



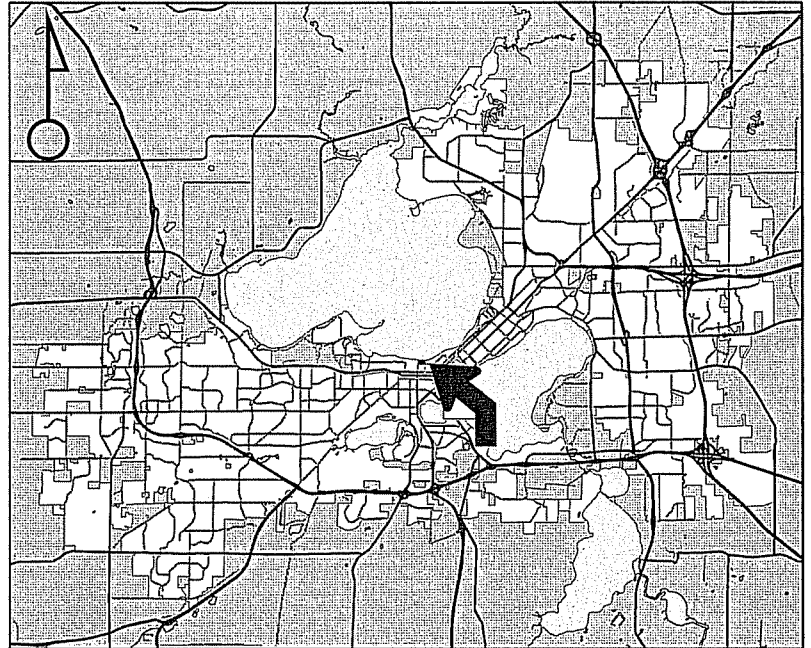
Location  
800 Langdon Street

Applicant  
Board of Regents, UW System/  
Gary A. Brown – UW Madison

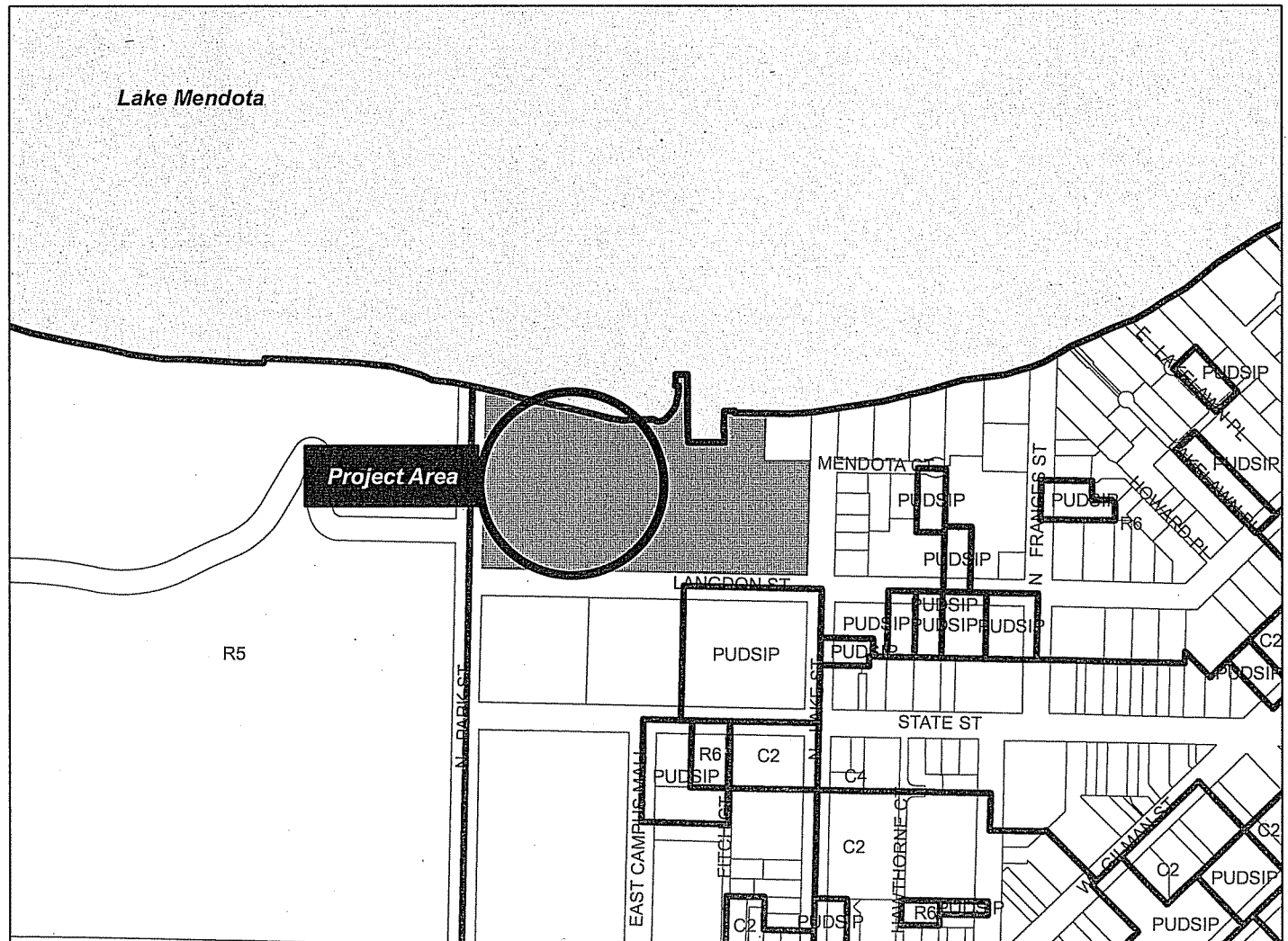
Existing Use  
UW Memorial Union

Proposed Use  
Renovation and expansion of the Memorial Union, including improvements on the north and west sides of Union Terrace and renovation of the shoreline

Public Hearing Date  
Plan Commission  
19 December 2011

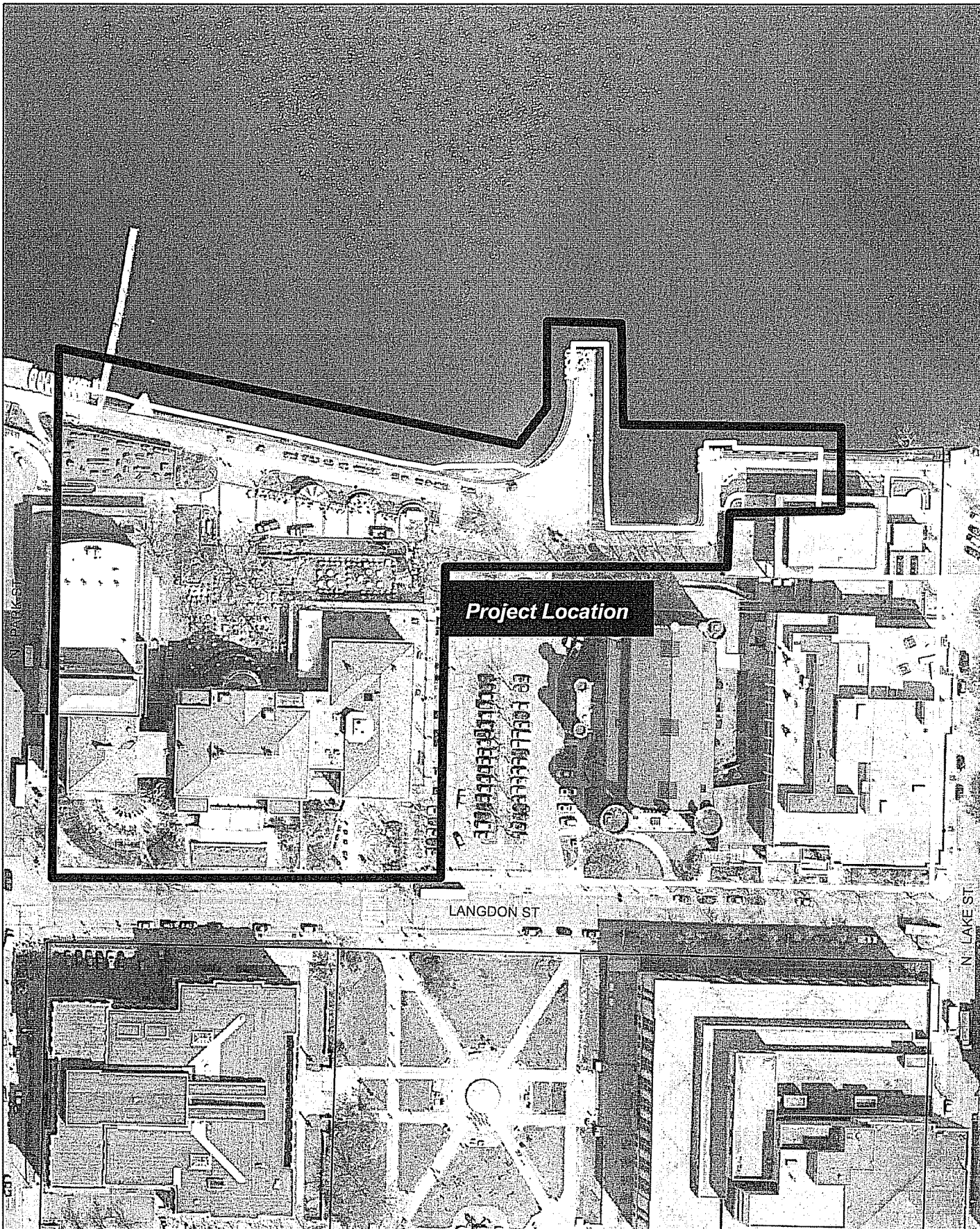


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 December 2011





# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

*University*

**FOR OFFICE USE ONLY:**

Amt. Paid N/A Receipt No. \_\_\_\_\_  
 Date Received 11/9/11  
 Received By JLK  
 Parcel No. 0709-143-0301-4  
 Aldermanic District 8 Scott Resnick  
 GO landmark, ZBA, waterfront  
 Zoning District R10 His L

**For Complete Submittal**

Application	<input checked="" type="checkbox"/>	Letter of Intent	<input checked="" type="checkbox"/>
IDUP	<u>N/A</u>	Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>	Zoning Text	_____
Alder Notification	_____	Waiver	_____
Ngrbrhd. Assn Not.	_____	Waiver	_____
Date Sign Issued	<u>11/9/11</u>		

**1. Project Address:** 800 Langdon Street **Project Area in Acres:** 1.35

**Project Title (if any):** Memorial Union Theater Wing Renovation

**2. This is an application for:**

**Zoning Map Amendment** (check the appropriate box(es) in only one of the columns below)

<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input checked="" type="checkbox"/> <b>Conditional Use</b> <input type="checkbox"/> <b>Demolition Permit</b>	<input checked="" type="checkbox"/> <b>Other Requests (Specify):</b> <u>GDP of entire site</u>

**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: 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

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

**4. Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_  
Renovate the existing approx. 96,000 GFS Memorial Union Theater; upgrade HVAC; redo SW plaza & north terrace

Development Schedule: Commencement August 2012 Completion July 2014

**5. Required Submittals:**

- 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:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ DNA See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**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 2005 UW-Madison Campus Master Plan Plan, which recommends: an addition to the north of the Theater Wing and historic renovation to the existing building for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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: Joint Southeast Campus Area Committee, 11/15/10, 03/21/11, 07/18/11; alder Scott Resnick, 07/18/11
  - NOTE: 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 and Planning Division staff; note staff persons and date.
 

Planning Staff: Brad Murphy Date: 04/06/11 Zoning Staff: Matt Tucker Date: 04/06/11
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name Gary A. Brown Date 11/09/11  
 Signature *Gary A. Brown* Relation to Property Owner Owner's Representative  
 Authorizing Signature of Property Owner *Gary A. Brown* Date 11/09/11



November 9, 2011

Mr. Matthew Tucker  
City of Madison Zoning Administrator  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53710

**RE: MAJOR ALTERATION TO AN EXISTING CONDITIONAL USE AND GDP APPROVAL  
MEMORIAL UNION REDEVELOPMENT PROJECT & ALUMNI PARK  
800 LANGDON STREET, 790 LANGDON STREET (situ address = 610 N. Lake Street)  
UNIVERSITY OF WISCONSIN-MADISON**

This is an application for a conditional use approval for proposed 31,971 gross square foot additions and redevelopment of 99,079 gross square feet in the existing UW Memorial Union located at 800 Langdon Street. A General Development Plan approval is also sought for the entire redevelopment of the Memorial Union site and the proposed Alumni Park to the east on the existing surface parking Lot 1 (790 Langdon Street). The property is currently zoned R-6 and HIS-L (historic landmark – the Red Gym/Armory is a City of Madison Landmark, as is Science Hall to the southwest across N. Park Street). Construction of Phase I redevelopment (the west Theater Wing of Memorial Union) is scheduled to begin in approximately August 2012 with completion projected for July 2014. Phase II development (remaining renovations to the Memorial Union, upgrades to the Memorial Union Terrace and the construction of Alumni Park) is currently scheduled to begin in summer 2014 for completion in 2017 based on funding availability.

**Application Materials**

Zoning Application  
Letter of Intent and Legal Description (12 copies)  
Small format bound set of drawings, 11 x 17 (7 sets) AND 8.5 x 11 (1 set)  
Large format bound set of drawings, 7 sets

**Project Participants**

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

**Owner's Contact:** University of Wisconsin – Madison  
Facilities Planning and Management  
919 WARF Building  
610 Walnut Street  
Madison, Wisconsin 53726  
Phone: 608-263-3023  
Fax: 608-265-3139  
Attn: Gary Brown  
E-Mail: gbrown@fpm.wisc.edu

Facilities Planning & Management

**Architects:** **Uihlein-Wilson Architects, Inc.**  
322 E. Michigan Street, Suite 400  
Milwaukee, Wisconsin 53202  
Phone: 414-271-8899  
Fax: 414-271-8942  
Attn: Del Wilson, AIA, Principal in Charge  
E-Mail: Delw@Uihlein-wilson.com

**Moody Nolan Architects**  
300 Spruce Street, Suite 300  
Columbus, Ohio 43215  
Phone: 614-461-4664  
Fax:  
Attn: Curtis J. Moody, FAIA  
E-Mail:

**Landscape Architect:** **JJR, LLC**  
625 Williamson Street  
Madison, Wisconsin 53703  
Phone: 608-327-4432  
Fax: 608-251-6147  
Attn: Bill Patek  
E-Mail: bill.patek@jjr-us.com

**MEP Engineers:** **Arnold & O'Sheridan, Inc.**  
4125 N. 124th Street  
Brookfield, Wisconsin 53045  
Attn: Irina Ragozin, PE, LC  
Phone: 262-783-6130  
E-Mail: iragozin@arnoldandosheridan.com

**Surveyor:** **Jenkins Survey and Design**  
161 Horizon Drive, Suite 101  
Verona, Wisconsin 53593  
Phone: 414-771-3390

**Contractor(s):** To be determined

**Building Use, Area, and Occupancy**

The University of Wisconsin-Madison is planning the redevelopment, renovation and expansion of the existing Memorial Union building located on campus at 800 Langdon Street. The project also includes future renovations to the Memorial Union Terrace, Lake Mendota shoreline reconstruction, and the proposed Alumni Park site development between the Memorial Union and the Red Gym/Armory building. This will be a multi-phase redevelopment project over a number of years, beginning with the west wing of the Memorial Union which houses the Union Theater. At this time, we are asking for approval of a major alteration to a conditional use for the first phase renovations and additions to the Union Theater and approval of the General Development Plan for the entire project site.

The project area is roughly described as N. Park Street on the west, Lake Mendota on the north, Langdon Street on the south and N. Lake Street on the east (excepting the Red Gym building, the Pyle Center and the Below Alumni Center facilities). Work along the Lake Mendota shoreline north of the Red Gym and the Below Alumni Center are part of the future Alumni Park project as described in the General Development Plan drawings. The first phase project site area is roughly 1.35 acres. The overall GDP project site is 6.5 acres in area. The overall GDP request anticipates multiple phases to be completed with at least two stages of building renovation and at least 3 stages of site work.

The Memorial Union today is 224,500 GSF on six occupied floors, including the basement. The original building was constructed between 1926 and 1928, and the Wisconsin Union Theater wing was added to the west in 1938. In 1957, the first floor cafeteria in the east wing was expanded outward and today, after a more recent remodeling, is known as Lakefront on Langdon. Over the years other minor additions and revisions have been made that have in-filled recesses in the façade and built upon lower roofs.

The Memorial Union is listed on the National Register of Historic Buildings as a contributing building in the Bascom Hill Historic District thus requiring design review by the Wisconsin Historical Society. The neighboring Red Gym/Armory and Science Hall are both National Landmark buildings and listed on the National Register as individual buildings within the overall district. Both of these buildings are also City of Madison Landmarks.

The original Memorial Union is of an Italianate Revival style, and the theater wing addition followed in the Art Deco style. Art Deco was continued, loosely, in the 1957 cafeteria addition, bringing a degree of balance to the structure. The exterior walls of the building are Bedford limestone with accents of Winona travertine and the hipped roofs are of green clay tile. Windows are of wood, aluminum and glass block as representative of the different time periods of the work.

The overall project goal is to preserve that which is historic and loved while making selective demolitions, additions and remodeling to better organize the building's functions and to improve circulation, life safety and service functions necessary for the smooth operation of the facility.

To accomplish project goals, Phase I proposes four key elements: demolition and reconstruction of the west wing connector to the main building; addition of a new theater lounge to the north towards Lake Mendota (located on top of new Hooper's space); addition of a new rehearsal room and expanded Play Circle Theater south toward Langdon Street; fifth floor vertical additions on top of both the east and west connector wings; and an expanded basement areas with minimal visual impact to provide new mechanical space underground. Phase I site work anticipates improvements on the north and west area of the Union Terrace, improvements to the north end of North Park Street, and site improvements at the corner of North Park and Langdon Streets. Although currently under a separately enumerated project, but likely incorporated within the first phase, is the Lake Mendota Shoreline renovation project between N. Park Street and N. Lake Street which rebuilds the existing shoreline (see more information below).

Additional future redevelopment phases will complete the Memorial Union interior remodeling with new underground mechanical spaces at the Union's southeast corner on Langdon Street. This will result in a series of site improvements for site accessibility; all being coordinated with the transformation of Lot 1 into the proposed Alumni Park. As part of this future phase, the project intends to build an underground loading dock beneath Alumni Park to serve the delivery needs of the Memorial Union, Pyle Center, Red Gym and the Below Alumni Center. The GDP site work will also consist of minor improvements to the central and east portions of the Union Terrace to improve the outdoor performance stage setting and increase site accessibility for people with disabilities. Many of the historic oak trees and limestone seat walls will be saved as part of the overall renovation plans.

The existing Memorial Union facility houses 600 to 1,000 employees on any given day and numerous visitors. Regular use of the Memorial Union is approximately 6,000 to 10,000 visitors per day. The Memorial Union currently has 6 hotel style rooms for overnight guests. The renovated facility will include the same number in renovated, new guest rooms.

#### **SITE CONCEPTS:**

The southwest corner at N. Park Street and Langdon Street is a high visual impact zone given the proximity to the historic grand stairs, which will remain along with an existing entry to the second floor gallery. The project proposes an underground mechanical addition and a re-design of the corner plaza entry and bicycle parking to improve access to the Union. The plaza supports a new major accessible entry to the Theater wing and waiting space for large number of local and regional buses that serve students. Bike parking will be included along with a small outdoor seating area.

The proposed North Park Street site design changes are minor and seek to protect the canopy of the existing Theater by moving the east curb line west to align with recent similar changes coordinated with city Traffic Engineering. The project proposes that the North Park Street cul-de-sac area will need major rework replacing the guardrails, walls, stairs and planters. It is anticipated that site work will continue west of the Park Street right-of-way to the east wall of Helen C. White Library and the Lake Lab, a small brick building just to the north and west of the north end of N. Park Street. Bike and moped parking will also be included in these areas. A site for the existing B-cycle station will also be incorporated into the overall site design.

The shoreline rehabilitation project will reconstruct the Lake Mendota shoreline in front of the Wisconsin Union from N. Park Street to N. Lake Street, stabilizing the shoreline and reconfiguring it removing the existing concrete pier. A city approved "dock line" exists between N. Park Street and N. Lake Street. Reconstruction of the shoreline will basically follow that line in an east-west direction with improvements to include a new permanent pier structure north of the Red Gym and a seasonal transient pier connected to the permanent pier north of the Alumni Center.

Planned re-construction of the north addition will impact the existing Memorial Union Terrace. Care will be taken to limit disturbance to only that area necessary to complete construction. Existing trees to remain will require protection and diligent monitoring. During Phase I, Lot 1 – the parking lot east of the Memorial Union – will be used for construction staging and neighborhood (Union, Pyle Center, Red Gym, and Alumni House) deliveries beginning with the shoreline rehabilitation project.

The renovated Memorial Union will continue to have standard operating hours of 7:30 AM to 11:00 PM Monday through Friday during the school year and on weekends and holiday, 9:00 AM to 11:00 PM.

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. Under Phase II of this project, Lot 1 will be removed to make way for the underground loading dock. Directly adjacent to Memorial Union is Parking Lot 6, underneath the Helen C. White Library, which is available to visitors, including people with disabilities. Accessible parking for events in the Memorial Union will be served by these spaces in Lot 6. Metered City parking can also be found on most nearby streets as well as the City's public parking ramp on North Lake Street, a block away. Overall, within three or four blocks of the Memorial Union, visitors can find nearly 1,400 parking spaces, including underneath Grainger Hall, the Pyle Center, and the Southeast campus parking ramp (Lot 46) at the corner of N. Lake Street and W. Johnson Street.

Seven intercity bus vendors are currently accommodated on Langdon Street near the Memorial Union representing a more than doubling of the typical number of buses stopping here. The situation has motivated Mayor Paul Soglin to form a joint Campus and City task force to develop alternative locations and strategies for intercity bus stationing and pick-ups. This task force is expected to issue its report soon to the Mayor. Parking for taxis that provide service to users of the regional bus system will need to be negotiated with the City of Madison along Langdon Street. Short term metered street parking will also need to be negotiated for drop-off and pick-ups for regional bus users.

Bike and moped parking will be accommodated throughout the site in equal or greater numbers than exist today. Additional bike parking will be provided along the west side of North Park Street as well as along Langdon Street and near Alumni Park. See submitted drawings for defined bike and moped parking locations and proposed quantities.

Alumni Park will transition Lot 1 from a vehicular service and parking facility to a pedestrian plaza and open space at the north terminus of the East Campus Mall. This future project area is defined as the east façade of the Memorial Union to the west façade of the Red Gym, to the shores of Lake Mendota and around the north side of the Red Gym to the Below Alumni Center and along the shoreline north of the Below Alumni Center to North Lake Street. A combination of site walls and ramps will transition from Langdon Street up to Alumni Park which becomes a green roof over a loading facility serving Memorial Union, Red Gym and Pyle Center. The park will feature commemorative features and garden areas recognizing accomplishments of the University. It is important to note the intent of the Park is not to commemorate private donors but to celebrate the overall accomplishments of the University. To the north, the park will tie to the existing shoreline sidewalk with stairs and ramps negotiating grade change as the park moves off the loading facility and works to blend into the grade north of the Red Gym, the Memorial Union Terrace, and the shoreline sidewalk. The park creates numerous areas for large gatherings in addition to many smaller secluded areas for reflection, small gatherings or a place for solitude. The park will feature levels of material on par with the East Campus Mall and many features will be enhanced beyond. Landscaping will accentuate the site elements working to frame many areas and viewsheds in addition to softening the built environment.

The Alumni Park project also includes a proposed new permanent, pile supported pier structure north of the Red Gym and a seasonal transient dock for the first ever public boat access to the Memorial Union Terrace and Alumni Park. These concepts are all contingent on successful fundraising by the Wisconsin Alumni Association. Advance discussions with the Wisconsin Department of Natural Resources supports these concepts and they have committed to assisting in necessary permit approvals to advance the project. All three projects, the Memorial Union redevelopment, the Lake Mendota Shoreline project and the Alumni Park development are all being designed by JJR here in Madison and all three projects have been closely coordinated from a design perspective.

Exterior building materials of the north and south additions to the Union Theater will be consistent with the existing building including stone, glass and precast concrete. The design of the additions will be developed such that they complement the existing architecture but are clearly an addition of their time and place.

The planned loading and service functions for the building will occur via the underground loading dock to be created with Phase II of the overall project. Until that time, service and loading access will be as existing through the Lot 1 surface parking lot. Trash and recycling containers will remain in Lot 1 for Phase I and be located in the future



underground loading dock under Phase II development. Large vehicle access to the future underground loading dock will be via a new ramp accessing the underground dock off of Langdon Street. A turntable will be included that allows the large vehicles to be turned around to load out from the rear of the truck and then exit out the same ramp to Langdon Street. From a maintenance standpoint, trash removal is handled by University custodial staff on a daily basis. 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 and Wisconsin Union staff.

Building custodial staff are responsible for snow and ice removal near the building entrances and on the walks leading into the building.

Building signage is existing on the south side along Langdon Street. New building mounted or ground mounted building signs will be included as part of the project utilizing the campus standards. Campus standard, sharp cut-off lighting fixtures will be used across the site.

From a fire protection standpoint, the entire building will eventually be fully sprinkled under the two-phase project.

The overall project follows closely the 2005 UW-Madison Campus Master Plan that suggests a small addition to the north of the Union Theater and redevelopment of the space between the Memorial Union and the Red Gym.

The overall project has been presented to the Joint South East Campus Area Committee, including the local alderperson, for an informational review in July 2011 and has been presented to the City of Madison development assistance team (DAT) in April 2011. Further presentations and updates will be made to the DAT and the neighborhoods via the Joint South East committee for a recommendation to the Plan Commission.

The overall project will be seeking a minimum LEED Silver rating for sustainability efforts.

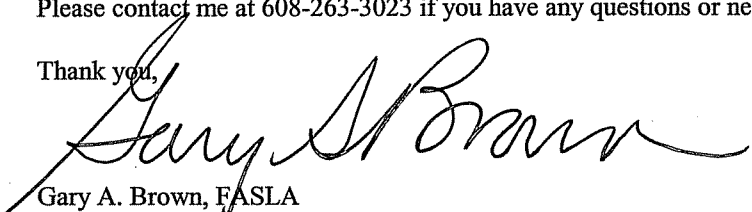
### **HISTORIC PRESERVATION**

The Memorial Union is not a designated City Landmark but is a contributing building in the Bascom Hill Historic District which is listed on the National Register of Historic Places. The State of Wisconsin has commissioned a Preservation Plan outlining building areas and elements of particular historic significance and is also providing guidelines for potential additions and modifications as part of that plan. The design team is, as part of its scope, preparing a Historic Structure Report documenting the past and present condition of the building and describing design intentions as they relate to the National Park Service's Secretary of Interior historic preservation guidelines. The Wisconsin Historical Society has determined that certain strategies may create an "adverse effect" relative to these guidelines. The University of Wisconsin is working with staff in the Wisconsin Historical Society to develop an agreed upon mitigation strategy based on the current design. Those mitigation strategies include documenting and presenting the overall history of the Wisconsin Union, the Union Theater and Hoofers in permanent displays throughout the building.

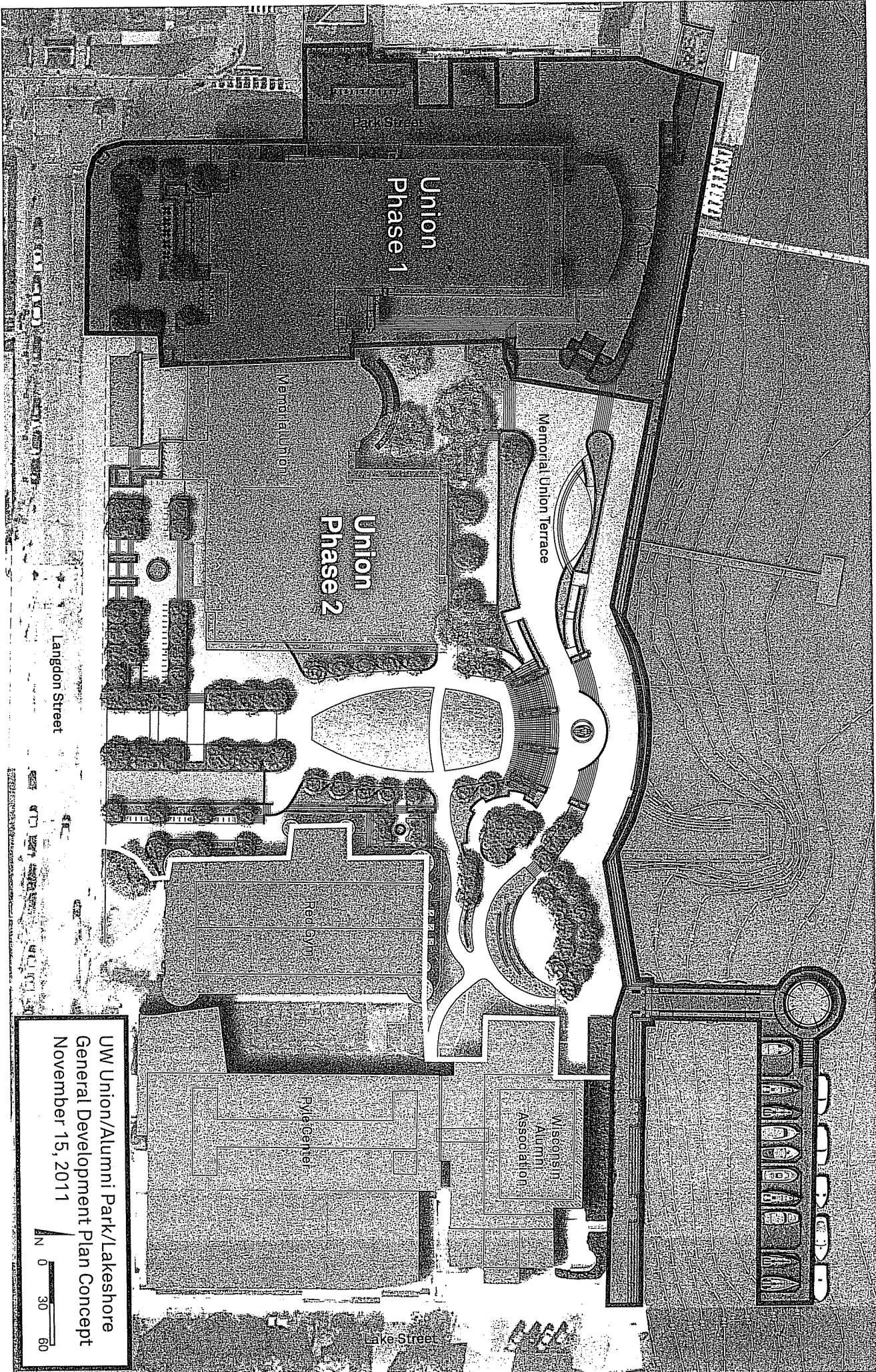
**Legal Description of Site** - See attached.

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

Thank you,

  
Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture  
Facilities Planning & Management, University of Wisconsin-Madison

Xc: Angela Pakes Ahlman, UW-Madison FP&M Project Manager      Alder Bryon Eagon, District 8, City of Madison Common Council  
Sam Calvin, DOA/DSF Project Manager                                      Mark Guthrie, Director, Wisconsin Union  
Wendy Von Below, Wisconsin Union Project Manager



Union  
Phase 1

Union  
Phase 2

Memorial Union Terrace

Memorial Union

Red Gym

Pyle Center

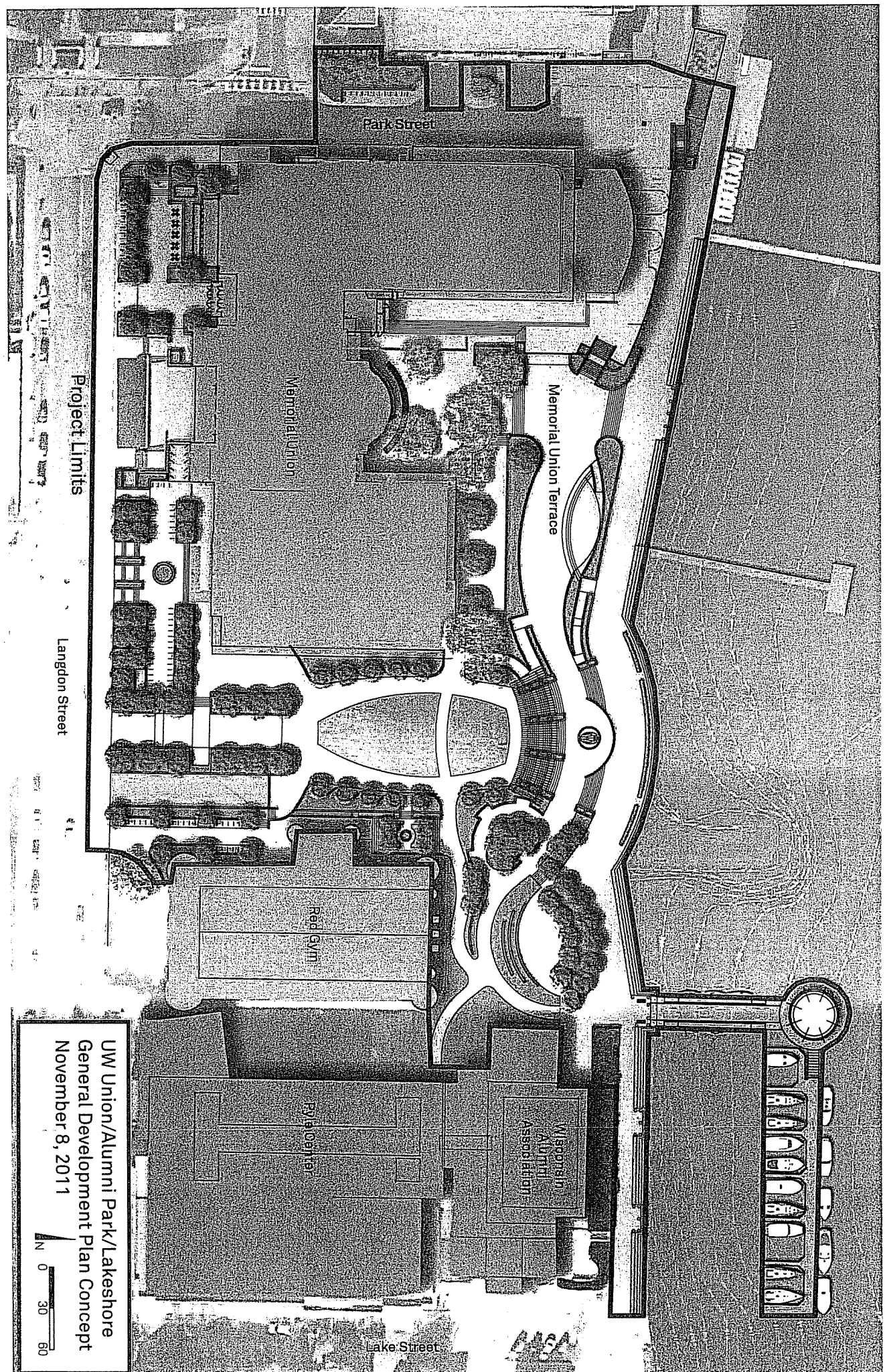
Wisconsin  
Alumni  
Association

Langdon Street

Lake Street

UW Union/Alumni Park/Lakeshore  
General Development Plan Concept  
November 15, 2011





Project Limits

Langdon Street

Park Street

Memorial Union

Memorial Union Terrace

Red Gym

Wisconsin Alumni Association

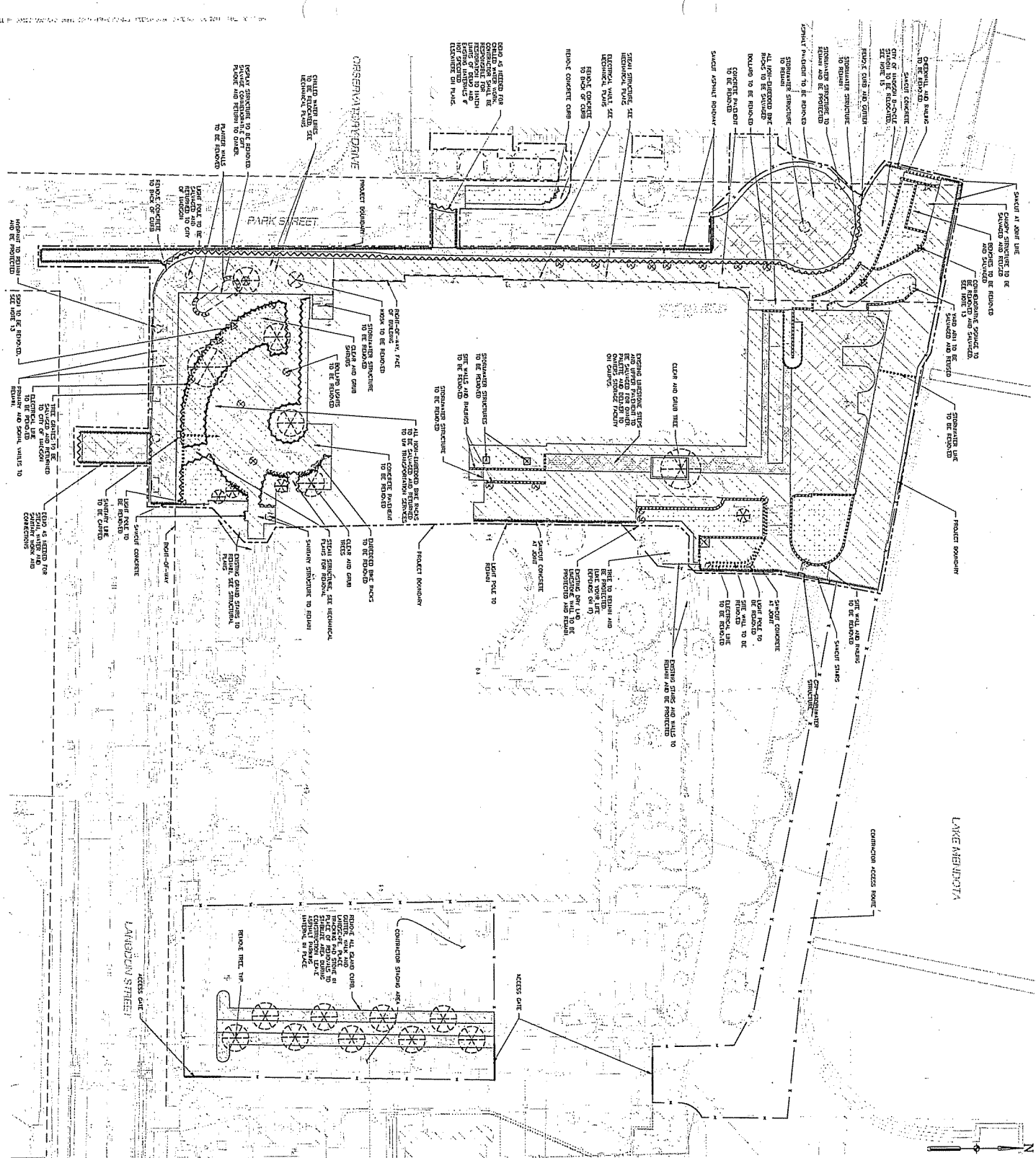
Eyle Denter

Lake Street

UW Union/Alumni Park/Lakeshore  
General Development Plan Concept  
November 8, 2011







- LEGEND**
- EXISTING STRUCTURE - SEE E011
  - STRUCTURE TO BE REMOVED
  - FOUNDATION TO BE REMOVED - SEE A011
  - CONCRETE REMOVAL
  - ASPHALT/PAVING REMOVAL
  - SITE EXCAVATION - SEE NOTES
  - VEGETATION TO BE REMOVED
  - TREE PRESERVATION
  - STRUCTURE TO BE SAVED
  - STRUCTURE TO BE SAVED WITH INTERIOR FINISH
  - UTILITY EASEMENT
  - UTILITY EASEMENT WITH DEPTH
  - EASEMENT
  - UTILITY CUT
  - UTILITY STRUCTURE REMOVAL
  - UTILITY STRUCTURE REMOVAL WITH DEPTH
  - STRUCTURE TO BE REMOVED WITH DEPTH
  - STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION
  - STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION AND RETAINING WALL
  - STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION AND RETAINING WALL AND DRIVEWAY
  - STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION AND RETAINING WALL AND DRIVEWAY AND PARKING

- NOTES**
1. CONTRACTOR SHALL CONTACT BUREAU OF PUBLIC WORKS AND INTERMEDIATE DISTRICT TO OBTAIN NECESSARY PERMITS AND APPROVALS FOR ALL WORK TO BE PERFORMED.
  2. BEFORE ANY WORK COMMENCES, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.
  3. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND DEPTH SHALL BE DETERMINED.
  4. CONTRACTOR TO VERIFY DEPTHS OF ALL UTILITIES AND DEPTHS SHALL BE MARKED AT 5' INTERVALS.
  5. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE REMOVED OR DAMAGED.
  6. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE REMOVED OR DAMAGED.
  7. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE AND SHALL NOT REMOVE ANY UTILITIES.
  8. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITIES OR STRUCTURES UNLESS THEY ARE IDENTIFIED AS SUCH BY THE CITY OF MADISON.
  9. ALL UTILITIES IDENTIFIED SHALL BE MARKED WITH THE CITY OF MADISON.
  10. ALL UTILITIES IDENTIFIED SHALL BE MARKED WITH THE CITY OF MADISON.
  11. REMOVE ALL EXISTING CONCRETE AND BRICKWORK.
  12. REMOVE ALL EXISTING METAL.
  13. REMOVE ALL EXISTING BRICKWORK.
  14. REMOVE ALL EXISTING FOUNDATION.
  15. REMOVE ALL EXISTING DRIVEWAY AND PARKING.
  16. REMOVE ALL EXISTING VEGETATION.
  17. REMOVE ALL EXISTING ASPHALT/PAVING.
  18. REMOVE ALL EXISTING SITE EXCAVATION.
  19. REMOVE ALL EXISTING TREE PRESERVATION.
  20. REMOVE ALL EXISTING STRUCTURE TO BE SAVED.
  21. REMOVE ALL EXISTING STRUCTURE TO BE SAVED WITH INTERIOR FINISH.
  22. REMOVE ALL EXISTING UTILITY EASEMENT.
  23. REMOVE ALL EXISTING UTILITY STRUCTURE REMOVAL.
  24. REMOVE ALL EXISTING UTILITY STRUCTURE REMOVAL WITH DEPTH.
  25. REMOVE ALL EXISTING STRUCTURE TO BE REMOVED WITH DEPTH.
  26. REMOVE ALL EXISTING STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION.
  27. REMOVE ALL EXISTING STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION AND RETAINING WALL.
  28. REMOVE ALL EXISTING STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION AND RETAINING WALL AND DRIVEWAY.
  29. REMOVE ALL EXISTING STRUCTURE TO BE REMOVED WITH DEPTH AND FOUNDATION AND RETAINING WALL AND DRIVEWAY AND PARKING.



**Wisconsin Union Redevelopment Project - Theater Wing Renovation**  
 University of Wisconsin - Madison  
 Madison, Wisconsin

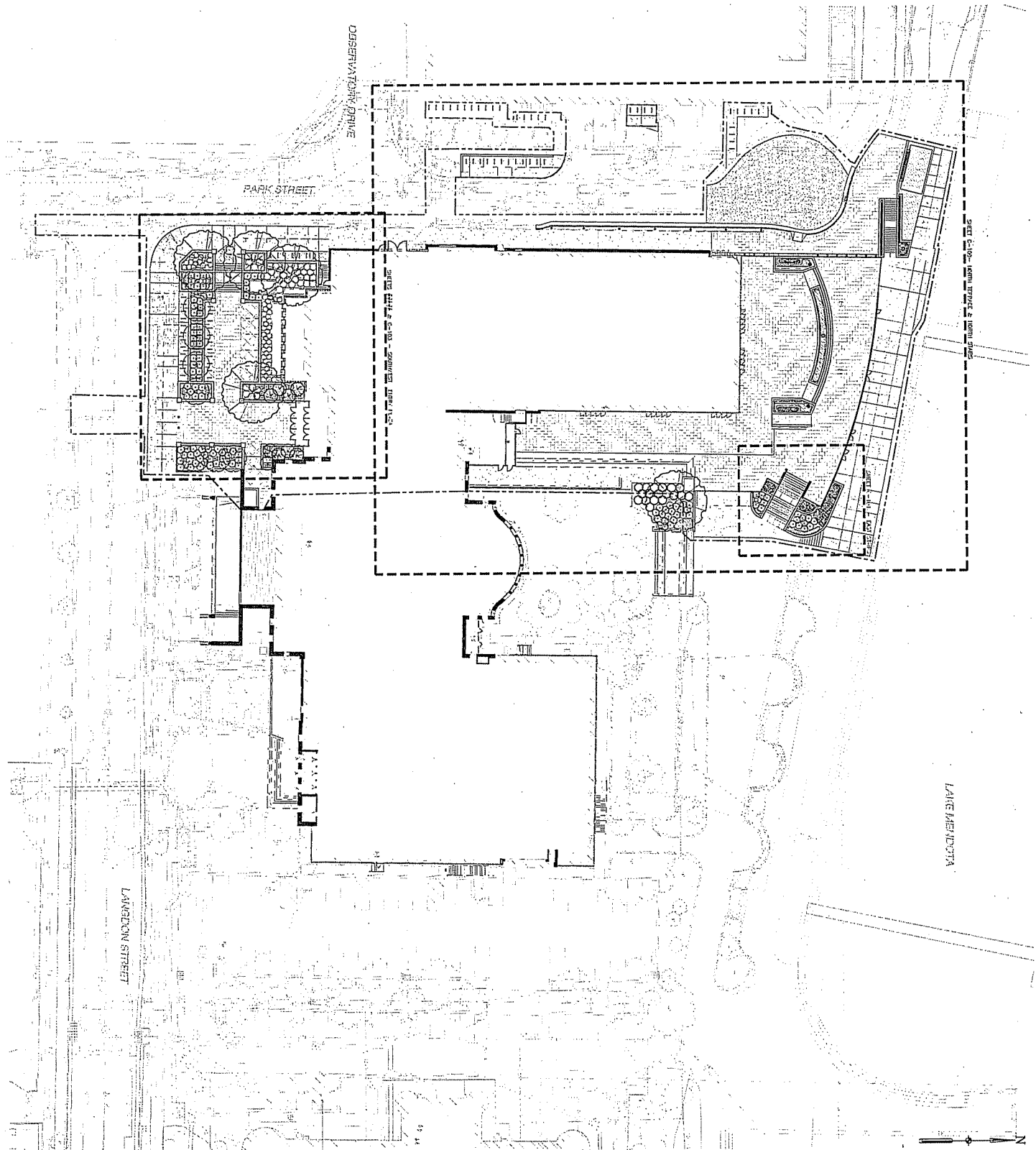
Demolition Plan - Overall

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

800 Langdon St  
 Madison, WI 53708

**JJR**  
 JAMES J. RYAN, LTD.  
 ARCHITECTS AND ENGINEERS  
 1100 UNIVERSITY AVENUE  
 MADISON, WISCONSIN 53706  
 TEL: 769-5551

**UTHELEN/WILSON  
 MOODY-NOLAN**



LEGEND  
 - - - - - PROJECT BOUNDARY - SEE  
 CONT FOR LIST OF ROOMS



REV	DATE	BY	CHK	APP	REASON
1	10/29/2011	JJR	PR		ISSUED FOR PERMIT

Wisconsin Union Redevelopment  
 Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin

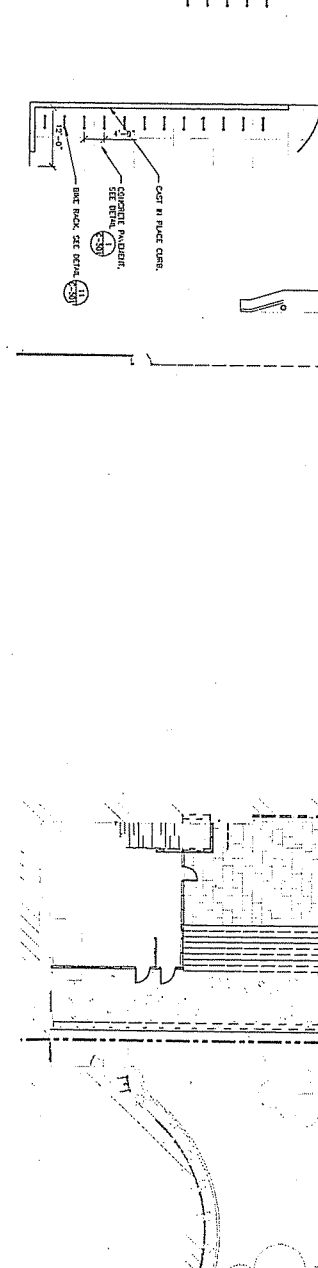
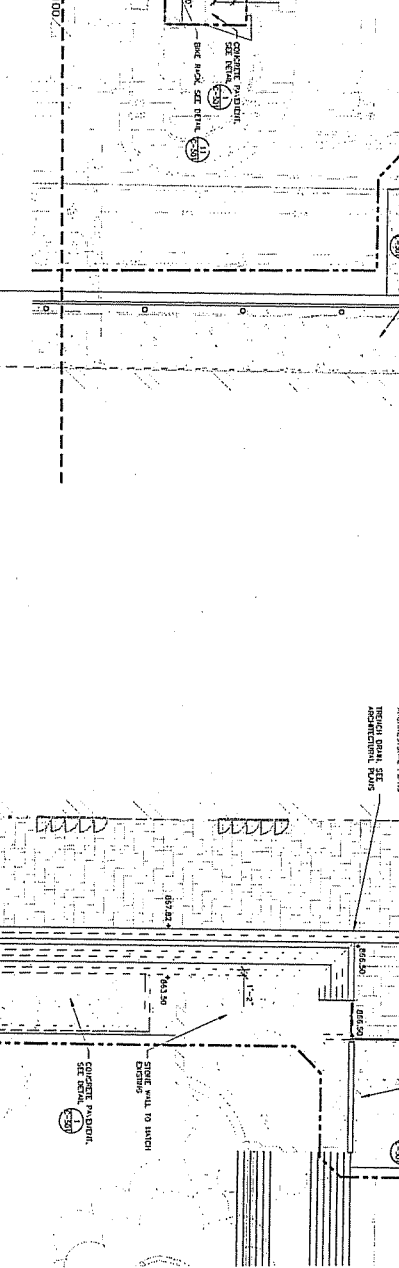
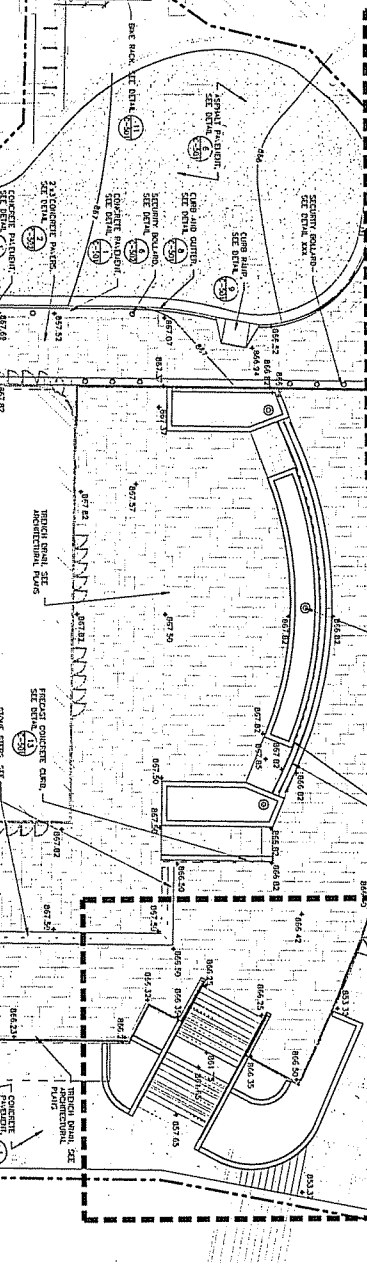
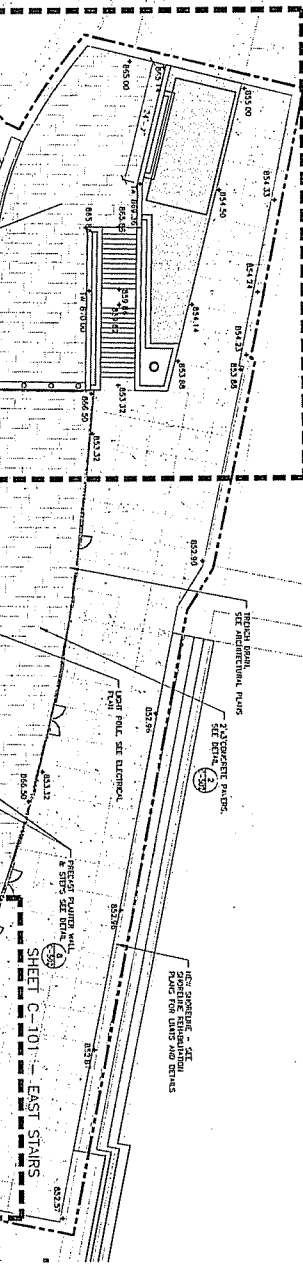
General Development Plan

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

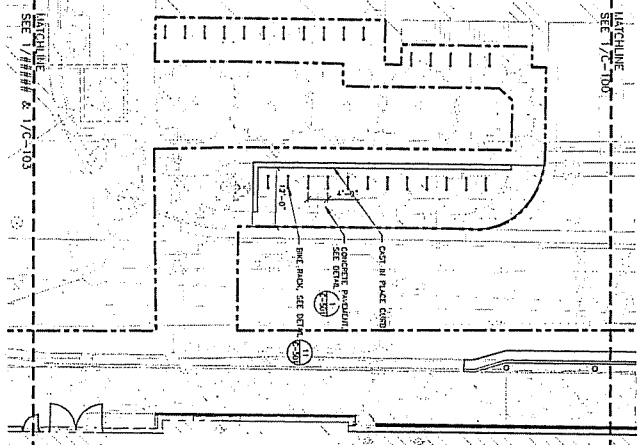
800 Langdon St.  
 Madison, WI 53708

JJR  
 JAMES J. RYAN  
 ARCHITECT  
 400 UNIVERSITY AVENUE  
 MADISON, WI 53706  
 www.jjr.com

UHLER/WILSON  
 MOODY-NOLAN



- FRESH PAVEMENT SEE DETAIL C-107  
 CONCRETE JANT  
 EXPOSED JOINT  
 BRICK PAVING SEE DETAIL C-108  
 LAMINATE BACK  
 CONCRETE  
 CONCRETE CURB SEE DETAIL C-110  
 CONCRETE SIDEWALK SEE DETAIL C-111  
 CONCRETE SIDEWALK SEE DETAIL C-112  
 CONCRETE SIDEWALK SEE DETAIL C-113  
 CONCRETE SIDEWALK SEE DETAIL C-114  
 CONCRETE SIDEWALK SEE DETAIL C-115  
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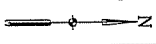
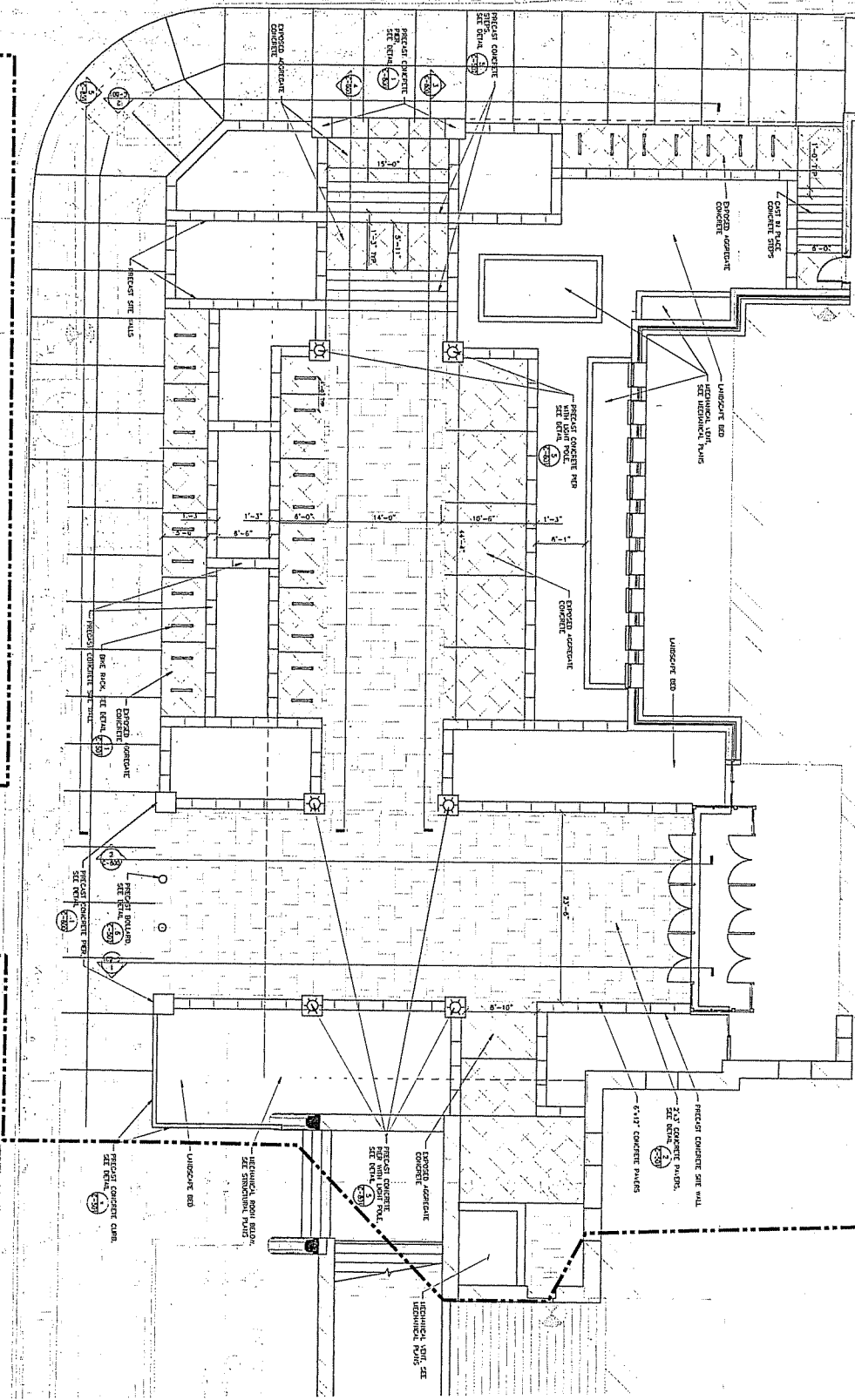
PROJECT NUMBER - SEE DETAIL C-107 SHEET NUMBER SHEET TITLE DATE DRAWN BY CHECKED BY APPPROVED BY	Wisconsin Union Redevelopment Project - Theater Wing Renovation University of Wisconsin - Madison Madison, Wisconsin	 State of Wisconsin Department of Administration Division of State Facilities	UHLEIN/WILSON MOODY-NOLAN 6





# PARK STREET

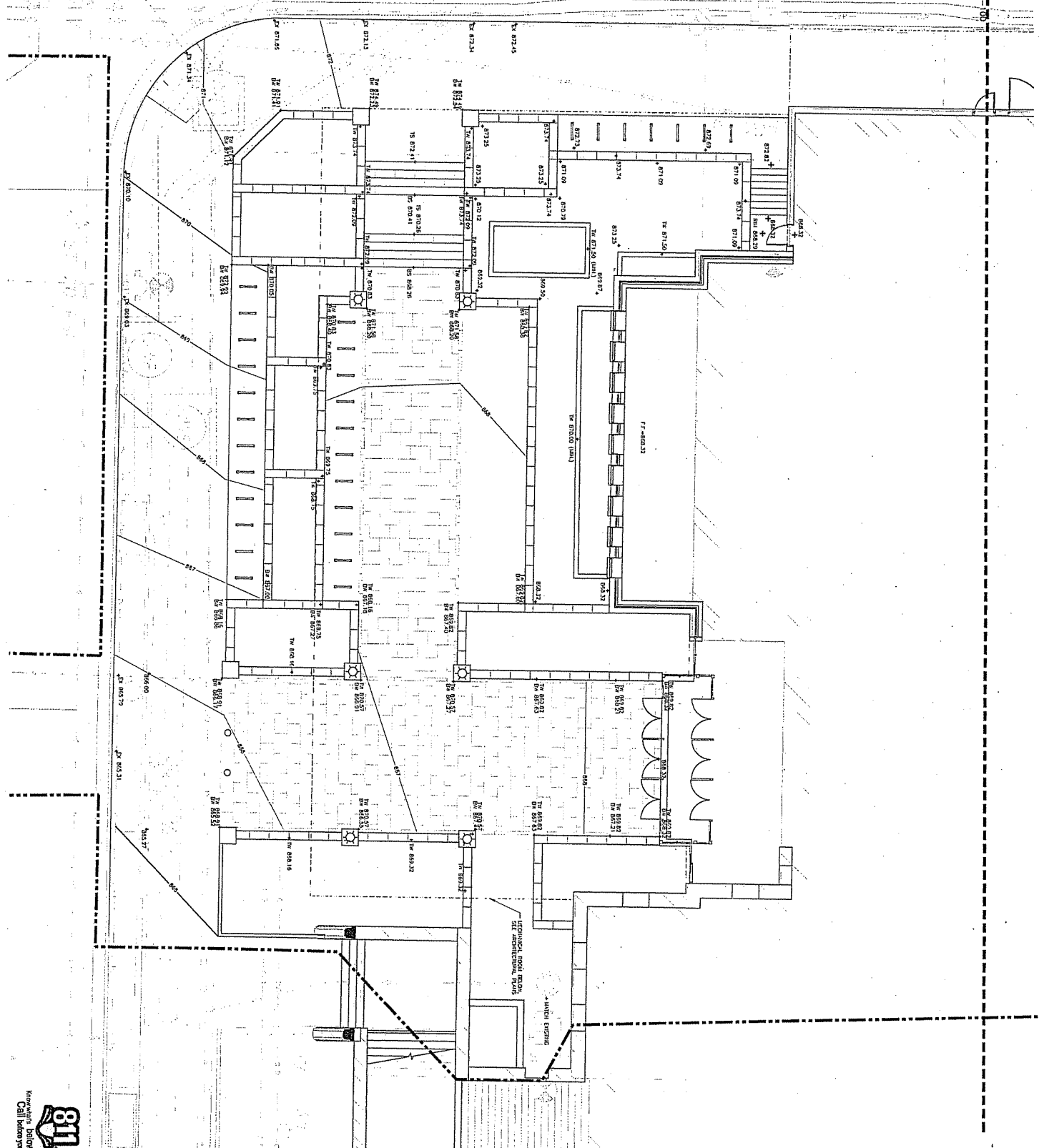
SEE SHEET C-100



<b>Wisconsin Union Redevelopment Project - Theater Wing Renovation</b> University of Wisconsin - Madison Madison, Wisconsin		State of Wisconsin Department of Administration Division of State Facilities		<b>UTHEIN/WILSON MOODY-NOLAN</b>	
Southwest Entry Plaza - Layout & Materials Plan		600 Langdon St. Madison, WI 53708		JIR JAMES L. JIR ARCHITECT 1000 UNIVERSITY AVENUE MADISON, WI 53706 608.263.0100 www.jir-wisconsin.com	
Project No.: Date: Scale: Sheet: Title:	Revision: No.: Date: Description:	Author: Designer: Checker: Engineer:	Date: Scale: Sheet:	Title:	Project No.: Date: Scale: Sheet:

# PARK STREET

SECTION 27-C-103



Project No.	C-103
Revision	
Date	10/20/2011
Drawn by	PI
Checked by	PI
Scale	1/8" = 1'-0"
Sheet	C-103

Wisconsin Union Redevelopment  
 Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin

Southwest Entry Plaza - Grading Plan



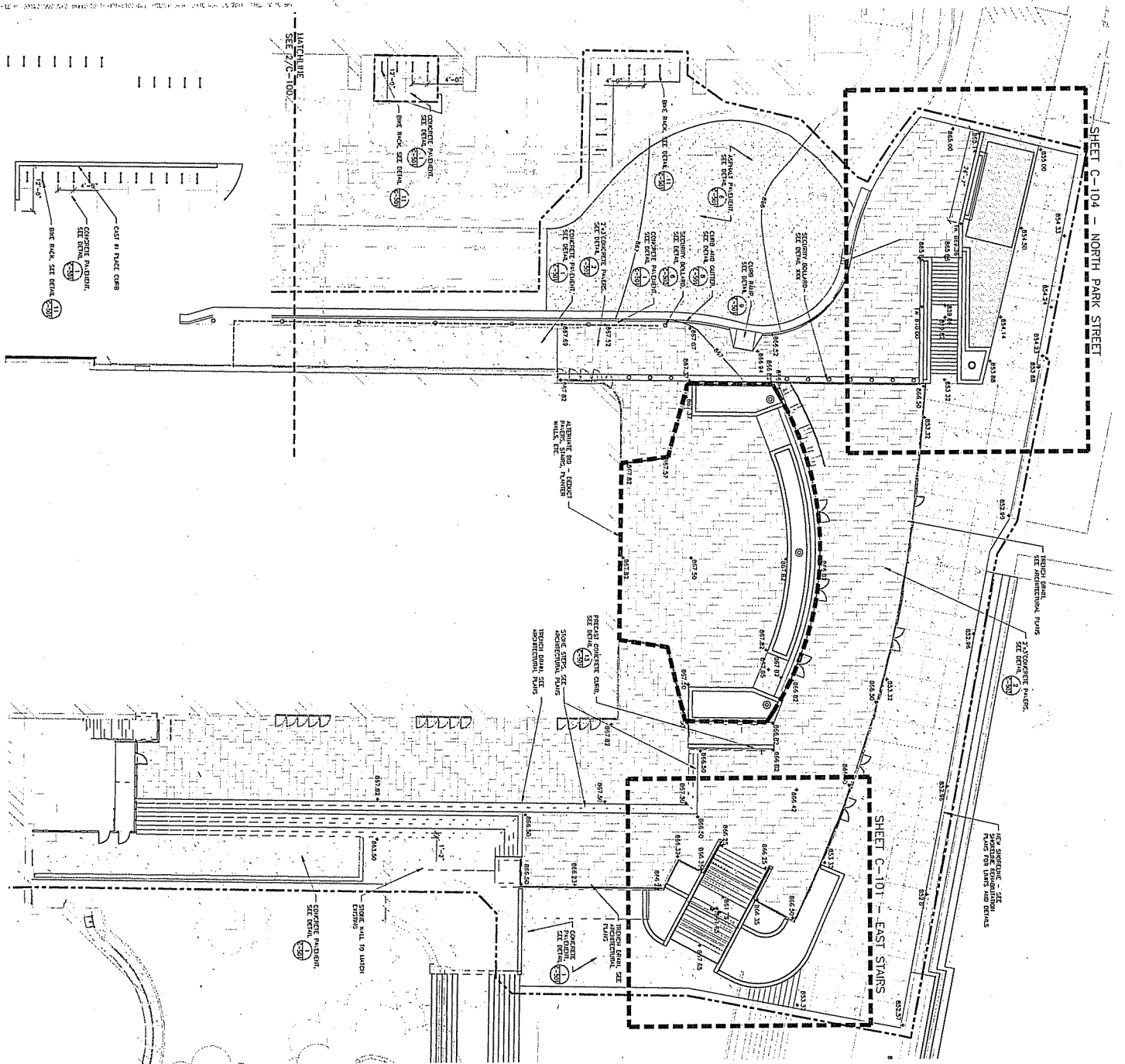
State of Wisconsin  
 Department of Administration  
 Division of State Facilities

800 Langdon St.  
 Madison, WI 53706

JLR  
 JAMES L. REYNOLDS  
 ARCHITECTS  
 1000 UNIVERSITY AVENUE  
 MADISON, WI 53706

UIHLEIN/WILSON  
 MOODY-NOLAN



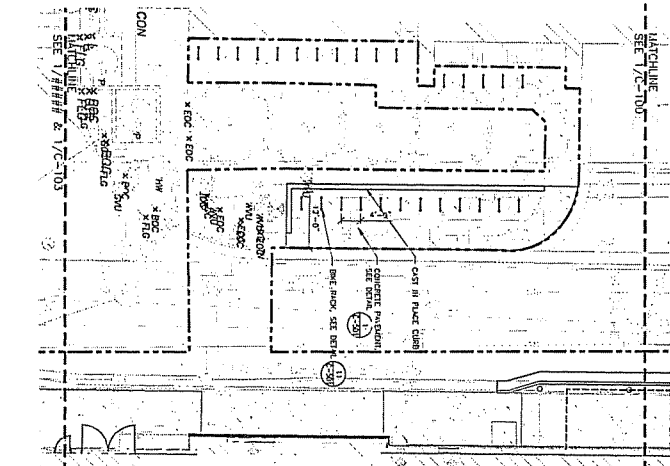


SHEET C-104 - NORTH PARK STREET

SHEET C-101 - EAST STAIRS



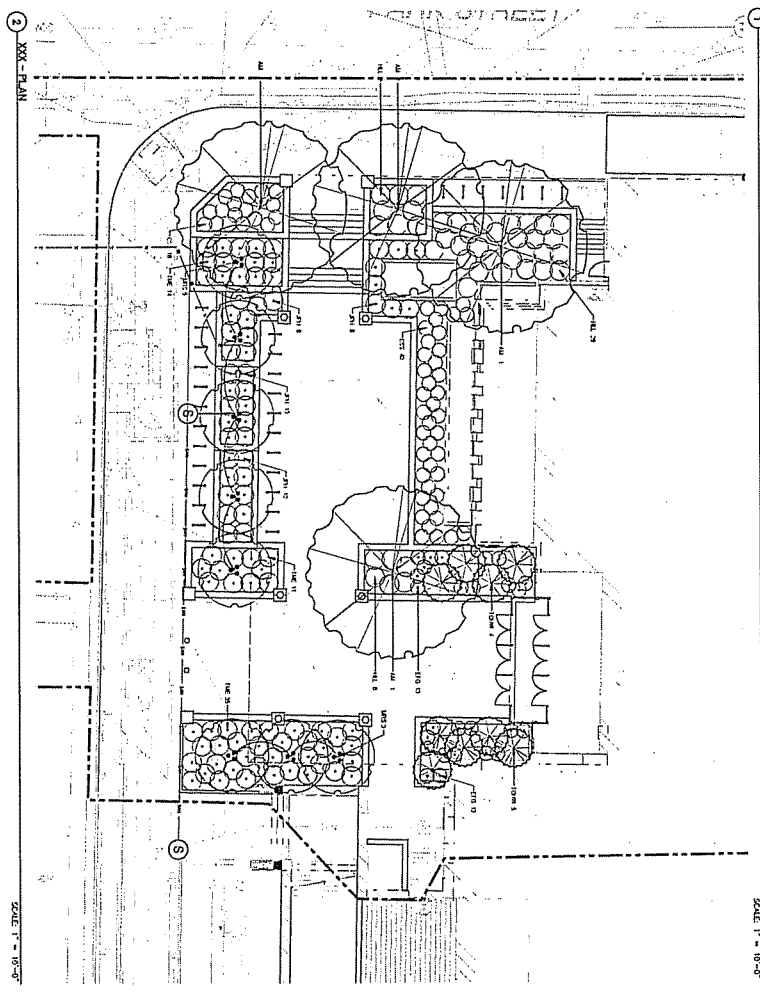
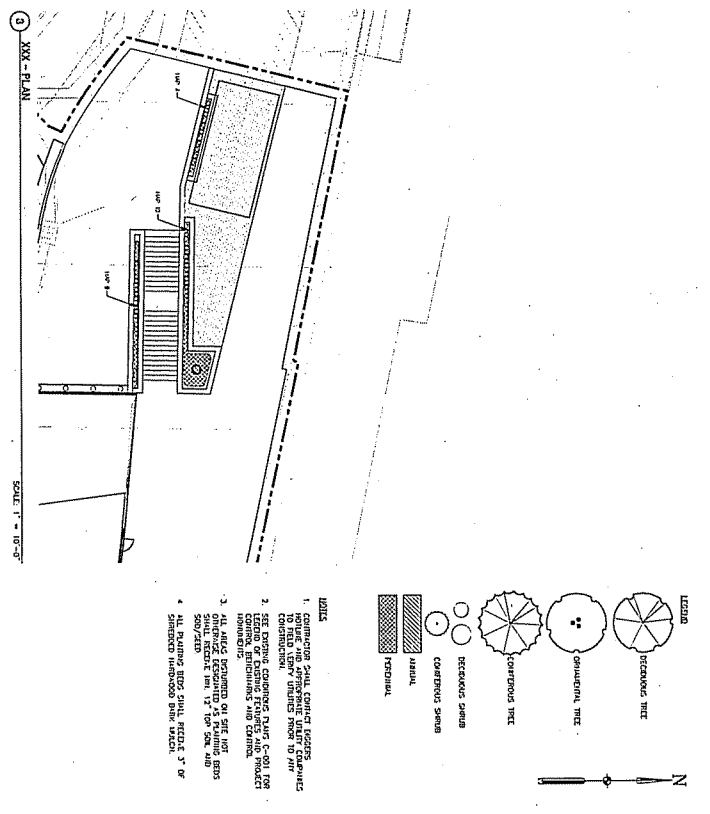
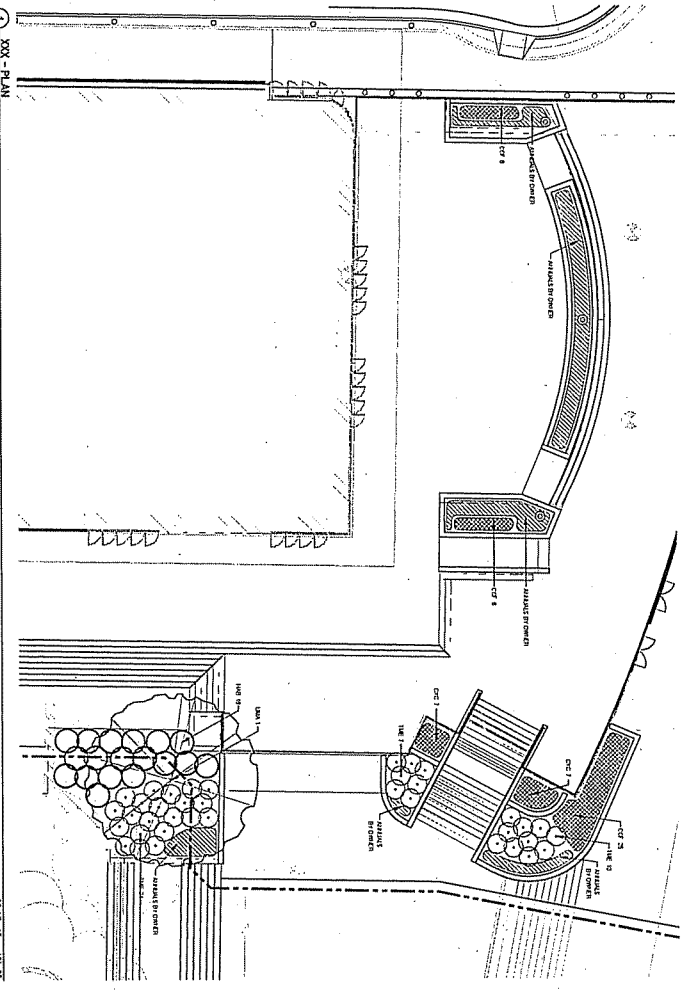
- LEGEND**
- PROPOSED ROOFING - SEE EXISTING PLAN
  - EXISTING JOIST
  - PROPOSED JOIST
  - EXISTING BLOCK
  - PROPOSED BLOCK
  - EXISTING WALL
  - PROPOSED WALL
  - EXISTING CURB
  - PROPOSED CURB
  - EXISTING CONCOURSE
  - PROPOSED CONCOURSE
  - EXISTING SHAFT
  - PROPOSED SHAFT
  - EXISTING TOP OF CURB ELEVATION
  - PROPOSED TOP OF CURB ELEVATION
  - EXISTING TOP OF STEP
  - PROPOSED TOP OF STEP
  - EXISTING FINISH CURB
  - PROPOSED FINISH CURB
  - EXISTING STAIR BALUSTRADE
  - PROPOSED STAIR BALUSTRADE
  - EXISTING RAMP
  - PROPOSED RAMP
  - EXISTING STEELMANS CURB
  - PROPOSED STEELMANS CURB



MANICULINE  
SEE T-7C-100

MANICULINE  
SEE T-7C-100

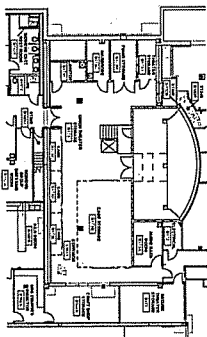
<p><b>Wisconsin Union Redevelopment Project - Theater Wing Renovation</b> University of Wisconsin - Madison Madison, Wisconsin</p>	 State of Wisconsin Department of Administration Division of State Facilities	<p>600 Langdon St. Madison, WI 53706</p>	<p><b>JIR</b> JAMES L. IRWIN ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WISCONSIN 53706</p>	<p><b>UTIHLEN/WILSON MOODY-NOLAN</b></p>
<p>North Terrace &amp; North Stairs - Alternate Bid</p>				
<p>Scale: 1/8" = 1'-0"</p> <p>Drawn: JIR</p> <p>Checked: JIR</p> <p>Date: 10/20/2011</p> <p>Sheet: C-105</p>				



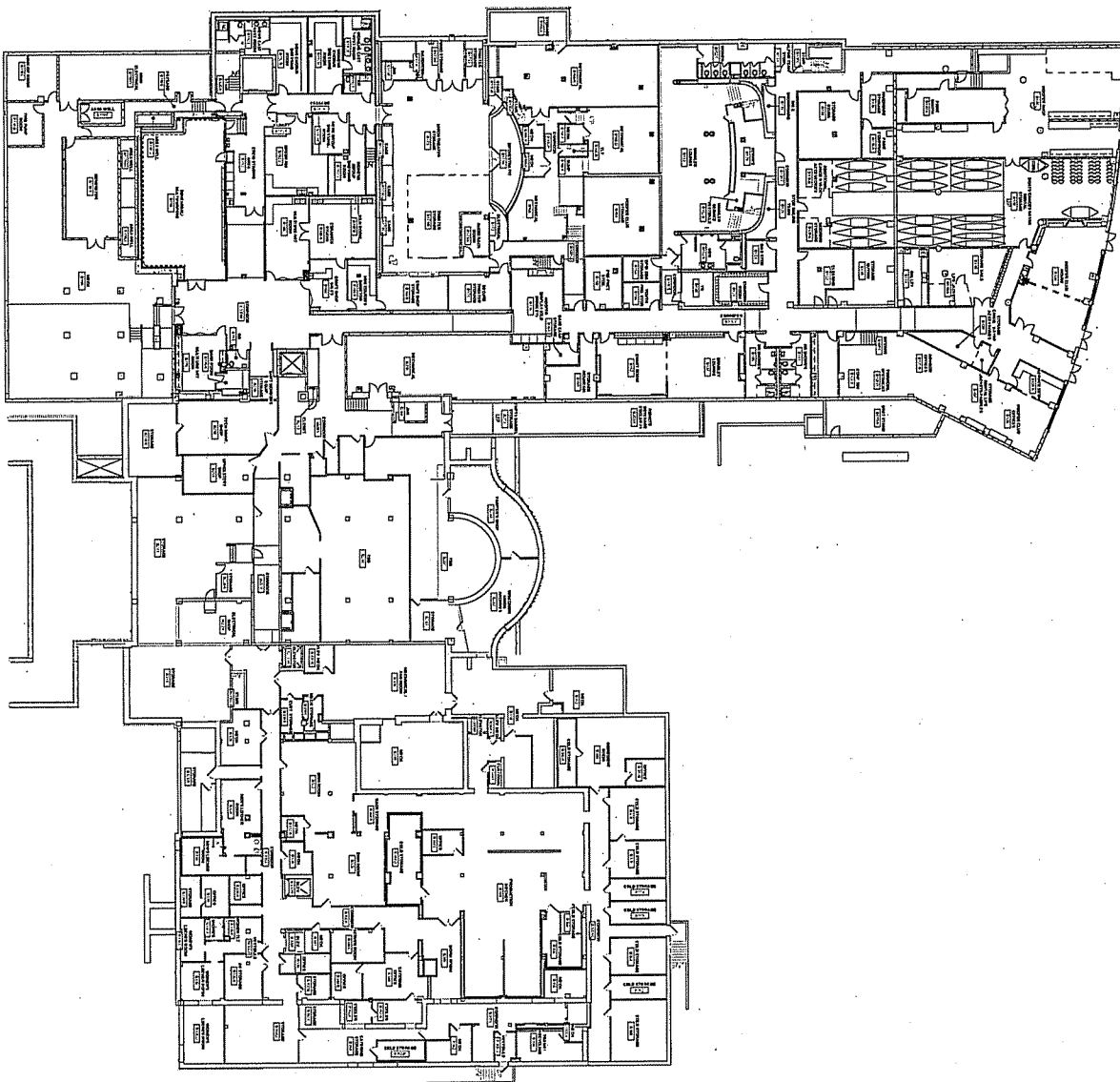
Plant List

Key	Scientific Name	Common Name	Quantity Total	Condition	Size	Comments
A1	SHONA TREE	Shona Tree	4	RB	6'	-
A2	DOGWOOD	Red-barked Dogwood	1	RB	6'	-
A3	DOGWOOD	Red-barked Dogwood	1	RB	6'	-
B1	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B2	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B3	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B4	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B5	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B6	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B7	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B8	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B9	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B10	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B11	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B12	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B13	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B14	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B15	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B16	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
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B19	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
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B96	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B97	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B98	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B99	DOGWOOD	Red-barked Dogwood	2	RB	6'	-
B100	DOGWOOD	Red-barked Dogwood	2	RB	6'	-

2 Basement - New - Alternate #  
1/16" = 1'-0"



1 Basement - New  
1/16" = 1'-0"



Sheet Number	A100
Date	11/09/2011
Author	PR
Check	DBK/K
Scale	1/16" = 1'-0"
Project	Wisconsin Union Redevelopment Project - Theater Wing Renovation
Client	University of Wisconsin - Madison
Location	Madison, Wisconsin
Level	Basement Overall

Wisconsin Union Redevelopment Project - Theater Wing Renovation  
University of Wisconsin - Madison  
Madison, Wisconsin



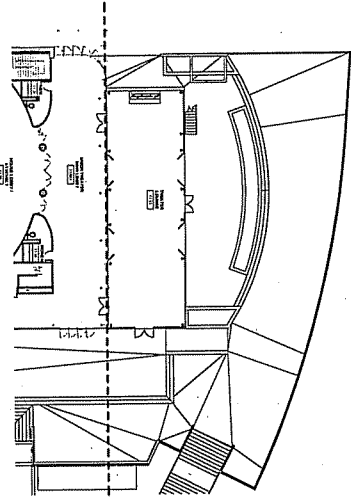
State of Wisconsin  
Department of Administration  
Division of State Facilities

800 Langdon St.  
Madison, WI 53705

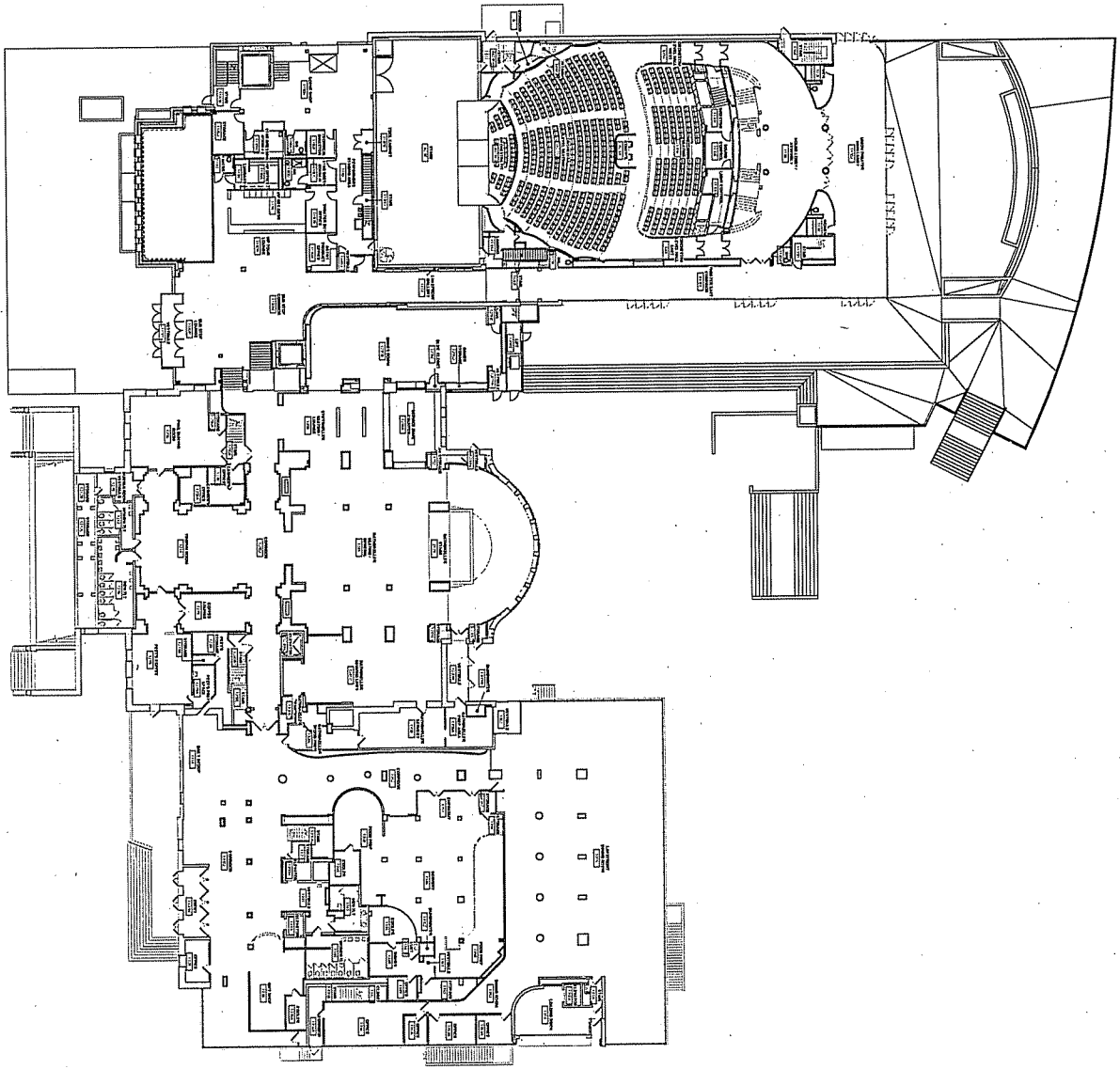
UHLBIN/WILSON  
MOODY-NOLAN

6

2 First Floor - New - Alternate #



1 First Floor - New



NORTH

Project	Wisconsin Union Redevelopment Project - Theater Wing Renovation
Client	University of Wisconsin - Madison
Architect	Uihlein/Wilson Moody-Nolan
Date	11/8/2011
Sheet	A101
Scale	1/8" = 1'-0"

Wisconsin Union Redevelopment Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

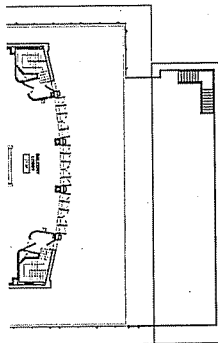
800 Langdon St.  
 Madison, WI 53708

Uihlein/Wilson  
 Moody-Nolan

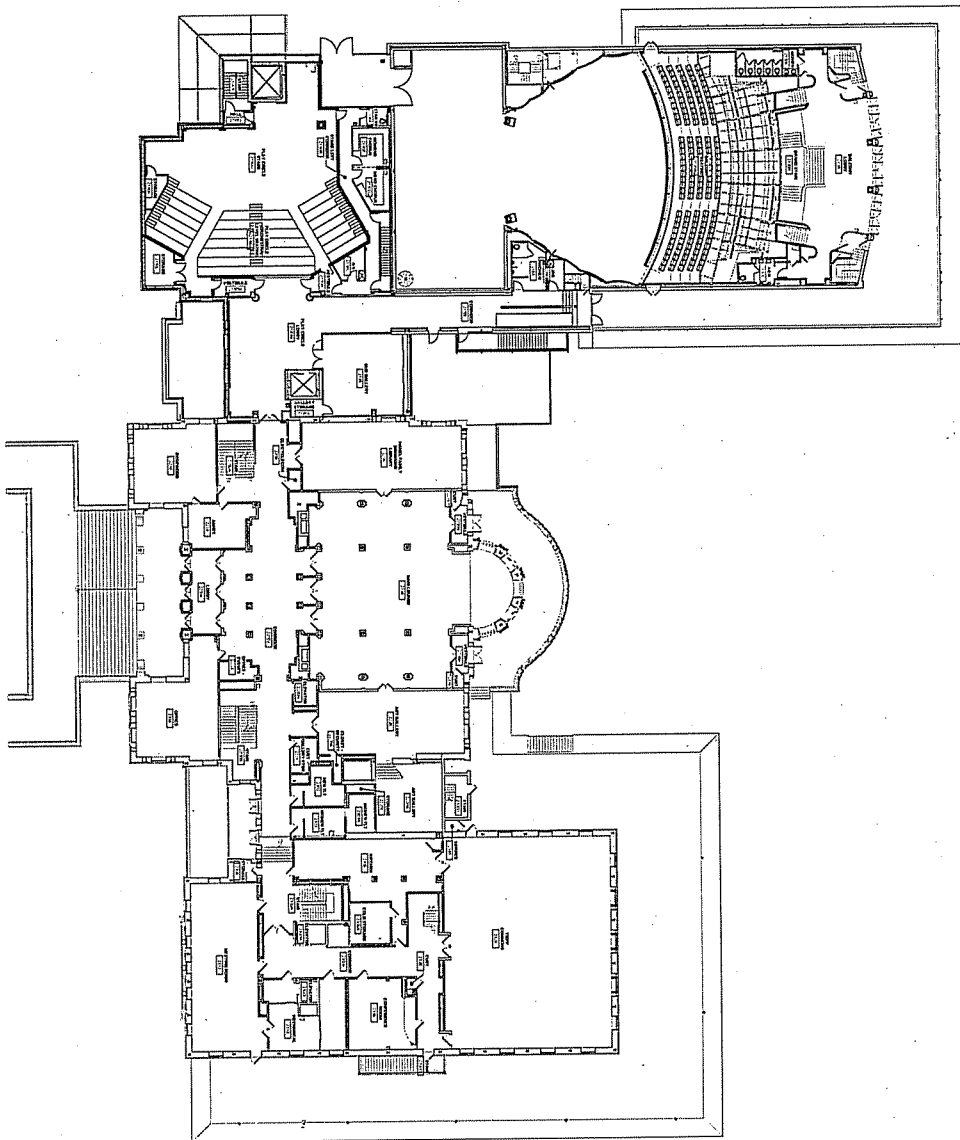
Uihlein/Wilson  
 Moody-Nolan

6

② Second Floor - New - Alternate #  
11/8/11



① Second Floor - New  
11/8/11



NORTH

Project Name	Wisconsin Union Redevelopment Project - Theater Wing Renovation
Client	University of Wisconsin - Madison
Location	Madison, Wisconsin
Architect	Uihlein/Wilson Moody-Nolan
Date	11/8/2011
Sheet No.	A102

Wisconsin Union Redevelopment Project - Theater Wing Renovation  
University of Wisconsin - Madison  
Madison, Wisconsin

State of Wisconsin  
Department of Administration  
Division of State Facilities

500 Langdon St.  
Madison, WI 53706

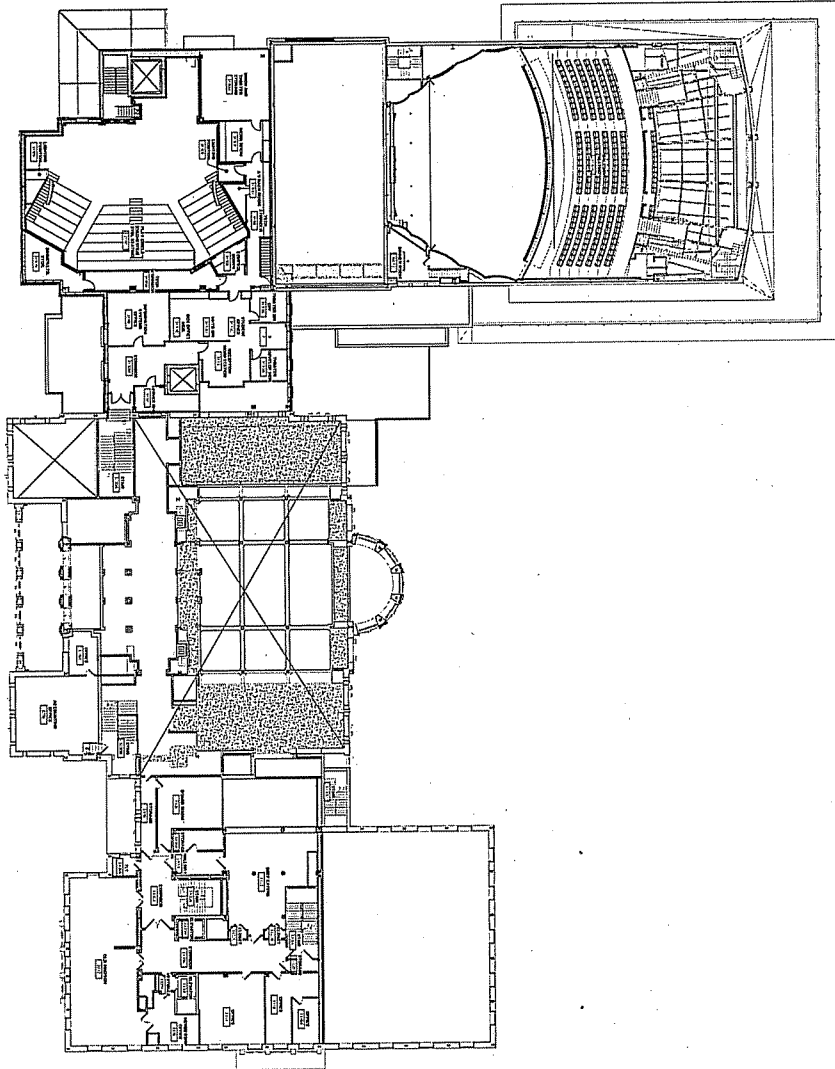
SECOND FLOOR OVERALL

Uihlein/Wilson  
MOODY-NOLAN

6



1 Third Floor - New  
WIC-114



Project No.	1103
Revision	11/8/2011
Author	PR
Check	DBK/KX
Date	11/8/2011
Scale	1/8" = 1'-0"
Sheet	A103

NO.	DESCRIPTION	DATE

Wisconsin Union Redevelopment  
 Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin



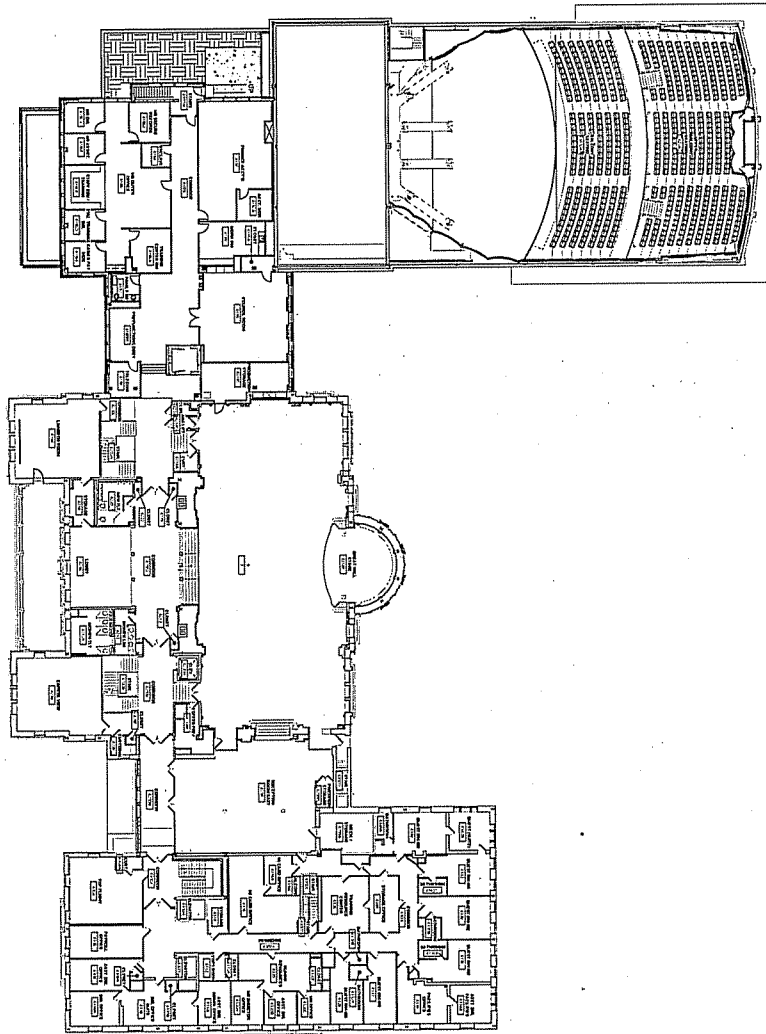
State of Wisconsin  
 Department of Administration  
 Division of State Facilities

800 Langdon St.  
 Madison, WI 53708

UHLER/WILSON  
 MOODY-NOLAN

6

1 Fourth Floor - New  
11/6/2011



NORTH

Sheet	A104
Date	11/6/2011
Scale	1/8" = 1'-0"
Type	PR
Author	DSK:IK

Wisconsin Union Redevelopment  
Project - Theater Wing Renovation  
University of Wisconsin - Madison  
Madison, Wisconsin



State of Wisconsin  
Department of Administration  
Division of State Facilities

800 Langdon St.  
Madison, WI 53708

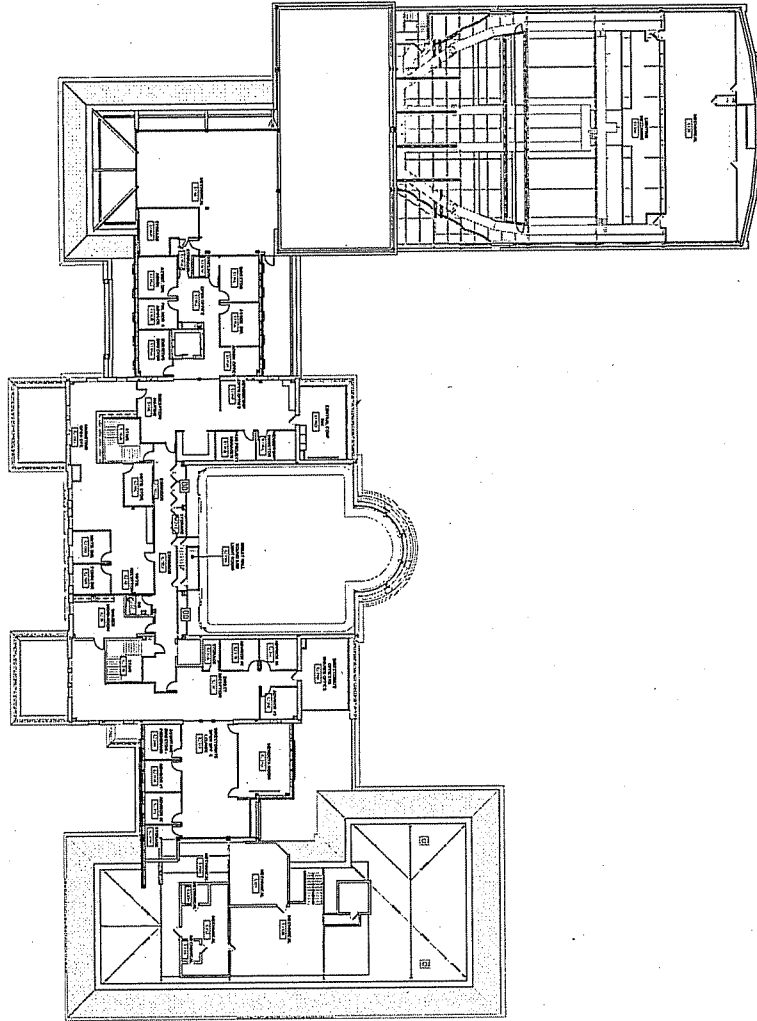
FOURTH FLOOR OVERALL

CONSULTANT

UHLEIN/WILSON  
MOODY-NOLAN

6

1 Fifth Floor - New



Project Number	A105
Date	11/07/2011
Revision	08/11 X
Author	PR
Checker	
Designer	
Project Manager	
Architect	
Engineer	
Interior Designer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	
Other	

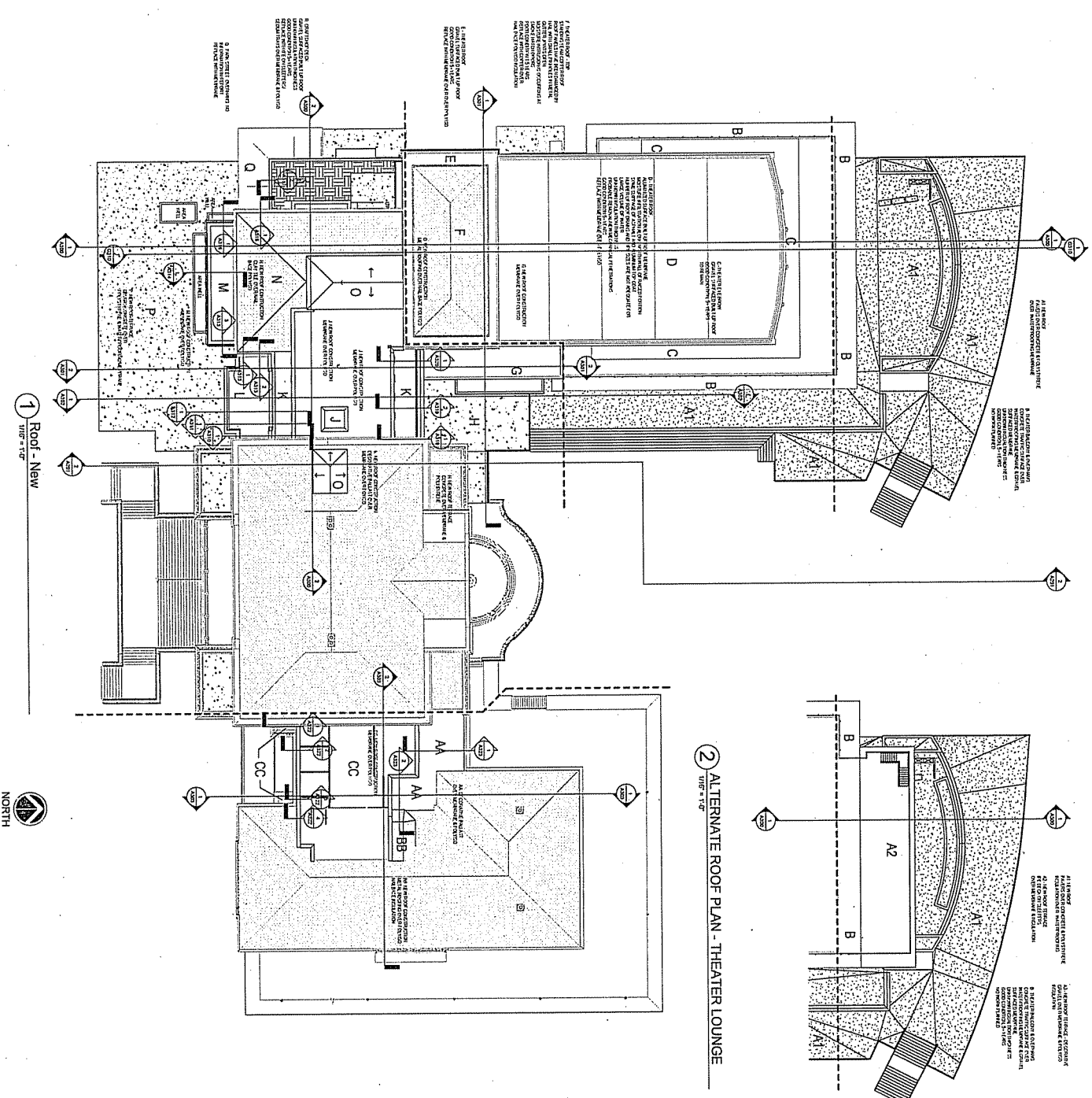
Wisconsin Union Redevelopment  
 Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin

State of Wisconsin  
 Department of Administration  
 Division of State Facilities

800 Langdon St.  
 Madison, WI 53708


UHLER/WILSON  
 MOODY-NOLAN

6



Project	Wisconsin Union Redevelopment Project - Theater Wing Renovation
Client	University of Wisconsin - Madison
Architect	UHLIN/WILSON MOODY-NOLAN
Contract No.	11/28/2011
Sheet No.	A107
Scale	1/8" = 1'-0"
Author	FR
Checker	SKR1K
Discipline	Struct

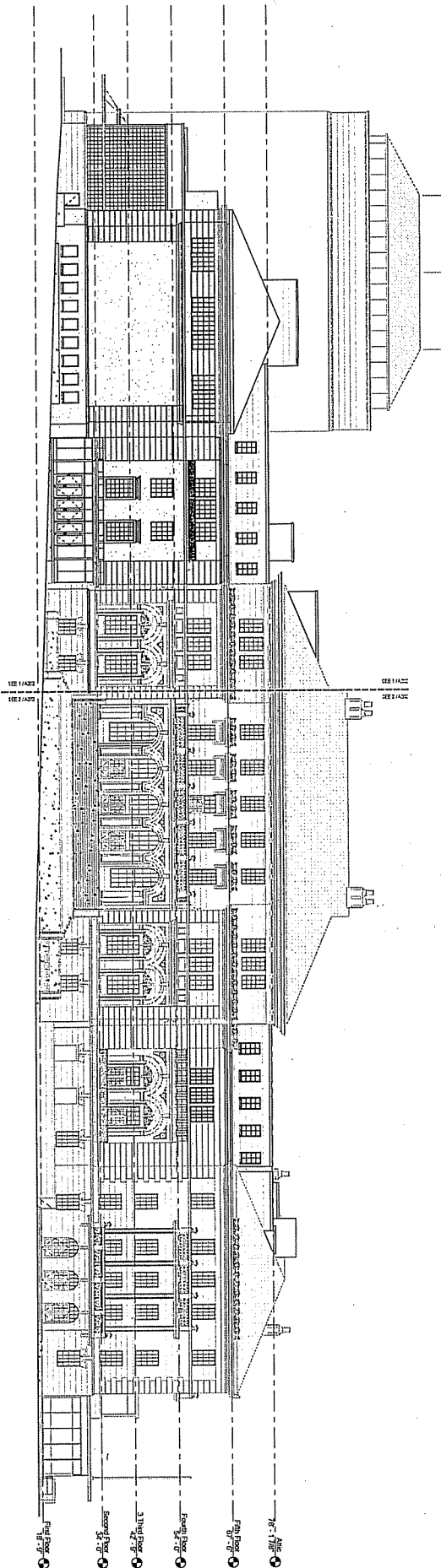
Wisconsin Union Redevelopment Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin



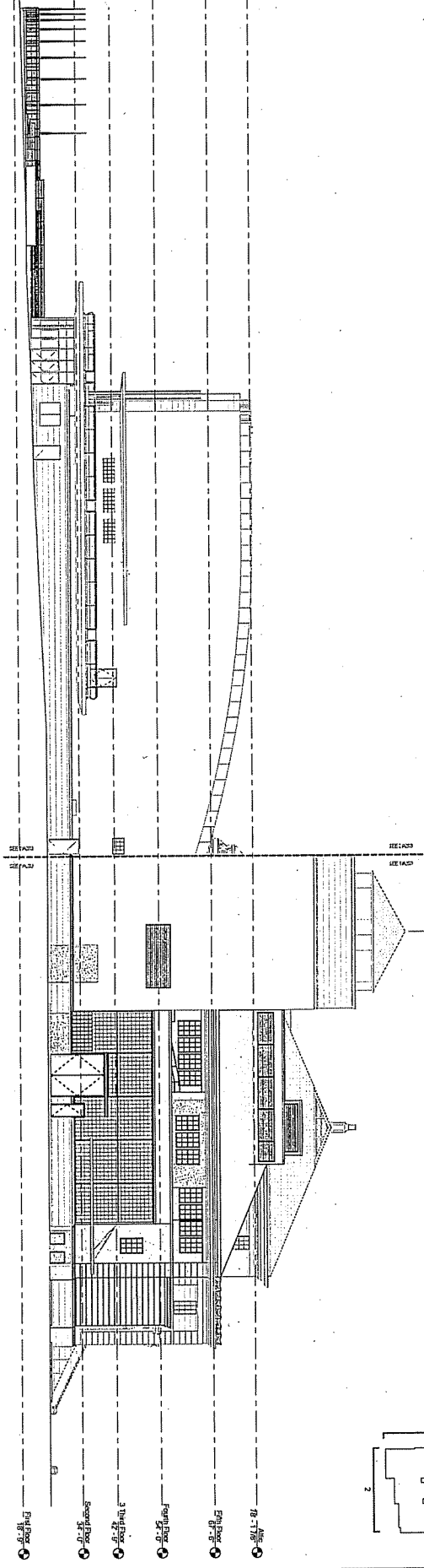
State of Wisconsin  
 Department of Administration  
 Division of State Facilities

600 Langdon St.  
 Madison, WI 53708

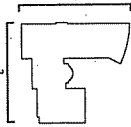
UHLIN/WILSON  
 MOODY-NOLAN



1 OVERALL SOUTH ELEVATION  
SCALE = 1/8" = 1'-0"



2 OVERALL WEST ELEVATION  
SCALE = 1/8" = 1'-0"



Project Name	Wisconsin Union Redevelopment Project - Theater Wing Renovation
Client	University of Wisconsin - Madison
Architect	UHLERIN/WILSON MOODY-NOLAN
Scale	1/8" = 1'-0"
Date	11/16/2011
Drawn By	FR
Checked By	DSK:IK
Scale	1/8" = 1'-0"
Sheet No.	A200

Wisconsin Union Redevelopment Project - Theater Wing Renovation  
 University of Wisconsin - Madison  
 Madison, Wisconsin

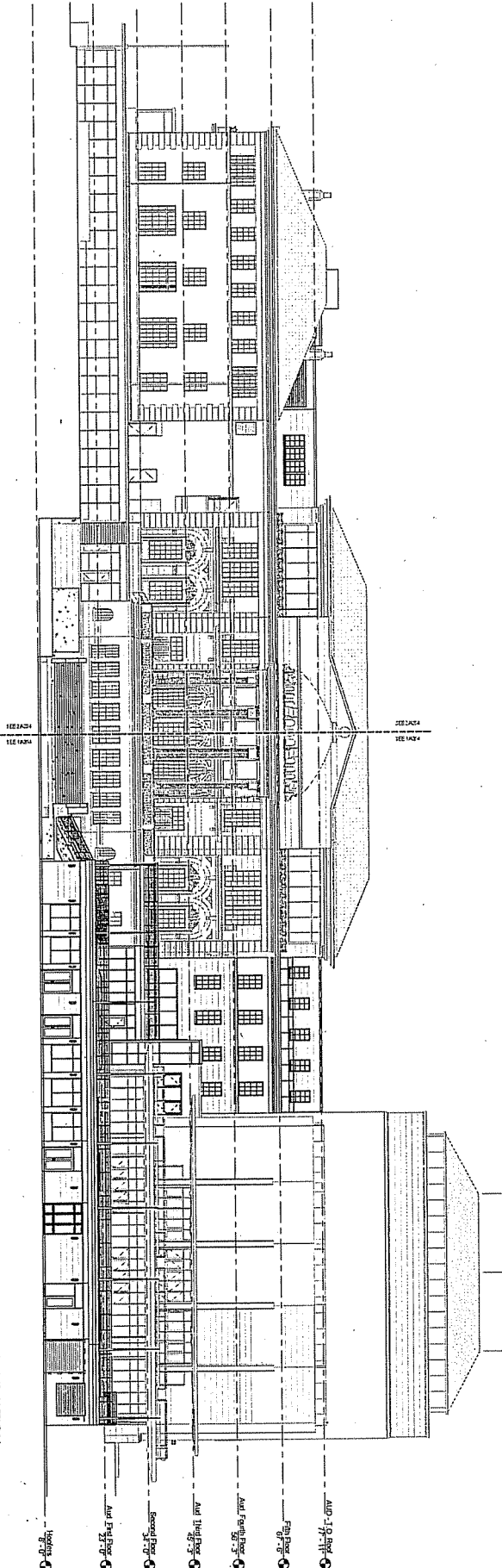


State of Wisconsin  
 Department of Administration  
 Division of State Facilities

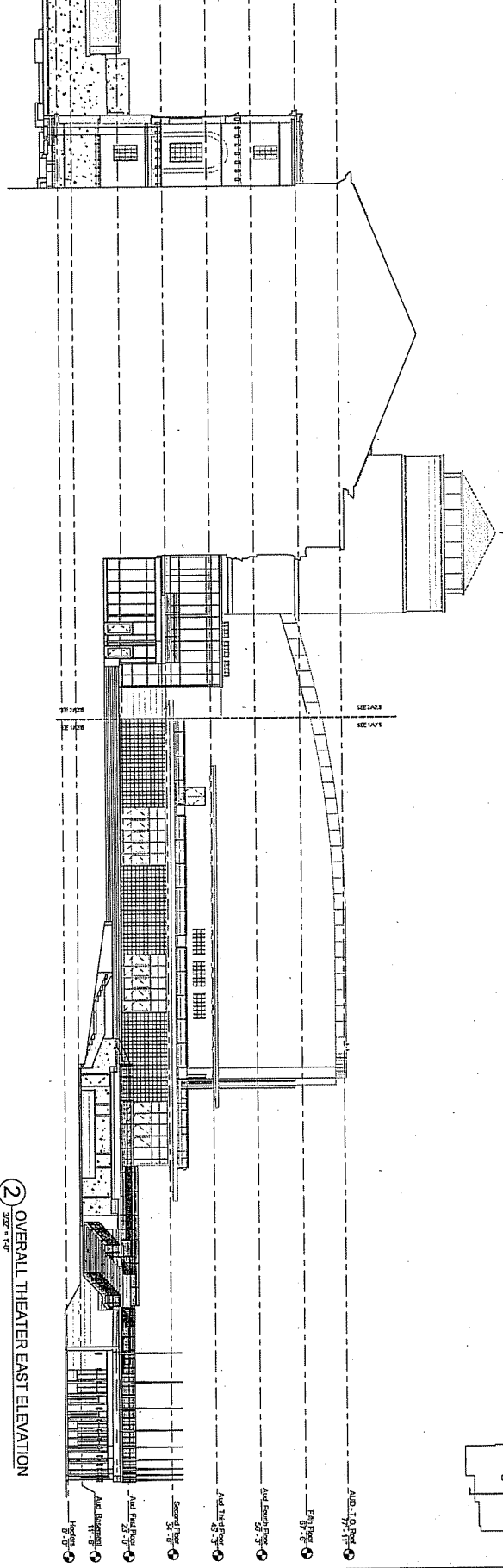
800 Langdon St.  
 Madison, WI 53706

UHLERIN/WILSON  
 MOODY-NOLAN

6



1 OVERALL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 OVERALL THEATER EAST ELEVATION  
SCALE: 1/8" = 1'-0"

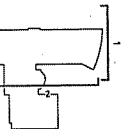
Project Name	Wisconsin Union Redevelopment Project - Theater Wing Renovation
Client	University of Wisconsin - Madison
Location	Madison, Wisconsin
Scale	1/8" = 1'-0"
Date	11/08/2011
Sheet No.	A201
Scale	1/8" = 1'-0"
Author	DRK/K
Check	DRK/K
Appr.	
Disc.	
Plot	
Print	

Wisconsin Union Redevelopment Project - Theater Wing Renovation  
University of Wisconsin - Madison  
Madison, Wisconsin

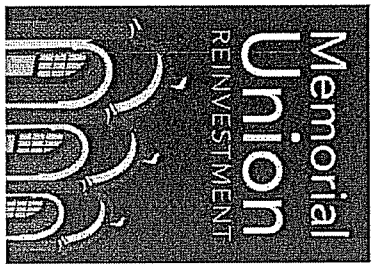


State of Wisconsin  
Department of Administration  
Division of State Facilities

800 Langdon St.  
Madison, WI 53706



UHLER/WILSON  
MOODY-NOLAN



Imagining the Next 100 Years

# Theater Lounge Design Update

December 1, 2011

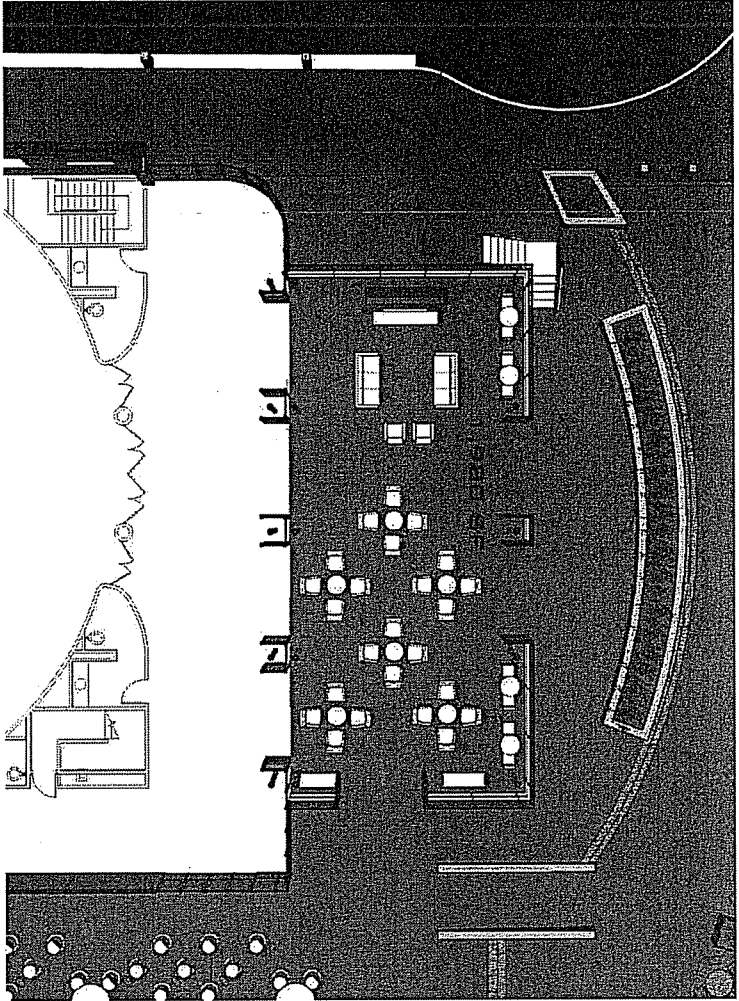


WISCONSIN  
THEATER WING RENOVATION

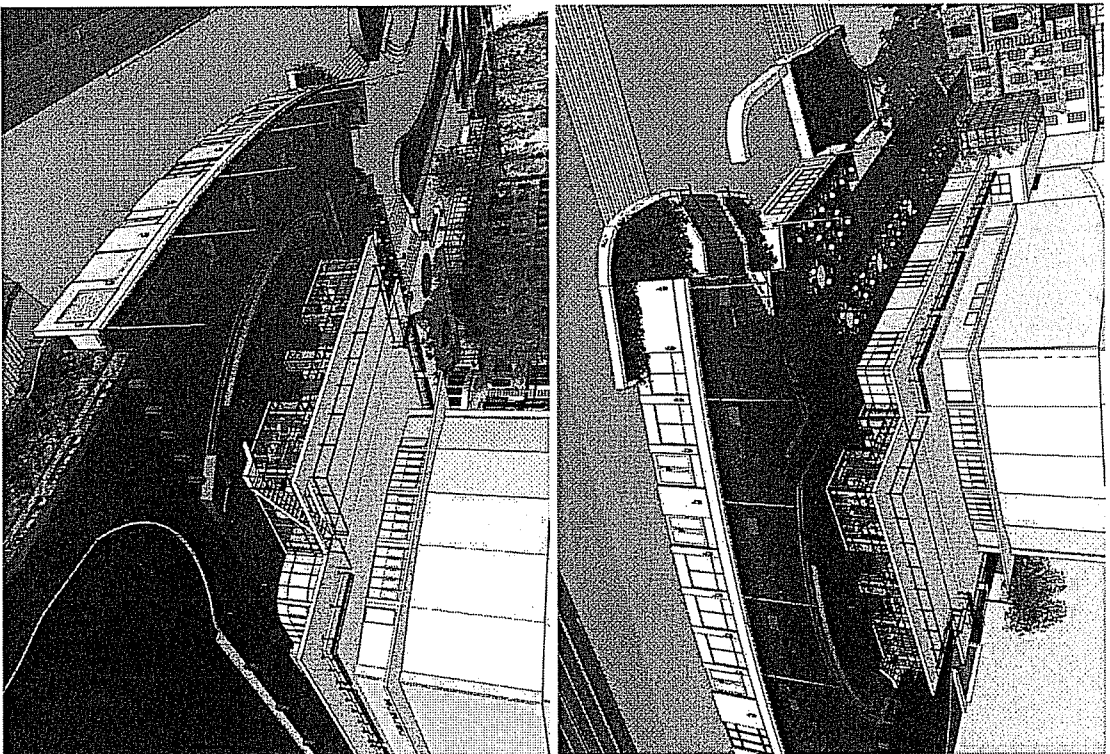
DSF #: 09K1K



# Theater Lounge



- 1,980 SF
- 30'-0" x 66'-0"



\* Landscape Plan update pending

DD Workshop 10 11/30/11 – 12/1/11



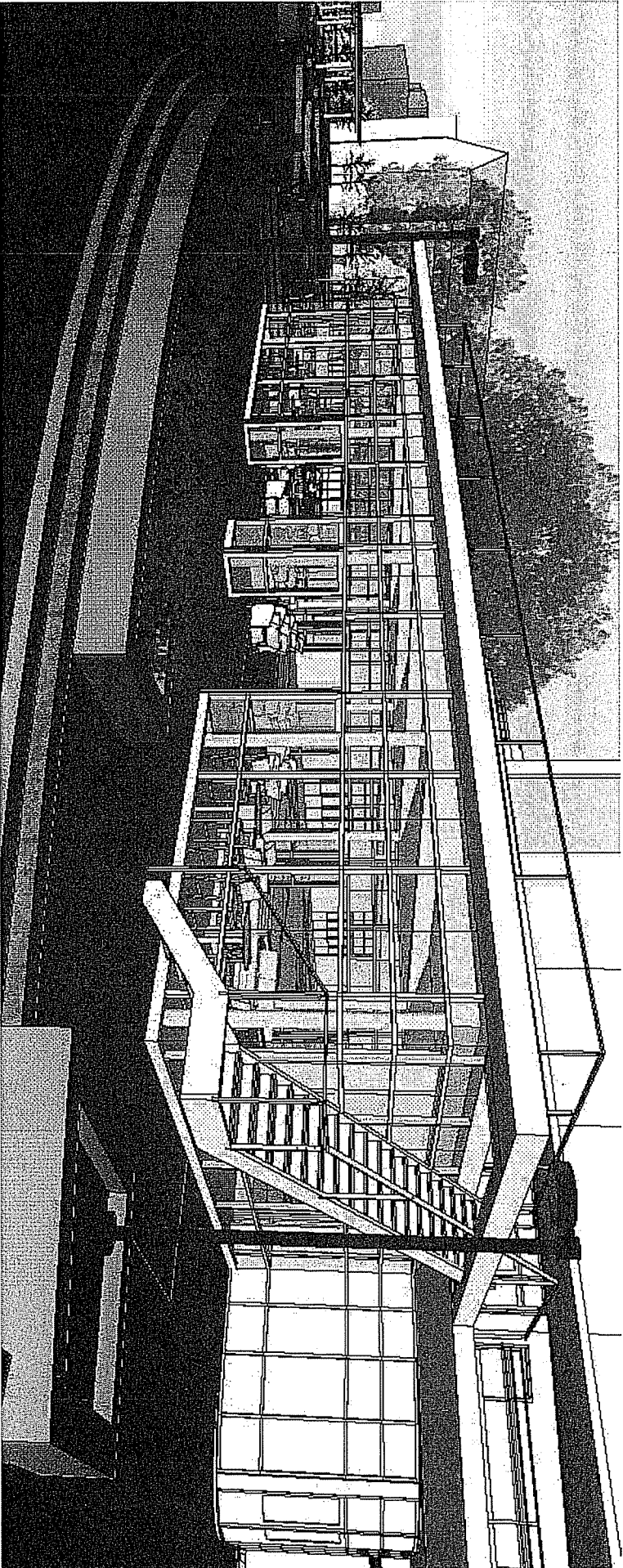
WISCONSIN UNION REDEVELOPMENT  
THEATER WING RENOVATION

DSF #: 09K1K





# Theater Lounge



\* Landscape Plan update pending

DD Workshop 10 11/30/11 - 12/1/11

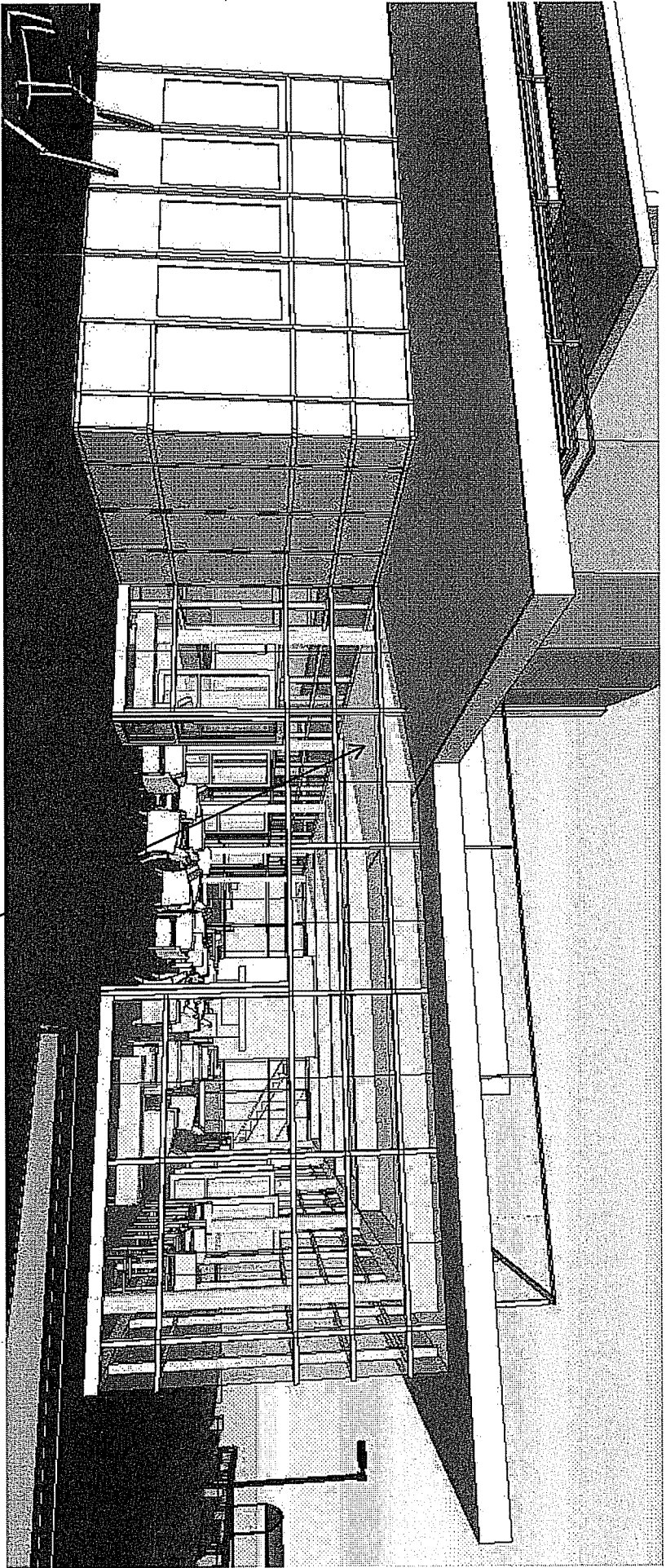


WISCONSIN UNION RENOVATION  
THEATER WING RENOVATION

DSF #: 09K1K



# Theater Lounge



Carries sloped canopy through space

\* Landscape Plan update pending

DD Workshop 10 11/30/11 - 12/1/11

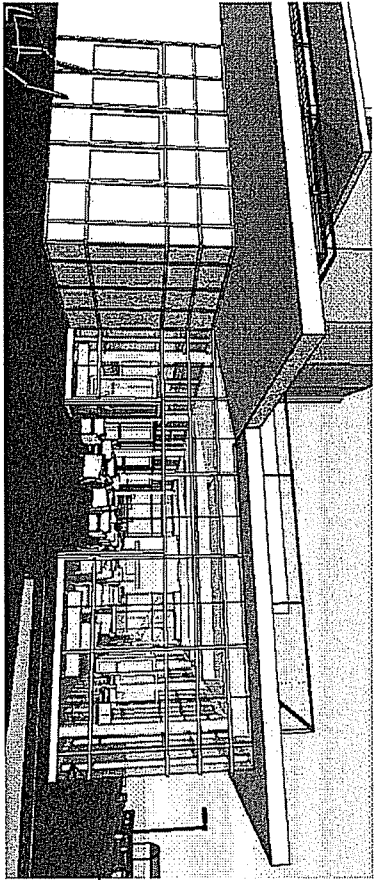


WISCONSIN UNION RENOVATION  
THEATER WING RENOVATION

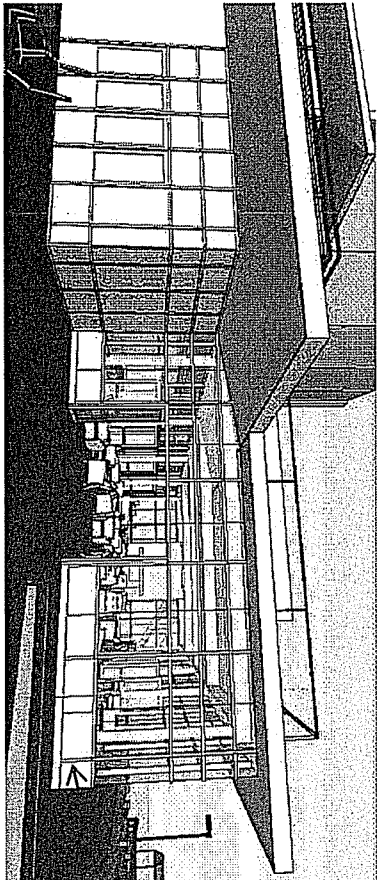
DSF #: 09K1K



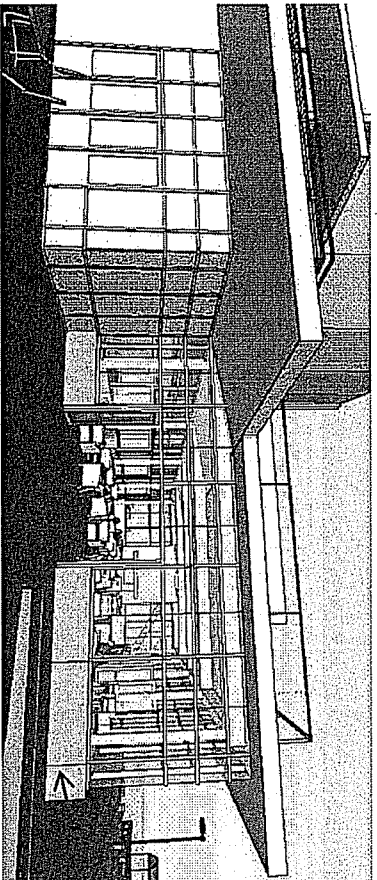
# Theater Lounge – Base Options for Consideration



Glass to within 10"  
(DSF Standard)



Metal spandrel panel base



Stone base

DD Workshop 10 11/30/11 – 12/1/11



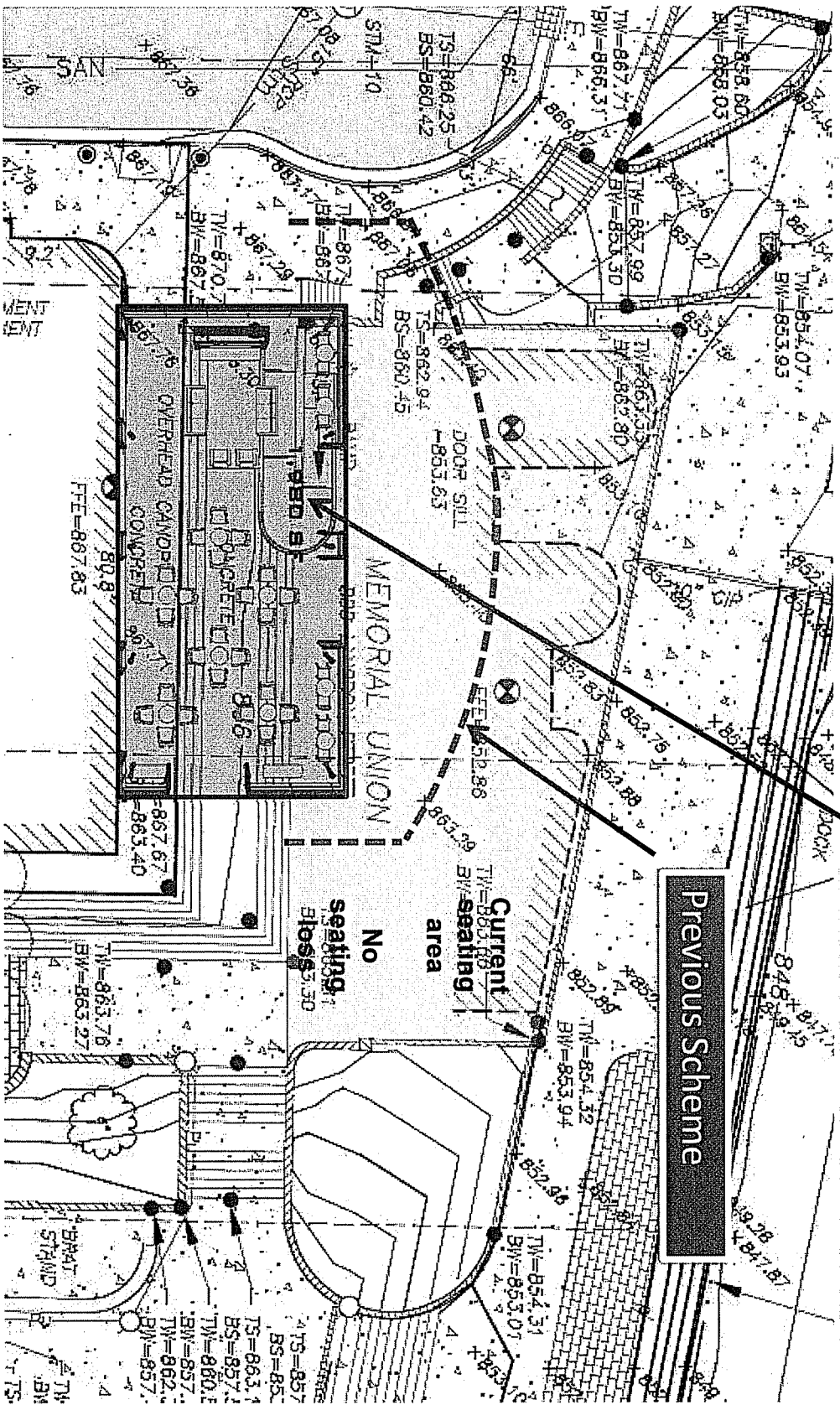
WISCONSIN UNION  
THEATER WING RENOVATION

DSF #: 09K1K



COOPER UNION

# Site Plan – Theater Lounge Superimposed

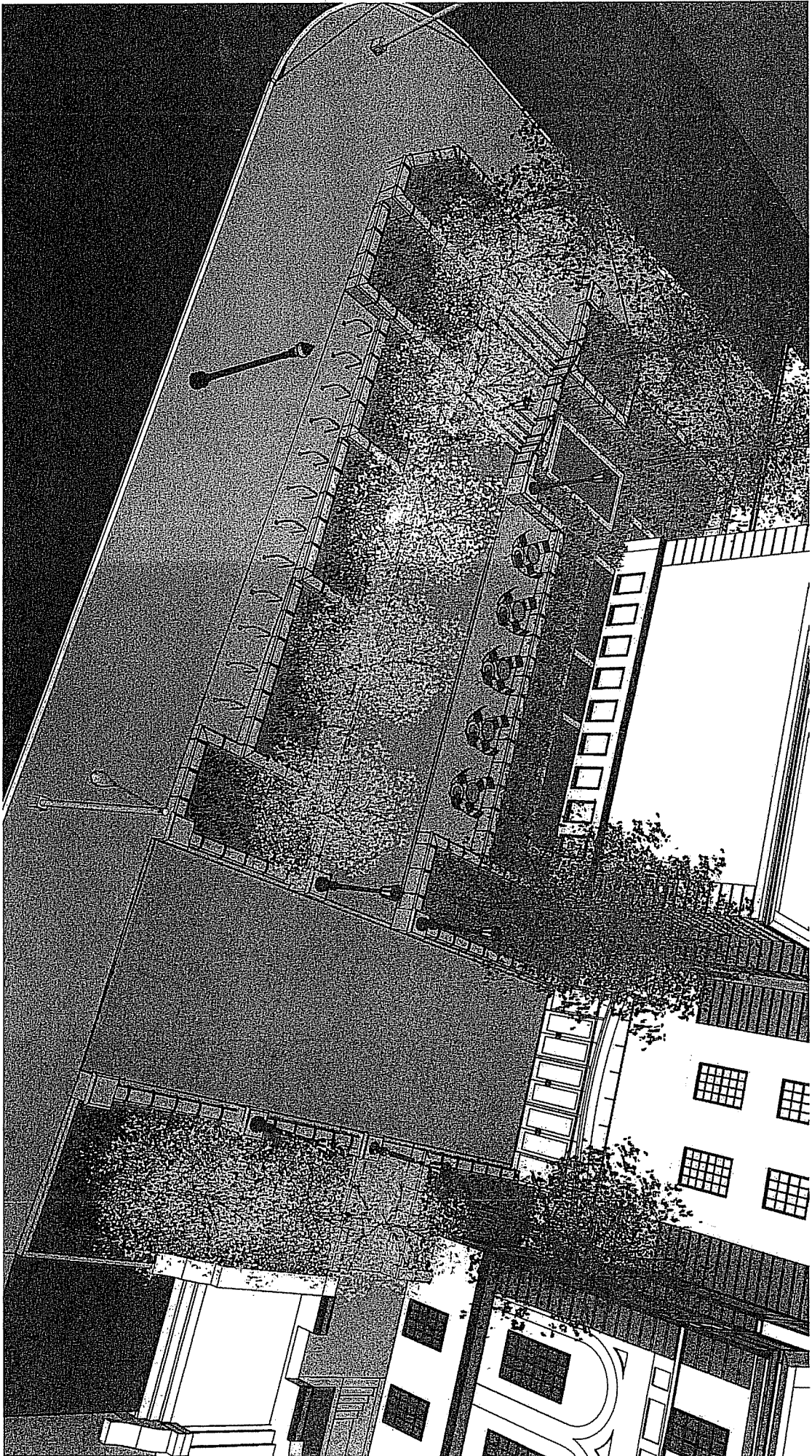


WISCONSIN UNION PROJECT  
 THEATER WING RENOVATION

DSF #: 09K1K



DD Workshop 10 11/30/11 – 12/1/11



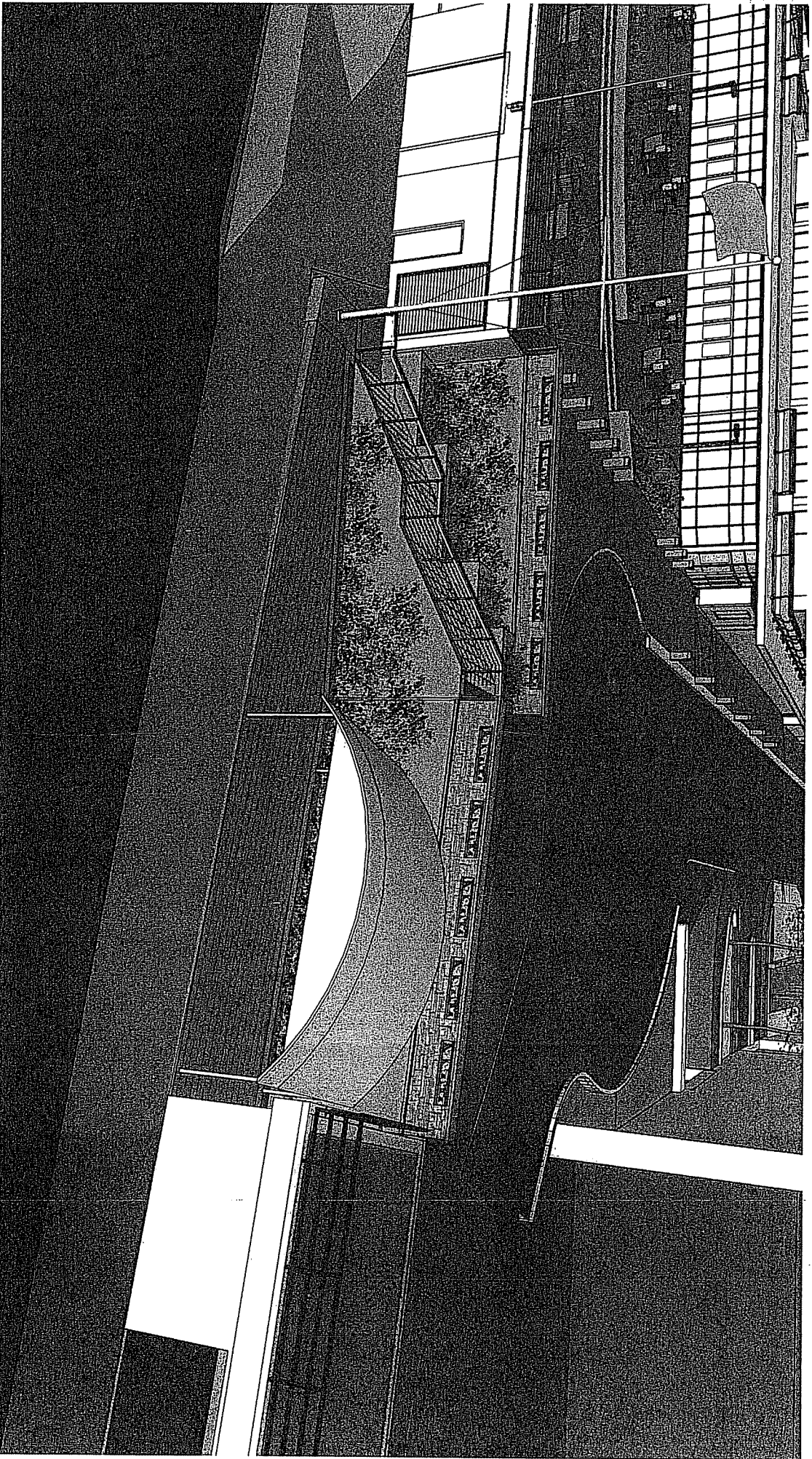
Aerial Looking at the Southwest Entry

UW Memorial Union  
November 8, 2011



**Aerial Looking Southwest**

UW Memorial Union  
November 8, 2011



Aerial looking South on Park Street  
UW Memorial Union  
November 8, 2011

# LAKE MENDOTA SHORELINE REHABILITATION UNIVERSITY OF WISCONSIN MADISON

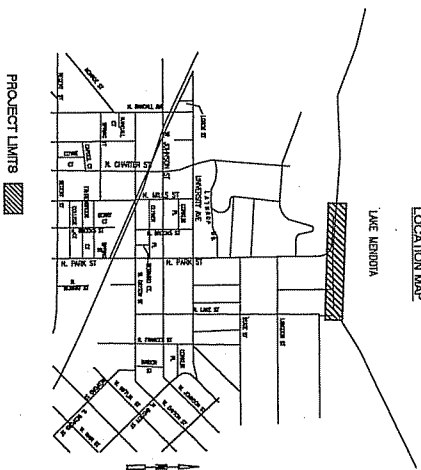
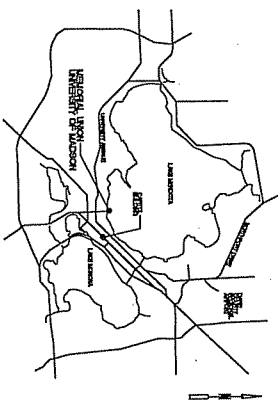
DSF #10A1J  
MADISON, WI  
NOVEMBER 15, 2011


**SHEET INDEX**

T 001	Title Sheet
C 001	Existing Conditions
C 010	Site Development and Planting
C 011	Site Preparation and Erosion Control
C 012	Site Preparation and Erosion Control
C 013	Site Preparation and Erosion Control
C 014	Excavation and Dredging Plan
C 100	Site Layout and Materials
C 101	Site Layout and Materials
C 102	Site Layout and Materials
C 103	Site Grading and Utilities
C 104	Site Grading and Utilities
C 105	Site Grading and Utilities
C 500	Site Details

Prepared for:  
State of Wisconsin Department  
of Administration  
Division of State Facilities  
and  
University of Wisconsin - Madison  
Facilities Planning & Management

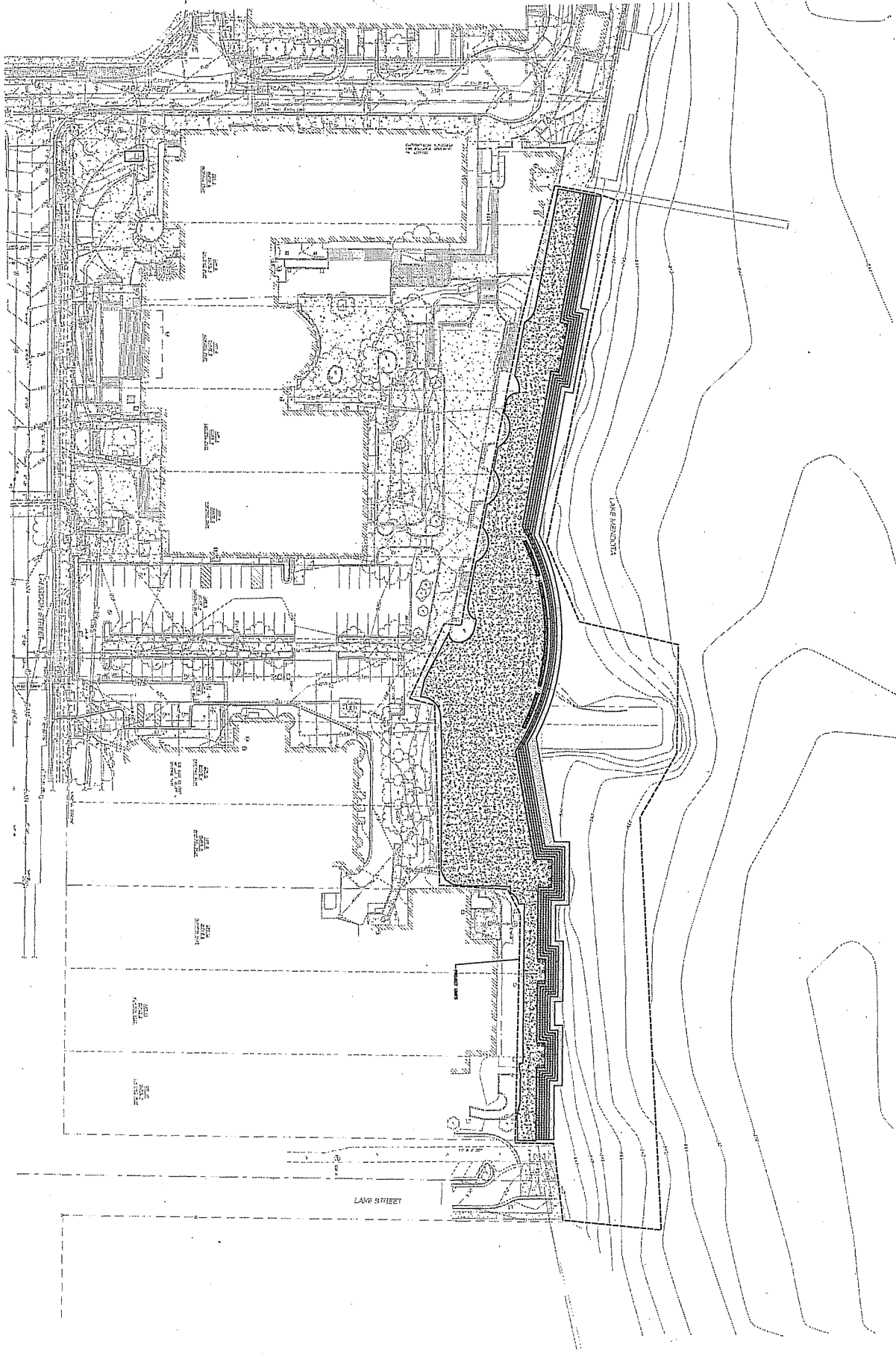
Prepared by:  
**JJR**  
JAMES J. RYAN  
DIRECTOR  
JAMES J. RYAN ARCHITECTS  
405 W. MANSION STREET  
MADISON, WISCONSIN 53703  
608.251.1177  
www.jjr.com



<p>Project Title: <b>LAKE MENDOTA SHORELINE REHABILITATION UNIVERSITY OF WISCONSIN - MADISON CAMPUS</b></p> <p>Project Location: <b>MADISON, WISCONSIN</b></p>		 <p>State of Wisconsin Department of Administration Division of State Facilities</p>
<p>Agency / Institution: <b>MEMORIAL UNION SHORELINE MADISON, WISCONSIN</b></p>		
<p>Sheet Title: <b>Title Sheet</b></p>		
<p>Scale: 10A1J</p>	<p>Date: 11/15/2011</p>	<p>Sheet Number: <b>T 001</b></p>







LEGEND

- [Hatched Box] PROJECT LOTS
- [Stippled Box] PARKING LOT
- [Dotted Box] DRIVEWAY
- [Cross-hatched Box] SIDEWALK
- [Diagonal Lines Box] SIDEWALK
- [Cross-hatched Box] DRIVEWAY
- [Dotted Box] DRIVEWAY
- [Diagonal Lines Box] DRIVEWAY
- [Hatched Box] DRIVEWAY
- [Stippled Box] DRIVEWAY
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Sheet	C 010
Date	11/19/2011
Scale	AS SHOWN
Author	PM
Checker	10/0/1
Printer	

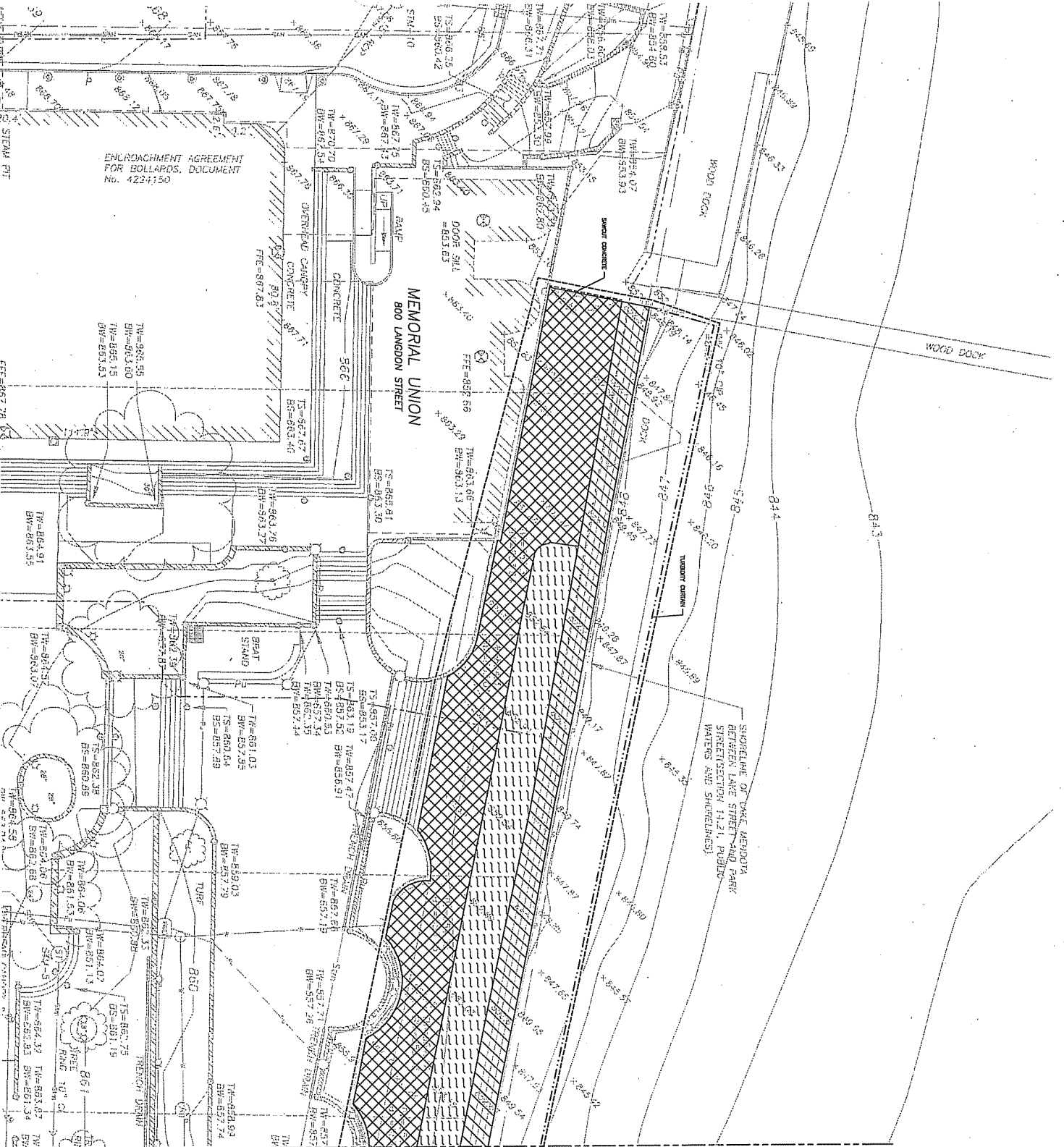
Project Title  
**LAKE MENDOTA SHORELINE REHABILITATION**  
**UNIVERSITY OF WISCONSIN - MADISON CAMPUS**

Project Location  
**MADISON, WISCONSIN**

Agency / Institution  
State of Wisconsin  
Department of Administration  
Division of State Facilities

Sheet Title  
Memorial Union Shoreline  
Madison, Wisconsin

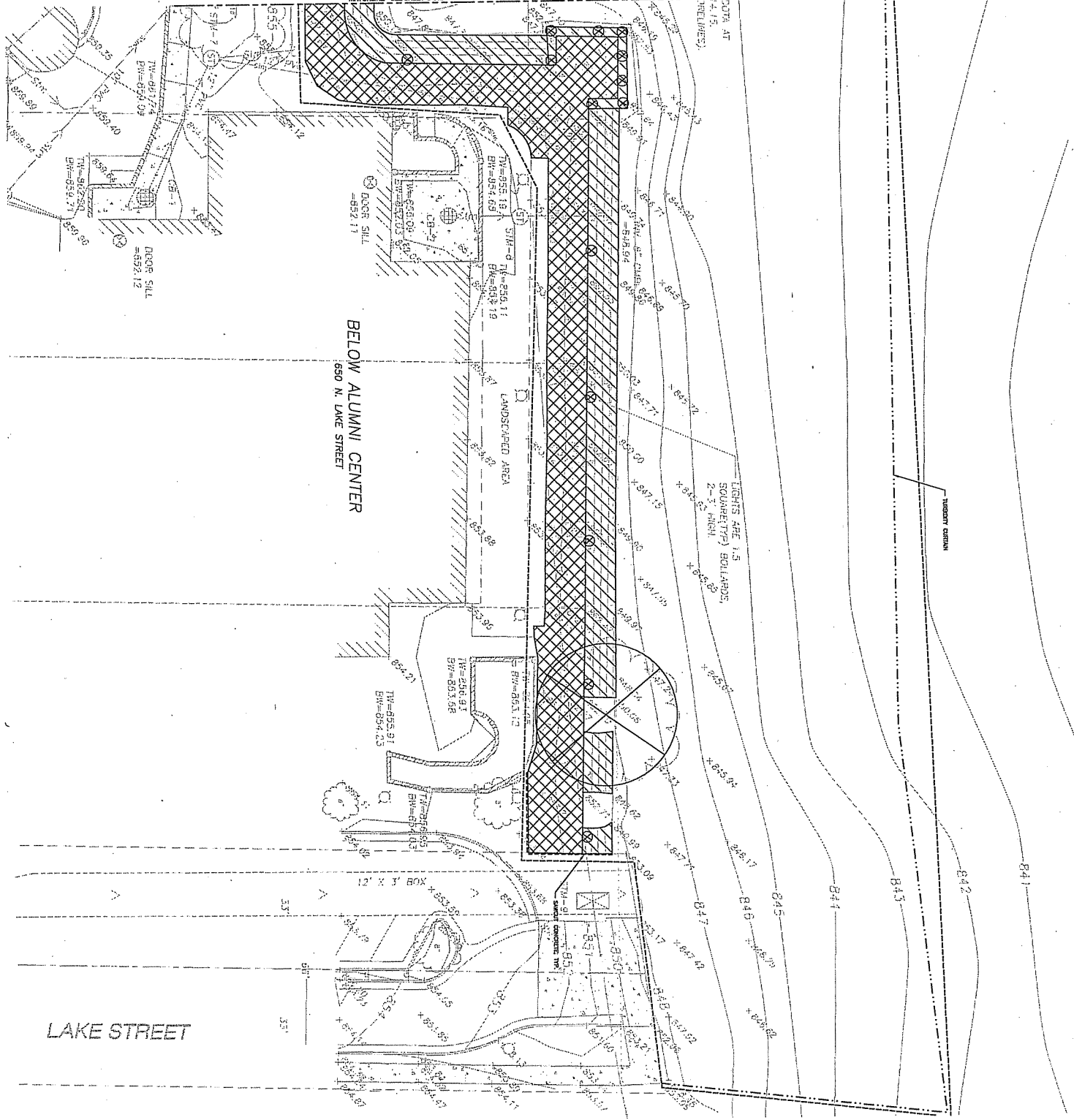
JJR  
JAMES J. RAY, INC.  
ARCHITECTS & PLANNERS  
500 WEST WASHINGTON STREET  
MADISON, WISCONSIN 53706  
TEL: (608) 263-2200  
FAX: (608) 263-2201  
WWW.JJR-ARCHITECTS.COM



- LEGEND**
- PRODUCT LINES
  - SHADE GREEN GRASSING
  - SHADE BRICK PAVING
  - SHADE CONCRETE PAVEMENT
  - SWAMP
  - SHADE LIGHT
  - SHADE TRAIL
- NOTES**
1. REMOVE EXISTING 24" DIA. STONE CURB.
  2. REMOVE AND REPLACE BY 24" DIA. STONE CURB.
  3. SET CURB 1.5" FOR EXHAUSTION AND
  4. CONSTRUCTION SHALL COMPLY WITH ALL
  5. FROM TO ANY THE PREPARATION BY
  6. CONSTRUCTION SHALL BE COMPLETED
  7. ALL SWAMP SHALL BE CUT AT PERMANENT
  8. CONSTRUCTION SHALL NOT EXCEED ANY WORK
  9. ALL EXISTING UTILITY LINES NOT SHOWN AS
  10. EXISTING STONE PROTECTION SHALL BE
  11. CONSTRUCTION SHALL BE COMPLETED
  12. CONSTRUCTION SHALL BE COMPLETED
  13. CONSTRUCTION SHALL BE COMPLETED
  14. CONSTRUCTION SHALL BE COMPLETED
  15. CONSTRUCTION SHALL BE COMPLETED
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  50. CONSTRUCTION SHALL BE COMPLETED

<p>Project Name: LAKE MENDOTA SHORELINE REHABILITATION</p> <p>UNIVERSITY OF WISCONSIN - MADISON CAMPUS</p> <p>Project Location: MADISON, WISCONSIN</p> <p>Sheet Title: Site Preparation and Erosion Control</p>		<p>State of Wisconsin Department of Administration Division of State Facilities</p> <p>Agency / Institution: MEMORIAL UNION SHORELINE MADISON, WISCONSIN</p>	
<p>Scale: 1" = 10'</p> <p>DATE: 1/15/2011</p> <p>Sheet Number: C 011</p>	<p>Author: [Name]</p> <p>Check: [Name]</p> <p>Scale: 1" = 10'</p> <p>DATE: 1/15/2011</p> <p>Sheet Number: C 011</p>	<p>DATE: 1/15/2011</p> <p>Sheet Number: C 011</p>	<p>DATE: 1/15/2011</p> <p>Sheet Number: C 011</p>

MATCH - SEE SHEET C 012



- LEGEND**
- PROJECT LIMITS
  - EXISTING EXPOSED UNDERGROUND UTILITY
  - SHORE PROTECTION AND REPAIR
  - EXISTING SIDE WALK
  - EXISTING CONCRET PAVEMENT
  - SHED
  - REMOVE LIGHT
  - REMOVE TREE

- NOTES**
1. REMOVE EXISTING ASPH DRIVE DRIVE SURF, PAVEMENT AND SHOW PALE FOR REUSE.
  2. REMOVE AND REGRADE EXISTING PAVEMENT.
  3. EXISTING SIDE WALK TO BE RECONSTRUCTED WITH CONCRET PAVEMENT FOR EXPOSURE AND CURBING.
  4. CONSTRUCTION SHALL CONTINUE EXPOSURE TO FIELD VERIFY UTILITIES FROM THE EXISTING CONSTRUCTION.
  5. PILES TO BE SET WITH INTERMEDIATE CURBING TO BE SET WITH ALL EXISTING CURBING. LOCATIONS SHALL BE REVEALED.
  6. CONSTRUCTION TO BE SET WITH INTERMEDIATE CURBING TO BE SET WITH ALL EXISTING CURBING.
  7. ALL NEW CURB SHALL BE SET AT EXISTING CURB ELEVATION EXCEPT WHERE SHOWN OTHERWISE.
  8. CONSTRUCTION SHALL BE SET AT EXISTING CURB ELEVATION EXCEPT WHERE SHOWN OTHERWISE.
  9. ALL EXISTING UTILITIES SHALL BE RECONSTRUCTED AS SHOWN ON THE PLAN AND SHALL BE RECONSTRUCTED TO FIELD VERIFY UTILITIES FROM THE EXISTING CONSTRUCTION.
  10. EXISTING SIDE WALK SHALL BE RECONSTRUCTED WITH CONCRET PAVEMENT FOR EXPOSURE AND CURBING.
  11. SHEET PAIR TO BE PROVIDED FOR EXISTING CURBING, EXPOSURE AND CURBING.
- EXISTING CURBING STRUCTURES**
1. REPAIR ALL EXISTING CURBING STRUCTURES TO BE RECONSTRUCTED TO FIELD VERIFY UTILITIES FROM THE EXISTING CONSTRUCTION.
  2. EXISTING CURBING STRUCTURES TO BE RECONSTRUCTED WITH CONCRET PAVEMENT FOR EXPOSURE AND CURBING.
  3. REPAIR AND REGRADE EXISTING PAVEMENT FOR TO EXISTING CURBING.
  4. REPAIR AND REGRADE EXISTING PAVEMENT FOR TO EXISTING CURBING.
  5. REPAIR AND REGRADE EXISTING PAVEMENT FOR TO EXISTING CURBING.
  6. REPAIR AND REGRADE EXISTING PAVEMENT FOR TO EXISTING CURBING.
  7. EXISTING CURBING STRUCTURES TO BE RECONSTRUCTED WITH CONCRET PAVEMENT FOR EXPOSURE AND CURBING.

<p><b>JJR</b>                  CONSULTING ENGINEERS                  1000 UNIVERSITY AVENUE                  MADISON, WI 53706                  TEL: 608/263-1111                  FAX: 608/263-1112                  WWW.JJR-ENGINEERS.COM</p>		<p>State of Wisconsin                  Department of Administration                  Division of State Facilities</p>	
<p>Project Title:  <b>LAKE MENDOTA SHORELINE REHABILITATION</b>                  UNIVERSITY OF WISCONSIN - MADISON CAMPUS</p>		<p>Project Location:                  MADISON, WISCONSIN</p>	
<p>Sheet Title:                  Site Preparation and Erosion Control</p>		<p>Agency / Institution:                  MEMORIAL UNION SHORELINE                  MADISON, WISCONSIN</p>	
<p>Scale:                  1" = 10'</p>	<p>Date:                  11/18/2011</p>	<p>Sheet No.:</p>	<p>Project No.:</p>
<p><b>C 013</b></p>			





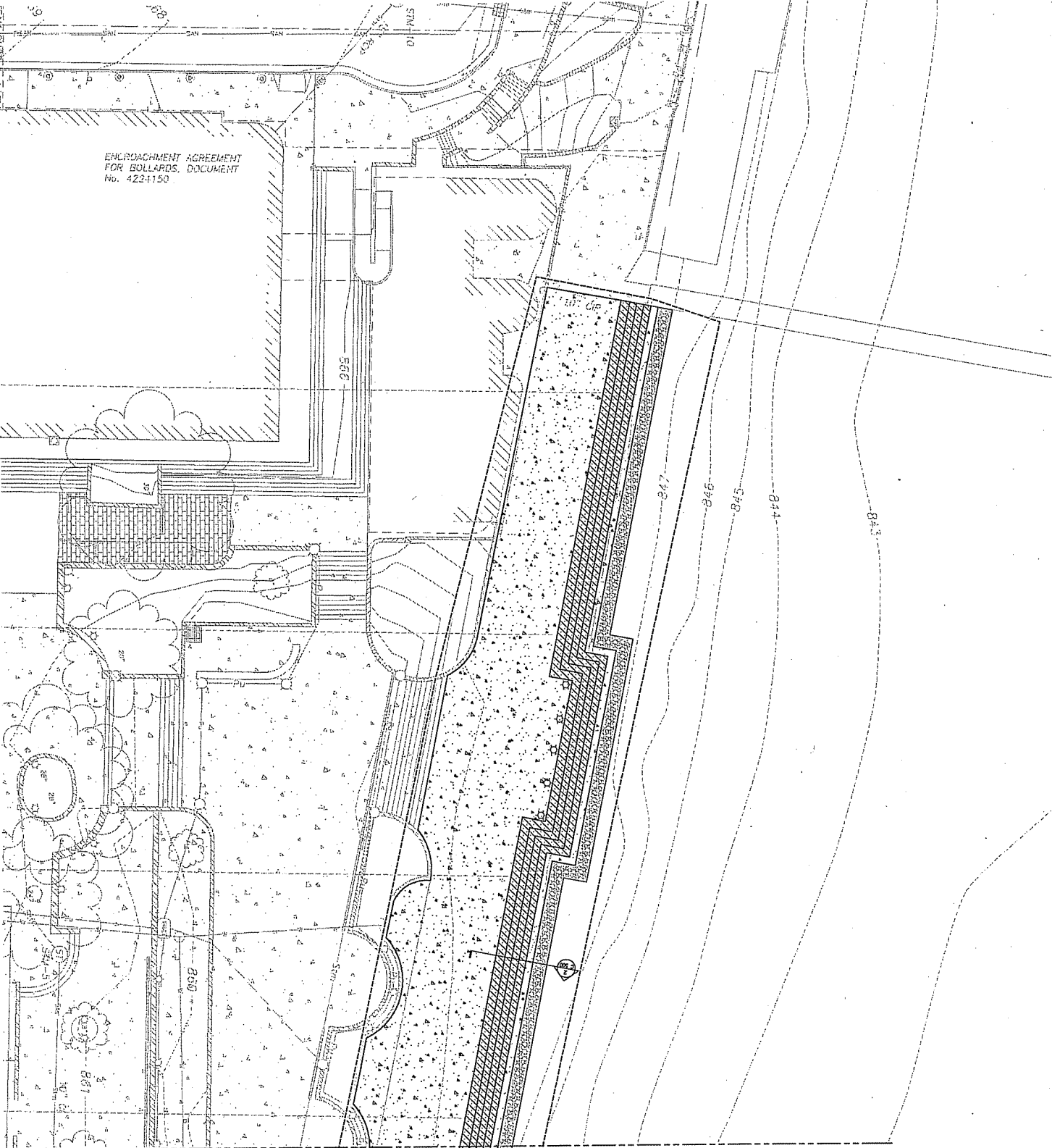
**LEGEND**

	PROJECT LAINS
	CONCRETE EXCAVATION
	PROPOSED SHORTLING CONCRETE
	SLIP INTERCEPT FOR EXCAVATION

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Sheet Number	C 014										
Date	11/14/2011										
Scale	AS SHOWN										
Drawing Title	Excavation and Dredging Plan										

2

ENCROACHMENT AGREEMENT  
FOR BOLLARDS. DOCUMENT  
No. 422-1150



MATCHLINE - SEE SHEET C 101

**LEGEND**


- PROJECT LIMITS
- SHOWN ON SITE PLAN
- SHORE PROTECTION
- PROPOSED CONCRETE ON
- ASPHALT
- BOLLARD LIGHT

Sheet Number	C 100
Date	11/19/2011
Scale	1" = 10'
Author	FR
Checker	1041
Reviewer	
Appr.:	
Design:	
Drawn:	

**Project Title:**  
LAKE MENDOTA SHORELINE REHABILITATION  
UNIVERSITY OF WISCONSIN - MADISON CAMPUS

**Project Location:**  
MADISON, WISCONSIN

**Sheet Title:**  
Site Layout and Materials



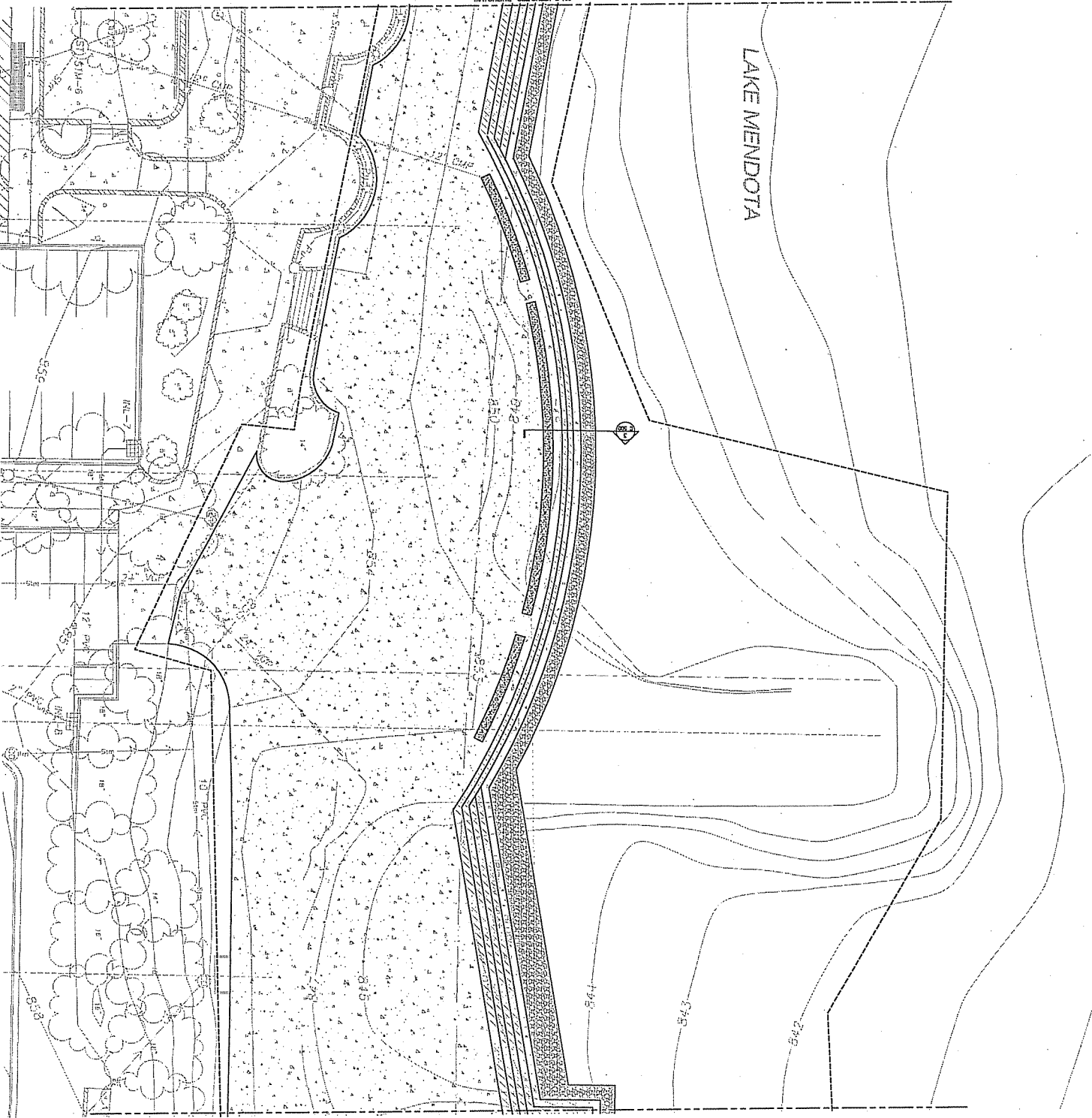
State of Wisconsin  
Department of Administration  
Division of State Facilities

Agency / Institution:  
MEMORIAL UNION SHORELINE  
MADISON, WISCONSIN

**JJR**  
JAN LUDWIG  
ARCHITECTS  
CONSULTANTS  
P.C.  
1111 EAST WASHINGTON  
MADISON, WISCONSIN 53703

MATCHLINE - SEE SHEET C 100

LAKE MENDOTA




MATCHLINE - SEE SHEET C 102

- LEGEND
- STONE REVETMENT
  - RIPRAP
  - CONCRETE
  - EXISTING REVETMENT
  - STORMWATER MANAGEMENT STRUCTURE
  - EXISTING STRUCTURE
  - FILLING
  - EXCAVATION
  - GRAVEL
  - SAND
  - TOPSOIL
  - OTHER

Project Title: <b>LAKE MENDOTA SHORELINE REHABILITATION UNIVERSITY OF WISCONSIN - MADISON CAMPUS</b>	
Project Location: <b>MADISON, WISCONSIN</b>	
Sheet Title: <b>Site Layout and Materials</b>	
Drawn By: <b>JJR</b>	Check By: <b>PR</b>
Date: <b>11/19/2011</b>	Scale: <b>AS SHOWN</b>
Sheet No: <b>C 101</b>	Revision: <b>10/14/11</b>

State of Wisconsin  
Department of Administration  
Division of State Facilities



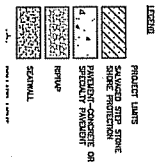
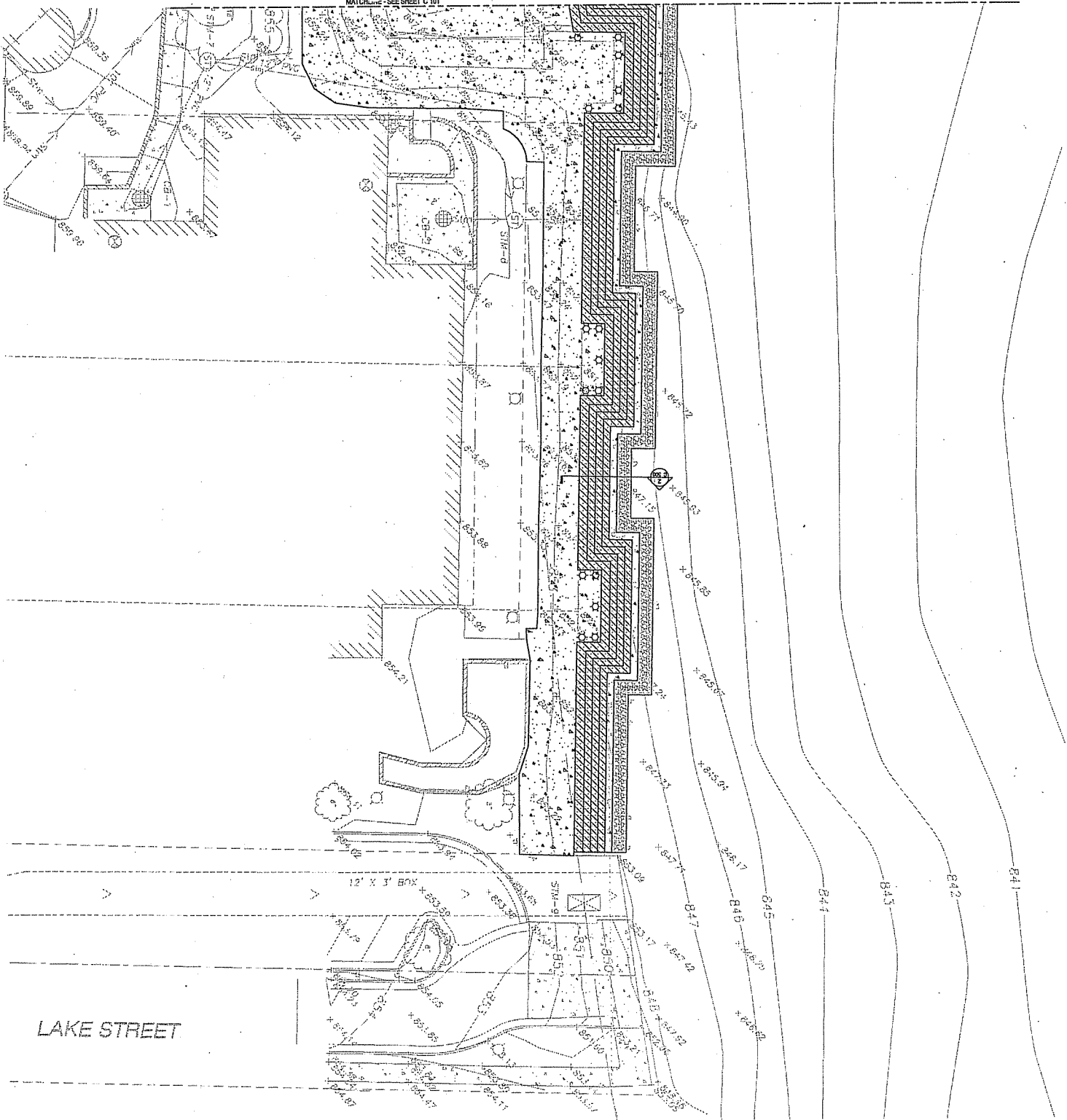
Agency / Institution:  
**MEMORIAL UNION SHORELINE  
MADISON, WISCONSIN**

**JJR**  
JAMES J. RYAN & ASSOCIATES, INC.  
ARCHITECTS AND ENGINEERS  
1415 EAST DAVENPORT AVENUE  
MADISON, WI 53717  
TEL: 608/263-7800  
WWW.JJR-ARCH.COM

9



MATCH LINE - SEE SHEET C 101



Project Title:		<b>LAKE MENDOTA SHORELINE REHABILITATION</b>	
Project Location:		<b>UNIVERSITY OF WISCONSIN - MADISON CAMPUS</b>	
Project Number:		<b>MADISON, WISCONSIN</b>	
Sheet Title:		<b>Site Layout and Materials</b>	
Scale:	1" = 10'	Scale:	1" = 10'
Drawn By:	LOAJ	Check By:	FR
Date:	11/19/2011	Sheet Number:	<b>C 102</b>

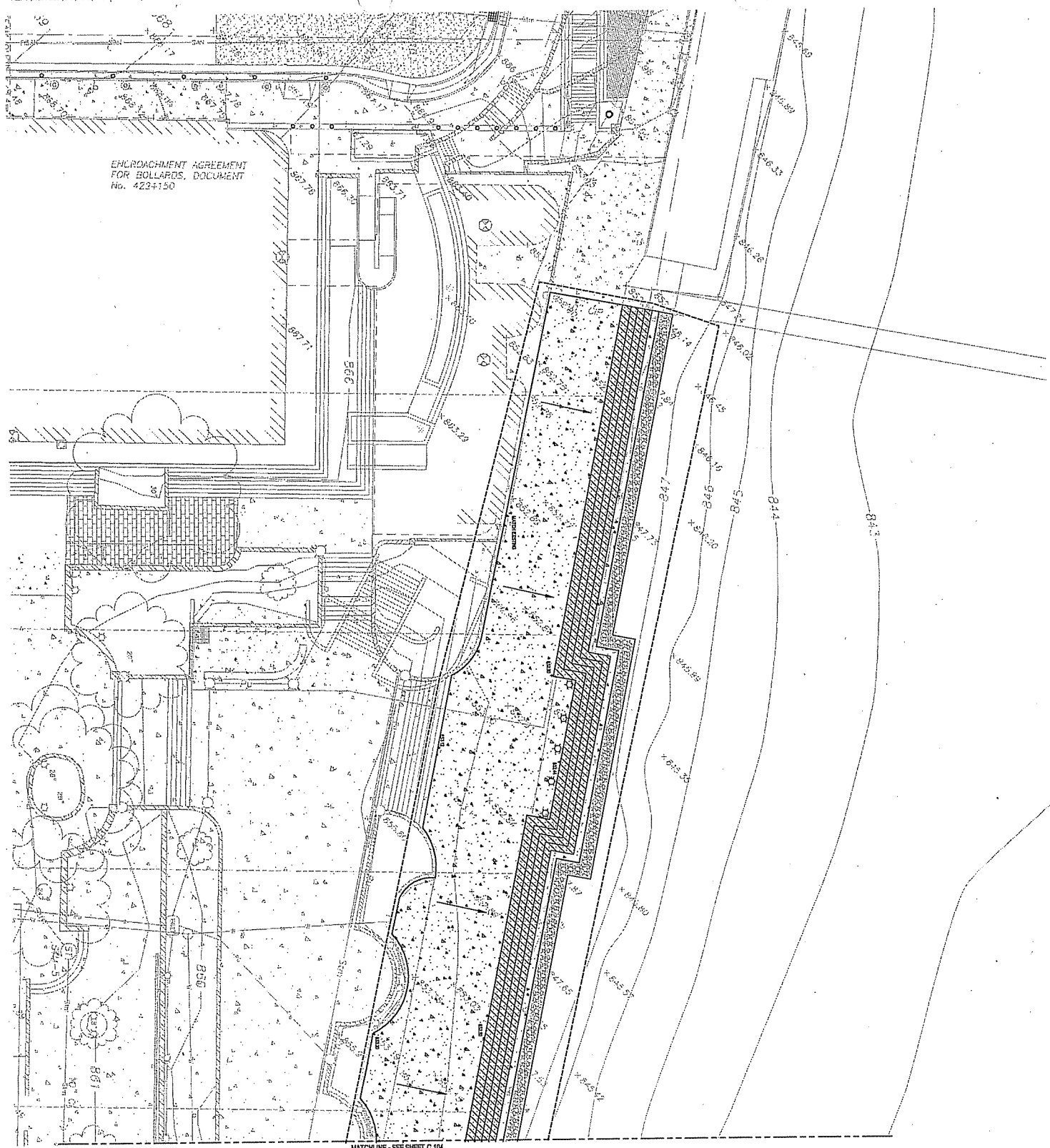
State of Wisconsin  
 Department of Administration  
 Division of State Facilities

Agency / Institution  
 MEMORIAL UNION SHORELINE  
 MADISON, WISCONSIN

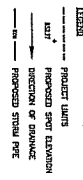
**JJR**  
 JAMES J. RYAN & ASSOCIATES, INC.  
 1000 UNIVERSITY AVENUE  
 MADISON, WISCONSIN 53706  
 (608) 263-1111  
 www.jjr.com


6

ENCROACHMENT AGREEMENT  
FOR BOLLARDS, DOCUMENT  
NO. 4234150



MATCHLINE - SEE SHEET C 104



<p>Project Title: <b>LAKE MENDOTA SHORELINE REHABILITATION</b> UNIVERSITY OF WISCONSIN - MADISON CAMPUS Project Location: MADISON, WISCONSIN</p>		 <p>State of Wisconsin Department of Administration Division of State Facilities</p>	<p>Agency / Institution: MEMORIAL UNION SHORELINE MADISON, WISCONSIN</p>	<p>Contractor: <b>JJR</b> JAMES J. RYAN &amp; ASSOCIATES, INC. 401 W. WASHINGTON MADISON, WISCONSIN 53703</p>
<p>Sheet Title: Site Grading and Utilities</p>				
<p>Scale: 1" = 10' (PLAN) 1" = 4' (SECTION)</p>	<p>Drawn by: 10/AV</p>	<p>Checked by: PR</p>	<p>Date: 11/19/2011</p>	<p>Sheet Number: <b>C 103</b></p>

MATCHLINE - SEE SHEET C 103

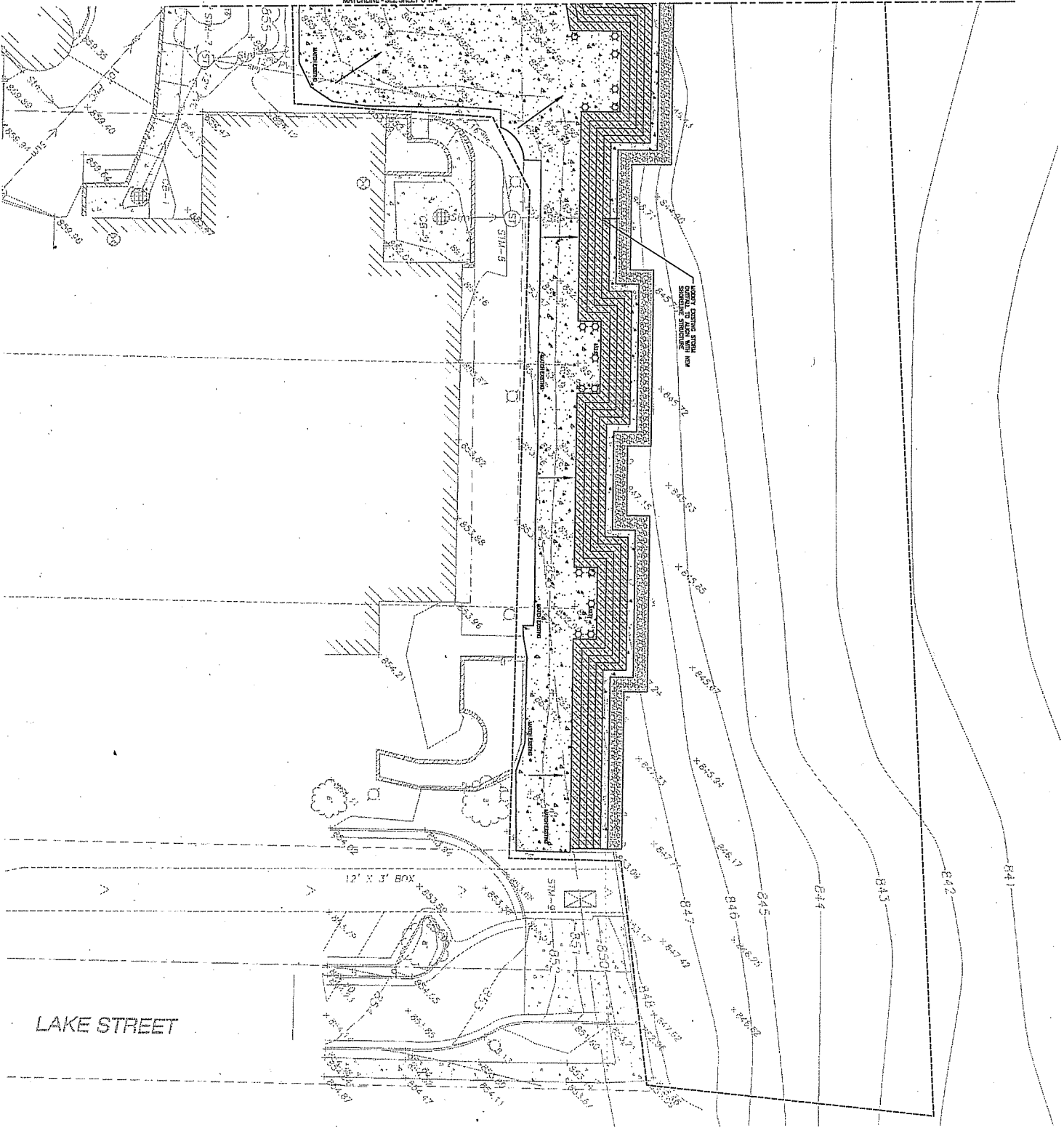


MATCHLINE - SEE SHEET C 105

- LEADER
- PROJECT LIMITS
- EXIST'G
- PROPOSED SHOT CLEANING
- DIRECTION OF DRAINAGE
- PROPOSED STORM PIPE

<p>Sheet: <b>C 104</b></p>	<p>Project Title: <b>LAKE MENDOTA SHORELINE REHABILITATION</b> <b>UNIVERSITY OF WISCONSIN - MADISON CAMPUS</b></p> <p>Project Location: <b>MADISON, WISCONSIN</b></p> <p>Sheet Title: <b>Site Grading and Utilities</b></p>	 State of Wisconsin Department of Administration Division of State Facilities	<p>Agency / Institute: <b>MEMORIAL UNION SHORELINE</b> <b>MADISON, WISCONSIN</b></p>
<p>Scale: 1" = 10'</p> <p>Author: JGR</p> <p>Check: JGR</p> <p>Date: 11/19/2011</p>			<p>Comments:</p> <p style="text-align: right; font-weight: bold; font-size: 24px;">6</p>

MATCHLINE - SEE SHEET C 104



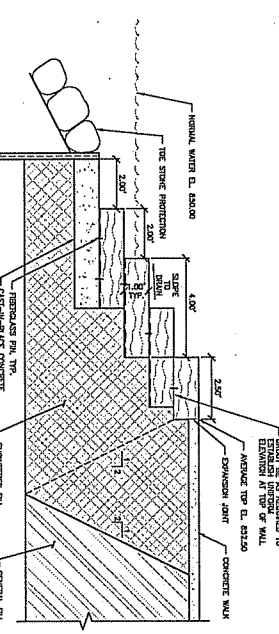
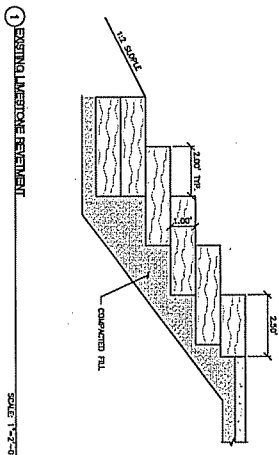
LAKE STREET

LEGEND  
 --- PROJECT LIMITS  
 --- PROPOSED SPOT ELEVATION  
 --- DIRECTION OF ADVANCE  
 --- PROPOSED STORM PIPE

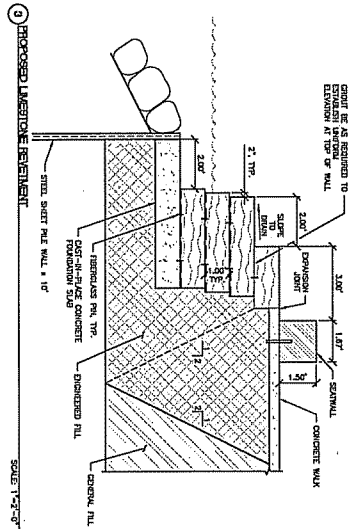
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<p>Sheet Title:          Site Grading and Utilities</p>		<p>Agency / Institution:          MEMORIAL UNION SHORELINE          MADISON, WISCONSIN</p>	
<p>Scale:          1" = 10'</p>	<p>Author:          JLR</p>	<p>Check:          JLR</p>	<p>Drawn:          JLR</p>
<p>Number:          10411</p>	<p>Rev:          PR</p>	<p>Date:          11/19/2011</p>	<p>Sheet Number:          C 105</p>

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 JLR LLC  
 1000 W. MOUNTAIN VIEW  
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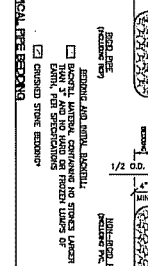
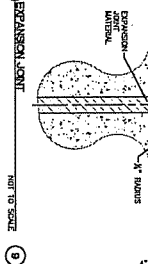
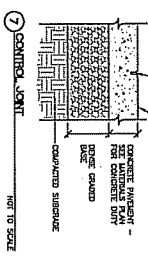
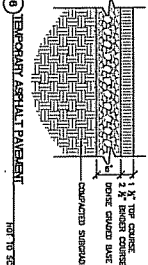
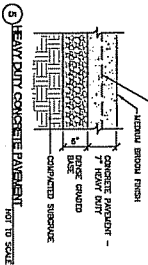
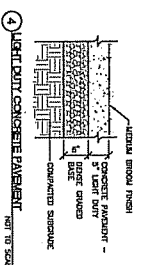
6



2. PROPOSED LIMESTONE RETAINMENT SCALE 1"=2'-0"



3. PROPOSED LIMESTONE RETAINMENT SCALE 1"=2'-0"



4. LIGHT DUTY CONCRETE PAVEMENT NOT TO SCALE  
5. HEAVY DUTY CONCRETE PAVEMENT NOT TO SCALE  
6. TEMPORARY ASPHALT PAVEMENT NOT TO SCALE  
7. CONTROL JOINT NOT TO SCALE  
8. EXPANSION JOINT NOT TO SCALE  
9. TYPICAL FIVE BEDDING NOT TO SCALE

<p>Project Title: <b>LAKE MENDOTA SHORELINE REHABILITATION UNIVERSITY OF WISCONSIN - MADISON CAMPUS</b></p> <p>Project Location: <b>MADISON, WISCONSIN</b></p> <p>Sheet Title: <b>Site Details</b></p>		<p>State of Wisconsin Department of Administration Division of State Facilities</p>	<p>Agency / Institution: <b>MEMORIAL UNION SHORELINE MADISON, WISCONSIN</b></p>	<p>Scale: 1" = 1'-0"</p> <p>Sheet Number: <b>C 500</b></p> <p>Date: 11/15/2011</p>
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6