



May 11, 2016

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 APPLICATION – Letter of Intent
 Witte Residence Hall Renovation – 14E20
 615 W. Johnson Street**

Dear Mr. Tucker:

This is an application for a Conditional Use request to renovate the existing facility, add a 56,525 GSF central core tower, and add 1-story to the existing Witte Hall located at 615 W. Johnson Street on the UW-Madison campus. The 147,794 ASF/230,799 GSF Witte Hall was opened in 1964. Witte Hall houses approximately 1,150 primarily first year students and is composed of two towers, of nine resident floors (10 floors total). Each floor has two wings with double rooms arranged along both sides of the central corridors with shared bathrooms in the center core.

The project encompasses the addition of four new elevators in a new central core linking both towers for the full height of the building. Reconfigured toilet rooms will be provided on each floor. All windows will be replaced. The addition of an 11th floor will be for new resident rooms to offset the rooms lost due to new toilet rooms and building infrastructure upgrades. **There will be no campus-wide net increase in beds.** The slight addition at Witte is offset by the eventual removal of the Davis and Zoe Bayliss Residence Halls. Replacement of heating piping, and addition of air conditioning piping will be added. Interior finish upgrades throughout the facility are also included, as well as major plumbing system upgrades, electrical/data improvements, and fire alarm system upgrades.

The property is currently zoned Campus-Institutional District (CI), as defined in MGO 29.097. As such the building is an acceptable Primary Use but requires a conditional use approval since the campus does not have a city approved campus master plan. Construction of the improvements is scheduled to begin in May 2017 with substantial completion in August 2019. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

Zoning Application
Project Plans-Plan Commission (7 full size copies, 25 reduced size 11" x 17" copies, 1 letter size copy)
Project Plans-UDC (14 reduced 11"x17" copies)
Digital copy of all hard materials per application (1 set emailed)
Letter of Intent (46 copies)

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

Facilities Planning & Management

30 N. Mills Street 4th Floor Madison, Wisconsin 53715-1211
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

Owner's Contact: **University of Wisconsin – Madison**
 Facilities Planning and Management
 30 N. Mills Street, 4th Floor
 Madison, Wisconsin 53715-1211
 Phone: 608-263-3023
 Fax: 608-265-3139
 Attn: Gary Brown
 E-Mail: gary.brown@wisc.edu

Department of Admin: **Division of Facilities Development**
 101 E. Wilson Street – 7th Floor
 P.O. Box 7866
 Madison, Wisconsin 53707
 Phone: 608-266-1576
 Attn: Wendy von Below
 E-Mail: wendy.vonbelow@wisconsin.gov

Architect: **Uihlein Wilson Architects**
 322 East Michigan Street
 Milwaukee, Wisconsin 53202
 Phone: 414-271-8899
 Attn: Del Wilson, AIA
 E-Mail: delw@uihlein-wilson.com

Structural: **OTIE**
 2100 Eastpark Blvd, Suite 300
 Madison, Wisconsin 53718
 Phone: 608-243-6470
 Attn: Paul Karow
 E-Mail: PKarow@otie.com

**Mechanical, Electrical,
 Plumbing, Fire Protect:** **KJWW**
 1800 Deming Way #200
 Middleton, Wisconsin 53562
 Phone: 608-223-9600
 Attn: Dave Smith, PE, EDAC, LSS
 E-Mail: Smithda@kjww.com

**Civil, Landscape:
 Architecture:** **SmithGroupJJR**
 44 E. Mifflin Street, #500
 Madison, Wisconsin 53703
 Phone: 608-251-1177
 Attn: Bill Patek, PLA
 E-Mail: Bill.Patek@smithgroupjjr.com

Surveyor: **Burse Surveying & Engineering**
 2801 International Lane, Suite 101
 Madison, Wisconsin 53704
 Phone: 608-250-9266
 Attn: Michelle Burse, PLS
 E-Mail: mburse@bse-inc.net

Project Background:

UW-Madison has provided on-campus housing for students since the University was established in 1851, with a majority of residence hall spaces added between 1958 and 1965. The university's commitment to provide on-campus housing remains strong. In 2004, the Division of University Housing completed a Residence Halls and Dining Services Master Plan with primary goals indicated as:

- Continue to provide high-quality housing, programs, and services that support the mission of the University of Wisconsin-Madison and meet the needs of students.
- Provide housing spaces sufficient for all first-year students who choose to live in the residence halls.
- Improve residence hall facilities to meet the changing needs of our residents and provide for an infrastructure that can support needs for the next 50 years.
- Keep room rates as low as possible.

This plan, which was updated in 2008 and continues until 2020, addresses deficiencies in the residence halls and dining facilities. Construction of new residence halls and renewal of building components and systems in existing residence halls is ensuring that UW-Madison's student housing facilities are maintained and capable of meeting the changing needs of students well into the future.

To date, four new residence halls have been constructed (Smith, Ogg, Dejope, and Leopold Halls). A new dining facility was constructed as part of the Dejope Residence Hall project and a new Gordon Dining and Event Center has also been constructed. Renovations at Chadbourne and Barnard Halls, as well as Carson Gulley are complete, while renovations for Elizabeth Waters Hall are ready to bid.

This project was enumerated in the 2013-15 UW System and State of Wisconsin capital budget with an estimated total cost of \$46,950,897. This cost will be supplemented by part UW-Madison Housing Program cash and part Program Revenue (Housing) Supported Borrowing. The project bid date for the Witte Hall renovations is planned for November 2016, with construction starting in April 2017 and substantial completion targeted for August 2019.

Project Description:

The Witte residence hall is located at 615 W. Johnson Street on the UW-Madison campus. It is bordered on the west by East Campus Mall, to the north by W. Johnson Street, to the south by W. Dayton Street, and to the east by N. Frances Street.

This project renovates and adds 1-story to the existing Witte residence halls and expands its central core tower area. Work includes replacement of the heating system, plumbing system, electrical system, fire alarm, elevators, doors, windows, utilities, building security, emergency generators, fire pumps, and modifies the fire sprinkler system. The project also includes life safety, ADA and access upgrades, both inside and outside the building including some to improve the student move in and move out process. The lower level and first floor residence life, classroom, and office space will be remodeled. Two apartments for on-site managers will be provided.

The project constructs new space in the form of a new connection tower which will consolidate new elevators, key mechanical equipment, accessible resident entry, and residence life space. Construction also includes an additional floor to offset bed count loss that results from creating code compliant bathroom facilities, mechanical chases, increased student staffing and bed counts losses in other residence halls.

Major renewal and renovation components specific to Witte Hall include:

- Create a lower level dock area for trash and recycling removal, deliveries and maintenance access.
- Re-landscape the Witte Hall "back-yard", considering both the resident recreational space needs and the need for move-in and move-out parking space.
- Remodel two staff apartments into one new two bedroom apartment.

The renovations are being designed to include sustainable design principles emphasizing energy efficiency, long-term durability and maintenance while remaining flexible and adaptable. The University has required that the project achieve an equivalency of LEED Silver according to the USGBC.

From a fire protection standpoint, the new addition and renovation will be fully sprinkled. Currently, there are three fire hydrants within 150' of the building on the northwest, northeast, and southeast corner of the building.

The overall project supports the 2005 UW-Madison Campus Master Plan and the 2015 Campus Master Plan Update to integrate higher quality green space in this area of campus as well as providing better continuity between the newer developments in this area over the past 10 years.

Project Schedule:

Start Construction:	April, 2017
Substantial completion:	August, 2019
Occupancy:	Project will be occupied by residents concurrently during construction

Proposed Uses:

The proposed uses and associated square footage are as follows:

Hardscape:	40,031 SF
Softscape:	52,500 SF
Existing Building Footprint:	22,904 SF
Additional Building Footprint	3,459 SF
<u>South End Infill Footprint</u>	<u>1,669 SF</u>
Total Developed Area:	120,563 SF

Hours of Operation:

The residence hall facility will be a 24 hours/day, 7 days/week operation for the students living in the hall. Access during non-business hours will be available via card-access for faculty/staff and authorized student users. Improved student gathering space will extend outdoors to the south and east of each respective building.

Building Areas:

The existing and proposed expansion areas are as follows:

Area Existing Building:	147,794 ASF
<u>Area Addition:</u>	<u>26,564 ASF</u>
Total at Completion	174,358 ASF

Auto and Bike Parking Stalls:

Automobile parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. As part of this project the existing bike parking will be replaced with the campus standard high capacity 'Regent' style rack. Total bike stall counts will increase from 280 to 576 stalls and be located along the west and south sides of the building. Accessible parking for the building will be located in the new parking lot accessed via N. Francis Street.

The project location is extensively serviced by existing Metro bus routes with boarding locations for Witte Hall located at the southeast corner of Lake Street/W. Johnson Street. Bus routes currently stop every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule.

Lot Coverage and Usable Open Space Calculations:

Lot Size:	120,563 SF / 2.76 acres (100%)
Existing Building Coverage:	22,904 SF / .52 acres (18%)
Existing Building + Addition:	28,032 SF / .64 acres (23%)
Useable Open Space:	38,175 SF / .87 acres (32%)

Number of Dwelling Units:

Witte Hall currently has 1,154 beds between double occupancy residence rooms and Resident Advisor single occupancy rooms. Post construction Witte Hall will have 1,262 beds between double occupancy residence rooms and Resident Advisor single occupancy rooms.

Building and Site Service Functions:

The garbage and recycling service will be moved from the center of Parking Lot #69 to the northwest corner of the lot. And 3, 30-yard compactors will be replacing the existing 6-yard garbage and recycling dumpsters. In order to reduce frequency of garbage/recycling pickups and therefore reduce safety and access concerns. It is also proposed

to upgrade the service area fence to provide better screening along West Dayton and North Park Streets.

Estimated Project Cost:

The project is estimated to cost \$47,000,000.

Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, a \$47M project should create approximately 799 jobs split between design and construction workers and direct, indirect and induced jobs.

The project was presented to the City of Madison Development Assistance Team on January 28, 2016 and to the Joint Southeast Campus Area Committee on April 11, 2016 where the project was recommended for approval to the Plan Commission.

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

Thank you,



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

cc: Stu LaRose, UW-Madison FP&M Project Manager
Wendy von Below, DOA/DFD Project Manager
Alder Zach Wood, District 8