



August 3, 2011

Mr. Brad Murphy
City of Madison Plan Commission
215 Martin Luther King Jr. Blvd., Room LL-100
Madison, WI 53701-2985

**RE: CONDITIONAL USE APPLICATION – Letter of Intent
 LAKESHORE RESIDENCE HALL – PHASE II – 1635 Kronshage Drive
 UNIVERSITY OF WISCONSIN – MADISON**

Plan Commission Committee Members:

This zoning application is for a conditional use permit for a proposed 64,900 gross square foot new residence hall to be located at 1635 Kronshage Drive on the University of Wisconsin-Madison campus. The overall property is currently zoned R-5 and has a City of Madison in situ address of 620 Babcock Drive (parcel #0709-153-0101-7). University buildings within an R-5 district are considered a conditional use. An existing surface parking lot is to be removed for the new building. The project also includes an interior renovation within Holt Commons, located at 1650 Kronshage Drive, and the improvement of the east/west pedestrian walk way south of the proposed residence hall.

Application Materials:

Letter of Intent (this document) (12 copies)
Small format bound set of drawings, 11x17 (7 sets) and 8 1/2x11 (1 set)
Large format bound set of drawings to scale, (7 sets)

Project Name: UW – Madison Lakeshore Residence Hall Phase II

Construction Schedule: May 2012 – August 2013

Existing Site Description: The proposed residence hall will be located on the existing Lot 32 parking lot. The project site is north of Allen Centennial Gardens, east of Cole Hall, south of Kronshage Hall and west of Jorns and Humphrey Halls on the University of Wisconsin-Madison campus.

Project Team:

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

333 E. Chicago St.
Milwaukee, WI 53202
414 271 5350: main
414 271 7794: fax

222 W. Washington Ave.
Suite 650
Madison, WI 53703
608 442 5350: main
608 442 6680: fax



Madison, Wisconsin 53726
Contact: Gary A. Brown, FASLA
Phone: 608-263-3023 Fax: 608-265-3139
E-mail: gbrown@fpm.wisc.edu

Architect: **Eppstein Uhen Architects, Inc.**
222 West Washington Avenue, Suite 650
Madison, Wisconsin 53703
Contact: Brad Nygaard, Project Manager
Phone: 608-442-6692 Fax: 608-442-6680
E-mail: bradn@eua.com

Landscape Architect: **Ken Saiki Design, Inc.**
303 South Paterson Street, Suite 1
Madison, Wisconsin 53703
Contact: Jonathon Wanta
Phone: 608-251-3600 Fax: 608-251-2330
E-mail: jwanta@ksd-la.com

Civil Engineer: **DAAR Engineering, Inc.**
325 East Chicago Street, Suite 500
Milwaukee, Wisconsin 53202
Contact: Aaron Koch
Phone: 414-225-9817 Fax: 414-225-9826
E-mail: aaron.koch@daarengineering.com

Civil Engineer: **Ring and DuChateau**
(Utilities) 10101 Innovation Drive, Suite 200
Milwaukee, Wisconsin 53226
Contact: Rebecca Bornowski
Phone: 414-778-1700 Fax: 414-778-2360
E-mail: rbornowski@ringdu.com

Structural Engineer: **Graef**
5126 West Terrace Drive, Suite 111
Madison, Wisconsin 53718
Contact: Dan Windorski
Phone: 608-245-1975 Fax: 608-242-0787
E-mail: dan.windorski@graef-usa.com

**Fire Protection/
Plumbing Engineer:** **Henneman Engineering, Inc.**
1232 Fourier Drive, Suite 101
Madison, Wisconsin 53717
Contact: William Peden
Phone: 608-833-7000 ext. 8119 Fax: 608-833-6996
E-mail: wpeden@henneman.com

**Mechanical/
Electrical Engineer:** **KJWW Engineering Consultants**
802 West Broadway, Suite 312



Madison, Wisconsin 53713
Contact: Kris Cotharn
Phone: 608-221-6713 Fax: 608-223-9601
E-mail: cotharnka@kjww.com

Surveyor: **JSD Professional Services, Inc.**
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Contact: John Krebs
Phone: 608-848-5060 Fax: 608-848-2255

Contractors: To be determined

Building Use: UW – Madison Lakeshore Residence Hall Phase II constructs a five-level 176-bed student residence hall on the existing Lot 32 parking lot. The building will contain freshmen/sophomore style dwelling units clustered around bathroom/shower spaces. Individual residence units will be double-occupant bedrooms with a closet. This residence hall will be the new home of the "GreenHouse," a living/learning community focused on sustainable practices in learning, living, and working. There will be a two bedroom apartment in the new residence hall for the Residence Life Coordinator. This building will also contain four offices, a conference room and minor support spaces in the public (lower) level for Residence Life. This new building will seek LEED Silver Certification. The site work includes the addition of fire lanes, underground utility work, bike and moped parking, and landscape improvements. The existing east/west pedestrian walkway south of the new building will become wider and fully accessible.

This project will also remodel 11,080 ASF of the interior of Holt Commons which is currently a food service facility that serves the area Lakeshore residence halls. After the completion of the Lakeshore Residence Hall Phase I, food production will move out of Holt Commons. The three entrances to Holt Commons will be updated and a new roof installed. Accessibility challenges within Holt Commons will be resolved by the addition of an elevator and circulation improvements.

Building use areas:

Residence Hall: resident rooms, bathrooms, study rooms, floor lounges, kitchenettes, classroom, circulation, mechanical rooms, storage: 60,590 SF
Residence Hall: Resident Life Coordinator Apartment: 1524 SF
Residence Hall: Residence Life Offices: 967 SF
Residence Hall: Greenhouse: 1347 SF
Holt Commons: Remodeled front desk and office: 656 SF
Holt Commons: Remodeled coffee shop and seating area: 2054 SF
Holt Commons: Remodeled multi-purpose room: 3727 SF
Holt Commons: Remodeled warming kitchen: 2112 SF

Total Gross Square footage:

Proposed Residence Hall: 64,428 GSF
Holt Commons: 19,099 GSF; 11,084 SF (remodeled)



Number of employees:

Residence Hall: approximately 6 in the lower level office area
Holt Commons: approximately 9

Parking spaces: Parking is addressed in accordance with the overall university Campus Master Plan on a campus-wide basis, not by individual building. Also, residence hall users (students) are highly discouraged from bringing cars to campus. Few, if any, are allowed to purchase annual parking permits. This project's site development incorporates 4 proposed parking stalls (including one van accessible stall) and one loading dock area.

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. Holt Commons will generally operate between the hours of 6:00am to 10:00pm, 7 days/week with a variety of venues open throughout the day at various times. Coffee shop service and student gathering space will extend outdoors to the south and west patio areas of Holt Commons.

Site Acreage: 2.23 acres (96,961 SF)

Number of dwelling units: Residence Hall has 86 resident rooms at double occupancy and 4 House Fellow rooms at single occupancy for a total of 176 beds. The Residence Hall also includes a 2 bedroom Resident Life Coordinator Apartment.

Building and Site Service Functions: The existing loading dock and trash compacting area to the east side of Holt Commons will be reorganized yet still be contained in the existing area. 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 leading into the building. New building mounted or ground mounted building signs will be included as part of this project.

Sincerely,

Brad Nygaard, RA
Project Manager

Xc: Gary Brown, UW-Madison FP&M
Stu Larose, UW-Madison FP&M
Rex Loker, DOA DSF
Mike Kinderman, UW-Madison Housing



DESCRIPTION OF THE PARCEL:

That is part of City of Madison Parcel# 0709-153-0101-7, T7N, R9E, SEC 15, Part S ½ belonging to the University of Wisconsin – Madison bounded by Lake Mendota on the North, Elm Dr on the West, Observatory Dr on the South and Babcock Dr on the East, described as the following: commencing at a point on the southeast corner of the existing building identified as Holt Commons (part of Kronshage Hall) to a point 140.0' northerly; thence to a point 90.0' easterly; thence to a point 45.0' southerly; thence to a point 65.0' easterly; thence to a point 220.0' southerly, abutting the north extents of Allen Centennial Gardens; thence to a point 73.5' westerly; thence to a point 10.0' southerly; thence to a point 160.4' westerly, aligning with the eastern face of the existing building identified as Cole Hall; thence to a point 70.0' northerly, along eastern edge of Cole Hall; thence to a point 90.0' westerly; thence to a point 70.0' northerly, aligning with the south face of the aforesaid Holt Commons; thence easterly to the beginning.

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