



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

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Facilities Planning & Management

**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.

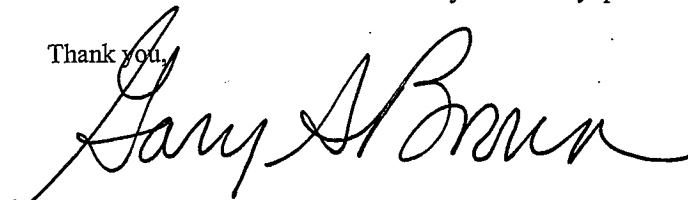
From a fire protection standpoint, the building will be fully sprinklered. There will be a fire hydrant along Observatory Drive (by the parking structure drive entrance) and another hydrant beside the fire department access lane between the Education Building and North Hall. A clear zone for fire protection 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.**