

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>10-8-08</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>10-15-08</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1309 W DAYTON STREET  
ALDERMANIC DISTRICT: 8, 48

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
STATE OF WISCONSIN WORKSHOP ARCHITECTS  
UW SYSTEM BOARD OF 1736 N 2ND STREET  
REGENTS MILWAUKEE WI 53212

CONTACT PERSON: WALLY JOHNSON  
Address: 1736 N 2ND STREET  
MILWAUKEE WI 53212  
Phone: 414-272-8822  
Fax: 414-272-8812  
E-mail address: WALLYJ@WORKSHOPARCHITECTS.COM

- TYPE OF PROJECT:  
(See Section A for:)
- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
  - Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
  - Planned Residential Development (PRD)
  - New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
  - School, Public Building or Space (Fee may be required)
  - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
  - Planned Commercial Site

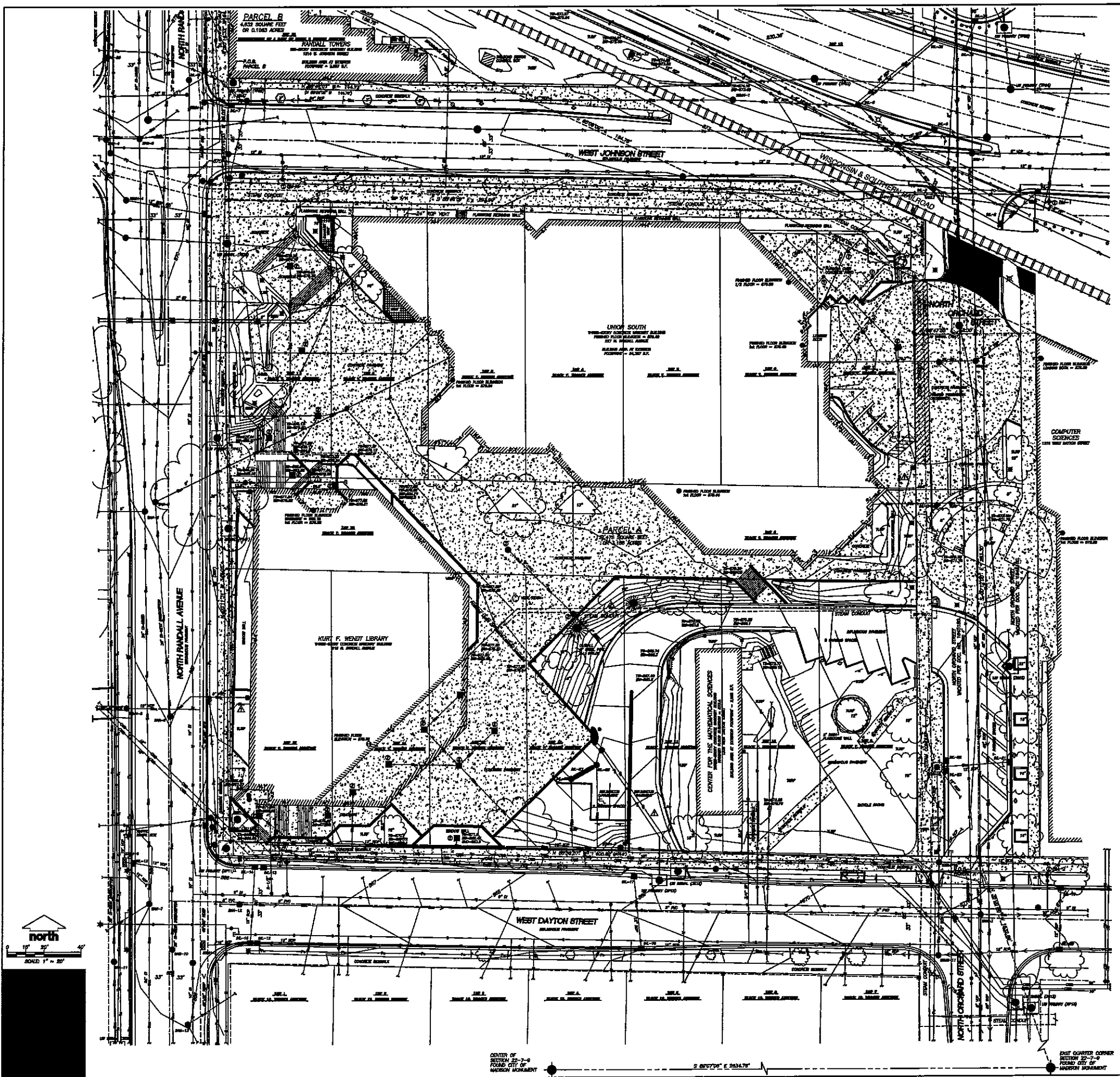
(See Section B for:)  
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)  
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)  
 Comprehensive Design Review\* (Fee required)  
 Street Graphics Variance\* (Fee required)  
 Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



- LEGEND**
- 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - DRILL HOLE MET
  - BM-1 BENCHMARK
  - BM-2 BENCHMARK
  - FINISHED FLOOR ELEVATION
  - GRY GRY
  - ROLLAND
  - PARKING METER
  - WATER OR GAS VALVE
  - FIRE HYDRANT
  - SANITARY OR STORM SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - LW PRIMARY MANHOLE
  - LW SIGNAL MANHOLE
  - STORM SEWER SILET
  - TRAFFIC SIGNAL
  - RAILROAD SIGNAL
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - UTILITY MANHOLE
  - MOSE MANHOLE
  - LIGHT POLE
  - UTILITY PEDESTALS
  - SATELLITE DISH
  - HANDICAP PARKING STALL
  - SPRINK
  - DECIDUOUS TREE
  - CONSPICUOUS TREE
  - SPOT ELEVATION
  - ▨ BUILDING
  - ▭ PROPERTY LINE
  - ▭ PLATTED LINE
  - ▭ RIGHT OF WAY LINE
  - ▭ CENTERLINE
  - ▭ EASEMENT LINE
  - ▭ WATER LINE
  - ▭ CHILLED WATER SUPPLY
  - ▭ CHILLED WATER RETURN
  - ▭ SANITARY SEWER
  - ▭ STORM SEWER
  - ▭ UNDERGROUND ELECTRICAL POWER
  - ▭ OVERHEAD ELECTRICAL POWER
  - ▭ UNDERGROUND FIBER OPTIC
  - ▭ UNDERGROUND TELEPHONE
  - ▭ UNDERGROUND CABLE
  - ▭ GAS MAIN
  - ▭ FENCE
  - ▭ CONCRETE CURB & GUTTER
  - ▭ PAVEMENT EDGE
  - ▭ RETAINING WALL
  - ▭ INDEX CONTOUR
  - ▭ INTERMEDIATE CONTOUR
  - ▭ LW STEAM TUNNEL
  - ▭ RECORDED INFORMATION

- NOTES**
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 24, 2008.
  2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON UNIVERSITY OF WISCONSIN FEDERAL DATUM. ELEVATIONS ARE BASED ON MDS 88.
  3. CONTOUR INTERVAL IS ONE FOOT.
  4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE MARKINGS (TICKET NO. 20081106088 AND 20081106074) AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
  5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE AT 730.062.8511.
  6. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE REUSE THEREOF. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
  7. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  8. ELEVATIONS SHOWN ALONG CURBS REFER TO THE TOP BACK OF CURB.
  9. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.

**LEGAL DESCRIPTION (AS SURVEYED)**

**PARCEL A**

LOTS 1 THROUGH 15, BLOCK 7, BROOKS' ADDITION, AND THE WEST HALF OF NORTH ORCHARD STREET VACATED PER DOCUMENT NO. 1845180, BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, ALL IN TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, AFORESAID, THENCE NORTH 87°00'00" WEST, 152.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST DAYTON STREET AND THE CENTER LINE OF VACATED NORTH ORCHARD STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE NORTH 87°00'00" WEST, 408.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH RANDALL AVENUE; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE NORTH 00°11'21" WEST, 347.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST JOHNSON STREET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE SOUTH 87°00'00" WEST, 333.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE BROOKS AND SOUTHERN RAILROAD; THENCE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 00°11'21" WEST, 347.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH ORCHARD STREET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°11'21" WEST, 347.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST JOHNSON STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE WEST 00°11'21" NORTH, 144.78 FEET TO THE CENTERLINE OF SAID VACATED STREET; THENCE ALONG THE SAID CENTERLINE SOUTH 00°11'21" WEST, 347.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST DAYTON STREET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 137,478 SQUARE FEET OR 3.128 ACRES.

**PARCEL B**

LOT 18, RESUBDIVISION OF A PART OF BLOCK 6, BROOKS' ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, AFORESAID, THENCE NORTH 87°00'00" WEST, 152.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST DAYTON STREET AND THE CENTER LINE OF VACATED NORTH ORCHARD STREET; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE NORTH 87°00'00" WEST, 408.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH RANDALL AVENUE; THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE NORTH 00°11'21" WEST, 347.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST JOHNSON STREET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE SOUTH 87°00'00" WEST, 333.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE BROOKS AND SOUTHERN RAILROAD; THENCE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 00°11'21" WEST, 347.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH ORCHARD STREET; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°11'21" WEST, 347.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST JOHNSON STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE WEST 00°11'21" NORTH, 144.78 FEET TO THE CENTERLINE OF SAID VACATED STREET; THENCE ALONG THE SAID CENTERLINE SOUTH 00°11'21" WEST, 347.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST DAYTON STREET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,832 SQUARE FEET OR 0.1105 ACRES.

**SUBJECTOR'S CERTIFICATE**

I, JOHN PETERS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXISTING COMPILED SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED.

JOHN PETERS, S-1878 DATE \_\_\_\_\_  
REGISTERED LAND SURVEYOR

PREPARED FOR:  
JOHN PETERS - SURVEYOR  
101 E. WILSON ST.  
MADISON, WI 53703



DATE	BY	DESCRIPTION
4-9-2008	JAK	PROJECT 07-120 LW-Madison (Downtown) (From USGS/DOUGLAS)
4-9-2008	JKV	
4-9-2008	JKV	

DATE	BY	DESCRIPTION
4-9-2008	JAK	PROJECT 07-120 LW-Madison (Downtown) (From USGS/DOUGLAS)
4-9-2008	JKV	
4-9-2008	JKV	

DATE	BY	DESCRIPTION
4-9-2008	JAK	PROJECT 07-120 LW-Madison (Downtown) (From USGS/DOUGLAS)
4-9-2008	JKV	
4-9-2008	JKV	

**BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY**

LOTS 1 THROUGH 18, BLOCK 7, BROOKS' ADDITION, AND LOT 18, RESUBDIVISION OF A PART OF BLOCK 6, BROOKS' ADDITION, AND THE WEST HALF OF NORTH ORCHARD STREET AS VACATED PER DOCUMENT NO. 1845180, BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, ALL IN TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, WISCONSIN.

**JSD**  
JSD Professional Services, Inc.  
101 WILSON DRIVE, SUITE 101  
MADISON, WISCONSIN 53703  
PHONE: (608) 263-2920

PROJECT NO. 08-3108  
FILE NO. E-80  
SURVEYED: JK  
F.S. NO./P.S. 289/28  
SHEET NO. 1 OF 2







THE UNIVERSITY  
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**WISCONSIN**  
MADISON

OCTOBER 8, 2008

# URBAN DESIGN COMMISSION SUBMITTAL

WISCONSIN UNION REDEVELOPMENT  
NEW SOUTH CAMPUS UNION

DSF PROJECT # 07E4J  
OCTOBER 8, 2008



**WORKSHOP**  **MOODY NOLAN**  
ASSOCIATED ARCHITECTS

**WORKSHOP**  **MOODY NOLAN**

Architecture for Student Life

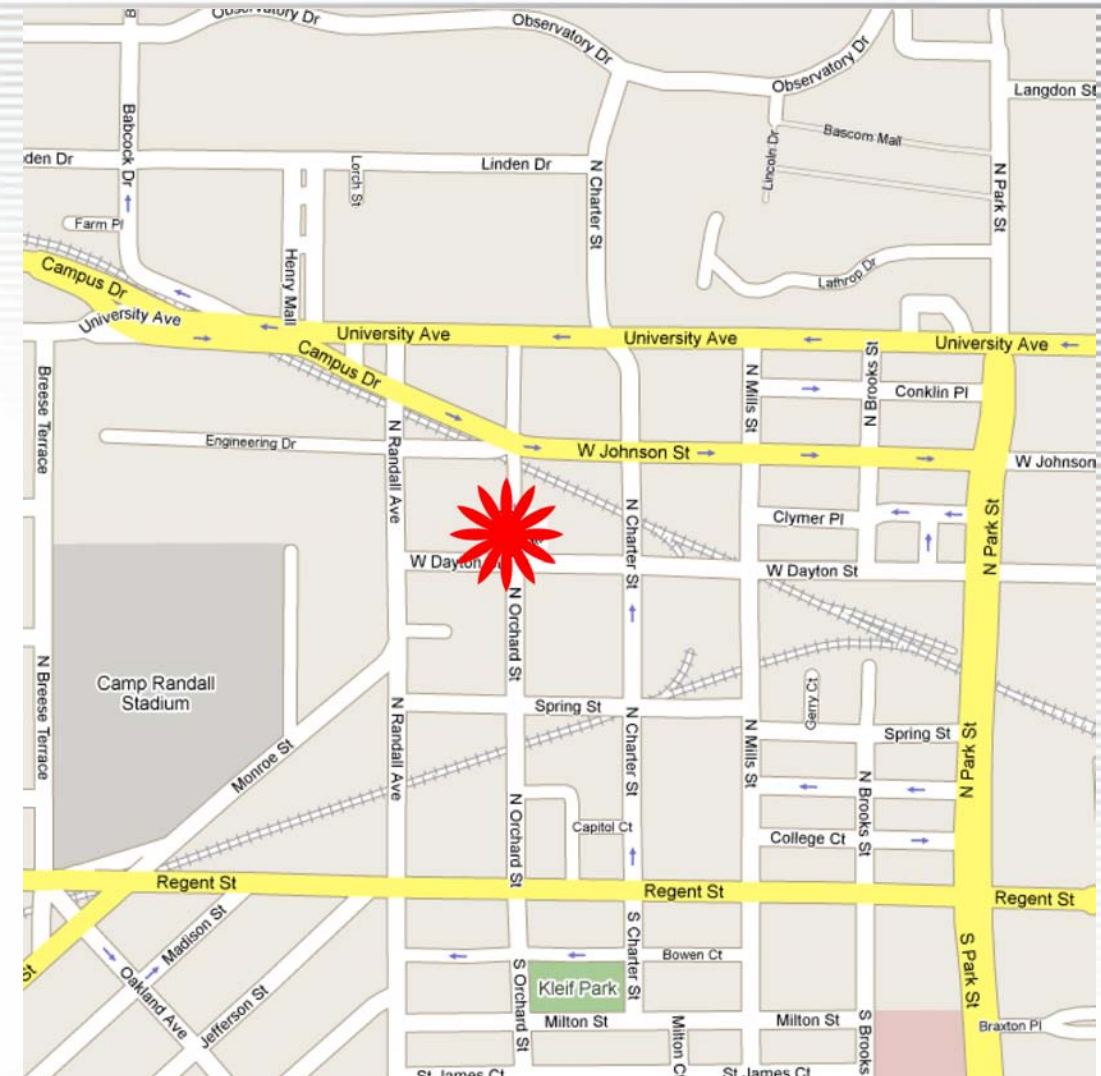
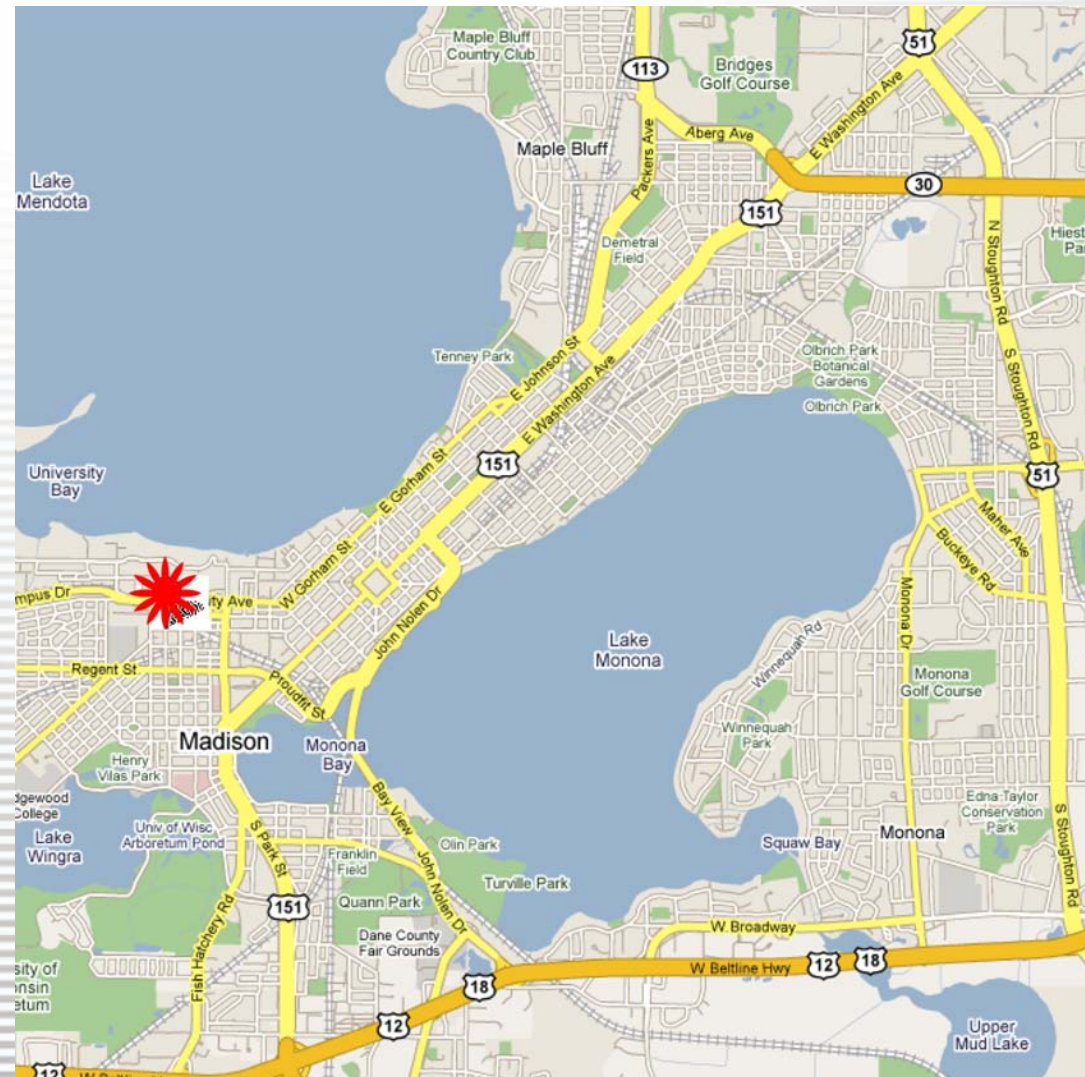




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OCTOBER 8, 2008

**PROJECT LOCATOR MAP**



**PROJECT LOCATION:**  
1308 WEST DAYTON STREET  
MADISON, WI 53715

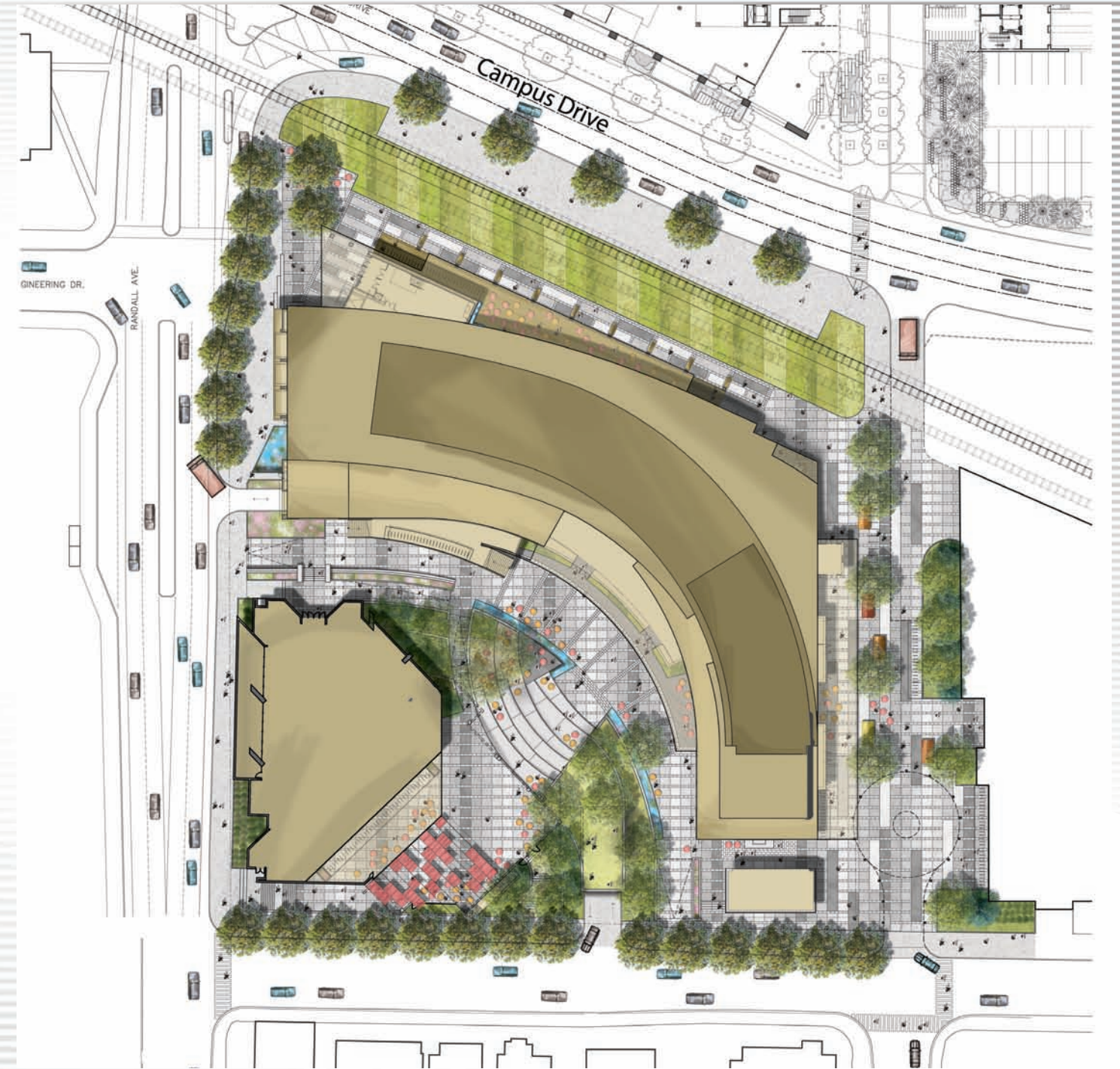




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OCTOBER 8, 2008

**SITE / LANDSCAPE**

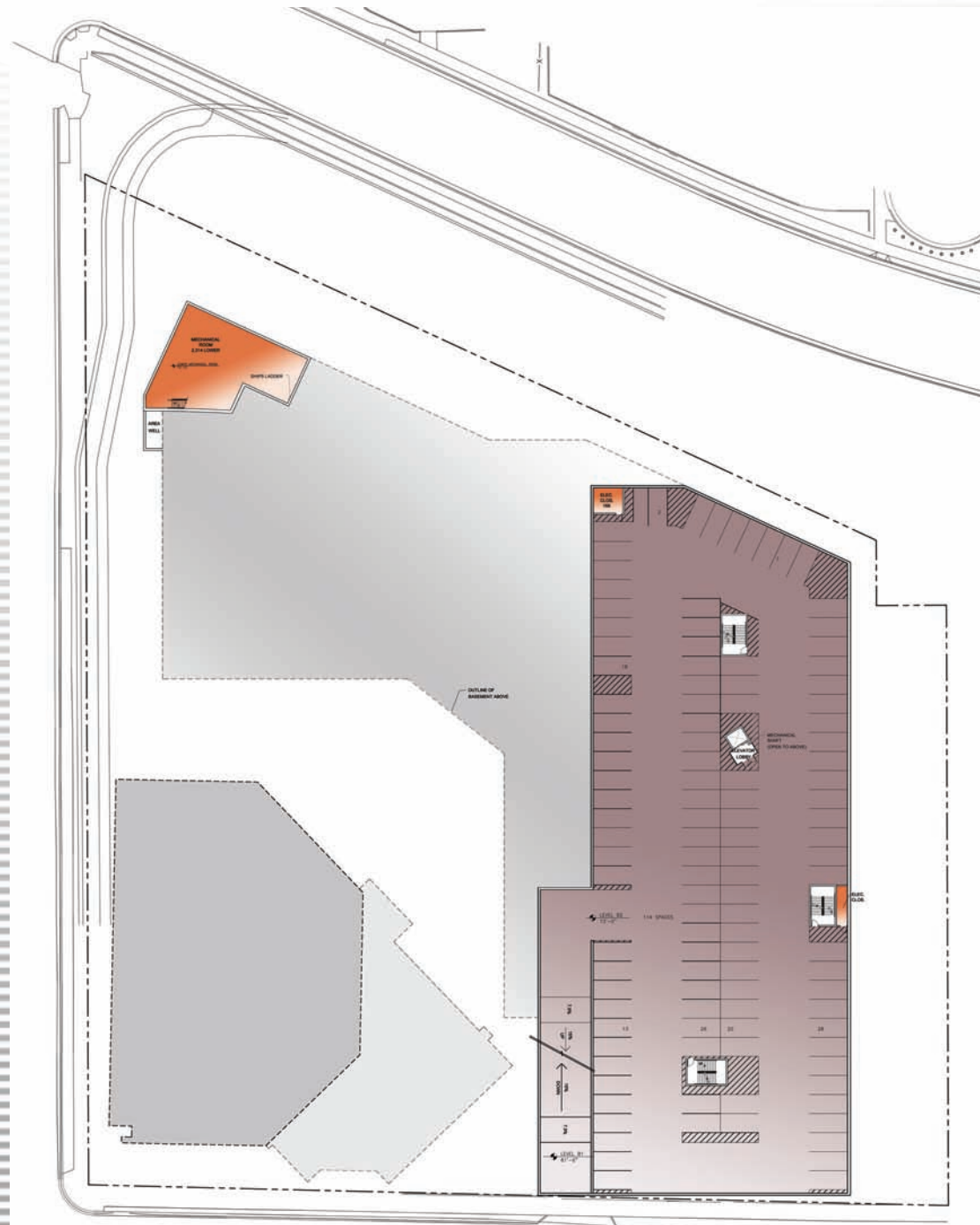


PROPOSED NEW SITE AND LANDSCAPE PLAN



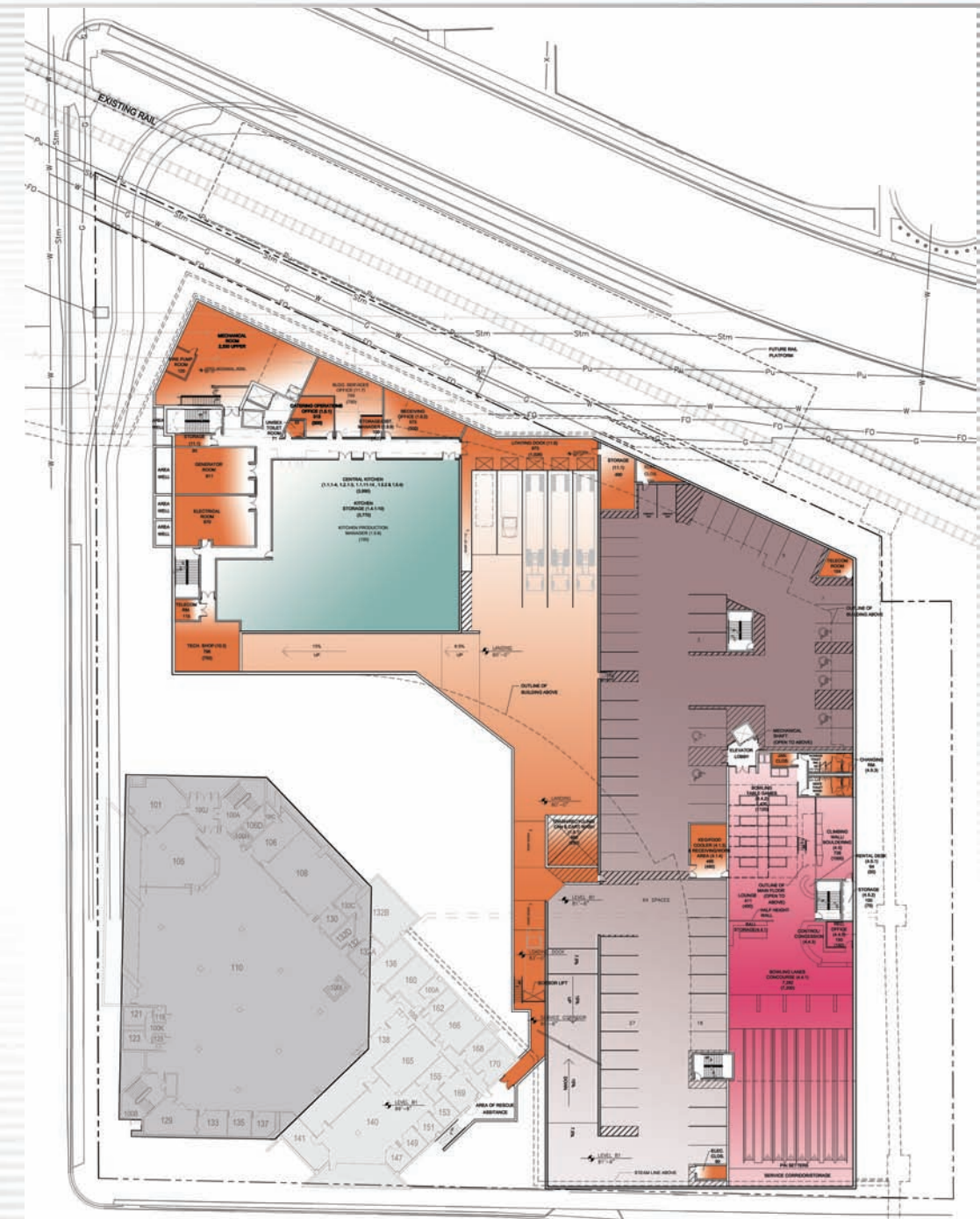
OlinPartnership





 BASEMENT LEVEL 2 PLAN

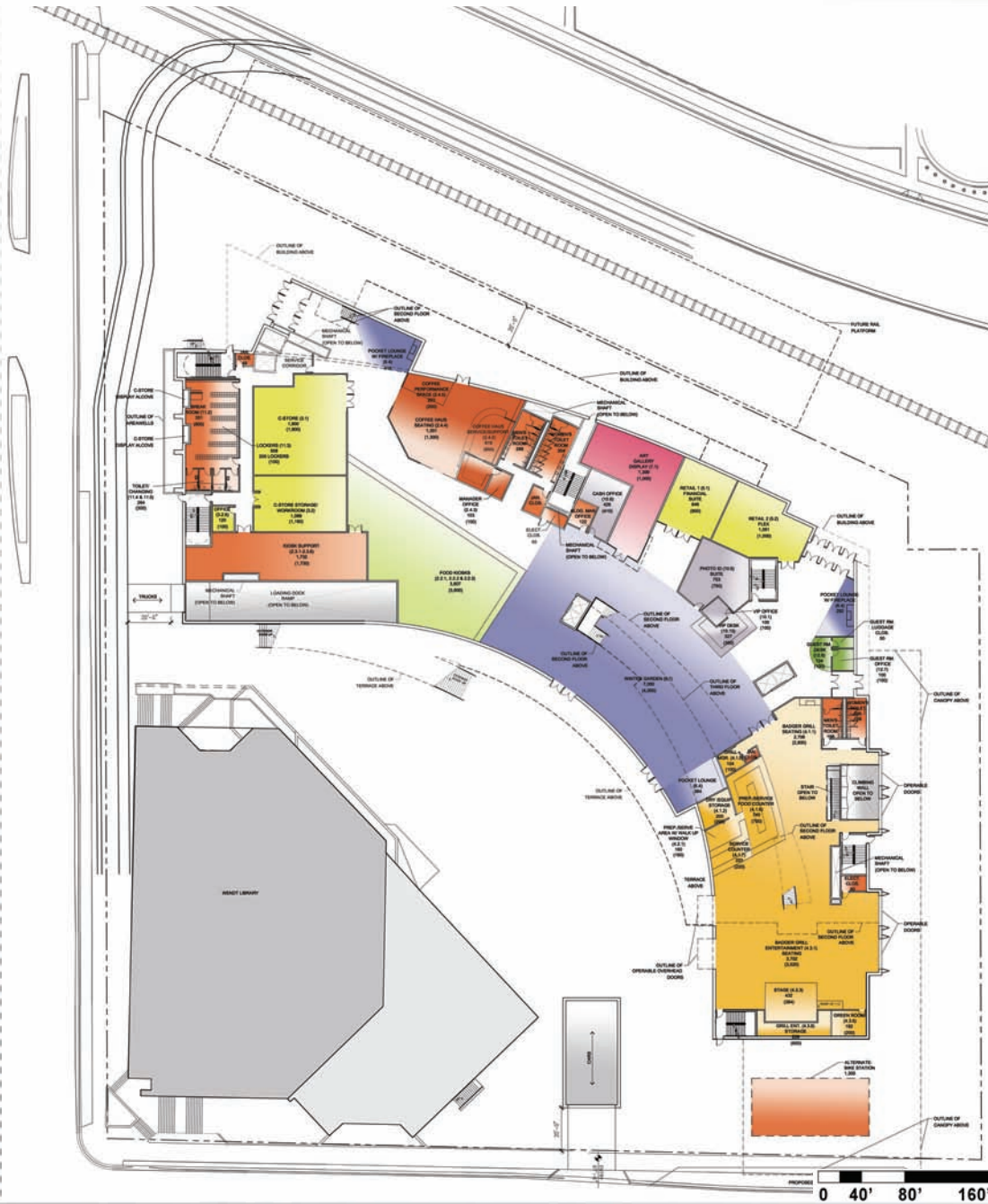
0 40' 80' 160'



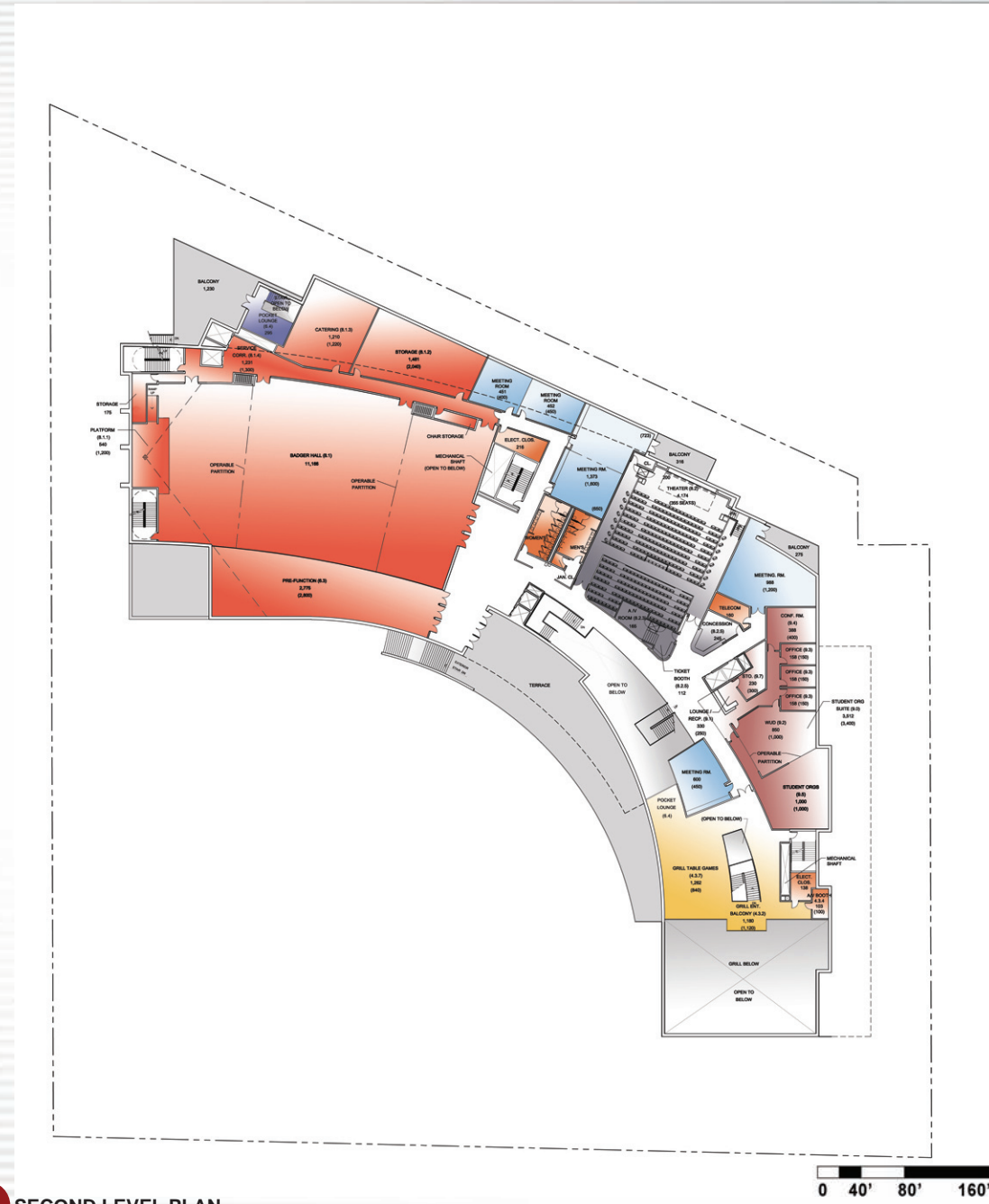
 BASEMENT LEVEL 1 PLAN

0 40' 80' 160'



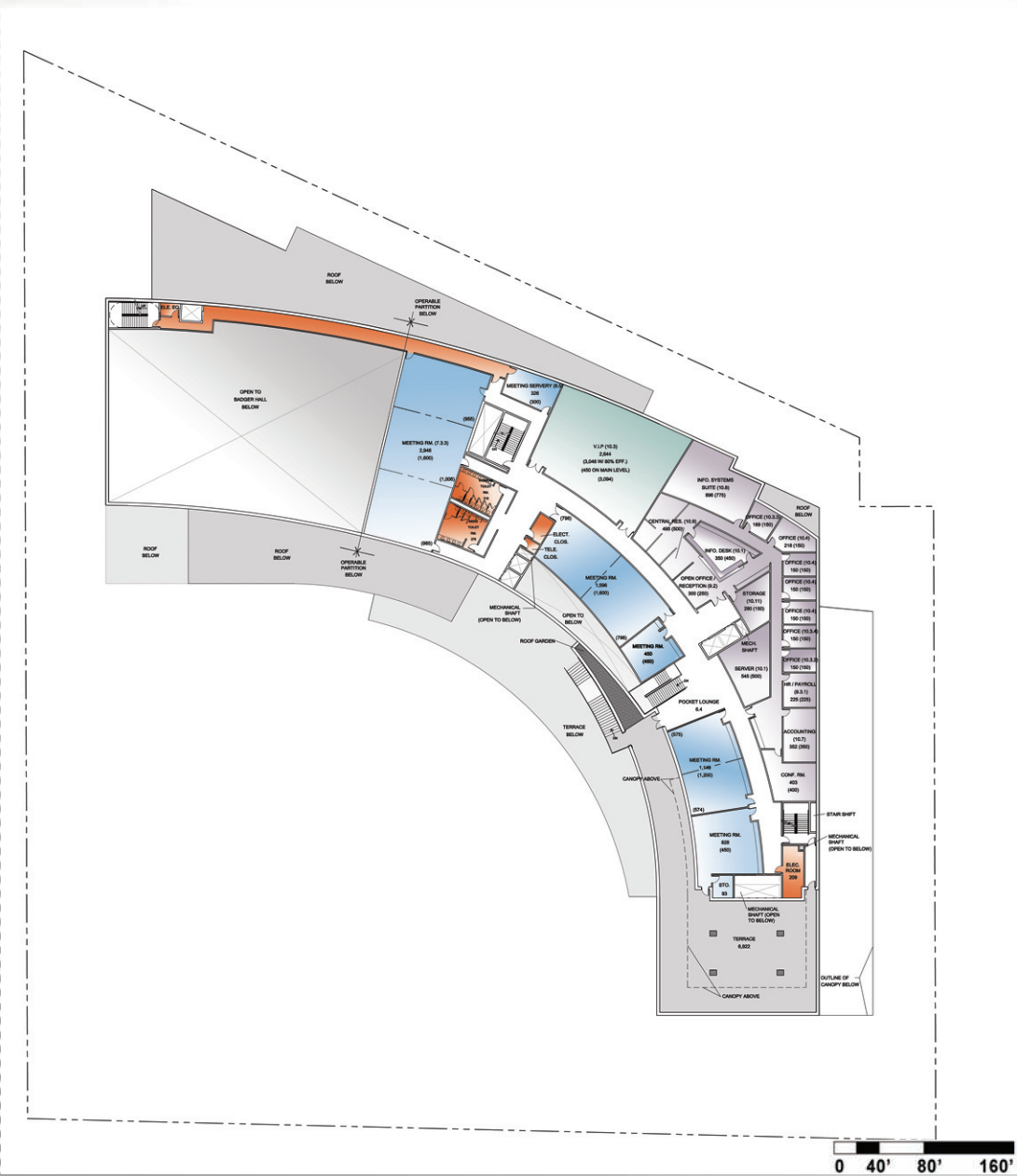


**N** MAIN LEVEL PLAN

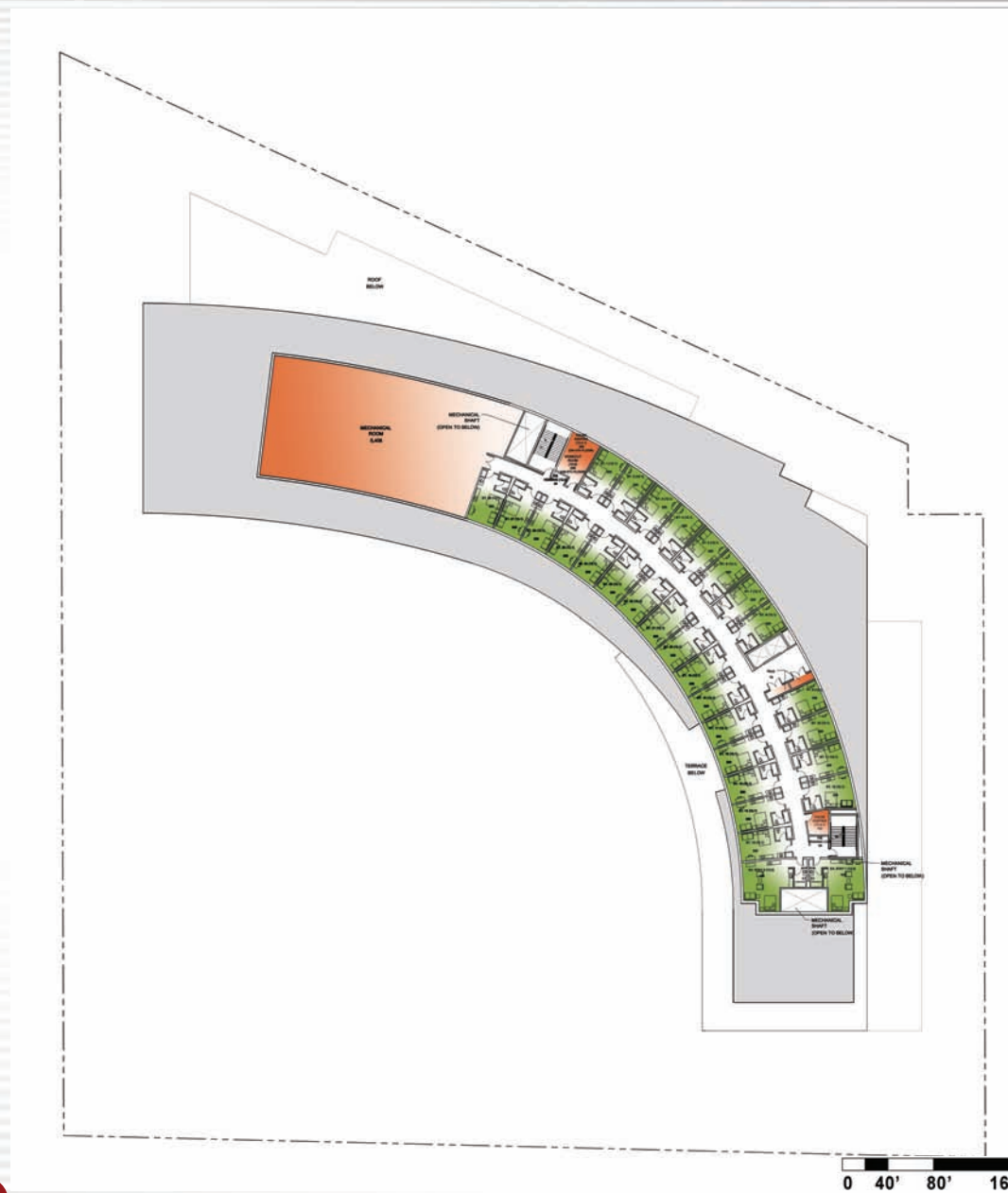


**N** SECOND LEVEL PLAN



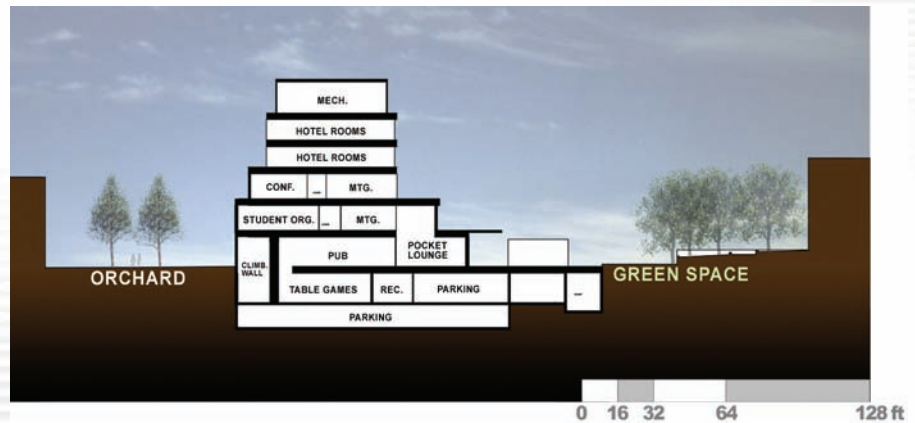


**THIRD LEVEL PLAN**

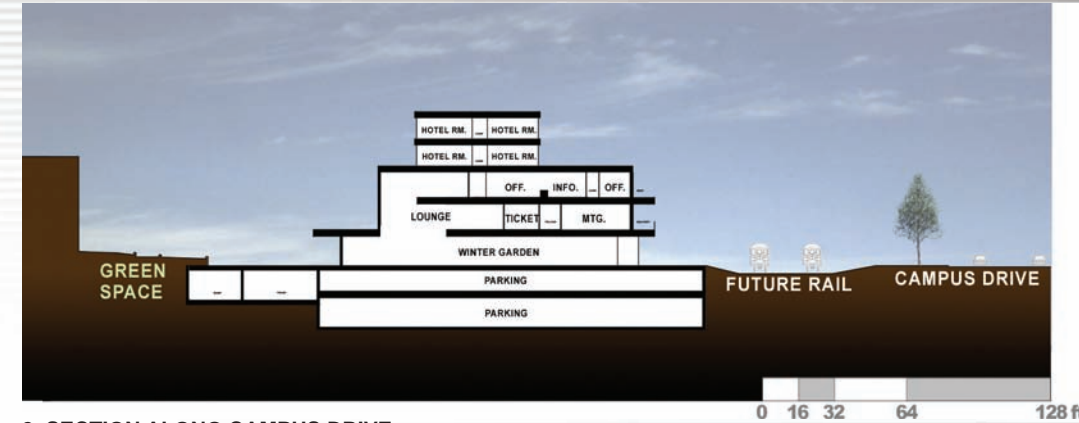


**FOURTH & FIFTH LEVEL PLANS**

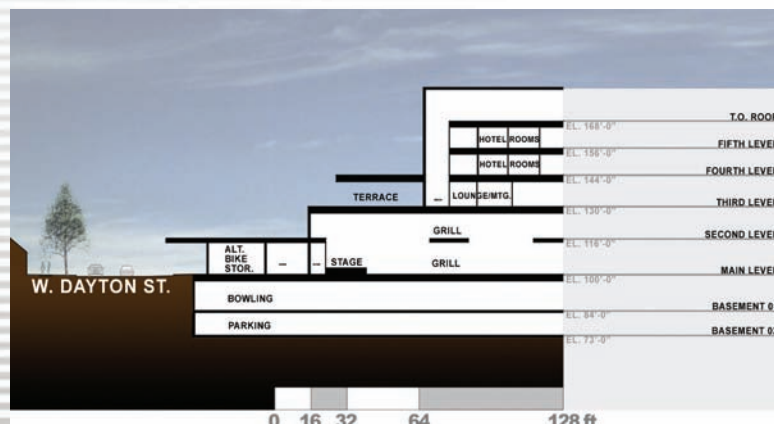




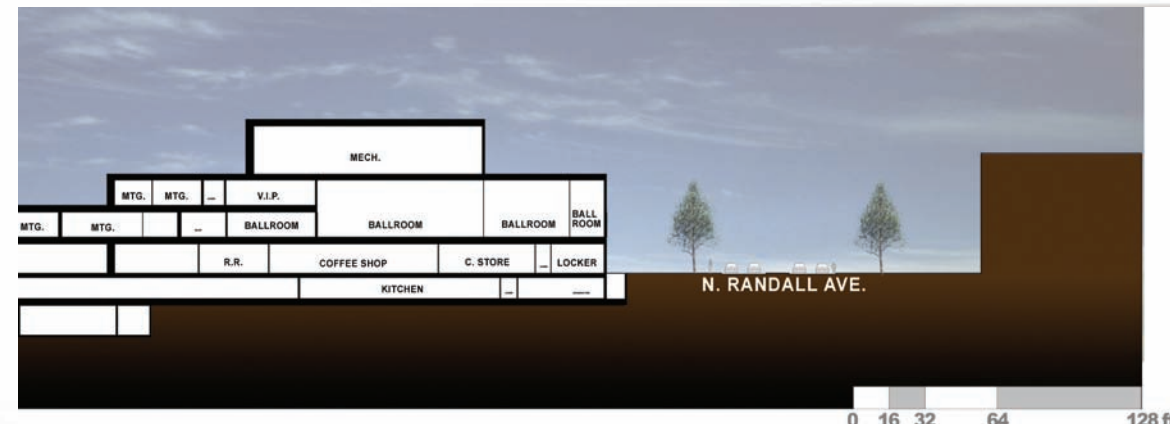
1. SECTION ALONG ORCHARD STREET



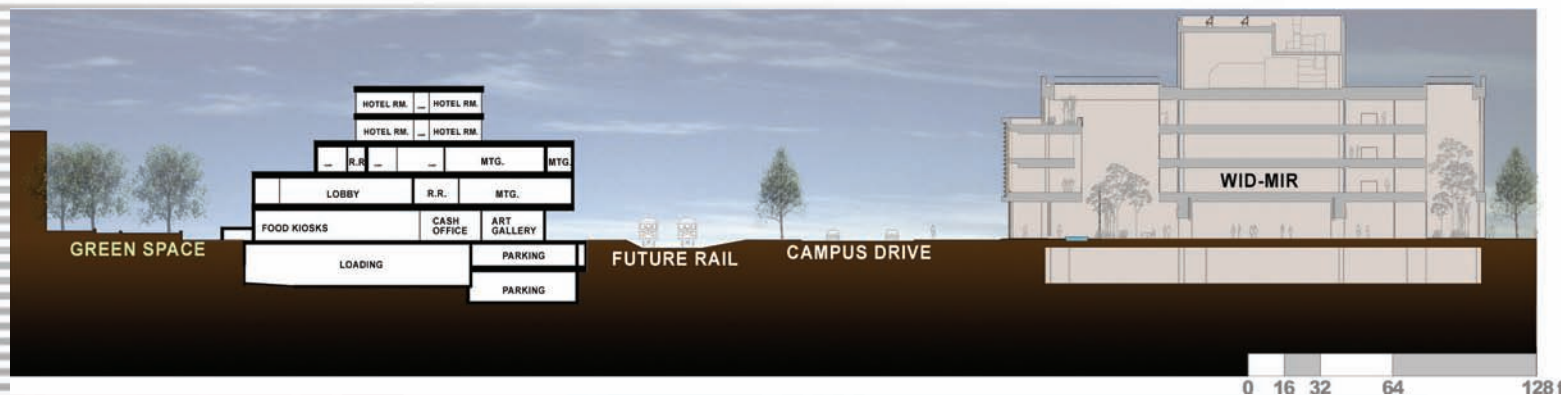
2. SECTION ALONG CAMPUS DRIVE



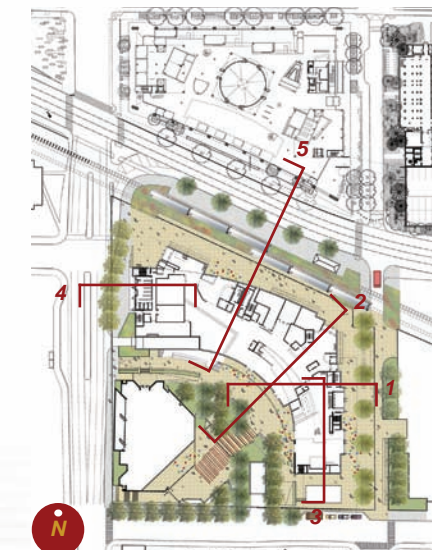
3. PARTIAL SECTION ALONG W. DAYTON STREET



4. PARTIAL SECTION ALONG N. RANDALL AVE.



5. SECTION ALONG CAMPUS DRIVE







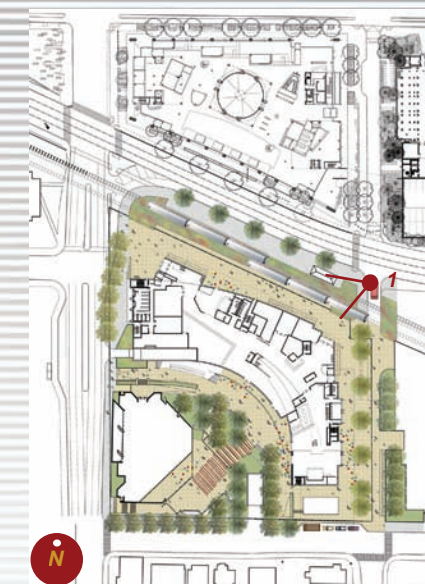
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MADISON

OCTOBER 8, 2008

**EXTERIOR VIEWS**



1. NORTH ELEVATION VIEW



1. NORTH ELEVATION AT NIGHT





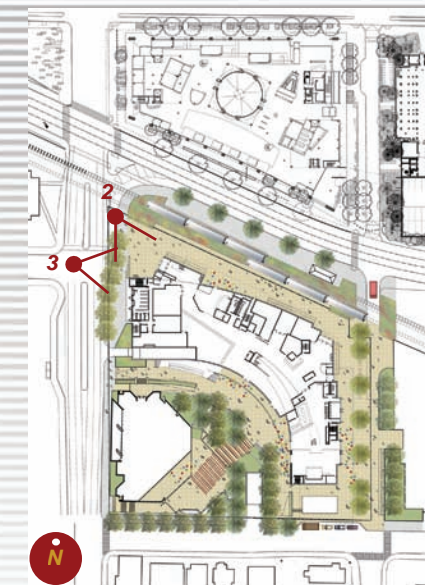
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OCTOBER 8, 2008

**EXTERIOR VIEWS**



2. LOOKING EAST FROM CAMPUS DR. & N. RANDALL AVE.



3. NORTH-WEST ENTRY FROM N. RANDALL AVE.





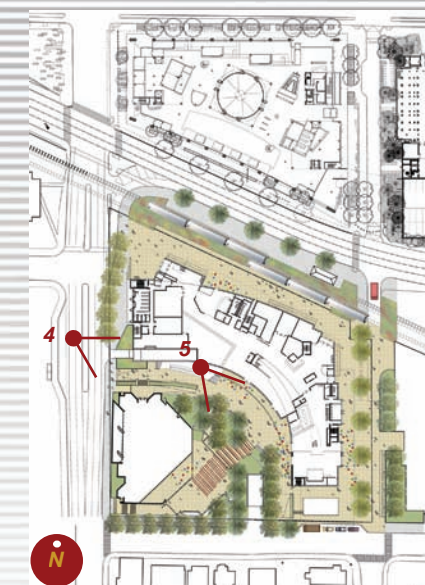
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MADISON

OCTOBER 8, 2008

**EXTERIOR VIEWS**



4. LOOKING EAST FROM N. RANDALL AVE.



5. LOOKING EAST FROM TERRACE





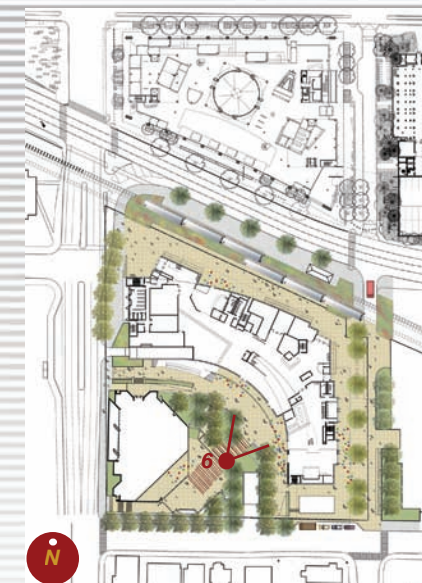
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MADISON

OCTOBER 8, 2008

**EXTERIOR VIEWS**



6. LOOKING NORTH-EAST FROM WENDT TERRACE



6. LOOKING NORTH-EAST FROM WENDT TERRACE AT NIGHT





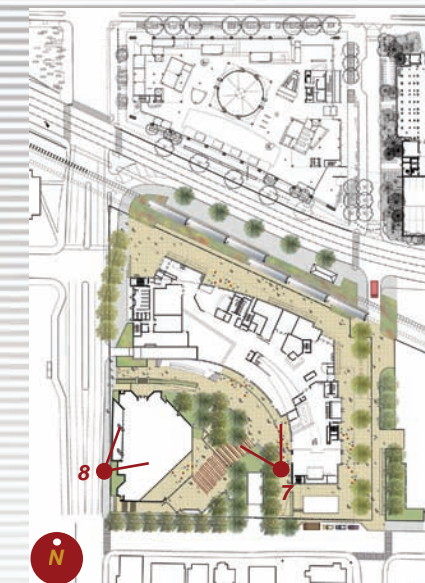
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OCTOBER 8, 2008

**EXTERIOR VIEWS**



7. LOOKING NORTH FROM PLAZA



8. OVERALL VIEW LOOKING NORTH-EAST





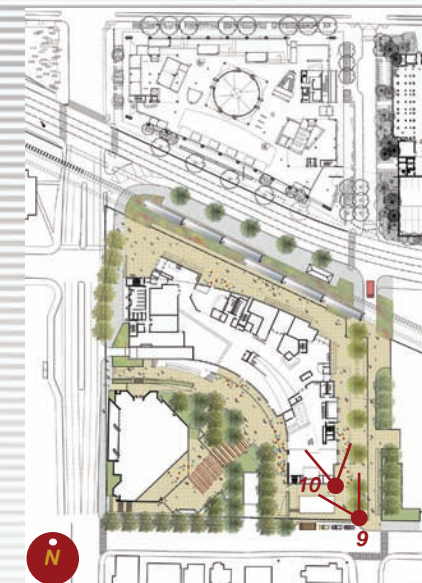
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MADISON

OCTOBER 8, 2008

**EXTERIOR VIEWS**



9. LOOKING NORTH-WEST FROM W. DAYTON & ORCHARD STREETS



10. LOOKING NORTH-WEST FROM CANOPY ALONG ORCHARD STREET





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OCTOBER 8, 2008

**SITE CONTEXT PHOTOS**



1



2



3



4



5



6



7



8



9



10



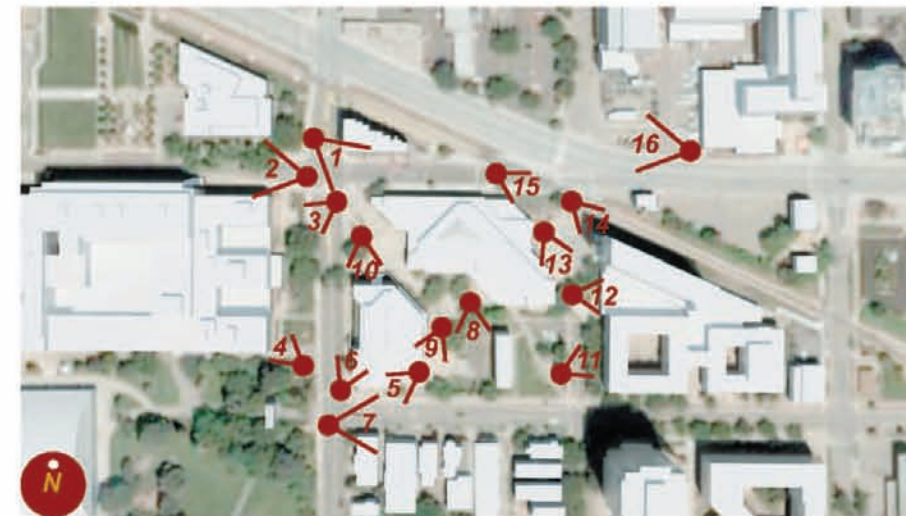
11



12



13



14



15



16





September 29, 2008

Mr. Bradley J. Murphy  
City of Madison Planning Unit Director  
Department of Planning & Development  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: 1308 West Dayton Street  
New South Campus Union - PUD/GDP Application  
University of Wisconsin - Madison

Dear Mr. Murphy:

Enclosed please find our zoning and attachments (letter of intent, legal description – hard copy and disk, scaled and reduced site plans, floor plans, etc.) pertaining to the University of Wisconsin-Madison's proposal to rebuild a new South Campus Union located at 1308 West Dayton Street. A Planned Unit Development (PUD/GDP) approval for this project is being requested from the Plan Commission at their meeting on December 1, 2008. A subsequent application will be made for the PUD/SIP process in early 2009.


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

This PUD/GDP request also includes a request for demolition of the existing three buildings (Union South, Hi-Ray Hall and Randall Towers (the latter has been granted approval for demolition under the Wisconsin Institutes for Discovery project).

The project has been noticed to the local alderperson and we have presented the initial concept plans to the Joint West Campus Area Committee for their review. We have also provided an informational meeting to the Urban Design Commission for their initial input.

Thank you for your assistance in processing this request to the Plan Commission. Please do not hesitate to contact me at 263-3023 with any questions you may have regarding this request.

Sincerely,

  
Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture

Enclosures

Xc: Julie Grove, Angela Pakes Ahlman, Sam Calvin, Wally Johnson, Mark Guthier

**Facilities Planning & Management**

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





## Letter of Intent

### REZONING REQUEST R6 & C2 to Planned Unit Development (PUD-GDP)

---

for the

### New South Campus Union

Application Submittal Date: October 1, 2008 for December 1, 2008 Plan Commission

This is an application for a rezoning from R6 & C2 to PUD-GDP for a new 291,500 GSF campus union facility located at 1308 West Dayton Street. The project is currently in design development with a projected bid date of January 2009 and a construction start date of March 2009. Asbestos abatement and demolition of the existing buildings will start in February 2009 and be completed for occupancy in March 2011.

#### Application Materials

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

#### Project Participants

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

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

---

#### Facilities Planning & Management

9<sup>th</sup> Flr. WARF Building University of Wisconsin-Madison 610 Walnut Street Madison, Wisconsin 53726-2397  
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-6147



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

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

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

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

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

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

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



**Contractor(s):** CG Schmidt, Inc. (construction manager)  
11777 West Lake Park Drive  
Milwaukee, WI 53224-3047  
Phone: 414-577-1177  
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Attn: Dan Davis, Senior Vice President  
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**Building Use, Area, and Occupancy**

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

The proposed new facility will include the following uses: dining facilities, café/grill and adjacent 2<sup>nd</sup> floor outdoor dining terrace (total capacity of 585), a coffee shop, indoor climbing wall, shower/changing facilities, a bowling alley with 8 lanes, a recreation center with table games, a large banquet room (Badger Hall) to accommodate 2,000 people standing and 875 for banquet seating, pre-function spaces, a small theatre for campus films (360 fixed seats), conference/meeting rooms (total capacity for 370), offices, student organization spaces, catering offices and a large production kitchen, 60 guest (hotel) rooms, an art gallery, a small convenience store/market, food kiosks, storage spaces, bike and moped parking, and approximately 178 underground parking spaces. Future connections to the proposed regional rail system are also being designed into the facility along the north side of the building and the existing rail tracks. A bike station of approximately 1,700 GSF containing a small maintenance repair facility is also planned but unfunded at this time.

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

The main users of the current Union South building, on a typical day during the academic year, include approximately 6,000 faculty/staff, grad students and undergraduate students. That number is expected rise to around 9,000 daily with the new South Campus Union. Hours of operation are 7:00 a.m. to 12:00 midnight every day of the week with some shorter hours during academic break periods.

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

The site will provide 230 bicycle parking spaces on the west, east and north sides of the building. Moped parking (approximately 40 spaces) will be accommodated along the Orchard Street mall just north of West Dayton Street and along North Randall Avenue.

Parking management is addressed in accordance with the overall University Master Plan on a campus-wide basis, not by individual building. This facility will provide approximate 178 underground parking spaces with a mixture of permit spaces and visitor (hourly) spaces. The 2005 Campus Master Plan recommends consolidating surface parking lots into structured parking ramps to allow for more infill development and improved land use on campus. Parking for individuals with disabilities will be provided in the underground parking ramp as well. Loading/unloading, pick-up/drop-off, taxi and short term delivery parking will be accommodated off the southeast corner of the building in a small turn around area.

The underground loading dock will include room for 3 full size semi-trailer trucks and 2 panel truck dock spaces. This area will also include room for dumpsters and recycling facilities.



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

The 2005 Campus Master Plan identifies this site as the proposed future Union redevelopment with associated parking. The master plan further recommends a future relocation of the Wendt Engineering Library to the west on the Engineering campus and provide a new major green space and open area for the new Union. This future phase may be done in 10 to 15 years and may include additional underground parking. The master plan also suggests connections to a regional transportation system (commuter rail & regional bus systems).

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

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

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

See Attached.





## Zoning Text

### **REZONING REQUEST From R6 & C2 to Planned Unit Development (PUD-GDP) for the New South Campus Union, 1308 West Dayton Street**

<b>Statement of Purpose</b>	This document rezoning from R6 & C2 to Planning Unit Development is established to allow for the construction of the South Campus Union and to accommodate, encourage and promote an appropriate social, meeting, dining and guest room environment suitable for a mostly adult population in the southwest portion of the University of Wisconsin-Madison campus while maintaining an intensity of land use compatible with the surrounding neighborhood and enhancing the aesthetic quality of the campus in the area.
<b>Permitted Uses</b>	The permitted uses of this PUD zone will be a university union facility. The property is currently used for identical functions and is zoned R6/C2 along with an existing university library facility. Outdoor dining facilities associated with university athletic and other similar university events will be provided as shown on the approved plans. Outdoor performance venues (movie nights, small musical acts, etc.) are also an permitted use of these facilities and will be accommodated per the approved plans.
<b>Lot Area, Bulk and Yard Requirements</b>	Lot area, building height, floor area ratio; front, side and rear yards; and open space shall be as shown on the approved plans.
<b>Off-Street Parking and Loading</b>	Daily off-street parking will be provided in this zone in an underground parking garage. Short term active loading will be provided off the southeast corner of the building. Deliveries will be accommodated in an underground service area located in the NW corner of the building. Adjacent sidewalks serve as the accessible routes to the major building entrances which are being made accessible.
<b>Bicycle Parking:</b>	Bicycle and moped parking will be provided as shown on the approved plans.
<b>Landscaping:</b>	Landscaping will be as shown on the approved plans and installed by the general contractor or his subcontractor under contract awarded by the State. The approved landscape plans, along with a specification, will be part of the bid documents for this project.
<b>Lighting:</b>	Site lighting will be provided as shown on the approved plans.
<b>Signage:</b>	Building signage is existing on the north side of the building and as shown on the approved plans. New building mounted or engraved signage will be included as part of the project per the approved campus standards.
<b>Alterations &amp; Revisions:</b>	No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may approve minor alterations which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying Planned Unit Development plan approved by the Plan Commission.

#### **Facilities Planning & Management**



*University of Wisconsin – Madison  
New South Campus Union  
1308 West Dayton Street  
Madison, Wisconsin*

**EXHIBIT A**

***LEGAL DESCRIPTION  
PART OF WEST JOHNSON STREET***

Part of West Johnson Street, being located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 22, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the intersection of the North right-of-way line of West Johnson Street and the East right-of-way line of North Randall Avenue; thence South 88 degrees 46 minutes 07 seconds East along the said North right-of-way line, 144.73 feet to the westerly right-of-way line of the Wisconsin and Southern Railroad; thence South 65 degrees 09 minutes 09 seconds East along the said westerly right-of-way line, 164.75 feet to the South right-of-way line of West Johnson Street; thence North 88 degrees 46 minutes 07 seconds West along the said South right-of-way line, 293.99 feet to the East right-of-way line of North Randall Avenue; thence North 00 degrees 14 minutes 33 seconds West, 66.02 feet to the point of beginning.

Said described area contains 14,478 square feet or 0.332 acres.

***LEGAL DESCRIPTION  
PARCEL A***

Lots 1 through 16, block 7, Brooks' addition, and the west half of north orchard street vacated per document no. 1845180, being a part of the northeast quarter (NE 1/4) of the northeast quarter (NE 1/4) of section 22, all in town 7 north, range 9 east, city of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the east quarter corner of section 22, aforesaid; thence north 35°05'58" west, 1532.69 feet to the intersection of the north right-of-way line of West Dayton Street and the center line of vacated north orchard street, said point being the point of beginning; thence along the said north right-of-way line north 88°36'57" west, 405.82 feet to the east right-of-way line of North Randall Avenue; thence along the said east right-of-way line north 00°11'31" west, 347.05 feet to the south right-of-way line of West Johnson Street; thence along the said south right-of-way line, south 88°46'07" east, 293.99 feet to the southwesterly right-of-way line of the Wisconsin and Southern Railroad; thence along the said southwesterly right-of-way line, south 69°09'09" east, 86.89 feet to the



*University of Wisconsin – Madison*  
*New South Campus Union*  
*1308 West Dayton Street*  
*Madison, Wisconsin*

west right-of-way line of north orchard street; thence along the said west right-of-way line south  $00^{\circ}12'05''$  east, 30.84 feet to the north line of said vacated north orchard street; thence along the said north line north  $89^{\circ}47'55''$  east, 33.00 feet to the centerline of said vacated street; thence along the said centerline south  $00^{\circ}12'05''$  east, 283.30 feet to the north right-of-way line of west dayton street and the point of beginning.

Said parcel contains 137,476 square feet or 3.156 acres.

**LEGAL DESCRIPTION**  
**PARCEL B**

Lot 19, resubdivision of a part of block 6, brooks' addition, more particularly described as follows:

Commencing at the east quarter corner of section 22, aforesaid; thence north  $35^{\circ}05'58''$  west, 1532.69 feet to the intersection of the north right-of-way line of west dayton street and the center line of vacated north orchard street; thence along the said north right-of-way line north  $88^{\circ}36'57''$  west, 405.82 feet to the east right-of-way line of north randall avenue; thence along the said east right-of-way line north  $00^{\circ}11'31''$  west, 347.05 feet to the south right-of-way line of west johnson street; thence along the east right-of-way line of north randall avenue, extended south, north  $00^{\circ}14'33''$  west, 66.02 feet to the north right-of-way line of west johnson street and the point of beginning; thence continue north  $00^{\circ}14'33''$  west along said line, 64.02 feet to the southwesterly right-of-way line of the wisconsin and southern railroad; thence south  $65^{\circ}09'09''$  east along said line, 159.76 feet to the north right-of-way line of west johnson street; thence along the said north right-of-way line, north  $88^{\circ}46'07''$  west, 144.73 feet to the point of beginning.

Said parcel contains 4,632 square feet or 0.1063 acres.