



Location
1000 Bascom Mall

Project Name
Education Building
Renovation & Addition

Applicant
UW Board of Regents / Angela Pakes-Ahlman -
University of Wisconsin

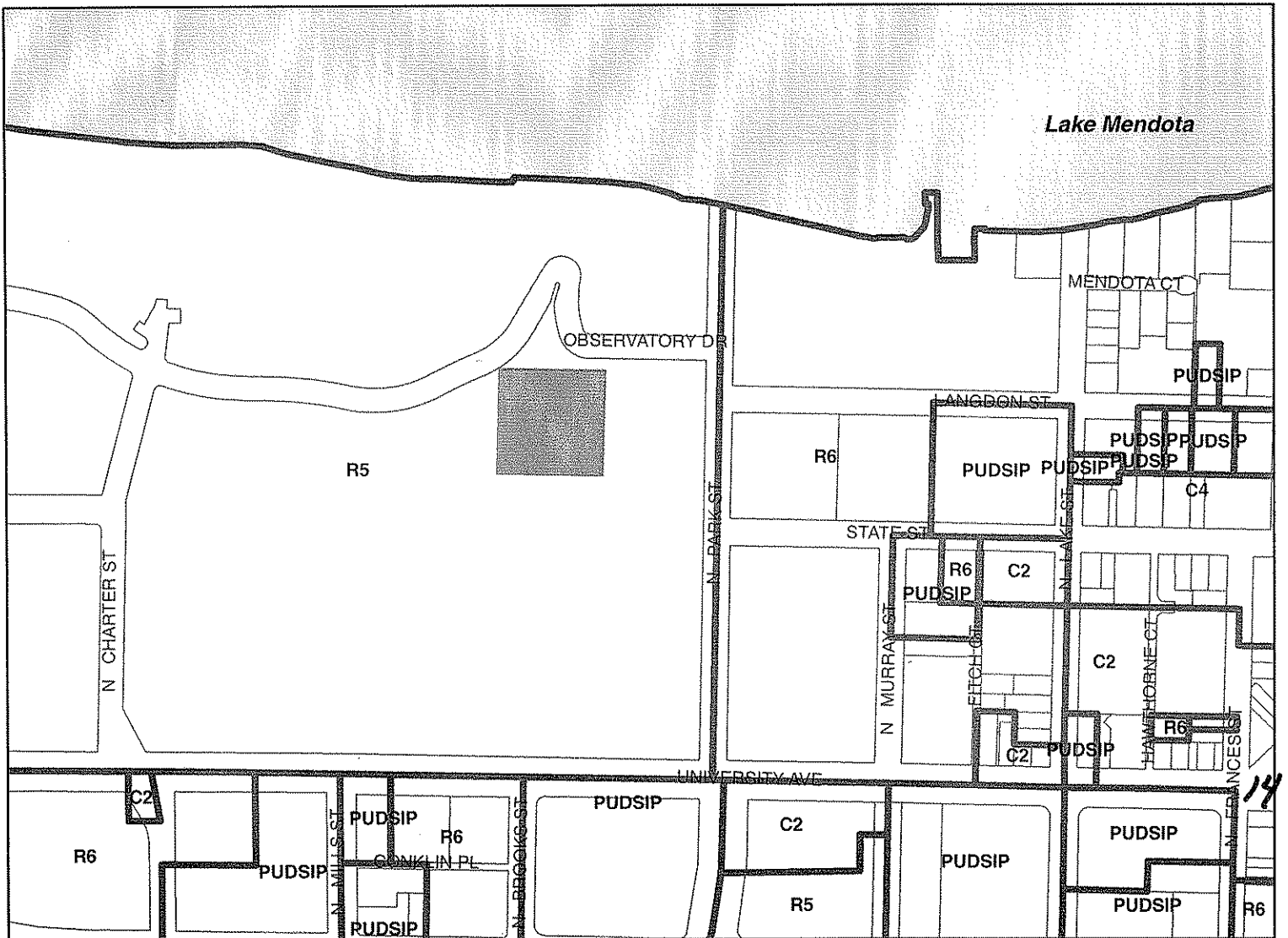
Existing Use
UW Education Department Building

Proposed Use
Renovation and Addition to UW
Education Department Building

Public Hearing Date
Plan Commission
18 August 2008

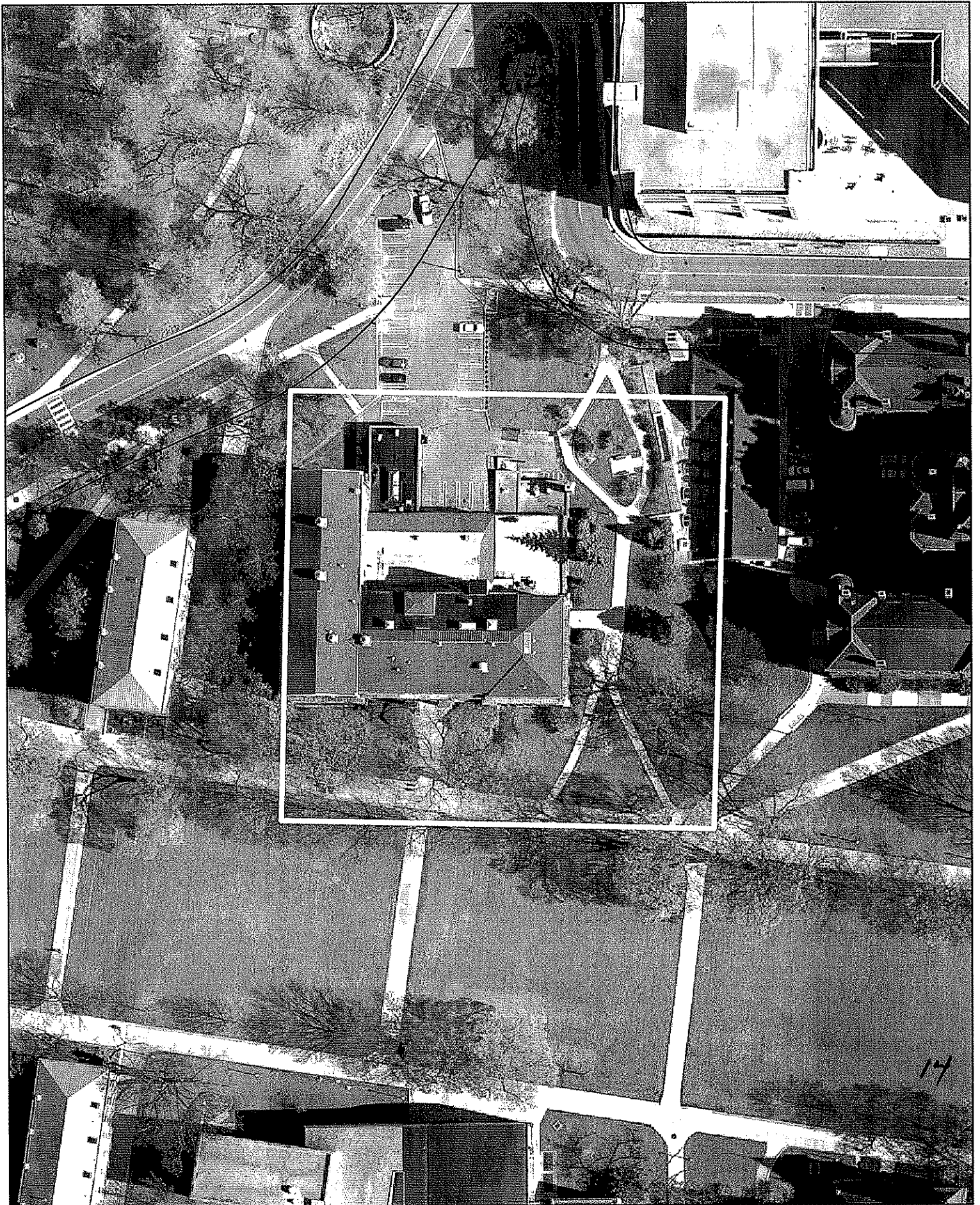


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 August 2008



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	Receipt No.
Date Received	7/15/08
Received By	JK
Parcel No.	070914305010
Aldermanic District	8-Eli Judge
GQ	Historic landmark
Zoning District	R5 His L
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Nbrhd. Assn Not.	Waiver
Date Sign Issued	7/15/08

1. Project Address: 1000 Bascom Mall **Project Area in Acres:** 2.303 acres
Project Title (if any): Education Building Renovation & Addition

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

<input 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 type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input checked="" type="checkbox"/> Conditional Use	<input 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: Angela Pakes-Ahlman Company: University of Wisconsin-Madison
 Street Address: 610 Walnut Street City/State: Madison, WI Zip: 53726
 Telephone: (608) 262-6384 Fax: (608) 265-3139 Email: apakes@fpm.wisc.edu

Property Owner (if not applicant): Board of Regents of the University of Wisconsin System
 Street Address: 1220 Linden Drive City/State: Madison, WI Zip: 53706

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Project includes the renovation and a 37,000 GSF addition to the existing Education Building on the University of Wisconsin-Madison campus.

Development Schedule: Commencement January 2009 Completion December 2010

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 ½ 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 _____ Plan, which recommends: _____ 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:*
Joint Southeast Campus Area Committee meeting, November 26, 2007

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 02/21/08 | Zoning Staff Matt Tucker Date 02/21/08

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

Printed Name Gary A. Brown Date July 15, 2008

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

Authorizing Signature of Property Owner *Gary A. Brown* Date July 15, 2008



July 15, 2008

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

**RE: CONDITIONAL USE PERMIT - Letter of Intent
 EDUCATION BUILDING RENOVATION & ADDITION – 1000 Bascom Hill
 UNIVERSITY OF WISCONSIN-MADISON**

This is an application for a conditional use permit for a proposed 37,000 gross square foot addition and renovation of the existing Education Building located at 1000 Bascom Hill. The property is currently zoned R-5. University buildings within a R-5 district are considered a condition use. The project is currently in final design with a projected bid date of September 2008. Removal of small portions of the rear (north side) of the existing building will begin in January 2009. Construction of the new addition and remodeling should also begin soon there after with final completion scheduled for December 2010.

Application Materials

Letter of Intent (this document) and Legal Description (12 copies)
Small format bound set of drawings, 11 x 17 (7 sets) AND 8.5 x 11 (1 set)
Large format bound set of drawings, 7 sets

Project Participants

Owner: **State of Wisconsin**
Agency: University of Wisconsin System
Board of Regents
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact: **University of Wisconsin – Madison**
Facilities Planning and Management
919 WARF Building
610 Walnut Street
Madison, Wisconsin 53726
Phone: 608-263-3023
Fax: 608-265-3139
Attn: Gary Brown
E-Mail: gbrown@fpm.wisc.edu

Architect: **HGA Architects & Engineers**
333 East Erie Street
Milwaukee, Wisconsin 53202
Phone: 414-278-3342
Fax: 414-270-7342
Attn: Kevin Allebach, Project Architect
E-Mail: kallbebach@hga.com

Facilities Planning & Management

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Landscape Architect: **JJR**
625 Williamson Street
Madison, Wisconsin 53703
Phone: 608-327-4432
Fax: 608-251-6147
Attn: Bill Patek
E-Mail: bill.patek@jjr.com

Structural Engineers: **HGA Architects & Engineers (see above)**
Attn: Brian Genduso
Phone: 414-278-3443

Electrical Engineers: **HGA Architects & Engineers (see above)**
Attn: Scott Wheaton
Phone: 414-278-3360

Mechanical Engineer: **HGA Architects & Engineers (see above)**
Attn: Kevin Pope
Phone: 414-278-3331

Civil Engineer: **JJR (see above)**
Attn: Jessie Fink
Phone: 608-327-4411

Geotechnical Engineer: **CBC, Inc.**
2921 Perry Street
Madison, Wisconsin 53713
Attn: Eric Neuhauser
Phone: 608-288-4100

Surveyor: **Jenkins Survey & Design, Inc.**

Contractor(s): Yet to be determined

Building Use, Area, and Occupancy

The University of Wisconsin-Madison is planning the renovation and expansion of the existing Education building, located at 1000 Bascom Mall. The addition will consist of 4 stories above grade off the northeast corner of the existing building, connecting to the existing building at all four floors. A below grade parking level will be located off the north side of the building providing 36 parking spaces, 16 covered and secure bicycle parking spaces and room for 4 mopeds in the underground. Additional bicycle and moped parking will be located around the exterior site. An existing 25-car surface parking lot will be removed as part of the project. The parking structure includes a developed green roof with trees, shrubs and perennial plantings to help mitigate stormwater run-off and increase the visual aesthetics of the site. Small additions to the north side of the building, added over the years, will be removed to make way for the addition and parking structure. Parking is addressed in accordance with the overall University Master Plan on a campus-wide basis, not by individual building. Parking for individuals with disabilities is provided in the underground garage as well. A full landscape renovation and restoration plan is included with the project. Existing mature trees, especially on the south side of the building, will be saved and protected during construction.

In addition, a second green roof space is planned over the second floor commons space which will provide an outdoor seating and gathering area with views to Lake Mendota to the north off the third floor. A third extensive green roof is being suggested for the top of the proposed addition and may or may not be included based on budget restrictions.

Exterior building materials will be consistent with the existing building including brick and cut limestone accents.

The planned loading functions for the building will occur on the north side of the parking structure in a small parking/turnaround area provided specifically for loading access. Only small campus refuse trucks, FedEx and smaller delivery vehicles will use this area. No large semi trucks are allowed in this part of campus. Trash and recycling containers will be located in the underground parking area.

The Education Building was designed in 1899 and constructed in 1900. A west wing was added in 1910 and substantial alterations were made to the building in 1950. The building currently consists of 83,800 GSF and houses the school of Education's administrative offices and student services. It also includes the Department of Educational Policy Studies and the Wisconsin Center for the Advancement of Postsecondary Education (WISCAPE). The main users of the newly renovated building and addition will be students, faculty and staff in the School of Education.

Upon completion, the project will total 108,000 gross square feet (37,000 GSF new addition and 71,000 GSF renovation to the existing building). The project site is approximately 100,315 square feet or 2.303 acres in size.

The ground floor includes a lecture hall that seats up to 150 people. It also has seven other smaller classrooms with a total capacity of 220 and a host of private offices and suites. The first floor above has 2, 24-seat classrooms, offices, a large presentation room and a commons space for informal gatherings. Floors 2, 3 and 4 mainly have private faculty and graduate students offices with the dean's suite being on the fourth floor.

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

From a maintenance standpoint, trash removal is handled by University custodial staff on a daily basis with servicing of dumpsters off the north side of the building in the underground parking structure. 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.

Building signage is existing on the south side of the building. New building mounted or ground mounted building signs will be included as part of the project. Campus standard lighting fixtures will be used across the site.

From a fire protection standpoint, the building will be fully sprinklered. There will be a fire hydrant along Observatory Drive (by the parking structure drive entrance) and another hydrant beside the fire department access lane between the Education Building and North Hall. A clear zone for fire protection apparatus will also be maintained from this fire lane to the west face of the building. There will also be a fire service connection at the north wall of the parking structure which is accessible from Observatory Drive and the entrance drive to the parking structure.

The existing Education Building is located within the Bascom Hill Historic District which was listed on the National Register of Historic Places in 1974. The building itself is not on the Register but is listed on the Wisconsin Historical Society's Architecture and History Inventory. The University of Wisconsin-Madison, UW System and State of Wisconsin's Department of Administration has coordinated closely with the Wisconsin Historical Society on all proposed work in the building as well as for the addition and the surrounding site improvements.

Legal Description of Site - See attached.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



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



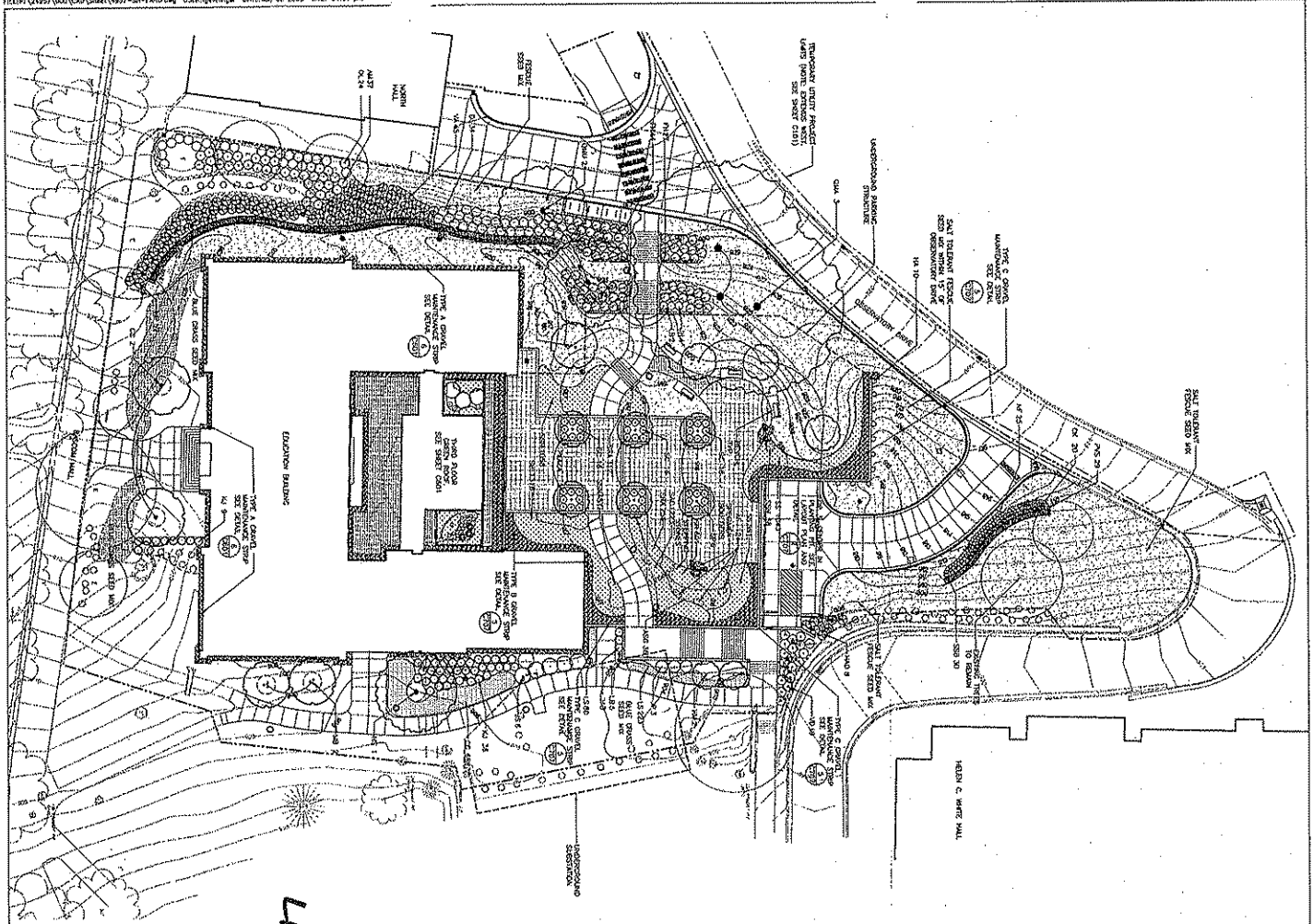
LEGAL DESCRIPTION

EDUCATION BUILDING RENOVATION & ADDITION
1000 Bascom Mall

Part of the University of Wisconsin-Madison campus, located in the Southwest 1/4 of the Southwest 1/4 of Section 14, T 7 N, R 9 E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of the Education Building; thence South 08°35'24" West, 35.31 feet; thence North 81°24'36" West, 68.22 feet to the Point of Beginning; thence North 08°27'31" East, 235.07 feet to a point on a curve; thence 115.10 feet along the arc of a 570.00 foot radius curve to the left, subtended by a long chord bearing North 44°54'53" East, 114.91 feet to a point of compound curvature; thence 133.31 feet along the arc of a 525.00 foot radius curve to the left subtended by a long chord bearing North 31°51'19" East, 132.95 feet; thence North 00°22'40" East, 15.63 feet to a non-tangent curve; thence 40.98 feet along the arc of a 21.00 foot radius curve to the right subtended by a long chord bearing South 88°02'33" East, 34.78 feet to a non-tangent curve; thence 21.31 feet along the arc of a 35.00 foot radius curve to the right subtended by a long chord bearing South 21°34'02" East, 20.98 feet; thence South 00°58'14" West, 95.17 feet to a curve; thence 79.18 feet along the arc of a 50.05 foot radius curve to the left subtended by a long chord bearing South 45°48'46" East, 71.62 feet; thence South 11°16'03" East, 136.34 feet; thence South 01°09'46" West, 175.22 feet; thence South 65°01'31" West, 22.03 feet; thence North 81°24'36" West, 292.40 feet to the Point of Beginning.

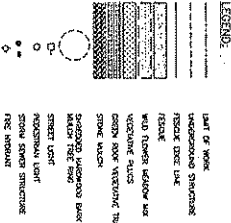
Said described area contains 100,315 square feet or 2.303 acres.



LANDSCAPE PLAN

NOTES

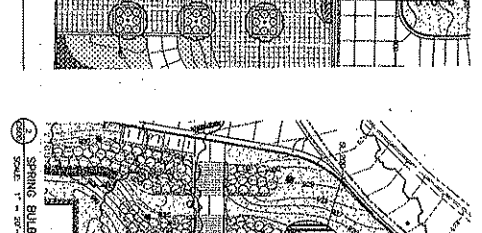
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LEGEND



WILD FLOWER MIX PLANTING LOCATION DETAIL



SPRING BULB PLANTING LOCATION DETAIL

PLANT LIST	COMMON NAME	SIZE	ROOT PLANT COMMENTS
SM1	WILD GROWING PERENNIALS TREES	12"	1
SM2	WILD GROWING PERENNIALS TREES	12"	1
SM3	WILD GROWING PERENNIALS TREES	12"	1
SM4	WILD GROWING PERENNIALS TREES	12"	1
SM5	WILD GROWING PERENNIALS TREES	12"	1
SM6	WILD GROWING PERENNIALS TREES	12"	1
SM7	WILD GROWING PERENNIALS TREES	12"	1
SM8	WILD GROWING PERENNIALS TREES	12"	1
SM9	WILD GROWING PERENNIALS TREES	12"	1
SM10	WILD GROWING PERENNIALS TREES	12"	1
SM11	WILD GROWING PERENNIALS TREES	12"	1
SM12	WILD GROWING PERENNIALS TREES	12"	1
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SM99	WILD GROWING PERENNIALS TREES	12"	1
SM100	WILD GROWING PERENNIALS TREES	12"	1

Project Title:
EDUCATION BUILDING RENOVATION
100 BASCOM MALL
MADISON, WISCONSIN

Sheet Title:
Landscape Plan

State of Wisconsin
Department of Administration
Division of State Facilities

Author / Illustrator:
UNIVERSITY OF WISCONSIN - MADISON

NOT FOR CONSTRUCTION

Project No.: 0000
Date: 07/20/06
Scale: 1" = 30'-0"

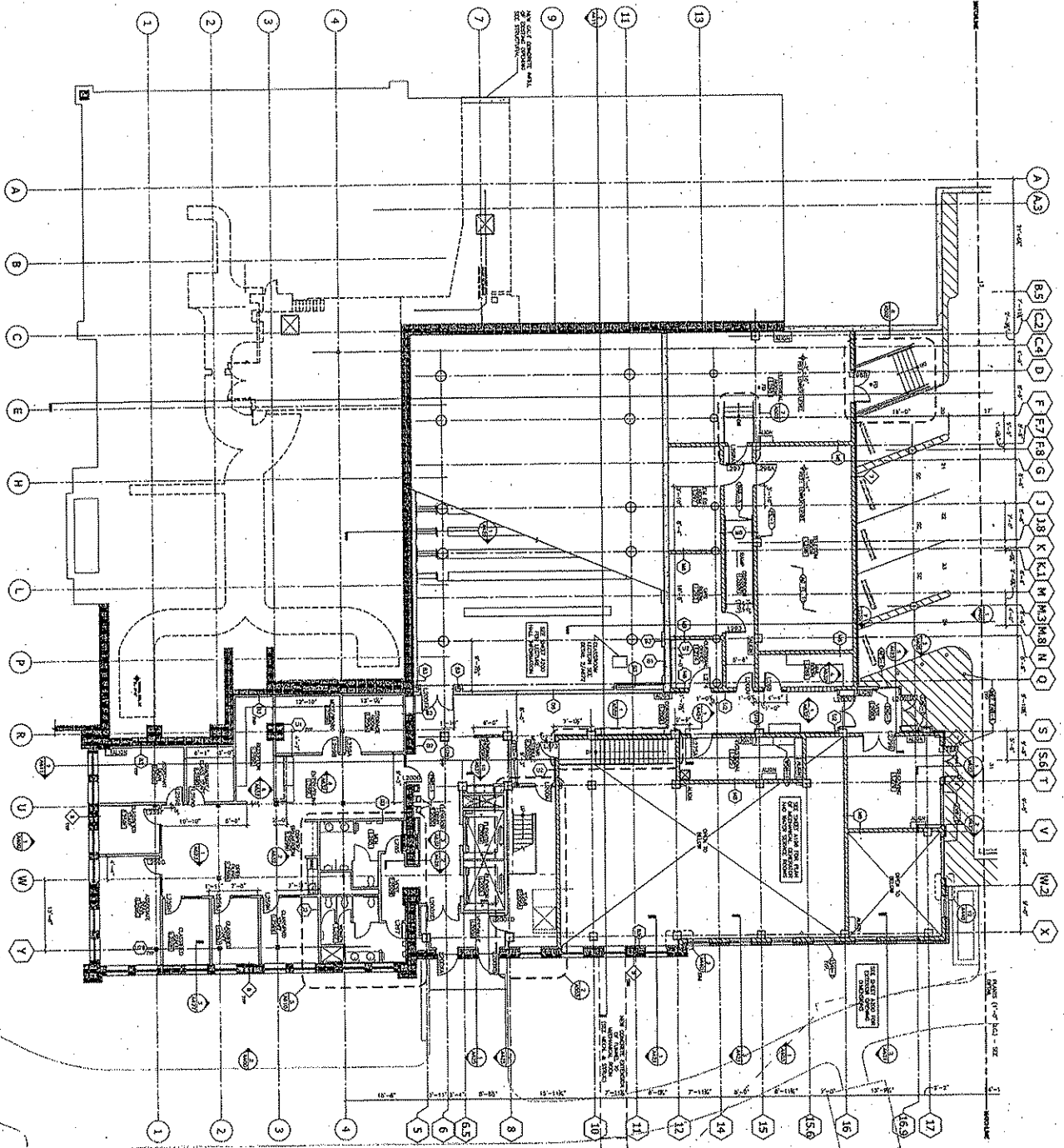
HR
HARRIS ENGINEERS

OLGA EVANS
ARCHITECTS

JIR
JAMES IRVING & ASSOCIATES

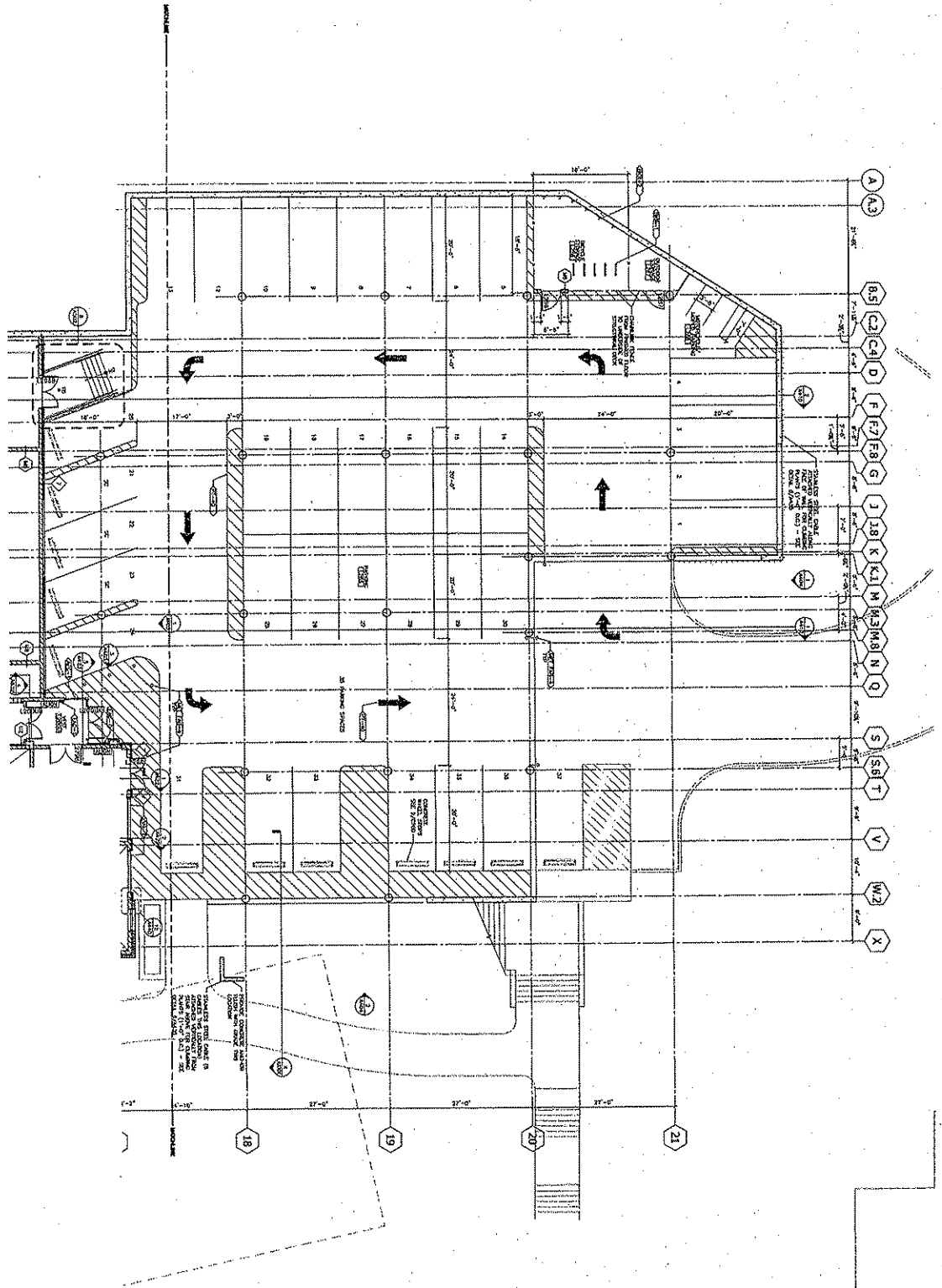
PA ENGINEERING, INC.
PLANNING AND DESIGN









1 LOWER LEVEL FLOOR PLAN - (SOUTH)



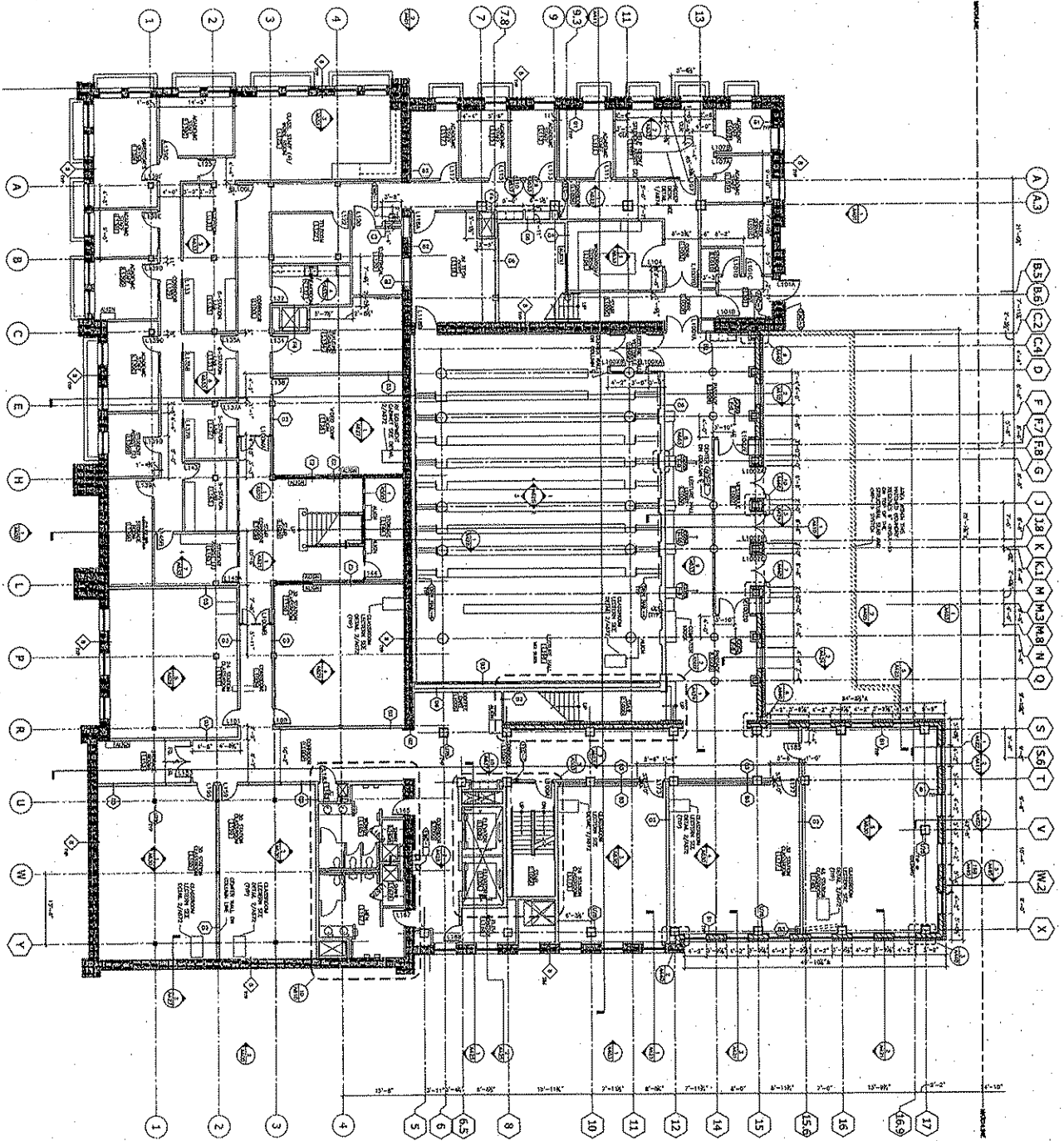
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





1 LOWER LEVEL FLOOR PLAN - (NORTH)



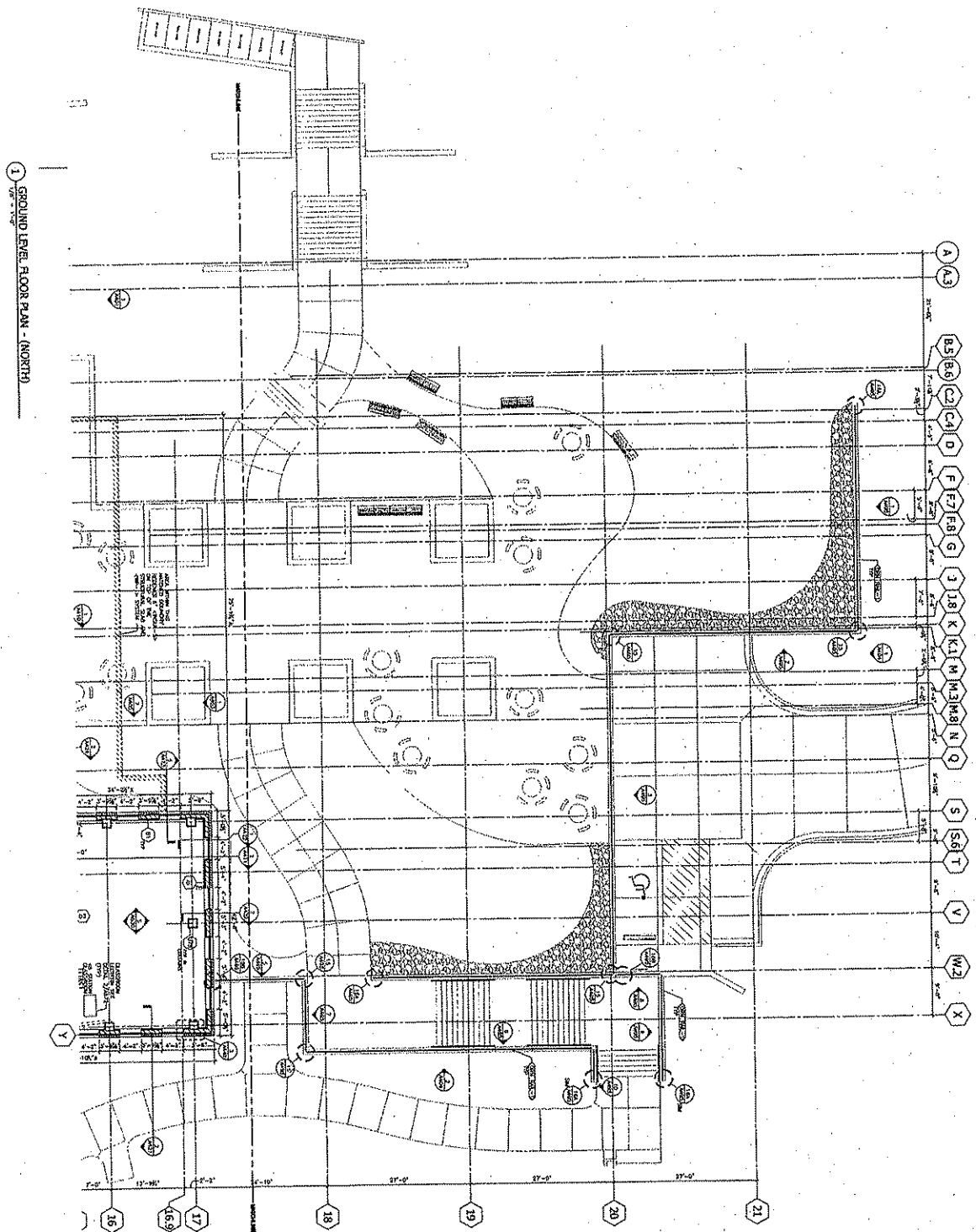
Project Name: EDUCATION BUILDING RENOVATION AND ADDITION		 State of Wisconsin Department of Administration Division of State Facilities	 Agency / Institution: UNIVERSITY OF WISCONSIN--MADISON	 KENTMAN 100% REVIEW DOCUMENTS	 Professional Designers 100% REVIEW DOCUMENTS	 JIR 100% REVIEW DOCUMENTS	 STEELCRAFT 100% REVIEW DOCUMENTS	 H&A 100% REVIEW DOCUMENTS
Scale: AS NOTED	Date: 5/20/08	Designer: DBZDP	Checker: FN	Project Number: A199.2				

1 GROUND LEVEL FLOOR PLAN - (SOUTH)










Project No. EDUCATION BUILDING RENOVATION AND ADDITION Project Location: 1000 BASCOM MALL MADISON WISCONSIN Sheet Title: GROUND LEVEL FLOOR PLAN (SOUTH)	 NORTH	 State of Wisconsin Department of Administration Division of State Facilities	 UNIVERSITY OF WISCONSIN-MADISON	100% REVIEW DOCUMENTS	 Professional Engineer JIR	 Professional Designer JIR	 Professional Surveyor JIR	 Professional Architect JIR	 Professional Engineer JIR

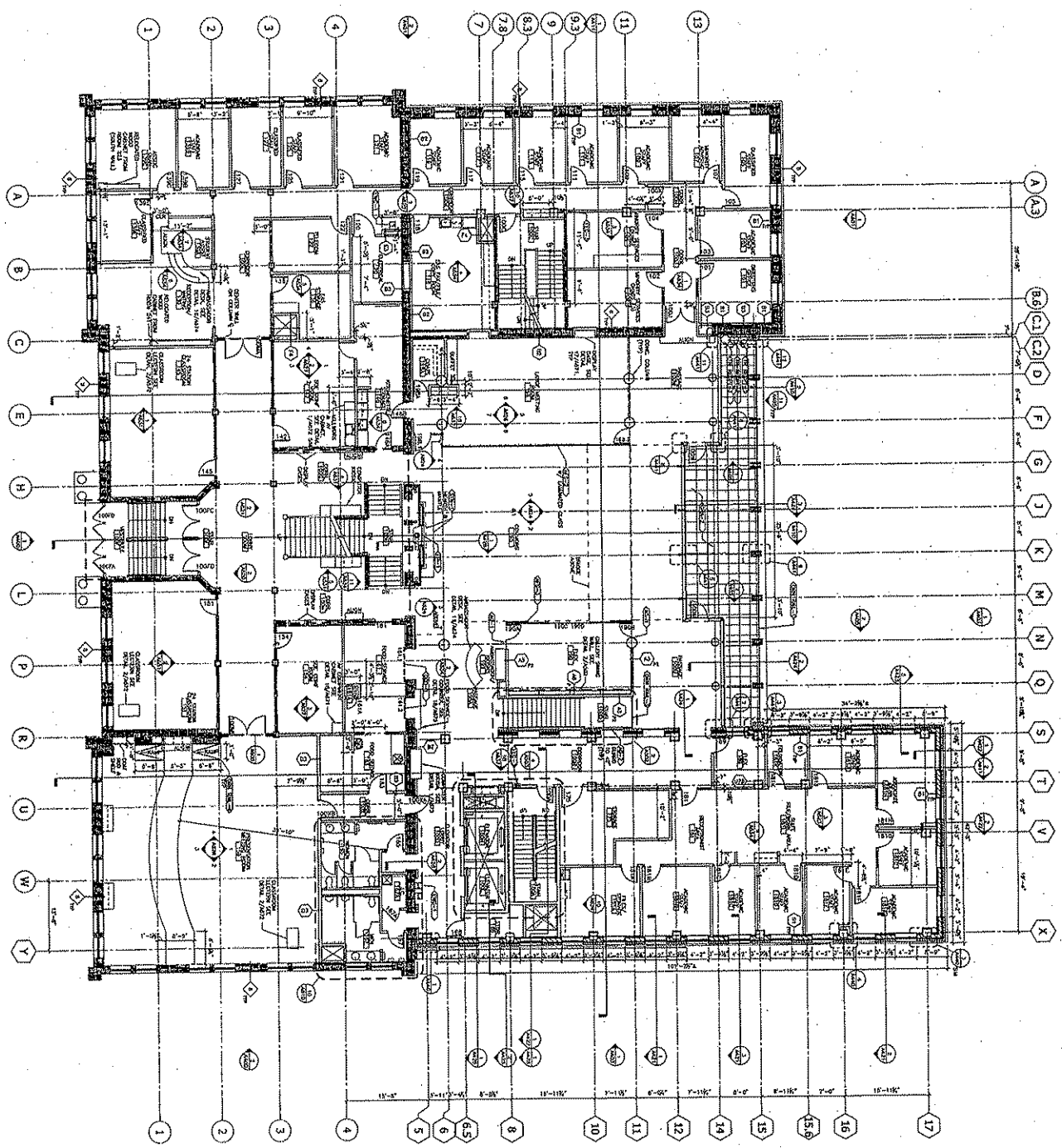
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





1 GROUND LEVEL FLOOR PLAN - (NORTH)

Title EDUCATION BUILDING RENOVATION AND ADDITION			State of Wisconsin Department of Administration Division of State Facilities		100% REVIEW DOCUMENTS				
Sheet Title GROUND LEVEL FLOOR PLAN (NORTH)									
Date 6/25/08									
Author RE									
Checker 08/27P									
Designer J.S. MORGAN									
Scale AS NOTED									
Drawing Number A200.2									

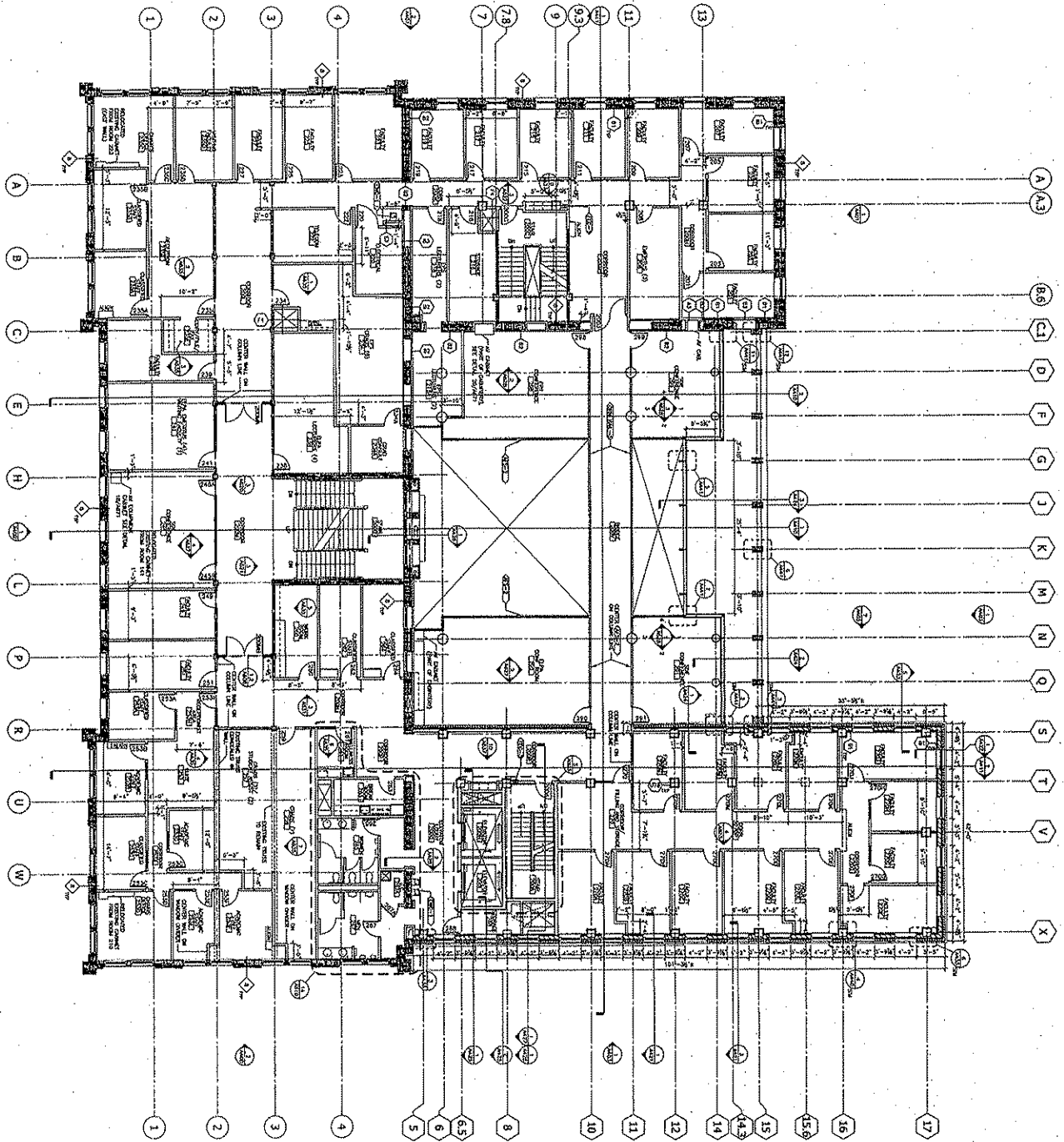
1 FIRST LEVEL FLOOR PLAN



Scale: AS NOTED Drawing No: 060225 Date: 6/25/08 Sheet: A201	Project Title: EDUCATION BUILDING RENOVATION AND ADDITION		 State of Wisconsin Department of Administration Division of State Facilities	 100% REVIEW DOCUMENTS	 Professional AUDIO DESIGNS	 JIR	 OSHA SAFETY PARTNERS	 H&R
	Project Location: 1000 BASCOM MALL MADISON, WISCONSIN							

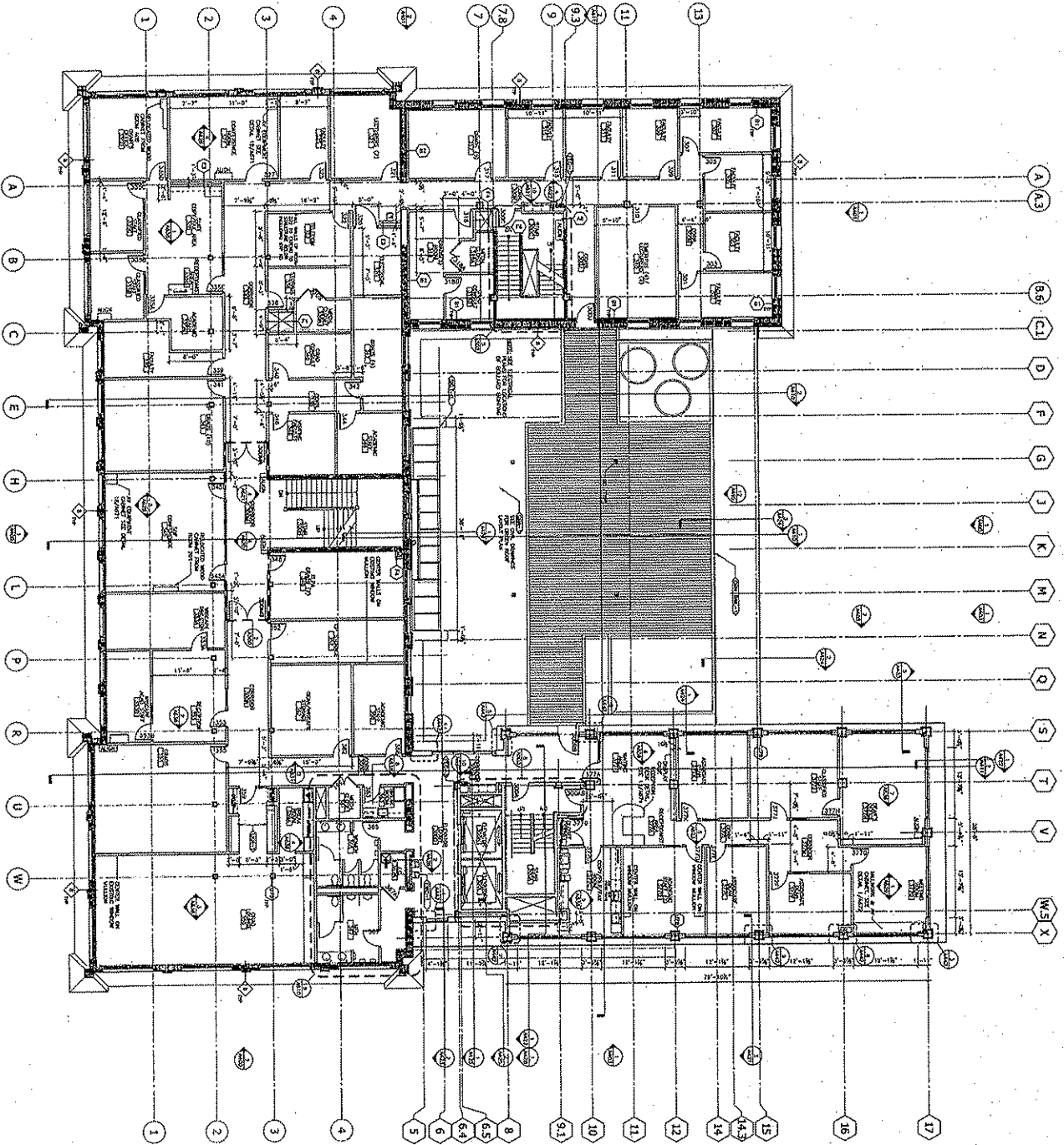
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
1 SECOND LEVEL FLOOR PLAN



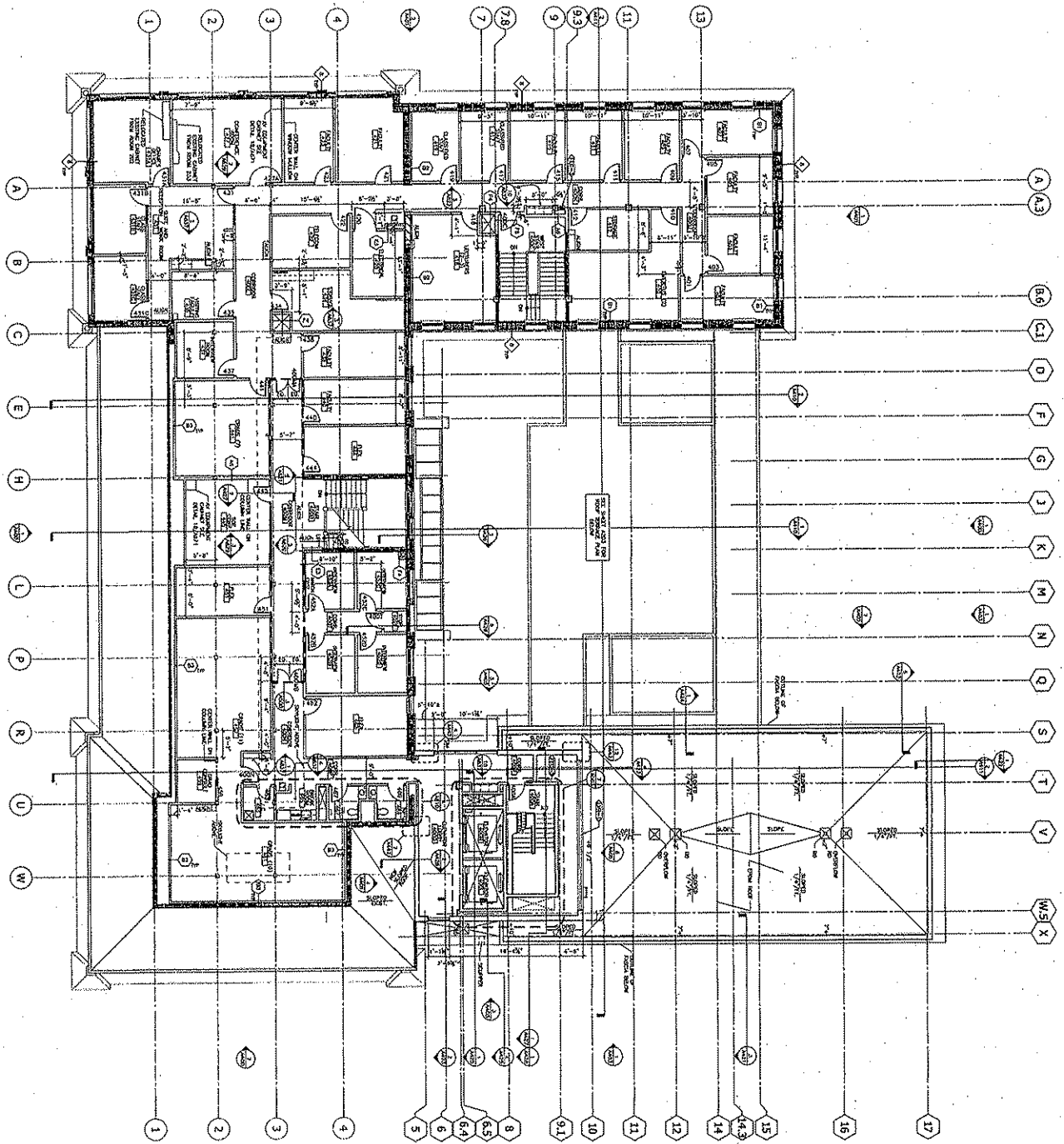
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




1 THIRD LEVEL FLOOR PLAN

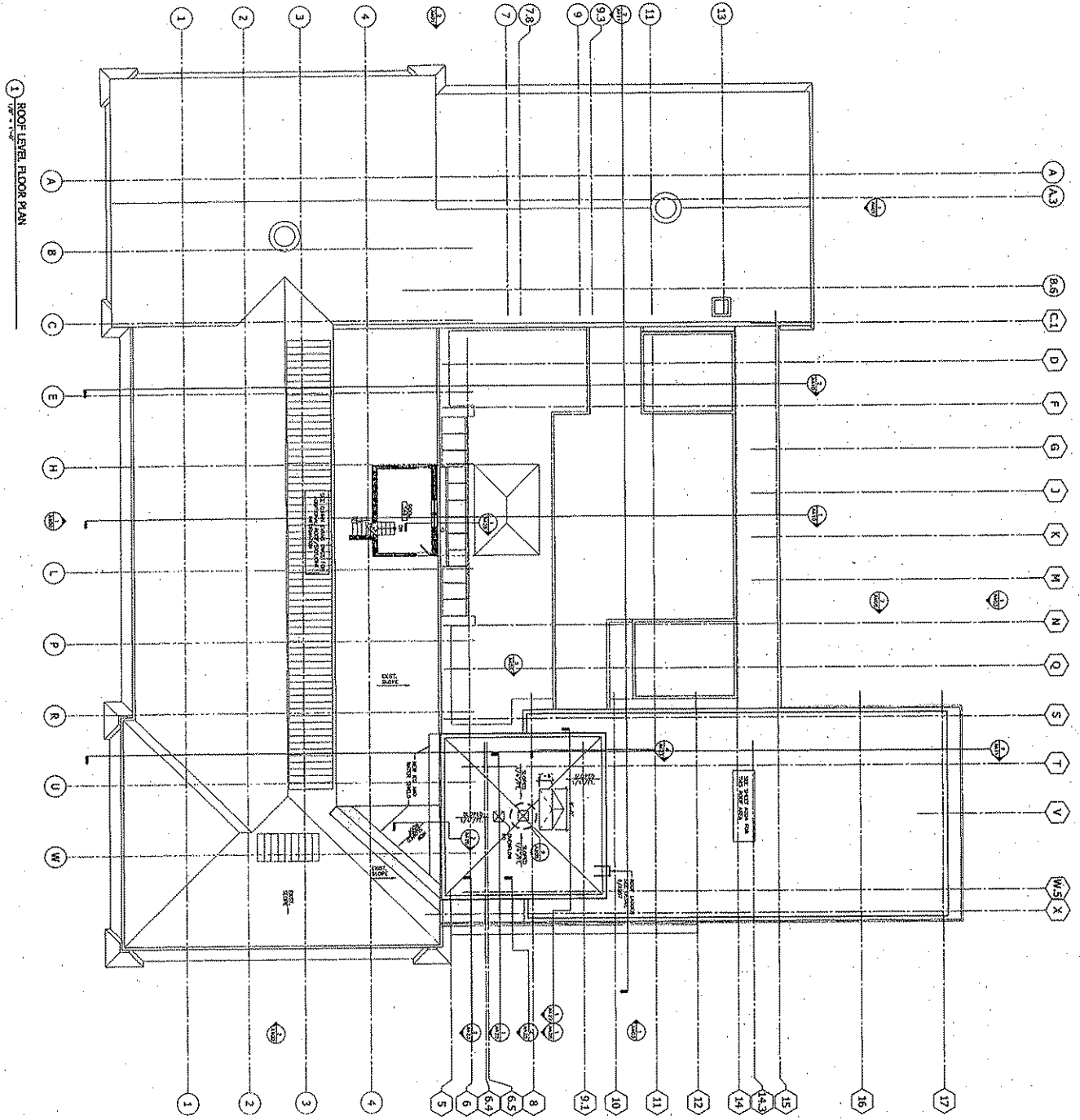


Project Title: EDUCATION BUILDING RENOVATION AND ADDITION		 State of Wisconsin Department of Administration Division of State Facilities	 PROFESSIONAL ARCHITECT	 PROFESSIONAL AUDIO DESIGNERS	 JIR JAMES IRVING ARCHITECTS	 HR
Sheet Title: THIRD LEVEL FLOOR PLAN	Scale: AS NOTED	Date: 5/25/08	Author: OSZEP	Title: FR	Date: 5/25/08	Sheet Number: A203

1 FOURTH LEVEL FLOOR PLAN

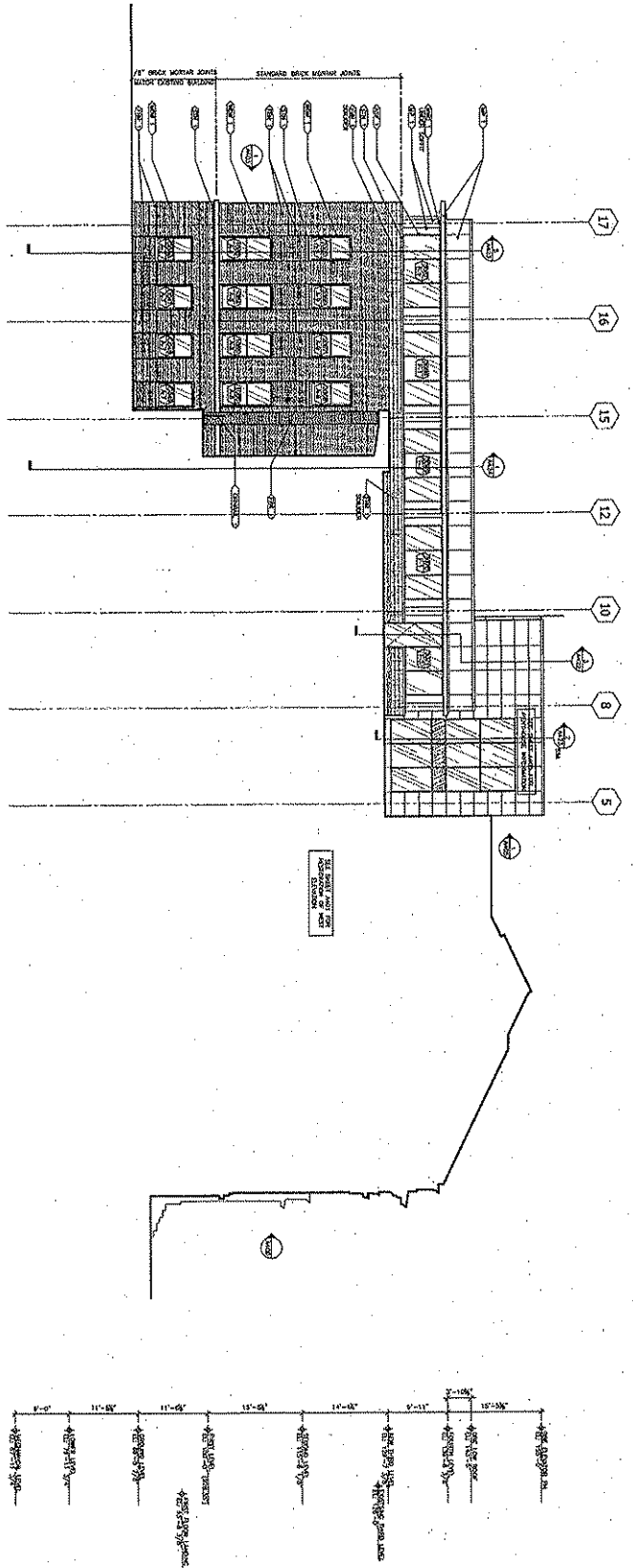


Project Name EDUCATION BUILDING RENOVATION AND ADDITION	Project Location 1000 S. ASCOM MALL MADISON WISCONSIN		 State of Wisconsin Department of Administration Division of State Facilities		100% REVIEW DOCUMENTS					

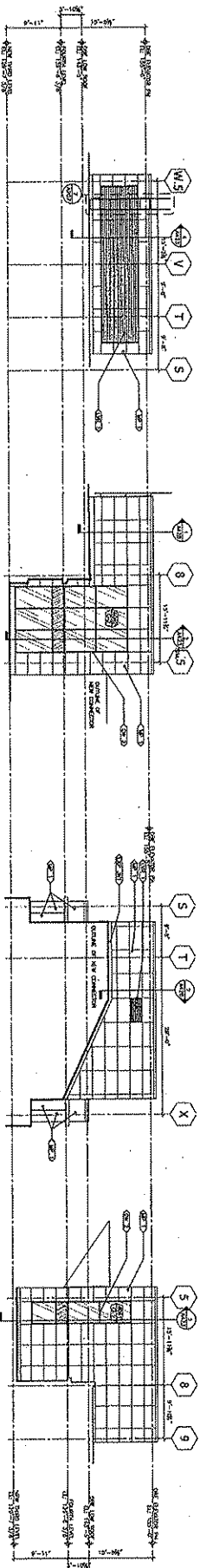


1 ROOF LEVEL FLOOR PLAN

Sheet Number A205	Scale 1/8" = 1'-0" 6/25/08	Date 6/25/08	Drawn RE	Checked JIR	Project Name EDUCATION BUILDING RENOVATION AND ADDITION	Project Location 1000 BASCOM MALL, MADISON WISCONSIN	State Title ROOF LEVEL FLOOR PLAN	Agency / Institution UNIVERSITY OF WISCONSIN-MADISON	100% REVIEW DOCUMENTS	KEEP PLAN		JIR JAMES I. REYNOLDS ARCHITECT 1000 UNIVERSITY AVENUE MADISON, WI 53706	OVERSEAS OVERSEAS ARCHITECTS 1000 UNIVERSITY AVENUE MADISON, WI 53706		State of Wisconsin Department of Administration Division of State Facilities		Project No. 1000



WEST ELEVATION (NEW WING)

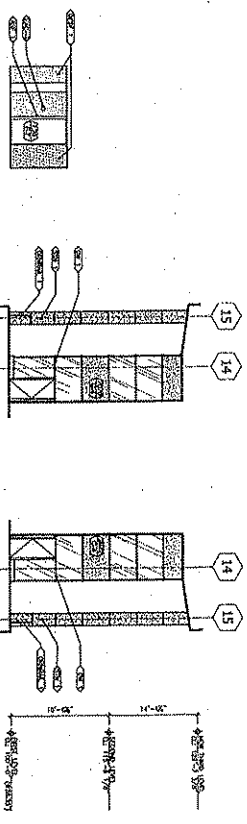


7 NORTH ELEVATION - ELEVATOR TOWER

6 WEST ELEVATION - ELEVATOR TOWER

5 SOUTH ELEVATION - ELEVATOR TOWER

4 EAST ELEVATION - ELEVATOR TOWER



3 PARKING GARAGE RETURN ELEVATION

2 TERRACE WINGS ELEVATION

1 TERRACE WING ELEVATION

<p>State of Wisconsin Department of Administration Division of State Facilities</p>	<p>100% REVIEW DOCUMENTS</p>	<p>Professional ARCHITECTURAL DESIGNS</p>	<p>JIR ARCHITECTS</p>	<p>HA ARCHITECTS</p>	<p>Project Title: EDUCATION BUILDING RENOVATION AND ADDITION</p>
					<p>Project Location: 1000 BASCOM MALL MADISON WISCONSIN</p>
<p>WEST AND HIDDEN ELEVATIONS</p>		<p>UNIVERSITY OF WISCONSIN-MADISON</p>		<p>Scale: AS NOTED</p>	
<p>Sheet No: A405</p>		<p>Date: 6/25/08</p>		<p>Scale: AS NOTED</p>	

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NORTH ELEVATION



