



Location
1308 West Dayton Street

Applicant
Board of Regents – UW System /
Wally Johnson – Workshop Architects, Inc

From: R6 & C2 To: PUD(GDP)

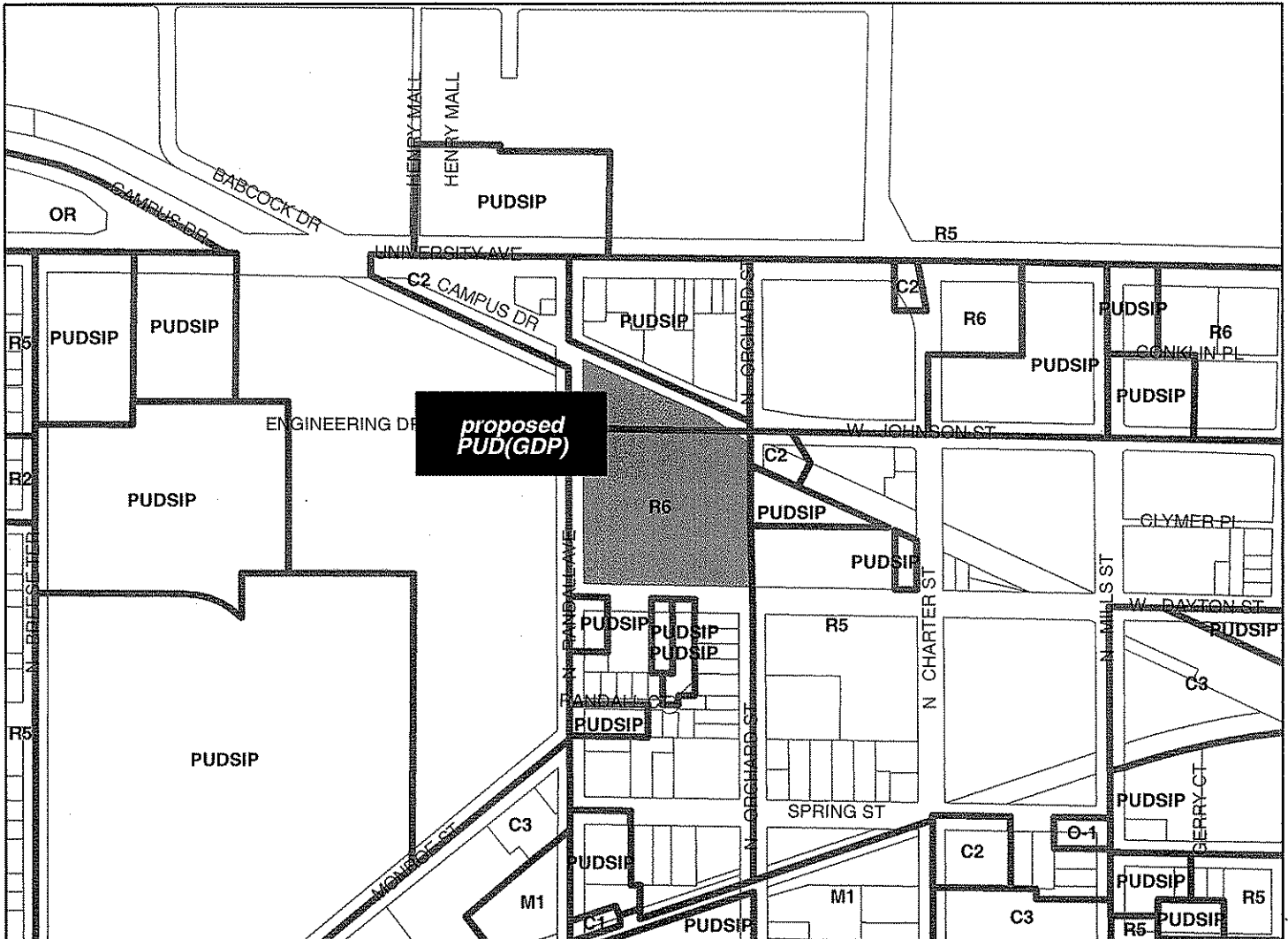
Existing Use
Union South

Proposed Use
Demolish Former Union South for Future
Construction of New Union South

Public Hearing Date
Plan Commission
01 December 2008
Common Council
06 January 2009



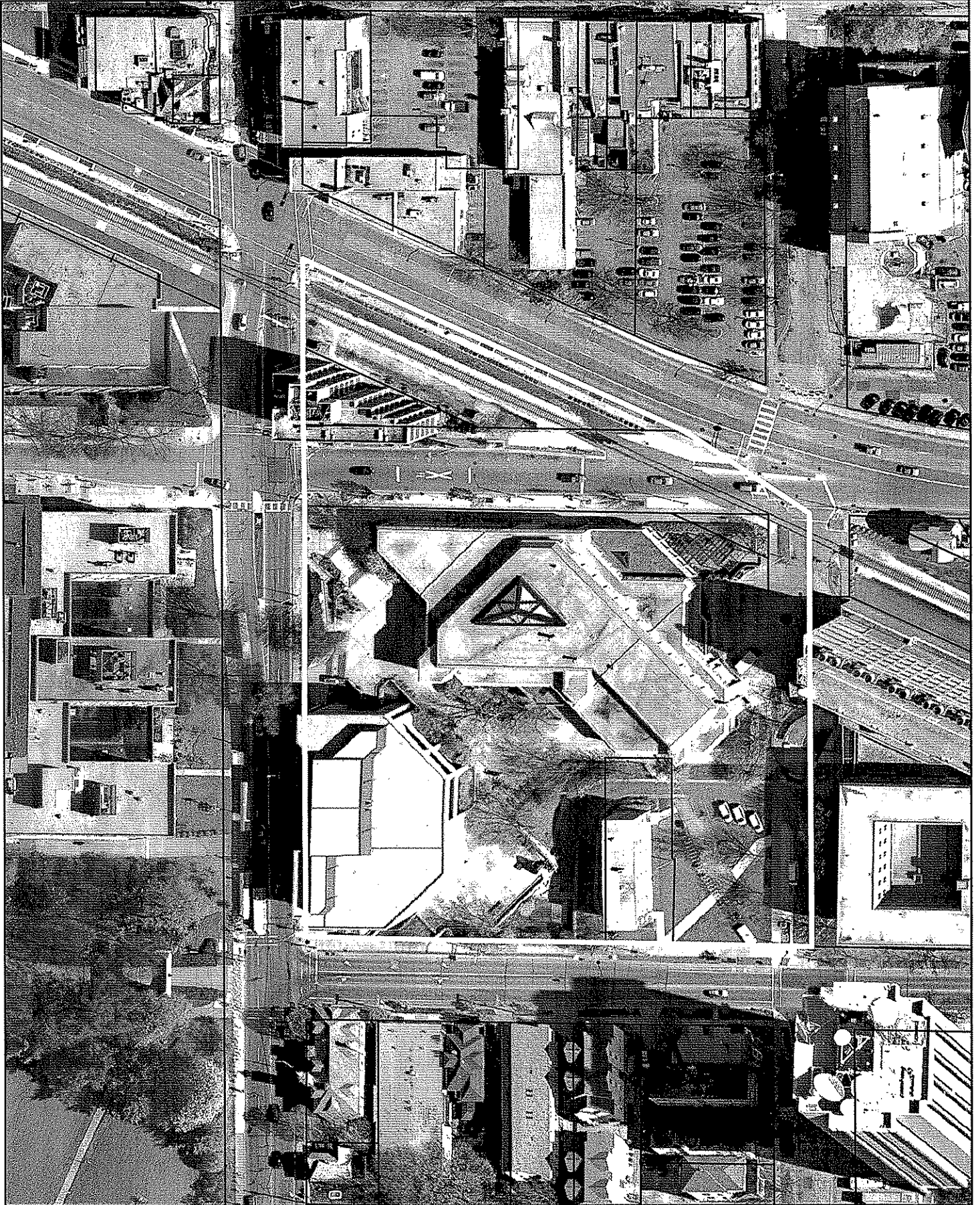
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 18 November 2008

7



7

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	<u>0</u> Receipt No. _____
Date Received	<u>10/1/09</u>
Received By	<u>APF</u>
Parcel No.	<u>0709-221-0611-1</u>
Aldermanic District	<u>R. Jude</u>
GQ	<u>LP-27</u>
Zoning District	<u>R26</u>
For Complete Submittal	
Application	<u>✓</u> Letter of Intent <u>✓</u>
IDUP	_____ Legal Descript. <u>✓</u>
Plan Sets	<u>✓</u> Zoning Text _____
Alder Notification	_____ Waiver _____
Ngrhd. Assn Not.	_____ Waiver _____
Date Sign Issued	_____

1. Project Address: 1308 W Dayton St **Project Area in Acres:** 4.5 acres
Project Title (if any): University of Wisconsin-Madison New South Campus Union

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>C2 / R6</u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> 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: Wally Johnson Company: Workshop Architects, Inc.
 Street Address: 1736 North Second Street City/State: Milwaukee, WI Zip: 53212
 Telephone: (414) 272-8822 Fax: (414) 272-8812 Email: WallyJ@WorkShopArchitects.com

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: Remove existing buildings and build a new ~310,000 GSF state-of-the-art Union facility for students, faculty, staff and visitors of the University of Wisconsin-Madison.
Project includes meeting rooms, recreational facilities, food service, 60 guest rooms & 190 underground parking spaces.

Development Schedule: Commencement February 2009 Completion February 2011

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: \$ _____ 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:

a new campus Union facility 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; Joint West & Joint Southeast Campus Area Committee Meetings; 07/23/08; 08/11/08

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 Kevin Firchow Date 08/07/08 | Zoning Staff Matt Tucker Date 08/07/08

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

Printed Name Gary A. Brown Date 9.29.08

Signature *Gary A. Brown* Relation to Property Owner Owner's Representative

Authorizing Signature of Property Owner *Gary A. Brown* Date 9.29.08



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

9th 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
9th 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

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 84th 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@jsdinc.com

Structural Engineers: **Graef Anhalt Schloemer**
125 South 84th 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. 124th 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. 124th 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

Fax: 414-577-1155

Attn: Dan Davis, Senior Vice President

E-Mail: DanD@cgschmidt.com

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 2nd 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.



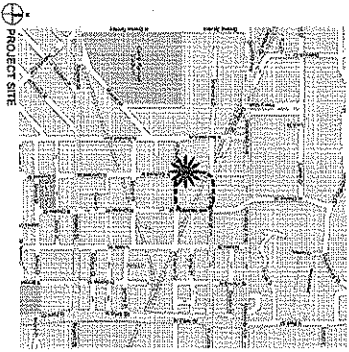
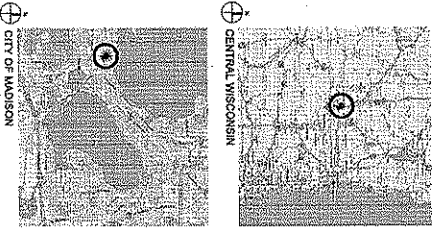
Zoning Text

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

- Statement of Purpose** 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.
- Permitted Uses** 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.
- Lot Area, Bulk and Yard Requirements** Lot area, building height, floor area ratio; front, side and rear yards; and open space shall be as shown on the approved plans.
- Off-Street Parking and Loading** 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.
- Bicycle Parking:** Bicycle and moped parking will be provided as shown on the approved plans.
- Landscaping:** 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.
- Lighting:** Site lighting will be provided as shown on the approved plans.
- Signage:** 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.
- Alterations & 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 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.

UNIVERSITY OF WISCONSIN MADISON

NEW SOUTH CAMPUS UNION



OWNER

STATE OF WISCONSIN
 DEPARTMENT OF STATE FACILITIES
 DIVISION OF STATE FACILITIES
 101 EAST WISCONSIN ST., 7TH FLOOR
 MADISON, WI 53702
 PHONE 608.266.2231
 FAX 608.267.2710

ARCHITECT

WORKSHOP ARCHITECTS
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

MOODY NOLAN INC.
 SUITE 300
 1401 W. MONROE STREET
 MADISON, WI 53704
 PHONE 608.261.4444
 FAX 608.261.5500

PLUMBING ENGINEER

ANDREW D. ANDERSON
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

AUDIOVISUAL

PROFESSIONAL AUDIO DESIGN, INC.
 11705 WEST DEARBORN AVENUE
 WADSWORTH, WI 53228
 PHONE 414.223.1011
 FAX 414.223.4717

AGENCY

UNIVERSITY OF WISCONSIN - MADISON
 FACILITIES PLANNING & DEVELOPMENT
 610 WALNUT STREET
 MADISON, WI 53706
 PHONE 608.266.3139
 FAX 608.266.3139

STRUCTURAL ENGINEER

WORKSHOP ARCHITECTS
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

FOOD SERVICE

SIRICA NURNBERGER DESIGN
 9460 TURNBERRY DRIVE
 PORTLAND, ID 83854
 PHONE 414.223.1000
 FAX 503.221.0000

AGENCY

UNIVERSITY OF WISCONSIN - MADISON
 FACILITIES PLANNING & DEVELOPMENT
 610 WALNUT STREET
 MADISON, WI 53706
 PHONE 608.266.3139
 FAX 608.266.3139

MECHANICAL ENGINEER

ANDREW D. ANDERSON
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

ELECTRICAL ENGINEER

ANDREW D. ANDERSON
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

CIVIL ENGINEER

WORKSHOP ARCHITECTS
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTS
 180 S. INDEPENDENCE BLVD. W. PUBLIC
 SECTOR BUILDING, SUITE 112A
 MADISON, WI 53706
 PHONE 608.261.4000
 FAX 608.261.4000

QUARTERS ARCHITECT

ANDREW D. ANDERSON
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

TITLE/GENERAL INFORMATION

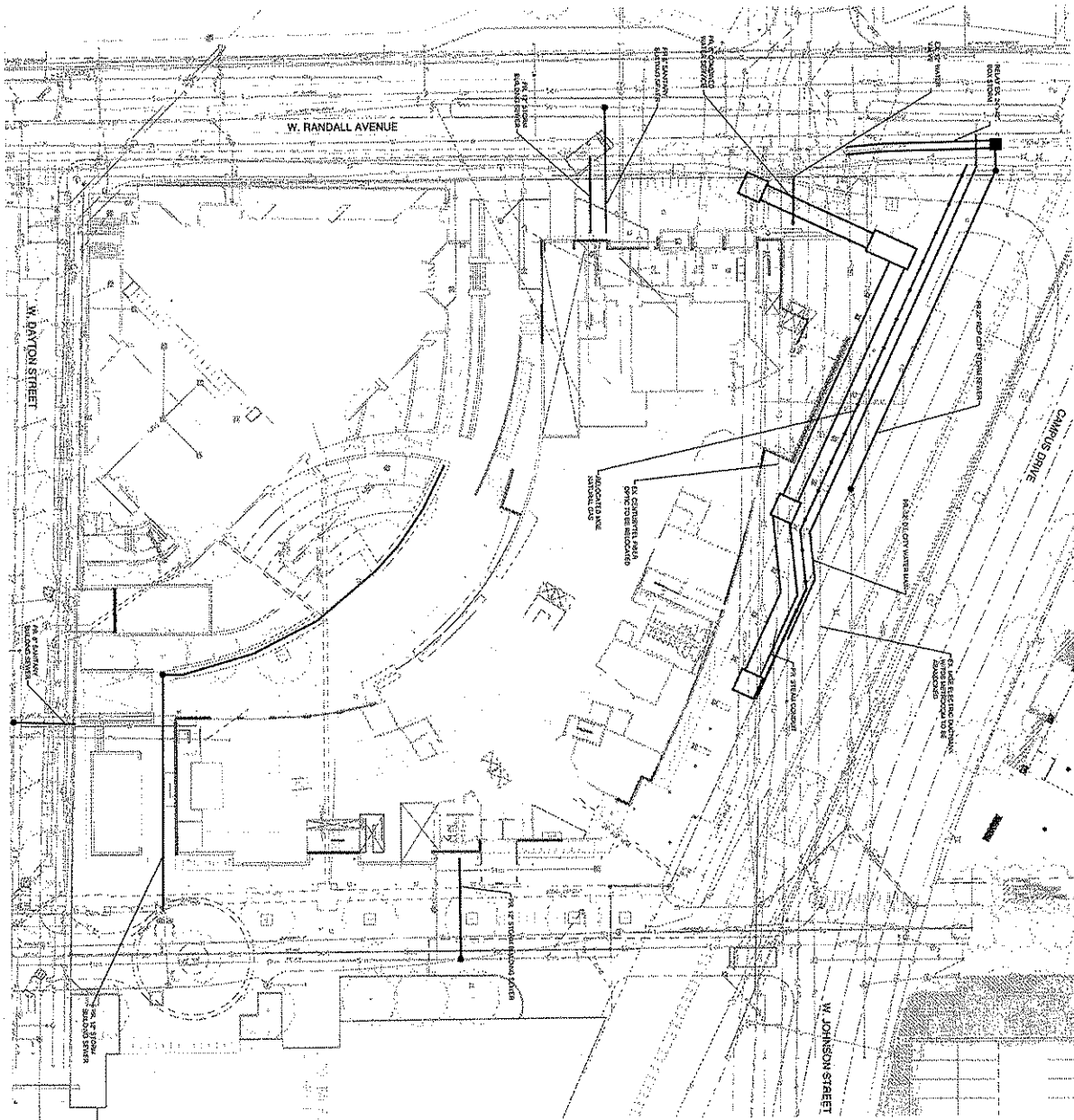
PROJECT TITLE
 WISCONSIN UNION REDEVELOPMENT
 NEW SOUTH CAMPUS UNION
 1208 W. DAYTON STREET
 MADISON, WI 53716
 SHEET NO.
 TITLE SHEET & SHEET INDEX

CIVIL/LANDSCAPE

CSO
 LANDSCAPE ARCHITECTURE
 ANDREW D. ANDERSON
 111 DENNING WAY
 MADISON, WI 53717
 PHONE 608.261.8000
 FAX 608.261.8000

SHEET INDEX

PROJECT TITLE WISCONSIN UNION REDEVELOPMENT NEW SOUTH CAMPUS UNION 1208 W. DAYTON STREET MADISON, WI 53716 SHEET NO. TITLE SHEET & SHEET INDEX		State of Wisconsin Department of Administration Division of State Facilities	WORKSHOP & MOODY NOLAN ARCHITECTS
SHEET NO. 7101	SHEET INDEX 7101	SHEET INDEX 7101	SHEET INDEX 7101

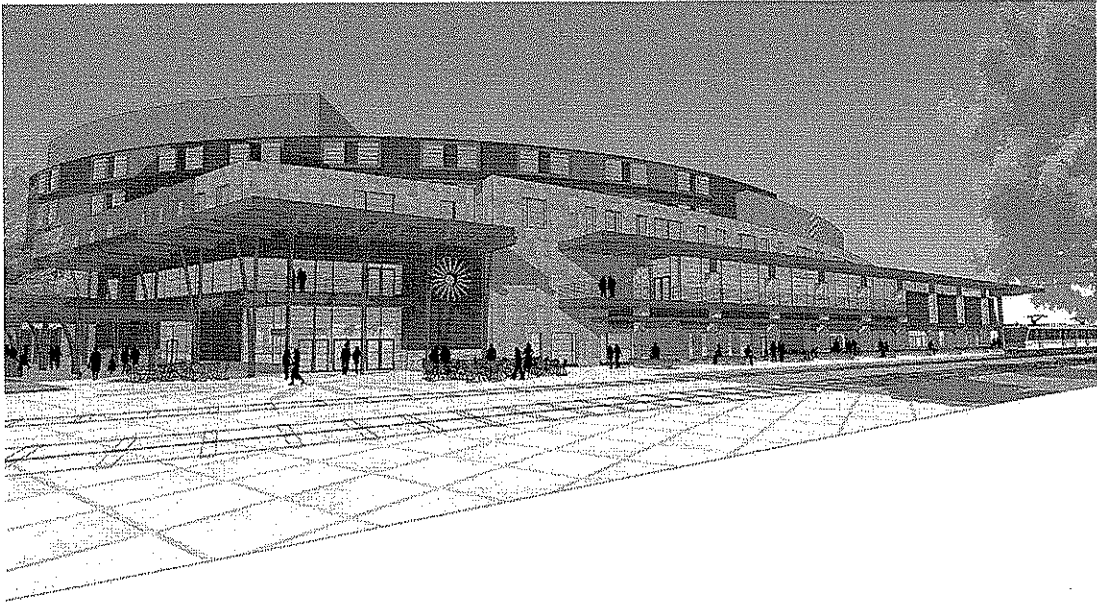


Project No.	C100
Sheet No.	10-1-100
Scale	AS SHOWN
Author	CPM
Checked	CPM
Drawn	CPM
Date	10-1-100

**WISC. UNION REDEVELOPMENT
 NEW SOUTH CAMPUS UNION**
 PROJECT LOCATION
 1308 W. DAYTON STREET
 MADISON, WI 53715
 DRAWN BY
 CONCEPTUAL UTILITY PLAN

State of Wisconsin
 Department of Administration
 Division of State Facilities
 UNIVERSITY OF WISCONSIN - MADISON

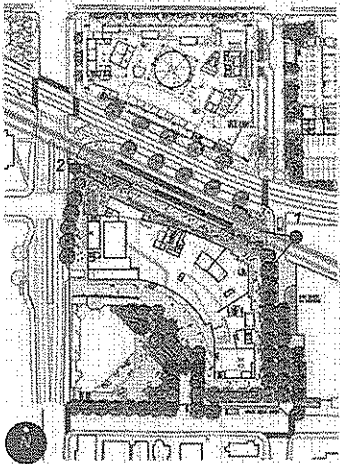
STATE OF WISCONSIN
 DEPARTMENT OF ADMINISTRATION
 DIVISION OF STATE FACILITIES
 WOODWARD & HOODY MOLAN



1. CAMPUS DRIVE ELEVATION LOOKING SOUTH

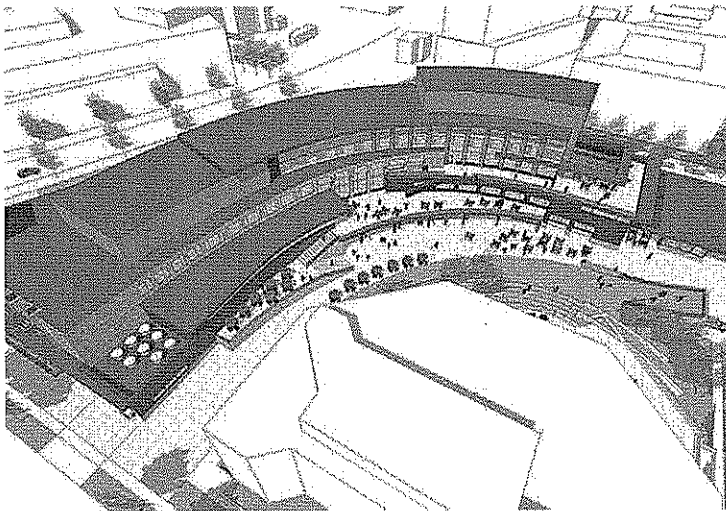


2. NORTH-WEST ENTRY AT RANDALL AND CAMPUS DRIVE

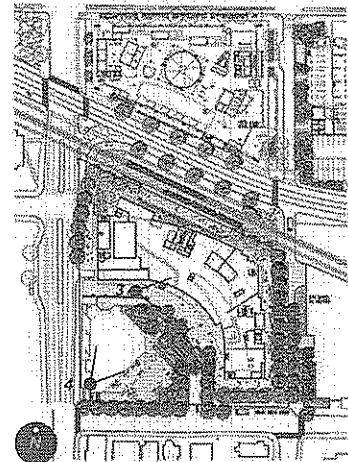


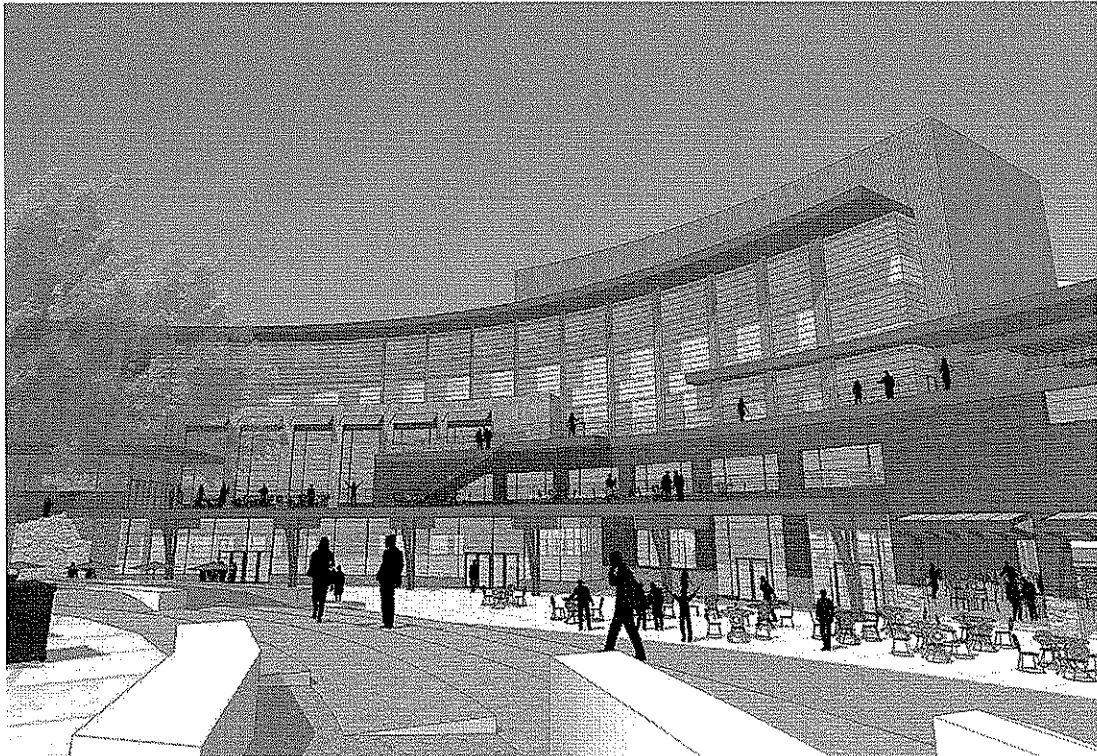


3. TERRACE VIEW LOOKING EAST



4. OVERALL TERRACE VIEW LOOKING NORTH-EAST

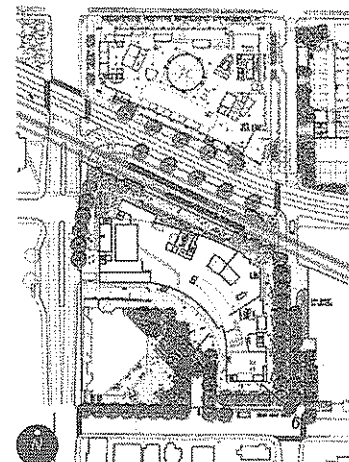


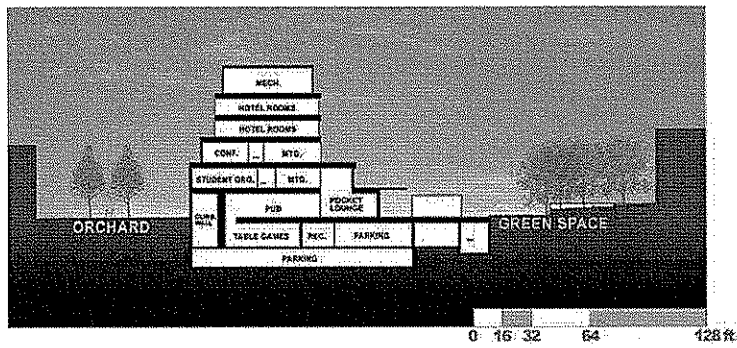


5. TERRACE VIEW LOOKING NORTH

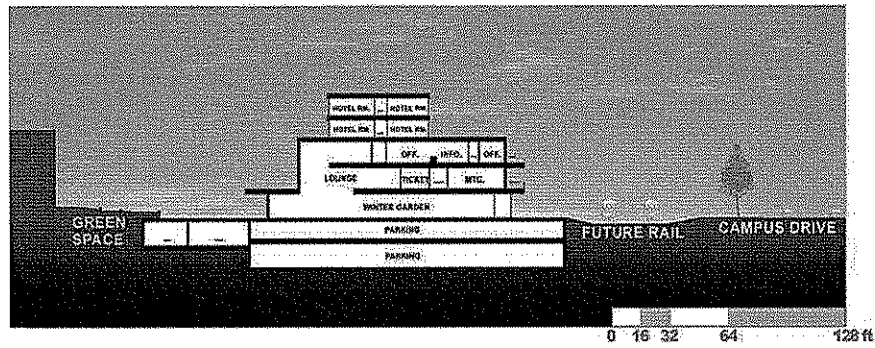


6. ORCHARD STREET LOOKING NORTH

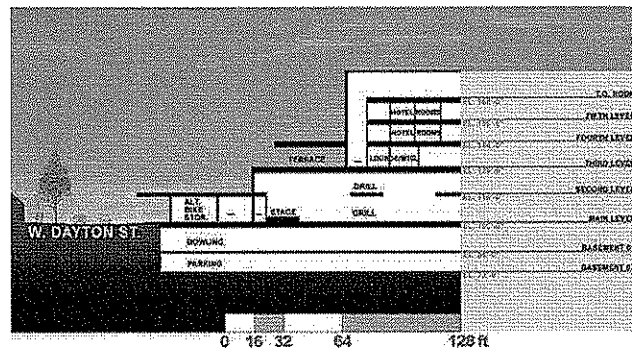




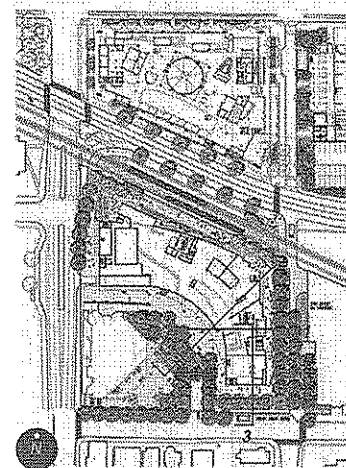
1. EAST-WEST ALONG ORCHARD STREET

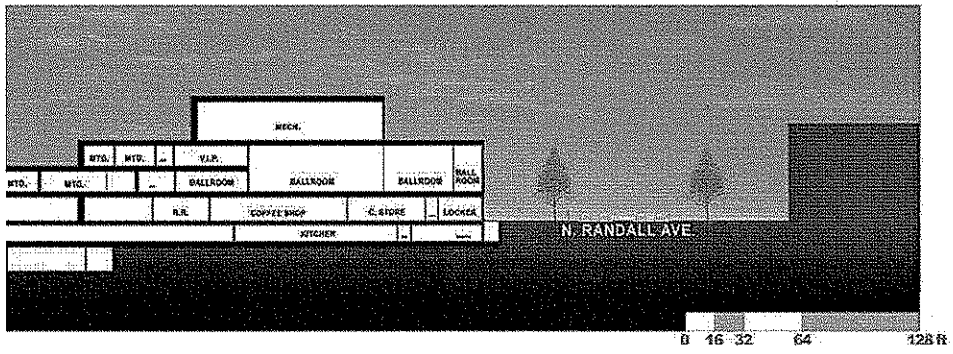


2. NORTH-SOUTH THROUGH PLAZA

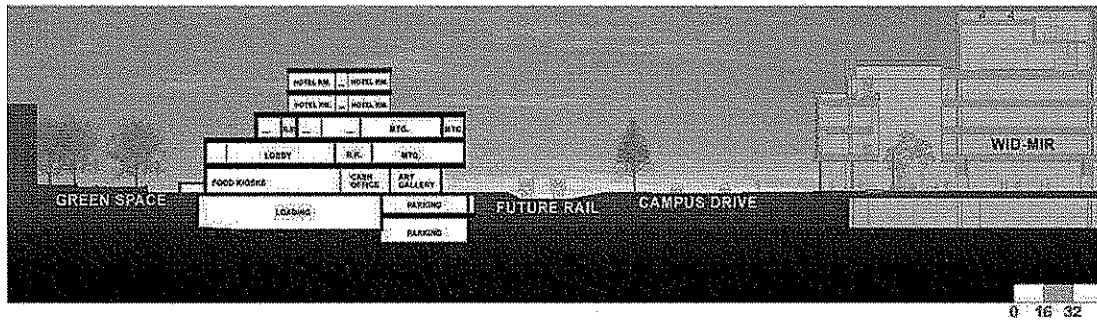


3. NORTH-SOUTH ALONG DAYTON

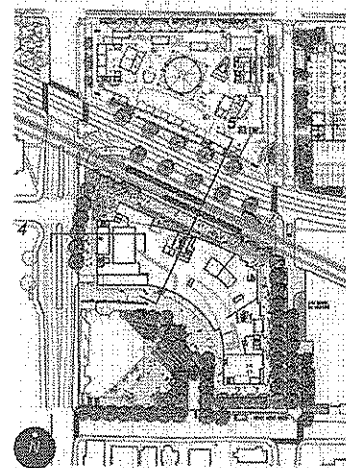




4. PARTIAL EAST-WEST THROUGH RANDALL



5. NORTH-SOUTH ALONG CAMPUS DRIVE



**Union South Exterior Photos
(227 North Randall Avenue)**



Union South View from NE corner at N. Randall Ave and W. Johnson St intersections



Union South View from southeast along vacated N. Orchard Street



Union South View from NE at intersection of vacated N. Orchard St and Campus Drive



Union South North façade along W. Johnson Street and rail road tracks



Union South South façade and plaza near Wendt Library



Union South West façade and entry from off N. Randall Avenue (main entry)

**Union South Interior Photos
(227 North Randall Avenue)**



Union South Main entry off N. Randall Avenue and center atrium space



Union South Large meeting room



Union South Main dining room on first floor



Union South Main Lounge first floor



Union South Games Room on lower level



Union South Interior circulation space on second floor

**Hi-Ray Hall Exterior Photos
(1308 West Dayton Street)**



Hi-Ray Hall East elevation



Hi-Ray Hall West elevation

**Hi-Ray Hall Interior Photos
(1308 West Dayton Street)**



Hi-Ray Hall corridor photo (rotated)



Hi-Ray Hall entry & stairwell (rotated)