



December 7, 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
Southeast Recreational Facility Replacement (#14L2T)
715 W. Dayton Street
University of Wisconsin-Madison

Dear Mr. Tucker:

This is an application for a Major Amendment to Approved PD-SIP Zoning. The current 715 W. Dayton Street parcel is zoned "PD-Planned Development" based on an original PUD/SIP for the original building constructed in the early 80's, (City of Madison PUD-SIP #86 as recorded with the Dane County Register of Deeds No. 1729073). The existing 191,254 GSF (125,118 ASF) Southeast Recreation Facility (SERF) will be demolished and replaced with a new 248,275 GSF (170,842 ASF) facility. The goal of this project is to provide enhanced and expanded fitness opportunities for the campus community. The site is bordered on the north by W. Dayton Street, the south by a pedestrian corridor, the west by East Campus Mall, and on the east by the Kohl Center site. Construction of the improvements is scheduled to begin in October 2017 and be completed in November of 2019. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

Zoning Application
Plans (7 full size copies, 39 reduced size 11" x 17" copies, 1 letter size copy)
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

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

Facilities Planning & Management

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

Dept. of Admin: **Division of Facilities Development**
101 E. Wilson Street – 7th Floor
P.O. Box 7866
Madison, Wisconsin 53707
Phone: 608-266-1412
Attn: Russ Van Gilder
E-Mail: Russ.VanGilder@wisconsin.gov

Architects: **Workshop Architects**
201 E. Pittsburgh Ave. Suite 301
Milwaukee, Wisconsin 53204
Phone: 414-828-1242
Attn: Wally Johnson, Project Manager
E-Mail: wallyj@workshoparchitects.com

Landscape Architect: **Ken Saiki Design**
303 S. Paterson Street #1
Madison, Wisconsin 53703
Phone: 608-251-3600
Fax: 608-251-2330
Attn: Ken Saiki, ASLA
E-Mail: ksaiki@ksd-la.com

**Mechanical, Electrical
Engineers:** **KJWW**
1800 Deming Way #200
Middleton, Wisconsin 53562
Phone: 608-221-6713
Attn: Kris Cotharn, PE, Project Executive
E-Mail: cotharnka@kjww.com

**Plumbing, Fire Protect
Engineers:** **Thunderbird Engineering**
7665 N Port Washington Road, Suite 101
Milwaukee, Wisconsin 53217
Phone: 414-352-2211
Fax: 414-351-8823
Attn: Jim Mickowski
E-Mail: jimm@thunderbirdeng.com

Structural Engineers: **GRAEF-USA Inc.**
5126 W. Terrace Dr. #111
Madison, Wisconsin 53718
Phone: 608-242-1550
Attn: Loei Badreddine, PE
E-Mail: loe.badreddine@graef-use.com

Surveyor: **JSD Professional Services**
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Phone: 608-848-5060
Attn: Todd Buhr, P.L.S.
E-Mail: todd.buhr@jsdinc.com

Project Background:

The SERF Replacement project site is located on the UW-Madison campus at 715 W. Dayton Street. The goal of this project is to create a greater understanding of what fitness means and what fitness looks like as part of an expanded student-life experience. The project site is currently zoned Planned Development (PD) based on a PUD/SIP for the original building constructed in 1982 (city of Madison PUD-SIP #86, Dane County Register of Deeds No. 1729073). Subsequently, the building was expanded with a westerly addition which required a major alteration to the then existing PUD/SIP which was approved in 2001. All zoning requirements recorded with the original and altered PUD/SIP still carry with the land. The site currently shares a cross-access relationship with the Kohl Center PD, but nothing precludes redevelopment of the site as proposed. Since the program is remaining the same as the existing facility, the project will follow the local approval schedule for a major alteration to an existing PD per city staff recommendation.

Project Description:

Since 1983, the SERF has served the users living in the nearby campus residence halls. The site is bordered on the north by W. Dayton Street, the south by a pedestrian corridor, the west by East Campus Mall, and on the east by the Kohl Center site. The project consists of a complete deconstruction of the existing facility.

The proposed project will construct new program space for the Division of Recreational Sports (Rec Sports) and the Division of Intercollegiate Athletics. The project will include the deconstruction of approximately 191,254 GSF (125,118 ASF) existing SERF and the construction of a 248,275 GSF (170,842 ASF) building which is a 30% expansion, or 57,021 additional gross square feet. The new SERF facility will house expanded and enhanced open recreation spaces and include a new shared division 50-meter competition pool and a separate diving well. This competition pool is intended to be the new home site of the UW-Madison Swimming and Diving program and will be designed to meet current B1G standards for competition pools. In addition to creating new opportunities for the Rec Sports and Athletics programs, an expanded pool and deck space also creates opportunities for increased community and recreational use including lap swimming, instructional programs, fitness classes, along with spectator seating for swimming and diving competitions. Other expanded and enhanced open recreation spaces include weights, strength, cardio, and functional fitness areas; 8-basketball courts divided into a separate 4-court + 2-court + 2-court gym arrangement with each gymnasium striped for a variety of sports; an indoor walking and jogging track; several multi-purpose rooms supporting fitness and group exercise classes; 2-racquetball courts; and an administrative area. An expanded, flexible facility design will accommodate changing trends and program interests and will also provide opportunities for Rec Sports to offer accessible facilities for participants of all abilities.

The project will maintain the recently constructed athletic home team locker and training facilities in the LaBahn Arena and the existing elevated link (skywalk) that connects the LaBahn Arena to the current SERF.

Exterior site work with this project will include 'Green Street' improvements along W. Dayton Street in accordance with the 2015 UW-Madison Campus Master Plan. Additional site development also includes utility improvements (including steam, chilled water, electrical and communication distribution services/equipment) in support of the new SERF program.

LEED certification will not be pursued for the new SERF facility, but it will meet the DFD sustainability guidelines and is in line with the campus stormwater management plan.

The primary exterior wall materials will include site cast concrete walls, precast concrete panels, metal panels, and glazing. The exterior walls will typically be non-bearing walls of insulated precast concrete sandwich panels, ultra-high performance concrete panel rain screen, metal panel rain screen over 3" closed cell spray foam insulation on cast-in-place concrete backup or to a limited extent, exterior sheathing on metal stud backup. The northern façade – along Dayton Street – is comprised of mainly glass curtain wall which will showcase fitness while being sympathetic to energy efficiency and maintenance. The overall aesthetic and material usage will blend into the East Campus Design Neighborhood per the 2015 Campus Master Plan Update.

New building mounted and ground mounted signs will be included as part of the project following campus standards. Campus standard, sharp cut-off lighting fixtures will be used across the site.

From a fire protection standpoint, the entire building will be fully sprinkled. Currently there are three fire hydrants within 50' of the building. Hydrants are located: At the southwest corner of the building, at the northeast corner of the

building, 50' west of the northwest corner of the building. Other hydrants are within 500' along W. Dayton, Park, and Francis Streets.

The overall project generally follows the 2015 UW-Madison Campus Master Plan that suggests a new SERF facility in this location.

Project Schedule:

Start Construction:	October 2017
Substantial completion:	October 2019
Occupancy:	January 2020

Proposed Uses:

The proposed uses and associated square footage are as follows:

Hardscape:	28,713 GSF
Softscape:	18,238 GSF
<u>Building Footprint:</u>	<u>68,511 GSF</u>
Total Developed Area:	115,462 GSF

Hours of Operation

The SERF is not purely a recreation center for the students of the University of Wisconsin-Madison; it is a gathering space for the campus community, including faculty, spectators, student-athletes, coaches, recreation staff, and students. Hours of operation are set in relation to the academic calendar and vary depending on when instruction is in session and during winter break. During the Fall and Spring semesters hours are Monday-Thursday 6AM to midnight. Friday 6AM to 10PM, Saturday 10AM to 10PM, and Sunday 10AM to midnight. During break sessions hours are 6AM to 8PM during week days and 10AM to 8PM on weekends. The Natatorium will be able to accommodate 1,000 spectators and is be planned to host BIG Championships, Collegiate Dual Meets, and Wisconsin State High School Swimming and Diving Championships. A dedicated east entry is planned to accommodate these spectators and events.

Building Areas:

The proposed use areas are as follows:

Natatorium with spectator seating and support spaces:	44,886 ASF
Gymnasiums (8 courts):	53,391 ASF
Open Fitness Area:	31,194 ASF
Multi-purpose studios and racquetball:	11,878 ASF
Jogging Track:	8,600 ASF
Administration and Guest Services:	5,005 ASF
Entry Lobbies and Lounges:	2,344 ASF
Locker Rooms:	9,545 ASF
<u>Building Services:</u>	<u>3,999 ASF</u>
Total at Completion:	170,842 ASF

Auto and Bike Parking Stalls:

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 Lot 87 will be rebuilt and add 1 space for a total of 43 spaces. These stalls will be reserved for University permit holders as directed by UW Transportation. Of these spaces, 6 spaces will be used for accessible parking. The entire Lot is also currently used as accessible parking for Kohl Center events and will continue to function in that manner after this project. Moped parking will remain even at 38 spaces.

University service vehicles and Fire/Emergency vehicle access will be maintained through East Campus Mall, along the north façade of LaBahn Arena and to the Kohl Center.

The existing bus stop will be relocated closer to Ogg Residence Hall west of East Campus Mall. This pull out area will serve both Metro buses and paratransit staging. This will also function to better serve ADA drop-offs. Service access and loading dock facilities will generally be located in the same location as currently exists along the parking

lot entry drive east of the building. The proposed project location is serviced by the #80 Metro bus route eastbound. Route #82 along Park Street and Lake Street are also in close walking proximity. Boarding points identified currently see stops every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule.

Bike parking will be accommodated throughout the site in greater numbers than exist today. There will be 53 bike parking spaces added for a total of 200 spaces along the north and west facades of the building. Currently, there is 147 stalls.

Service Loading/Unloading:

The site accommodates 30' length box trucks and garbage trucks at the east side of the building loading area. For occasional semi-trailer deliveries, the SERF will follow current University protocol involving offsite unloading and delivery to the SERF via smaller box trucks. The SERF site is not required to accommodate semi-trailer pull-through or turn-around movements. Dumpsters and equipment will be kept behind a secured-opaque access door.

Lot Coverage and Usable Open Space Calculations

The lot is 115,462 square feet. The total open space/area outside the building footprint and other impervious area is 18,238 square feet, for an impervious surface ratio of 15%.

Estimated Project Cost:

The project is estimated to cost \$87,541,000.

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, this \$87.8 project should create approximately 1,492 jobs split between design/construction workers and direct, indirect and induced jobs.

The project was presented to the City of Madison Development Assistance Team on July 7, 2016 and to the Joint Southeast Campus Area Committee on July 18, 2016 for informational purposes.

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: Ann Hayes, UW-Madison FP&M Project Manager
 Aaron Williams, Assistant Campus Planner
 Alder Zach Wood, District 8
 Russ Van Gilder, DOA/DFD Project Manager

