



July 30, 2010

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
 LAKESHORE RESIDENCE HALL AND FOOD SERVICE FACILITY – 640 ELM DRIVE
 UNIVERSITY OF WISCONSIN-MADISON**

This zoning application is for a conditional use permit for a proposed 227,000 gross square foot new residence hall and food service facility to be located at 640 Elm 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 2000 Observatory Drive (parcel # 0709-153-0201-5). University buildings within a R-5 district are considered a conditional use. Existing surface parking lots and tennis courts are planned to be removed to make way for the new addition. The project also includes the development of a new north-south access road, perpendicular to Observatory Drive, replacing the existing "Willow Drive" extension through the existing surface parking lot. Construction of the new facility is scheduled to begin in March 2011 with final completion projected for June 2012.

Application Materials

Letter of Intent (this document) (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:	Enberg Anderson, Inc. One North Pinckney Street Madison, Wisconsin 53703 Phone: 608-250-0100 Fax: 608-250-0200 Attn: James F. Brown, Jr., project architect E-Mail: jimb@engberganderson.com

Facilities Planning & Management

Associated Architect: **Mackey Mitchell Architects**
The Power House
800 St. Louis Union Station, Suite 200
St. Louis, MO 63103
Phone: (314) 421-1815
Fax: (314) 421-5206
Attn: Dan Mitchell
E-mail: dan_m@mackeymitchell.com

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

Structural Engineers: **Arnold & O'Sheridan, Inc**
1111 Deming Way, Suite 200
Madison, Wisconsin 53717
Attn: Alexander D. Barghout
Phone: 608-821-8500
Fax: 608-821-8501
E-Mail: abarghout@arnoldandosheridan.com

Electrical Engineers: same as above (Arnold & O'Sheridan, Inc)

Mechanical Engineer: same as above (Arnold & O'Sheridan, Inc)

Plumbing & Fire Prot.: **PSJ Engineering, Inc.**
7665 N. Port Washington Rd
Milwaukee, WI 53217
Phone: (414) 352-2211
Fax: (414) 351-8823
Attn: Michael Bohlman
E-mail: mike@psjengineering.com

Civil Engineer: same as above (Ken Saiki Design)

Surveyor: **Point of Beginning, Inc.**
5709 Windy Point Dr, Suite D
Stevens Point, WI 54481
Attn:
Phone: 715-344-9999
Fax: 715-344-9922
E-Mail:

Contractor(s): Yet to be determined

Building Use, Area, and Occupancy

The University of Wisconsin-Madison is planning the development of a new 227,000 GSF residence hall and food service building to be located off Elm Drive. The new residence hall will house 416 students. There will be 204, two-bedroom units and 8, single-bedroom, house fellow units. Additionally, an apartment will provide housing for a Resident Life staff member in a separate, private two-bedroom unit. The building will be constructed on the site which is north of the Observatory Drive athletic playing fields, west of Elm Drive, south of Bradley, Friedrick and Goodnight Halls, and west of the Willow Creek Woods and the Natatorium. Additionally, a new open space quadrangle with views to Lake Mendota will be created on the north side of the building for passive recreation.

The residence hall portion of the building will be 4 stories above grade with a below grade loading dock (off the west side of the building), mechanical rooms and storage. The attached food service facility will be a single, 23-foot story building with large glass windows facing north and a sloping green roof to aid in stormwater management. The food service portion will be designed to meet the needs of the projected 3,250 students living in the lakeshore area and uses a "marketplace" concept with seating for approximately 450 and capacity to serve approximately 1,350 meals during peak periods. The new building will be developed, sited and 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.

The proposed building site is immediately adjacent to the Willow Creek Woods and National Register eligible Native American mounds group known as State of Wisconsin archaeological site # 47DA124. Preliminary archaeological studies within the project boundaries have found no significant artifacts. An archaeologist will be on site during any major excavation for the project. The project site is roughly 7.25 acres in size including the site for the new building, the new open space quad to the north and the new access road off Observatory Drive. The new north-south access drive will replace the existing portion of Willow Drive to be removed by the project and be renamed "Willow Drive".

The main users of the residence hall will be first year undergraduate students. The food service facility will be open to all campus users. The overall building will have 416 student resident occupants, 4 occupants in the on-site facility managers apartment, and a variety of employees, both full and part time. The residence hall facility will be a 24/7 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. The food service facility will generally operate between the hours of 6:00 AM to 12 midnight with a variety of venues open throughout the day at various times. Food service also extends outdoors to the north patio area where special events will be hosted and public seating will be available for dining hall users.

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. Replacement parking for those spots lost due to the construction have been replaced, in part, by adding capacity to the Lot #36 parking garage west of Steenbock Library which has already been completed. In addition, 16 new spaces will be added to the west of the new access road, an additional 4 spaces near the loading dock and 14 spaces near the front door off of Elm Drive. The remaining lost spaces will be spread out across existing parking lots in this area of the campus.

Exterior building materials of the addition will be consistent with the campus neighborhood and include brick, stone, glass, metal panel, precast concrete, and architectural concrete masonry units. In addition, a series of green roofs are being planned as part of the project to reduce overall stormwater impacts on the site. A full landscape plan is included with the project. Existing mature trees, especially on the north side along the Temin Lakeshore Path, will be saved and protected during construction.

The planned loading and service functions for the building will occur off the west side of the building in a lower level loading/service dock. The service dock includes 6 bays, 2 for food service deliveries, 3 for refuse, compactor/composting, and 1 for general deliveries. 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 leading into the building.


New building mounted or ground mounted building signs will be included as part of the project. Campus standard, sharp cut-off Kim Archetype lighting fixtures will be used across the site.

From a fire protection standpoint, the building will be fully sprinklered. Existing and proposed fire hydrants are shown on the enclosed site plans. A fire lane will provide full access along the south face of the building via a reinforced concrete walk and on the west side via the new access drive.

The overall project follows the 2005 Campus Master Plan which suggests additional student housing and dining facilities in this area. The project has been discussed at the Joint West Campus Area Committee and has been presented to the City of Madison development assistance team in December 2009. Further presentations will be made to the neighborhoods via the Joint West committee for a recommendation 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, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

Xc: Doug Sabatke, UW-Madison FP&M Project Manager
Larry Earl, DOA/DSF Project Manager

Paul Evans, Director, UW Housing



LEGAL DESCRIPTION of the PROJECT BOUNDARY

LAKESHORE RESIDENCE HALL AND DINING FACILITY
640 Elm Drive

To be submitted by design team.
