



September 22, 2010

Mr. Matthew Tucker  
City of Madison Zoning Administrator  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53710

**RE: MAJOR ALTERATION TO AN EXISTING PUD/GDP/SIP - Letter of Intent  
KOHL CTR ADDITION HOCKEY-SWIMMING FACILITY – 105 EAST CAMPUS MALL  
(aka 601 W Dayton Street)  
UNIVERSITY OF WISCONSIN-MADISON**

This zoning application is for a major alteration to an existing PUD/GDP/SIP for a proposed 102,800 gross square foot new ice hockey area and swimming locker room facility to be located at 105 East Campus Mall on the University of Wisconsin-Madison campus. This application is being submitted for Plan Commission action at their November 22, 2010 meeting. The overall property is currently zoned PUD/GDP/SIP and has a City of Madison in situ address of 601 West Dayton Street (parcel # 0709-232-2932-6). An existing surface parking lot and recreation area/basketball 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 drive and parking area, perpendicular to West Dayton Street and south of the South East Recreational Facility, replacing the existing surface parking lot west of the Kohl Center. Construction of the new facility is scheduled to begin in May 2011 with final completion projected for December 2013.

**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  
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**Owner's Contact:** University of Wisconsin – Madison  
Facilities Planning and Management  
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**Architect:** Kahler Slater  
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E-Mail: [LStippich@kahlerslater.com](mailto:LStippich@kahlerslater.com)

Facilities Planning & Management

**Landscape Architect:** **Ken Saiki Design, Inc.**  
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**Structural Engineers:** **Graef, Inc.**  
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**Electrical Engineers:** **Arnold & O'Sheridan, Inc**  
4125 N. 124<sup>th</sup> Street  
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E-Mail: [iragozin@arnoldandosheridan.com](mailto:iragozin@arnoldandosheridan.com)

**Mechanical Engineer:** **Arnold & O'Sheridan, Inc**  
900 John Nolan Drive Suite 204  
Madison, Wisconsin 53713  
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E-mail: [twendt@arnoldandosheridan.com](mailto:twendt@arnoldandosheridan.com)

**Plumbing & Fire Prot.:** **PSJ Engineering, Inc.**  
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**Civil Engineer:** **Norris & Associates**  
9001 N. 76<sup>th</sup> Street Suite 306  
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**Surveyor:** **Arnold & O'Sheridan, Inc**  
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**Contractor(s):** **Findorff (CMAR - construction manager at risk)**  
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Attn: Robert Hougard, Senior Project Manager  
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### **Building Use, Area, and Occupancy**

The University of Wisconsin-Madison is planning the development of a new 102,800 gross square foot ice hockey arena and swimming locker room facility to be located off East Campus Mall, as a westerly addition to the Kohl Center. The project also includes a 5,400 gross square foot renovation to the existing locker room and training facilities within the Kohl Center.

The new construction will serve as a women's/men's hockey practice facility; a women's hockey competition facility and include a 92 ft x 200 ft ice sheet; bench-style seating for approximately 2,400 spectators; men's and women's team locker rooms; a visitor locker room; women's hockey office suite; and associated support spaces. The facility also will include locker and team room functions for the men's and women's swimming programs which current use the South East Recreational Facility (SERF). In order for these student athletes to access all existing support services that will be located within the Kohl Center, this proposed facility will be connected by a skywalk to the SERF. Minor work will be undertaken within the SERF to accommodate the appropriate circulation between the pool and the swimming teams' new locker room facilities.

The Hockey/Swim facility will also connect underground to the Kohl Center so that it can operate as one complex. Remodeling work will make the appropriate connections to the Kohl Center, so that athletes can use the training room and strength facilities in that facility. Within the Kohl Center, the men's basketball locker suite will be relocated to the space vacated by the men's hockey locker suite. Additionally, a small portion of the vacated hockey suite will be used to expand training room facilities. The vacated existing men's locker suite will provide space to connect to the new facilities from the existing Kohl Center. Expanded or new supplemental laundry/equipment-issue facilities will be included to accommodate the increased demand brought on by the addition of the women's hockey team (practice and competition) and the men's hockey team (practice) to the Kohl Center.

The new facility development will include surface parking along the east and south sides of the SERF to replace those spaces lost to the development. Approximately 41 spaces will be provided with the current design, including service/loading spaces for the SERF and accessible spaces for users of SERF, the new hockey/swim facility and Kohl Center events. It should be noted that currently UW Parking Lot #88 serves as annual permit parking during normal business hours and for accessible parking needs during Kohl Center events. The existing parking lot that will be lost provides 58 spaces for these functions. The new parking area will provide 41 spaces for a loss of 17 spaces. Additional accessible parking for Kohl Center events will be made available along North Francis Street and in UW Parking Lot #91, east of the Kohl Center. Also to note is the fact that many of the spaces in the existing and new lot serve as accessible parking without the required ADA access aisles. In many cases, accessible parking patrons only need to be close to the event facility and do not need a fully accessible stall with an access aisle. In the proposed lot, there will be 6 fully accessible stalls for daily use and 35 spaces for those needing close in parking for events. This is a similar arrangement to fulfilling accessible parking needs today in Lot #88.

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. Parking for events at the new facility will follow existing Kohl Center event parking management policies and agreements with the City of Madison. UW Athletics has committed to not schedule events in both venues at the same time (the new hockey/swim facility and the Kohl Center).

From a traffic management standpoint, the proposed design allows for standard daily two-way in and out traffic for the new parking area at the N. Lake Street and W. Dayton Street intersection. When the parking lot will be used for events, patrons will enter the lot one-way from the Lake/Dayton intersection and exit the lot one-way to the west via a widened sidewalk/access drive and exit via East Campus Mall to W. Dayton Street. During normal business hours, this access drive will be secured with bollards on each end to prevent daily access, thus reducing vehicular traffic on the East Campus Mall and increasing daily pedestrian traffic. When event patrons exit, vehicular traffic will be separated from pedestrian traffic via a system of barricades set up parallel to the exiting vehicular traffic. Pedestrian traffic will be on the south side and vehicular traffic to the north, exiting again to the north via the East Campus Mall. The majority of pedestrian traffic exiting to the west is moving then south under the East Campus Mall underpass toward parking lots/ramps south near Regent Street. The intersection of pedestrians and vehicles will be managed by on-site staff (either UW Police or Kohl Center event management) who will assist in maintaining a safe and secure environment for all users. Exiting to the west via East Campus Mall for the vehicles reduces the impact of vehicles on the Lake/Dayton intersection which is typically heavily used by pedestrians moving away from the Kohl Center and to their parking destinations on North Lake Street (UW Ramp #46, University Square parking garage, City of Madison Lake/Francis Ramp, etc.)

Bicycle and moped parking will be provided throughout the site for users of the SERF as well as the Kohl Center and the new Hockey-Swim facility. A total of 91 bike parking spaces are provided along with 89 moped parking spaces. This will in most cases supplement existing bike/moped parking already existing on site around the Kohl Center and the SERF.

The new facility will be approximately 2 stories above grade with a significant portion of the building below grade as you enter in and look down on the ice hockey surface. Loading access will be provided in conjunction with the existing Kohl Center loading dock to the south and east of the project site. Access to the existing loading dock will remain off the west side of the building via East Campus Mall from West Dayton Street. Access control features will be installed on this driveway to monitor and control access to the loading dock from the main access control office in the existing loading dock at the Kohl Center.

Overall, the exterior design is intended to extend the Kohl Center materials, forms, and aesthetics to become a part of the Kohl Center neighborhood as a response to the University of Wisconsin-Madison Campus Master Plan. The exterior materials of the building include precast, metal and glass panels and a full compliment of site landscaping. Entry doors will be painted red similar to the Kohl Center aesthetic. A small green roof/raised planter is included east of the building near the Kohl Center's gate B to help break up the mass of concrete and provide some visual relief to the site.

Fire access to the Kohl Center and the new facility will be provided along the north side of the facility and can be accessed from the east or the west around and in front of the Kohl Center, per the existing fire access plans. Fire access will also be provided on the west side of the building along the access drive. Detailed meetings have been held with the City of Madison Fire Department to coordinate this effort.

The new building has been developed, sited and designed to include sustainable design principles emphasizing energy efficiency, long-term durability and minimal maintenance while remaining flexible and adaptable to future needs. The University has required that the project achieve an equivalency of LEED Silver according to the USGBC standards.


The proposed facility will operate under similar hours as the Kohl Center with access open to student athletes and staff during the normal business day as well as card access during off hours. Most large events in the new arena (women's hockey competitions) will be scheduled in the evening hours or on the weekend.

Snow removal on all walks and access drives for the existing and proposed building is administered by University Environmental Services and UW Athletics 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, per the campus standards, will be included as part of the project. Campus standard, sharp cut-off Kim Archetype lighting fixtures will be used across the site. The overall project follows the 2005 Campus Master Plan which suggests additional sports facilities in this area. The project has been discussed at the Joint South East Campus Area Committee and has been presented to the City of Madison development assistance team twice, once on September 10, 2009 and most recently on Thursday, September 16, 2010. A subsequent presentation will be made to the neighborhoods via the Joint South East committee on November 15 for a recommendation to the Plan Commission at their November 22 meeting. The project has also been presented to the City of Madison's Urban Design Commission for informational purposes.

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: Ann Hayes, UW-Madison FP&M Project Manager  
Tim Luttrell, DOA/DSF Project Manager  
John Chadima, UW Athletics



**LEGAL DESCRIPTION of the General Development Plan BOUNDARY**

(aka. 601 West Dayton Street)

LOT 1, CERTIFIED SURVEY MAP 10494, CITY OF MADISON, DANE COUNTY WISCONSIN. THIS PARCEL CONTAINS 546,311 SQ. FT OR 12.542 ACRES.

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Facilities Planning & Management

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