



**Facilities Planning
& Management**
UNIVERSITY OF WISCONSIN-MADISON

March 17, 2025

Katie Bannon

City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd #017
Madison, WI 53710-2984

RE: ZONING MAP AMENDMENT
Letter of Intent – Lakeshore Nature Preserve Frautschi Center
1972 University Bay Dr

Dear Mrs. Bannon,

This land use application is a request for a City of Madison Zoning Map Amendment for a new site on Board of Regents land at UW-Madison. Submittal materials are referencing the Lakeshore Nature Preserve Frautschi Center located at 1972 University Bay Drive.

The Zoning Map Amendment is being requested to accommodate a small portion within the existing Lakeshore Nature Preserve site for the proposed Frautschi Center. The existing Lakeshore Nature Preserve is zoned as Conservancy (CN) and the proposed Frautschi Center site boundaries are requested to be rezoned to Parks and Recreation (PR) to allow for the proposed use as a public service facility, workspace and office location.

Assumptions within the planning process include accommodations of current and future infrastructure locations, transportation, maintenance, stormwater, and service needs as well as creating a strong sense of place for students, faculty, staff, and visitors within campus and the Lakeshore Nature Preserve. It is anticipated that the forthcoming 2025 Campus Framework (Master) Plan will look at this area in the context of 30-year growth projections for the College and institution as well as adjacent location availability within the Campus Development Plan Boundary.

The proposed amendment was discussed at the UW-Madison Design Review Board on September 26, 2024, and February 18, 2025, and went before the Joint Campus Area Committee on February 27, 2025. Plan Commission and Common Council approval is part of the Land Use Application process and allows for City agency staff to conduct final reviews.

Application Materials

Letter of Intent
Land Use Application
Project Plans & Approval Form
Alder Notification: Alder Vidaver District 5 City of Madison, notified on January 10, 2025
UW-Madison Design Review Board approval letter

Project Participants

Owner:

State of Wisconsin

Agency: University of Wisconsin System

The Board of Regents of the University of Wisconsin System
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Facilities Planning and Management

University of Wisconsin-Madison 21 N. Park Street, 6th Floor Madison, Wisconsin 53715-1211
608-263-3000 www.fpm.wisc.edu

Owner's Contact: **University of Wisconsin – Madison**
 Facilities Planning and Management
 21 N. Park Street, Suite 6101
 Madison, Wisconsin 53715-1211
 Phone: 608-287-6136
 Attn: Janine glaeser
 E-Mail: janine.glaeser@wisc.edu

Architect of Record: **The Kubala Washatko Architects**
 W61 N617 Mequon Ave.
 Cedarburg, WI 53012
 Phone: 262.377.6039
 Attn: Therese Hanson
 E-Mail: THanson@tkwa.com

Landscape/Civil: **Graef**
Structural
 275 West Wisconsin Avenue, Suite 300,
 Milwaukee, WI 53203
 Phone: 414-259-1500
 Attn: Joseph Pepitone
 E-Mail: joseph.pepitone@graef-usa.com

Project Background:

The University of Wisconsin-Madison Lakeshore Nature Preserve is a 300-acre natural area situated on the south shore of Lake Mendota. It currently represents approximately one-third of the total acreage of the main campus and includes roughly four miles of Lake Mendota shoreline. The Lakeshore Nature Preserve is responsible for preserving some of the most celebrated features of the campus. A major part of the mission of the Preserve is to serve as a living laboratory for the teaching and research needs of the UW-Madison as well as a place for campus and community members alike to explore nature outside on the UW-Madison campus.

This area of the Lakeshore Nature Preserve is currently zoned “Conservancy (CN)” in the city of Madison and an Outreach Center will require a rezone request to “Parks and Recreation (PR)” review through the Madison Plan Commission and Common Council. The UW-Madison Design Review Board and Joint Campus Area Committee have reviewed the project and recommend an action to the Plan Commission.

Project Description:

This project proposes construction of a new 11,500 GSF outreach & welcome center, 95 parking stall facility, University Bay Drive realignment and associated site work. It will provide a space for experiential, hands-on learning and expand the research, teaching, and outreach capacity of the Preserve on campus. The project will be the first Living Building Challenge CORE certified facility in Wisconsin utilizing highly sustainable building practices and support the university's commitment to resiliency and the student experience on campus. The landscape plan includes predominantly native species to attract pollinators, which includes landscape beds at ground level. New building mounted and ground mounted signs will be included as part of the project following campus standards. Campus standard, full cut-off lighting fixtures will be used across the site.

Project Schedule:

City Development Assistance Team:	9/26/24
Joint Campus Area Committee – Informational:	9/26/24
Draft Type I EIS Meeting:	12/4/24
Notify Alder (District #5)	1/10/25
Joint Campus Area Committee – Recommendation:	2/27/25
UW Design Review Board:	2/18/25
Final Type I EIS Meeting:	2/26/25
City of Madison submittal:	3/17/25
Start Construction:	9/1/25
Substantial completion:	11/1/26
Occupancy:	12/1/26

Hours of Operation:

Hours of operation for the office and garage are anticipated to be daily from 7AM to 5PM. Some programming uses will be dependent upon the academic calendar and may vary during summer/winter breaks.

Building Areas:

The proposed use areas are as follows:

Classrooms: 1,500 SF

Business: 2,400 SF

Exhibit: 874 SF

Garage: 3,600 GSF

Non-Assignable Area (Mechanical/Storage/Restrooms): 3,126 SF

Total at Completion 11,500 SF

Auto and Bike Parking Stalls:

Bike parking for the Frautschi Center will be primarily located in the northeastern corners of the site, adjacent to the main entry. There are 24 exterior bike parking stalls. No moped parking is provided with this project. Automobile parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. There are 95 proposed parking stalls associated with this project, including 4 accessible parking stalls. Pedestrian and bike visitors approach the site from the Howard Temin Lakeshore Path running parallel to University Bay Drive. All proposed pedestrian paths and building entrances are ADA compliant.

The project location is serviced by existing Madison Metro bus routes with boarding locations on the south and north side of University Bay Drive. The current Madison Metro stop #2938 (WB) servicing routes 80 & 84 and #2881 (EB) servicing routes 80 & 84 will be a primary arrival points with the area. Buses currently stop every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule. These two boarding locations will remain in service until the new stops are constructed and then the move will be coordinated with the Madison Metro team.

Building and Site Service Loading/Unloading Functions:

The main parking lot area accessible from University Bay Drive is designed to accommodate AASHTO 2018 (US) SU-30 delivery trucks and a 36-yard garbage truck. The site is not required to accommodate semi-trailer pull-through or turn-around movements as campus employs a centralized mail delivery and distribution system. Dumpsters will be located adjacent to the University Bay Drive entry and in a fenced area with gates for access.

Estimated Project Cost:

Total project cost is estimated to be \$16.8 Million.

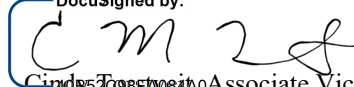
Reuse and Recycling Plan

A reuse/recycling plan will be provided by the contractor, to be approved by the City Recycling Coordinator. Per Sec 28.12(12)(e) of the Zoning Ordinance the contractor will also demonstrate compliance to this approved plan within 60 days of demolition completion.

The project was presented to the City of Madison Development Assistance Team on September 26, 2024, and to the Joint Campus Area Committee on both September 26, 2024, and February 27, 2025, where the project was recommended for approval to the UW-Madison Design Review Board.

Please contact me if you have any questions or need further information.

Thank you,
Signed by:



Cindy Zorn, Associate Vice Chancellor

Facilities Planning & Management, University of Wisconsin-Madison

cc: Peter Schlecht, UW-Madison University Architect
Janine Glaeser, UW-Madison Senior Campus Planner
Kelly Petty, UW-Madison FP&D Project Manager
Cathy Weiss, University of Wisconsin System Project Manager
Alder Vidaver, District 5 (at time of approval) City of Madison