



City of Madison

Proposed Demolition and Conditional Use

Location
1300 Linden Drive

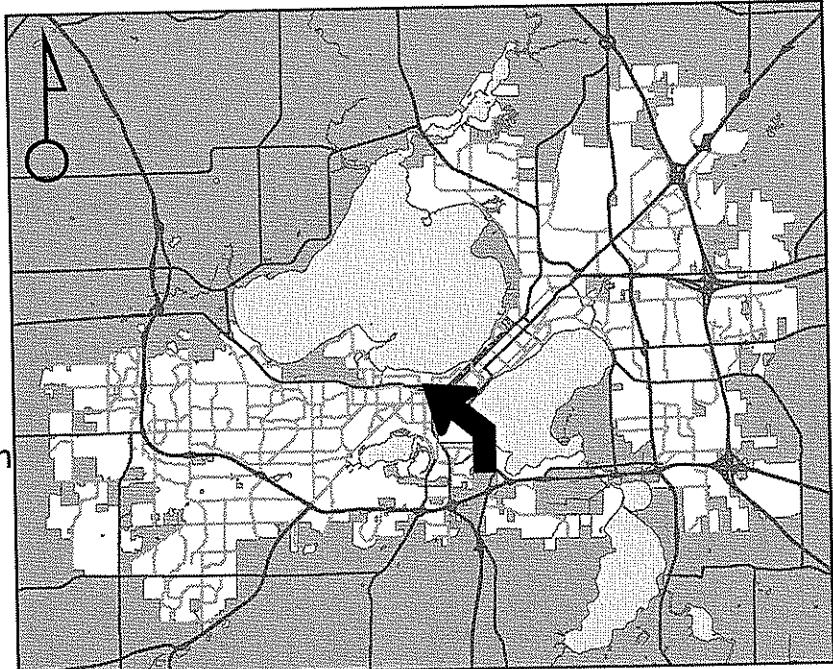
Project Name
School of Human Ecology
Addition & Renovation

Applicant
UW System Board of Regents/
Angela Pakes-Ahlman - UW-Madison

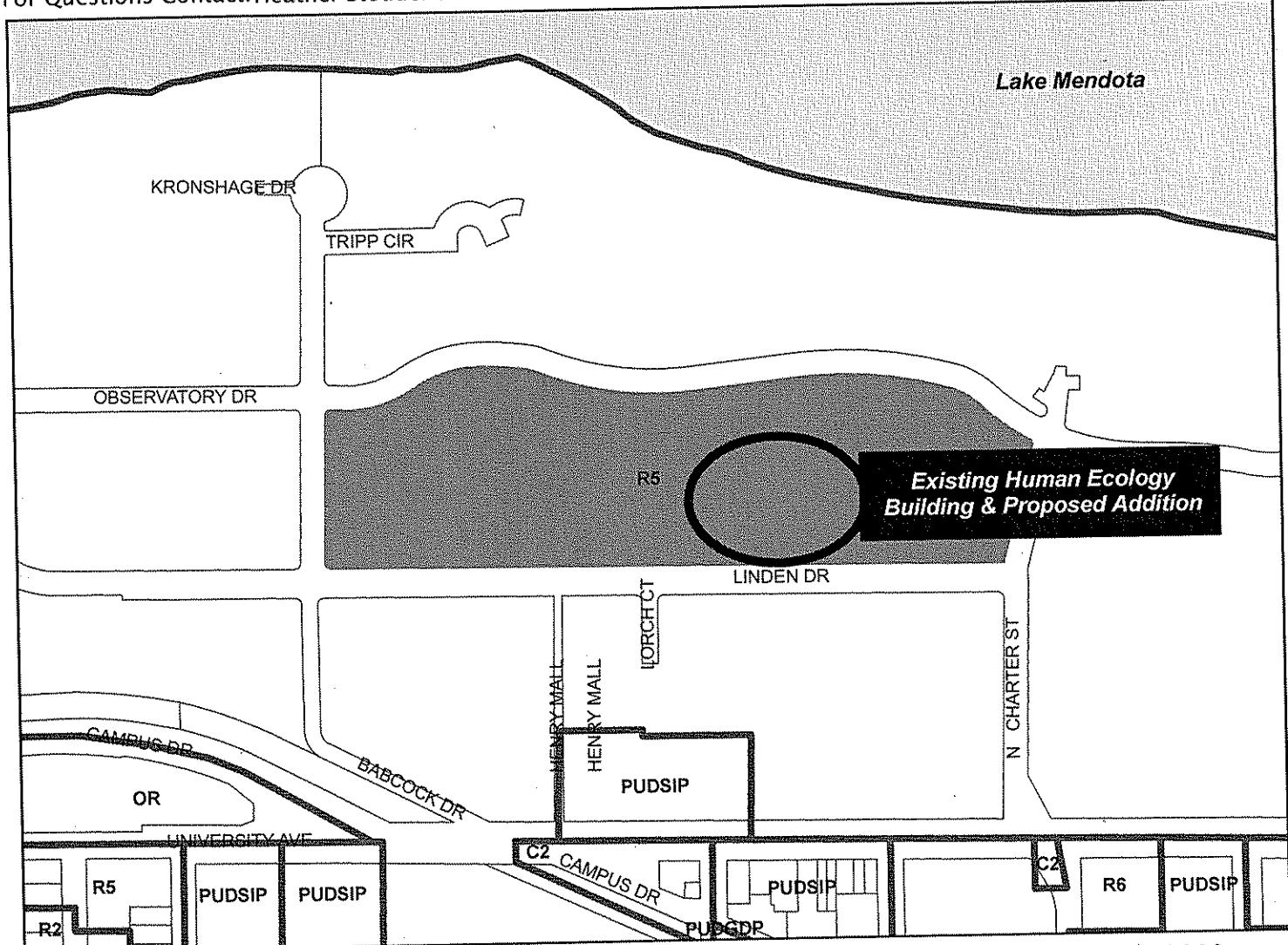
Existing Use
UW School of Human Ecology

Proposed Use
Demolish 2 Buildings to Allow Addition
to UW School of Human Ecology

Public Hearing Date
Plan Commission
17 August 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

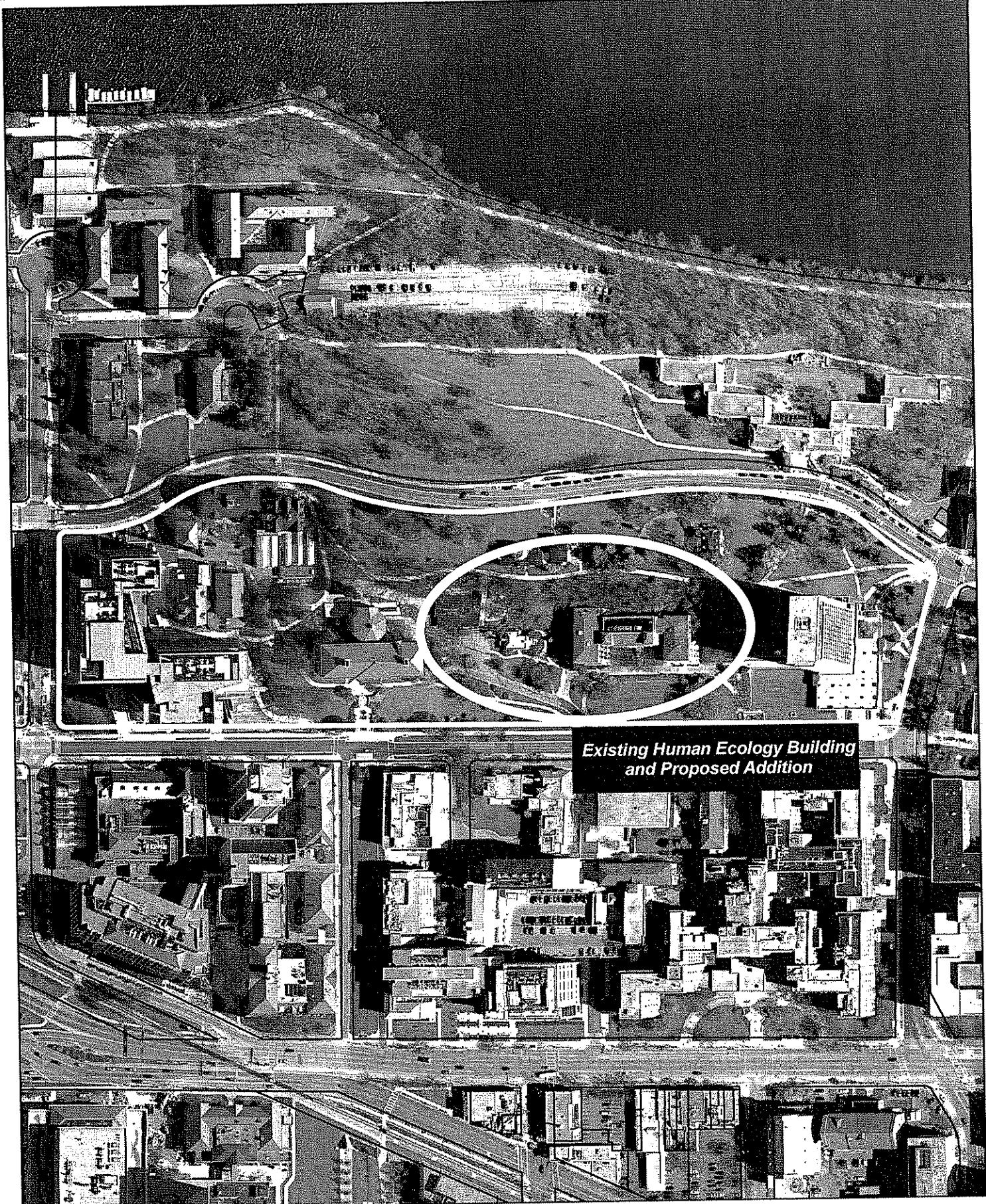
City of Madison, Planning Division : RPJ : Date : 22 July 2009

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City of Madison

1300 Linden Drive



*Existing Human Ecology Building
and Proposed Addition*

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
- 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 NA Receipt No. _____

Date Received 10/17/09

Received By JL

Parcel No. 070915402013

Aldermanic District 5 Shiva Bidey Siekaff

GQ OK

Zoning District R5

For Complete Submittal

Application ✓ Letter of Intent ✓

IDUP NA Legal Descrip. ✓

Plan Sets ✓ Zoning Text NA

Alder Notification 1/26/09 Waiver _____

Ngbrhd. Assn Not. _____ Waiver _____

Date Sign Issued 10/17/09

1. Project Address: 1300 Linden Drive

Project Area in Acres: 3.60 acres

Project Title (if any): School of Human Ecology Addition and Renovation

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: Angela Pakes-Ahlman Company: University of Wisconsin-Madison

Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726

Telephone: (608) 262-6384 Fax: (608) 265-3139 Email: apakes@fpm.wisc.edu

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: Proposed 4-story, 97,060 GSF addition to the existing 76,145 GSF building which will be totally renovated for the school of Human Ecology on the University of Wisconsin-Madison campus. Project includes 41 underground parking spaces and a preschool laboratory.

Development Schedule: Commencement April 2010

Completion February 2012

CONTINUE→

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: \$ DNA 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. 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:*
an addition to the existing School of Human Ecology Building *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/Alder Bryon Eagon, Joint West Campus Area Committee meeting - January 28, 2009

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 Tim Parks Date 02/19/09 | Zoning Staff Dev. Assistance Team Date 02/19/09

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

Printed Name Gary A. Brown Date June 17, 2009
Signature Gary A. Brown Relation to Property Owner Owner's Representative
Authorizing Signature of Property Owner Gary A. Brown Date June 17, 2009



June 17, 2009

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

RE: **CONDITIONAL USE PERMIT - Letter of Intent
SCHOOL OF HUMAN ECOLOGY ADDITION & RENOVATION – 1300 LINDEN DRIVE
UNIVERSITY OF WISCONSIN-MADISON**

This is an application for a conditional use permit for a proposed 97,040 gross square foot addition and renovation of the existing 76,145 gross square foot School of Human Ecology Building located at 1300 Linden Drive. The property is currently zoned R-5. University buildings within a R-5 district are considered a conditional use. Two smaller existing buildings (Preschool Laboratory and Human Development/Family Studies House) are planned to be removed to make way for the new addition. Construction of the new addition and remodeling is scheduled to begin in April 2010 with final completion projected for February 2012.

Application Materials

Letter of Intent (this document) 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
Photos of existing buildings to be removed

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

Architect: Dorschner | Associates, Inc.
849 East Washington Ave. Suite 112
Madison, Wisconsin 53703
Phone: 608-204-0777
Fax: 608-204-0778
Attn: Diana Dorschner, AIA, Project Architect
E-Mail: ddorschner@dorschnerassociates.com

Facilities Planning & Management

Landscape Architect: **Ken Saiki Design, Inc.**
303 S. Paterson Street Suite One
Madison, Wisconsin 53703
Phone: 608-251-3600
Fax: 608-251-2330
Attn: Ken Saiki
E-Mail: ksaiki@ksd-la.com

Structural Engineers: **Arnold & O'Sheridan, Inc**
1111 Deming Way, Suite 200
Madison, Wisconsin 53711
Attn: Paul Karow, PE
Phone: 608-821-8424
E-Mail: pkarow@arnoldandosheridan.com

Electrical 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

Mechanical Engineer: **HGA Architects & Engineers (see above)**
1111 Deming Way, Suite 200
Madison, Wisconsin 53711
Attn: Bill Holub, PE, LEED AP
Phone: 608.821.8500
E-Mail: bholub@arnoldandosheridan.com

Civil Engineer: **Bloom Consultants, LLC**
10501 W. Research Drive, Suite 100
Milwaukee, WI 53226
Attn: Jonathan Steinbach, PE
Phone: 414-771-3390
E-Mail: jsteinbach@bloomconsultants.com

Geotechnical Engineer: **Bloom Consultants, LLC**
10501 W. Research Drive, Suite 100
Milwaukee, WI 53226
Attn: Andy Frano, PE
Phone: 414-771-3390
E-Mail:

Surveyor: **Bloom Consultants, LLC**
10501 W. Research Drive, Suite 100
Milwaukee, WI 53226
Attn: Jody Hilber
Phone: 414-771-3390
E-Mail:

Contractor(s): Yet to be determined

Building Use, Area, and Occupancy

The University of Wisconsin-Madison is planning the renovation and expansion of the existing School of Human Ecology building, located at 1300 Linden Drive. The addition will consist of 4 stories above grade off the west side of the existing building, connecting to the existing building at all four floors. A below grade parking level will be located under the building providing 41 parking spaces (39 regular spaces plus 2 accessible parking spaces) and secure bicycle storage. Additional bicycle and moped parking will be located around the exterior site. An existing 25-car surface parking lot will be removed as part of the project.

The project site roughly is described as an area bounded on the south by Linden Drive, on the east by the west exterior stair case of Van Hise Hall, on the west by Agricultural Hall and on the north by Observatory Hill and the historic Washburn Observatory. A more specific site project boundary is attached and as described in the legal description.

Two existing buildings will be removed as part of the project (the Preschool Laboratory, 1440 Linden Drive at 6,912 gross square feet (GSF) and the Human Development/Family Studies House, 1430 Linden Drive at 5,425 gross square feet). The latter house is listed as eligible for listing on the National Register of Historic Places by the Wisconsin Historical Society and may be moved as part of the removal process if a qualified buyer is found. If a buyer is not found, the building will be deconstructed and recycled as much as possible. A full reuse and recycling plan will be submitted for City of Madison review.

The original School of Human Ecology building was constructed in 1913 with the west wing added in 1951. The building currently consists of 76,145 GSF and houses the School of Human Ecology's administrative offices and student services along with various classrooms, design studios, research laboratories and a lecture hall. The main users of the remodeled existing building and the addition will be students, faculty and staff in the School of Human Ecology. The total building (existing and addition) will have approximately 1,206 occupants including 221 employees. Upon completion, the two buildings together will total 173,205 gross square feet. The project site is approximately 157,000 square feet or 3.60 acres in size.

The existing School of Human Ecology building is located immediately adjacent to the Henry Mall Historic District which was listed on the National Register of Historic Places (NRHP) in 1992. The building itself is not on the National Register but is listed on the Wisconsin Historical Society's Architecture and History Inventory and has been deemed eligible for listing on the NRHP by the Wisconsin Historical Society. The University of Wisconsin-Madison, UW System and State of Wisconsin's Department of Administration has coordinated closely with the Wisconsin Historical Society on all proposed work in the building as well as for the addition and the surrounding site improvements. The Observatory Hill Historic district boundary for the Washburn Observatory is just north of the project site and it too is listed on the National Register of Historic Places. The NRHP listed Observatory Hill Native American mound district is also present to the north and west of the project site. Finally, there are also numerous historic cultural landscape elements scattered around the site including two Franz Aust rock gardens, the Presidential Oak, the Euthenics Oak and Rock Garden, and an Autumn Purple White Ash cloned from the original cultivar by G.W. Longenecker that will be protected during construction.

The existing School of Human Ecology building is a well-designed and impressive structure that represents an important historical element on the University of Wisconsin-Madison campus. The building is located near the top of Observatory Hill and plays an important role as part of the "Greater Mall" portion of campus. Just as importantly, the relationship between the building and its prominent site accentuates the building's visual and spatial presence.

Based on a review of the existing drawings and site inspections the exterior envelope is in very good condition for a building of this age. Typical deterioration of the exterior historic elements includes surface crazing of the brick in some areas that are exposed to the weather; some limited cracks in the limestone masonry; limited deterioration of mortar joints at the brick and limestone masonry; minor erosion of the limestone where exposed to the weather and rainwater run-off; deterioration of vertical masonry joints exposed to the weather; very minor spalling of the limestone masonry; sealant joints that have reached the end of their service life and localized staining of the masonry. The only area that is in poor condition is the grand front stairs which are constructed of concrete with limestone sidewalls. There is deterioration of the concrete stair surfaces and notable dislocation, cracking and joint failure at the limestone.

The existing clay roof tiles and flashing appear to be in good condition. The existing flashing is very weathered and appears to be copper due to its green patina. Any roof areas that are modified will most likely require replacement of the existing flashings due to their age and potential brittleness. The existing wood, single-pane windows are in very good condition since they are protected by being inset into the heavy masonry walls and the installation of modern, aluminum storm windows.

The proposed addition will house the School of Human Ecology Preschool Laboratory will be licensed for up to a maximum of 118 children from an overall capacity level however this maximum will not be reached based on the high quality program the school plans to deliver. It is envisioned that the number of children in the facility will be somewhere between 73 and 88 children including 12 infants, 12 two- to three-year olds, 30 two- to five year olds and 30 specialty/4-K children. There are no plans to enroll the full 118 children which would sacrifice the high quality program envisioned.

The proposed addition will have standard operating hours similar to the remainder of campus, 7:00 a.m. to 11:00 p.m., Monday through Friday, during the academic year and on Saturdays from 8:00 a.m. to 5:00 p.m. Access during non-business hours will be available via card-access for faculty/staff and authorized student users.

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. Some of the underground parking will be reserved for the preschool drop-off/pick-up use as well as a mix of short term meter and permit parking. Parking for individuals with disabilities (2 spaces) will be provided in the underground garage as well. A full landscape renovation and restoration plan is included with the project. Existing mature trees, especially on the north and off the southeast corner of the existing building, will be saved and protected during construction.

Exterior building materials of the addition will be consistent with the campus neighborhood and include brick, stone, glass, metal panel and precast concrete. In addition, a series of green roofs are being planned as part of the project to reduce overall stormwater impacts on the site.

The planned loading and service functions for the building will occur via the underground parking garage off Linden Drive. Trash and recycling containers will be located in the underground garage. Refuse trucks will back up to the garage entry and nearby refuse dumpsters will be rolled out to the waiting truck. No large semi trucks are allowed in this part of campus. Small campus panel trucks will make deliveries to the building from the UW's central off-campus warehouse. 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 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 of the building. New building mounted or ground mounted building signs will be included as part of the project. Campus standard, sharp cut-off Kim Archetype lighting fixtures will be used across the site.

From a fire protection standpoint, the building will be fully sprinklered. An existing fire hydrant will be replaced in about the same location south of the building along the proposed fire lane from Linden Drive. An additional hydrant will be located off the northwest corner of the building. The proposed fire lane will provide access up through the site to the northwest between the proposed addition and the existing Agricultural Hall. The same fire lane extends around the west side of the proposed addition, around the northwest corner, and then to the east for approximately 150 feet to provide full coverage of the exterior of the building.

The overall project follows the 2005 Campus Master Plan that suggests a building addition to the west of the present day School of Human Ecology building. The proposed building addition is set back from Linden Drive approximately in line with Agricultural Hall and the existing SoHE building in respect for the "Greater Mall" as defined in the 1908 Campus Master Plan and reiterated in the 2005 Campus Master Plan.

The project has been presented to the Joint West Campus Area Committee for informational review in January 2009 and has been presented to the City of Madison development assistance team in February 2009. Further presentations will be made to the neighborhoods via the Joint West committee for a recommendation to the Plan Commission.

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

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
 Sam Calvin, DOA/DSF Project Manager
 Dawn Crim, UW-Madison Chancellor's office

Alder Bryon Eagon, District 8, City of Madison Common Council
Robin Douthitt, Dean, UW-Madison School of Human Ecology
Linda Zwicker, UW-Madison School of Human Ecology

**University of Wisconsin-Madison
School of Human Ecology – 1300 Linden Drive**

Building Design Intent

This project will remove the Preschool Laboratory and Human Development & Family Studies house and renovate 76,145 GSF of the existing five-story School of Human Ecology (SoHE) Building. It will construct a new four-story 97,060 GSF addition above one level of underground parking (41 spaces) and mechanical space. The existing building was built in 1913 as a home for Home Economics and UW-Extension, with the west wing added in 1951 to complete the originally envisioned Beaux Arts plan by Paul Cret.

Meetings with Wisconsin Historical Society (WHS) have occurred to gain concurrence with the design and approach to preservation. The first floor corridor of the existing building will be preserved. West, South and East storm windows will be replaced with insulated glass units leaving the existing windows intact. North windows will be replaced with new energy efficient units.

The goal of the project is to have a minimum certification level of LEED Silver.

The basic configuration of the proposed new construction sets the height of the addition in relative alignment to the existing building, with the intent to not overwhelm the massing of the existing structure or Ag Hall to the west. A longitudinal east/west four story expansion for the major academic program elements is terminated on the west by the two-story Preschool Laboratory with its goal of having a smaller scale which relates to the children, is shown to be a separate massing and is articulated as two stories. This volumetric expression mediates between the character of both Agriculture Hall and SoHE, responding also to the strong linear organization of the site definition and topography.

The connection between the new addition and the existing building creates a welcome and intuitive entry to the whole facility. A new main entry 'link' serves as the central organizing feature and is inserted between the existing building and the addition. This link is set back from the main façade and is transparent to allow the existing building mass to be understood.

Site Design

The building design is integrated and rooted in its site design. Major interior spaces within the building have a relationship to the exterior spaces and views afforded by the site. The existing site is constrained by relatively steep topography rising approximately 50 feet from south to north. The project includes underground parking for 41 vehicles in a below grade garage structure which will also serve to provide service and deliveries to SoHE. The current initiative is to limit 'on-site' vehicular traffic to emergency service vehicles and fire truck passage only with two short term parking spaces for load and unloading off the northeast corner of the existing Ag Hall. Site design elements and considerations include:

- The preservation of the Greater Mall 'View Corridor' has been respected.
- A strong presence of the front door of the entire facility.
- Respect for the presence of the Washburn Observatory to the north and Agriculture Hall to the west.
- A strong interest in providing a range of outdoor spaces, terraces and rooms as part of a diverse landscape experience on the site.
- Accommodating heavy pedestrian traffic at peak times and promotion of 'thru campus' circulation in addition to addressing the needs of the School.
- A visible, but discrete, presence of the entry tunnel to the parking structure.
- Fire Truck access to all sides of the building.
- Outdoor playgrounds on two levels which provide a protected, safe and pleasant outdoor play environment for the children.
- A landscape median buffer between Agriculture Hall and the Preschool playgrounds.
- A safe drop off and pick up area for preschool students and parents is provided in the garage structure.
- An accessible site path from Linden to the entries of both the SoHE complex and Agriculture Hall. Accessible parking and entry will be provided in the garage structure.
- The main entrance will be fully accessible.
- Protection of historic landscape conditions as much as possible.

Exterior Building Envelope

The exterior expression of the new addition respects and takes clues from the existing SoHE building. The design works to unify with materials and detail of the existing building, the new four story massing of the addition and the new two story Preschool massing, while still allowing a distinction of these pieces. Key design elements of the building address the previously stated campus design principles, as well as fit successfully into the context of the historic building structures along Linden Drive. These key design elements are:

- Defined bottom, middle and top to building similar to the existing SoHE building
- Clear roof elements
- Similar materials
- Rich detail on exterior elevations (texture in materials)
- Windows and doors to have head, sill and jamb details
- Window placement to be regular, in a rhythm similar to the existing SoHE building.

The solution is not for a conservative, classical building in this context, but for a modern building which embraces the values of SoHE, its campus neighborhood and its architectural language.

The existing building consists of a five-story central section with symmetrical, four-story wings on the east and west. It has a concrete structure with buff vitreous brick, limestone trim and a red, clay tile roof. The existing roof structure is constructed of wood. The later constructed west wing matches the original building's exterior materials and construction. The architectural composition and detailing of the façades matches the straightforward, symmetrical composition of the building. The existing exterior envelope is composed of solid masonry walls with cut limestone and face brick with a moderate amount of detail and ornament.

The existing SoHE building flat roof will be replaced. Maintenance and repair of the gutters at the existing clay tile roof will be completed as well as tuck pointing and cleaning of existing stone and brick masonry. Two additions will be constructed on the third floor of the existing building to allow the main corridor to bypass the enclosure of the existing stairs.

The existing, double-hung windows are constructed of wood with single-pane glass. Modern, aluminum storm windows have been added that are historically incompatible with the building. The West, South and East storm windows will be replaced with insulated glass units. The existing windows on the North will be removed and replaced with energy efficient, aluminum windows with insulated glass.

The new addition consists of a concrete structure with a cavity wall comprised of CMU back-up with face brick and a cast stone/precast base and trim. The roof areas consist of a single-ply membrane and clay roof tiles. A continuous air-barrier and enhanced levels of insulation will be provided to increase the energy performance of the exterior envelope. The windows and doors are energy-efficient, aluminum storefront, entrances and curtain wall. The glazing consists of high-performance, energy-efficient, insulated glass throughout. Wood, interior solar shading devices are incorporated in some curtain wall areas.

**Wisconsin Historical Society Mitigation Plan
UW-Madison School of Human Ecology Project
August 11, 2009**

The following is a list of agreed upon items between the University of Wisconsin-Madison and the Wisconsin Historical Society in an effort to mitigate the potential loss of the Human Development & Family Studies (HDFS) practice house as well as adverse effects on the National Register listed Agricultural Hall and Henry Mall historic district. Additional efforts have also been made to mitigate the effects of the renovation plans to the National Register eligible existing School of Human Ecology building.

- 1) UW-Madison, DOA/DSF, and the WHS shall establish a written process for carrying out the provisions of Wis. Stats. § 44.40, to include WHS involvement at the earliest stages of project planning. This process shall be formally adopted by UW-Madison and guide all future project development for UW-Madison owned properties. This process shall incorporate a list of UW-Madison-owned inventoried properties that the WHS has evaluated for eligibility for listing on the State Register and National Register.

Status: A process document is being drafted between staff at WHS and UW with an expected final document to be approved in fall 2009.

- 2) The UW-Madison shall contract with a qualified Architectural Historian to review this list of UW-Madison owned properties included in the Wisconsin Inventory of Historic Places to correct, update and supplement that computer database. The contracted architectural historian shall make the eligibility assessments in consultation with WHS. A revised list of eligible properties shall be submitted to the WHS for its review and confirmation. The revised list shall be incorporated into the written process.

Status: Elizabeth Miller, a local architectural historian familiar with the UW-Madison, was hired by the State of Wisconsin to conduct the review and analysis of all UW-Madison buildings within the city of Madison. A final draft of her report is being reviewed for submittal to WHS in August 2009. Corrections to the WHS Inventory have been identified. A preliminary evaluation of all buildings has been submitted to the WHS staff for their review and assessment.

- 3) The loss of the SoHE Practice House shall be mitigated through: detailing and implementing a process for new-owner acquisition and relocation; photo documentation (interior and exterior, exterior to include the house itself and in context with the existing SoHE building and its environs); and, in the event that the property may not be relocated for reuse, identification of significant elements to be salvaged for reuse or display (if there are any), and establishing a location to store (in a protected environment) such salvaged materials.

Status: Photo documentation of the inside and outside of the Human Development and Family Studies practice house have been completed and sent to UW archives. Site and context photos of the Agricultural Hall and SoHE building were included. A salvage and reuse plan has been drafted including the identification of items to be kept for display. A building and school history exhibit will be included in the new and/or renovated SoHE

facilities. The practice house has been marketed publicly for several months including reports in the local media and on-line. All state agencies have been offered the building for relocation as well as many local non-profit and private entities. To date, no qualified bidders have been identified. Interested parties have until August 31, 2009 to notify the university of their intent to move the building and provide evidence of their ability to do so successfully.

4) The exterior of the existing SoHE building shall be photo documented itself and in context with the existing Practice House, consistent with standards for the Historic American Building Survey HABS. Original documents will be submitted to WHS with copies to the UW-Madison Archives.

Status: The exterior context of the existing SoHE building, the HDFS practice house, Ag Hall have all been photo documented by an archival photographer. Copies have been submitted to the WHS staff and to UW Archives.

5) The exterior of the existing Agriculture Hall building shall be photo documented itself and in context with the existing Practice House and SoHE buildings, consistent with standards for the Historic American Building Survey HABS. Original documents will be submitted to WHS with copies to the UW-Madison Archives.

Status: The exterior context of the existing SoHE building, the HDFS practice house, Ag Hall have all been photo documented by an archival photographer. Copies have been submitted to the WHS staff and to UW Archives.

6) The stairways and corridors for each floor of the existing SoHE building shall be thoroughly photo documented consistent with standards for the Historic American Building Survey HABS. Original documents will be submitted to WHS with copies to the UW-Madison Archives.

Status: Photo documentation has been completed and submitted to WHS staff and UW Archives.

7) UW-Madison shall design, build and install a permanent display to be located in the original SoHE building or the new addition. The display shall speak to the history of the School of Human Ecology, and shall include written information as well as photographic depictions and include information on the Practice House. The Display design and content plan shall be reviewed and approved by the WHS.

Status: A building and school history display is being developed by SoHE representatives and will be included in the final design for the building.

8) WHS shall review the National Register Nomination and other documentation for both the Henry Mall Historic District and the Agriculture Hall Historic Building to determine whether the nomination documents for either or both must be modified as a result of carrying out the SoHE Addition and Remodeling project. If either or both of the documents must be revised, then UW-Madison shall through its contractor redraft the

document(s) for WHS, State Review Board and National Park Service approvals.

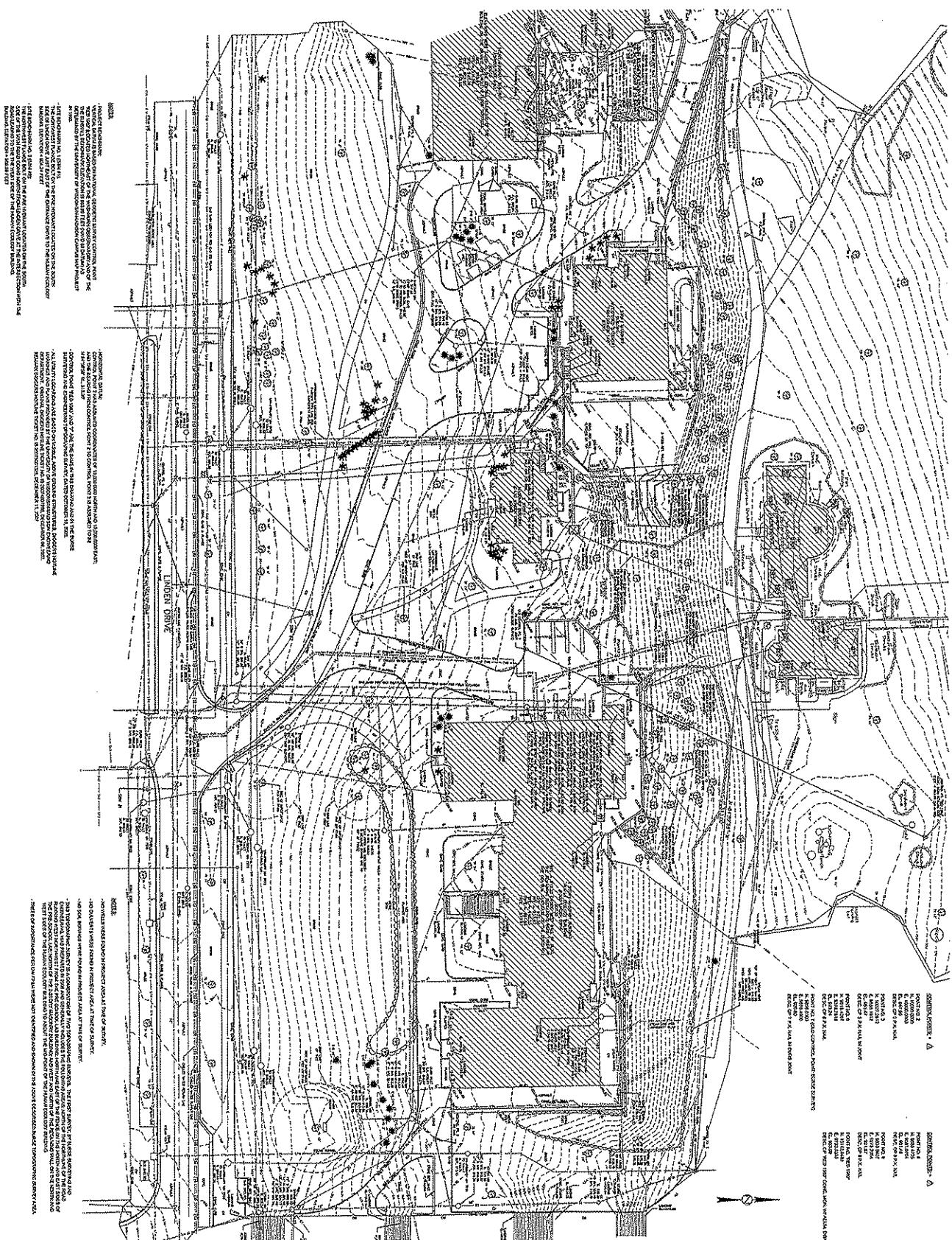
Status: As part of the overall analysis of all campus buildings, Elizabeth Miller worked directly with WHS staff in determining the need to modify either the Ag Hall nomination or the Henry Mall Historic District. At this point, WHS staff have advised that neither nomination will need to be modified or revised.

9) Original floor plans (if they exist) shall be electronically scanned and then archived, one set of such digitized plans to be delivered to the WHS.

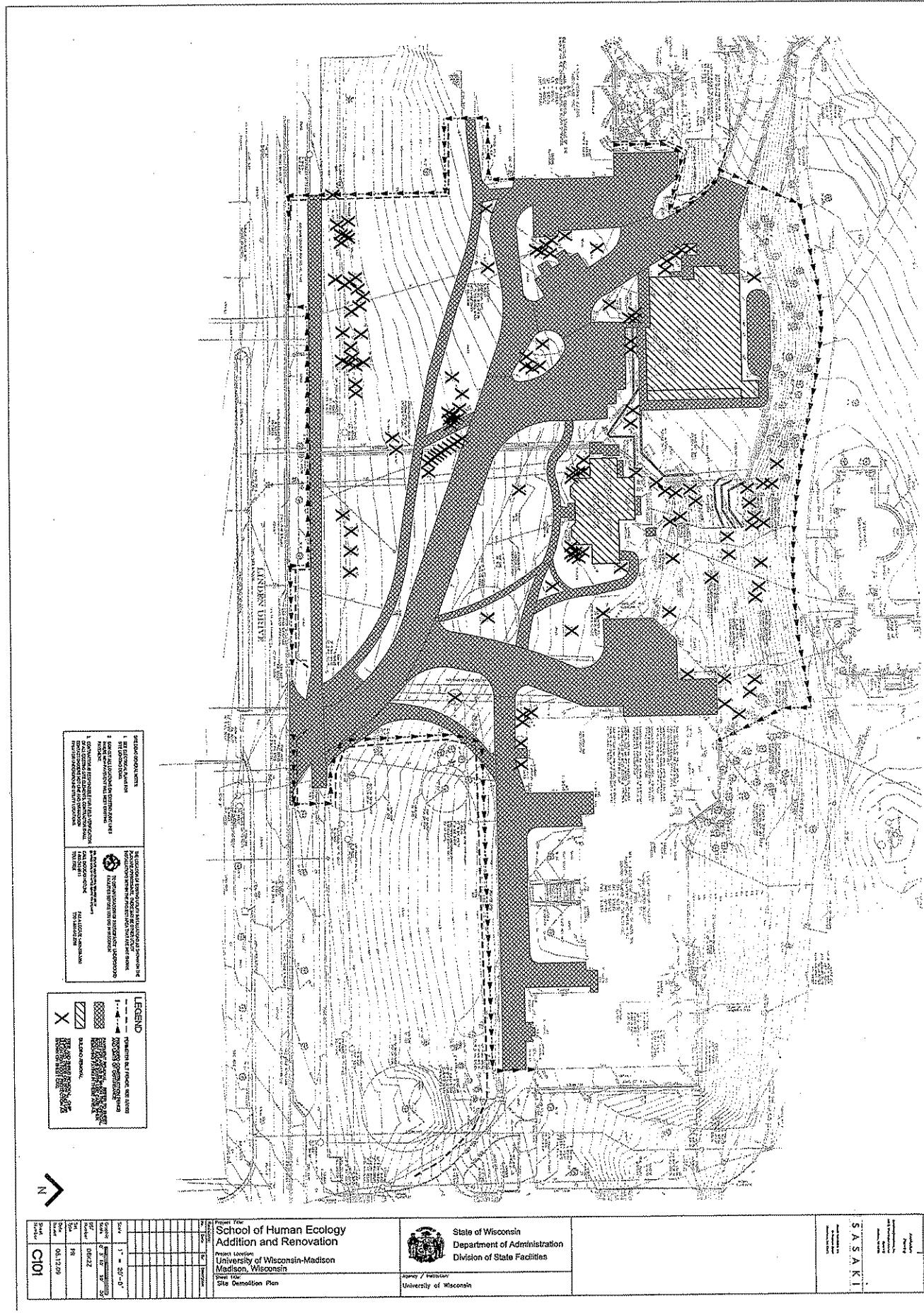
Status: Original floor plans are available and are being scanned for submittal.

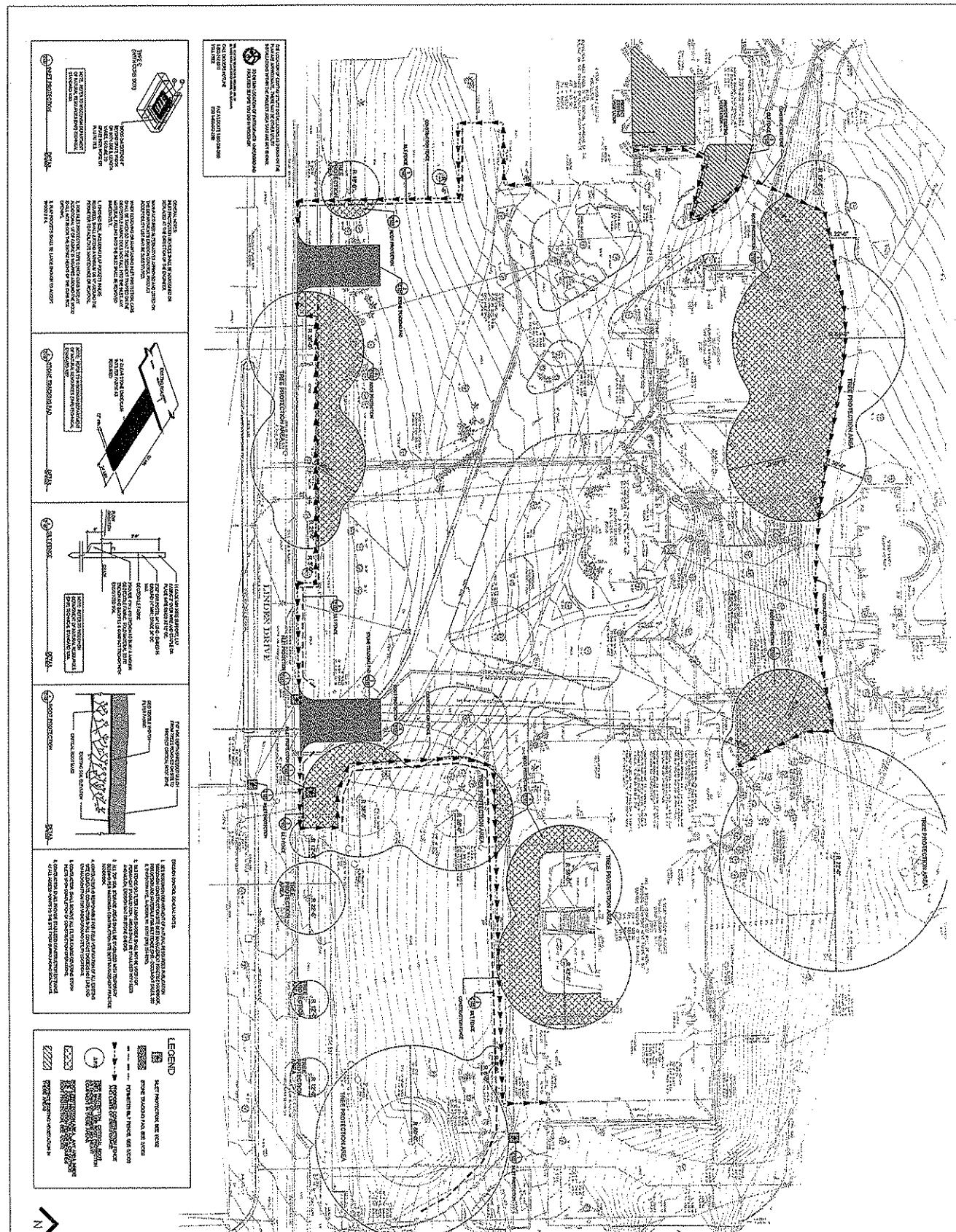
10) All documentation (including digitized floor plans, and other digitized photo-images) shall be submitted to the University's Memorial Library for possible inclusion in its digital archives.

Status: All digital documentation collected will be provided to the UW Archives for their records.

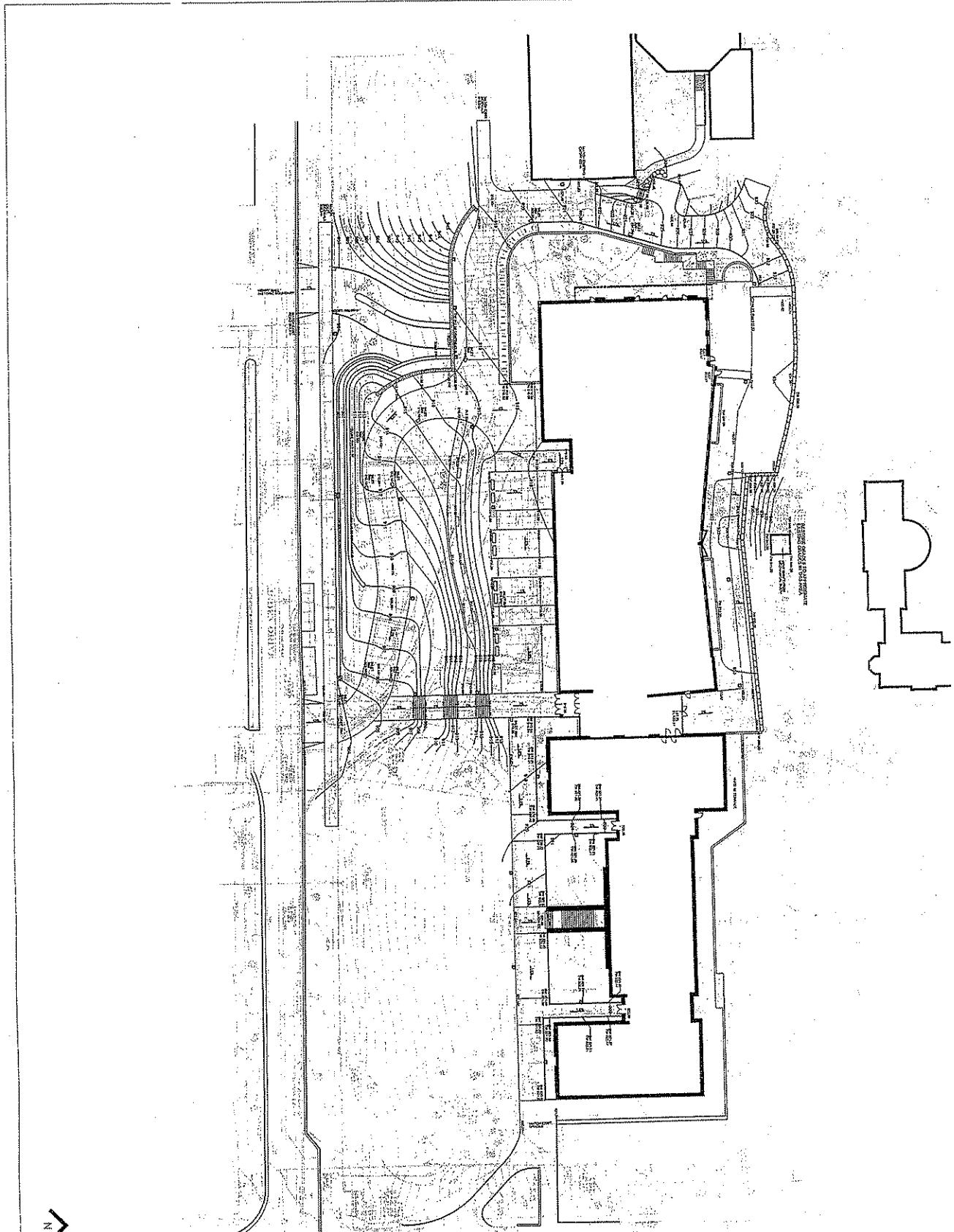


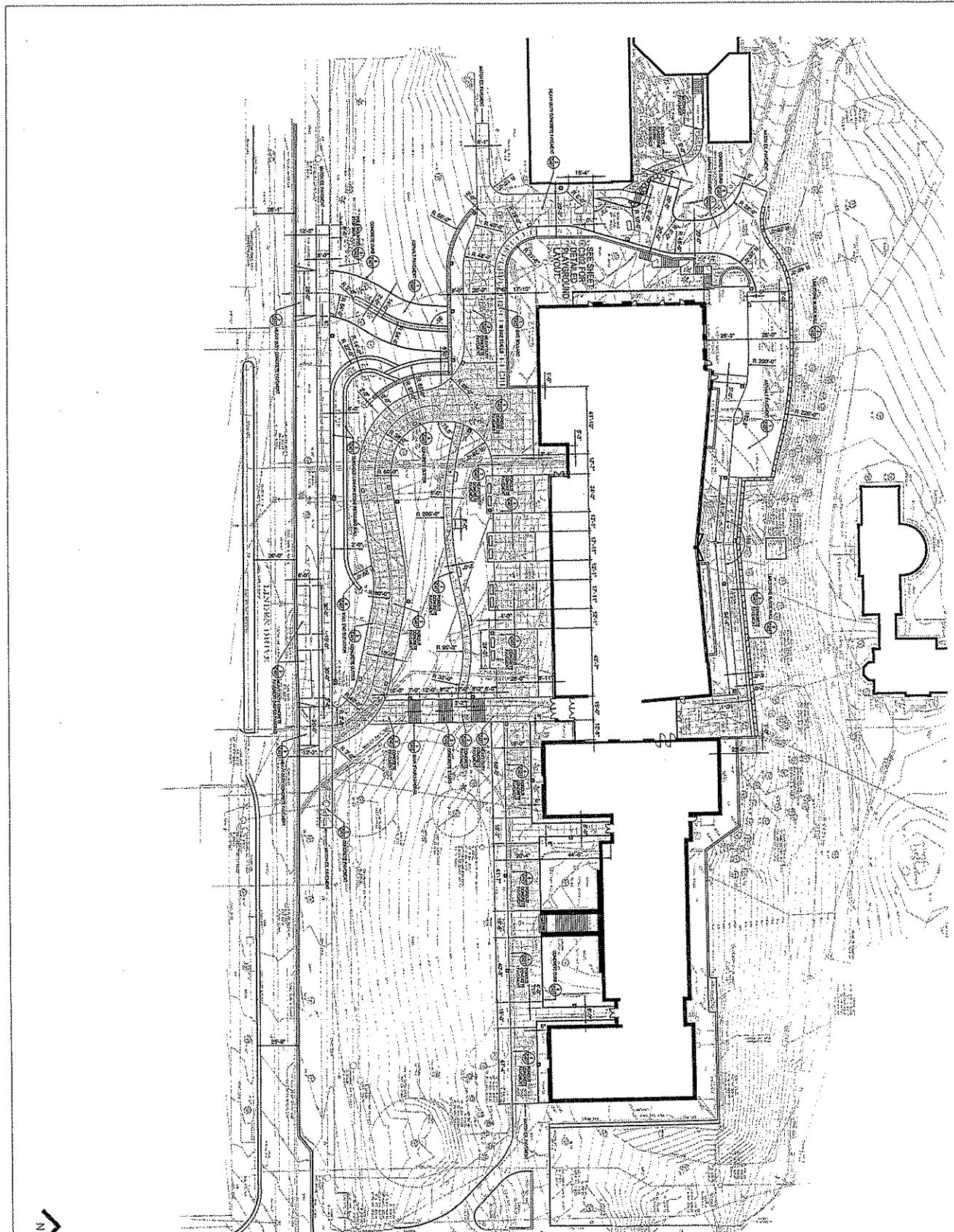
Project Name		School of Human Ecology Addition and Renovation		State of Wisconsin Department of Administration Division of State Facilities		BLOOM COMPANIES, LLC	
Project Location		University of Wisconsin-Madison Madison, Wisconsin		Agency / Institution		SASAKI	
Project Type		EXISTING CONDITIONS SURVEY		University of Wisconsin		Architect	
Project Status		1 = 200		Project Manager		Project Manager	
Project Number		0000		Project Number		Project Number	
Project Manager		P.O. Box 10022		Project Manager		Project Manager	
Project Manager		PO		Project Manager		Project Manager	
Project Manager		081209		Project Manager		Project Manager	

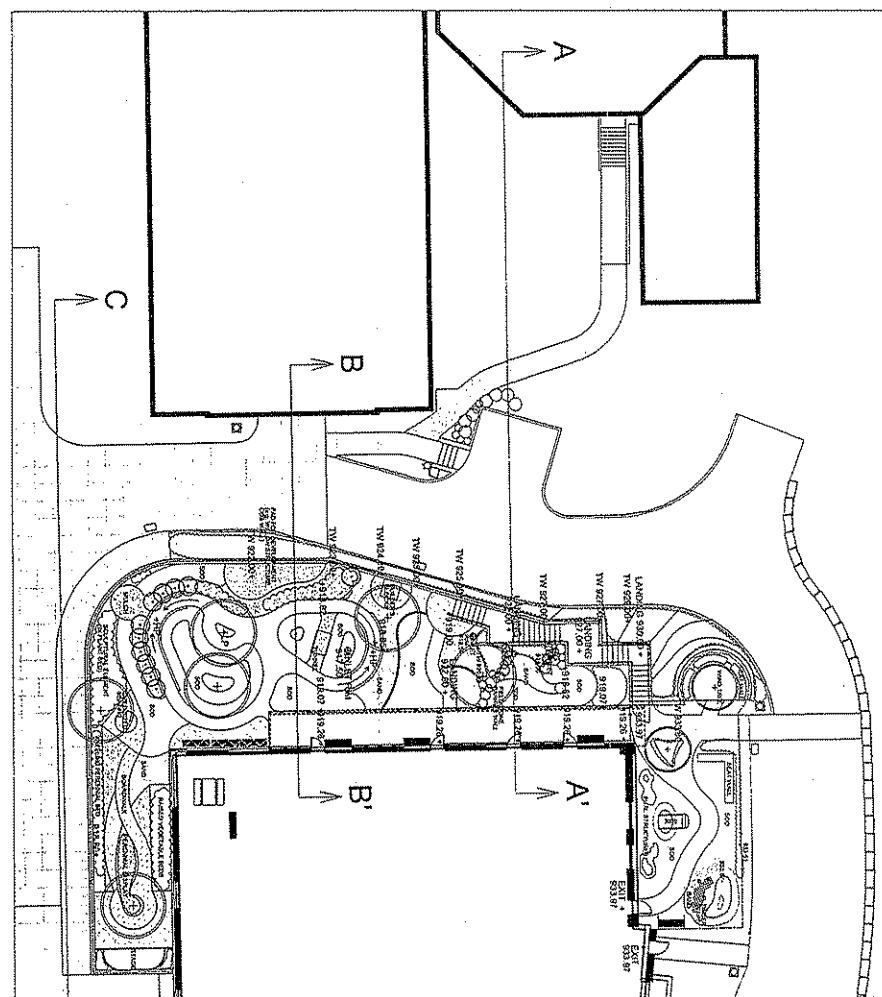




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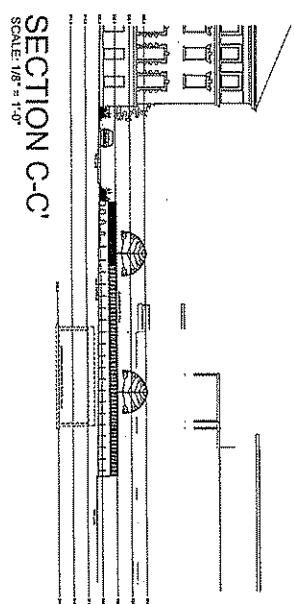






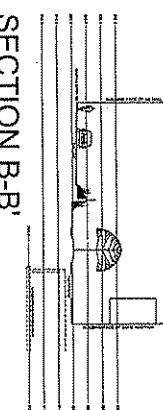
SECTION C-C'
SCALE: 1/8" = 1'-0"

SECTION C-C
SCALE: 1/8" = 1'-0"



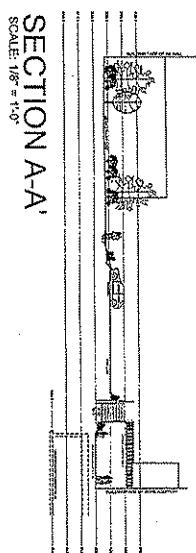
SECTION B-B
SCALE 1/8" = 1'-0"

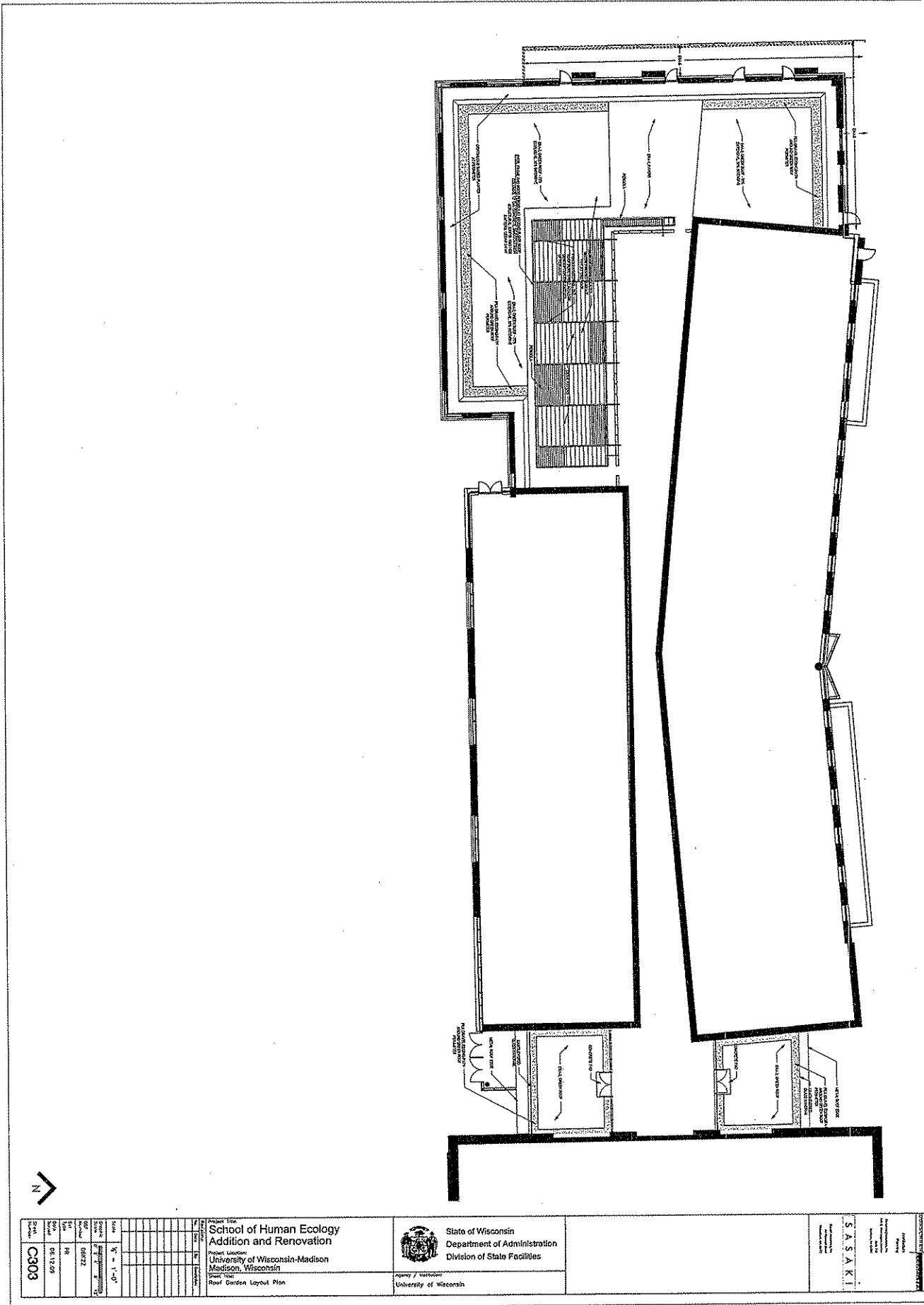
SECTION B-B
SCALE 1/8" = 1'-0"

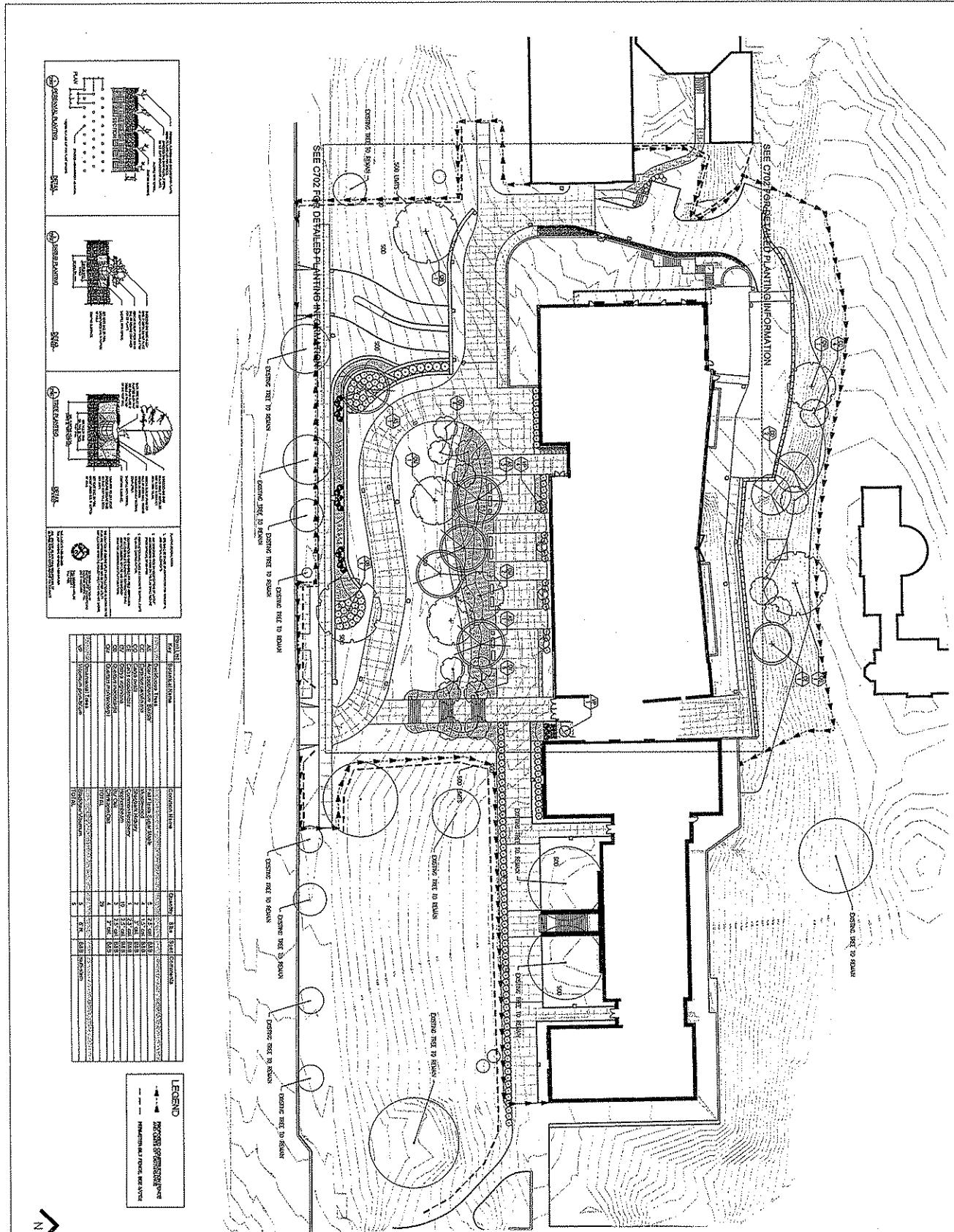


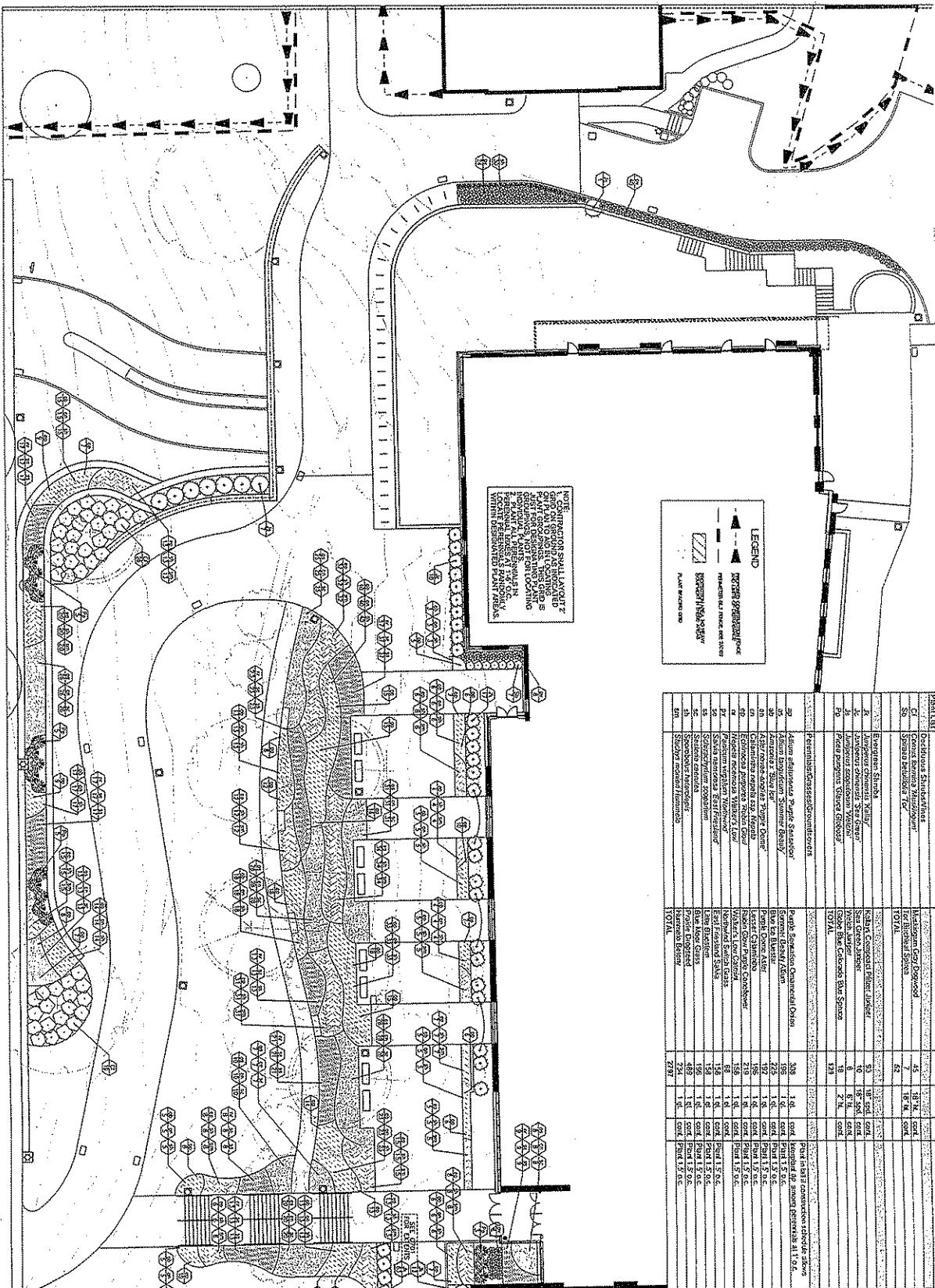
SECTION A-A'

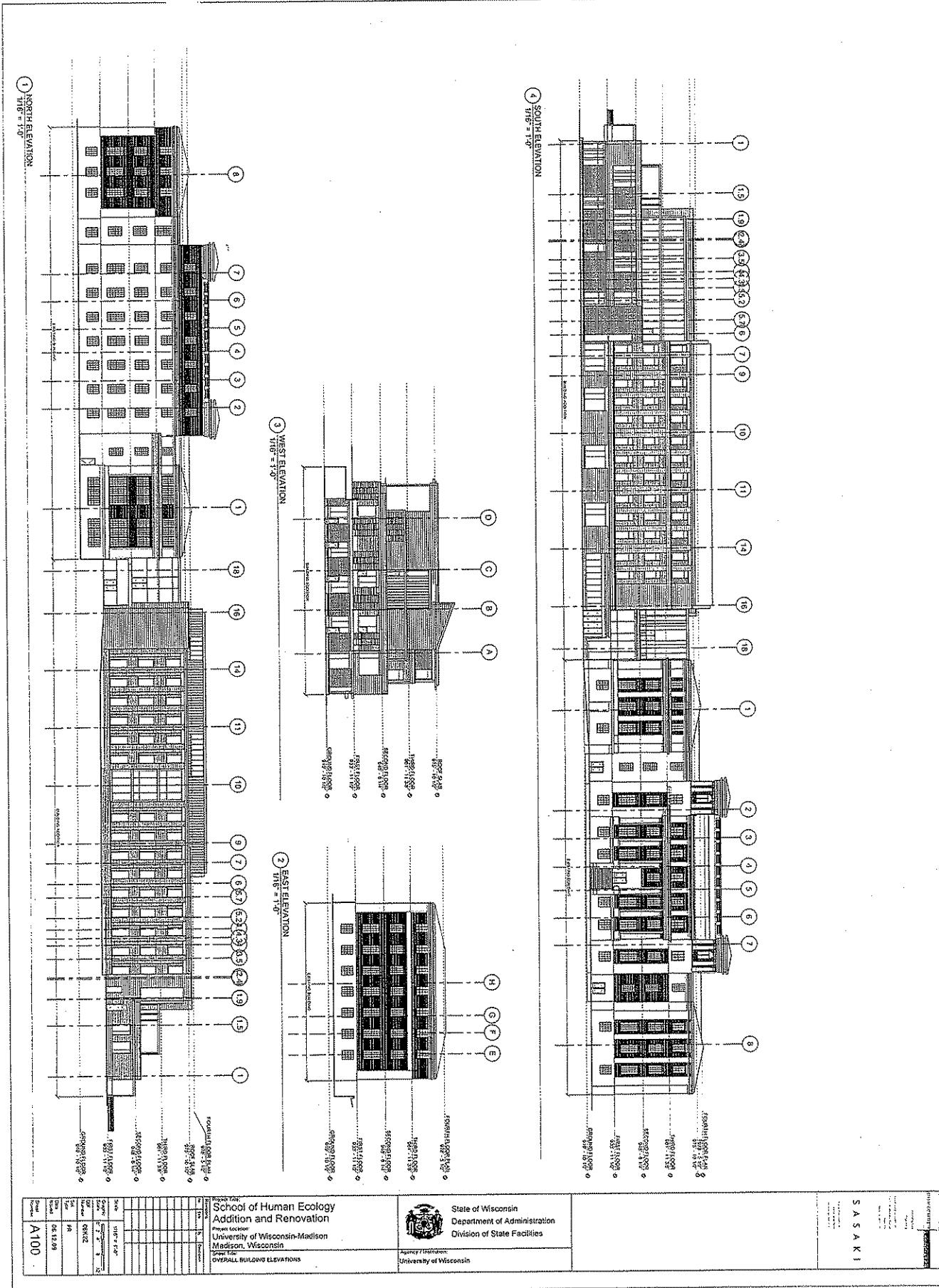
SECTION A-A'

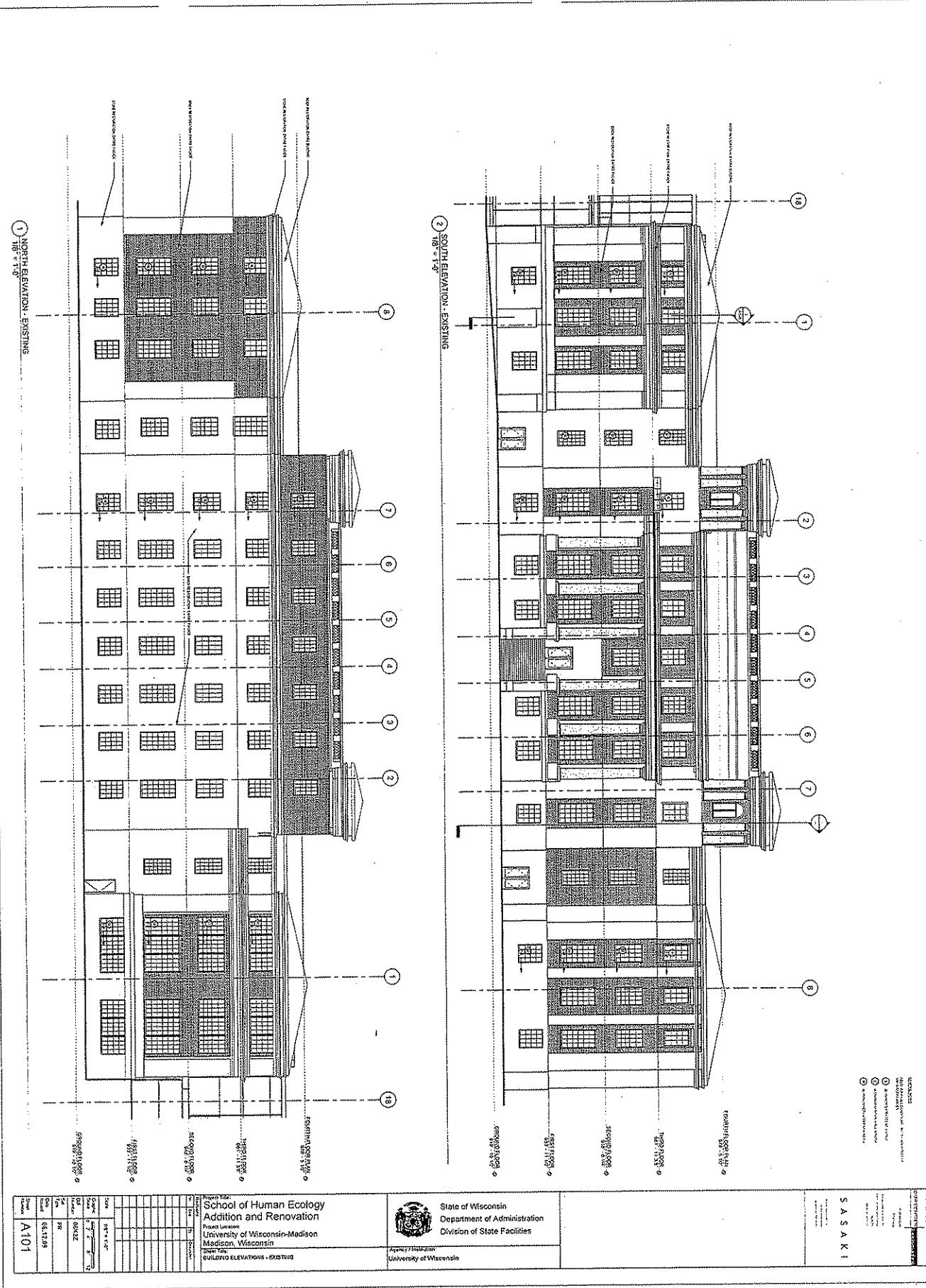


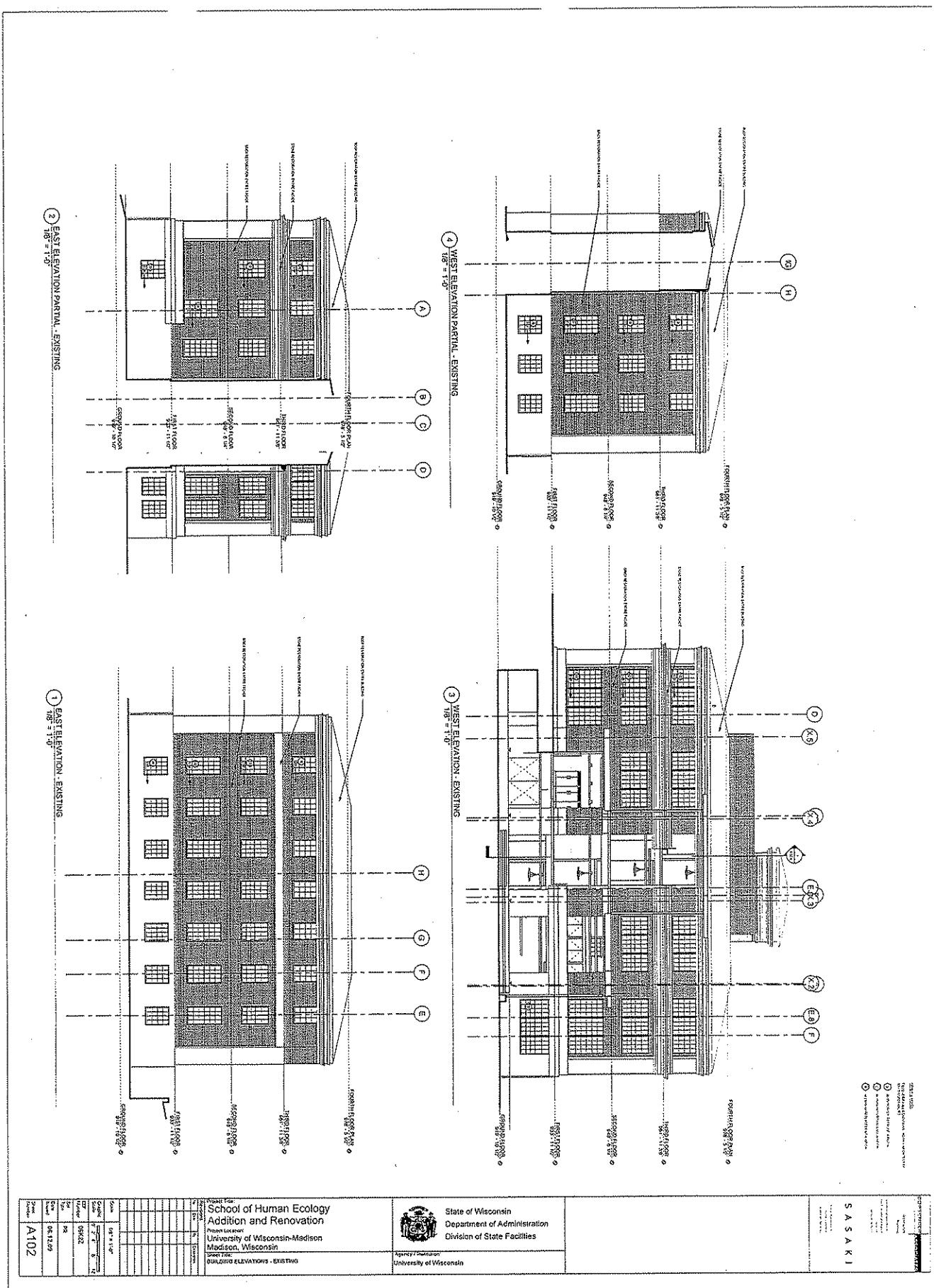






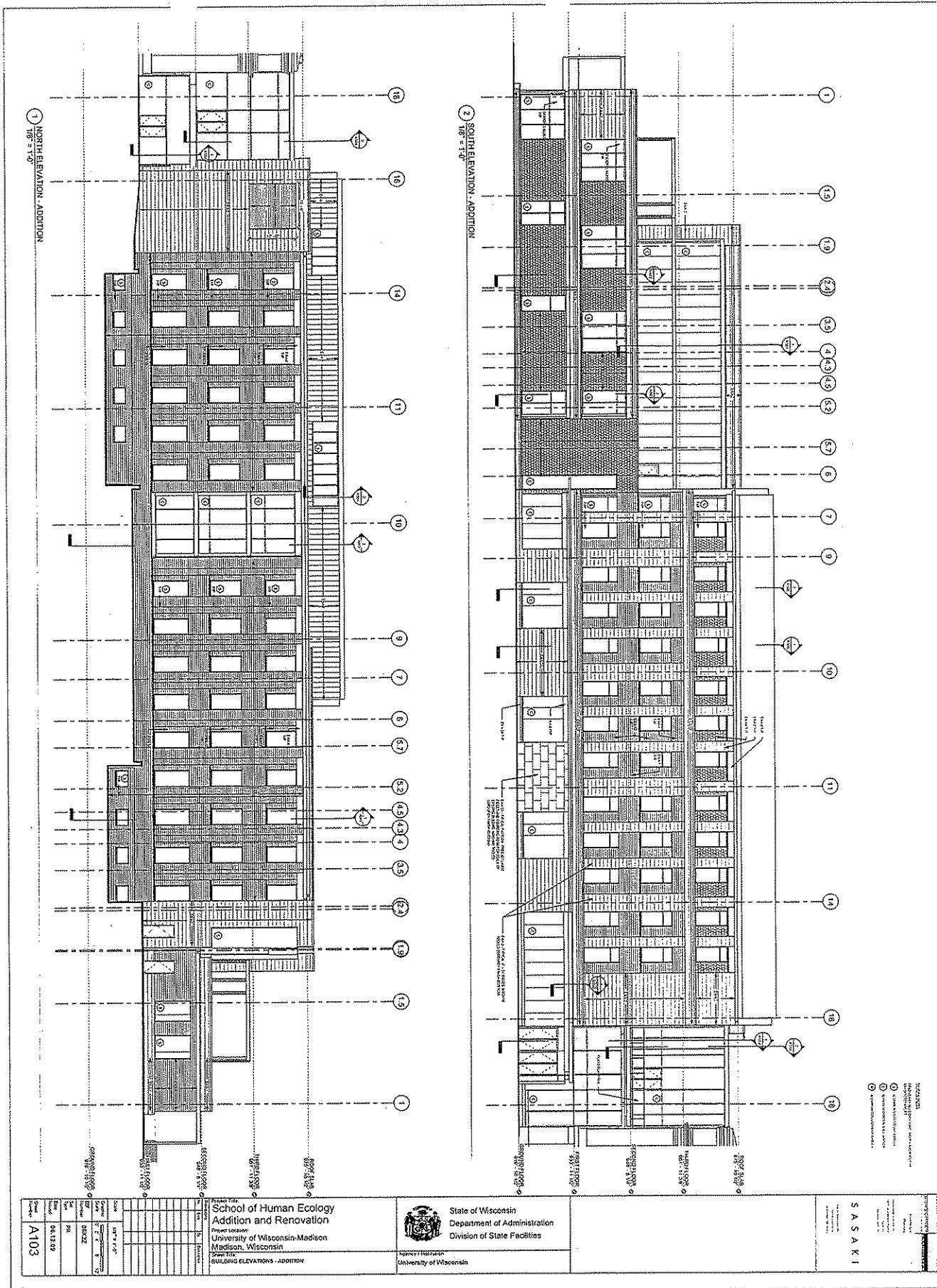


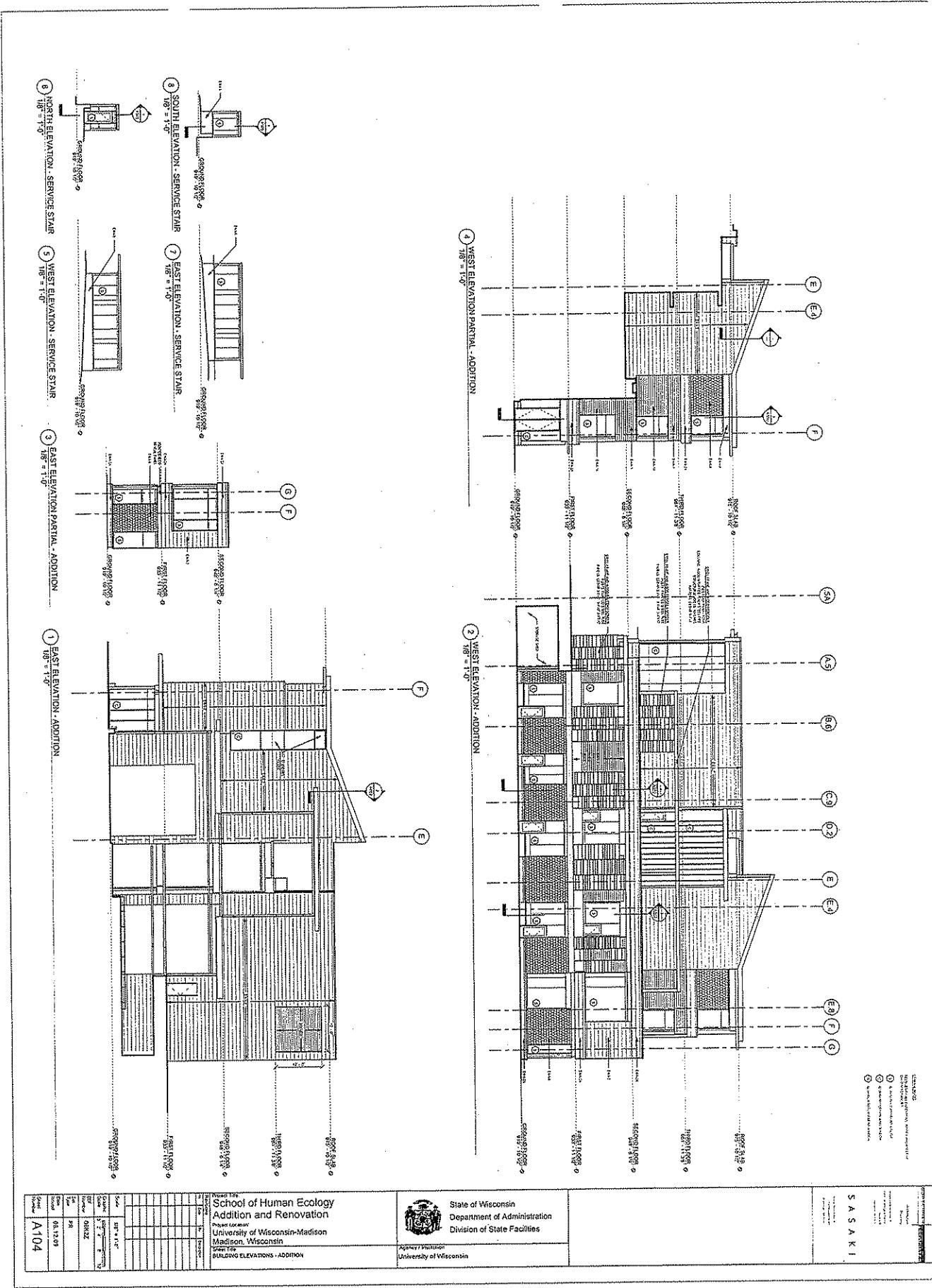


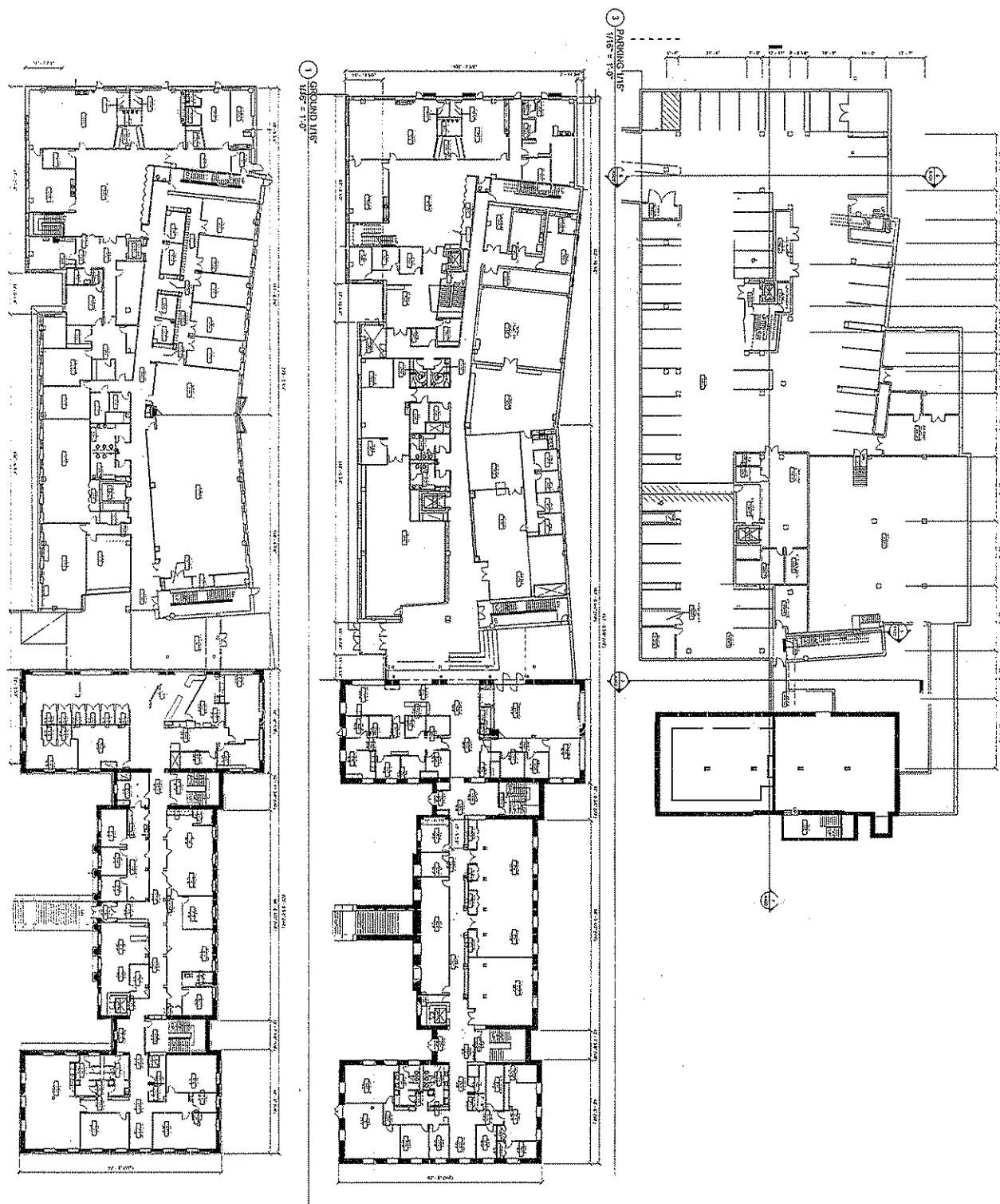


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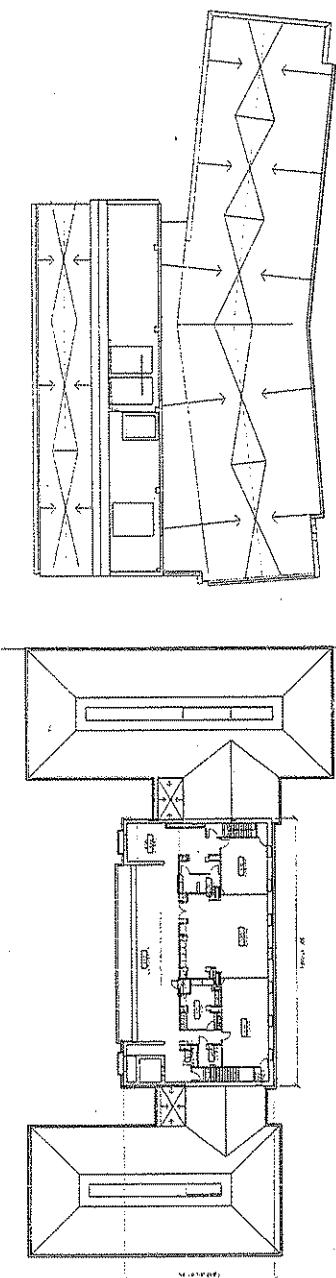
17



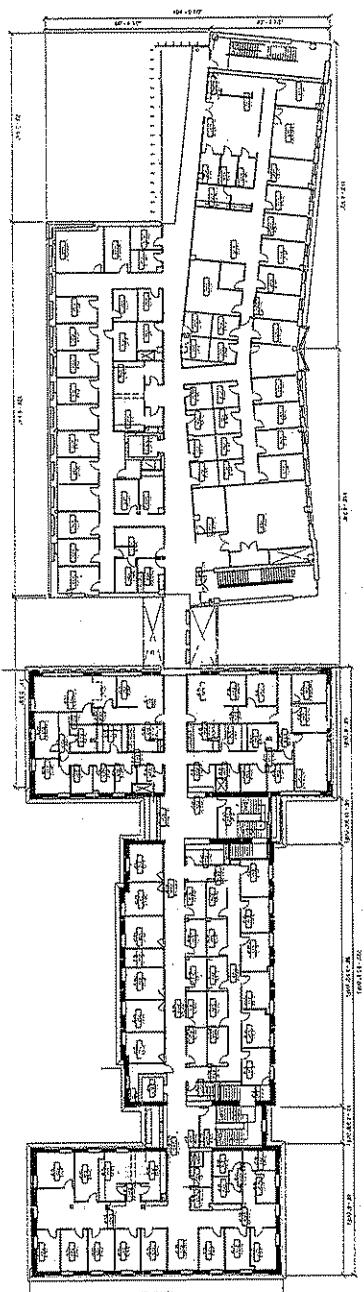




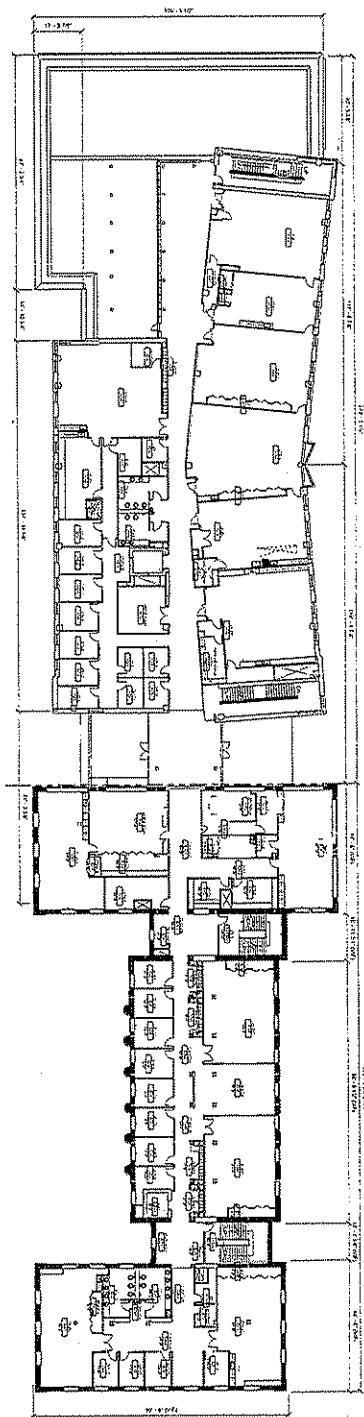
① FOURTH FLOOR



② THIRD FLOOR



③ SECOND FLOOR



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Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin
Overall Second Floor, Third Floor, Fourth Floor
and Roof Plan



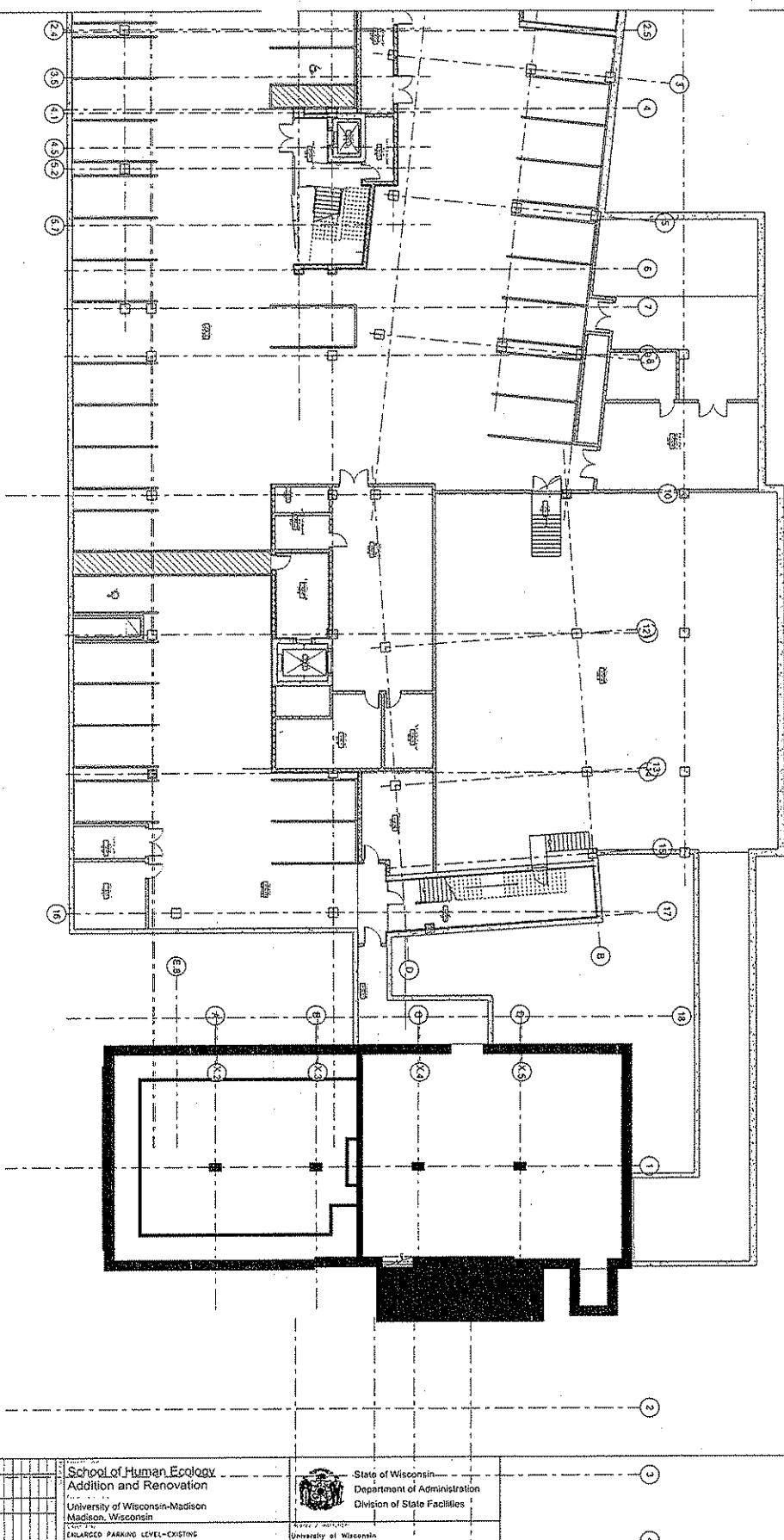
State of Wisconsin
Department of Administration
Division of State Facilities

University of Wisconsin

A201

S A S A K I

Architectural Services



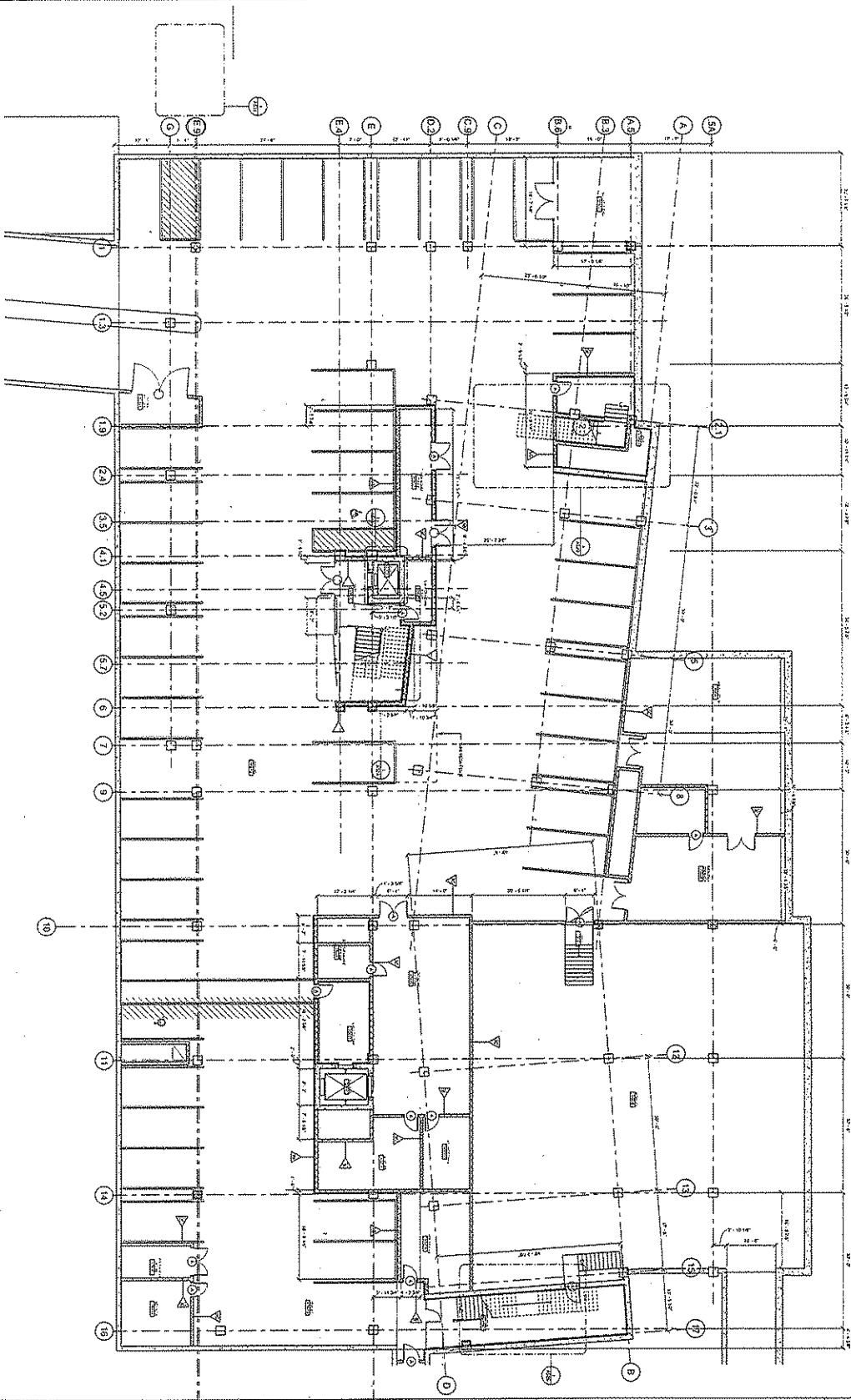
School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin



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Department of Administration
Division of State Facilities
University of Wisconsin

S A S A K I

A203



School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin
ENLARGED PARKING LEVEL PLAN



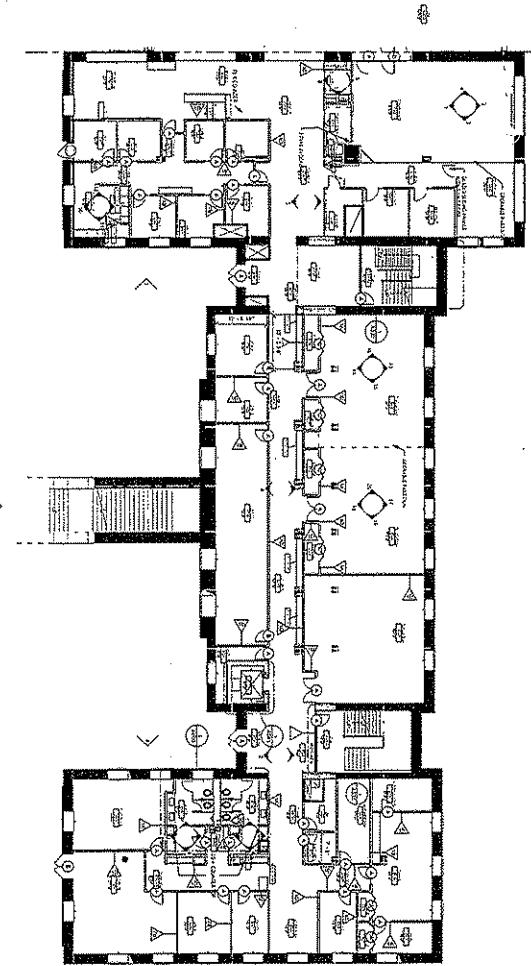
State of Wisconsin
Department of Administration
Division of State Facilities

University of Wisconsin

SASAKI

1	22800
2	100
3	0.1400

1 EXISTING GROUND FLOOR



GENERAL NOTES
1 EXISTING STAIRS #1 AND #2 TO REMAIN. RAILING AND BALUSTRADE TO BE REFRESHED. TRELLIS TO BE
REPLACED WITH NEW VERANDA.

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Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin
GROUNDFLOOR PLAN- EXISTING

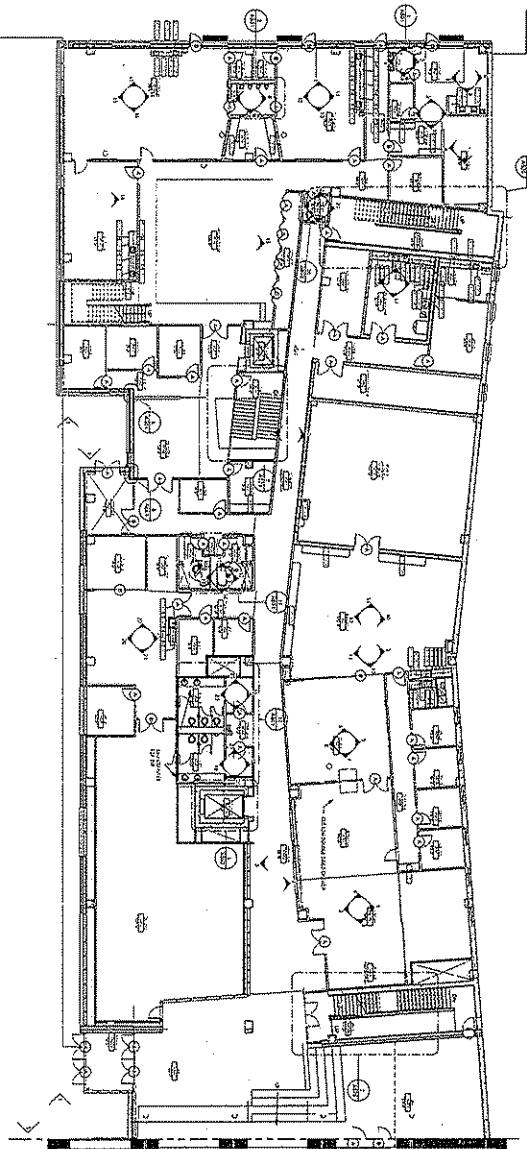


State of Wisconsin
Department of Administration
Division of State Facilities

RENDER P. 2004/05
University of Wisconsin

S A S A K I

100	00022
100	00022
100	00022



① ADDITION GROUND 116'

GENERAL NOTES

- 1 EXISTING STAIRS #1 AND #2 TO REMAIN. HANDRAIL AND RAILING TO BE REFINISHED. TREADS TO BE REPLACED. GATEWAY TERRAZZO.
- 2 ALL COUNTERTOPS SIMILAR WITH SOLID LOCATED IN WET AREAS TO BE DESIGNATED AS SSX. ALL OTHER COUNTERTOPS TO BE PLX.

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Department of Administration
Division of State Facilities

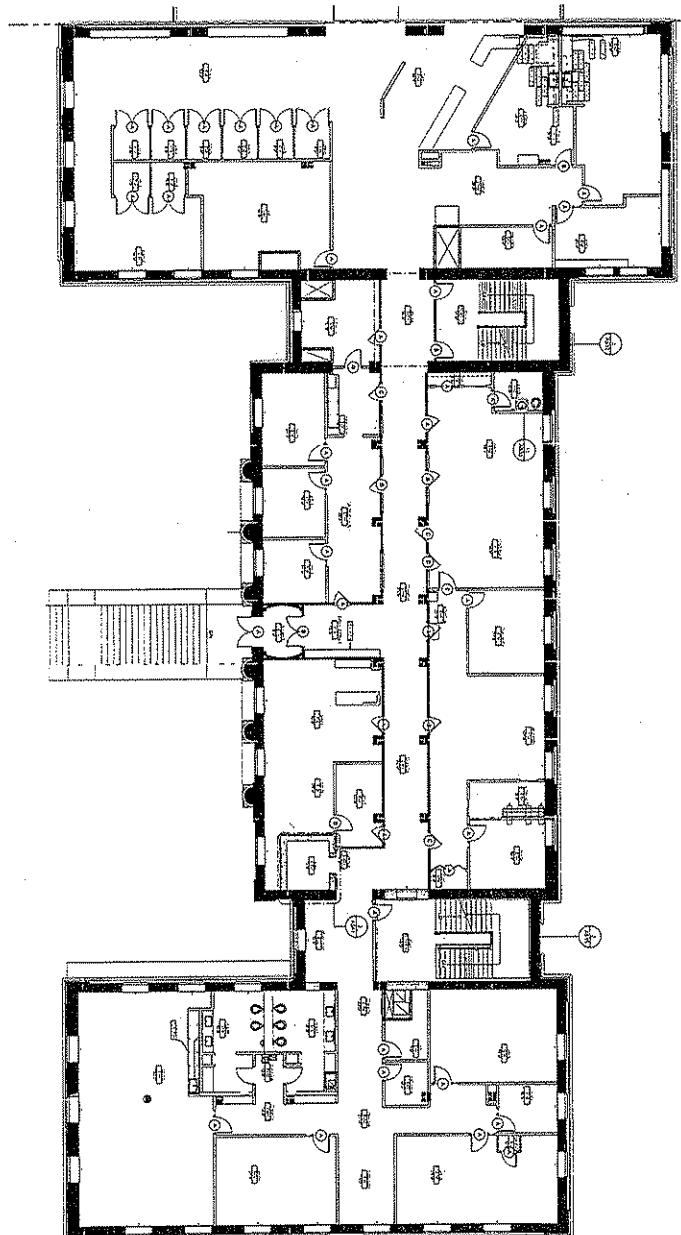
GROUNDS PLAN - ADDITION

University of Wisconsin

S A S A K I

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000

① EXISTING FIRST FLOOR

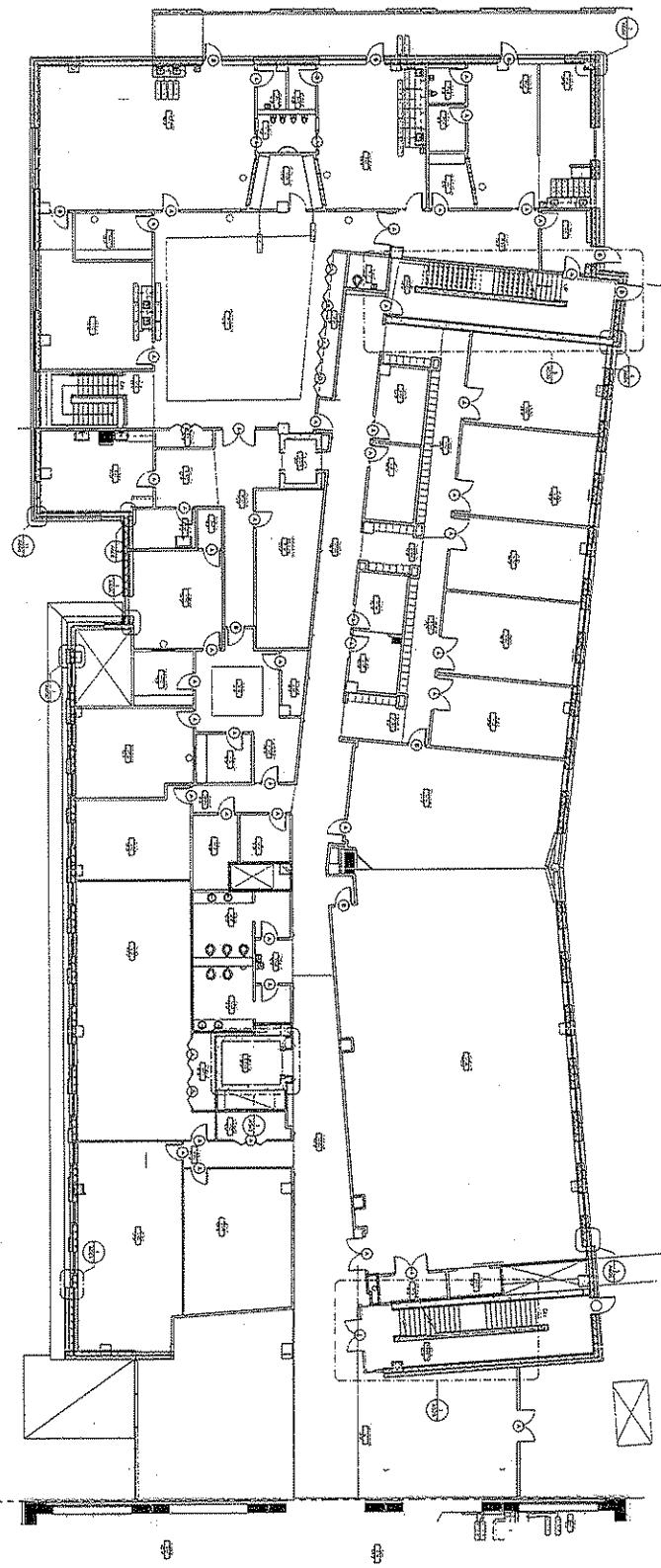


GENERAL NOTES

1. EXISTING STAIRS #1 AND #2 TO GYMNASIUM, AND BRAUSSAGE TO BE REFRESHED. TREADS TO BE REPAVED WITH NEW TERRAZZO.
2. ALL COUNTERTOPS, SHOWERS, WRACKS OR LOCATED IN KITCHEN AREAS TO BE DESIGNATED AS SS-X. ALL OTHER COUNTERTOPS TO BE EXCLUDED.

12/2011	School of Human Ecology Addition and Renovation University of Wisconsin-Madison Madison, Wisconsin FIRST FLOOR PLAN - EXISTING	State of Wisconsin Department of Administration Division of State Facilities Terry L. Johnson University of Wisconsin	S A S A K I
12/2011	As indicated		
12/2011	66622		
12/2011	PA		
12/2011	65.1269		
12/2011	A207		

1 FIRST FLOOR PLAN-ADDITION
16-140



GENERAL NOTES
1. Existing Stairs #4 and #7 to Gehan Hall/Par and Ballustrade to be removed. Treads to be
separated with new treads.
2. All counter tops to be solid surface with sinks or located in wet areas to be designated as such. All other
countertops to be pink.

School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin

FIRST FLOOR PLAN - ADDITION



State of Wisconsin
Department of Administration
Division of State Facilities

UNIVERSITY OF WISCONSIN
University of Wisconsin

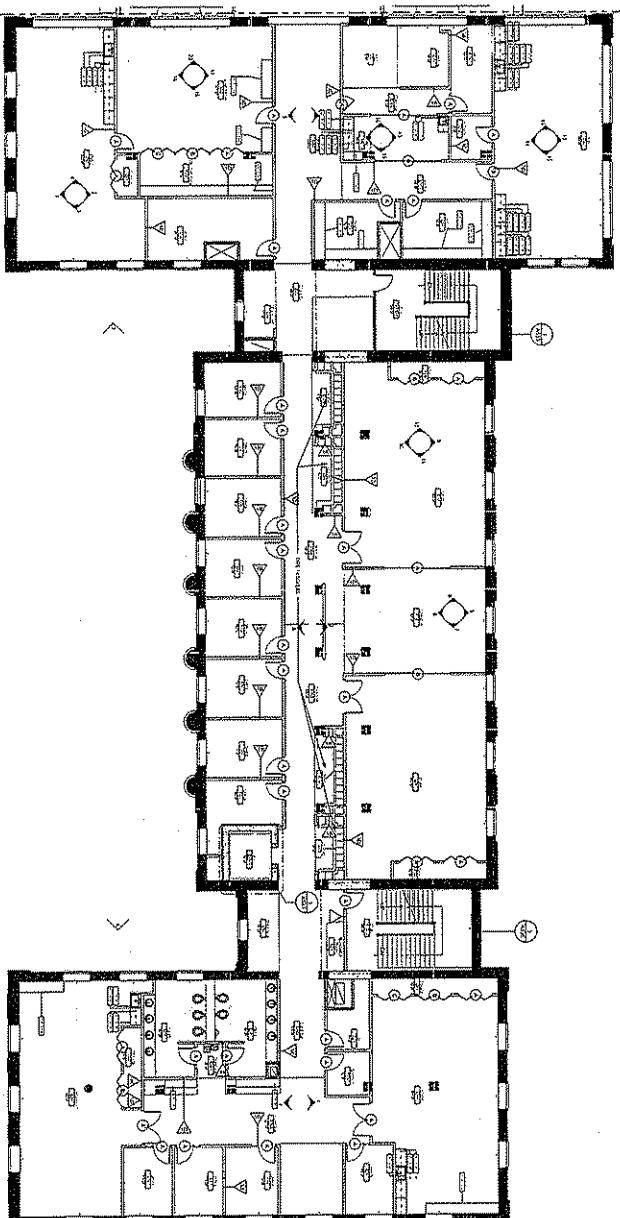
SASAKI
Architects
Planners
Engineers
Interior Designers
Landscapers
Contractors
Manufacturers
Suppliers
Consultants

1	2	3	4
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A208

1. SECOND FLOOR PLAN EXISTING.

182



GENERAL NOTES

1. EXISTING STARS #1 AND #2 TO REMAIN UNPAINTED AND BALUSTRADE TO BE REFRESHED. TREAS TO BE REPAINTED WITH NEW VERBAGO.
2. ALL COUNTERS, SEDANAS, SWINGERS AND COUNTERS LOCATED IN THESE AREAS TO BE DESIGNATED AS SS. & ALL OTHER COUNTERS TO BE PL.

**School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin**



State of Wisconsin
Department of Administration
Division of State Facilities

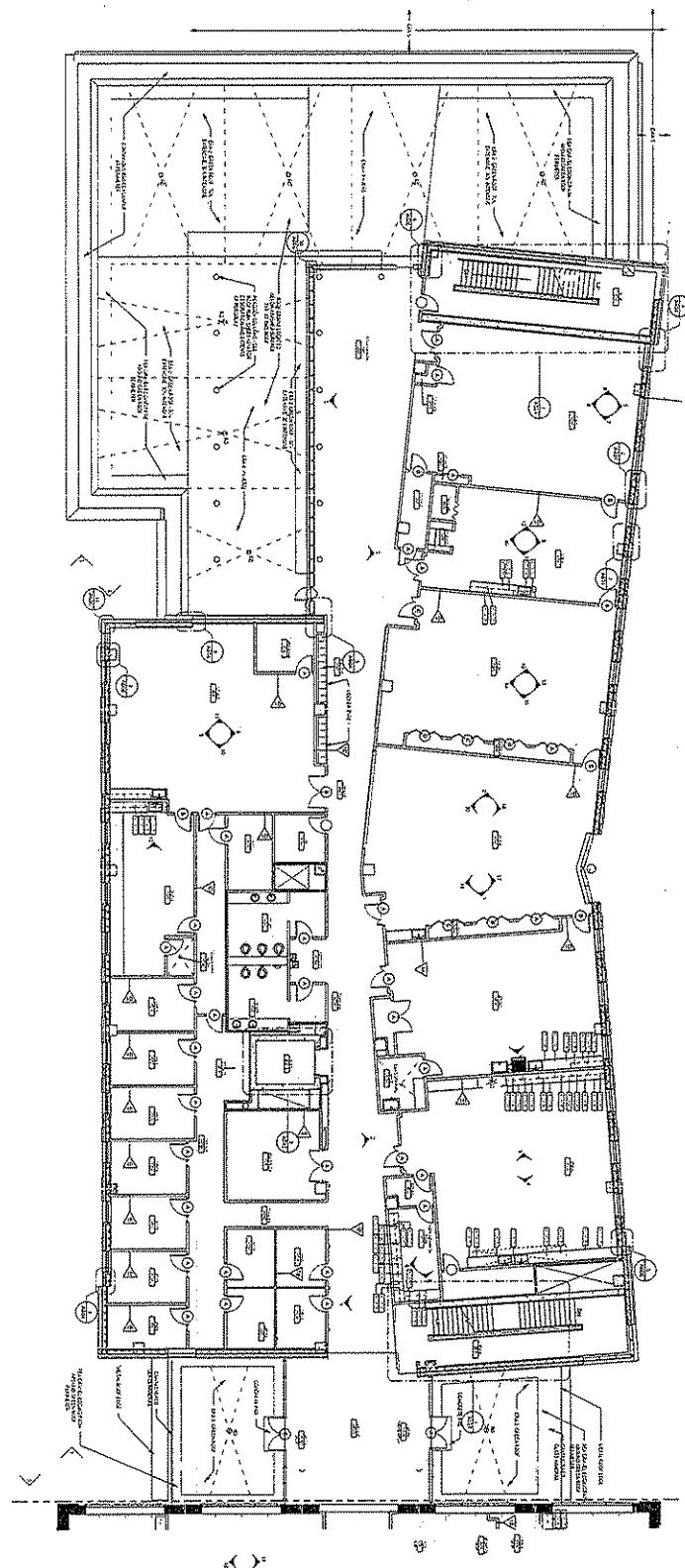
University of Wisconsin

SASAKI



1. SECOND FLOOR PLAN-ADDITION
 $\frac{1}{16''} = 1'-0''$

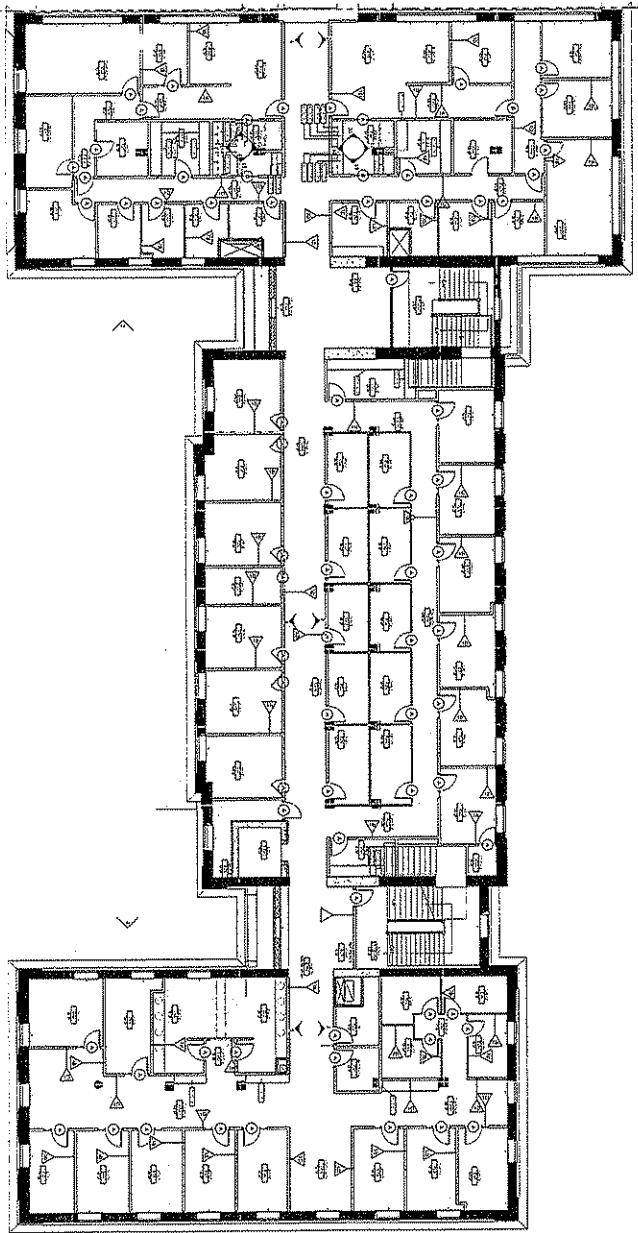
1. EXISTING STARS #1 AND #2 TO BE REMOVED AND BALUSTRADE TO BE REFRESHED. TREADS TO BE
REPAVED WITH NEW TERRAZZO.
2. ALL CONCRETE STARS WHICH ARE LOCATED IN WET AREAS TO BE RE-SURFACED AS SS-X. ALL OTHER



School of Human Ecology Addition and Renovation University of Wisconsin-Madison Madison, Wisconsin		State of Wisconsin Department of Administration Division of State Facilities	S A S A K I
SECOND FLOOR PLAN - ADDITION		University of Wisconsin	Architectural Services Division of State Facilities
06/12/09	A210		

① THIRD FLOOR PLAN - EXISTING

1/8" = 1'-0"



GENERAL NOTES

1. EASING STAIRS #1 AND #2 TO REACH HALLS, AND BALCONY TO BE PERMANENTLY TREADS TO BE REPLACED WITH NEW TREADS.
2. ALL COUNTERS, SPAN RISERS OR LOCATED IN SWET AREAS TO BE DESIGNED AS SSL. ALL OTHER COUNTERS TO BE PL.

School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin

THIRD FLOOR PLAN - EXISTING



State of Wisconsin
Department of Administration
Division of State Facilities

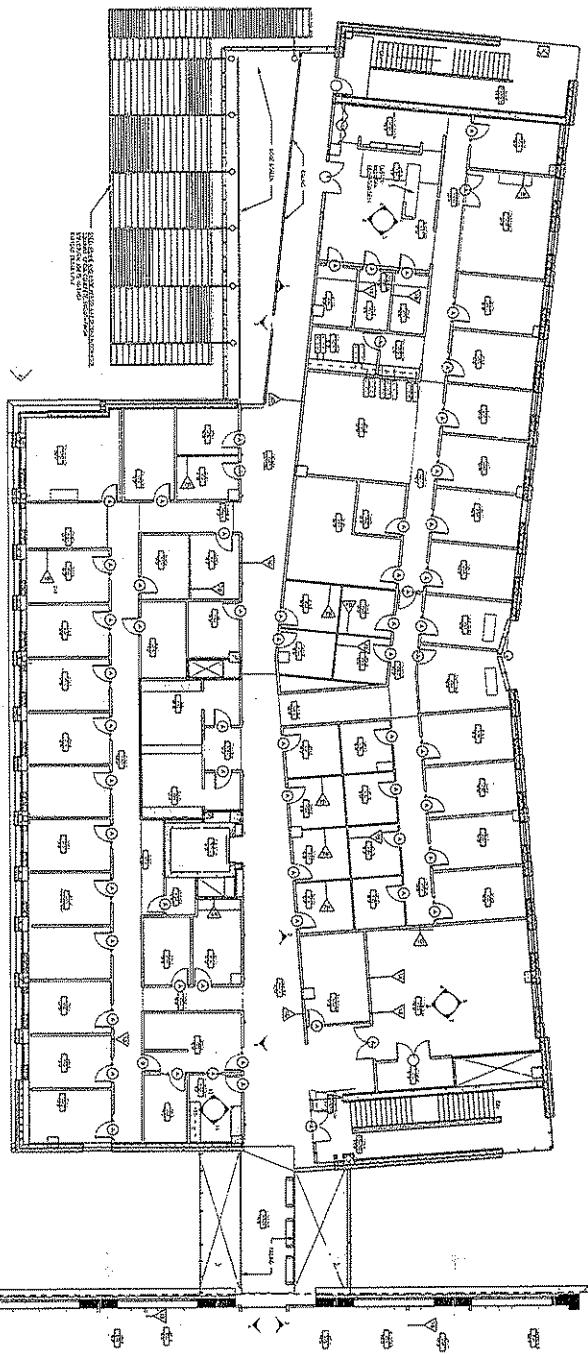
James J. Doyle
University of Wisconsin

S A S A K I
Sasaki
Architects
Planners
Designers
Constructors

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000

① THIRD FLOOR PLAN-ADDITION
118'-10"

GENERAL NOTES
1. EXISTING STAIRS, STAIR RAILINGS, AND STAIRCASE TO BE REFINISHED. TRIM TO BE
REFINISHED. NEW WOODEN STAIRS OR STAIRCASES OR LOCATED WHERE RECESS TO BE DESIGNATED AS SX. ALL OTHER
CONTRIBUTORS TO BE PAINTED.



School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin
THIRD FLOOR PLAN- ADDITION

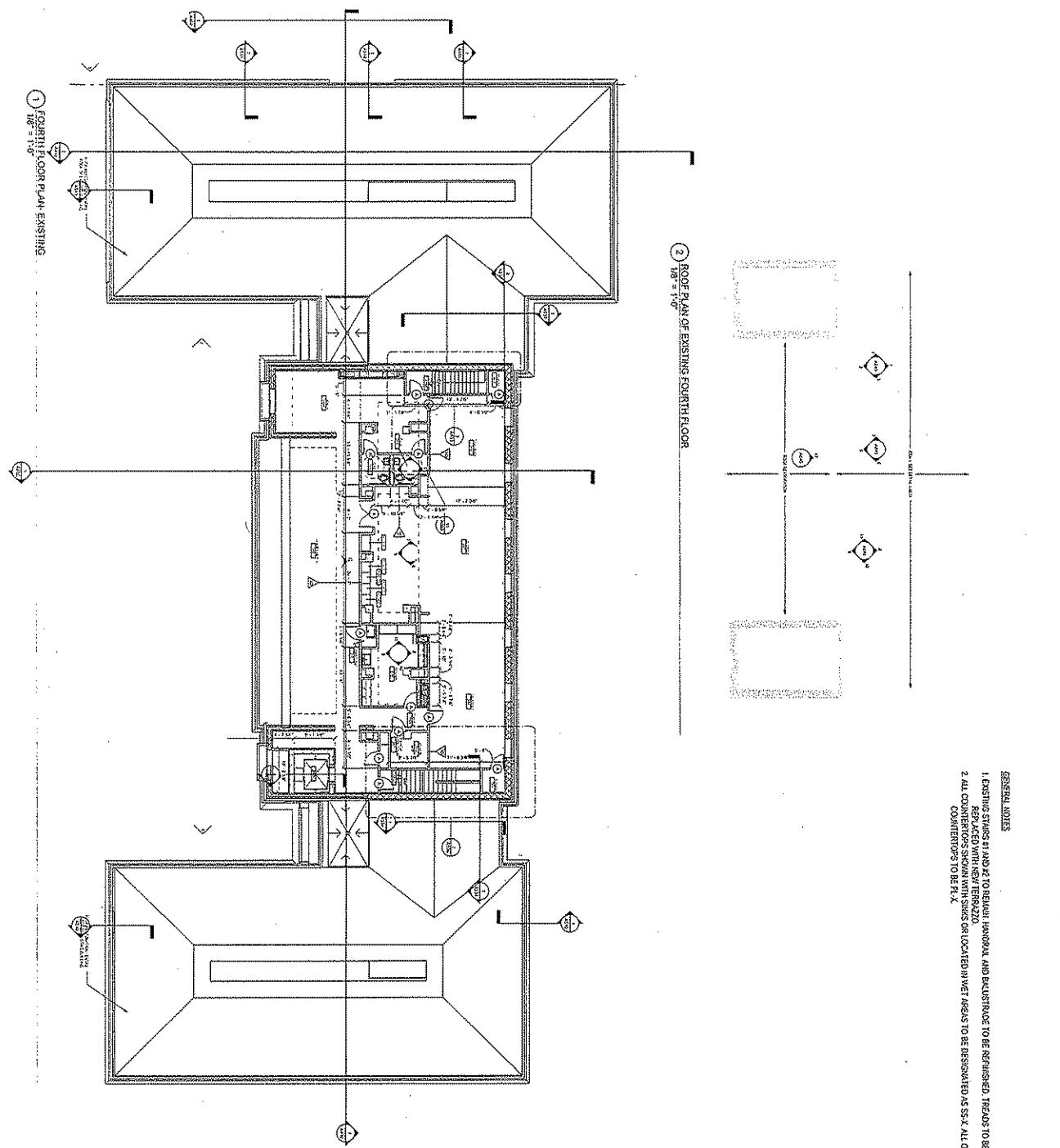


State of Wisconsin
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Division of State Facilities

University of Wisconsin
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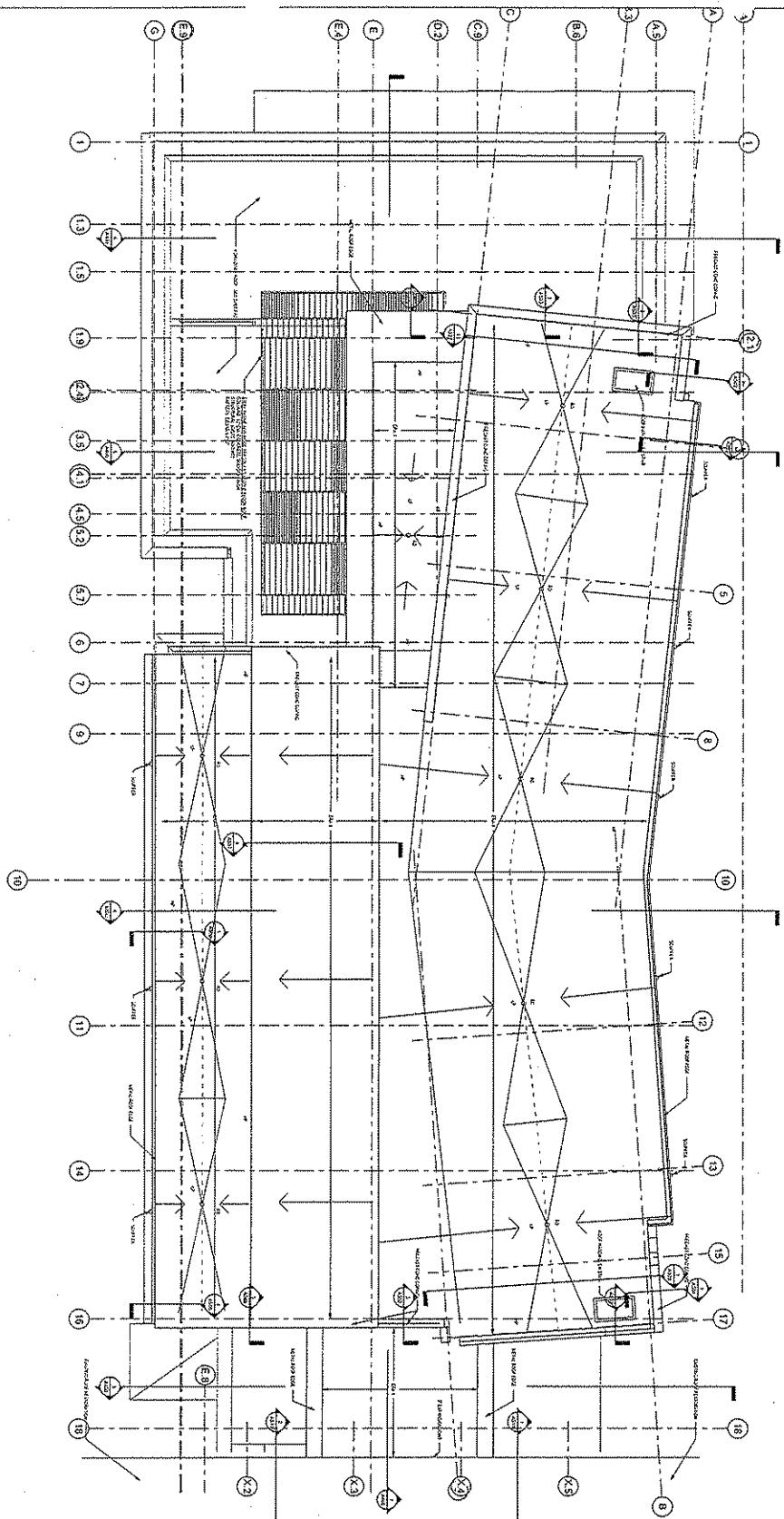
S A S A K I
Architect
Sasaki Associates
Architects
Engineering
Planning
Interior
Design
Construction
Management

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14

① ROOF TOP PLAN
1/8" = 1'-0"



GENERAL NOTES

1. EXISTING TURFS #1 AND #2 TO BE USED. HORIZONTAL AND RAJU TRADE TO BE REFINISHED. TURFS TO BE REPLACED WITH NEW TURF.
2. ALL CONNECTORS, SKYLIGHTS, SIMS OR LOCATED IN WE AREAS TO BE DESIGNATED AS SKA. ALL OTHER CONNECTORS TO BE REPLACED.

School of Human Ecology
Addition and Renovation
University of Wisconsin-Madison
Madison, Wisconsin
ROOF FLUID - ADDITION

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Department of Administration
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University of Wisconsin

S A S A K I
S A S A K I

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19

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