

CITY OF MADISON

Proposed Rezoning and Demolition

Location: 716 & 801 West Dayton Street

Applicant: University of Wisconsin/
Gary A Brown - UW Madison

From M1, C & R6 District(s)

To PUD(GDP-SIP) District(s)

Existing Use: UW Residence Halls and Open Space

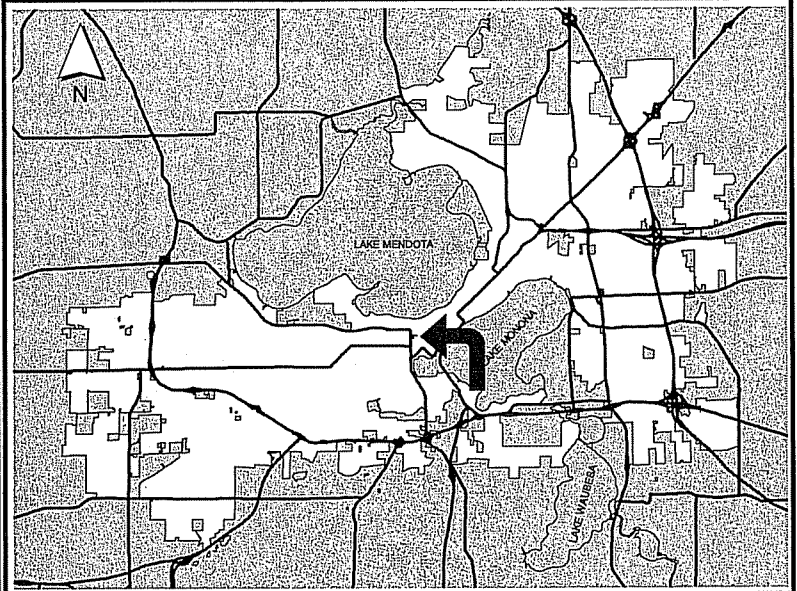
Proposed Use: Demolish Ogg Hall, Expand
Recreational Open Space &
Build 600 Bed Residence Hall

File No. _____

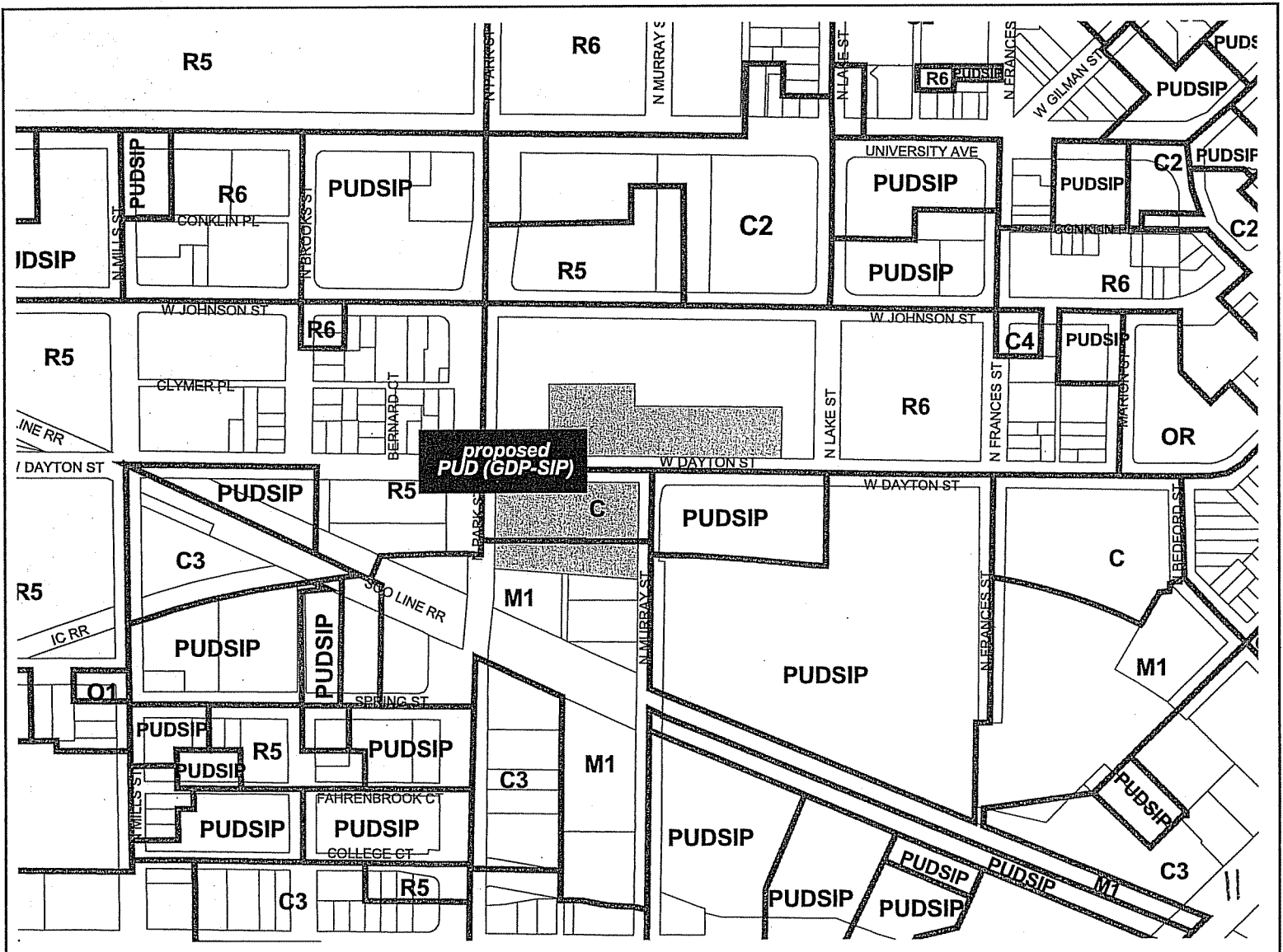
Public Hearing Dates:

Plan Commission 04 April 2005

Common Council 19 April 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

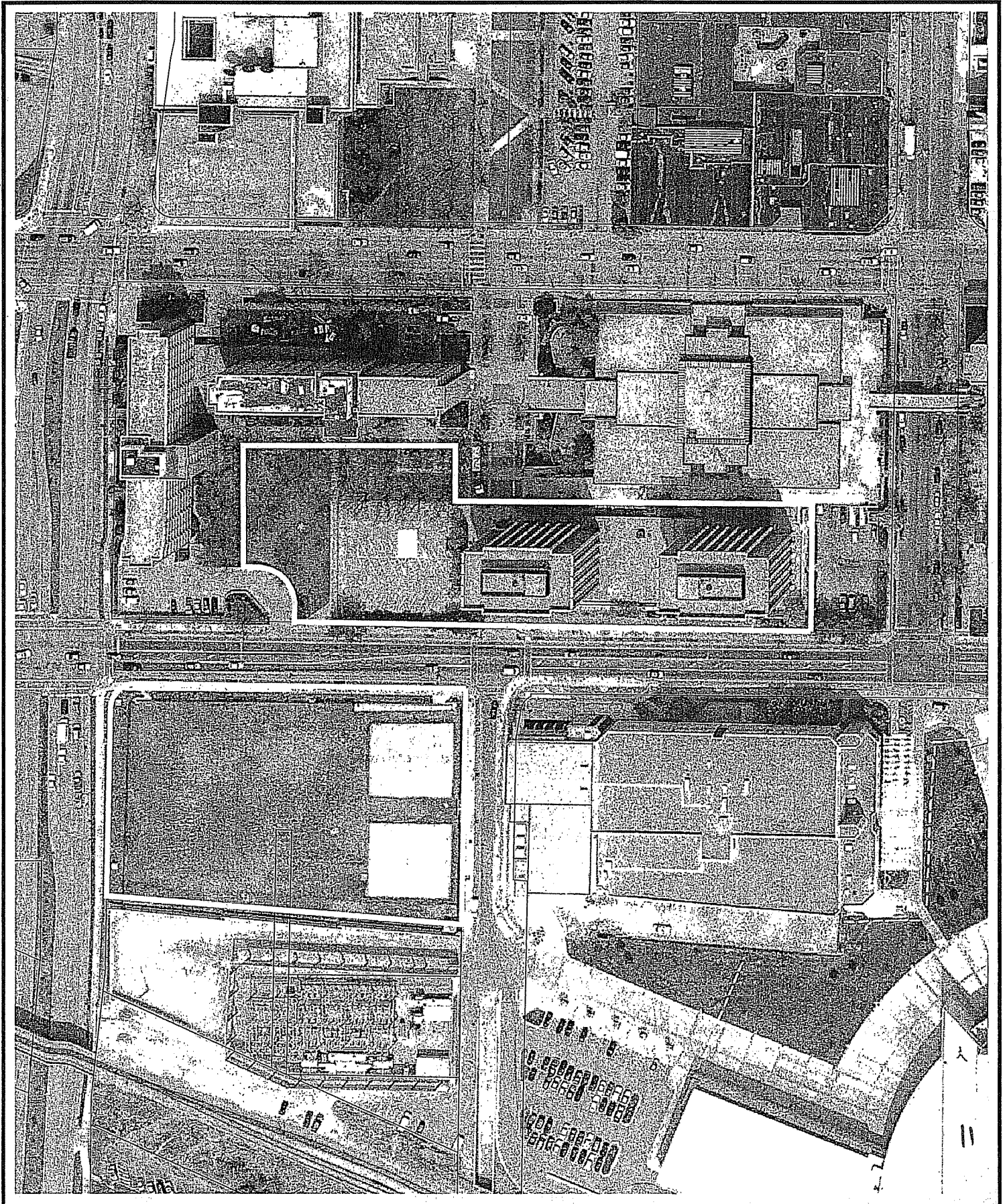


716 & 801 West Dayton Street

0 100 Feet



Date of Aerial Photography - April 2003



PART A

Occupant Notification Fee: \$50

Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt # _____
Date Received _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For complete submittal:	
Application _____	
Legal Description _____	
Letter of Intent _____	
Plans _____	
Zoning Text _____	
Received By _____	
Alder Notif. _____	Waiver _____
Nbr. Assn. Notif. _____	Waiver _____
Issued Sign _____	

1. Address of Site: 835 West Dayton Street and 716 West Dayton Street

Name of Project: Dayton Street Residence Hall

Acreage of Site: Approximately 4.13 acres
(1.95 acres south of Dayton 2.18 acres north of Dayton)

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

Rezoning from M1, Conservancy & R6 to PUD
 Conditional Use

Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)

Building to be demolished is Ogg Hall on the University of Wisconsin-Madison campus, built in 1963. This high rise residence hall facility does not meet new fire safety & sprinkler codes and is too costly to renovate. It has poor floor layouts and no longer meets the needs of university housing.

Other (Describe) _____

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A “Plat of Survey” or “Site Plan” is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
see attached

4. General description of the project or intended use(s) of this property.

The proposed project includes:

- 600-bed residence hall (835 West Dayton Street) of six stories in height and containing approximately 184,300 gross square feet. The new hall will house first and some second year students.
- The demolition of the Ogg Hall complex located at 716 West Dayton Street. The former Ogg Hall building site and hard surface asphalt lot just west will be

turned into green space and hardscape recreation space with a portion being developed as the extension of the East Campus Pedestrian Mall.

5. Are there existing buildings on this site? Yes, the Ogg Hall residential complex currently occupies a part of the 716 W. Dayton Site. No existing building on the 835 W. Dayton site.

What is the present zoning of this site? The parcel 835 West Dayton is zoned as Conservancy and M-1, Manufacturing. The parcel 716 West Dayton is zoned as R6.

What are the present uses of this site? 835 West Dayton currently is open space with 2 sand volleyball courts. 716 W Dayton is the home Ogg Hall, a 960-bed university student residential living facility.

6. Do you intend to use the existing building(s)? No. The capacity of Ogg Hall is being replaced by the Park Street Development (under construction) and the Dayton Street Residence Hall proposed under this application. The university intends to recycle Ogg Hall as permitted and create open green and recreation space on the Ogg Hall site. Constructed in 1963, Ogg Hall renovated to current housing standards proved cost prohibitive.

7. What exterior changes are proposed to the existing building(s)? Not applicable

8. What interior changes are proposed to the existing building(s)? Not applicable

9. Are you proposing to add or build new dwelling units? A 600-bed residence hall is to be located on the south east corner of Dayton and Park streets, replacing the lost beds in Ogg Hall. It will provide housing for first and second year students and contain approximately 184,300 gross square feet. UW may provide rooms within the facility to house off-season (summer) attendees of local conferences and other short term stay events. The residence hall will have one (1) two bedroom apartment (dwelling unit) on the ground floor to house fulltime on-site housing staff. Ogg will be removed after the building is completed, therefore no new units will be provided.

How many units? _____

Owner occupied _____ selling price, from \$ _____ to \$ _____

Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? Not applicable

11. When do you wish to occupy this site or building? Fall 2007

12. Does this proposal involve any development in the public right-of-way? _____

No _____ Yes X Explain: A number of development activities will occur in the public way. Public utilities will be connected at North Murray Street. We are proposing

our ADA/drop-off zone as a widening of W. Dayton Street. (see site plan). Add a curb cutoff of the East Campus Mall at Murray Street for access to fire lane, parking, and building services behind the building. Site work that includes landscape and hardscape at the southeast corner of Dayton and Park Streets, including street trees within the right-of-way.

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) State of Wisconsin
Board of Regents of the University of Wisconsin System
1220 Linden Drive, Room 1860 Van Hise Hall
Madison, WI 53706
Phone: 608-262-2324 Fax: 608-262-5739

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Gary A. Brown, FASLA; Director, Planning & Landscape Architecture, Facilities Planning & Management; UW-Madison will serve as the authorized representative
Phone: 608-263-3023 Fax: 608-265-3139

14. **Property owner's** authorization signature: Gary A. Brown

Gary A. Brown, FASLA; Director
University of Wisconsin-Madison

[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].

Owner Offer to Purchase Other (Explain Owner's Rep.)

15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Mike Verveer and Tony Anderson of the State-Langdon Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.

Yes No

Date that the alderperson was notified: 09/27/04; 11/22/04; 12/02/04

Date that the Neighborhood Association was notified: 09/27/04, 11/22/04

16. NOTE: The Alderperson and/or Neighborhood Association notice requirement may be waived if approved by the Alderperson, President of the Neighborhood Association, and Director of the Department of Planning and Development prior to submitting your application.

For Conditional Use Applications, the Zoning Ordinance states:

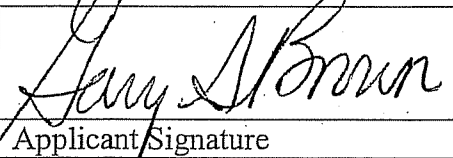
"Section 28.12(11)(g), Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

- (g) Standards. The City Plan Commission shall grant no application for a conditional use unless such commission shall find all of the following conditions are present:

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services.
(Cr. by Ord. 13,012, 2-26-02)
3. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
4. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.
6. That measures have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - a. Bear in mind the City's general intent to accommodate community living arrangements.
 - b. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are:
 - i. The distance separating the proposed community living arrangement from other such facilities
 - ii. The capacity of the community living arrangement and the percent the facility will increase the population of the community.
 - iii. The total capacity of all the community living arrangements in the community.
 - iv. The impact on the community of other community living arrangements.
 - v. The success or failure of integration into communities of other community living arrangements operated by the individual or group seeking the conditional use permit.
 - vi. The ability of the community to meet the special needs, if any, of the applicant facility.
9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Authorized representative <i>Owner's Rep.</i>	<i>12/29/2004</i>
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: _____

Gary A. Brown, FASLA; Director, Planning & Landscape Architecture
Facilities Planning & Management
University of Wisconsin – Madison
610 Walnut Street, Suite 856
Madison, WI 53726

Phone: 608-263-3023 Fax: 608-263-3139

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.
- c. A full and complete legal description of the site or property being subjected to this application. See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
- d. A proper street address for this project as reflected by official City records or as officially assigned by the City Engineering Division.

Failure to submit any of the above-required items will result in the delay of scheduling your application for Plan Commission and/or Common Council review.

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Zoning Text
Dayton Street Residence Hall Development
835 West Dayton Street

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a university student residence hall.
- B. **Permitted Uses:** The permitted uses of this zone will be limited to university education or research facilities and facilities accessory to and part of the University of Wisconsin-Madison campus, including student residence halls.
- C. **Lot Area:** As stated in Exhibit A, attached hereto.
- D. **Floor Area Ratio:**
 - 1. Maximum floor area ratio permitted is 3.0.
 - 2. Maximum building height shall be as shown on approved plans.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on approved plans. The parking on the site will be used for the building. Bicycle and moped parking will also be included off-street and as detailed in the attached plans.
- H. **Lighting:** Site lighting will be provided as shown on approved plans.
- I. **Signage:** Signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R6-Residential zoning district.
- K. **Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



December 29, 2004

Mr. Brad Murphy
City of Madison
Plan Commission
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
Madison, WI 53710

Re: Letter of Intent
Dayton Street Residence Hall Development
835 W. Dayton Street (in situs address 801 W. Dayton Street)
716 W. Dayton Street (in situs address 821 W. Johnson Street)

Dear Brad,

This letter is intended to describe in detail the Dayton Street Residence Hall Development project and its intended uses in support of our application for a Planned Unit Development at the above address.

Introduction

The Dayton Street Residence Hall project will be constructed on land owned by the State of Wisconsin, Board of Regents of The University of Wisconsin System. The completed project will be used by University of Wisconsin-Madison's Division of University Housing. The project includes four basic components:

- A 600-bed residence hall to be located on the south east corner of West Dayton and North Park Streets. It will provide housing for first year and some second year students and contain approximately 184,300 gross square feet.
- The new residence hall, coupled with the completion of the North Park Street Redevelopment project, will replace the current beds in the two towers known as Ogg Hall. Ogg Hall will subsequently be demolished in a later phase of the Dayton Street Residence Hall project, most likely in the summer of 2007.
- The redevelopment of campus green and recreation space in place of Ogg Hall.
- The landscaping, hardscaping, and improved pedestrian circulation on lands extending north of Dayton Street to Gordon Commons as part of the universities continuing development of the "East Campus Mall."

Site and Existing Structure

835 West Dayton Street

The proposed site includes a 1.95-acre parcel basically defined by West Dayton Street on the north, North Murray Street on the east, the MG&E substation on the south, and North Park Street on the east.

716 West Dayton Street

The second parcel, across the street, includes approximately 2.18 acres and is bound by Sellery Hall and Gordon Commons on the north, Gordon Commons' receiving area on the east, West Dayton Street on the south and Sellery Hall on the west.

Site and Existing Structure Continued

Approval for the demolition of Ogg Hall is being sought as part of this application.

Project Schedule

Construction will begin in spring of 2006 and the residence hall would open for fall classes of 2007. Demolition of Ogg would commence in summer of 2007. Entire site complete by fall of 2008.

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

Project Team

The project team is summarized as follows:

Entity	Role	Contact
State of Wisconsin, Board of Regents of The University of Wisconsin System	Owner	Gary A. Brown, FASLA
Uihlein/Wilson Architects	Architect of Record	Del F. Wilson, AIA
Booth Hansen	Associate Architect	Lawrence A. Booth, AIA
Peter Lindsay Schaudt Landscape Architecture, Inc.	Landscape Architect	Peter Schaudt
KJWW	Engineer	David Smith
Graef, Anhalt, Schloemer & Assoc. Inc.	Engineer	Fred Groth
Graef, Anhalt, Schloemer & Assoc. Inc.	Engineer – Civil	Mark Lilligrad
Jenkins Survey & Design	Surveyor	Dave Jenkins

Residence Hall Programs/Square Footages

The residence hall will be operated and managed by the University of Wisconsin-Madison, Division of Housing and will house 600 first and second year students plus house fellows.

The facility's ground floor contains approximately 24,800 GSF and will house student life and activity functions as well as staff and support facilities. Ground floor spaces include: entry, hall desk, staff offices, student commons, tech center, laundry, mechanical, storage, trash and recycling, and the hall director apartment.

Five identical resident floors will be located above the ground floor containing two bed sleeping units arranged around private bathrooms. Each floor of approximately 31,900 GSF will house 120 students and 3 house fellows arranged in 40 student "houses." House fellows are employed by University Housing and are responsible for each of the 40 student houses. Each floor has a main lounge and 2 study lounges.

The residence hall will have one dwelling unit (a two bedroom first floor apartment for the full time staff person.) All other beds are classified as sleeping units.

The entire six story residence hall will contain approximately 184,300 gross square feet.

ADA drop-off and access will be accomplished with a proposed short widening on the south side of Dayton Street similar to the S.E.R.F. Building and the Kohl Center just to the east.

There will be 12 staff parking spaces between the residence hall and the substation to the south. The drive to the south will be a fire lane for the first 150 feet and for building/loading & service access thereafter.

The project proposes to develop a plaza-like area at the southeast corner of West Dayton and North Park Streets.

The building's main entry will front West Dayton Street and green space that runs to the East Campus Mall extension along the North Murray Street right-of-way. To the north of West Dayton Street, after the demolition of Ogg Hall, the campus will develop an open recreation/soccer field with reinforced turf that will support automobile traffic on move-in day. To the east of the soccer field will be an extension of East Campus Mall from West Dayton Street to Gordon Commons. Further east will be two sand volleyball courts and a basketball court area.

Snow Removal for the Residence Hall

Snow will be plowed to the west of the south drive clear of fire lane and building access and exit points. The university will handle all of the project snow removal as part of their general maintenance of the campus.

Residence Hall Hours of Operation

The residence hall will operate and be staffed on a 24-hour, 7-day per week basis. The building will have an on-site, full-time staff manager who will maintain their residence in an apartment on the ground floor. Additional staff will include a small number of University housing staff and maintenance personnel (less than 10 persons), and faculty

and student life advisory staff on a part time basis. All access to the building and resident floors will come through the main lobby in the center of the site and front on West Dayton Street, which will include a front reception desk.

Capacity and Occupant Loads

Capacity of spaces and functions within the project will be designed to meet or exceed the minimum egress and life safety requirements of the State of Wisconsin Enrolled Commercial Building Code, 2002.

Occupant loads include 640 for a typical resident floor, 1435 for the ground floor. Total building occupant load is 4635 occupants. The provided number of exits from each floor, including the ground floor, exceeds the code-required minimums. Likewise, all of the code-required minimum egress widths have been exceeded.

Trash Removal and Storage

Trash and recyclables will be removed from the Residence Hall through a service door located along the south side of the building. Containers will be located behind an overhead door inside the building.

The University will handle all of the project's trash removal and storage.

Maintenance Equipment

All maintenance equipment is expected to be stored within the facilities. Any outdoor maintenance equipment not brought on site by University staff will be stored within the building in the back-of-house areas.

Bicycle and Parking

Bicycle parking for the residence hall, a minimum of 200 spaces, will be under the building on the west side of the main entry. The bicycle parking areas will be well-lit and with the public view from West Dayton Street screened by the building structure and landscaping. Moped parking will be included with this same area.

Contact Information

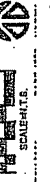
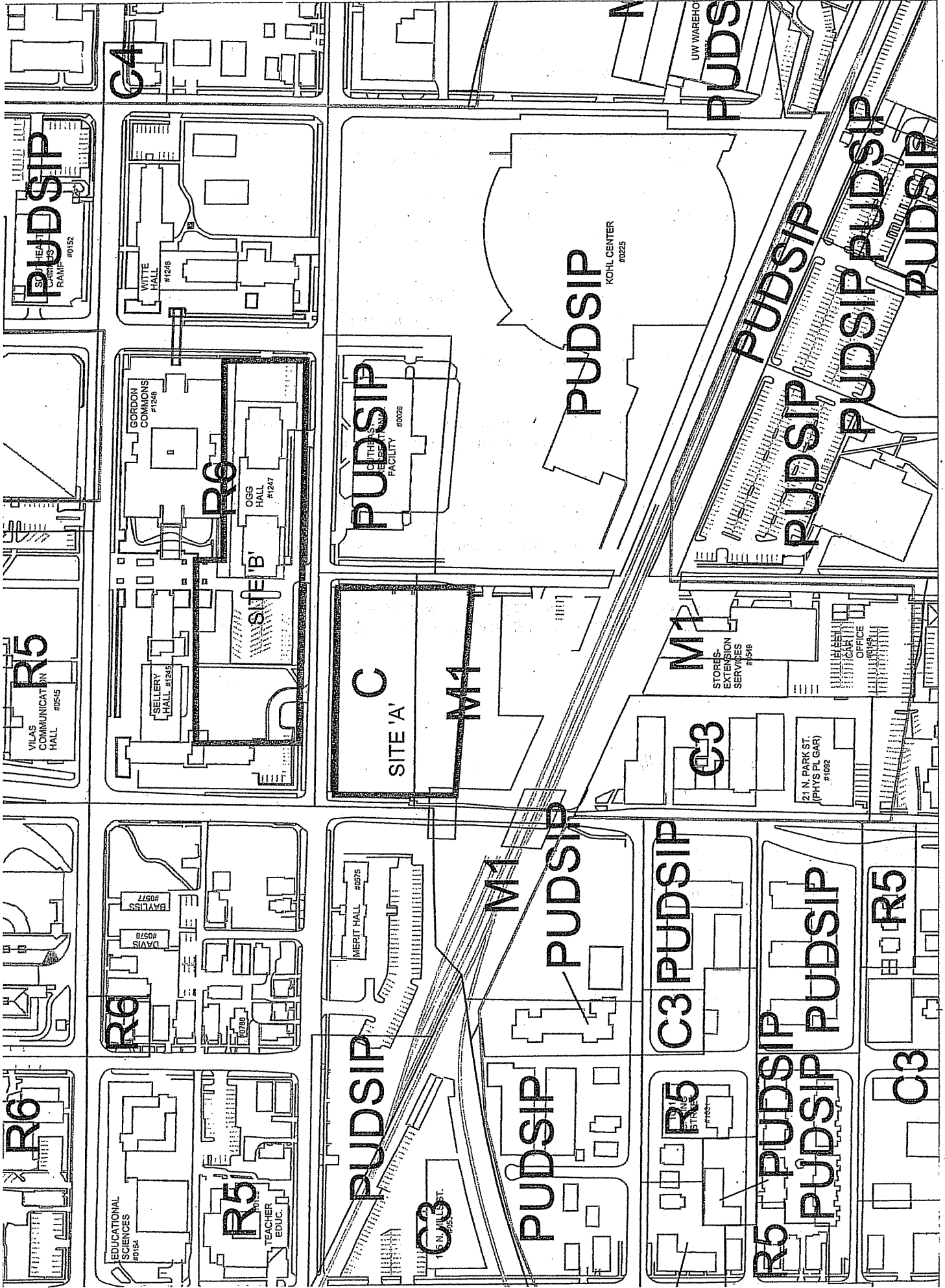
Further project details can be found in the accompanying application materials and supporting documents. Any questions or clarifications related to the North Park Street Redevelopment should be directed to the undersigned at 608-263-3023.

Sincerely,

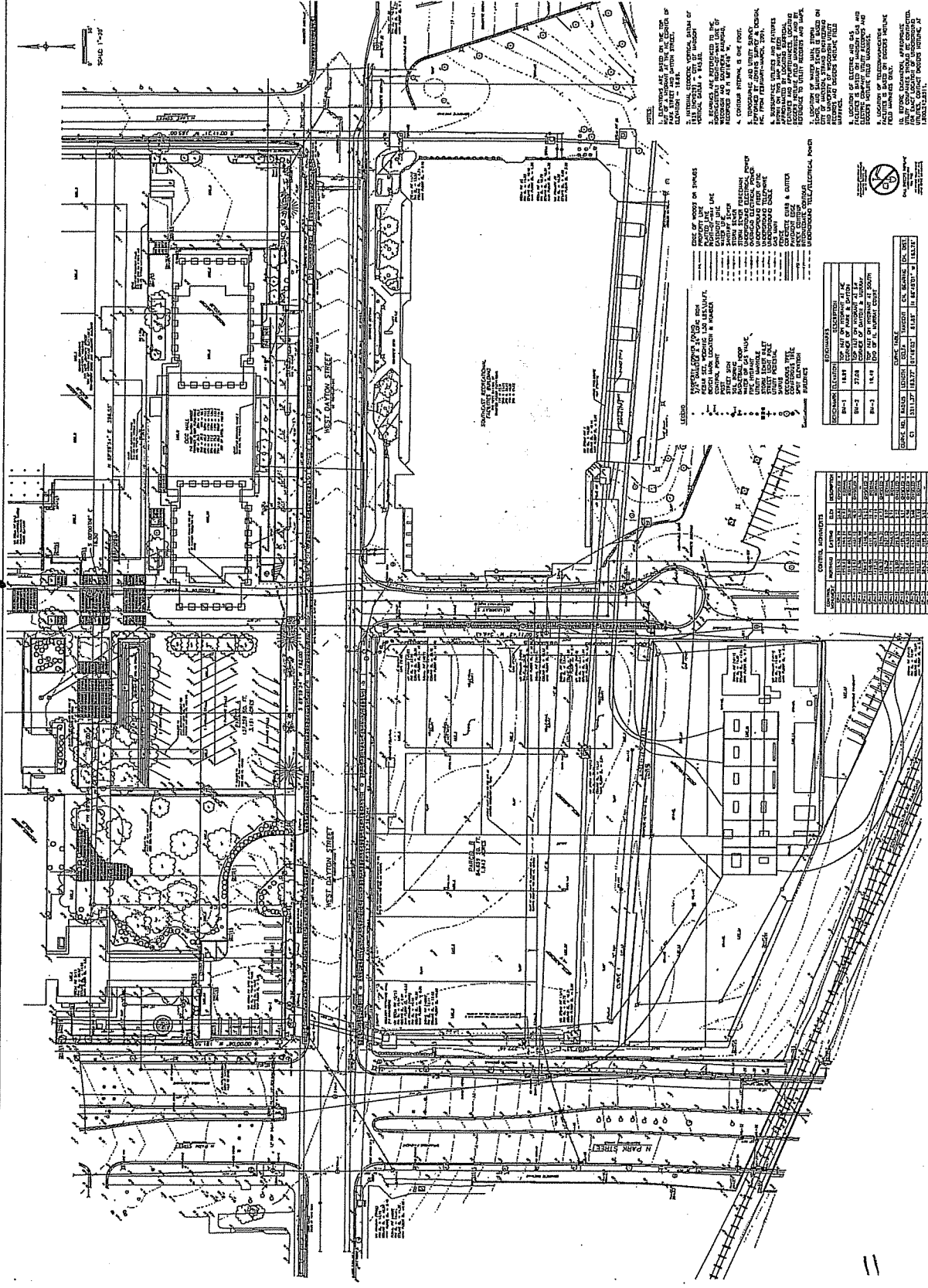


Gary A. Brown, FASLA
 Director, Planning & Landscape Architecture
 Facilities Planning & Management
 University of Wisconsin – Madison

Xc: Larry Earl, DSF Project Manager
 Doug Sabatke, UW FP&M Major Projects
 Paul Evans, UW Housing



EXISTING SITE SURVEY



THIS SURVEY WAS MADE FOR THE PURPOSES OF THE PROPOSED RECONSTRUCTION OF THE BUILDING SHOWN ON THE ATTACHED ARCHITECTURAL PLANS. THE SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK AND THE SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK AND THE SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK...

DATE OF SURVEY: 04/15/13
SURVEYOR: [Signature]
SCALE: 1" = 30'

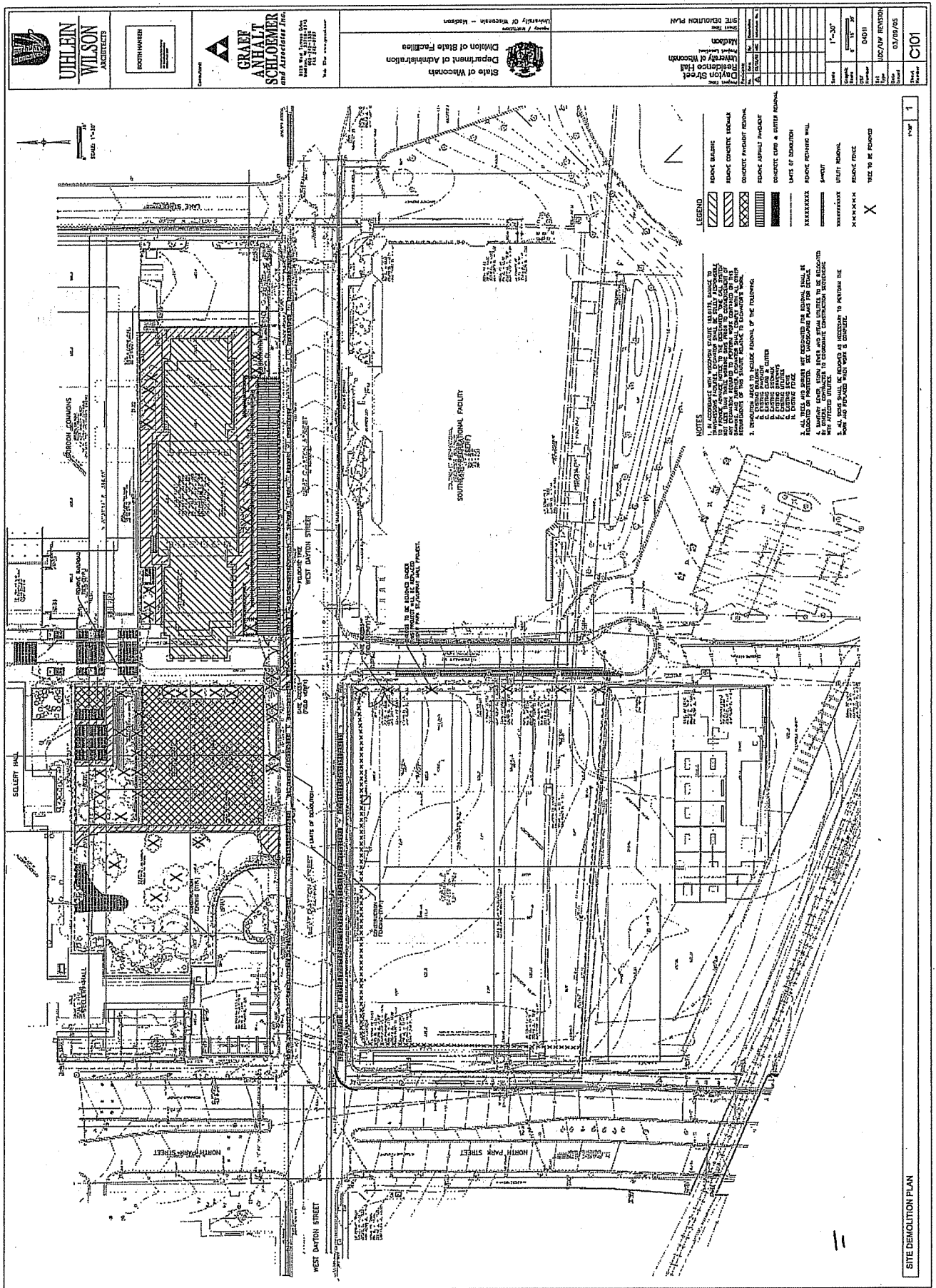
Table with columns: CURVE NO., BEARING, DISTANCE, CHORD, AREA, etc.

Table with columns: POINT NO., X, Y, Z, etc.

Uehlein Wilson Architects
Graef, Anhalt, Schloemer and Associates, Inc.
State of Wisconsin
Department of Administration
Division of State Facilities
University of Wisconsin - Madison

Project information including title 'EXISTING SITE SURVEY', drawing number 'C100', date '03/09/13', and revision 'ISSUE FOR PERMIT REVIEW'.

DEMOLITION & REMOVAL PLAN



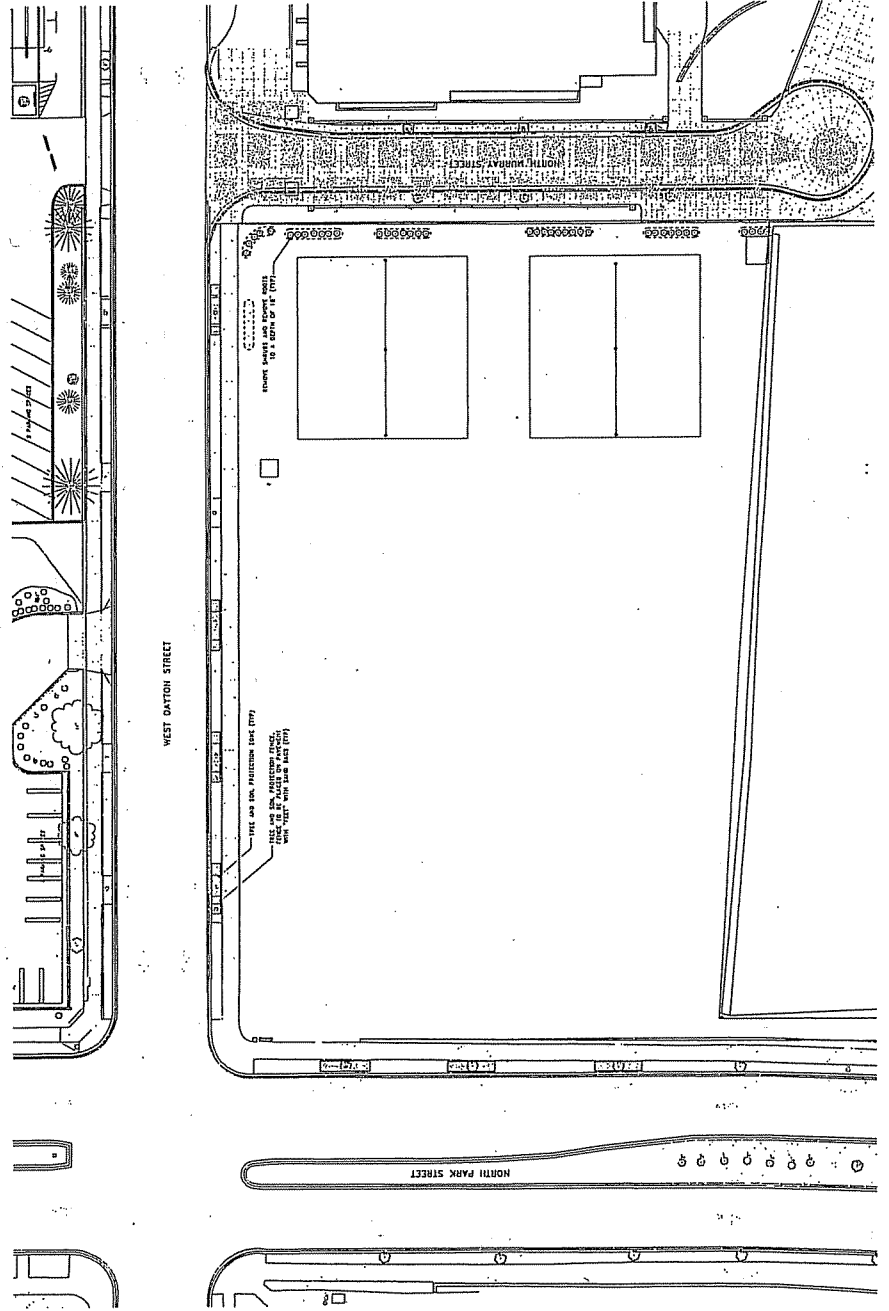
 State of Wisconsin Department of Administration Division of State Facilities	University of Wisconsin - Madison Department of Administration Division of State Facilities	DAYTON STREET AND PRESERVATION PLAN TREE REMOVAL AND PRESERVATION PLAN DAYTON STREET RESIDENCE HALL SITE	Project No. _____ Date _____ Scale _____ Drawing No. _____ Revision _____ Date _____ By _____ Check _____ Title _____
			State _____ City _____ County _____ District _____ Sheet _____ of _____ Date _____ By _____ Check _____ Title _____

- LEGEND**
- EXISTING TREES TO BE PRESERVED
 - TREES TO BE REMOVED
 - TREES AND SOIL PRESERVATION RESTRICTION
 - TREES AND SOIL PRESERVATION RESTRICTION TO BE REMOVED
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GENERAL NOTES

1. ALL NOTES, THE DRAWING AND THE PLAN SHALL BE READ AND UNDERSTOOD IN CONNECTION WITH THE SPECIFICATIONS AND THE GENERAL NOTES TO THE DRAWING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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SHEET SPECIFIC NOTES



LEGEND

- EXISTING TREES TO BE PRESERVED
- TREES TO BE REMOVED
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GENERAL NOTES

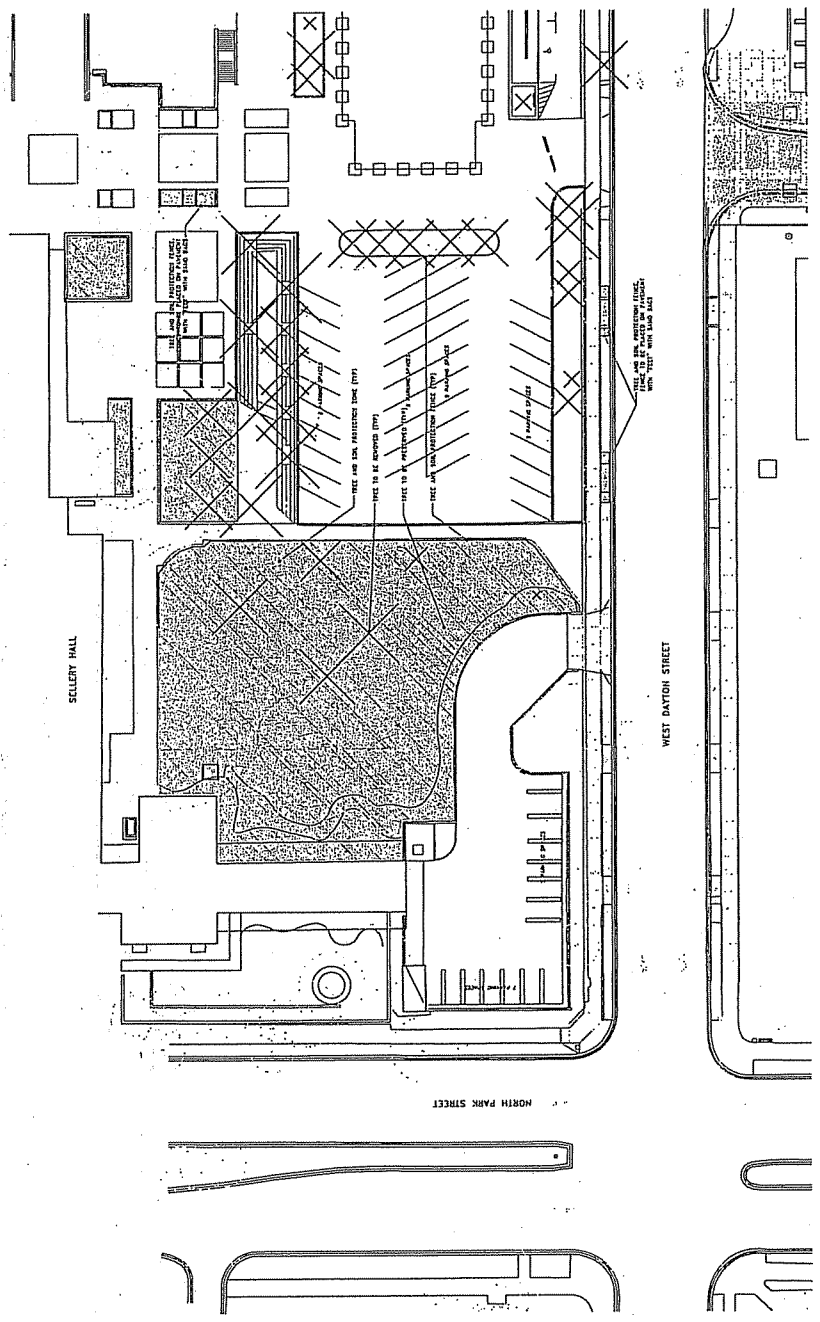
1. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND THE REMOVAL SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON TREE PRESERVATION ORDINANCE.

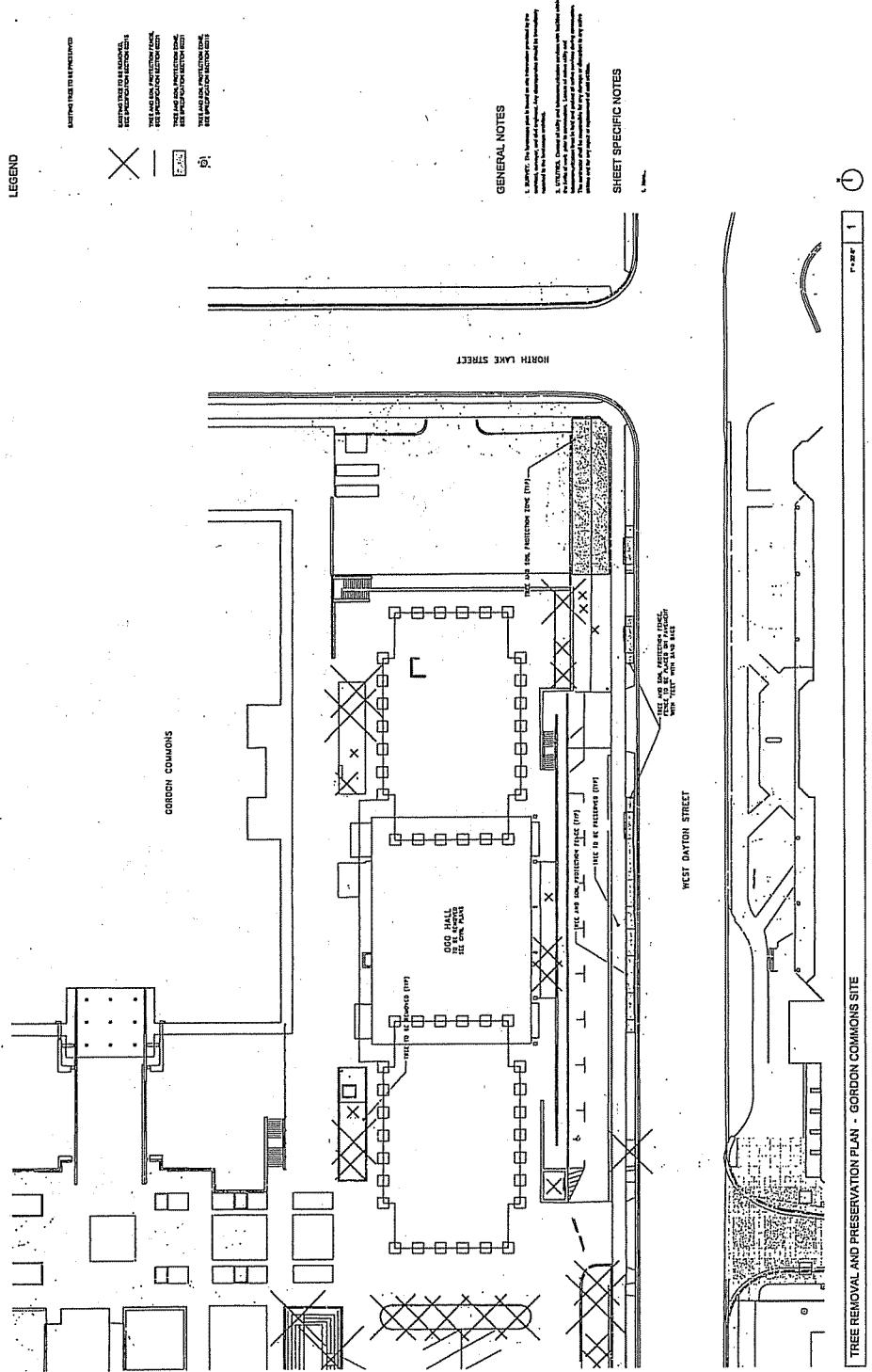
2. ALL TREES TO BE PRESERVED SHALL BE PRESERVED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.

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SHEET SPECIFIC NOTES





LEGEND

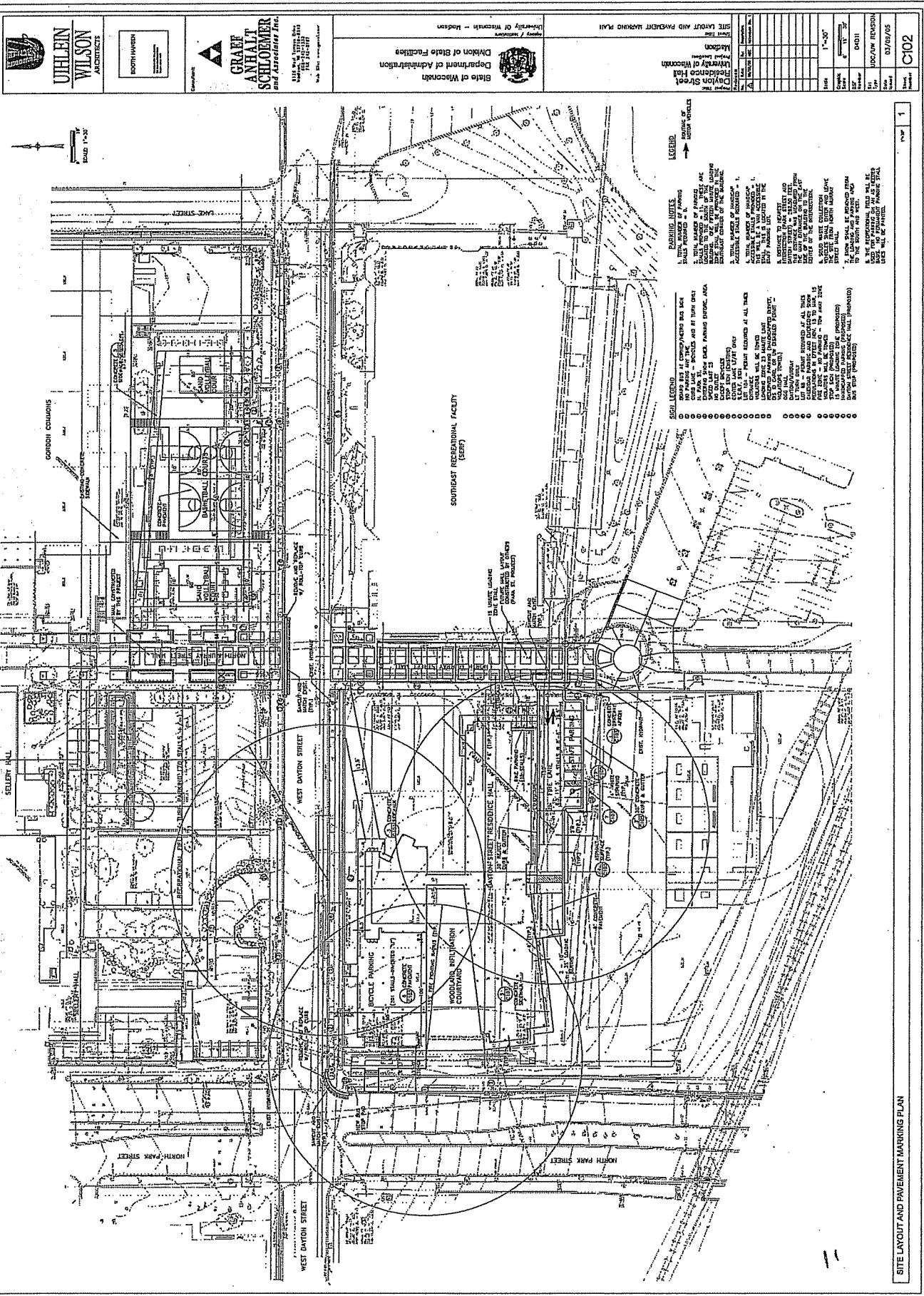
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GENERAL NOTES

1. ALL TREES TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE PRESERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE PRESERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO BE PRESERVED.

SHEET SPECIFIC NOTES

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LEGEND

PAVING NOTES

1. ALL MARKERS TO BE PLACED AT THE POINT OF THE MARKER.
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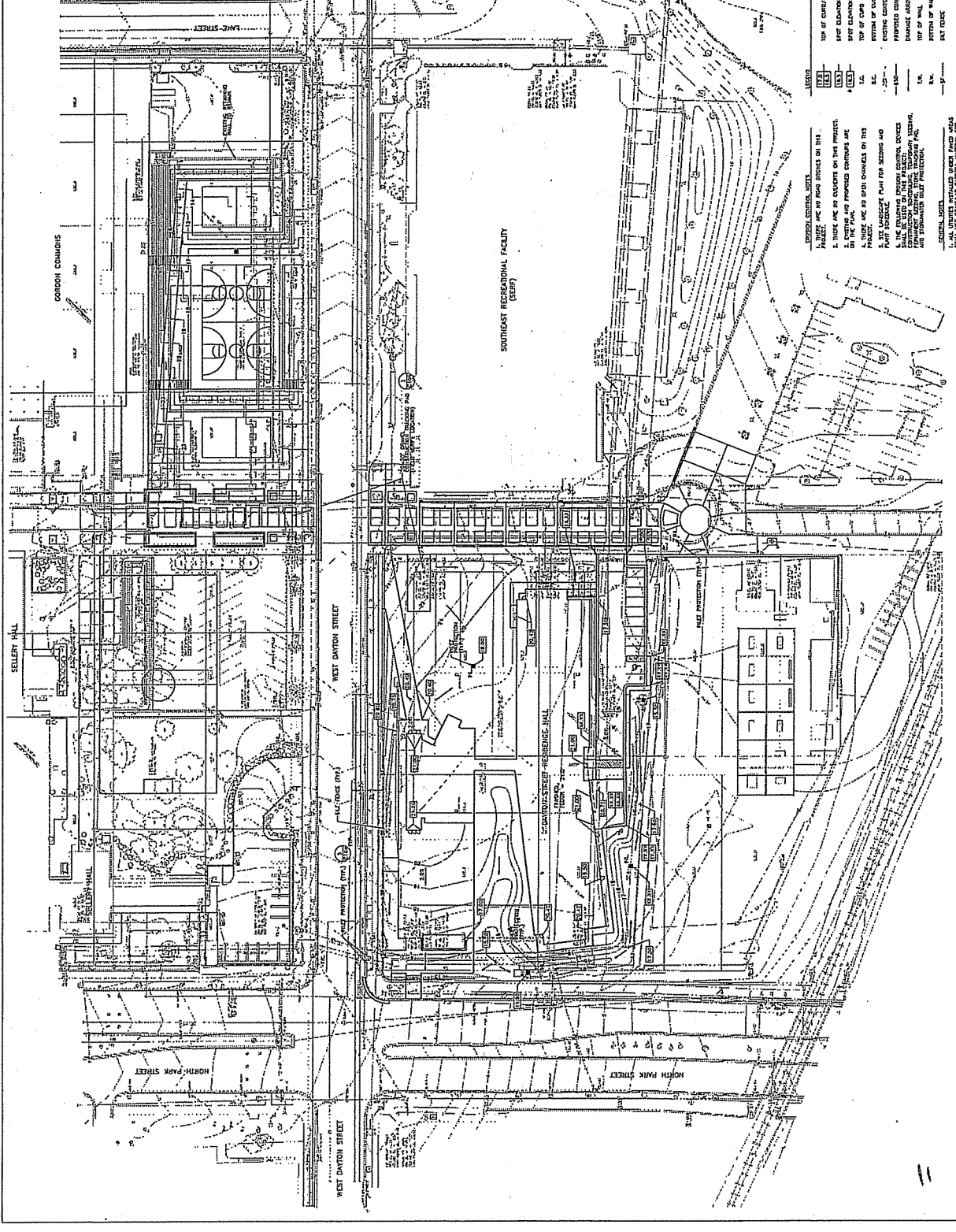


GRAFF ANHALT SCHLOEMER and Associates Inc.
 1115 Walnut Street
 Madison, WI 53706
 TEL: 608/263-1111
 FAX: 608/263-1111
 WWW: WWW.GRAFFANHALTSCHLOEMER.COM

State of Wisconsin
 Department of Administration
 Division of State Facilities
 University of Wisconsin - Madison

C102

DATE: 03/09/05
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: 05011
 SHEET NO: 1



Uihlein Wilson Architects

GRAFF ANHALT SCHOEMER and Associates Inc.
1411 West Park Drive, Suite 200
Ann Arbor, Michigan 48106
Tel: 734.769.4400
Fax: 734.769.4401
Web: www.gasai.com

**State of Wisconsin
Department of Administration
Division of State Facilities**

University of Wisconsin - Madison

**Dayton Street
Recreation Field
University of Wisconsin**

SITE GRADING AND EROSION CONTROL PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	03/09/05
2	REVISION	
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Scale: 1"=30'

DATE: 03/09/05

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 03/09/05

PROJECT NO: C103

SITE GRADING AND EROSION CONTROL PLAN

Page 1

1. THESE ARE THE FINAL PLANS FOR THIS PROJECT.
2. THESE ARE TO BE USED AS SHOWN ON THIS PROJECT.
3. THESE ARE TO BE USED AS SHOWN ON THIS PROJECT.
4. THESE ARE TO BE USED AS SHOWN ON THIS PROJECT.

LEGEND

1-30' SCALE


DATE: 03/09/05

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 03/09/05

PROJECT NO: C103



**UHLEIN
WILSON**
ARCHITECTS

1000 UNIVERSITY AVENUE
ANN ARBOR, MI 48106-1000
TEL: 734.763.1000
WWW.UHLEINWILSON.COM

**GRAFF
ANGLUTT
SCHEWNER**
and Associates, Inc.

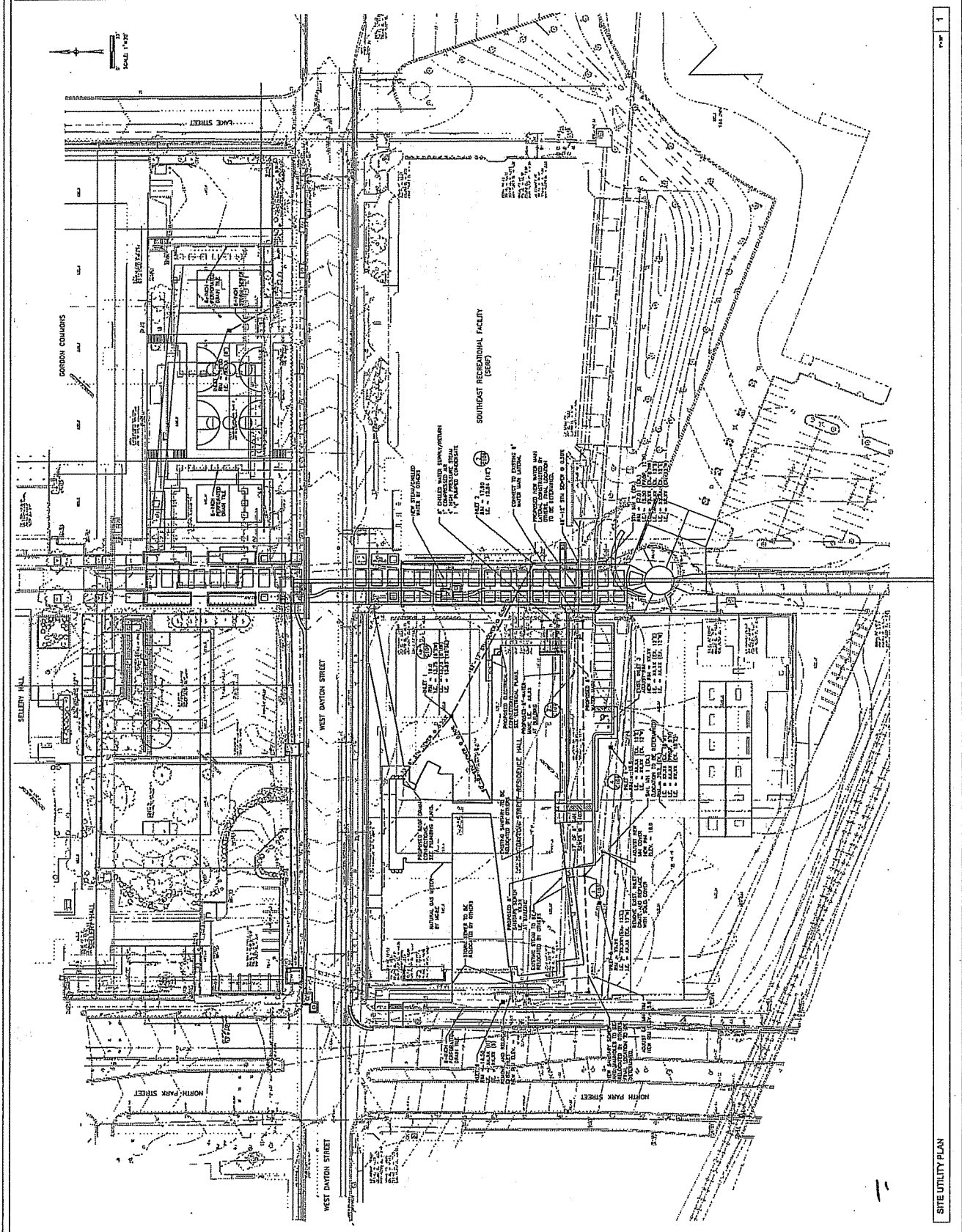
1225 WEST HURON STREET
ANN ARBOR, MI 48106-1000
TEL: 734.763.1000
WWW.GRAFFANGLUTTSCHEWNER.COM

State of Wisconsin
Department of Administration
University of Wisconsin - Madison

Division of Facilities
University of Wisconsin - Madison

Division of Facilities
University of Wisconsin - Madison

Division of Facilities
University of Wisconsin - Madison



PLANT SCHEDULE

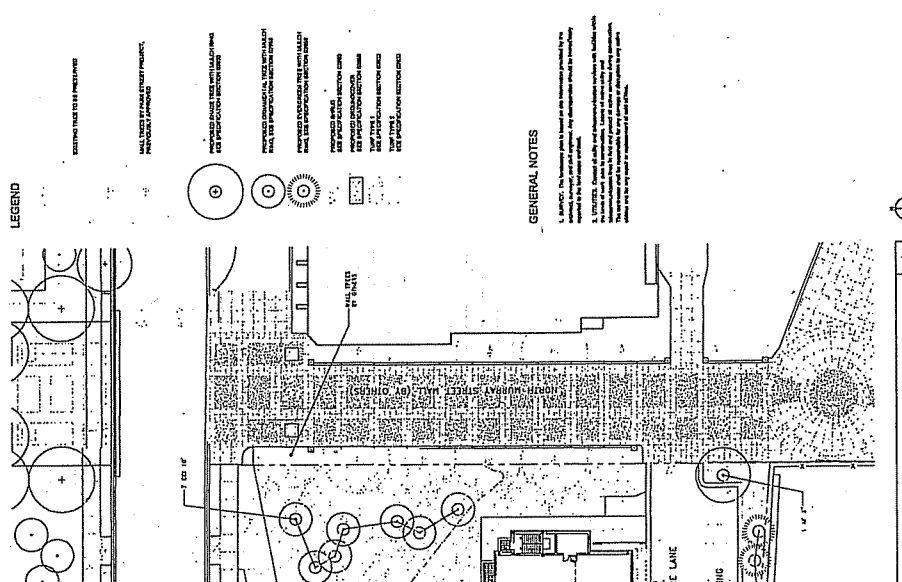
Key	Qty.	Branch/Notes	Common Name	Size	Notes
AM	1	Acacia & Silver Birch	Common Name	2" db	
AO	1	Acacia & Silver Birch	Common Name	2" db	
CO	1	Crataegus mollis	Common Name	2" db	
HA	1	Hedera helix	Common Name	2" db	
QA	1	Quercus alba	Common Name	2" db	
QO	1	Quercus alba	Common Name	2" db	
U	1	Ulmus glabra	Common Name	2" db	

Key	Qty.	Branch/Notes	Common Name	Size	Notes
AM	1	Acacia & Silver Birch	Common Name	2" db	
AO	1	Acacia & Silver Birch	Common Name	2" db	
CO	1	Crataegus mollis	Common Name	2" db	
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QA	1	Quercus alba	Common Name	2" db	
QO	1	Quercus alba	Common Name	2" db	
U	1	Ulmus glabra	Common Name	2" db	

Key	Qty.	Branch/Notes	Common Name	Size	Notes
AM	1	Acacia & Silver Birch	Common Name	2" db	
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QA	1	Quercus alba	Common Name	2" db	
QO	1	Quercus alba	Common Name	2" db	
U	1	Ulmus glabra	Common Name	2" db	

LEGEND

Key	Qty.	Branch/Notes	Common Name	Size	Notes
AM	1	Acacia & Silver Birch	Common Name	2" db	
AO	1	Acacia & Silver Birch	Common Name	2" db	
CO	1	Crataegus mollis	Common Name	2" db	
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QA	1	Quercus alba	Common Name	2" db	
QO	1	Quercus alba	Common Name	2" db	
U	1	Ulmus glabra	Common Name	2" db	



GENERAL NOTES

1. ALL PLANTINGS TO BE INSTALLED BY CONTRACTOR.
2. ALL PLANTINGS TO BE INSTALLED AT THE TIME OF GRADING.
3. ALL PLANTINGS TO BE INSTALLED AT THE TIME OF GRADING.
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PLANT SCHEDULE

DECIDUOUS TREES

Key	Qty.	Botanical Name	Common Name	Size	Notes
ATK	3	Acer fraxinum (seedling)	Norwegian Spruce / Norway Spruce	3" cal.	3" Clearwood, Finished
CG	2	Celastrus scandens	Common Noddy	3" cal.	3" cal.
QB	4	Quercus bicolor	Swamp White Oak	3" cal.	3" cal.
TS	3	Tilia platensis (TID)	White Sweetgum	3" cal.	3" Clearwood, Finished

EVERGREEN TREES

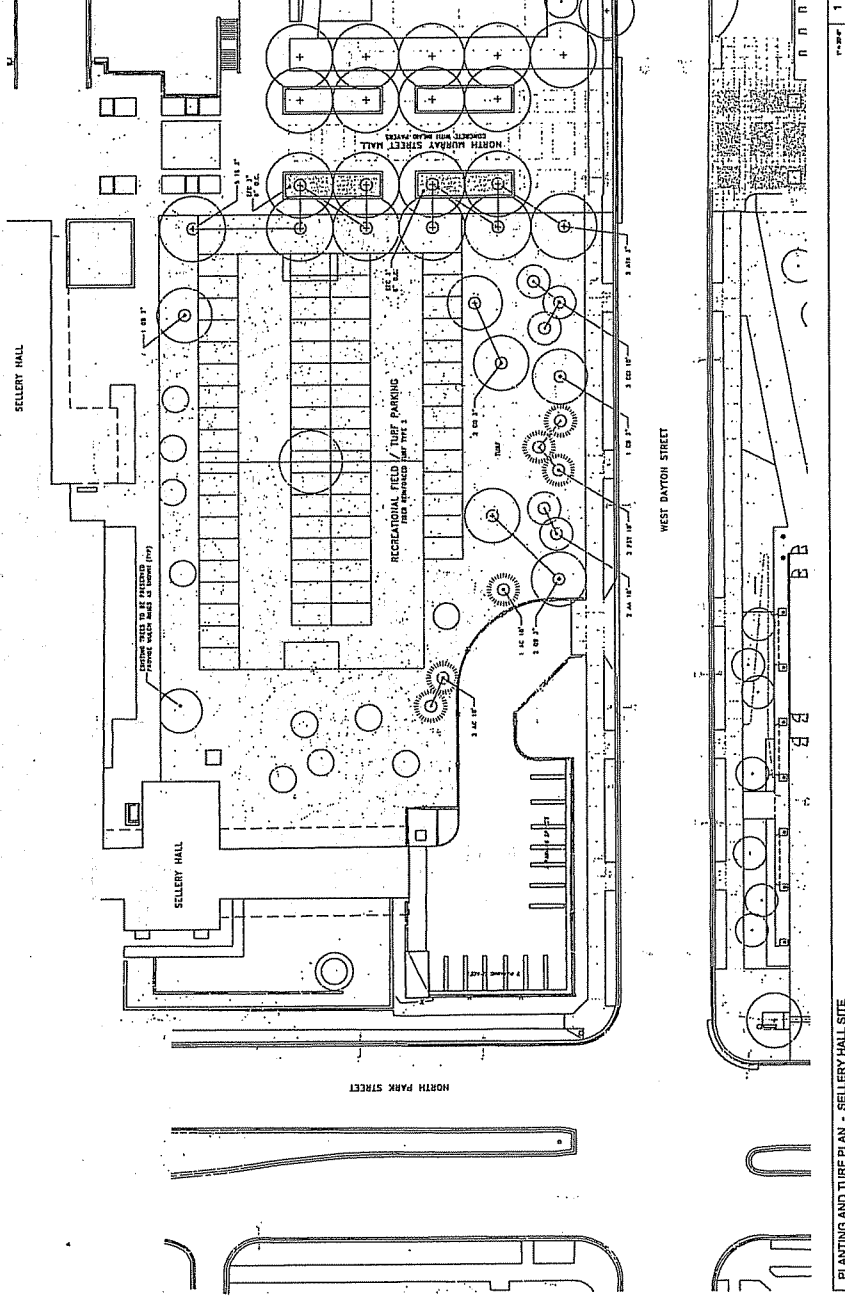
Key	Qty.	Botanical Name	Common Name	Size	Notes
ATK	3	Acer fraxinum	White Fir	10' h.	
PC	3	Picea canadensis	Scotch Pine	10' h.	

ORNAMENTAL TREES

Key	Qty.	Botanical Name	Common Name	Size	Notes
AA	3	Amelanchier canadensis	Dwarf Snowberry	10' h.	Slump form, 5 weeks min.
CG	3	Cornus amomum var. laciniata	Thornless Dogwood	10' h.	Slump form, 5 weeks min.

GROUNDCOVER/VINES

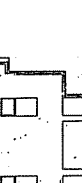
Key	Qty.	Botanical Name	Common Name	Size	Notes
EC	TID	Eonymus fortunei var. coloratus	Perfoliated Wintercreeper	3" cont.	



1. ALL PLANTING SHALL BE BASED ON THE PLANTING SCHEDULE PROVIDED BY THE CLIENT. ANY CHANGES TO THE PLANTING SCHEDULE SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE PROVIDED BY THE ARCHITECT.

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED BY THE ARCHITECT.



LEGEND

Symbol description and key code.

GENERAL NOTES

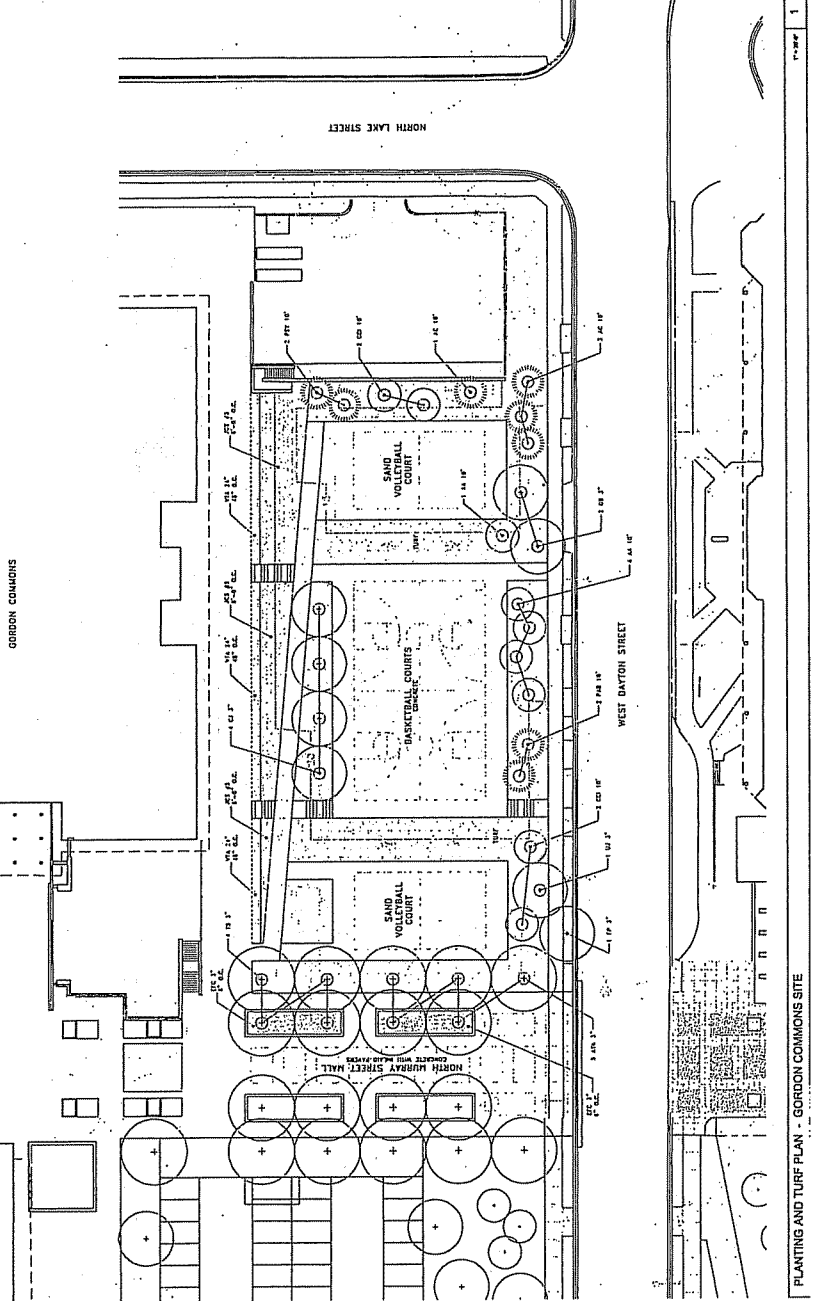
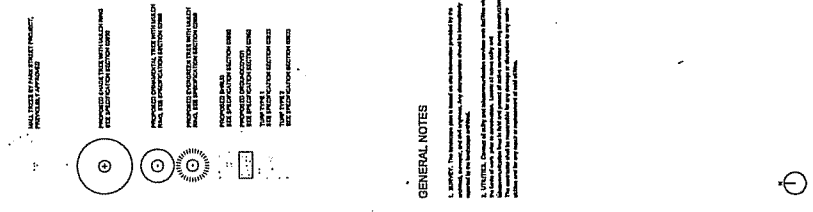
1. ALL PLANTING SHALL BE BASED ON THE PLANTING SCHEDULE PROVIDED BY THE CLIENT.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE PROVIDED BY THE ARCHITECT.

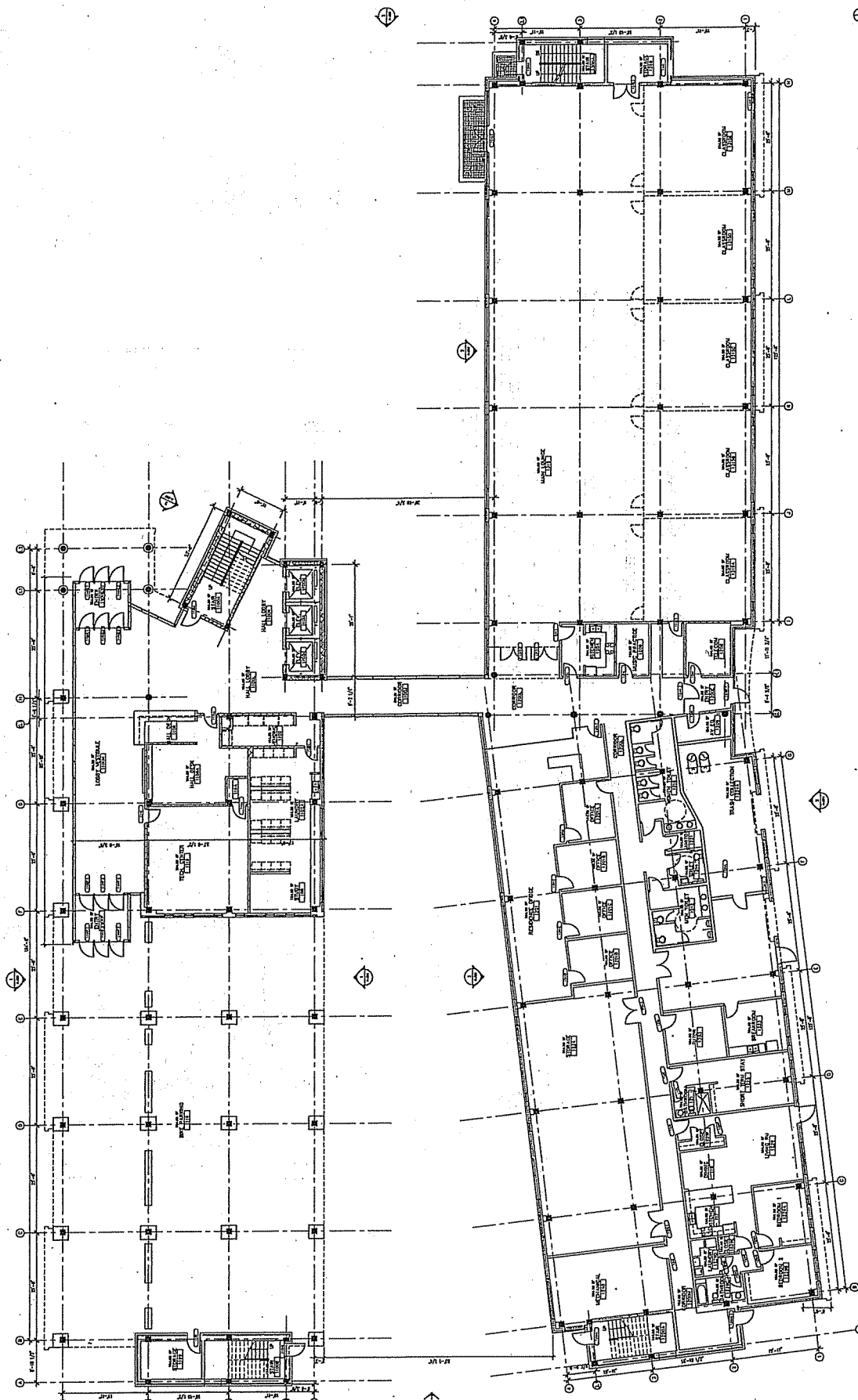
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED BY THE ARCHITECT.

PLANT SCHEDULE

PLANT CODE	PLANT NAME	SIZE	NOTES
TR	Tree	12" DBH	1. Standard Tree
TR	Tree	18" DBH	2. Standard Tree
TR	Tree	24" DBH	3. Standard Tree
TR	Tree	30" DBH	4. Standard Tree
TR	Tree	36" DBH	5. Standard Tree
TR	Tree	42" DBH	6. Standard Tree
TR	Tree	48" DBH	7. Standard Tree
TR	Tree	54" DBH	8. Standard Tree
TR	Tree	60" DBH	9. Standard Tree
TR	Tree	66" DBH	10. Standard Tree
TR	Tree	72" DBH	11. Standard Tree
TR	Tree	78" DBH	12. Standard Tree
TR	Tree	84" DBH	13. Standard Tree
TR	Tree	90" DBH	14. Standard Tree
TR	Tree	96" DBH	15. Standard Tree
TR	Tree	102" DBH	16. Standard Tree
TR	Tree	108" DBH	17. Standard Tree
TR	Tree	114" DBH	18. Standard Tree
TR	Tree	120" DBH	19. Standard Tree
TR	Tree	126" DBH	20. Standard Tree
TR	Tree	132" DBH	21. Standard Tree
TR	Tree	138" DBH	22. Standard Tree
TR	Tree	144" DBH	23. Standard Tree
TR	Tree	150" DBH	24. Standard Tree
TR	Tree	156" DBH	25. Standard Tree
TR	Tree	162" DBH	26. Standard Tree
TR	Tree	168" DBH	27. Standard Tree
TR	Tree	174" DBH	28. Standard Tree
TR	Tree	180" DBH	29. Standard Tree
TR	Tree	186" DBH	30. Standard Tree
TR	Tree	192" DBH	31. Standard Tree
TR	Tree	198" DBH	32. Standard Tree
TR	Tree	204" DBH	33. Standard Tree
TR	Tree	210" DBH	34. Standard Tree
TR	Tree	216" DBH	35. Standard Tree
TR	Tree	222" DBH	36. Standard Tree
TR	Tree	228" DBH	37. Standard Tree
TR	Tree	234" DBH	38. Standard Tree
TR	Tree	240" DBH	39. Standard Tree
TR	Tree	246" DBH	40. Standard Tree
TR	Tree	252" DBH	41. Standard Tree
TR	Tree	258" DBH	42. Standard Tree
TR	Tree	264" DBH	43. Standard Tree
TR	Tree	270" DBH	44. Standard Tree
TR	Tree	276" DBH	45. Standard Tree
TR	Tree	282" DBH	46. Standard Tree
TR	Tree	288" DBH	47. Standard Tree
TR	Tree	294" DBH	48. Standard Tree
TR	Tree	300" DBH	49. Standard Tree
TR	Tree	306" DBH	50. Standard Tree
TR	Tree	312" DBH	51. Standard Tree
TR	Tree	318" DBH	52. Standard Tree
TR	Tree	324" DBH	53. Standard Tree
TR	Tree	330" DBH	54. Standard Tree
TR	Tree	336" DBH	55. Standard Tree
TR	Tree	342" DBH	56. Standard Tree
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TR	Tree	360" DBH	59. Standard Tree
TR	Tree	366" DBH	60. Standard Tree
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TR	Tree	426" DBH	70. Standard Tree
TR	Tree	432" DBH	71. Standard Tree
TR	Tree	438" DBH	72. Standard Tree
TR	Tree	444" DBH	73. Standard Tree
TR	Tree	450" DBH	74. Standard Tree
TR	Tree	456" DBH	75. Standard Tree
TR	Tree	462" DBH	76. Standard Tree
TR	Tree	468" DBH	77. Standard Tree
TR	Tree	474" DBH	78. Standard Tree
TR	Tree	480" DBH	79. Standard Tree
TR	Tree	486" DBH	80. Standard Tree
TR	Tree	492" DBH	81. Standard Tree
TR	Tree	498" DBH	82. Standard Tree
TR	Tree	504" DBH	83. Standard Tree
TR	Tree	510" DBH	84. Standard Tree
TR	Tree	516" DBH	85. Standard Tree
TR	Tree	522" DBH	86. Standard Tree
TR	Tree	528" DBH	87. Standard Tree
TR	Tree	534" DBH	88. Standard Tree
TR	Tree	540" DBH	89. Standard Tree
TR	Tree	546" DBH	90. Standard Tree
TR	Tree	552" DBH	91. Standard Tree
TR	Tree	558" DBH	92. Standard Tree
TR	Tree	564" DBH	93. Standard Tree
TR	Tree	570" DBH	94. Standard Tree
TR	Tree	576" DBH	95. Standard Tree
TR	Tree	582" DBH	96. Standard Tree
TR	Tree	588" DBH	97. Standard Tree
TR	Tree	594" DBH	98. Standard Tree
TR	Tree	600" DBH	99. Standard Tree
TR	Tree	606" DBH	100. Standard Tree



SELLERY HALL
 GORDON COMMONS
 NORTH MURRAY STREET MALL
 SAND VOGEL COURT
 BASKETBALL COURTS
 MURRAY HALL ENTRY FIER
 MURRAY HALL CURB AND PAVING
 WEST DAYTON STREET
 NORTH LAKE STREET



Scale	1/8" = 1'-0"
Sheet	101
Project	PR
Date	02/27/05
Drawn	
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Number	A100

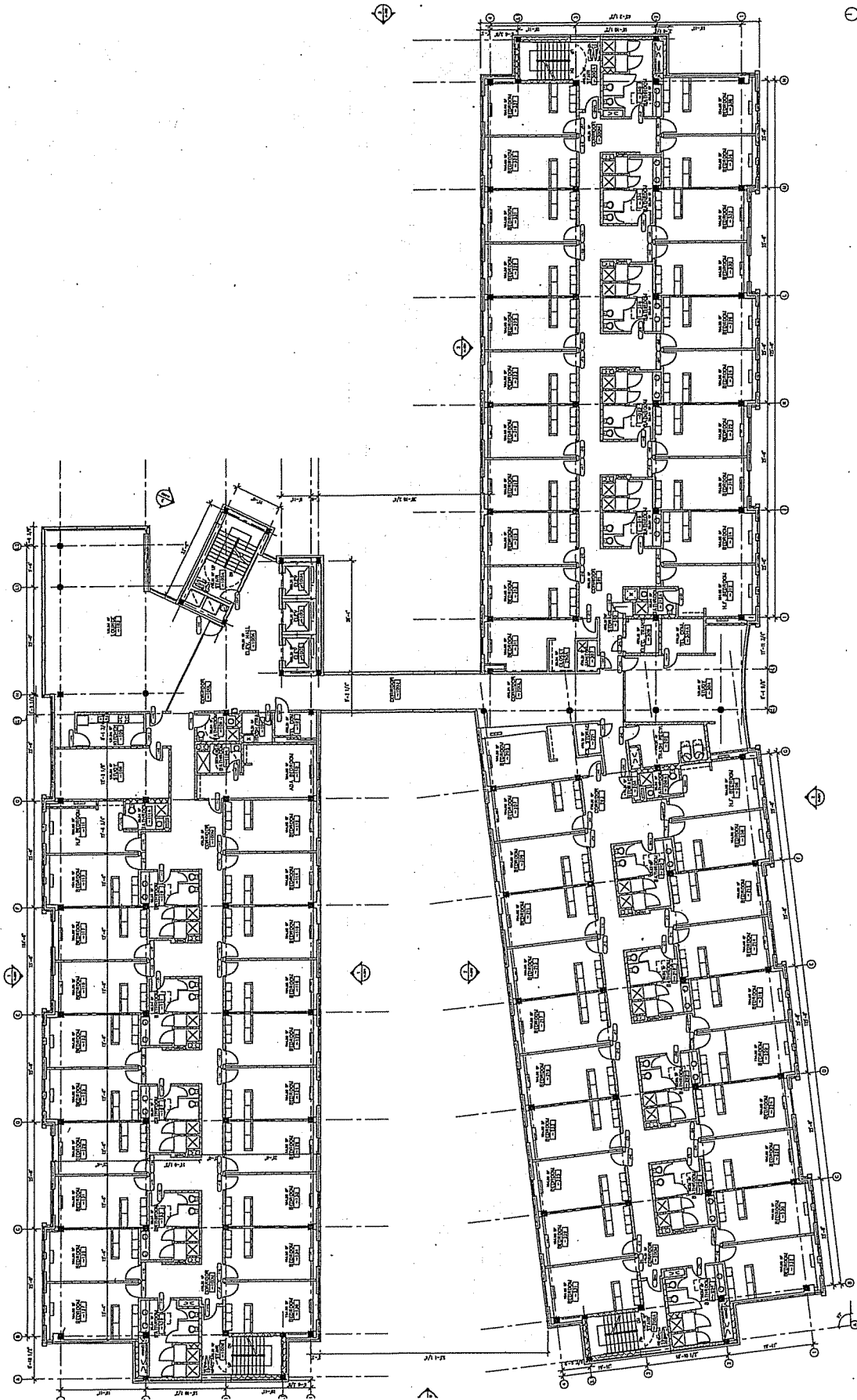
State of Wisconsin
 Department of Administration
 Division of State Facilities

Project Name
 Dayton Street
 Residence Hall
 University of Wisconsin



Project Location
 Madison

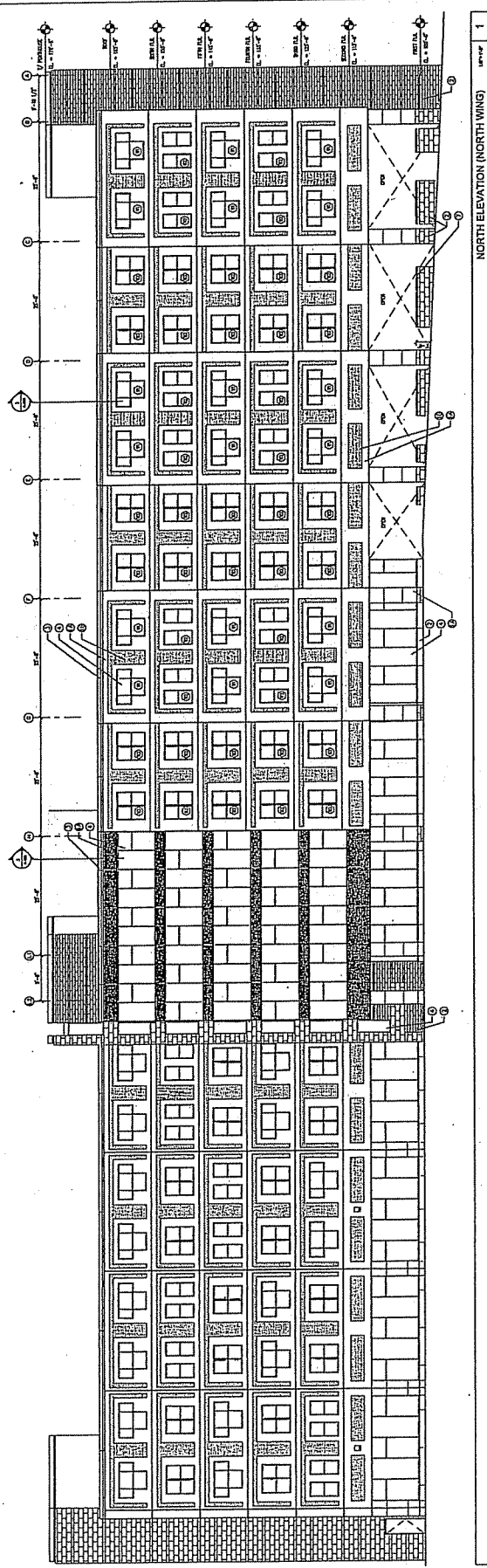
Sheet Title
 GROUND LEVEL FLOOR PLAN

Booth-Hansen
 Wilson Architects

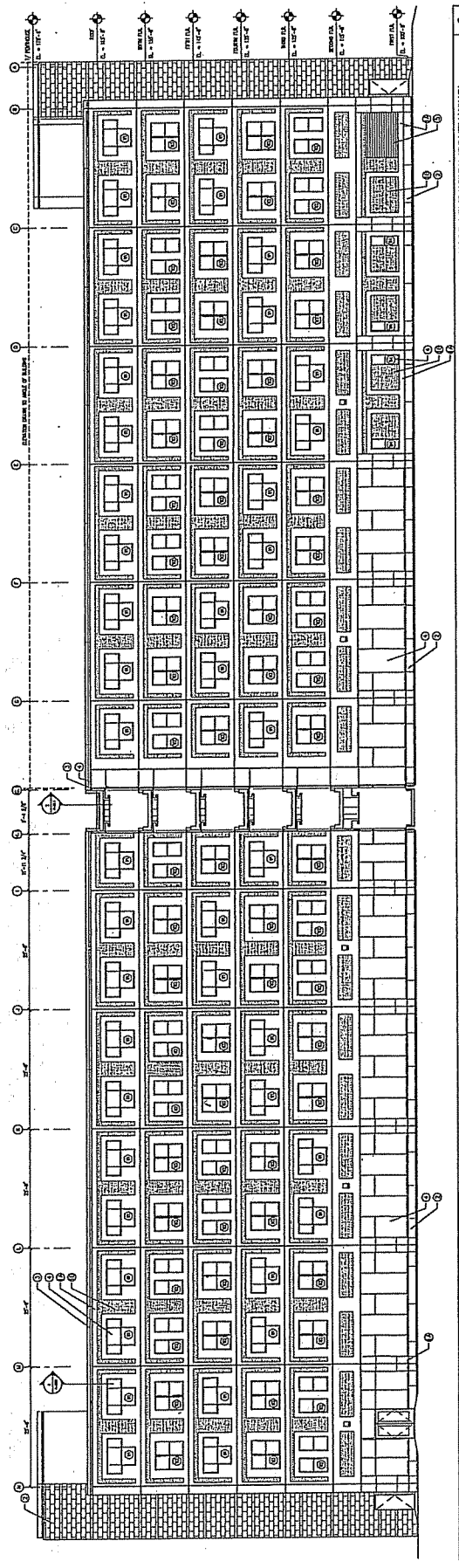


1

 State of Wisconsin Department of Administration Division of State Facilities		Scale: 1/8" = 1'-0" Date: 08/01/05 Project: PR Sheet: A101
Project Name: Dayton Street Residence Hall University of Wisconsin Madison		Agency / Institution: University of Wisconsin - Madison
Architect:  BOOTH HANSEN ARCHITECTS		Sheet Title: TYPICAL UPPER FLOOR PLAN



NORTH ELEVATION (NORTH WING) sheet 1



NORTH ELEVATION (SOUTH WING) sheet 2

KEYED ELEVATION NOTES:

- ① MASONRY CORNER FINISH
- ② BRICK - COMMON
- ③ BRICK - GROUND COURSE
- ④ BRICK - FIRST FLOOR
- ⑤ BRICK - SECOND FLOOR
- ⑥ BRICK - THIRD FLOOR
- ⑦ BRICK - FOURTH FLOOR
- ⑧ BRICK - FIFTH FLOOR
- ⑨ BRICK - SIXTH FLOOR
- ⑩ BRICK - SEVENTH FLOOR
- ⑪ BRICK - EIGHTH FLOOR
- ⑫ BRICK - NINTH FLOOR
- ⑬ BRICK - TENTH FLOOR
- ⑭ BRICK - ELEVENTH FLOOR
- ⑮ BRICK - TWELFTH FLOOR
- ⑯ BRICK - THIRTEENTH FLOOR
- ⑰ BRICK - FOURTEENTH FLOOR
- ⑱ BRICK - FIFTEENTH FLOOR
- ⑲ BRICK - SIXTEENTH FLOOR
- ⑳ BRICK - SEVENTEENTH FLOOR
- ㉑ BRICK - EIGHTEENTH FLOOR
- ㉒ BRICK - NINETEENTH FLOOR
- ㉓ BRICK - TWENTIETH FLOOR
- ㉔ BRICK - TWENTY-FIRST FLOOR
- ㉕ BRICK - TWENTY-SECOND FLOOR
- ㉖ BRICK - TWENTY-THIRD FLOOR
- ㉗ BRICK - TWENTY-FOURTH FLOOR
- ㉘ BRICK - TWENTY-FIFTH FLOOR
- ㉙ BRICK - TWENTY-SIXTH FLOOR
- ㉚ BRICK - TWENTY-SEVENTH FLOOR
- ㉛ BRICK - TWENTY-EIGHTH FLOOR
- ㉜ BRICK - TWENTY-NINTH FLOOR
- ㉝ BRICK - THIRTIETH FLOOR

ELEVATION HORIZONTAL TO TOP FIRST FLOOR SLAB = 21.0 (MADISON CITY DATUM)

Project Name: Dayton Street Residence Hall, University of Wisconsin - Madison

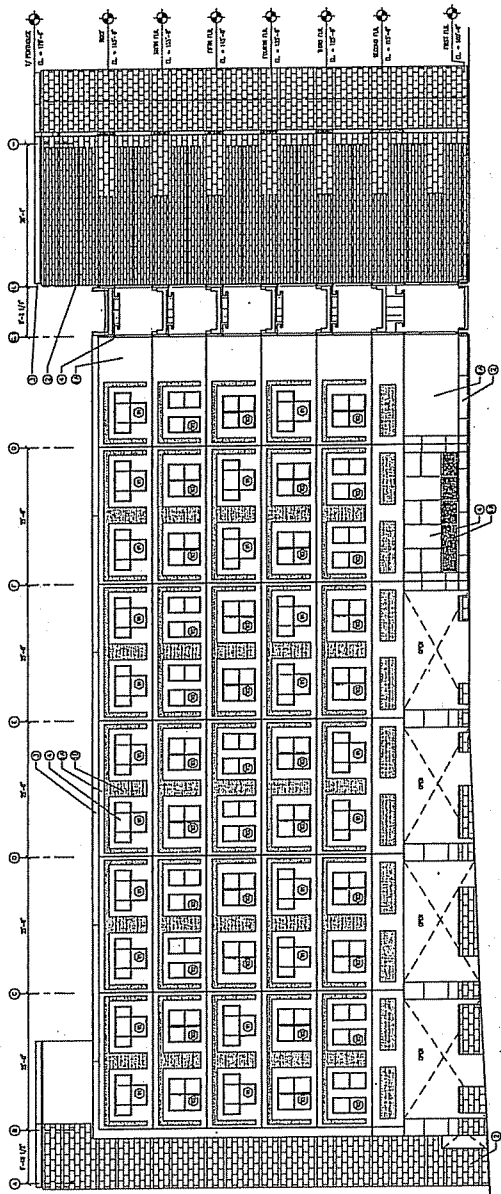
Client: State of Wisconsin, Department of Administration, Division of State Facilities

Architect: JOHNSON WILSON ARCHITECTS

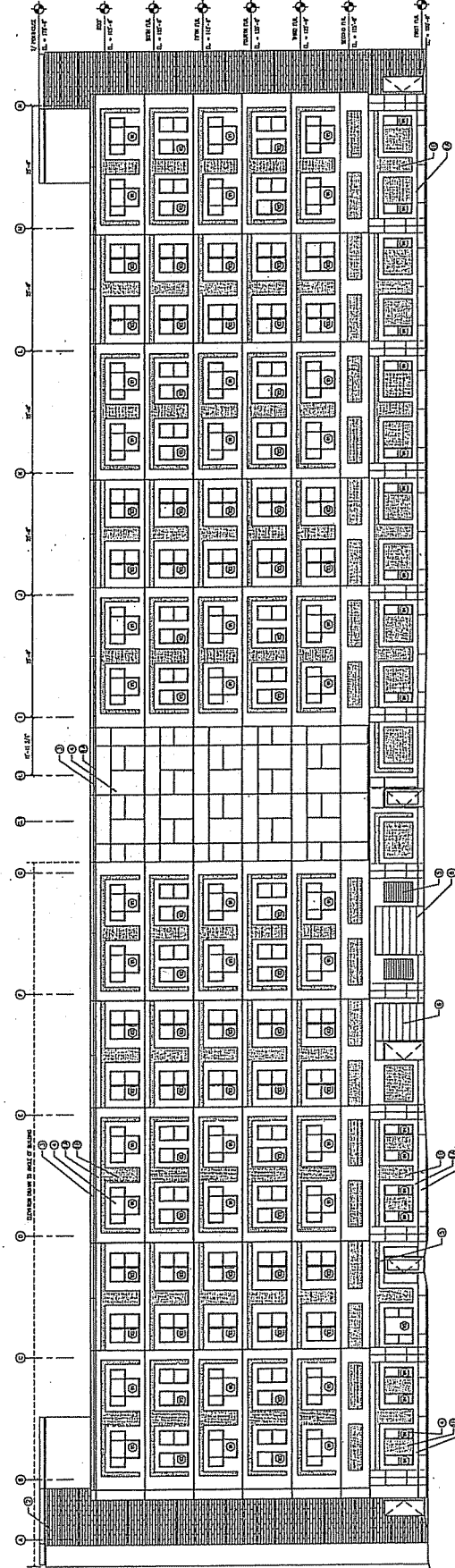
Architect of Record: BOOTH-HANSEN

Date: 03/07/05

Sheet: A200



SOUTH ELEVATION (NORTH WING)



SOUTH ELEVATION (SOUTH WING)

Scale	1/8" = 1'-0"
Sheet No.	A201
Date	03/07/05
Author	PR
Check	
Drawn	
Project	
Client	
Contract No.	
Project No.	
Revision	

State of Wisconsin
Department of Administration
Division of State Facilities

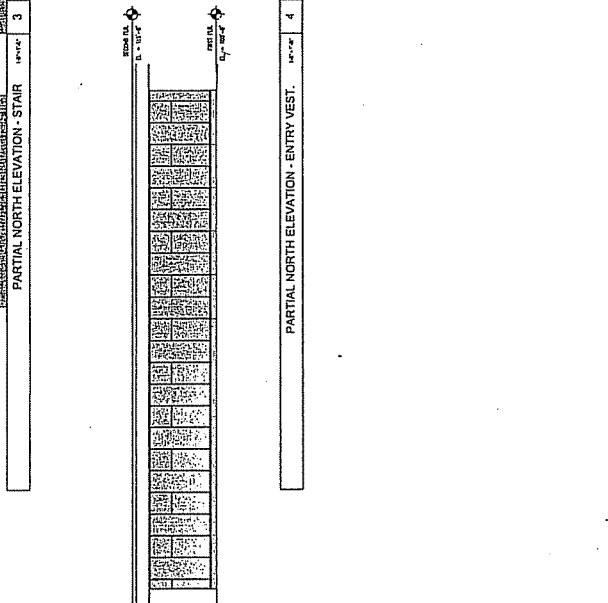
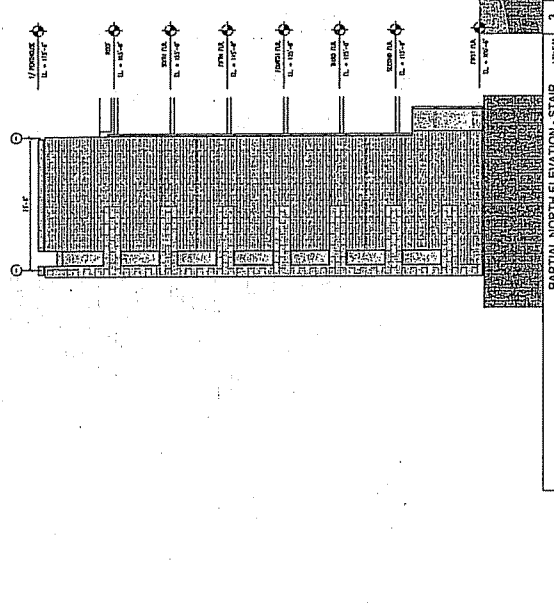
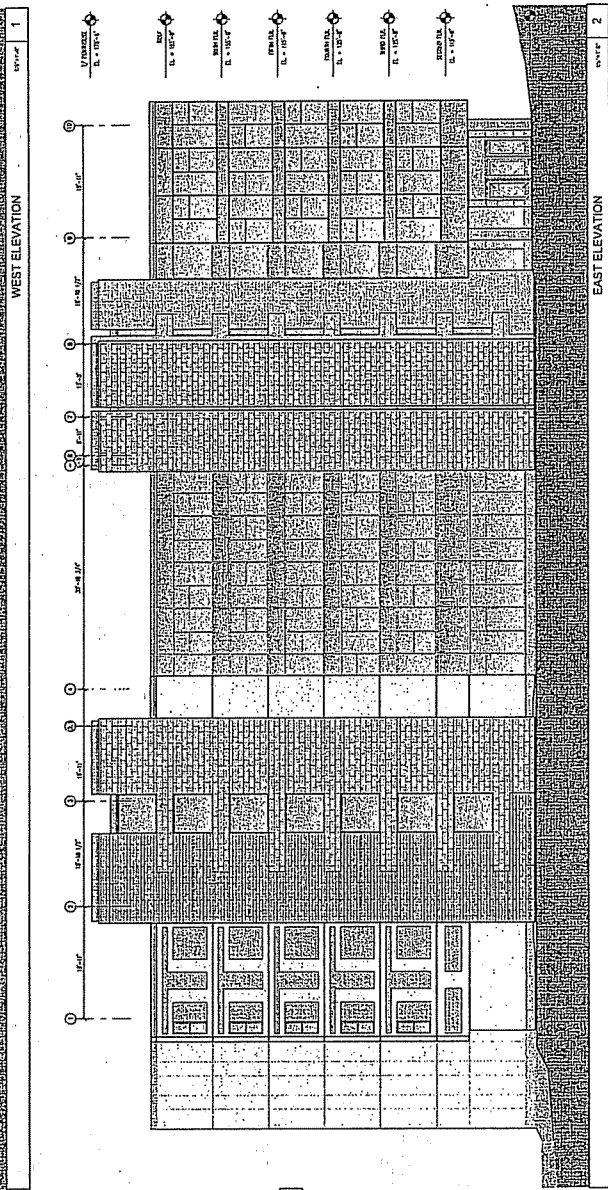
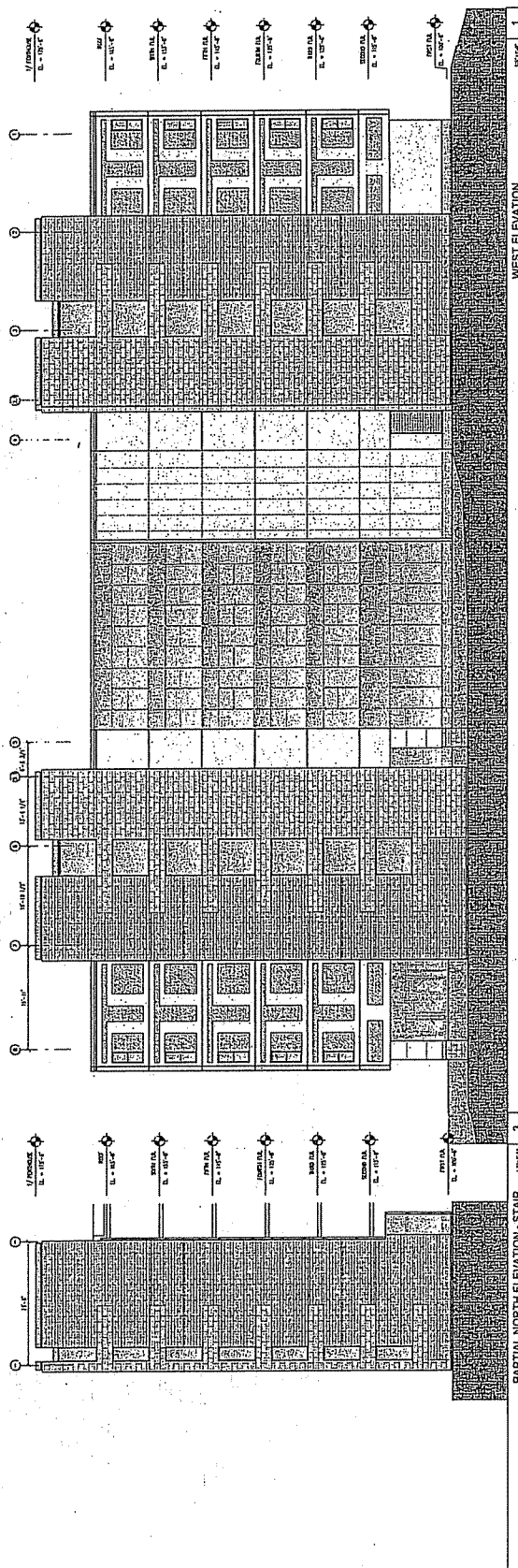
Dayton Street
Residence Hall
University of Wisconsin
Physical Location
Madison

Project / Location
South Elevations
University of Wisconsin - Madison

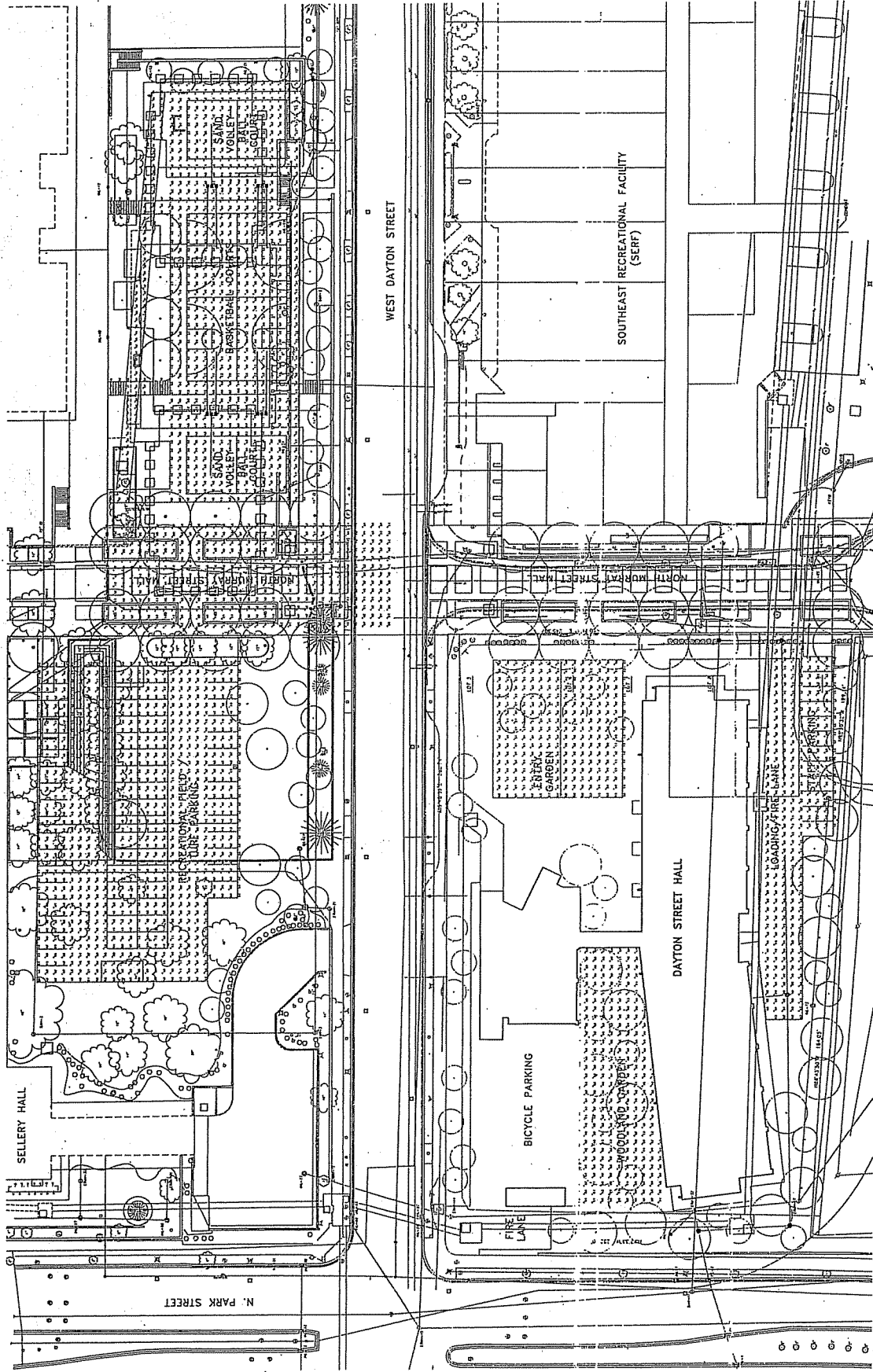
Booth-Hansen
JULIEN WILSON ARCHITECTS

- KEYED ELEVATION NOTES:**
- ① BRICK CONCRETE CORE
 - ② BRICK CONCRETE CORE
 - ③ BRICK CONCRETE CORE
 - ④ BRICK CONCRETE CORE
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 - ㊾ BRICK CONCRETE CORE
 - ㊿ BRICK CONCRETE CORE

ELEVATION 100'-0" =
TOP FIRST FLOOR SLAB =
21.0 (MADISON CITY DATUM)



<p>Scale: 1/8" = 1'-0"</p> <p>1/4" = 3'-0"</p> <p>1/2" = 6'-0"</p> <p>3/4" = 9'-0"</p> <p>1" = 12'-0"</p>		<p>State of Wisconsin Department of Administration Division of State Facilities</p>
<p>Project Name: Doyton Street Residence Hall University of Wisconsin Madison</p>		<p>Author / Designer: BOOTH HANSEN UTILEIN WILSON ASSOCIATES</p>
<p>Client: UNIVERSITY OF WISCONSIN - MADISON</p>		<p>Project Number: A202</p>



Scale	1" = 30'-0"
Sheet	1 of 1
Project	RDH1
Client	UW
Date	1/17/05
Author	BOOTH
Check	BOOTH
Drawn	BOOTH
Project No.	1001

State of Wisconsin
 Department of Administration
 Division of State Facilities

Dayton Street
 Residence Hall
 University of Wisconsin
 Project Location
 Madison

Client Name
 UW-MADISON
 Project Manager
 GUNDEL

BOOTH HANSEN
 UPHILL
 WILSON
 ARCHITECTS

KRW
 DESIGN CONSULTANTS PC
 1000 UNIVERSITY AVENUE, SUITE 100
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DATE: 1/17/05

SITE PLAN - LIGHTING CALCULATIONS

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