, WI 53224-3047  
Phone: 414-577-1177  
Fax: 414-577-1155  
Attn: Dan Davis, Senior Vice President  
E-Mail: DanD@cgschmidt.com

### **Building Use, Area, and Occupancy**

The existing Union South facility, constructed in 1971, consists of a 3-story, 113,000 GSF mostly concrete building which has outlived its useful life. Elsewhere on the site includes the 1964 Hi-Ray Hall which is an old 3-story walk up student dormitory with basement converted into academic program space and the prior privately owned Randall Towers apartment complex (19,000 GSF). All three existing buildings will be removed as part of this project. This PUD/GDP request included a request to demolish the three buildings prior to receiving final approval of the SIP drawings for this project. The existing Union South building continues to provide both programmatic and long term maintenance challenges for the university. After a significant master plan study of all Wisconsin Union facilities, it was determined that the most cost effective and prudent measure in providing new, state-of-the-art facilities for the campus users, was to remove the existing facilities and build a new and expanded facility on the existing site.

The proposed new facility will include the following uses: dining facilities, café/grill and adjacent 2<sup>nd</sup> floor outdoor dining terrace (total capacity of 585), a coffee shop, indoor climbing/bouldering wall, shower/changing facilities, a bowling alley with 8 lanes, a recreation center with table games, a large banquet room (Badger Hall) to accommodate 2,000 people standing and 875 for banquet seating, pre-function spaces, a small theatre for campus films (360 fixed seats), several conference/meeting rooms (total capacity for 370), offices, student organization spaces, catering offices and a large production kitchen, 60 guest (hotel) rooms, an art gallery, a small convenience store/market, food kiosks, storage spaces, bike and moped parking, and approximately 182 underground parking spaces. Future connections to the proposed regional rail system are also being designed into the facility along the north side of the building and the existing rail tracks. A bike station of approximately 1,700 GSF containing a small maintenance repair facility is also planned for future development but is unfunded at this time.

Outside the east side of the building, along the vacated North Orchard Street, the opportunity for small outdoor farmers markets, art fairs and potential food carts are being planned along a pedestrian-bicycle mall / fire lane. This vacated section of North Orchard Street, between West Dayton Street and Campus Drive/West Johnson Street, will be turned into a pedestrian mall that will provide fire/emergency access for the building.

Events within the building that could spill out onto the south plaza and upper floor terraces include seminars, workshops, receptions, weddings, social gatherings, etc. The main south plaza will also be home to the UW Marching Band and Badger Bash on football Saturdays in the fall. Outdoor food and beverage vending by the Wisconsin Union, including alcohol sales, may be part of any of these events. Outdoor Wisconsin Union retail vending (T-shirts, souvenirs, etc.) during major events is also possible. Additionally, the large south plaza and upper grill terrace will host small musical events and movie nights when weather permits. These types of events in the summer could run from 9:00 p.m. until 12:00 midnight. It should be noted that the Wisconsin Union needs to respect their overnight guests in the guest rooms and that outdoor music and noise will be kept to a minimum after 11:00 p.m.

The main users of the current Union South building, on a typical day during the academic year, include approximately 6,000 faculty/staff, grad students and undergraduate students. That number is expected rise to around 9,000 daily with the new South Campus Union. Hours of operation are 7:00 a.m. to 2:00 a.m. every day of the week with some shorter hours during academic break periods.

Building Signage will follow campus standards of either ground mounted signs or on-building mounted signage.

The site will provide 232 bicycle parking spaces on the west, east and north sides of the building. Moped parking (approximately 33 spaces) will be accommodated along the Orchard Street mall just north of West Dayton Street.

Parking management is addressed in accordance with the overall University Master Plan on a campus-wide basis, not by individual building. This facility will provide approximate 182 underground parking spaces with a mixture of permit spaces and visitor (hourly) spaces. The 2005 Campus Master Plan recommends consolidating surface parking lots into structured parking ramps to allow for more infill development and improved land use on campus. Parking

for individuals with disabilities will be provided in the underground parking ramp as well. Loading/unloading, pick-up/drop-off, taxi and short term delivery parking will be accommodated off the southeast corner of the building in a small turn around area.

A separate underground loading dock, with access off North Randall Avenue, will include room for 3 full size semi-trailer trucks and 2 panel truck dock spaces. This area will also include room for dumpsters and recycling facilities.

From a maintenance standpoint, trash removal is handled by University custodial staff on a daily basis with servicing of dumpsters in the underground service/loading dock area. Equipment storage is handled all within the confines of the building. Snow removal on all walks and access drives for the existing and proposed building is administered by University Environmental Services staff. Building custodial staff are responsible for snow and ice removal near the building entrances and on the walks leading immediately into the building.

The 2005 Campus Master Plan identifies this site as the proposed future Union redevelopment with associated parking. The master plan further recommends a future relocation of the Wendt Engineering Library to the west on the Engineering campus and provide a new major green space and open area for the new Union. This future phase may be done in 10 to 15 years and may include additional underground parking. The master plan also suggests connections to a regional transportation system (commuter rail & regional bus systems). The current site design includes planning for the future commuter rail system with room for dual rail lines, loading platforms, etc. on the north end of the building in an expanded railroad right-of-way.

A bus pull-off is planned for the west side of North Randall Avenue, south of Engineering Drive, to provide space for two buses loading/unloading passengers along with the necessary bus shelters and seating for waiting passengers. This will be provided under a separate State project (Randall-Dayton Utilities project). This area can also serve local Metro buses including the campus bus routes. The existing bus stop on Campus Drive, just east of North Randall Avenue, will need to be relocated after discussions with Madison Metro staff. Currently, it has been suggested to be moved to the east to a point just west of the Orchard/Campus Drive intersection.

Pedestrian crossing improvements as part of this project include adding traffic signals to the intersection of Campus Drive and North Orchard Street similar to work that has been done on the University Avenue/Johnson Street pair at the East Campus Mall (formerly N. Murray St.). The intersection will be colored concrete with painted cross walks to visually reinforce the importance of this pedestrian crossing.

#### **Legal Description of Site**

See Attached.





## **Zoning Text**

### **Planned Unit Development (PUD-SIP) for the New South Campus Union, 1308 West Dayton Street**

<b>Statement of Purpose</b>	This zoning district is established to allow for the construction of the South Campus Union and to accommodate, encourage and promote an appropriate social, meeting, dining and guest room environment suitable for a mostly adult population in the southwest portion of the University of Wisconsin-Madison campus while maintaining an intensity of land use compatible with the surrounding neighborhood and enhancing the aesthetic quality of the campus.
<b>Permitted Uses</b>	The permitted uses of this district are university union and university library facilities. Outdoor dining facilities associated with university union, athletic and other similar university events will be provided as shown on the approved plans and are a permitted use. Outdoor performance venues (movie nights, small musical acts, etc.) are a permitted use and will be accommodated as shown on the approved plans. Private vending (farmers market, food carts, apparel/ souvenir sales, etc.) are also a permitted use and as allowed under City of Madison General Ordinances Chapter 9. Uses accessory to the permitted uses are also allowed.
<b>Lot Area, Bulk and Yard Requirements:</b>	Lot area, building height, floor area ratio; front, side and rear yards; and open space shall be as shown on the approved plans.
<b>Off-Street Parking and Loading:</b>	Off-street parking will be provided in an underground parking garage with access off West Dayton Street. Short term active loading will be provided off the southeast corner of the building. Deliveries will be accommodated in an underground service area located in the northwest corner of the building with access off North Randall Avenue. Adjacent sidewalks serve as the accessible routes to the major building entrances which are being made fully accessible for people with disabilities.
<b>Bicycle Parking:</b>	Bicycle and moped parking will be provided as shown on the approved plans.
<b>Landscaping:</b>	Landscaping will be as shown on the approved plans and installed by the general contractor or his subcontractor under the contract awarded by the State. The approved landscape plans and specs will be part of the project bid documents.
<b>Lighting:</b>	Site lighting will be provided as shown on the approved plans with all lighting to be sharp cutoff fixtures to reduce up-lighting and impacts to the night sky.
<b>Signage:</b>	Building signage will be as shown on the approved plans.
<b>Alterations &amp; Revisions:</b>	No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may approve minor alterations which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying Planned Unit Development plan approved by the Plan Commission.

WISC. UNION REDEVELOPMENT NEW SOUTH CAMPUS UNION  
**CITY OF MADISON SIP SUBMITTAL**

SITE SURVEYOR  
 JSD PROFESSIONAL SERVICES, INC.  
 MADISON REGIONAL OFFICE  
 500 UNIVERSITY AVENUE, SUITE 101  
 VERONA, WI 53593  
 PHONE 531.233.5200  
 FAX 531.233.5250

**SHEET INDEX**

**TITLE / GENERAL INFORMATION**

DATE: 07/24/2014

**CIVIL**


- 0100 SITE WORK
- 0200 UTILITIES
- 0300 PAVEMENT
- 0400 EROSION CONTROL
- 0500 SITE LIGHTING
- 0600 SITE FENCE
- 0700 SITE SIGNAGE
- 0800 SITE UTILITIES
- 0900 SITE UTILITIES
- 1000 SITE UTILITIES

**LANDSCAPE**

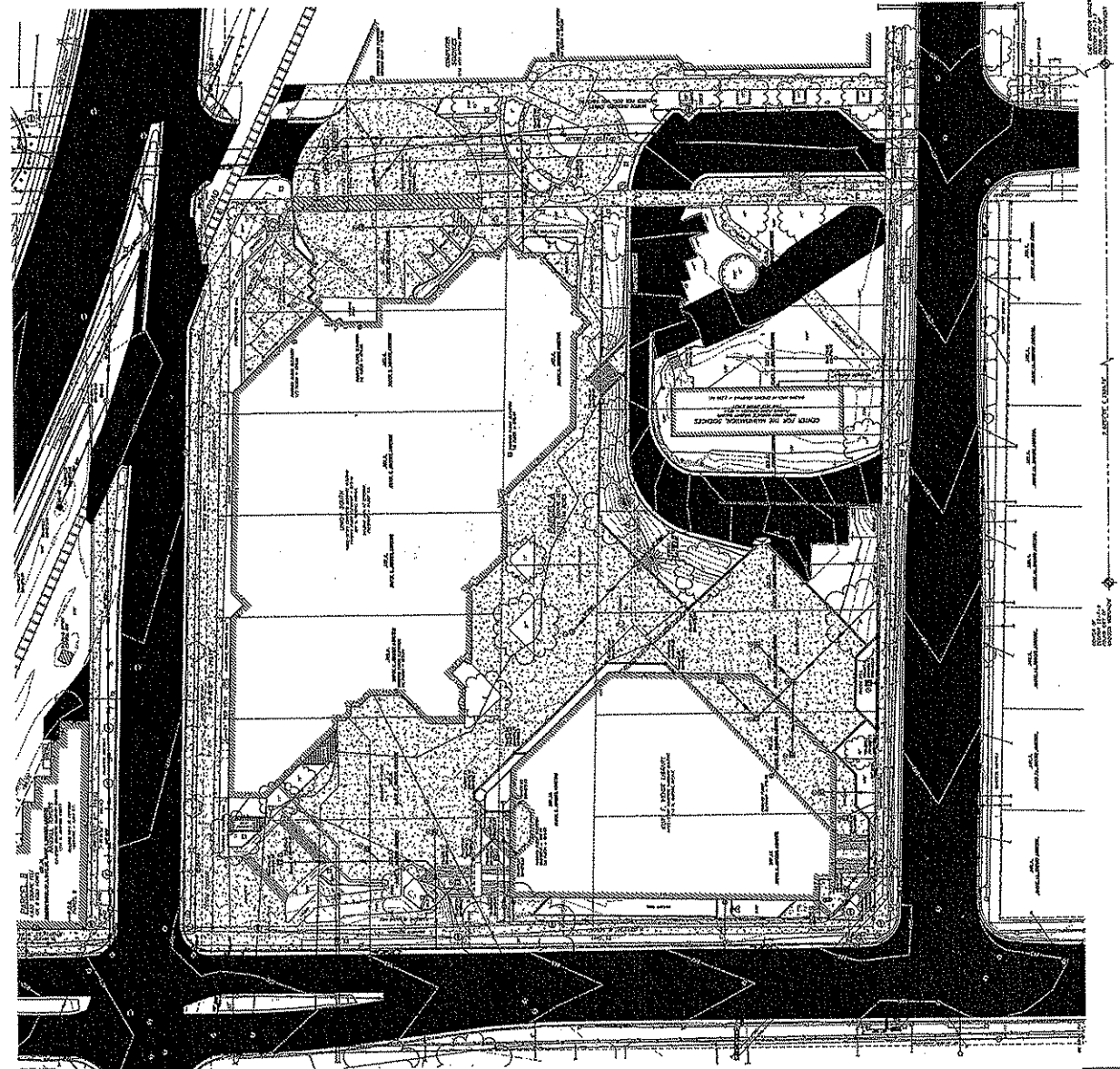
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- 1200 LANDSCAPE ARCHITECTURE
- 1300 LANDSCAPE ARCHITECTURE
- 1400 LANDSCAPE ARCHITECTURE
- 1500 LANDSCAPE ARCHITECTURE

**ARCHITECTURAL**

- 1600 ARCHITECTURAL
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State of Wisconsin Department of Administration Division of State Facilities			WISC. UNION REDEVELOPMENT NEW SOUTH CAMPUS UNION 1300 W DAYTON STREET MADISON, WI 53715
University of Wisconsin MADISON		Title Sheet # SHEET WORK	Title Sheet # SHEET WORK

WISC. UNION REDEVELOPMENT NEW SOUTH CAMPUS UNION  
 DSIF NUMBER: 07E4J



**LEGEND**

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**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE SUBJECT TO INSPECTION AND TESTING.
4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
6. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE SPECIFICATIONS.
7. ALL NEW STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION AND TESTING.
8. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
10. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE.
11. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.
12. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
13. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND DOCUMENTATION.
14. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.
15. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
16. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND DOCUMENTATION.
17. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.
18. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
19. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND DOCUMENTATION.
20. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLETING ALL WORK IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULE.

**WISC. UNION REDEVELOPMENT**  
 NEW SOUTH CAMPUS UNION

1305 W. DAVENPORT STREET  
 MADISON, WI 53705

SITE SURVEY

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

UNIVERSITY OF WISCONSIN - MADISON

CONSTRUCTION BID PACKAGE #8

POSTOFFICE & MOVING BLDG

3-C000

DATE: 12-23-2008

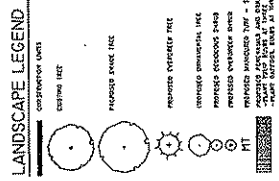
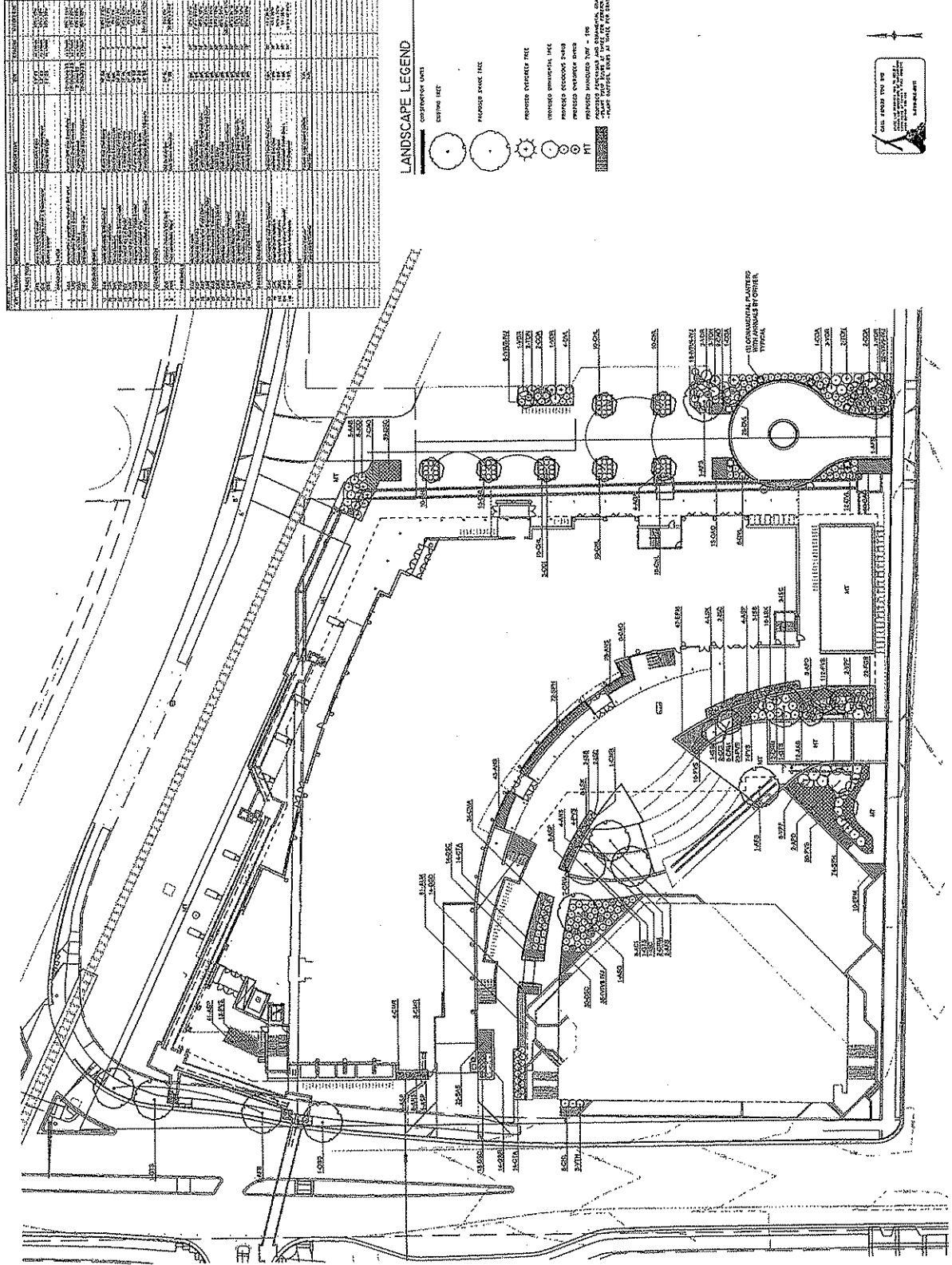
BY: JTB

SCALE: AS NOTED

PROJECT NO. 1305

SHEET NO. 9

TOTAL SHEETS: 12



NO.	DESCRIPTION	DATE	REVISION
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STATE OF WISCONSIN  
 DEPARTMENT OF ADMINISTRATION  
 DIVISION OF STATE FACILITIES  
 CONSTRUCTION BID PACKAGE #3

**GRUEF**  
 1501 W. MAIN STREET  
 MILWAUKEE, WI 53233  
 (414) 977-0000

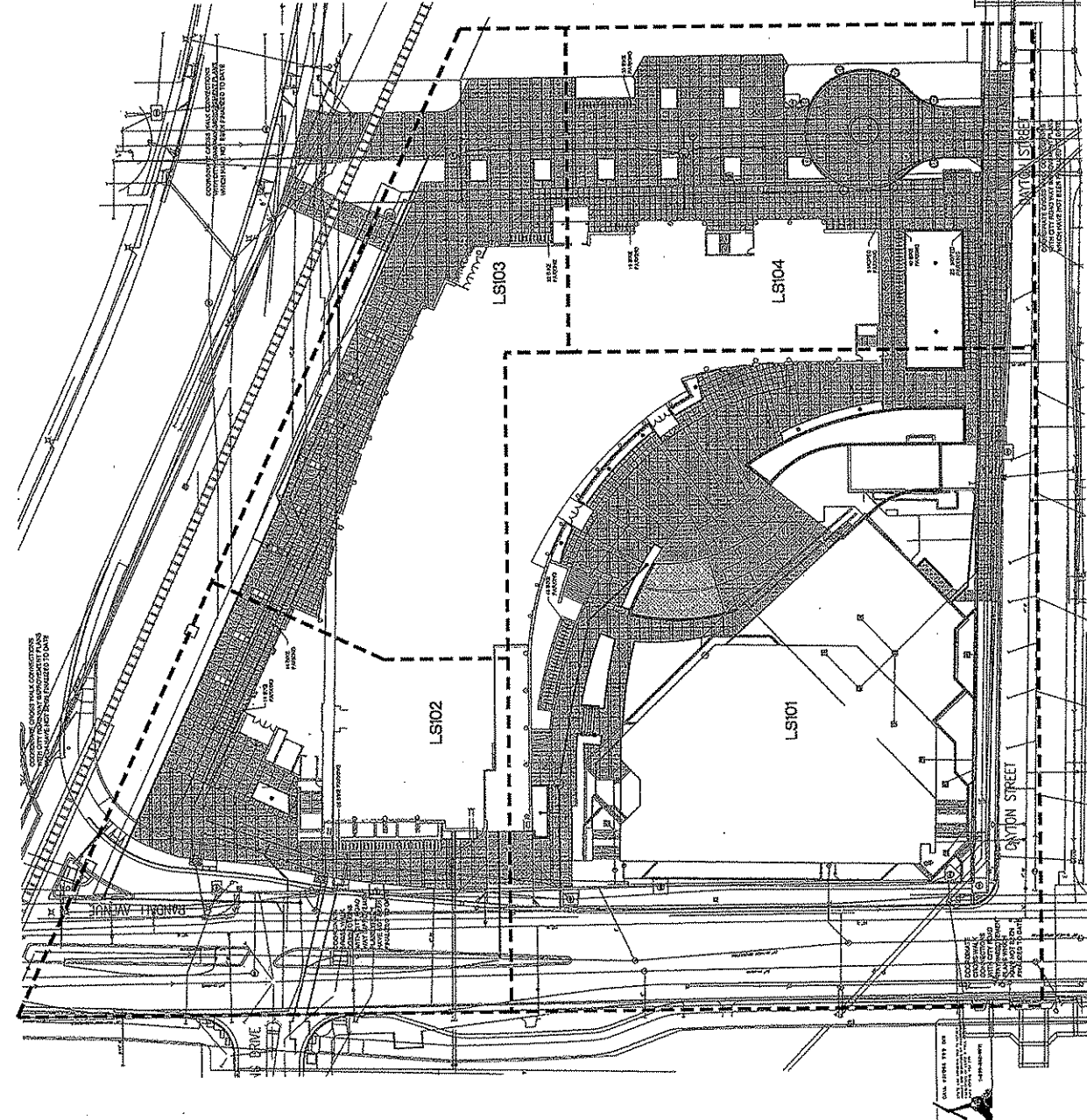
WISCONSIN REDEVELOPMENT UNION  
 NEW SOUTH CAMPUS UNION  
 500 W. DAYTON STREET  
 MADISON, WI 53715

SPECIAL LAYOUT SITE MATERIALS PLAN  
 SHEET 100  
 SCALE: 1" = 30'-0"  
 DATE: 07/27/20  
 DRAWN BY: JER  
 CHECKED BY: JER  
 DATE: 07/27/20  
 PROJECT NUMBER: 193 B3 0005  
**3-LS100**

**LAYOUT AND MATERIALS NOTES:**

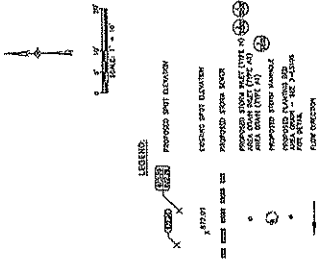
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- LAYOUT PLAN LEGEND**
- CONCRETE PAVEMENT
  - ASPHALT DRIVE
  - CONCRETE DRIVE
  - REINFORCED WALL
  - GRAVEL DRIVE
  - PERFORATED INLET
  - PROPOSED IMPERVIOUS PAVEMENT



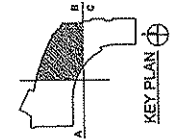
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Date	FEB 23, 2009
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Approved	AS SHOWN

3-C106

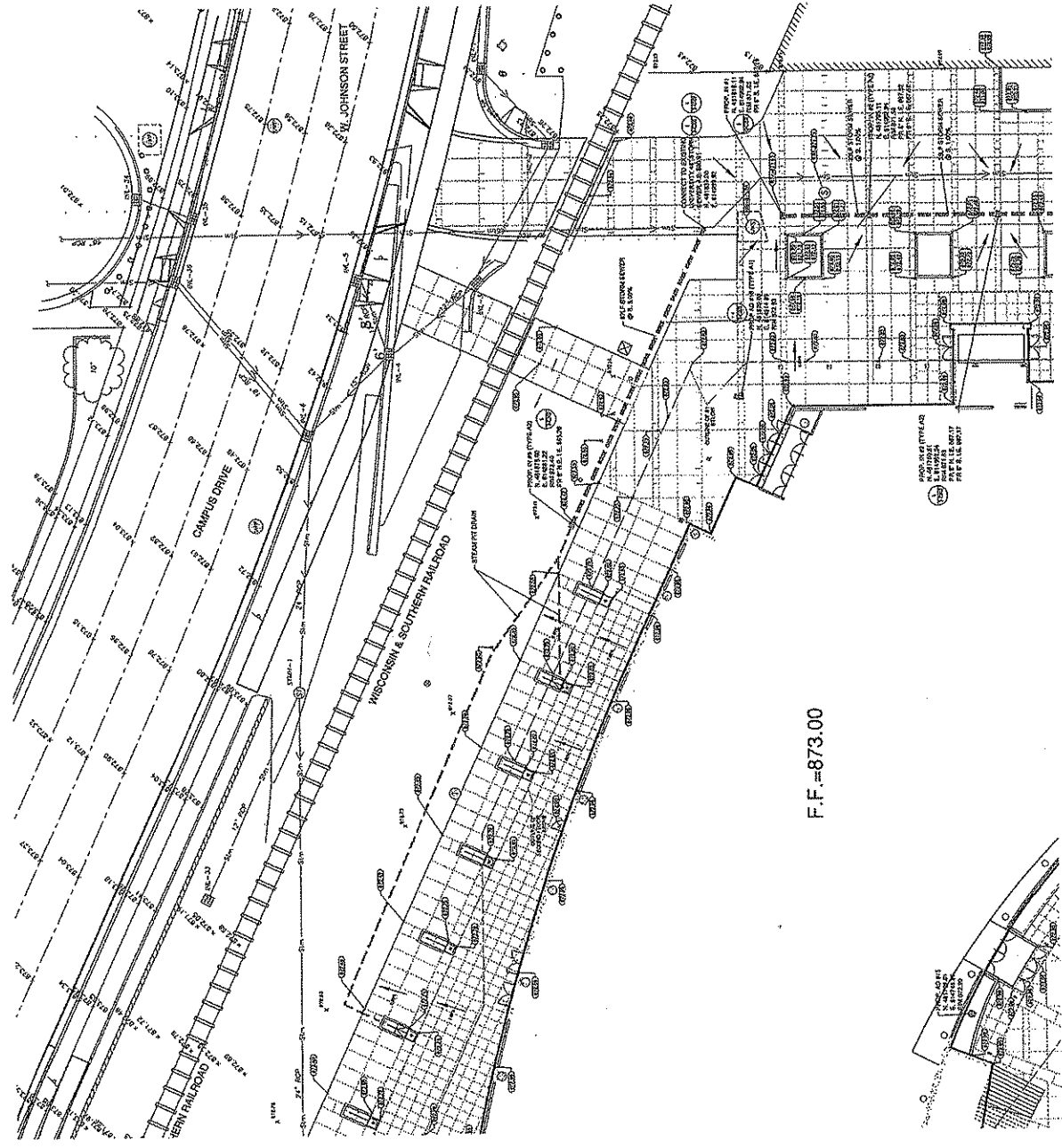


**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WISCONSIN CONSTRUCTION CODES AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION CODES AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION CODES AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION CODES AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION CODES AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



IN ACCORDANCE WITH WISCONSIN STATUTE, THE STATE ENGINEER HAS REVIEWED THIS DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION CODES AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE STATE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



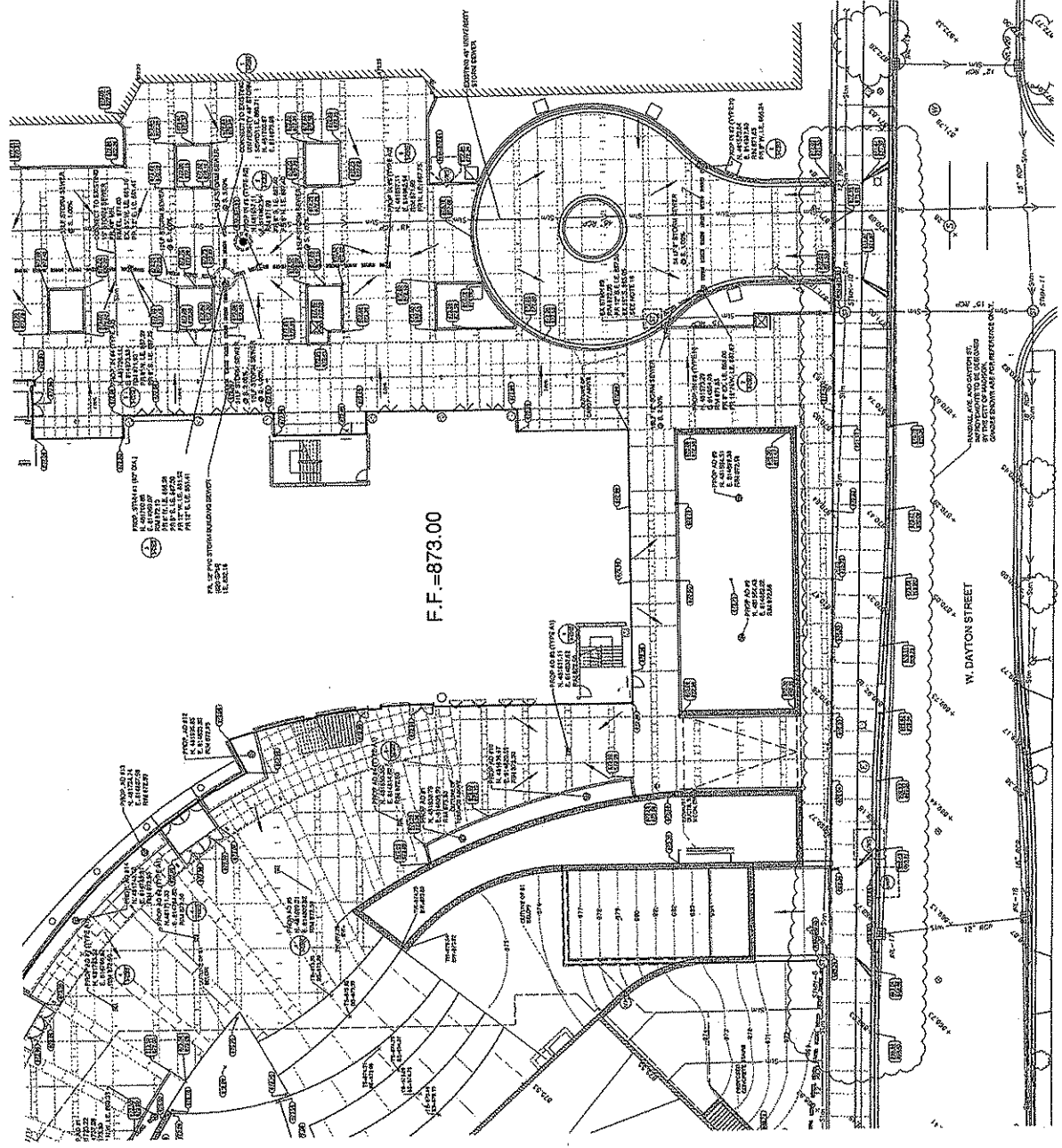
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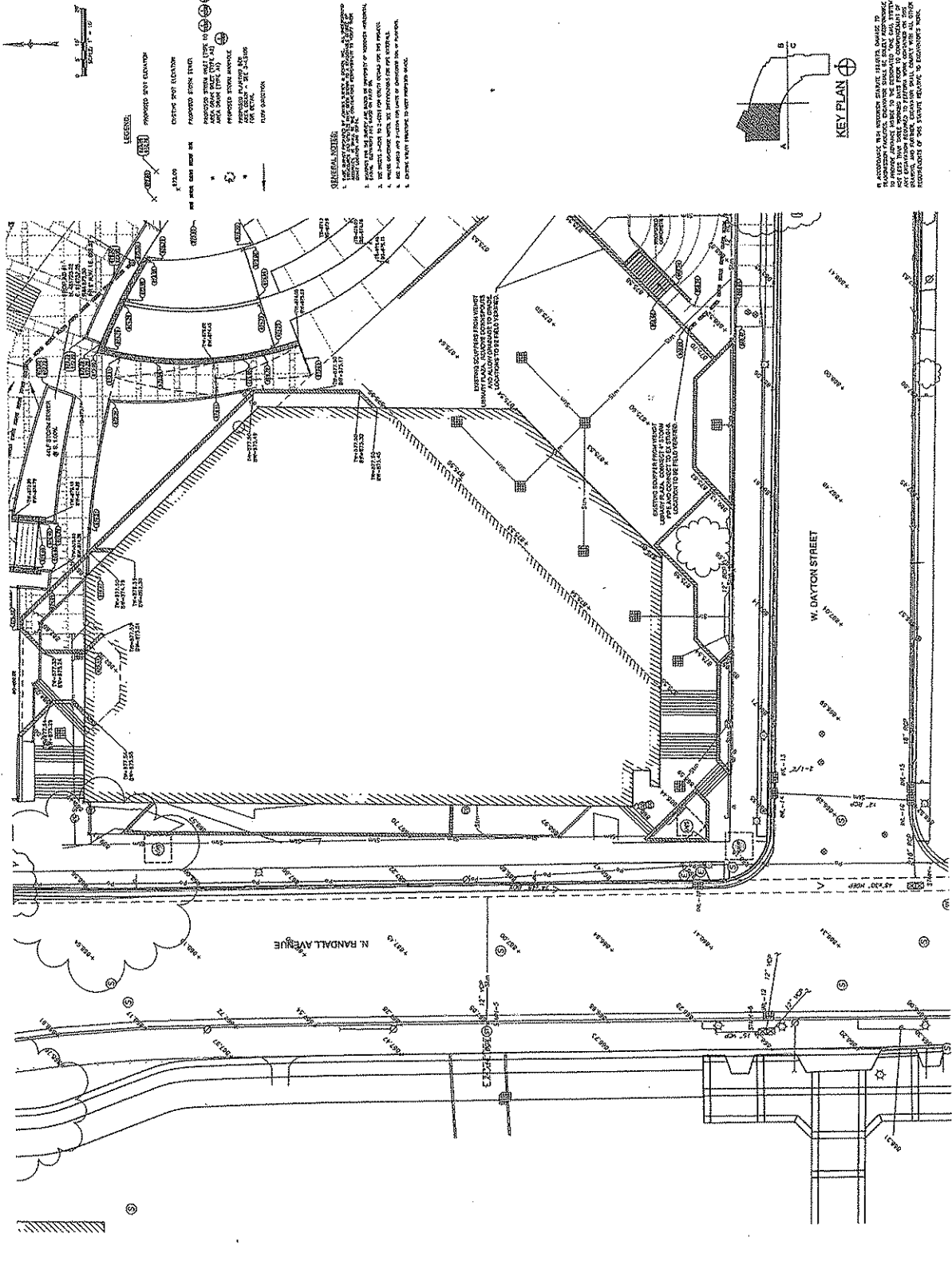


**GENERAL NOTES:**  
 1. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS OF THE SITE AND THE ADJACENT AREAS.  
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**LEGEND:**  
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 EXISTING SIDEWALKS  
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 EXISTING CEILING  
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 EXISTING STRUCTURE

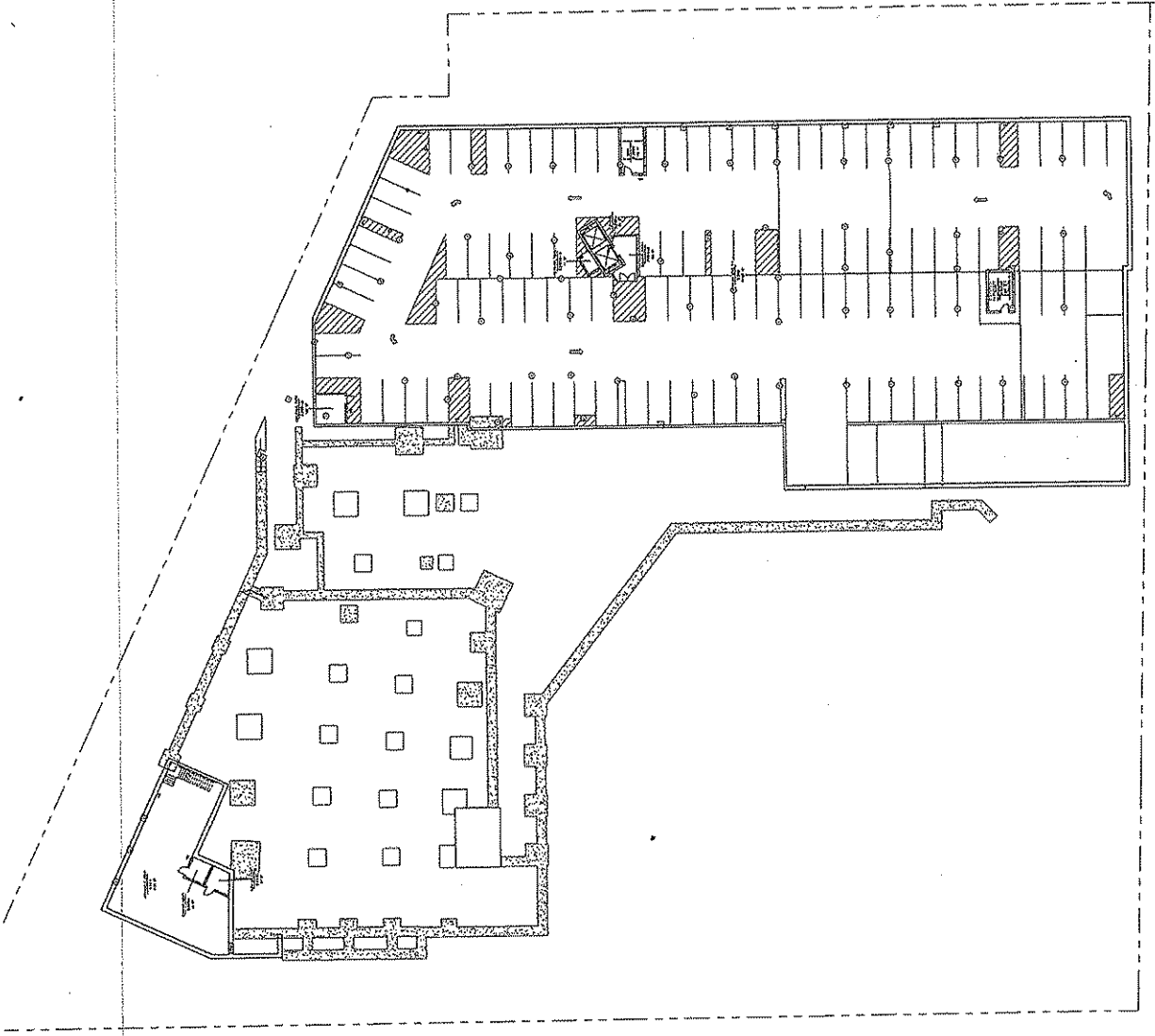
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**GENERAL NOTES:**

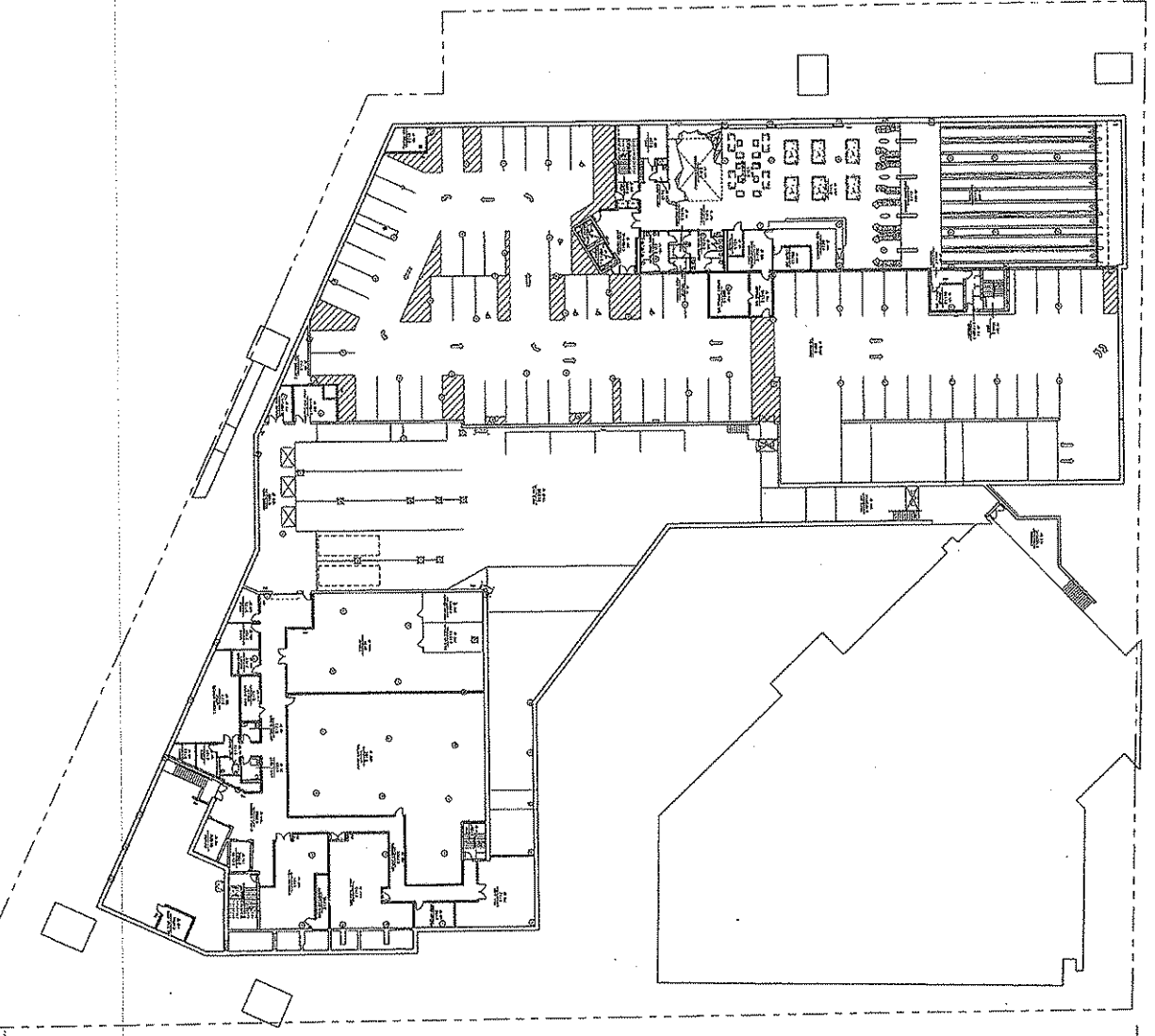
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON AND THE STATE OF WISCONSIN.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION THROUGHOUT THE PROJECT.
5. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND DOCUMENTATION THROUGHOUT THE PROJECT.




1 LEVEL B2 OVERALL FLOOR PLAN

State of Wisconsin Department of Administration Division of State Facilities UNIVERSITY OF WISCONSIN MADISON		FLOOR PLAN LEVEL B1 NEW SOUTH CAMPUS UNION 1308 WATSON STREET MADISON, WI 53715	Date: 11-14-09	Project: A202
			Scale: 1/8" = 1'-0"	Drawing No: 0162

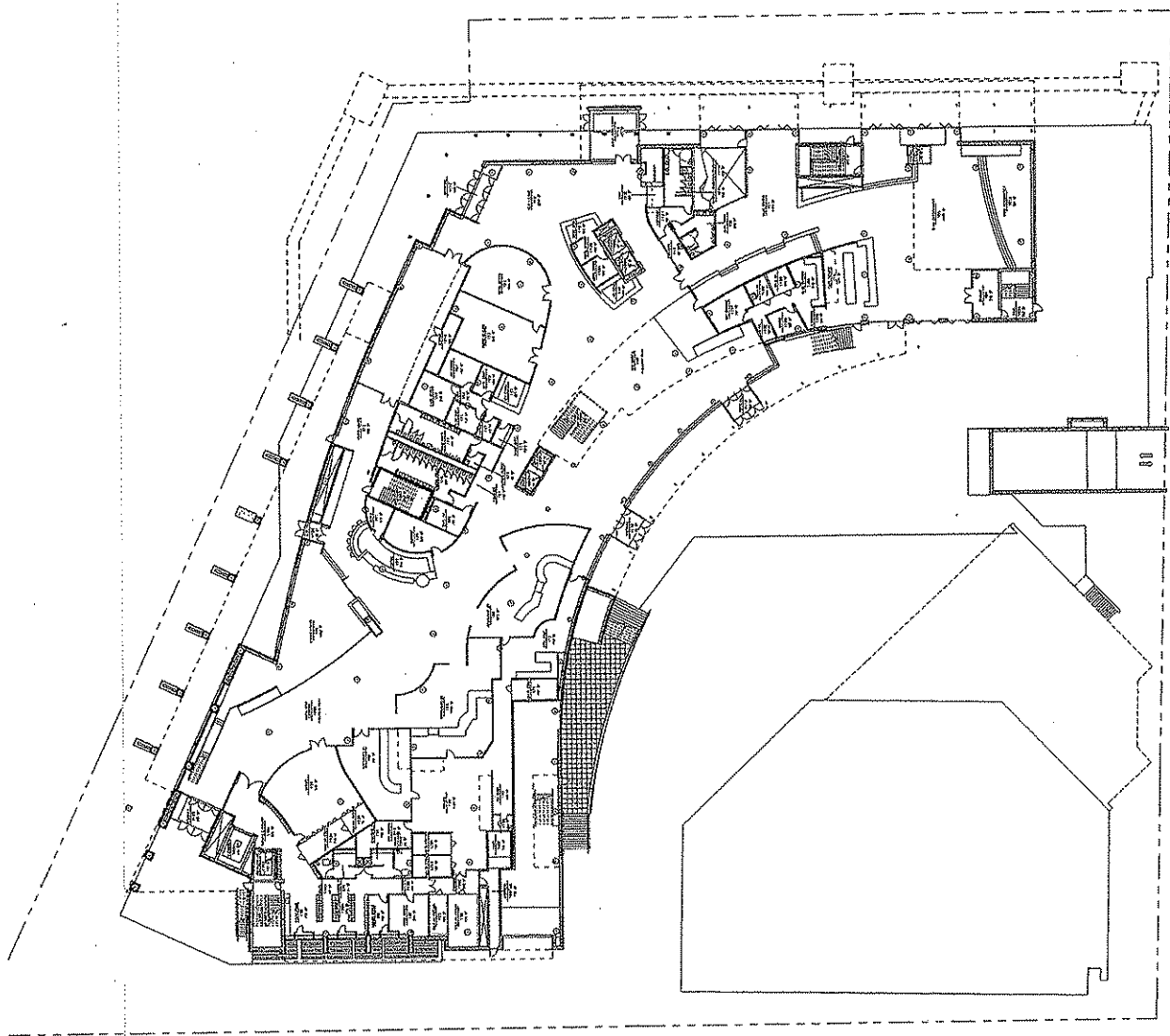
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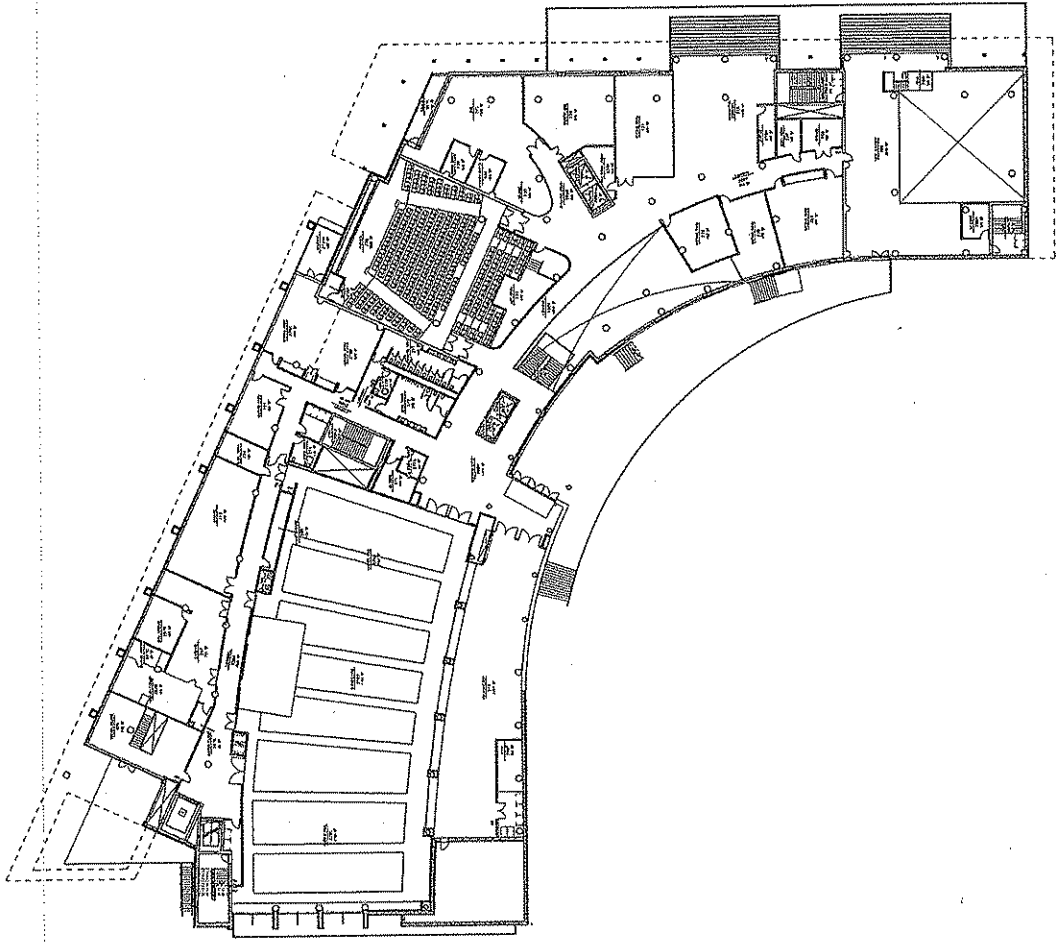
1 LEVEL B1 OVERALL FLOOR PLAN

UNIVERSITY OF WISCONSIN Department of Administration Division of State Facilities		WISCONSIN REDEVELOPMENT NEW SOUTH CAMPUS UNION 500 W DAYTON STREET MADISON, WI 53715	Scale: 1/16" = 1'-0"	Date: 3-1-03	Project: A203
			FLOOR PLAN: LEVEL 1	Author: DT/24	Title:

PRELIMINARY  
 NOT FOR CONSTRUCTION

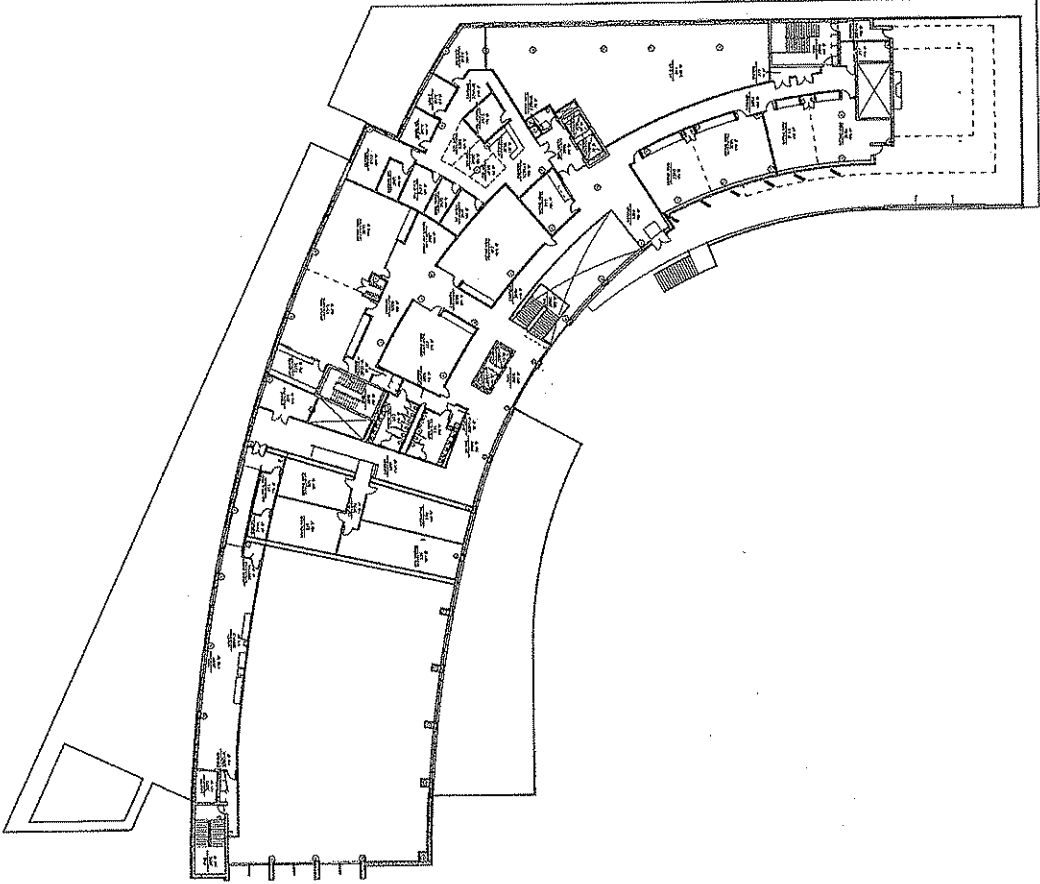


1 LEVEL 1 OVERALL FLOOR PLAN  
 12-03




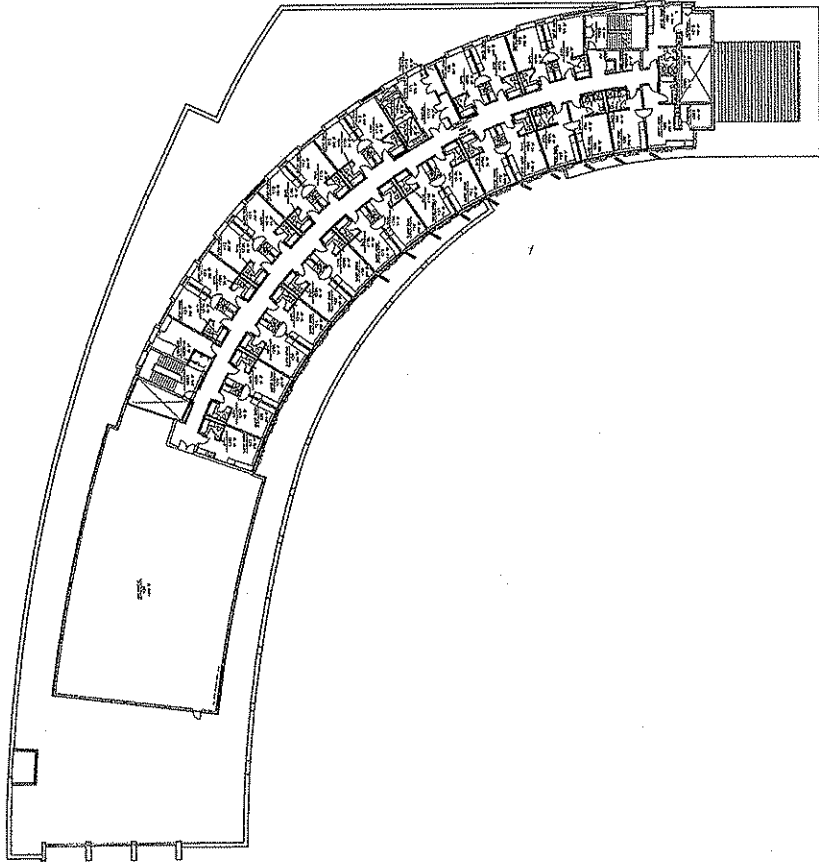
1. LEVEL 2 OVERALL FLOOR PLAN





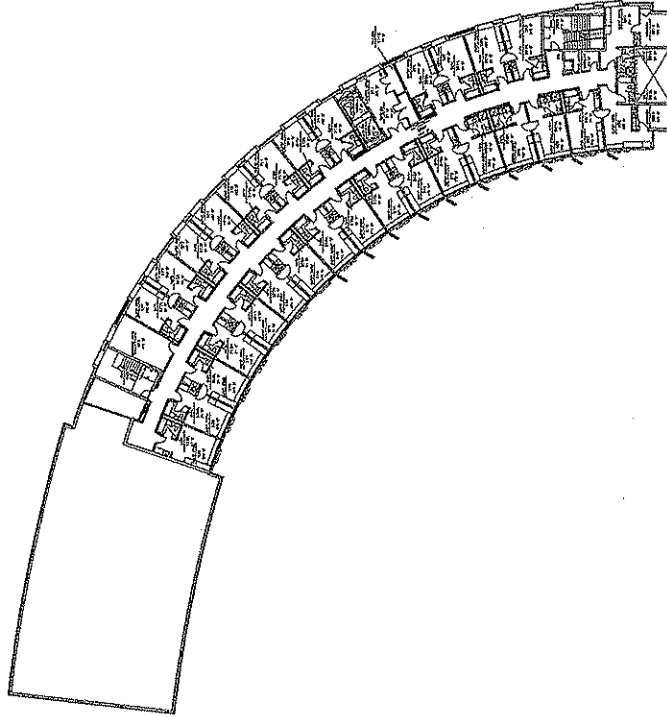
1 LEVEL 3 OVERALL FLOOR PLAN

UNIVERSITY OF WISCONSIN MADISON Department of Administration Division of State Facilities		FLOOR PLAN - LODG. 4 MADISON, WI 53715	WISC. UNION REDEVELOPMENT NEW SOUTH CAMPUS UNION 1308 W. DAVENPORT STREET MADISON, WI 53715	Date: 1/18/88 Scale: 1/8" = 1'-0" Project No.: 88-001 Drawing No.: A206
		PRELIMINARY: NOT FOR CONSTRUCTION		PROJECT NO. 88-001 DRAWING NO. A206




1 LEVEL 4 OVERALL FLOOR PLAN

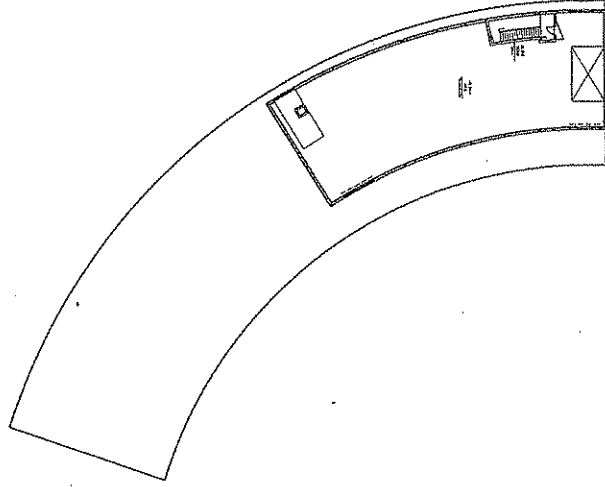
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			FLOOR PLAN - LEVEL 5	PROJECT NO.		



1 LEVEL 5 - OVERALL FLOOR PLAN  
 12/23

UNIVERSITY OF WISCONSIN DIVISION OF STATE FACILITIES DEPARTMENT OF ADMINISTRATION STATE OF WISCONSIN		PROJECT: NEW SOUTH CAMPUS UNION ADDRESS: 1205 WDAYTON STREET MADISON, WI 53715	FLOOR PLAN: LEVEL 8 SCALE: 1/16" = 1'-0"
		DRAWN: [ ] CHECKED: [ ] DATE: 3-2-08 SHEET: A208	

PRELIMINARY:  
NOT FOR CONSTRUCTION



1 LEVEL 8 - OVERALL FLOOR PLAN

A400

12-11-03

PR

DATE

SCALE

1/8" = 1'-0"

Sheet

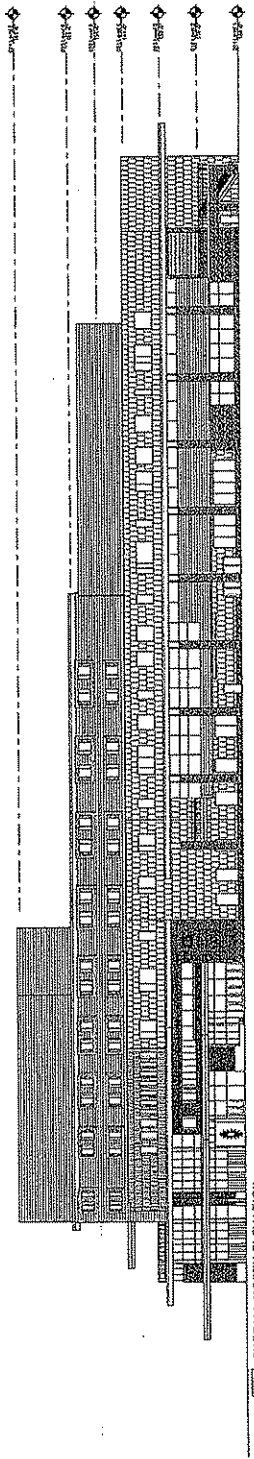
1 of 1

WISC. UNION REDEVELOPMENT  
NEW SOUTH CAMPUS UNION  
1308 W DAYTON STREET  
MADISON, WI 53715  
Overall Elevation Drawing

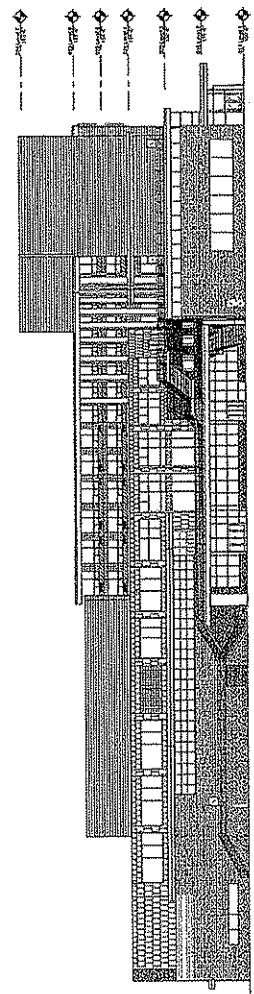
State of Wisconsin  
Department of Administration  
Division of State Facilities  
UNIVERSITY OF WISCONSIN MADISON

PRELIMINARY  
NOT FOR CONSTRUCTION

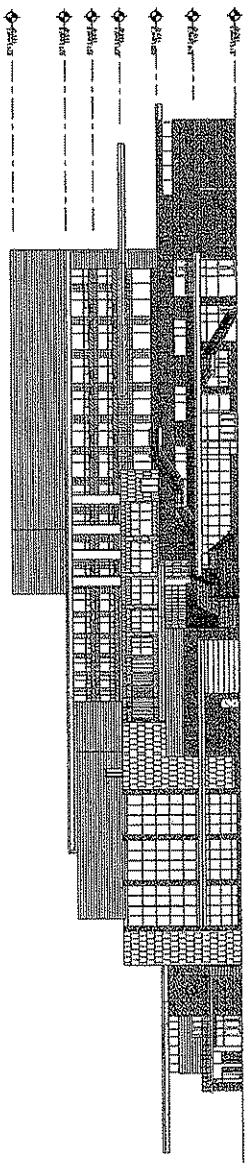
PROJECTOR: @WOODRUM



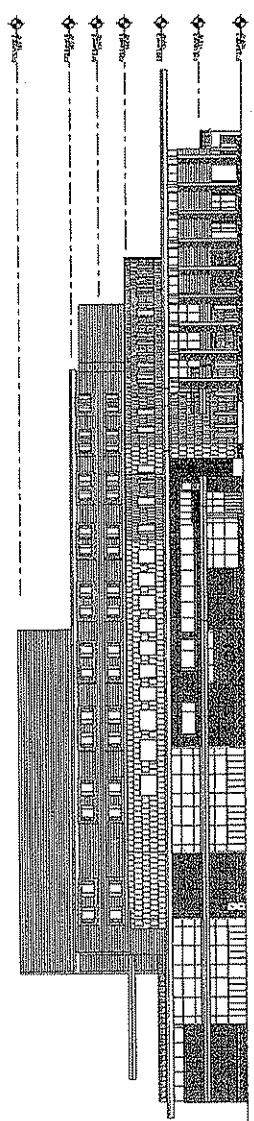
1 OVERALL NORTH ELEVATION



2 OVERALL SOUTH ELEVATION

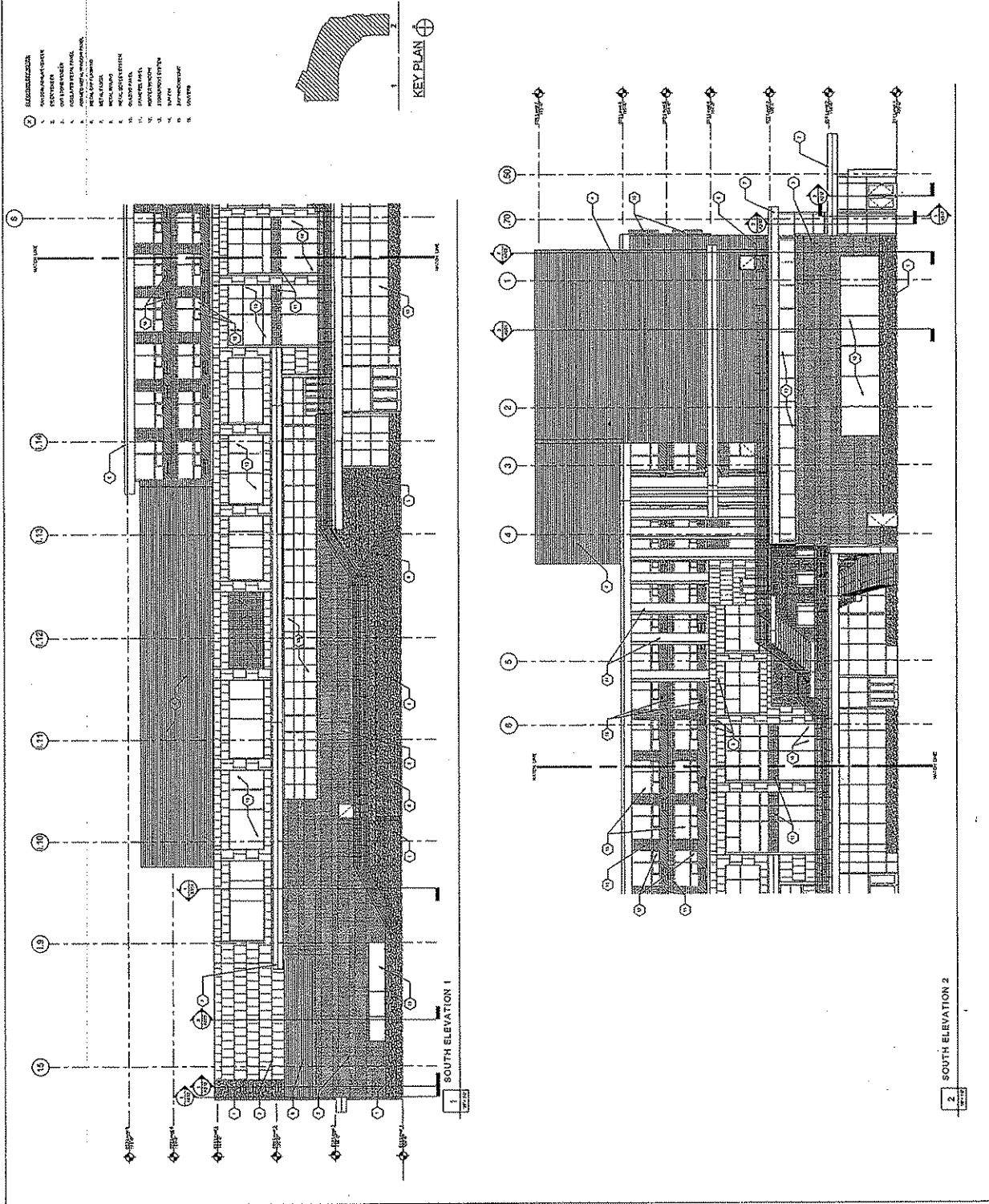


3 OVERALL WEST ELEVATION



4 OVERALL EAST ELEVATION

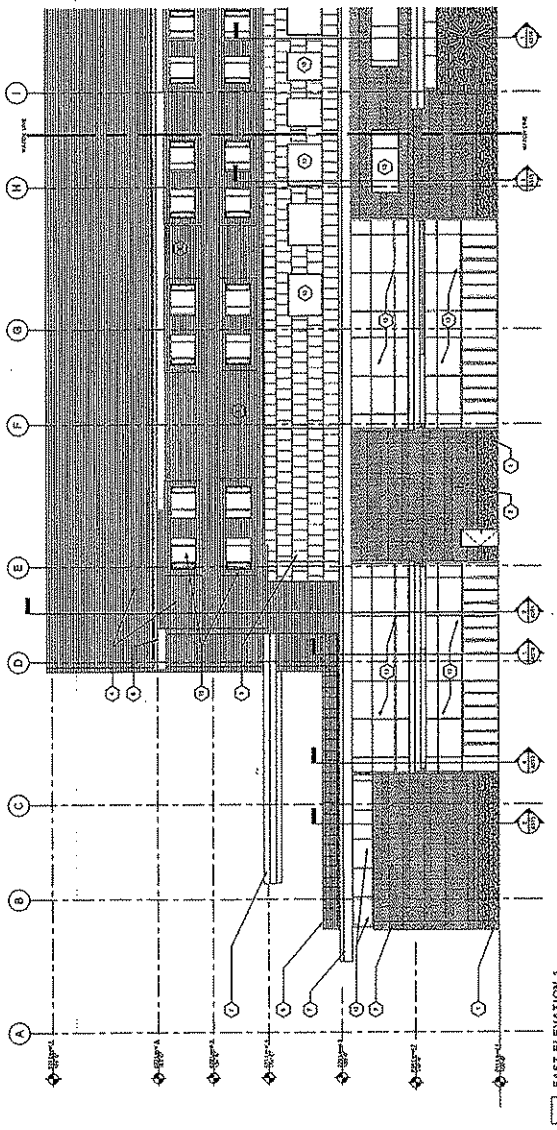
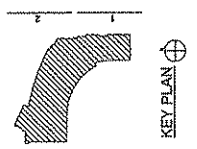
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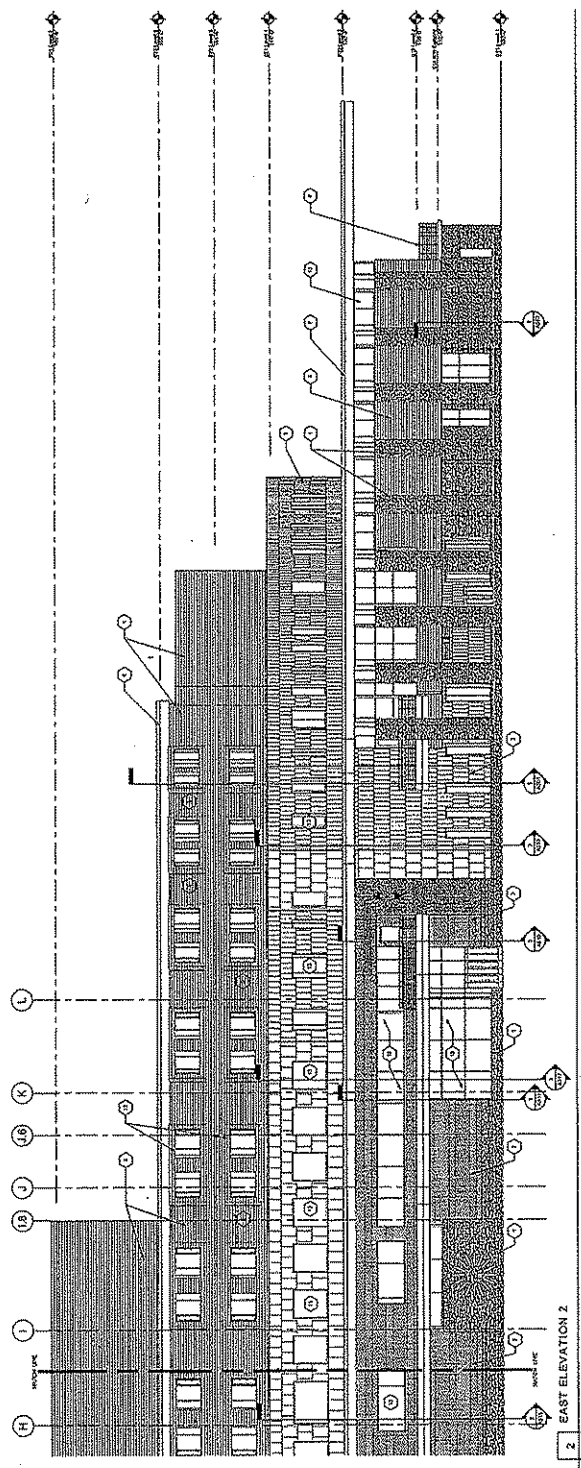


PRELIMINARY  
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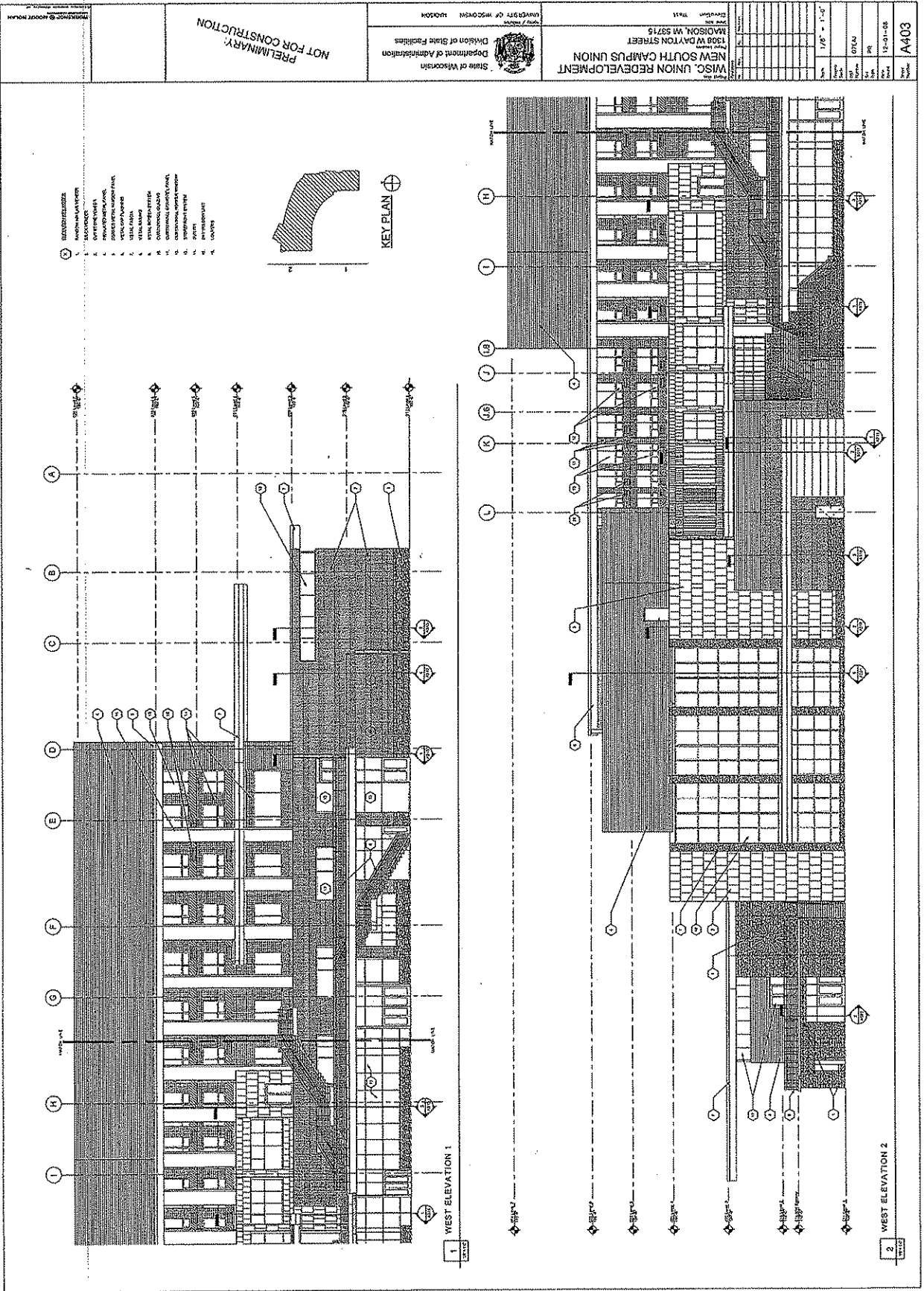
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- 3. FLOOR FINISHES
- 4. WALL FINISHES
- 5. CEILING FINISHES
- 6. ROOF FINISHES
- 7. MECHANICAL
- 8. ELECTRICAL
- 9. PLUMBING
- 10. STRUCTURAL
- 11. EXTERIOR
- 12. INTERIOR
- 13. LANDSCAPE
- 14. OTHER



1 EAST ELEVATION 1



2 EAST ELEVATION 2



WISC. UNION REDEVELOPMENT  
 NEW SOUTH CAMPUS UNION  
 1308 W. GAYTON STREET  
 MADISON, WI 53715

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

NOT FOR CONSTRUCTION  
 PRELIMINARY

UNIVERSITY OF WISCONSIN  
 MADISON, WISCONSIN

A403

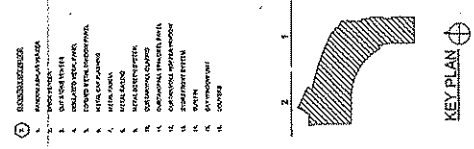
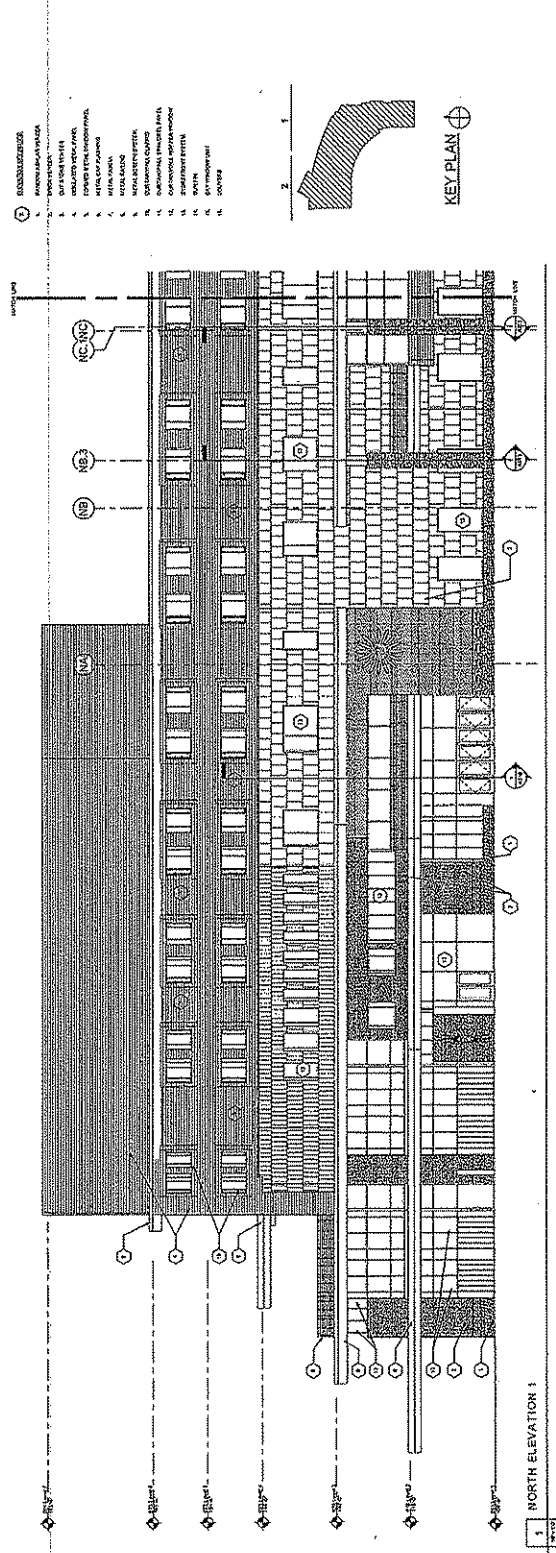
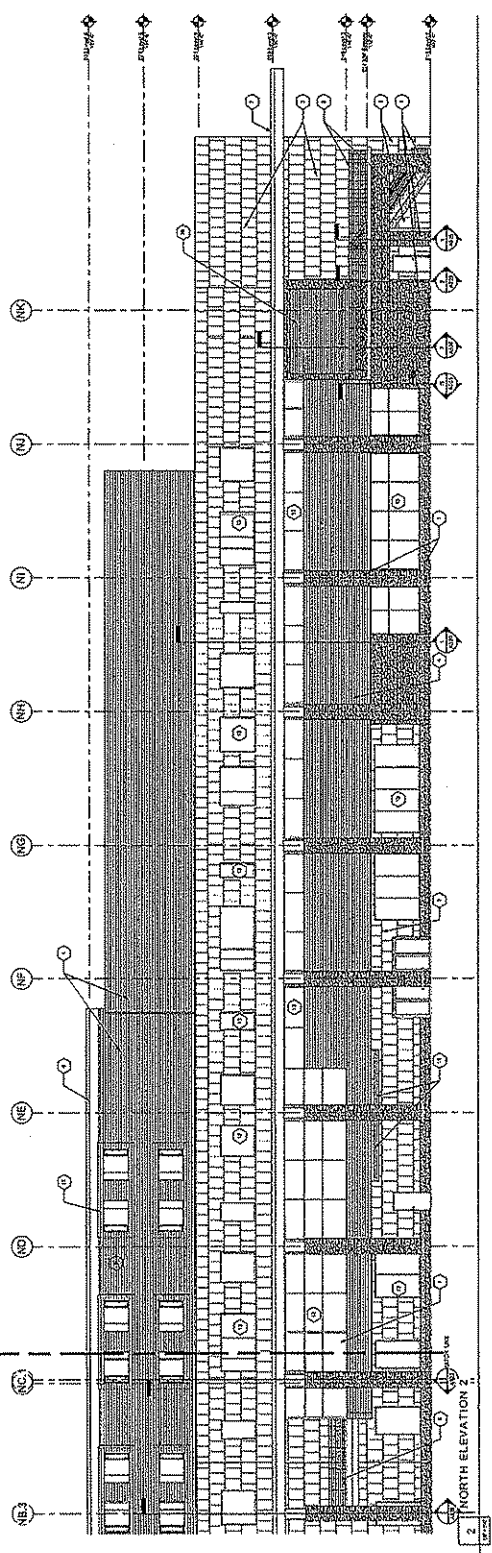
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Scale	1/8" = 1'-0"
Author	DRYER
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Discipline	ARCH
Project	WISC. UNION REDEVELOPMENT
Location	130 W DAYTON STREET MADISON, WI 53715
Client	UNIVERSITY OF WISCONSIN
Contract No.	
Revision	
Notes	

WISC. UNION REDEVELOPMENT  
130 W DAYTON STREET  
MADISON, WI 53715

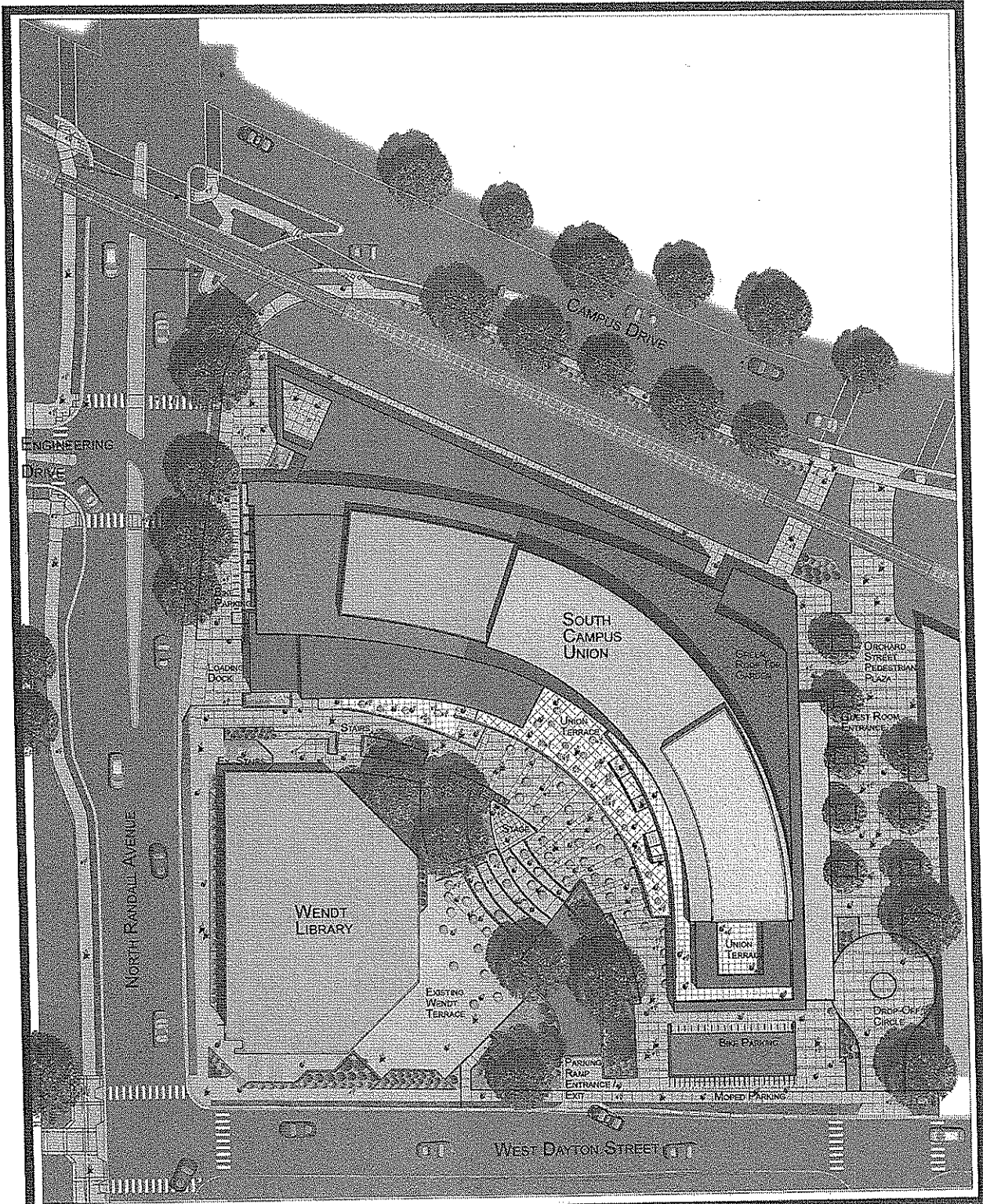
State of Wisconsin  
Department of Administration  
Division of State Facilities  
UNIVERSITY OF WISCONSIN  
MADISON

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT NO. 100077844



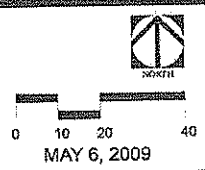
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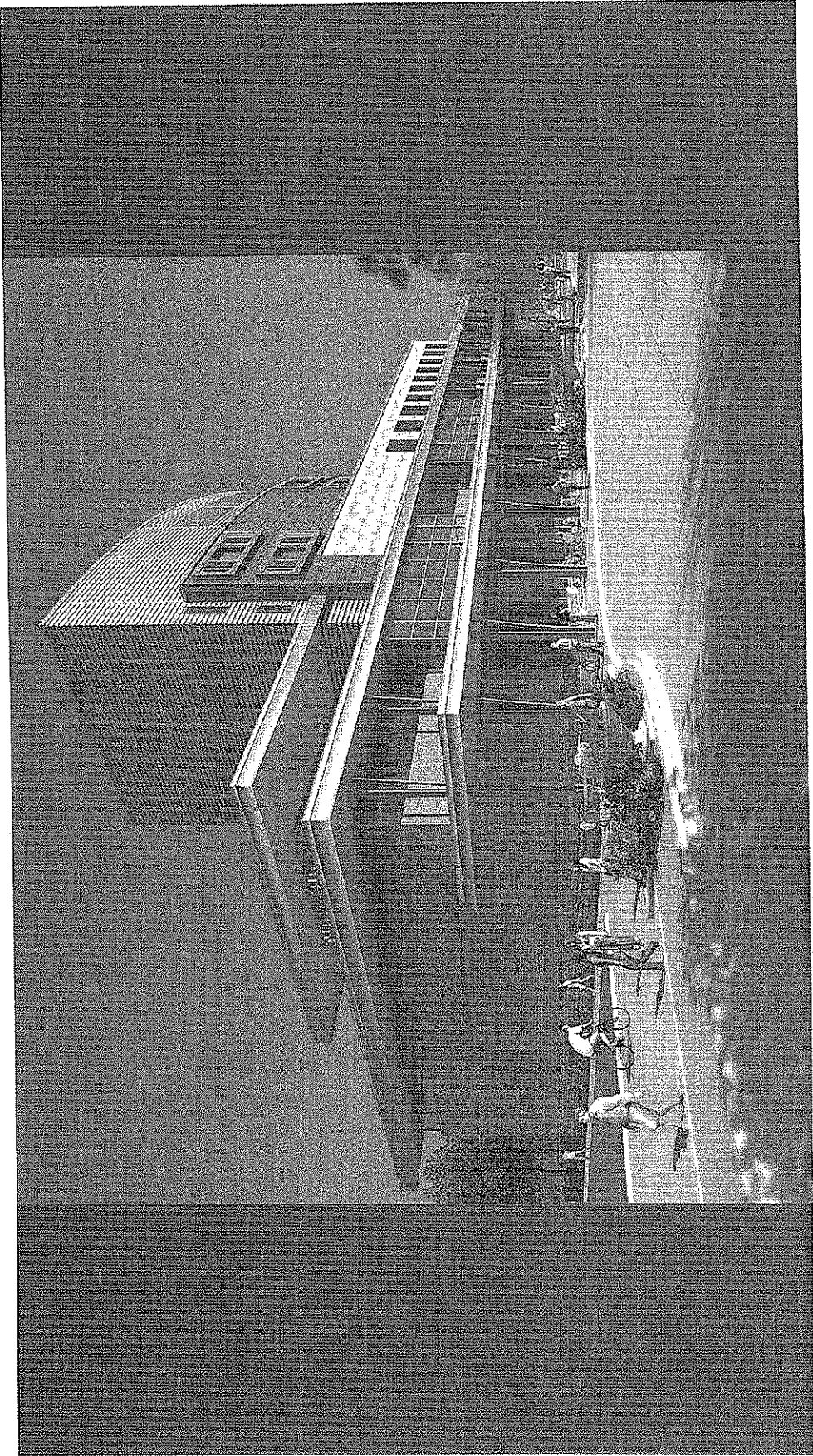




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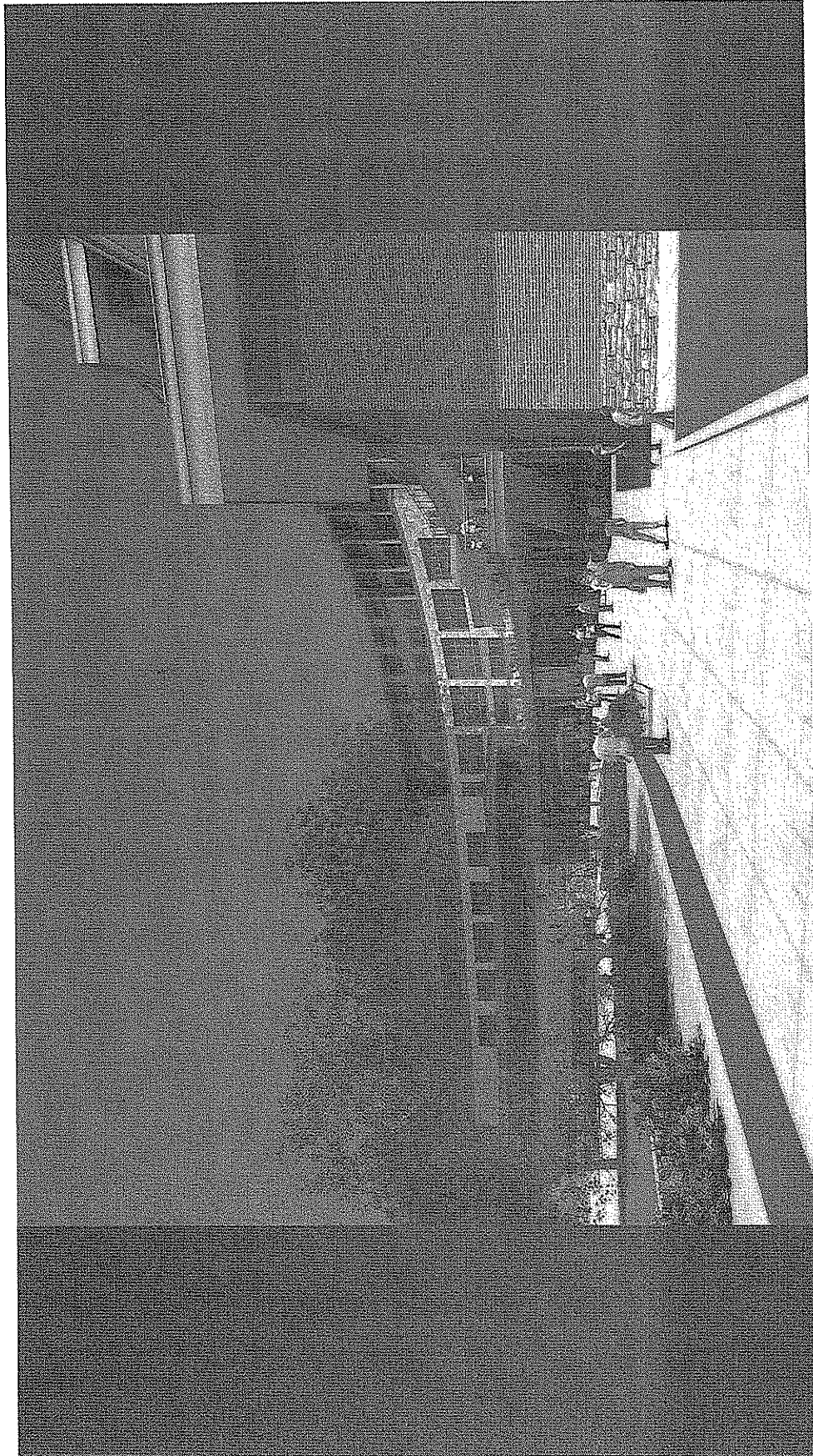
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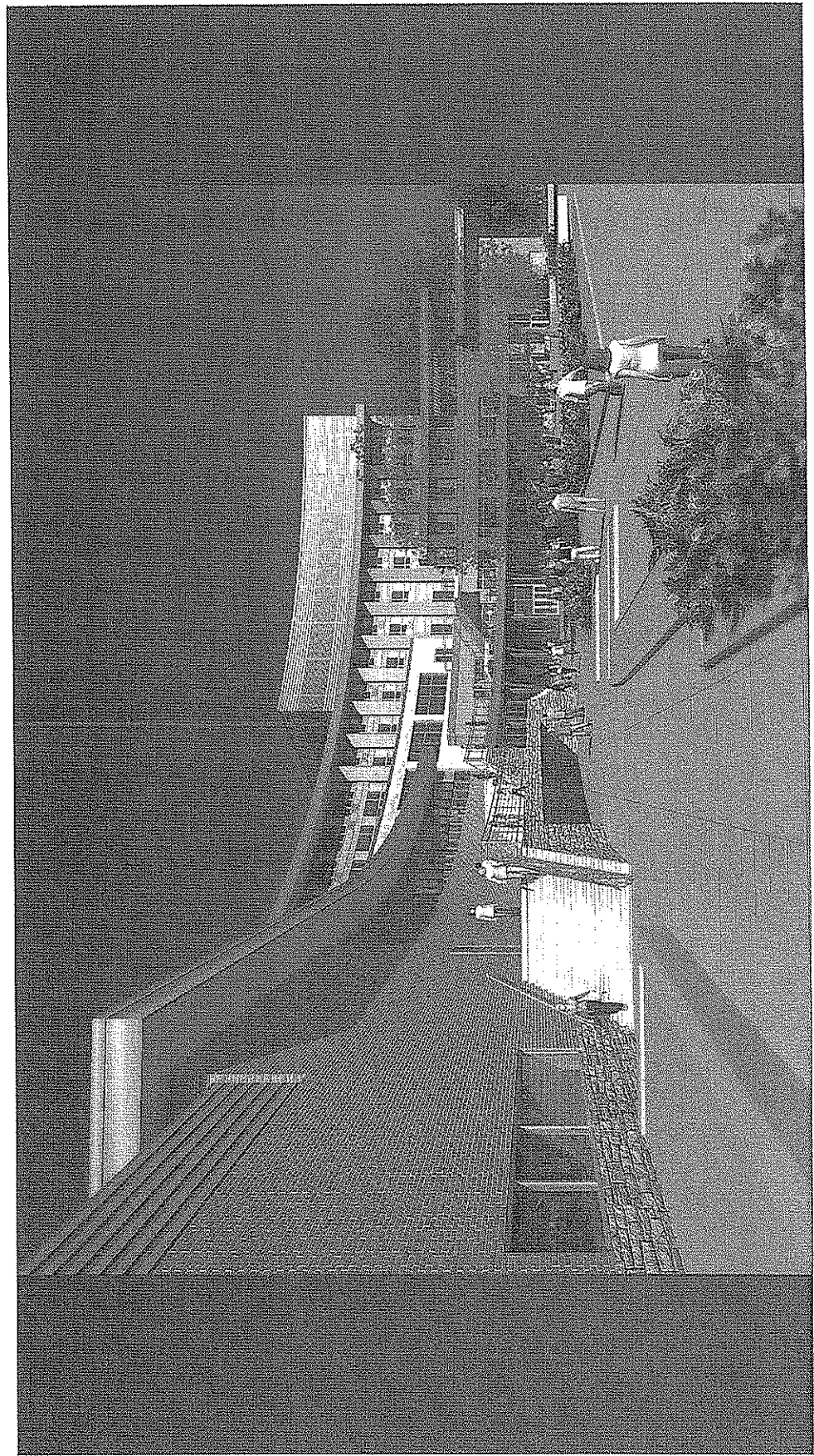
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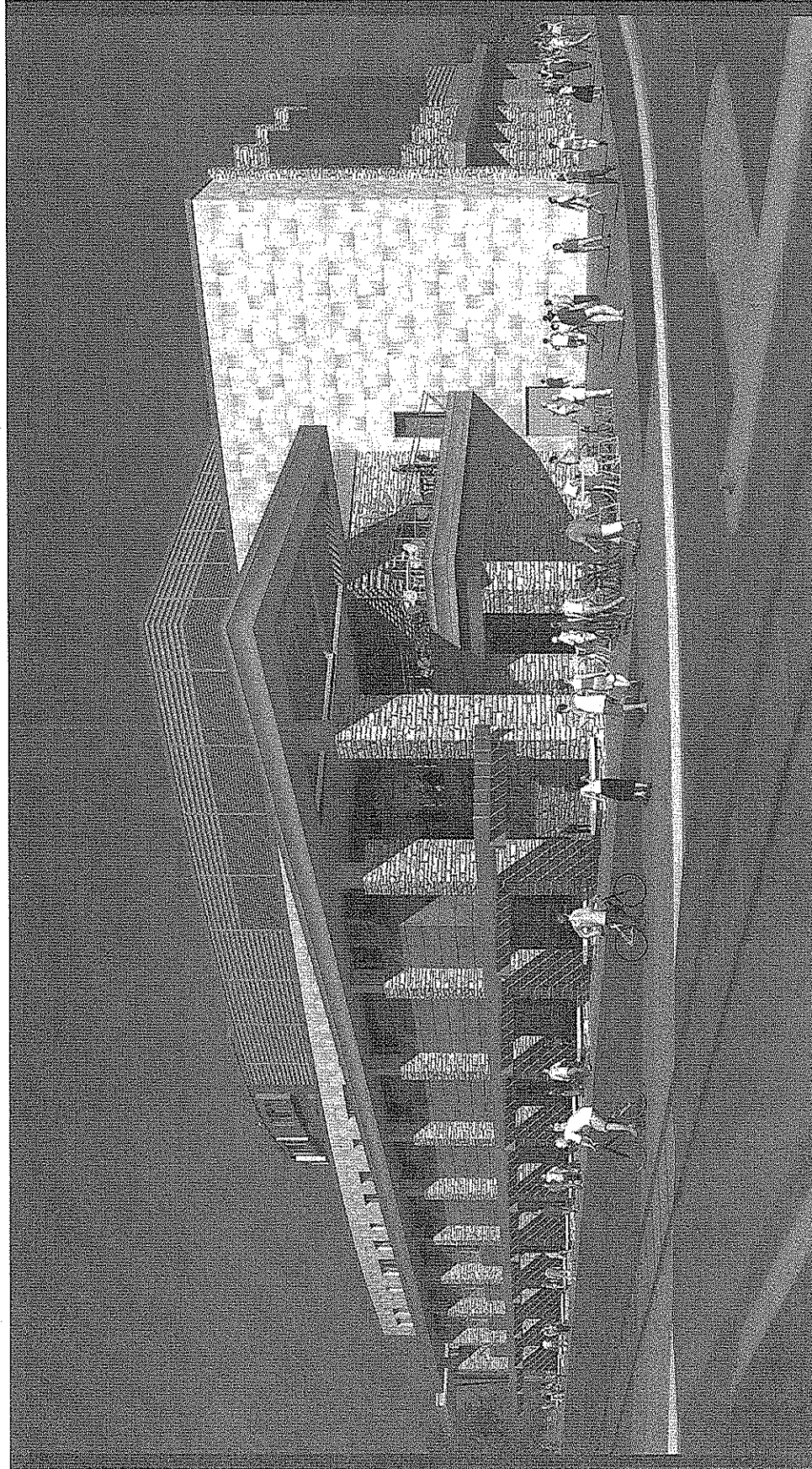
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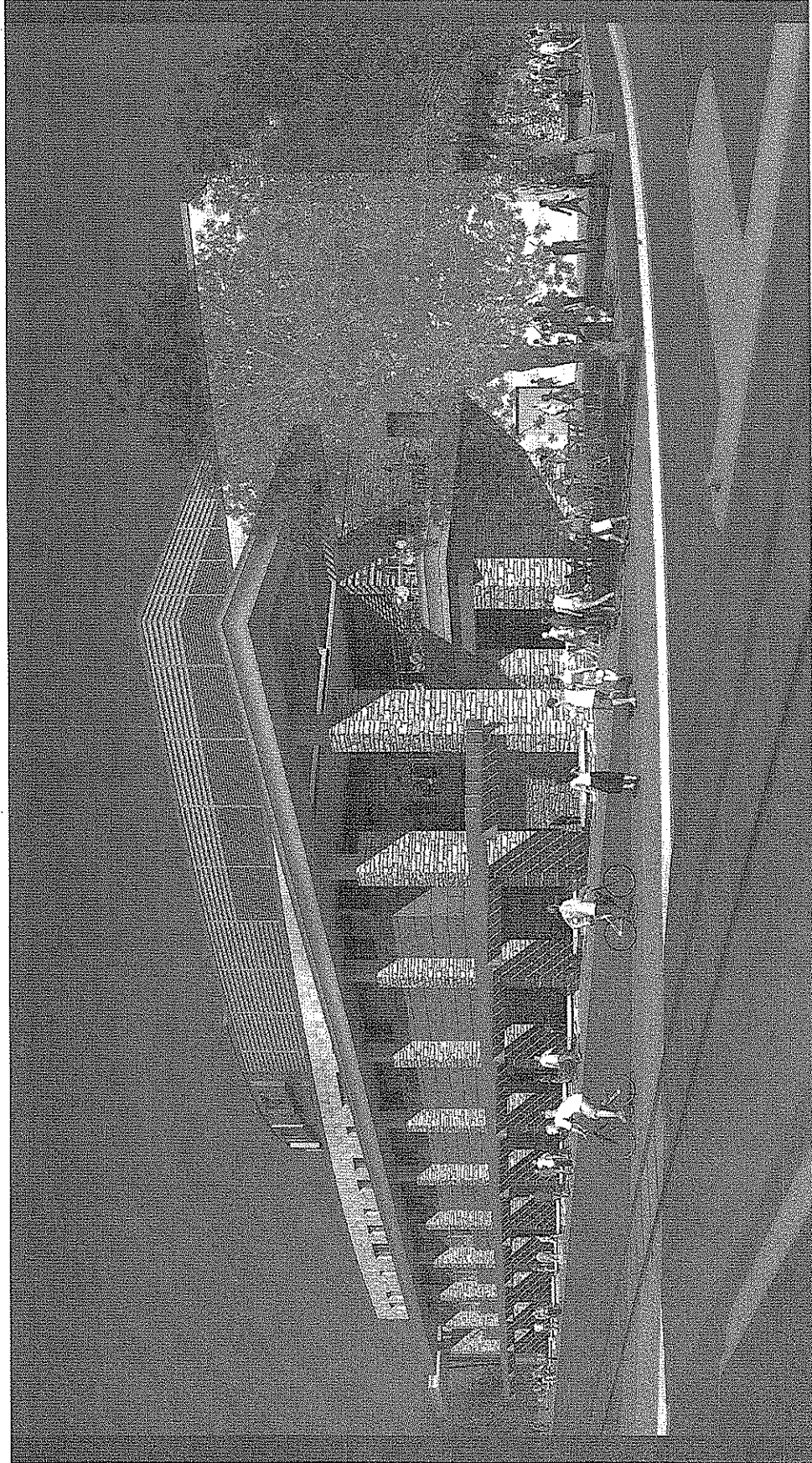
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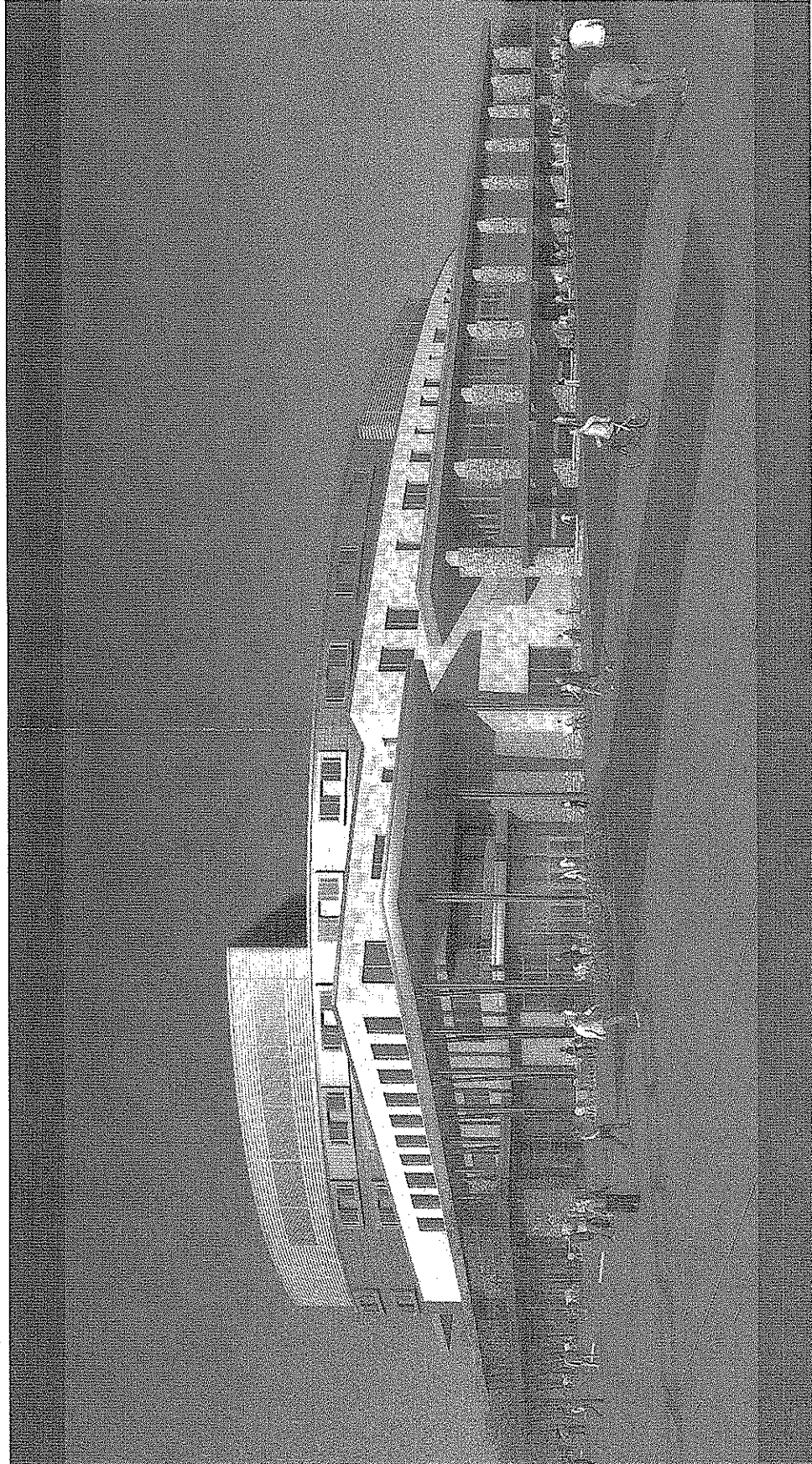
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