Draft Environmental Impact Assessment

Grainger Hall Dining Expansion and Renovation
975 University Avenue, Madison, Wisconsin

Prepared for:

University of Wisconsin System Administration
780 Regent Street
Madison, WI 53715

March 17, 2025

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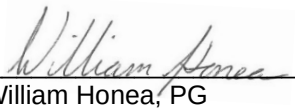

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List of Appendices

Acronyms and Abbreviations

AHI	Architecture and History Inventory
ARI	Archaeological Report Inventory
ASI	Archaeological Sites Inventory
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
DATCP	Department of Agriculture, Trade and Consumer Protection
DOA	Wisconsin Department of Administration
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
ERR	Endangered Resources Review
FEMA	Federal Emergency Management Agency
NAAQS	National Ambient Air Quality Standards
NESC	National Electrical Safety Code
NR	National Resources
NR	National Register
ROW	Right-of-way
SHWIMS	Solid and Hazardous Waste Information System
UW	University of Wisconsin
USDA	United States Department of Agriculture
UW-Madison	University of Wisconsin-Madison
UWSA	University of Wisconsin System Administration
WDNR	Wisconsin Department of Natural Resources

WEPA	Wisconsin Environmental Policy Act
WHPD	Wisconsin Historical Preservation Database
WHS	Wisconsin Historical Society
WPDES	Wisconsin Pollutant Discharge Elimination System

Executive Summary

This Environmental Impact Assessment (EIA) evaluates the potential environmental effects of the proposed Grainger Hall Dining Expansion and Renovation Project at the University of Wisconsin-Madison. The project involves the addition of an 8,200-square-foot Winter Garden, a 6,300-square-foot rooftop terrace, expanded dining facilities, and new student engagement spaces. The expansion will replace portions of the existing south courtyard, requiring the removal of eight trees and an artistic water feature (Water Links II), while integrating new landscaping, permeable pavers, and energy-efficient systems.

Grainger Hall is located on the UW-Madison campus, surrounded by other institutional buildings. Existing site features include landscaped courtyards, paved walkways, and below-grade parking. The proposed project remains within the existing building footprint and does not introduce significant new land use changes beyond structural modifications and landscaping adjustments.

Short-term adverse physical impacts include construction-related noise, air quality effects, temporary utility disruptions, and soil disturbance. These will be mitigated through best management practices and standard construction controls. Long-term adverse physical impacts are minimal, as the project does not significantly alter environmental conditions at the site.

Short-term biological impacts include vegetation removal and temporary disturbance to urban wildlife. However, the project incorporates landscape restoration, bird-safe glazing, and urban greening efforts, mitigating long-term biological effects. No threatened or endangered species are present.

Short-term adverse socioeconomic impacts include temporary traffic disruptions, construction noise, and dust. No permanent adverse social or economic effects are expected. The project impacts social or cultural resources with the removal of “Water Link II” by Athena Tacha. No other impacts are anticipated.

Long-term beneficial impacts include expanded student facilities, improved accessibility, and enhanced sustainability. The project will support economic activity through temporary job creation and aligns with UW-Madison’s long-term campus modernization goals. Although the project was not included in the 2015 Campus Master Plan, it follows standard city approval processes and does not present conflicts with local, state, or federal policies.

The analysis of potential environmental effects finds no significant adverse impacts that warrant elevation to an Environmental Impact Statement (EIS). Given the mitigation measures and compliance with regulatory requirements, the project is recommended to proceed as planned under the Wisconsin Environmental Policy Act (WEPA).

I. Description of Proposed Action

A. Title of Proposed Project

Grainger Hall Dining Expansion and Renovation

UW Project # A-24-004

B. Project Location

Grainger Hall
975 University Avenue
Madison, Wisconsin 53593
Dane County (Parcel #070923207025)
NW ¼ of NW ¼ of Section 23, Township 7 N, Range 9 E

C. Project

Project Description

The proposed project involves the renovation and expansion of Grainger Hall's first floor to enhance dining facilities, create new student engagement spaces, and improve accessibility and sustainability. The expansion includes the construction of an 8,200-square-foot Winter Garden, a 6,300-square-foot rooftop terrace. The new Winter Garden will provide a two-story volume filled with natural daylight, designed to enhance student gathering space.

To accommodate these additions, portions of the south and north courtyard, landscaped areas, and existing paved walkways will be demolished. As part of this work, eight trees will be removed, and "Water Links II" by Athena Tacha currently located in the first level of Grainger Hall will be removed. The artist/work will be recognized through a mitigation effort within the facility. The artist has been informed and will remain engaged through this process.

The project will include an expanded dining area with a coffee shop, convenience store, and retail food venue to improve food service options. It will also provide new student engagement spaces, including meeting rooms and private dining areas to support leadership and collaboration. The rooftop terrace, featuring food service kiosks and greenspace elements, will serve as an additional student gathering space. The building's new facade will incorporate terracotta cladding, bird-safe glazing, and shading elements to improve energy efficiency. A new circulation stair will enhance interior access, and mechanical system upgrades will require the excavation of a 1,000-square-foot below-grade mechanical room adjacent to the existing underground parking structure (Lot 7).

Although this project was not specifically included in the 2015 Campus Master Plan, it aligns with the University's broader development goals. However, because it was not in the Master Plan the project requires City of Madison Minor Alteration approval. Landscaping and bike parking along University Avenue are also part of the project.

Purpose and Need

Grainger Hall is a high-traffic academic facility serving thousands of students, faculty, and visitors daily. The expansion and renovation are designed to address a lack of dining and study spaces while aligning with peer institutions' student experience standards. The Winter Garden will provide a year-round gathering space, while the rooftop terrace will expand outdoor seating capacity. Sustainability improvements, including stormwater management, native landscaping, and energy-efficient glazing systems, are integral to the design. The primary objectives are:

1. Enhancing Student Experience – The expansion will provide modern, functional, and engaging spaces for dining, studying, and socializing, which is necessary as most business school students spend their entire day at Grainger Hall.
2. Aligning Food Services with Peer Institutions – The dining expansion will modernize food offerings and support evolving student needs.
3. Addressing Space Constraints – The pre-design phase determined that additional student gathering spaces were required, prompting the decision to enclose the existing courtyard to create a Winter Garden with ample natural light.
4. Sustainability and Energy Efficiency – The design incorporates bird-safe glazing, shading features, and high-efficiency mechanical systems, contributing to UW-Madison's sustainability goals.

D. Estimated Cost and Funding Source

The total estimated budget is $27,140,000 sourced from gift/grant funds. The budget allocated for construction costs is $18,931,000.

E. Project Schedule

The proposed project schedule milestones as of the release of this document are as follows:

Milestone	Estimated Date
BOR/SBC Authority to Construct	September 2024
Bidding	April 2025
Construction Start	June 2025
Substantial Completion	July 2026
Occupancy	August 2026

Note: Individual project components and detailed milestones are being developed and will be contingent upon other timeline milestones, such as permitting approvals which may need to have supplementary information prepared.

II. Existing Environment

A. Physical

Land Use

The project site is located within the Wisconsin School of Business (Grainger Hall) at 975 University Avenue. The area proposed for redevelopment consists of the existing courtyard within Grainger Hall, which contains landscaped areas, concrete pavement, benches, and picnic tables.

The surrounding land use is institutional and commercial, with adjacent properties consisting of other university facilities, student housing, and mixed-use developments along University Avenue. The site is within a densely developed portion of the UW-Madison campus, where existing buildings are primarily used for academic, administrative, and student services functions.

Topography and Subsurface Conditions

The project site is located in a highly developed urban setting on the University of Wisconsin-Madison campus. The area is relatively flat, with an elevation of approximately 875.6 feet above sea level (msl). A geotechnical study by Construction Geotechnical Consultants, Inc. (CGC) included Standard Penetration Test (SPT) borings to a depth of 35 feet, supplemented by previous soil borings completed in 2004.

The site is underlain by Batavia silt loam and Dodge silt loam, both of which are well-drained soils common to the region. The subsurface investigation identified a surface layer of concrete pavement or landscaped topsoil, underlain by loose to very dense sand with silt and gravel, and deeper layers of silty clay. Groundwater was encountered at depths ranging from 19 to 34 feet below the surface, and perched water was noted in some areas, indicating localized fluctuations in water levels.

Surface Waters, Wetlands, and Floodplains

The project site is located in Federal Emergency Management Agency (FEMA) Flood Zone X, meaning it is outside the 100-year and 500-year floodplains and has less than a 0.2% chance of flooding annually. The Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer confirms that no

mapped wetlands or surface water features are present at or adjoining the site. The nearest significant water body is Lake Mendota, approximately 1,600 feet north.

Air Quality

The Wisconsin Administrative Code, specifically chapters NR 400 through NR 499, outlines regulations pertaining to air pollution control within the state. These chapters define and regulate "criteria pollutants," including particulate matter (PM2.5 and PM10), sulfur dioxide (SO2), volatile organic compounds (VOCs), nitrogen oxides (NOx), carbon monoxide (CO), and lead (Pb).

As of the latest available data, Dane County is in attainment of the National Ambient Air Quality Standards (NAAQS) established by the U.S. Environmental Protection Agency (EPA).

Noise

The project site is located within an urban environment on the University of Wisconsin-Madison campus, where various existing noise sources contribute to ambient sound levels. While no formal noise study has been conducted for this site, typical sources of noise in the area include:

- Traffic Noise – University Avenue, North Brooks Street, and North Park Street are heavily traveled roadways near Grainger Hall. Traffic from passenger vehicles, buses, bicycles, and service vehicles contributes to the background noise environment.
- Building Mechanical Systems – Like most large academic buildings, Grainger Hall contains HVAC units, air handling systems, and mechanical ventilation equipment, which generate continuous low-level operational noise.
- Pedestrian and Student Activity – The area experiences high foot traffic, with students, faculty, and visitors frequently moving through the site. Conversations, outdoor seating areas, and general campus activity contribute to the existing noise conditions.
- Rail Traffic – The Wisconsin & Southern Railroad, operated by WATCO, runs daily trains in the vicinity, adding intermittent rail noise to the ambient environment. Train operations, including locomotive engines, horn signals at crossings, and railcar movements, contribute to the overall noise levels at the site.
- Other Campus Operations – Additional sources of noise may include delivery trucks, maintenance vehicles, emergency response vehicles, and occasional construction or renovation projects within the surrounding area.

B. Biological Environment

The immediate project area is a developed urban environment, primarily consisting of landscaped areas, concrete pavement, and buildings. Vegetation at the site is limited to ornamental plantings and maintained lawn areas, with no significant natural habitats present on-site.

Regionally the site located in the Southeast Glacial Plains Ecological Landscape (WDNR, 2015). This region is characterized by glacial till plains and sediments deposited during the Wisconsin glaciation. These nutrient-rich deposits, coupled with a suitable growing climate, have historically supported productive croplands. According to the Wisconsin Department of Natural Resources, approximately 58% of this ecoregion is agricultural cropland, 11% is forested, and 12% is wetland.

C. Social and Cultural Environment

Existing social aspects of the area are presented as context to the project and the social profile of potential beneficiaries or parties impacted by the project.

City of Madison and Dane County

The University of Wisconsin-Madison, located in Madison, Dane County, serves as a significant educational and cultural institution within the region. According to the U.S. Census Bureau, Dane County experienced a population increase from 488,073 in 2010 to 561,504 in 2020, representing a 15.0% growth over the decade. The City of Madison, as the county seat and home to the university, contributes substantially to this demographic trend. In comparison, the state of Wisconsin's population grew by 3.6% during the same period. According to the Wisconsin Department of Administration (DOA) Demographic Service Center, Dane County is projected to be the sixth fastest-growing county in Wisconsin, with a projected population increase from 2010 to 2040 of 24.3%.

UW-Madison Campus

UW-Madison, founded in 1848, stretches across 939 acres in downtown Madison. The campus is the oldest, largest, and flagship institution of the 13 University of Wisconsin campuses. The Fall 2022 enrollment of 49,886 consists of 35,184 undergraduates, 9,993 graduate students, 2,663 professional students (law, pharmacy, etc.), and 2,046 special students.

The University of Wisconsin-Madison is a major contributor to the cultural and social environment of Madison and Dane County. The university's presence influences the local economy, demographics, and cultural activities, fostering a vibrant community with diverse social and cultural opportunities.

Employment and Income

The University of Wisconsin-Madison is a significant contributor to the local economy. As of 2021, the civilian labor force in Madison comprised approximately 70.4% of the population aged 16 years and over. The unemployment rate in Madison was reported at 2.8%, which is lower than both the state and national averages for that year.

In terms of income, Madison residents had a per capita income of $48,557 in the past 12 months (in 2023 dollars), which is higher than the state and national averages. The median household income in Madison was $76,983 during the same period (U.S. Census Bureau, 2025).

Neighborhoods

The project site is located within a densely developed urban area on the University of Wisconsin-Madison campus. The surrounding land use is primarily institutional, commercial, and mixed-use development associated with the university.

Adjacent Land Uses:

- North: Chadbourne Residence Hall and University Avenue.
- East: Vilas Communication Hall and North Park Street
- South: Zoe Bayliss CO-OP, Susan Davis Residence Hall, residence, and West Johnson Street
- West: Educational Sciences Building, Porchlight housing, apartments, and North Brook Street

The nearest residential areas include student apartments and mixed-use developments located within a few hundred feet of the project site. Off-campus neighborhoods are located further west and south, where housing transitions from student-focused to broader residential use.

Important Social Features and Buildings Near the Project Site

Several notable campus facilities and resources are situated near the project site:

- Grainger Hall – The existing Wisconsin School of Business facility, which includes classrooms, faculty offices, conference spaces, and student lounges.
- Memorial Union (north of the site) – A major student and community hub offering food services, event spaces, and gathering areas.
- University Avenue (north of the site) – A primary transportation and commercial corridor, lined with retail businesses, restaurants, and mixed-use developments that serve the university community.
- Levy Hall (south of the site) – An academic and administrative building associated with university operations, opening in 2026.
- Community Housing & Services (west of the site) – A residential and support services facility for students and local community members.

D. Economic Environment

The University of Wisconsin-Madison significantly impacts the local and State economy. From the 2023-2024 *Budget in Brief* report, UW-Madison operates with an annual budget of nearly $4 billion. The university's revenue is derived from multiple sources, including federal funding, auxiliary services, tuition, gifts, and state support. Specifically, 25% of the revenue comes from federal sources, 23% from auxiliaries and other receipts, 21% from tuition, 17% from gifts and non-federal grants, and 14% from state support.

As of the fall of 2020, UW–Madison employed approximately 24,398 faculty and staff positions. A 2021 report indicated that the university, along with affiliated organizations and related startups, contributes approximately $30.8 billion annually to Wisconsin's economy, supporting over 232,000 jobs and generating about $1 billion in state and local tax revenue (NorthStar Analytics, February 2021).

E. Other

Archaeological and Historical Environments

A review of the Wisconsin Historic Preservation Database (WHPD) identified two sites within the Area of Potential Effect (APE). Grainger Hall, located at 975 University Avenue, was constructed in 1991 with an addition completed in 2006. The building is listed in the Architecture and History Inventory (AHI) under record AHI #245712 but is not currently eligible for the National Register of Historic Places (NRHP), as it has not yet reached the 50-year eligibility threshold. While it may become eligible in the future, 2041 at the earliest, it currently does not have a historic designation or any preservation restrictions.

Another site, the First Central Co. & Apartment Building, previously located at 911-917 University Avenue, was constructed in 1927 in a 20th-century commercial architectural style and is listed on the AHI. However, this building was demolished in 1991.

Currently, no structures within the APE are listed on the NRHP.

A search of the Archaeological Report Inventory (ARI) and Archaeological Site Inventory (ASI) revealed no documented archaeological sites within the APE.

Utilities

Electric and Gas

Grainger Hall and the surrounding University of Wisconsin–Madison campus receive electrical and natural gas services from Madison Gas and Electric (MGE). Existing underground electrical infrastructure is housed within UW-Madison signal duct banks within the project construction limits. The existing gas

and electrical utilities provide service to the academic spaces, dining facilities, and mechanical systems within Grainger Hall.

The electrical system supports building lighting, HVAC, kitchen equipment, and mechanical operations, while natural gas infrastructure supplies energy for heating and other campus utilities. The electrical and gas lines run beneath University Avenue and North Brooks Street.

Sanitary Sewer

Grainger Hall is served by the City of Madison's sanitary sewer system, with primary sewer lines running beneath North Brooks Street, University Avenue, West Johnson Street, and North Park Street. These lines collect wastewater from restrooms, kitchen operations, and mechanical discharge within Grainger Hall.

A grease interceptor is located along North Park Street, designed to accommodate wastewater from food service operations. This interceptor prevents fats, oils, and grease from entering the municipal sewer system.

The existing sanitary sewer system is connected to the larger municipal wastewater network, which directs effluent to the regional wastewater treatment plant. The capacity of the existing system is designed to handle current building occupancy and operational demands.

Steam Utilities

There are existing district steam lines in the area, but none are impacted by this project.

Stormwater Management

Stormwater runoff from Grainger Hall is managed through existing storm sewer infrastructure located beneath University Avenue, North Brooks Street, and North Park Street. The system collects and conveys stormwater from the rooftop, courtyard, and surrounding pavement surfaces. The existing drainage system directs stormwater to the City of Madison's municipal stormwater network.

The courtyard consists of landscaped areas and impervious hardscape surfaces, which influence runoff patterns and stormwater infiltration rates. Drainage from the existing rooftop and surrounding pavement is conveyed through downspouts and surface inlets, which connect to underground storm sewer lines.

Domestic Water

Potable water service for Grainger Hall is provided by Madison Water Utility, with distribution mains located beneath North Brooks Street, University Avenue, and North Park Street. The existing water infrastructure supplies building occupants, food service operations, restroom facilities, and mechanical systems.

The domestic water system also supports fire suppression infrastructure, ensuring adequate pressure and volume for fire protection. The existing supply network includes water mains, service laterals, and internal plumbing distribution systems that deliver potable water throughout the facility.

Telecommunications and Fiber Optics

Grainger Hall is connected to UW-Madison's telecommunications network, which supports high-speed internet, voice, and data services. Multiple underground fiber optic and cable lines are housed within UW-Madison signal duct banks, ensuring connectivity for academic activities, administrative functions, and student engagement spaces.

Hazardous Materials

A review of environmental databases, including the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) Storage Tank Database, the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS), and the EPA Envirofacts website, was conducted to assess potential environmental hazards at and around the project site. Copies of pertinent environmental records are in Appendix F.

Storage Tanks

Records from the DATCP Storage Tank Database indicate that three underground storage tanks (USTs) and one aboveground storage tank (AST) have been registered at Grainger Hall, 975 University Avenue.

- AST (Tank ID 13421): This 500-gallon diesel storage tank remains in use and is associated with UW System Environment Health & Safety operations.
- USTs (Closed/Removed):
    - Tank ID 49040: 1,000-gallon underground fuel oil tank, removed 9/14/1991, documented by BRRTS# 03-13-001105.
    - Tank ID 52204: 1,200-gallon underground fuel oil tank, listed as removed 7/29/1991, though no corresponding WDNR documentation is available regarding its location or removal. However, the DATCP removal date coincides with the construction of Grainger Hall, suggesting it was removed during site redevelopment. If no contamination was observed at the time of removal, it may not have been documented in BRRTS records.
    - Tank ID 52242: 1,400-gallon underground fuel oil tank, removed 8/13/1991, documented by BRRTS# 03-13-001105.

WDNR BRRTS Sites

In 1991, a previously unknown UST was punctured during an excavation for the construction of Grainger Hall, leading to the release of #2 fuel oil. The 1,400-gallon UST (Tank ID 52242) was found near the rear of 913 University Avenue, with an additional 1,000-gallon UST (Tank ID 49040) located approximately 20 feet south of the first tank. The WDNR leaking underground storage tank (LUST) case (BRRTS Activity #03-13-001105) was initiated in response to the release. Approximately 30 tons of contaminated soil was excavated and transported to the Dane County Landfill for disposal. The WDNR reviewed soil sample results in 1992 and determined that no further remediation was required, leading to case closure. No continuing obligations were assigned to the property.

There was no documentation of the location or removal of the 1,200-gallon fuel oil UST, however, DATCP identifies it as removed with a date that corresponds with construction of Grainer Hall indicating it was also removed during construction, but if no contamination was observed during its removal, it may not have been documented on WDNR records.

A search of the WDNR BRRTS database identified additional historical remediation cases in the vicinity of Grainger Hall, including:

- A closed LUST case on the west adjoining property (Community Housing & Services) related to the removal of two 10,000-gallon heating oil USTs in 1996. The site received closure from the WDNR, and based on the reviewed case files, it is unlikely to pose a risk to the project site.
- A No Action Required (NAR) case for Luther Memorial Church, located west of Grainger Hall. This designation indicates that either contamination was below regulatory action levels or was successfully remediated to the WDNR's satisfaction.
- A No Action Required (NAR) case for Levy Hall, located south of Grainger Hall. Similar to the Luther Memorial Church site, the WDNR determined that no action was required.

EPA Environmental Database Review

A multi-system search of the EPA Envirofacts database confirmed that Grainger Hall is not listed in the Resource Conservation and Recovery Act (RCRA) database or any of EPA's other hazardous site databases. No active hazardous waste generators, Superfund sites, or other federal environmental concerns were identified within the project area.

Asbestos-Containing Materials and Lead-Based Paint

Although Grainger Hall was constructed in 1991, there remains a potential for asbestos-containing materials (ACM) to be present in certain building materials, as ACM may still be purchased and used today. Any renovation or demolition activities that could disturb suspect materials should be assessed for

ACM in accordance with Occupational Safety and Health Administration (OSHA), WDNR, and EPA regulations.

The presence of lead-based paint (LBP) at Grainger Hall is considered unlikely, as the EPA banned the use of lead-based paint in 1978.

Parking and Transportation

Parking

Grainger Hall includes an underground parking structure accessible from North Brooks Street, which provides parking for faculty, staff, and authorized users. Metered parking is available along North Brooks Street and additional surface parking is provided by UW-Madison Transportation Services in nearby lots. The immediate project site does not contain any designated parking areas, as it consists of a landscaped courtyard within the Grainger Hall complex.

Transportation Infrastructure

Grainger Hall is situated in a dense urban setting, bordered by University Avenue to the north and North Brooks Street to the west. These roadways accommodate a mix of vehicular, pedestrian, and bicycle traffic and serve as key corridors for access to the UW-Madison campus and surrounding commercial areas.

Public Transit

The building lies between University Avenue and West Johnson, which together form a major public transit corridor served by multiple Madison Metro Transit routes. Several bus routes operate within the immediate vicinity of Grainger Hall, providing connections to other parts of the city and campus, including:

- Route J operates westbound along University Avenue.
- Route O services portions of North Brooks Street and University Avenue.
- UW-Madison Campus Route 80, a fare-free service, runs in proximity to Grainger Hall, offering connections between central campus locations.

These transit services facilitate access to the University and downtown Madison, with frequent stops near Grainger Hall (Metro Transit, 2025; City of Madison, 2025).

Bicycle and Pedestrian Facilities

University Avenue includes dedicated bicycle lanes, supporting campus and citywide cycling infrastructure. Bike racks are available near Grainger Hall for cyclist use. The surrounding area is equipped with sidewalks, pedestrian crossings, and ADA-accessible routes, ensuring connectivity between the university and surrounding properties.

III. Proposed Environmental Change

A. Manipulation of Terrestrial Resources

The Grainger Hall Dining Expansion and Renovation Project will result in modifications to existing surfaces within the project footprint. The first-floor addition will cover approximately 8,478 square feet, replacing portions of the current courtyard that include landscaped areas, paved walkways, and seating. Approximately 15,446 square feet (0.35 acres) of the total site area will be disturbed due to excavation, grading, and construction activities.

As part of the demolition phase, eight trees in the south courtyard will be removed to accommodate the Winter Garden addition. The redeveloped courtyard and rooftop terrace will incorporate new vegetation, including four deciduous trees and two ornamental trees in the south courtyard. Additionally, the rooftop terrace will feature eight ornamental trees, along with a mix of deciduous shrubs, evergreen shrubs, ferns,

herbaceous perennials, and ornamental grasses. The incorporation of permeable pavers in select areas will help facilitate stormwater infiltration.

The project also includes approximately 1,000 square feet of below-grade construction for a new mechanical room, requiring excavation adjacent to the existing underground parking structure. Construction will necessitate the removal of soil, pavement, and landscaped surfaces within the footprint of the proposed addition. Given the urban setting, no significant natural terrestrial resources will be affected. However, the project will result in the permanent conversion of open courtyard space to a building addition, changing the configuration of the existing Grainger Hall outdoor environment.

B. Manipulation of Aquatic Resources

No streams, wetlands, or other aquatic resources will be directly manipulated as part of the proposed project.

C. Structures

The proposed project will introduce significant modifications to Grainger Hall's physical structure, including:

- An 8,478-square-foot Winter Garden addition, replacing portions of the courtyard.
- A 6,300-square-foot rooftop terrace, incorporating a mix of hardscaping and greenscaping.
- New food service facilities, including a food service kiosk on the terrace and an expanded dining area and coffee shop on the first floor.
- New student engagement and meeting spaces within the renovated interior.
- A new mechanical room at the basement level, requiring structural reinforcements to support the expansion.
- "Water Link II" by Athena Tacha, an artistic water feature will be removed from the 1st level of Grainger Hall as part of the project to accommodate the building expansion. This feature is not identified in the databases as historically significant.

The exterior facade of the Winter Garden addition will feature terracotta cladding, bird-safe glazing, and shading features designed to integrate with existing building aesthetics. The rooftop terrace will include accessibility features and egress modifications.

As part of the renovation and expansion, Grainger Hall will incorporate energy-efficient mechanical systems, high-performance insulation, and light emitting diode (LED) lighting upgrades to reduce operational energy consumption. According to the Energy Cost Budget (ECB) Report, the new heating, ventilation, and air conditioning (HVAC) system will improve ventilation efficiency while reducing overall energy demand. The shading elements on the Winter Garden facade will help reduce solar heat gain, lowering cooling costs. Additionally, the project is designed to comply with Wisconsin Energy Code (Safety and Professional Services [SPS] 363) and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1, ensuring that mechanical, electrical, and building envelope improvements contribute to a more sustainable and energy-efficient operation.

D. Other

Utilities

The Grainger Hall Dining Expansion and Renovation Project will require several modifications to existing utility infrastructure to accommodate the expanded facilities. These changes include adjustments to water supply, sewer, stormwater drainage, electrical and gas service, and telecommunications systems.

Water Supply and Sewer

New water service connections will be established to support the expanded dining, restroom, and food service areas. Sanitary sewer connections will be made beneath North Park Street, with a grease interceptor installed to comply with wastewater management requirements for food service operations. Utility coordination with the City of Madison will ensure that these modifications meet regulatory standards and do not disrupt existing service.

Stormwater Drainage

The project will include modifications to stormwater management infrastructure to address changes in grading, increased impervious surface coverage, and site constraints. The existing courtyard is primarily situated over an existing structure, limiting natural infiltration. The proposed addition will also be constructed over the existing structure but will incorporate a green roof, which is expected to improve water quality and provide temporary storage, delaying runoff discharge. Since roof runoff is typically cleaner than at-grade runoff, this will contribute to improved stormwater quality.

Several stormwater catch basins will require elevation adjustments to align with the new site grading following excavation and construction. To manage changes in runoff patterns and comply with WDNR NR 151 stormwater regulations, storm sewer conveyance upsizing may be necessary. Additionally, a stormwater chamber will be installed to enhance sediment capture and improve total suspended solids (TSS) reduction. The proposed system includes a precast underground storage unit (8' x 5' x 22') with no sump, which is estimated to achieve a 62.13% TSS reduction. This system will also help mitigate peak discharge rates, with an estimated reduction of 7.3% to 10.5% when combined with the permeable paver system.

Permeable pavers will be strategically incorporated into select hardscaped areas to enhance on-site infiltration, further reducing overall runoff and peak flow rates. These combined stormwater improvements are expected to result in an overall enhancement of stormwater management performance compared to existing conditions.

Electrical and Gas

Modifications to the electrical and gas systems will support the expanded building footprint and new mechanical and food service equipment. Madison Gas & Electric will oversee service coordination to ensure continued access and reliability during construction. The project includes updates to the HVAC system, incorporating high-efficiency heat recovery and demand-controlled ventilation as outlined in the Energy Conservation and Benchmarking (ECB) Report. These improvements aim to optimize energy use and enhance indoor environmental quality.

Telecommunications and IT Infrastructure

The project site includes underground telecommunications duct banks that must be protected during excavation and construction activities. Any necessary relocations or adjustments to IT infrastructure will be coordinated with the appropriate service providers to minimize disruption to network connectivity and building operations.

Parking and Transportation

Construction activities associated with the Grainger Hall Dining Expansion and Renovation Project will necessitate temporary traffic control measures, particularly during equipment loading and unloading sequences. Upon completion of construction, traffic patterns for vehicles will return to their normal operating conditions.

During construction, North Brooks Street will be closed to through traffic, except for access from the parking garage entrance to University Avenue. Access to the loading dock and parking garage will be maintained at all times.

Pedestrian and Bicycle Access

Pedestrian crossings will be maintained along West Johnson Street, with detours implemented along North Park Street to ensure continued accessibility. A temporary curb ramp will be installed to provide an

accessible detour route. Existing bike racks in the project area will remain available for use, though minor adjustments to pedestrian paths may be required.

Public Transit Impacts

The temporary closure of North Brooks Street to through traffic will impact Metro Transit Route J and O, which operates along North Brooks Street before turning onto University Avenue. Per project requirements, Metro Transit must receive a minimum of three weeks' advance notice of any bus stop or route changes. Coordination with UW-Madison Transportation Services and Metro Transit will ensure that any disruptions are minimized and that riders are informed of alternative arrangements.

Construction-Related Traffic

It is anticipated that construction-related traffic will utilize North Brooks Street for access to the project area. Any planned lane closures, street parking removal or detours will be coordinated in advance with City of Madison Traffic Engineering to ensure compliance with local traffic control regulations.

Parking Considerations

The project does not include the addition or removal of parking spaces within either the surface parking lot at the southwest corner of Grainger Hall or the below-grade parking facility. All existing parking spaces within these areas will remain available throughout and after construction. Access to the below-grade parking structure will be maintained at all times, ensuring no disruption to vehicle entry or exit.

IV. Probable Adverse and Beneficial Impacts

A. Physical Impacts

Noise and Vibration

The project is not expected to significantly alter ambient noise levels following completion. However, the addition of new HVAC systems, kitchen equipment, and mechanical infrastructure may result in localized increases in operational noise. Specific noise levels from these systems will depend on final design specifications, which have not yet been determined. Based on similar university facilities, the anticipated mechanical noise emissions are expected to comply with local noise ordinances and industry best practices for noise mitigation.

Short-term increases in noise levels will occur during demolition, site preparation, excavation, and construction. Sources of elevated noise will include:

- Heavy equipment operation (excavators, loaders, concrete saws, and dump trucks).
- Material handling and deliveries, including steel framing, HVAC components, and façade materials.
- Pile driving or foundation reinforcement activities near the existing underground parking garage.

Vibrations from construction may be noticeable in the immediate vicinity but are not anticipated to impact adjacent structures significantly. Construction activities will be conducted during regular business hours and are expected to comply with City of Madison noise regulations. Madison's noise ordinance (Sec. 24.08, Madison General Ordinances) restricts loud construction noise between 7:00 p.m. and 7:00 a.m. on weekdays and may require special approvals for work beyond those hours.

Figure 1 below lists the actual measured operating noise levels of construction equipment at 15 meters.

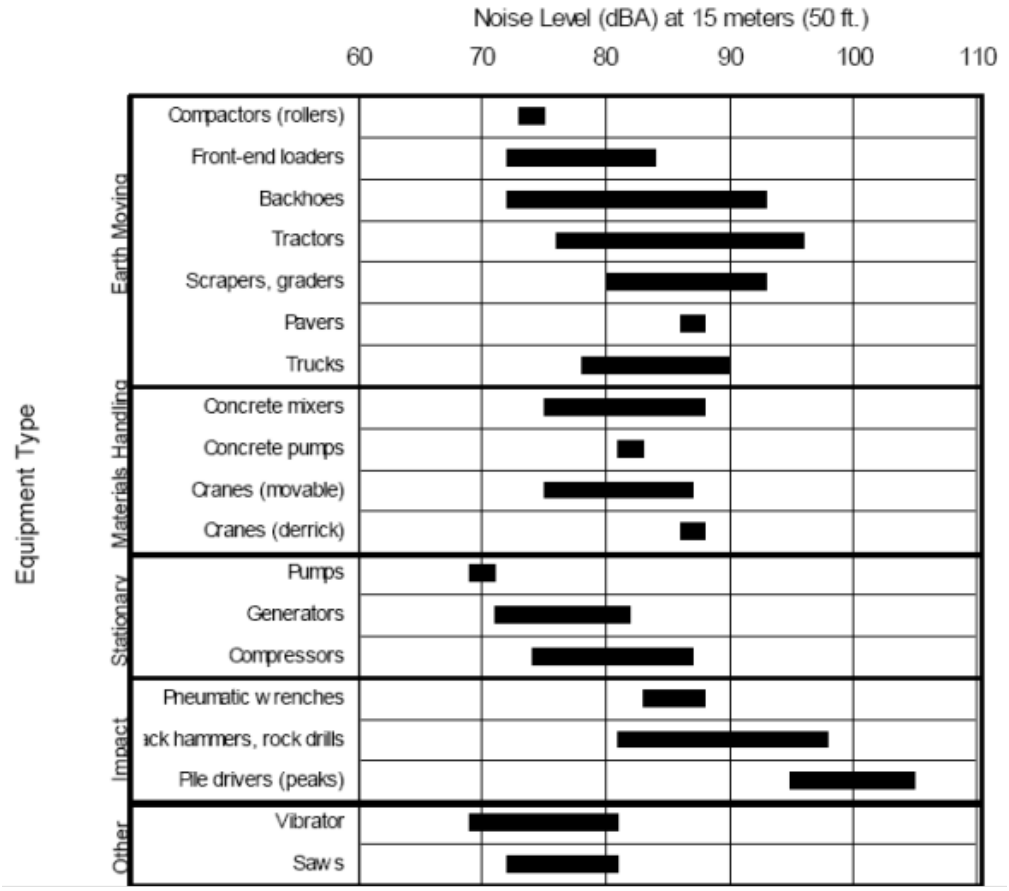


Figure 1 Construction Equipment Noise at 15 Meters

Source: U.S. Report to the President and Congress on Noise. February 1972.

Stormwater and Erosion Control

Excavation and grading will temporarily expose soil, increasing the potential for erosion and sediment runoff into the stormwater system. The Grainger Hall Dining Expansion and Renovation project will require temporary and permanent modifications to existing erosion and sediment control measures to accommodate construction activities and site restoration. The project's 0.35-acre disturbance area will necessitate compliance with City of Madison and UW-Madison erosion control requirements.

During construction, temporary erosion control measures will be implemented to minimize soil displacement and sediment transport. These include:

- Silt fences and filter socks along the construction limits to prevent sediment migration.
- Construction tracking pads installed at site entrances to limit soil tracking onto public roads, particularly West Johnson Street, where a designated staging area is planned.
- Inlet protection measures on storm sewer inlets within and adjacent to the project site to reduce sediment-laden runoff entering the drainage system.
- Stockpile stabilization for any soil piles that will remain inactive for more than seven days, with additional perimeter controls installed as needed.
- Temporary sediment basins or dewatering controls if needed, in accordance with WDNR Technical Standard 1061.

Construction-related grading and excavation will result in modifications to stormwater flow patterns. Several existing stormwater catch basins will require elevation adjustments to align with new pavement and landscape grading. Additionally, permeable pavers will be integrated into portions of the redesigned courtyard to increase localized stormwater infiltration.

Disturbed areas that remain inactive for 14 days or longer will require stabilization measures such as mulching, erosion matting, or dormant seeding, depending on the season. Regular inspection and maintenance of erosion control features will be conducted weekly and after any rainfall event of 0.5 inches or greater. Construction-related sediment tracked onto public roads will be swept and removed daily as needed.

As part of permanent site restoration, all disturbed areas will be regraded and planted to restore vegetation, and stormwater inlets and basins will be adjusted to align with final grading. Erosion control measures will remain in place until UW-Madison and City of Madison inspectors confirm that the site has been fully stabilized.

The project will also have a beneficial effect on stormwater. The use of permeable pavers in the redesigned courtyard will allow for increased stormwater infiltration, reducing runoff into the municipal system. Additionally, adjustments to storm drain elevations will improve drainage efficiency.

Air Quality

Construction equipment and material transport will produce airborne dust and vehicle emissions, leading to temporary localized air quality impacts. Dust suppression techniques, including watering disturbed areas and minimizing exposed soil, will be employed to reduce airborne particulates. These impacts are expected to be minor and limited to the active construction period.

B. Biological Impacts

Adverse Biological Impacts

- Vegetation Removal – The project will remove eight trees from the south courtyard to accommodate the Winter Garden expansion. However, replacement plantings will be incorporated into the final site design to mitigate this loss.
- Displacement of Small Wildlife – The site may currently provide habitat for small mammals (e.g., squirrels) and birds, which could be temporarily displaced due to construction activities. Given the urban nature of the site and the presence of adjacent green spaces, any displaced species are expected to relocate within the surrounding campus environment.
- Temporary Construction Impacts on Surrounding Vegetation – Adjacent landscaped areas may experience temporary disruption due to grading, material storage, and equipment movement. Construction best management practices (BMPs) will be implemented to minimize soil disturbance and protect root systems where feasible.

Beneficial Biological Impacts

- Revegetation and Landscaping Enhancements – The project will include new plantings to replace removed vegetation. The south courtyard will be replanted with four deciduous trees, two ornamental trees, and various shrubs and perennials. The rooftop terrace will add eight ornamental trees, along with additional shrubs, perennials, and ornamental grasses. These enhancements will maintain or improve site biodiversity and increase aesthetic appeal.
- Bird-Safe Design Elements – The new Winter Garden addition will incorporate bird-safe glazing and shading elements, which are intended to reduce bird collisions with glass surfaces. This design feature aligns with sustainability best practices and contributes to wildlife protection efforts.
- No Impact to Threatened or Endangered Species – An ER Preliminary Assessment was submitted to the WDNR on January 17, 2025. The WDNR determined that the project falls under Table 2 of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low

BITP/A). As a result, no additional actions are required, and no threatened or endangered species are expected to be affected by the project.

Endangered Resources Review

On January 17, 2025, WDNR reviewed the project for potential impacts on threatened and endangered species. The ER Review determined that the project falls under Table 2 of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A). Key findings from the WDNR ER Review include:

- The project is covered under Activity 2-A1, which applies to activities occurring entirely within urban or residential areas, manicured lawns, or paved surfaces.
- No formal ER Review letter is required.
- There are no actions needed to comply with state endangered species laws.
- Any potential incidental take is permitted and authorized under the No/Low BITP/A.
- The ER Review fee was waived, and an ER Review Verification Form was issued to be retained for project records and any necessary DNR permit applications.

This determination confirms that the project will have no impact or only minimal impact on state-listed endangered and threatened species. However, this notice does not exempt the project from obtaining any other necessary permits or approvals from the WDNR or other regulatory agencies. The ER Review Verification form is attached in Appendix E.

C. Socioeconomic Impacts

Adverse Socioeconomic Impacts

- Temporary Disruptions During Construction – The project will involve construction-related noise, dust, and temporary traffic adjustments that could create minor inconveniences for students, faculty, staff, and visitors. These impacts will be temporary and managed through standard construction best management practices.

Beneficial Socioeconomic Impacts

- Enhanced Campus Amenities – The project will provide expanded dining options, study spaces, and meeting areas, enhancing the student experience, and improving the functionality of Grainger Hall. The additional seating and food service options will help alleviate overcrowding in existing campus dining facilities. With the upgrade to the catering kitchen and the expansion of dining operations from one venue to three, current projections estimate the addition of approximately 12 full-time staff members and an increase of about $3.5 million in annual revenue. These enhancements will not only improve the quality and variety of dining options available but also contribute to job growth and financial sustainability within campus operations.
- Short-Term Job Creation and Economic Activity – The construction phase of the project will create temporary employment opportunities in design, engineering, construction, and related industries. A study by the University of Colorado Boulder Business Research Division for Associated General Contractors Wisconsin (2022) indicates that every $1 million spent within the construction industry supports 12 jobs, including 7 construction jobs and 5 jobs in supporting sectors, as a result of the subsequent spending associated with the induced effects of the project. The budget allocation for construction is $18,931,000. Accordingly, the implementation of this project could support up to 227 jobs. Additionally, the aforementioned study determined that the economic multiplier of initial construction cost spending is approximately 1.84. Thus, this proposed construction project can be expected to contribute up to $34,833,040 to the local, regional, and national economy in the short term.

- Campus Facility Optimization – The expansion of Grainger Hall's dining and student engagement spaces will enhance campus efficiency by providing modernized facilities that support student and faculty needs. This improvement aligns with the long-term campus master plan to enhance student learning environments.

D. Other (Archaeological, Historical, etc.)

Archeological and Historical

Based on the findings of the WHPD search described in Section II, significant impacts to archaeological or historical sites are not anticipated.

The UWSA HPO has determined that consultation with the WHS is not required because the sites listed in the AHI within the APE are not considered historic properties. Grainger Hall, completed in 1991, as assigned an AHI number as part of a campus inventory conducted to mitigate the demolition of the Service Annex buildings. However, it has not been evaluated for historic designation and is unlikely to qualify until it reaches 50 years of age.

Based on this determination, the UWSA HPO concluded that the proposed project will not adversely impact historic resources, and no further consultation is necessary. This decision is documented in a memorandum included in Appendix G, which also contains the Mitigation Plan for the Removal of the "Central Heating Station" as supporting documentation.

Although no adverse impacts to archaeological sites are currently anticipated, standard archaeological discovery protocols will be followed during excavation activities. If any previously undocumented archaeological resources are encountered, relevant construction will cease immediately, and the Wisconsin Historical Society's State Archaeologist will be contacted for further evaluation.

Utilities

Adverse Impacts

- Short-term impacts related to energy consumption and land disturbance will result from the installation and modification of utilities to accommodate the Grainger Hall Dining Expansion and Renovation Project. Construction activities will require a continued commitment of energy resources, including fuel consumption by construction vehicles and equipment, as well as electricity usage for on-site lighting, compressors, and power tools. Additionally, energy will be consumed in the production and transportation of construction materials, including concrete, steel, and electrical components.
- To support the project, extensions and connections to existing utility systems—including water, sewer, stormwater, gas, electrical, and telecommunications—will necessitate localized ground disturbance. Installation methods may include direct burial, directional drilling, or modifications to existing aboveground power lines. These activities may result in temporary disruption to pedestrian and vehicle circulation within the project vicinity. Minor traffic interruptions may be required for construction teams to perform these installations, such as partial or full lane closures. Traffic control measures, including signage or flagging staff, will be implemented as necessary to ensure safety and minimize disruptions.

Beneficial Impacts

- The project will incorporate energy-efficient mechanical systems and modernized infrastructure, which may result in long-term energy savings. HVAC system upgrades will include high-efficiency heat recovery and demand-controlled ventilation, as noted in the ECB Report, which will optimize energy use for heating, cooling, and air circulation. The inclusion of permeable pavers within portions of the hardscape will contribute to stormwater management by increasing infiltration and reducing runoff.

- Upon completion, all disturbed land areas resulting from utility installation will be restored and revegetated as appropriate to match the surrounding environment. Utility modifications will enhance long-term service reliability and improve operational efficiency for Grainger Hall.

Hazardous Materials

Based on the environmental database search results presented in Section II, no adverse impacts associated with hazardous materials are anticipated for the Grainger Hall Dining Expansion and Renovation Project. However, ACM may be present and disturbed during demolition and renovation activities, posing a potential health risk to workers and occupants. Ch. NR 447 of the Wisconsin Administrative Code requires that the facilities be inspected for asbestos and that any regulated asbestos-containing materials that are friable or likely to become friable during the project be abated before activities that would disturb them. Full containment and air monitoring will be required during abatement. Provided that these procedures are followed, significant asbestos emissions are not anticipated.

Overall, the project is not expected to introduce new hazardous material risks beyond typical construction activities. If contaminated materials are unexpectedly encountered during excavation, proper WDNR and EPA protocols will be followed to manage and dispose of impacted soil or groundwater.

Parking and Transportation

The Grainger Hall Dining Expansion and Renovation Project is expected to have short-term impacts on parking and transportation due to construction-related activities, while long-term impacts on parking and traffic circulation will be minimal.

Short-Term Impacts

During the construction phase, temporary traffic disruptions will occur, particularly along North Brooks Street, University Avenue, and West Johnson Street. Key anticipated impacts include:

- North Brooks Street Closure: The road will be closed to through traffic except for the northbound lane between the parking garage entrance and University Avenue.
- Pedestrian Detours: A temporary curb ramp will be installed along West Johnson Street to facilitate pedestrian rerouting during construction. Sidewalks along North Park Street will have a designated detour route adjacent to the construction zone.
- Loading Dock and Garage Access: Access to the Grainger Hall underground parking garage and loading docks will be maintained at all times. Construction staging will be coordinated to minimize disruptions.
- Construction Traffic: Equipment deliveries and material transport will temporarily increase vehicle activity on West Johnson Street, North Brooks Street, and North Park Street. Anticipated construction vehicles include dump trucks, flatbed semis, heavy-equipment haulers, and contractor pickup trucks.

Public Transit Considerations

- Metro Transit bus routes J and O operate near Grainger Hall. Any potential disruptions will require a minimum three-week notice to Metro Transit before bus stop or route adjustments.
- Bus stops adjacent to the site may be temporarily relocated, with coordination handled through UW-Madison Transportation Services.

Long-Term Impacts

The project does not add or remove any parking spaces within the existing below-grade parking garage or surface lot at the southwest corner of Grainger Hall. Once construction is completed, traffic flow and parking availability will return to pre-construction conditions.

Overall, short-term adverse impacts related to traffic, pedestrian access, and transit will be managed through phased construction planning. No significant long-term transportation impacts are anticipated.

Aesthetics

The proposed project will result in modifications to the building's exterior and surrounding landscape. The Winter Garden addition, rooftop terrace, and courtyard areas will introduce new structural and vegetation elements. While eight existing trees in the south courtyard will be removed, the project replaces them with four deciduous trees, two ornamental trees, and a variety of shrubs and perennials. The rooftop terrace will include eight ornamental trees, as well as shrubbery, perennials, and ornamental grasses. These plantings will enhance the visual appeal and ecological function of the site. The Winter Garden will incorporate glass and terracotta paneling, while the rooftop terrace will feature a combination of hardscape and greenscape. These modifications will result in visible changes to the existing structure but will remain consistent with surrounding campus architecture.

V. Probable Adverse Impacts that Cannot be Avoided

The Grainger Hall Dining Expansion and Renovation Project will result in several unavoidable adverse impacts, primarily associated with construction activities, temporary disruptions, and resource consumption. These impacts are not expected to be significant but will require mitigation measures to minimize their effects.

Temporary Construction-Related Impacts

- Air Quality and Emissions: Construction activities will generate temporary dust, particulate matter, and emissions from heavy machinery, equipment, and construction-related vehicles. Fugitive dust from excavation, demolition, and material transport is an unavoidable impact but will be mitigated through dust control measures such as water spraying and compliance with WDNR air quality regulations.
- Noise and Vibration: Elevated noise levels from heavy construction equipment, material transport, and demolition activities will be present throughout the construction period. Noise will be managed by limiting work to daytime hours (7:00 a.m. to 7:00 p.m.) in compliance with City of Madison noise ordinances. Vibration from excavation and construction activities may also be noticeable but is not expected to affect nearby structures.
- Traffic and Public Transit Disruptions: Construction-related traffic, temporary lane closures on North Brooks Street, and periodic detours will impact pedestrian, bicycle, and vehicular movement in the immediate area. Temporary disruptions to Metro Transit bus routes will occur, requiring advanced notice and coordination with UW-Madison Transportation Services. These impacts will be mitigated through clear signage, detour routing, and access coordination.
- Utility Service Interruptions: Utility modifications, including stormwater system adjustments, water and sewer connections, and electrical upgrades, may require short-term service disruptions. These will be scheduled in coordination with utility providers to minimize impacts on campus operations.
- Soil Disturbance and Erosion Risks: Excavation and grading for the new building addition, rooftop terrace, and mechanical room will disturb soil within the 15,446-square-foot construction footprint. Soil displacement may result in temporary erosion risks. To mitigate this, an erosion control plan will be implemented, including silt fences, sediment barriers, and stormwater management features in compliance with WDNR NR 151 and NR 216 standards.

Long-Term Impacts

- Loss of Open Courtyard Space: The project will permanently alter portions of the existing south courtyard by replacing green space, trees, and seating areas with the 8,478-square-foot first-floor

addition. Although new trees and vegetation will be planted as part of the landscape restoration plan, the net open space within the project footprint will be reduced.

- Material and Energy Consumption: The project will result in the irreversible consumption of materials such as concrete, steel, glass, and insulation, as well as fossil fuels used for transportation and construction operations. Although the project incorporates energy-efficient HVAC systems and sustainable design elements, resource consumption during construction cannot be avoided.
- Increased Utility Demand: The expansion will lead to an increase in water, electricity, and natural gas usage due to additional lighting, HVAC systems, kitchen operations, and mechanical equipment. Although high-efficiency systems are incorporated into the design, total energy demand for Grainger Hall will rise.

VI. Relationship between Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity

The Grainger Hall Dining Expansion and Renovation Project will result in short-term environmental impacts during construction but will maintain and enhance the long-term productivity of the existing facility and UW-Madison. Long-term benefits to productivity include:

- Expanded dining options and seating areas or other gathering spaces to accommodate student and faculty needs.
- Likely increase in jobs and revenue related to expansion of dining options.
- Improved pedestrian circulation and accessibility, with ADA-compliant walkways and entrances.
- Energy-efficient HVAC and lighting systems designed to reduce long-term operational costs of the expanded facility.

VII. Irreversible or Irretrievable Commitments of Resources if Action is Implemented

The Grainger Hall Dining Expansion and Renovation Project will result in permanent changes to the existing structure and surrounding site. These modifications will irreversibly alter the current configuration of Grainger Hall and the associated outdoor spaces.

A. Energy

The project will require both short-term and long-term energy consumption:

- Short-term energy use will include fuel and electricity consumption during construction. This will involve construction vehicles, excavation equipment, material transport, and processing plants producing concrete, steel, and other necessary materials.
- Long-term energy use will be required to heat, cool, and power the expanded dining and seating areas, kitchen equipment, lighting, and operational systems.
- While energy demands will increase due to increased floor space, energy-efficient systems such as high-efficiency HVAC, LED lighting, and demand-controlled ventilation will help mitigate energy consumption.
- The ECB Report outlines several sustainability features incorporated into the project, which will help optimize energy performance and reduce operational inefficiencies.

B. Archaeological and Historic Features or Sites

Grainger Hall, constructed in 1991 with an addition in 2006, is listed in the Architecture and History Inventory (AHI #245712) but is not considered a historic property and is not eligible for the NRHP at this time due to its age. The UWSA HPO has determined that consultation with the WHS is not required, as the building does not currently meet historic designation criteria. While the proposed architectural changes to Grainger Hall will be irreversible, permanently altering the south courtyard, north courtyard, and rooftop areas, these changes will not impact any designated historic properties. As previously discussed, there are no known archaeological sites that will be affected.

C. Other

Financial resources will be irreversibly allocated to this project, including the $27 million project budget and ongoing costs for utilities, maintenance, and operations. The removal of the artistic water feature from the south courtyard is an irreversible change.

While these modifications are irreversible, they are aligned with campus development plans and will provide expanded student amenities and improved functionality within Grainger Hall.

VIII. Alternatives

Alternatives to the proposed project are described below.

<u>No Action/Defer the Project Request</u>

The no-build alternative would eliminate the construction of the Winter Garden addition, rooftop terrace, and expanded dining facilities at Grainger Hall. If no action is taken, existing dining, study, and meeting spaces will remain unchanged, and no modifications to courtyards or utilities would occur. This alternative does not meet the needs of UW-Madison due to the following factors:

- The current dining facilities at Grainger Hall do not provide adequate seating or service capacity, leading to congestion during peak hours.
- There is limited covered seating for students, faculty, and visitors, particularly in inclement weather conditions.
- The outdoor courtyard spaces are underutilized in colder months due to lack of climate control.
- The existing infrastructure does not fully support student engagement needs for collaborative spaces, study areas, and dining flexibility.

Under this alternative, no construction-related impacts would occur—such as temporary noise, dust, or utility modifications. However, long-term benefits associated with enhanced student amenities, improved building efficiency, and expanded dining capacity would not be realized.

Alternative Locations for Expansion

Alternative locations were not explored in detail because Grainger Hall was identified as the most suitable site for the expansion due to existing infrastructure, accessibility, and integration with the Wisconsin School of Business. Developing a new standalone facility would require additional land acquisition or repurposing another site on campus, leading to higher construction costs and greater environmental disturbance. Expanding another UW-Madison dining facility rather than Grainger Hall would not address the site-specific need for additional food service, study, and gathering spaces at the Wisconsin School of Business. Additionally, the existing courtyards and rooftop areas provide available space for expansion without requiring demolition of other buildings or displacement of existing campus facilities.

Given these factors, the proposed site at Grainger Hall was determined to be the most feasible option for meeting UW-Madison's objectives while minimizing additional environmental or financial impacts.

IX. Evaluation

A. As a result of this action, is it likely that other events or actions will happen which may significantly affect the environment? If so, list and discuss (Secondary effects)

No additional events or actions are likely to occur that would significantly affect the environment, although landscaping and bicycle parking along University Avenue are under consideration for being added to this project. The project is limited to the expansion and renovation of Grainger Hall's dining facilities and rooftop terrace, and no further large-scale developments are anticipated as a direct consequence of this project.

While minor indirect effects may occur, they are not expected to be significant in terms of environmental impact:

- Increased Utility Usage – The expanded dining and rooftop areas will increase electricity, water, and HVAC demand, but existing campus infrastructure is designed to accommodate these needs without substantial environmental impact.
- Stormwater Management Adjustments – Minor modifications to stormwater drainage systems will be required, but these will comply with WDNR regulations and are not expected to cause adverse environmental effects.
- Changes in Pedestrian and Bicycle Flow – The project may lead to higher pedestrian activity and demand for bicycle parking, but these changes are operational in nature and do not pose significant environmental risks.

- Reallocation of Space within Grainger Hall – If the project results in changes to the use of existing interior spaces, these modifications will not have a significant environmental impact.

The proposed project is not likely to initiate secondary events or actions that would significantly affect the environment.

B. Does the action alter the environment so a new physical, biological, or socioeconomic environment would exist? (New environmental effect)

The proposed project will result in physical changes to the existing environment, but it will not create an entirely new physical, biological, or socioeconomic environment. The project occurs within a previously developed urban setting on the UW-Madison campus and does not introduce new land uses or fundamentally change the character of the area.

- Physical Environment – The project will replace portions of the existing courtyard with a new enclosed dining and study area, a rooftop terrace, and expanded food service facilities. These changes are permanent but remain consistent with the building's existing purpose and function.
- Biological Environment – The removal of eight trees in the south courtyard and new plantings in the rooftop terrace and courtyard areas represent modifications to the landscape but do not significantly alter the local ecology. The project remains within an already developed site, and no critical habitats or sensitive biological resources are affected.
- Socioeconomic Environment – The project enhances student and faculty amenities by expanding dining and gathering spaces, but it does not significantly alter the economic structure, population, or employment patterns of the area. The university remains the primary stakeholder, and no substantial long-term socioeconomic shifts are expected.

C. Are the existing environmental features that would be affected by the proposed action, scarce, either locally or statewide? If so, list and describe. (Geographically scarce)

The environmental features that will be affected, including landscaped courtyards, paved surfaces, and existing utility infrastructure, are common in urban environments and not considered geographically scarce, either locally or statewide.

- Land Cover & Vegetation – The project involves the removal of eight trees from the south courtyard and the introduction of new plantings in both courtyard areas and on the rooftop terrace. While urban tree cover contributes to local environmental quality, the affected vegetation does not represent a significant change.
- Stormwater Infrastructure – The modifications to stormwater drainage involve adjustments to existing systems that are typical of urban construction projects. No unique or sensitive hydrologic features will be impacted.
- Built Environment – Grainger Hall itself is not listed on the NRHP and does not hold a historic designation at this time. Therefore, alterations to the structure are not considered an impact to a scarce historic resource.

The environmental features affected by the project are not geographically scarce, and the proposed modifications do not impact unique ecological, geological, or historical resources. The project remains within a previously developed campus environment, and all affected features are commonly found in similar institutional and urban settings.

D. Does the action and its effects require a decision, which would result in influencing future decisions? Describe. Is the decision precedent-setting?

This project does not establish a precedent-setting decision. The project consists of modifications to an existing building within an already developed campus environment, and its effects are limited to Grainger Hall and its immediate surroundings.

- University Development – While not included in the 2015 Campus Master Plan, the project is consistent with the University's ongoing facility improvements.
- City of Madison Approval – The project requires a City of Madison Minor Alteration approval because it was not included in the 2015 Campus Master Plan. Obtaining city approval is not an unusual part of development on UW-Madison's campus and is not precedent setting.
- Future Decisions – The project does not mandate or necessitate additional development decisions beyond those associated with this specific expansion. While it may inform future campus renovation projects, it does not set a binding precedent for environmental or regulatory approvals.

This project is a site-specific development that does not fundamentally alter decision-making processes for future university expansions. It follows established planning and regulatory procedures and does not introduce new environmental or land-use policies.

E. Discuss and describe concerns which indicate a serious controversy? (Highly controversial)

The Grainger Hall Dining Expansion and Renovation Project is not expected to generate significant controversy. The project involves modifications to an existing building within an established urban campus, and its impacts are limited in scope.

- Stakeholder and Public Concerns – No significant opposition has been documented regarding this project. The expansion is intended to enhance student dining, study, and engagement spaces, aligning with the University's broader campus improvement initiatives. This item may be further modified in the Final EIA pending the public meeting and comment period upon release of the Draft EIA document.
- Regulatory Compliance – The project adheres to local, state, and federal environmental regulations, including stormwater management, accessibility requirements, and energy efficiency considerations. There are no unusual environmental risks or policy conflicts associated with the project.
- Historic and Cultural Considerations – The site does not contain National Register-listed or eligible historic properties, and no archaeological resources have been identified that would require preservation efforts.
- Traffic and Accessibility – Temporary traffic disruptions, including lane closures and pedestrian detours, have been planned in coordination with UW-Madison Transportation Services and Metro Transit to minimize impacts. While there may be minor inconveniences for commuters, faculty, and students, these impacts are short-term and manageable.

The project does not introduce significant controversy related to environmental, cultural, or regulatory concerns.

F. Does the action conflict with official agency plans or with any local, state, or national policy, if so,

how? (Is the action inconsistent with long-range plans or policies?)

The project is not known to conflict with any local, state, or national policies. However, it was not included in the 2015 UW-Madison Campus Master Plan, meaning that it requires additional City of Madison approvals before proceeding.

G. While the action itself may be limited in scope, would repeated actions of this type of result in major or significant impacts to the environment? (Cumulative impacts)

This project is limited in scope, and its environmental impacts are not considered significant. While repeated projects of a similar nature across campus could result in incremental changes, the specific impacts of this project alone are minimal and not likely to contribute to significant cumulative environmental effects from repeated similar actions.

- Stormwater Management – The project will result in a minor increase in impervious surface area, but the inclusion of permeable pavers and the site's connection to existing stormwater infrastructure ensures that stormwater impacts are not significant.
- Energy and Resource Consumption – The project will increase energy usage, but newer, more efficient technologies, including modern HVAC systems and sustainable design elements, will help offset increased demand.
- Traffic and Infrastructure Demands – Construction will cause temporary traffic disruptions, but the long-term impact on campus traffic and transportation systems is minimal. The project does not increase parking demand or introduce significant changes to public transit use.
- Historic and Cultural Landscape – The project does not impact any historically significant structures or cultural resources, and the building modifications remain consistent with the existing architectural style of Grainger Hall and the surrounding area.

H. Will the action modify or destroy any historical, scientific, or archaeological site?

As discussed in preceding sections, no historical, scientific, or archaeological sites are expected to be modified or destroyed by the Grainger Hall Dining Expansion and Renovation Project. If previously unknown archaeological resources are discovered during excavation, work will stop immediately, and a qualified archaeologist and the Wisconsin Historical Society’s State Archaeologist will be contacted for further assessment.

I. Is the action irreversible? Will it commit a resource for the foreseeable future? (Does it foreclose future options?)

The project represents an irreversible commitment of material and financial resources to accommodate the proposed expansion but does not foreclose future options for building modifications or further renovations should the needs of UW-Madison change over time.

J. Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns?

This project is not expected to have any direct or indirect impacts on ethnic or cultural groups or alter existing social patterns within the UW-Madison campus or surrounding community.

- The project is confined to an existing university facility and does not involve the displacement of any individuals or businesses.
- No historically significant cultural sites, landmarks, or institutions serving specific ethnic or cultural groups are affected by the proposed construction.
- The primary function of the project is to expand student dining and engagement space, which will benefit the university community as a whole.
- The construction and operation of the expanded facility are not anticipated to influence enrollment, access to educational resources, or student demographics.
- The project does not introduce policies, restrictions, or design elements that would disproportionately impact any specific ethnic or cultural groups on campus.

While the renovation may enhance student gathering areas, the expansion is not expected to alter social patterns in a way that meaningfully changes campus culture or community dynamics. The modifications align with existing uses within Grainger Hall and support the broader function of the University without significantly affecting social patterns.

K. Other

No additional environmental impacts or controversial issues warranting evaluation under this section have been identified in connection with the Grainger Hall Dining Expansion and Renovation Project.

X. List of Agencies, Groups, and Individuals Contacted Regarding this Project

The following parties were consulted during the preparation of this EIA:

- Wisconsin Department of Natural Resources – Endangered Resources Review. The consultation confirmed that the proposed project is exempt from formal endangered resources review, as it is classified as a No/Low Impact Activity.

- University of Wisconsin System Administration Historic Preservation Officer – Historical Assessment.

Additionally, several other agencies or local governmental units were invited to participate in the public review process for the Draft EIA, including but not limited to:

- Associated Students of Madison
- Wisconsin Historical Society
- Wisconsin Department of Natural Resources
- Dane County
- City of Madison
- Southeastern Wisconsin Regional Planning Commission

A complete list of those contacted during the EIA process can be found on the distribution list in Appendix A. Appendix B is reserved for a copy of the public notice and public meeting minutes in the Final EIA report.

XI. Recommendation

Based on the findings of this Draft EIA, elevating the environmental review to an Environmental Impact Statement (EIS) is not recommended.

The UW-Madison WEPA Coordinator will review the Draft EIA and comments received during the Draft EIA public comment period to determine if an EIS is warranted.

RECOMMENDATION	(to be completed by institution WEPA Coordinator only)

O **EIS Not Required**

Analysis of the expected impact of this proposal is of sufficient scope and detail to conclude that this is not a major action which would significantly affect the quality of the human environment. In my opinion therefore, an environmental impact statement is not required before the board. undertakes this action.

O Major and Significant Action: **PREPARE EIS**

Additional factors, if any, affecting the evaluator's recommendation:

CERTIFIED TO BE IN COMPLIANCE WITH WEPA - Public Notice Completed (include a copy of the public notice for permanent record)	
Institution WEPA Coordinator	Date:

This decision is not final until approved by the appropriate Director.

Regent Resolution 2508 11/06/81

XII. References

Construction Geotechnical Consultants, Inc, UW Grainger Hall Addition Geotech Report, November 22, 2024.

Data Access and Dissemination Systems (DADS). "American FactFinder." Request Rejected, United States Census Bureau, January 2025, factfinder.census.gov/faces/nav/jsf/pages/index.xhtml.

Federal Emergency Management Agency (FEMA) Flood Maps Products Website: https://www.fema.gov/flood-maps/products-tools/products

NorthStar Analytics, LLC. The University of Wisconsin-Madison's $30 Billion Impact on the Wisconsin Economy. Rep. N.p.: U of Wisconsin Madison, February 2021.

United States Department of the Interior. Geology and Ground-Water Resources of Dane County, Wisconsin. 1965. http://pubs.usgs.gov/wsp/1779u/report.pdf.

United States Census Bureau, https://data.census.gov/.

United States Environmental Protection Agency Envirofacts Website. http://www.epa.gov/enviro/

University of Colorado Boulder, Leeds School of Business, Business Research Division for Associated General Contractors Wisconsin. The Impact of Construction on the Wisconsin Economy: 2022 Study. https://www.agcwi.org/uploads/8/2/4/7/82472102/wisconsin_construction_impact_report_103122.pdf.

University of Wisconsin Madison, About UW-Madison, Facts website. https://www.wisc.edu/about/facts/

University of Wisconsin Madison, Budget in Brief: 2023-2024, https://budget.wisc.edu/budget-in-brief-23-24/

Water-Table Elevation and Unlitthified Aquifers in Dane County, Wisconsin. Wisconsin Geological and Natural History Survey, Open-File Report 1999-04, Plate 1.

Web Soil Survey, http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Wisconsin Department of Agriculture, Trade and Consumer Protection –Storage Tank Database. http://dvmwapps.wi.gov/ER_Tanks/ER-EN-TankSearch.htm

Wisconsin Department of Natural Resources Remediation and Redevelopment Sites Map Website. http://dnrmaps.wi.gov/sl/?Viewer= RR%20Sites

Wisconsin Department of Natural Resources Surface Water Data Viewer Website. http://dnrmaps.wi.gov/sl/?Viewer=SWDV

Wisconsin Department of Natural Resources – Solid and Hazardous Waste Information Management System online database. http://dnr.wi.gov/sotw/Welcome.do

Appendix A - Distribution List

Contact Name	Organization	Address Line 1	Address Line 2	City	State	Zip	Email Address	Document Distribution		
								DEIS	FEIS	ROD
University of Wisconsin System										
Alex Roe	UW System Administration	780 Regent Street	Suite 239	Madison	WI	53715	aroe@uwsa.edu	E	E	E
Liz Davey	Universities of Wisconsin, Sustainability Coordinator	780 Regent Street	Suite 239	Madison	WI	53715	liz.davey@wisconsin.edu	E	E	E
Sasanehsaeh Jennings	Universities of Wisconsin, Triabl Liaison	801 N 28th St	UW Superior	Superior	WI	54880	sasanehsaeh.jennings@wisconsin.edu	E	E	E
Cathy O'Hara Weiss	Director of Facility Planning + Architecture/ Historic Preservation Officer	780 Regent Street	Suite 239	Madison	WI	53715	cathy.o.weiss@wisconsin.edu	E	E	E
University of Wisconsin - Madison										
Aaron Williams	UW-Madison WEPA Coordinator	21 N Park Street	Suite 6101	Madison	WI	53715	aaron.williams@wisc.edu	E	E	E
Peter Schlecht	UW-Madison University Architect	21 N Park Street	Suite 6101	Madison	WI	53715	Peter.schlecht@wisc.edu	E	E	
Scott Utter	UW-Madison Director Campus Planning	21 N Park Street	Suite 6101	Madison	WI	53715	Scott.utter@wisc.edu	E	E	
Christopher Strang	UW-Madison Environmental Health & Safety	21 N Park Street	Suite 6100	Madison	WI	53715	Christopher.strang@wisc.edu	E	E	
Mark Bastian	UW-Madison Project Manager	21 N Park Street	Suite 6101	Madison	WI	53715	Mark.bastian@wisc.edu	E	E	
Dana Wendt	UW-Madison Project Manager	21 N Park Street	Suite 6101	Madison	WI	53715	Dana.wendt@wisc.edu	E	E	
Tim Bent	UW-Madison Wisconsin Business School	975 University Avenue	2266 Grainger Hall	Madison	WI	53706	Tim.bentjr@wisc.edu	E	E	
Neighborhood Associations										
Tanner Mechura	Campus Neighborhood Rep			Madison	WI		canamadison@gmail.com	E	E	
Ben Zellers	Secretary, Joint Campus Area Committee	215 Martin Luther King Jr Blv	LL100	Madison	WI	53703	bzellers@cityofmadison.com	E	E	
Karla Thennes	Porchlight, Inc	306 North Brooks Street		Madison	WI	53715	kthennes@porchlightinc.org	E	E	
University of Wisconsin-Madison Student Representatives										
Dominic Zappia	Chair, Associated Students of Madison	4301 Student Activity Center	333 East Campus Mall	Madison	WI	53715	chair@asm.wisc.edu	E	E	
Logan Hash / Emmet O'Connor	The Badger Herald	152 W Johnson St	STE 201	Madison	WI	53703	publisher@badgerherald.com	E	E	
Federal/Tribal Government Agencies										
Bill Quakenbush	Ho-Chunk Nation Tribal Historic Preservation Officer	P.O. Box 667		Black River Falls	WI	54615	bill.quackenbush@ho-chunk.com	E	E	
Peter Fasbender	U.S. Fish and Wildlife, Field Office Supervisor						peter.fasbender@fws.gov	E	E	
State Government Agencies										
Anna Rossler	Wisconsin Department of Natural Resources – Endangered Resources Review	PO Box 7921		Madison	WI	53707	Anna.Rossler@wisconsin.gov	E	E	
Adam Mednick	Wisconsin Department of Natural Resources - WEPA Coordinator	PO Box 7921		Madison	WI	53707	AdamC.Mednick@wisconsin.gov	E	E	
Eric Heggelund	Wisconsin DNR EA liaison						eric.heggelund@wisconsin.gov	E	E	
State Elected Officials										
Governor Tony Evers	State of Wisconsin	115 East State Street		Madison	WI	53702	govinfo@wisconsin.gov	E	E	
Rep. Francesca Hong	State of Wisconsin - Assembly Rep Distric 76			Madison	WI	53708	rep.hong@legis.wisconsin.gov	E	E	
Senator Kelda Roys	State of Wisconsin State Senate District 26	PO Box 7882		Madison	WI	53707	Sen.Roys@legis.wisconsin.gov	E	E	
Dane County										
Land and Water Resources							lwrd@danecounty.gov	E	E	
Laura Hicklin	Land & Water Resources						lwrd@countyofdane.com	E	E	
Melissa Agard	County Executive	210 Martin Luther King Jr Blvd	City County Bldg, Rm 421	Madison	WI	53703	county.executive@danecounty.gov	E	E	
City of Madison										
Meagan Tuttle	Director, City of Madison Planning Dept.	215 Martin Luther King Jr Blvd	LL 100	Madison	WI	53703	mtuttle@cityofmadison.com	E	E	
MGR Govindarajan	Alder District 8, City of Madison	215 Martin Luther King Jr Blvd	LL100	Madison	WI	53703	District8@cityofmadison.com	E	E	
Yang Tao	City of Madison, Traffic Engineering, City Traffic Engineer	215 Martin Luther King Jr Blvd	Suite 109	Madison	WI	53703	traffic@cityofmadison.com	E	E	
James Wolfe	City of Madison Engineering, Streets & Sidewalks, Principal Engineer	210 Martin Luther King Jr. Blvd	Room 115	Madison	WI	53703	Jwolfe@cityofmadison.com	E	E	
Janet Schmidt, P.E.	City of Madison Engineering, Stomwater, Principal Engineer	210 Martin Luther King Jr. Blvd	Room 115	Madison	WI	53703	jschmidt@cityofmadison.com	E	E	
Krishna Kumar	City of Madison Water Utility	119 E Olin Ave		Madison	Wi	53713	kkumar@madisonwater.org	E	E	
Designer/Architect										
Wally Johnson	Workshop Architects	201 E. Pittsburgh Avenue	Suite 301	Milwaukee	WI	53204	wallyj@workshoparchitects.com	E	E	
Ash Lettow	Workshop Architects	201 E. Pittsburgh Avenue	Suite 301	Milwaukee	WI	53204	ash@workshoparchitects.com	E	E	
Scott Ackatz	Workshop Architects	201 E. Pittsburgh Avenue	Suite 301	Milwaukee	WI	53204	sea@workshoparchitects.com	E	E	
Local Libraries										
Helen C. White Library	UW-Madison Library	600 N. Park Street		Madison	WI	53706		M	M	
Madison Public Library	Central Branh Reference Desk	201 W. Mifflin Street		Madison	WI	53703		M	M	

Appendix B - Legal Notice

- Draft EIA Public Notice text (legal notice tear sheet from actual newspapers publications to be included in Final EIA)

Notice of Availability of Draft Environmental Impact Assessment and Public Meeting
Grainger Hall Dinning Expansion and Renovation Project
975 University Avenue, Madison, Wisconsin
UW Project # A-24-004
University of Wisconsin – Madison

The proposed project involves the renovation and expansion of Grainger Hall's first floor to enhance dining facilities, create new student engagement spaces, and improve accessibility and sustainability. The project includes the construction of an 8,200-square-foot Winter Garden and 6,300-square-foot rooftop terrace. The project will require the removal or modification of existing features in the north and south court yards of Grainger Hall to make room the the expansion and facilitate renovation. Construction is anticipated to begin in June of 2025 with substantial completion in July of 2026. The project budget is $27,140,000.

The University of Wisconsin System Administration has retained Ayres to prepare an Environmental Impact Assessment (EIA) in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and UWSA guidelines (Board of Regents' Resolution 2508, November 6, 1981). The purpose of the Draft EIA is to identify the project's potential impacts on the physical, biological, social, and economic environments. The Draft EIA describing these potential impacts is being made available to the public and appropriate agencies for a 15-day minimum review period, which begins on March 17, 2025 and concludes on April 1, 2025. Copies of the document will be available for review at the UW-Madison College Library and City of Madison Central Library and at www.ayresprojectinfo.com.

A public meeting to present the Draft EIA will begin at 6:30 PM on March 31, 2025. The meeting will be held remotely via Microsoft Teams at https://bit.ly/4bdrgEx (Meeting ID: 277 826 456 953; Passcode: dt6ff9wY) and telephone (+1 715-318-5006, Phone Conference ID: 595 846 5#). A meeting link is also available on the Ayres project website (www.ayresprojectinfo.com). A description of the project and potential environmental impacts will be presented. All persons will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be further addressed during the EIA process.

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input. For consideration in the Final EIA, please submit your comments at the meeting or in writing by April 1, 2025. Comments in writing can be sent to:

Bill Honea, PG
Ayres
700 Pilgrim Way, Suite 180
Green Bay, WI 54304
HoneaW@AyresAssociates.com

Comment forms are available via the project website.

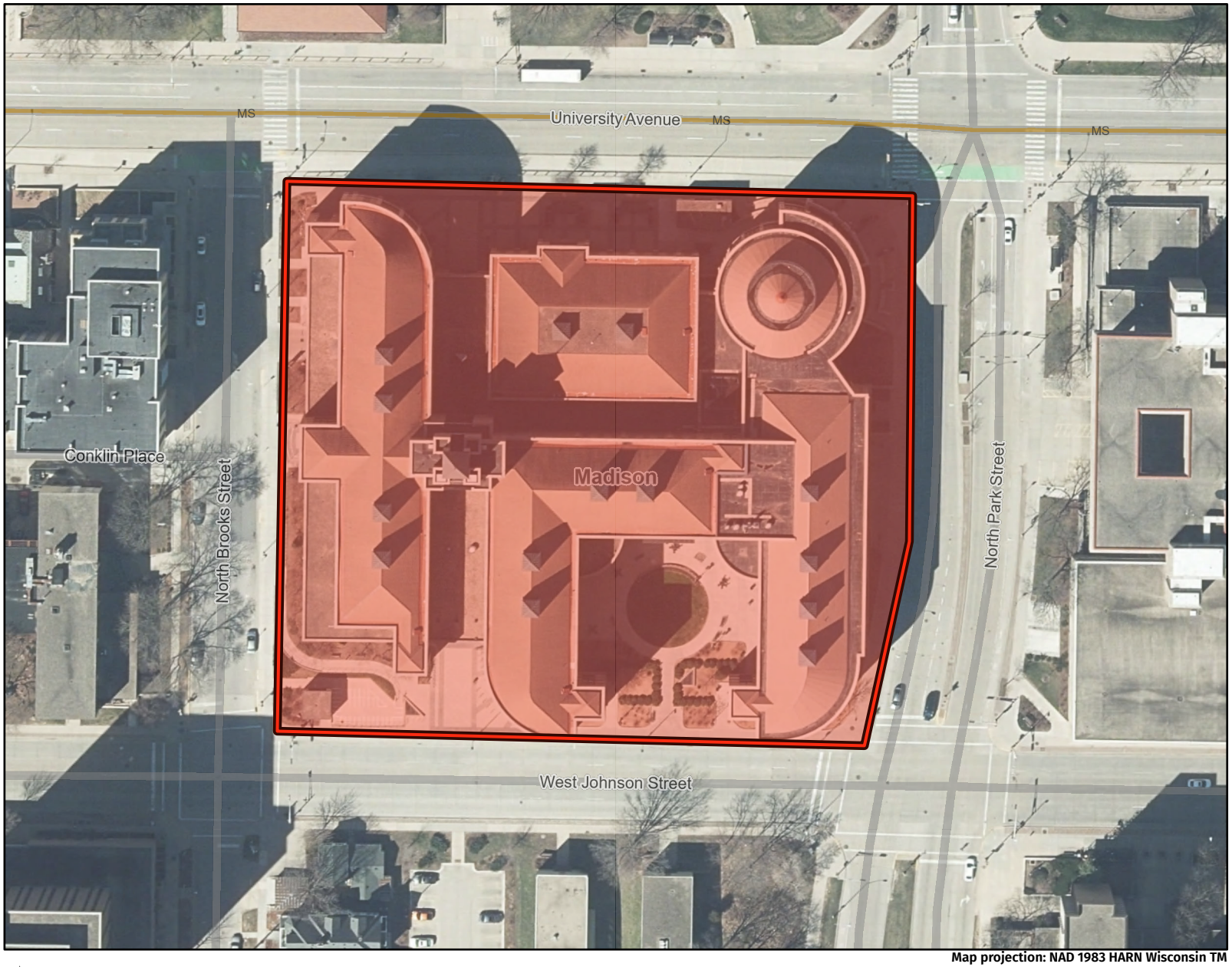
Appendix C - Site Maps and Additional Site Information

Area of Potential Effect (APE)
975 University Avenue · Madison, Wisconsin

AYRES ASSOCIATES
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
Project 23-1948.20 • 1.17.2025

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Project Area



Legend: (some map layers may not be displayed)

- Municipality Boundaries

Major Roads

- County Road

Local Roads

- Local Road
- Local Road
- Municipal Boundary
- County Boundaries
- State Boundary

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 80 160 Feet
0 25 50 Meters

Service Layer Credits:
Surface Water - Cached: WiDNR, USGS, and other data, Municipal Boundaries: , Surface Water - Dynamic: US Geological Survey's 1:24,000-scale topographic map; USGS Geographic Names Information System (GNIS), Basic Base Map - Dynamic: , 2018-2021 Air Photos (Leaf-Off) (Dynamic):

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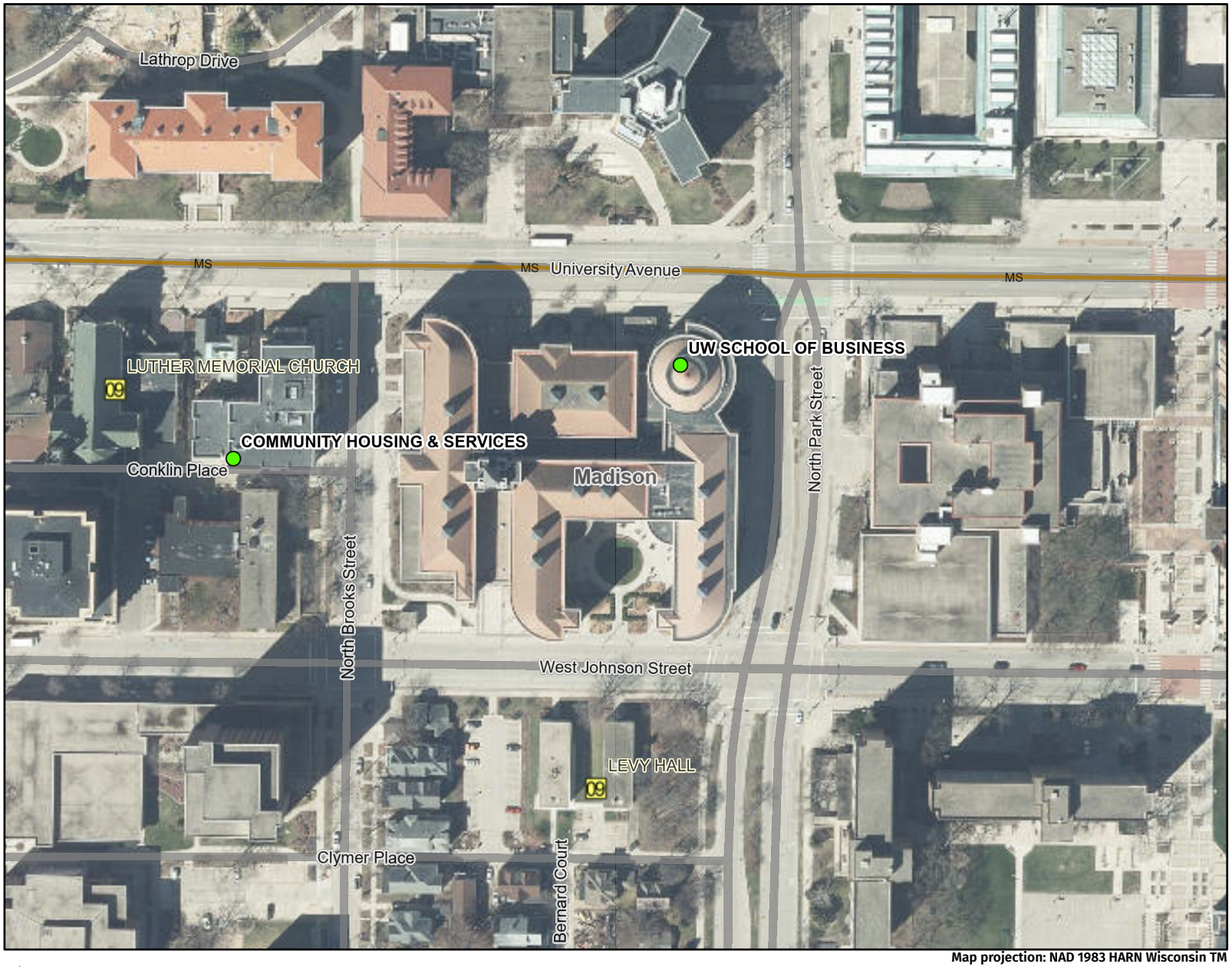
WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Project Area
RR Sites Map



Legend: (some map layers may not be displayed)

- Closed Activity
- 09 No Action Required (NAR)

Major Roads
- County Road

Local Roads
- Local Road
- Local Road
- Municipal Boundary
- County Boundaries
- State Boundary

Major Roads
- County Road

Local Roads
- Local Road
- Local Road
- Municipal Boundary
- County Boundaries

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 140 280 Feet
0 40 80 Meters

Service Layer Credits:
Surface Water - Cached: WiDNR, USGS, and other data, RR Financial Layers: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, Detailed Base Map - Dynamic: , Surface Water - Dynamic: US Geological Survey's 1:24,000-scale topographic map; USGS Geographic Names Information System (GNIS), Basic Base Map - Dynamic: , Elevation from LiDAR (feet): , RR PUBLIC MAPSERVICES CORE EXT: Wisconsin Department of Natural

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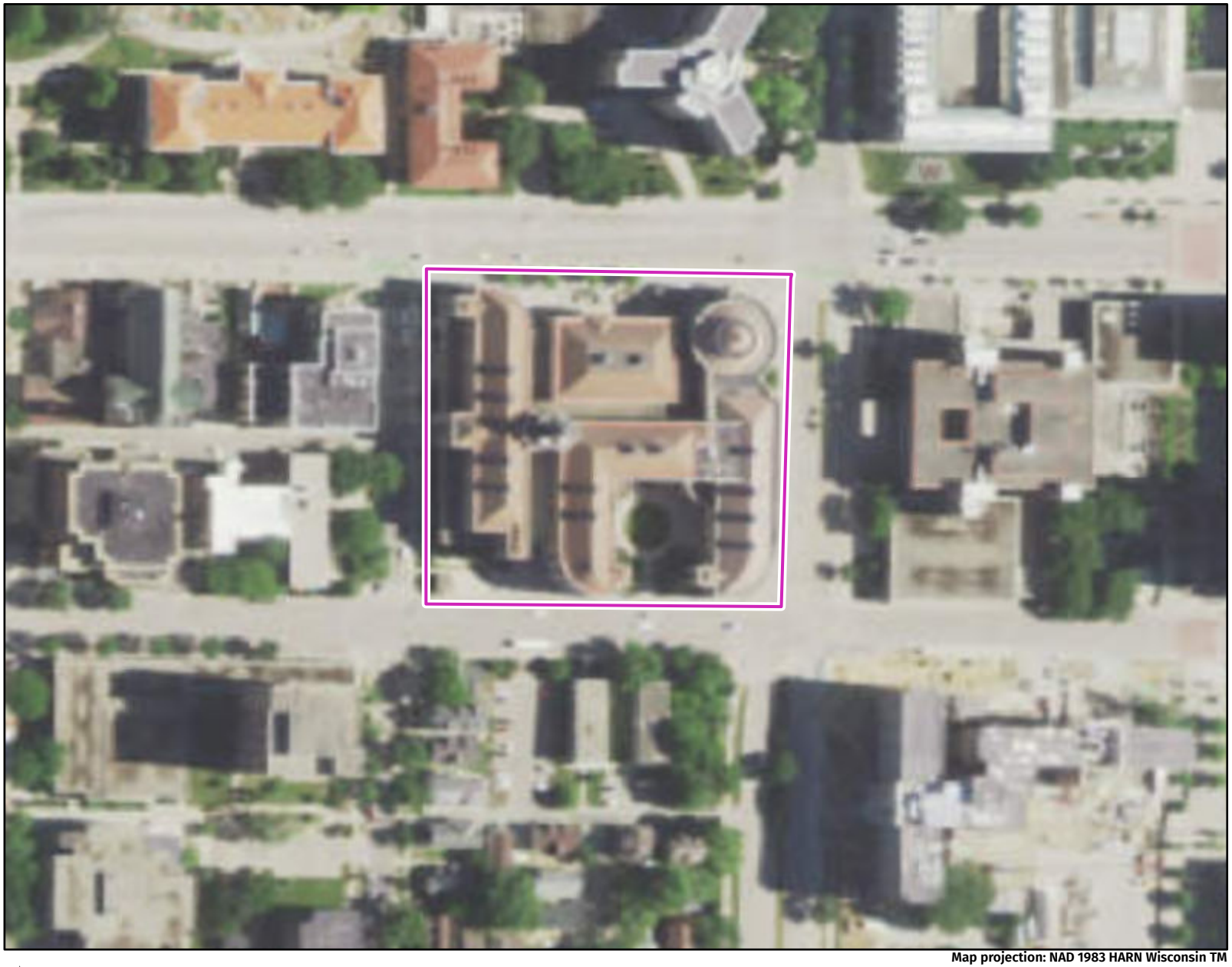
WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Wisconsin Wetland Inventory



Legend: (some map layers may not be displayed)

Latest Leaf On Imagery

City or Village

County Boundaries

County and Local Roads

County HWY

Local Road

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 150 300 Feet
0 40 80 Meters

Service Layer Credits:
Wisconsin Wetland Inventory NWI (cached): , Wetland Indicators & Soils: Surface Water Data Viewer Team, EN Basic Basemap WTM Ext: , 2022 Leaf On: , Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

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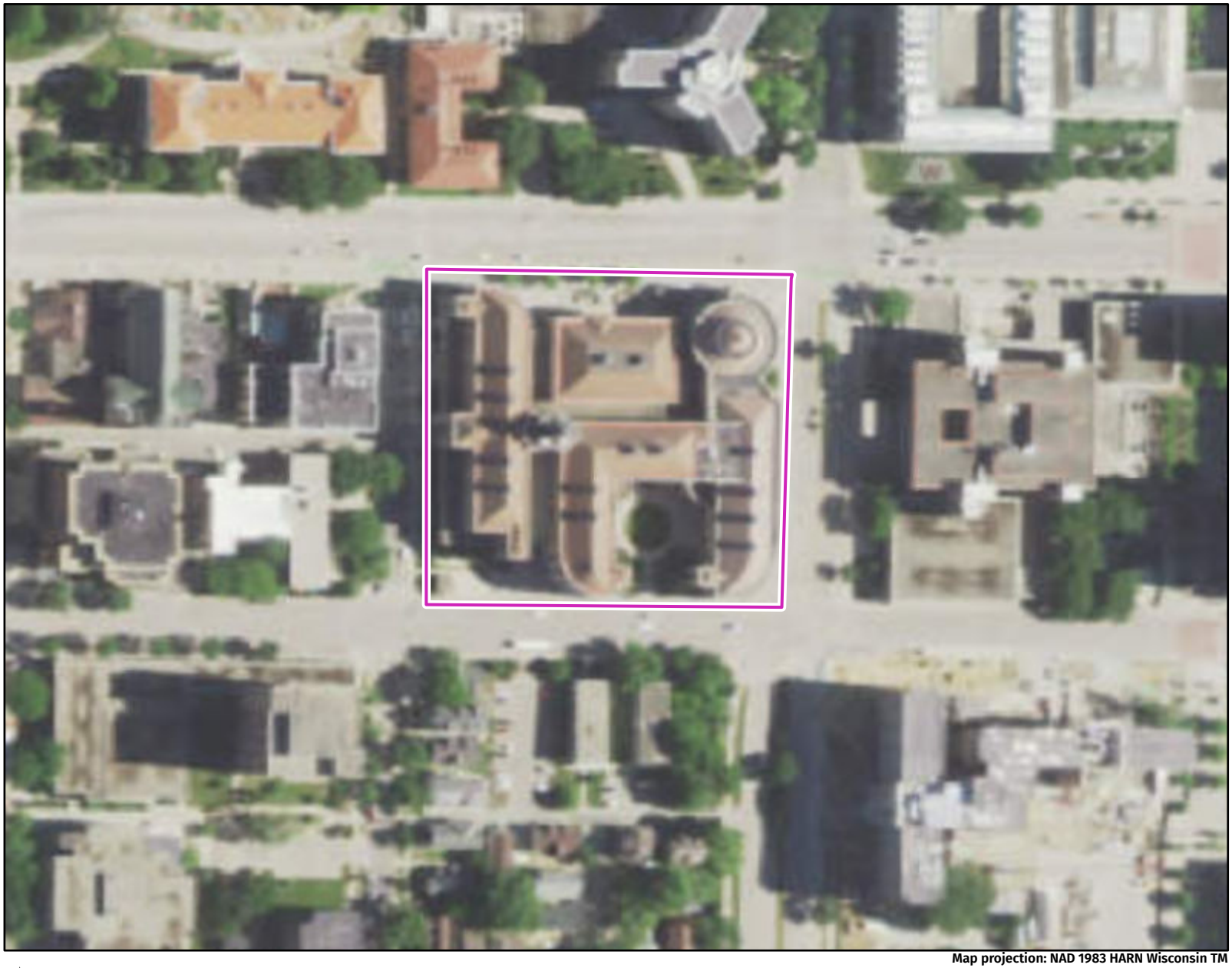
WISCONSIN DEPARTMENT OF NATURAL RESOURCES

FEMA Flood Zones



Legend: (some map layers may not be displayed)

- FIRM Panels
- Floodplain Analysis Upstream Catchment
- Latest Leaf On Imagery
- City or Village
- County Boundaries

County and Local Roads

- County HWY
- Local Road

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 150 300 Feet
0 40 80 Meters

Service Layer Credits:
EN Basic Basemap WTM Ext: , 2022 Leaf On: , Digitial FEMA Floodplains (National Flood Hazard Layer):

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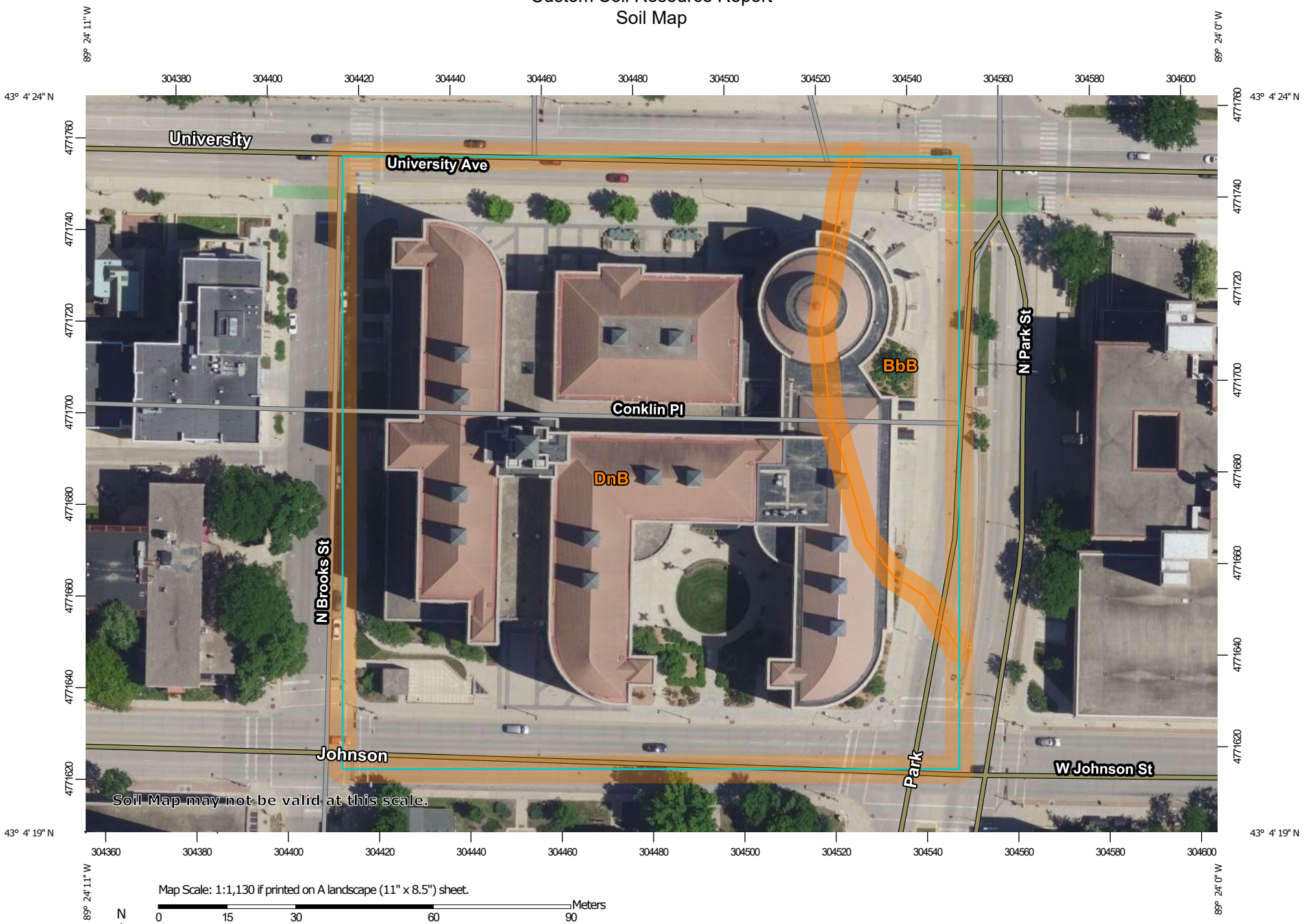
Custom Soil Resource Report
Soil Map



Map Scale: 1:1,130 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

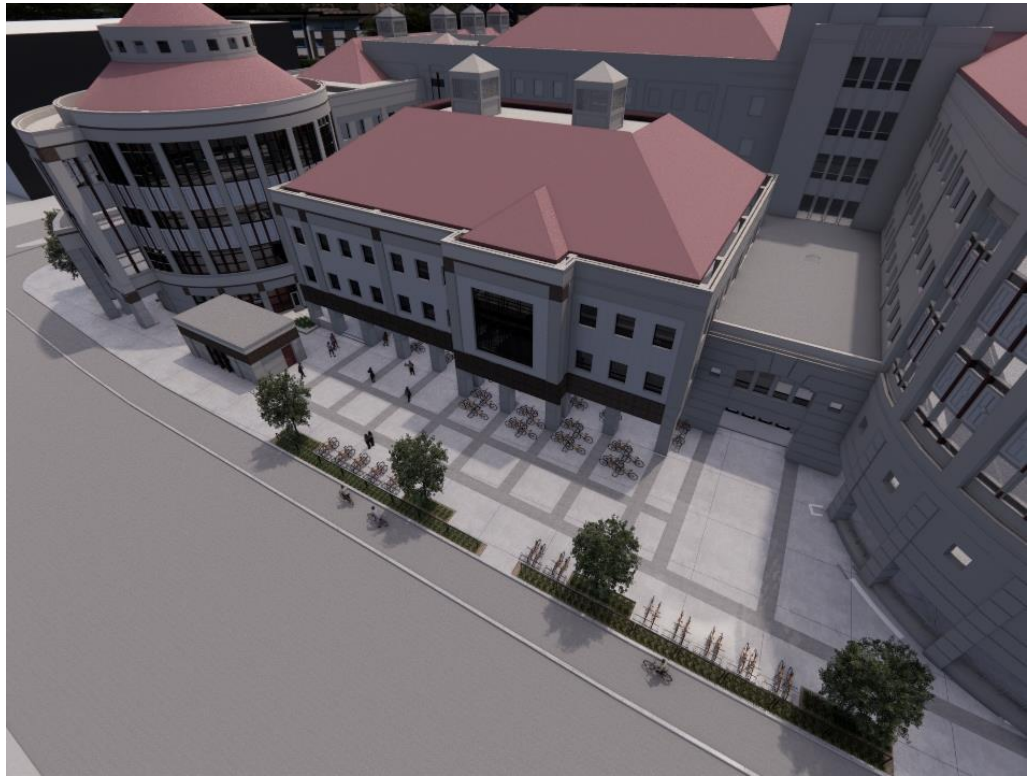
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

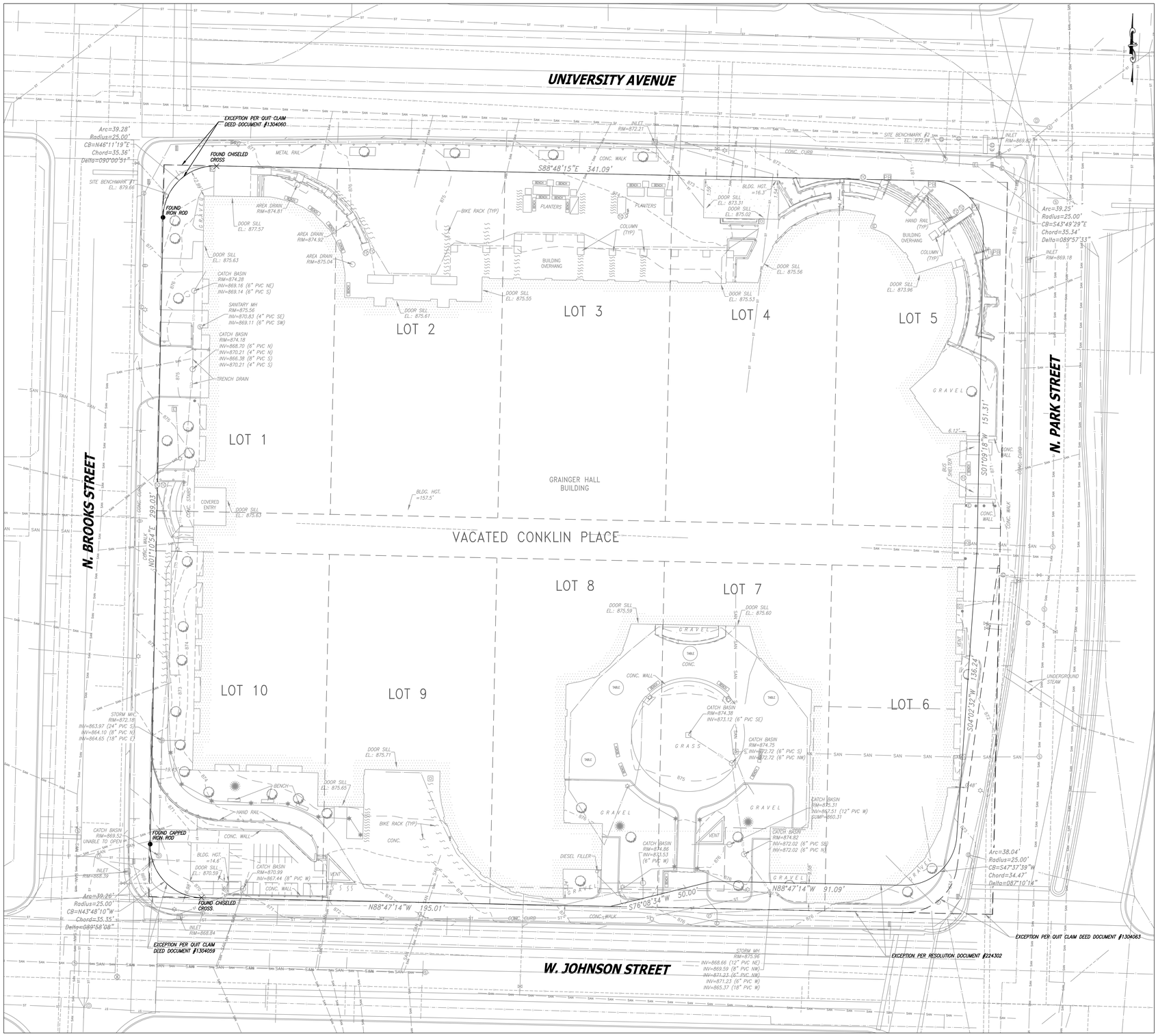
Wisconsin School of Business

GRAINGER HALL

Courtyard Infill

Wisconsin School of Business
GRAINGER HALL
NORTH PLAZA - REVISED





ALTA/NSPS
LAND TITLE SURVEY

CLIENT
K. SINGH & ASSOCIATES

SITE ADDRESS
975 UNIVERSITY AVENUE, MADISON, WI 53715

BENCHMARKS

SITE BENCHMARK 1:
NORTHEAST FLANGE BOLT OF FIRE HYDRANT, LOCATED WESTERLY OF THE NORTHWESTERLY MOST CORNER OF THE BUILDING.
ELEVATION: 879.66

SITE BENCHMARK 2:
SOUTHWEST FLANGE BOLT ON FIRE HYDRANT, LOCATED NORTH OF THE NORTHEASTERLY MOST FACE OF THE BUILDING AND WEST OF A TRAFFIC SIGNAL POLE ON SOUTH SIDE OF UNIVERSITY AVENUE.
ELEVATION: 872.94

VERTICAL DATUM
VERTICAL DATUM IS BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988
STARTING BENCHMARK IS THE NGS MONUMENT DQ4628, ELEVATION OF 864.16 FEET.

SURVEY NOTES:

EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A DIGGER HOTLINE ONE-CALL CENTER UTILITY LOCATE. TICKET NUMBER 20241919737, 20241919745, 20241919767 & 20241919778. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. CLIENT UNDERSTANDS ONLY UTILITY LINES WITH IMBEDDED ELECTRIC TRACER WIRES OR UTILITIES MADE OF MATERIALS CAPABLE OF ELECTRICAL CONNECTIVITY CAN BE MARKED AT THE SURFACE AND LOCATED. DEPTH OF UTILITIES MAY PROHIBIT THEIR LOCATION EVEN WITH ELECTRIC CONNECTIVITY.

SURVEY GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON FIELD MARKINGS/PRINTS PROVIDED BY THE DIGGERS HOTLINE, PRIVATE LOCATORS, SUBSURFACE EXPLORATION (HYDRO-EXCAVATION), OR RECORD DRAWINGS BY OTHERS. GENERAL CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE AT 811 OR 1-800-242-8511 PRIOR TO PERFORMING EARTH MOVING OR EXCAVATION ACTIVITIES. GENERAL CONTRACTOR SHALL CONTACT ANY OTHER UTILITY WHICH MAY BE PRESENT WHICH ARE NOT PART OF THE ONE CALL SYSTEM.

2. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE DESIGN ENGINEER OF RECORD.

3. SURVEY COMPLETED BY CHAPUT LAND SURVEYS ON 08/30/2024.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE

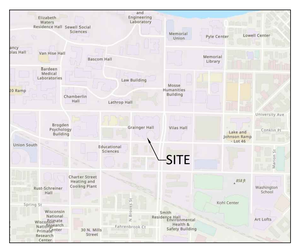
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

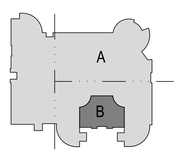
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL

- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

VICINITY MAP (NOT TO SCALE)





KEY PLAN

WORKSHOP
WORKSHOP ARCHITECTS, INC
201 E PITTSBURGH AVE #301 MILWAUKEE WI 53204

WORKSHOP ARCHITECTS — ARCHITECT
MILWAUKEE, WI 53204

K. SINGH & ASSOCIATES — CIVIL
3636 N. 124TH STREET
WAUWATOSA, WI 53222

SAIKI DESIGN — LANDSCAPE
1110 S PARK STREET
MADISON, WI 53715

THORNTON TOMASETTI — STRUCTURAL
320 E BUFFALO STREET #603
MILWAUKEE, WI 53202

RING & DUCHATEAU — MEP / FP
17400 W CAPITOL DRIVE
BROOKFIELD, WI 53045

RIPPE ASSOCIATES — FOOD SERVICE
10660 RED CIRCLE DR. STE. 100
MINNEAPOLIS, MN 55343

Board of Regents of the
University of Wisconsin
c/o UW System Administration

Project Location:
975 UNIVERSITY AVE
MADISON, WISCONSIN 53706

GRAINGER HALL DINING EXPANSION AND RENOVATION
UNIVERSITY OF WISCONSIN - MADISON
MADISON, WISCONSIN 53706

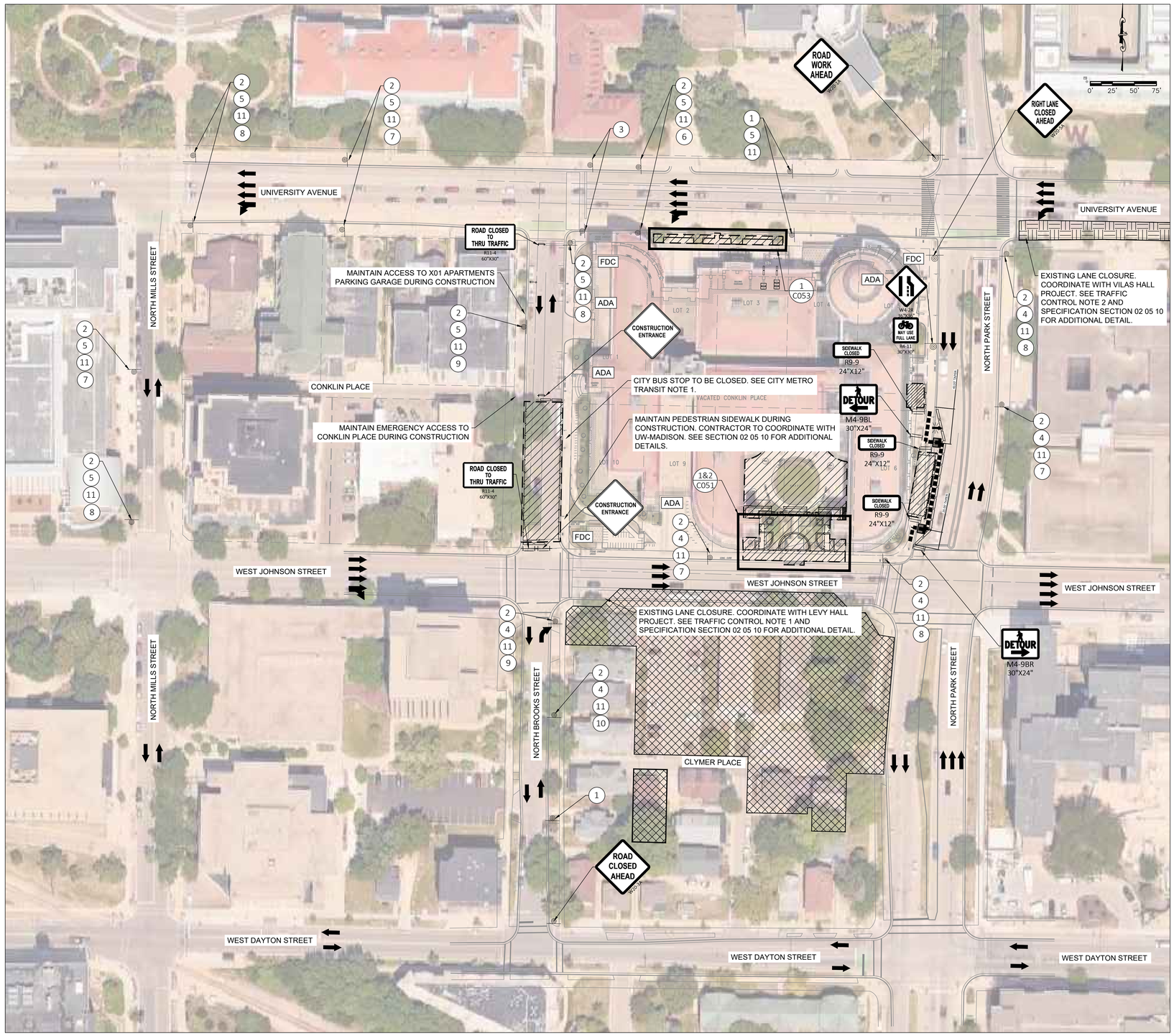
Sheet Title:
EXISTING CONDITIONS

Revisions:

No.	Date:	By:	Description:

FOR REFERENCE ONLY

Graphic Scale	1" = 20' (0 5' 10' 20' 25')
DFD Number	
Volume Number	1
Issued For	FR
Date Issued	02/03/2025
Sheet Number	C010



DETOUR LEGEND:

1	2	3	4	5	6	7	8	9	10	11
DETOUR AHEAD W20-2	DETOUR M4-8	GRAINGER HALL GARAGE ACCESS R9-11	NORTH M3-1 24"X12"	SOUTH M3-3 24"X12"	M06-1	M5-1L 21"X21"	M6-1 21"X21"	M6-1 21"X21"	M5-1R 21"X21"	N. BROOKS ST. M1-94

TRAFFIC CONTROL NOTES:

1. NEW LEVY HALL ACADEMIC BUILDING WORKZONE (DFD PROJECT #20K1G) IS SHOWN ON THE PLAN. THE LEVY HALL BUILDING PROJECT INCLUDES SITE DEMOLITION, TRAFFIC CONTROL, EROSION CONTROL, NEW SITE DEVELOPMENT, GRADING, NEW UTILITY CONSTRUCTION AND RELOCATIONS, AND IS ANTICIPATED TO BE UNDER CONSTRUCTION DURING THE SAME TIME PERIOD. CONTRACTOR SHALL OBTAIN THE LEVY HALL CONSTRUCTION DOCUMENTS FROM THE UW PROJECT MANAGER AND COORDINATE TRAFFIC CONTROL WITH OTHER CONTRACTORS.
2. ACCESSIBILITY RENOVATIONS FOR VILAS COMMUNICATIONS HALL (DPD PROJECT #23D1V) IS SHOWN ON THE PLAN. THE VILAS HALL RENOVATIONS INCLUDE TRAFFIC CONTROL FOR LANE CLOSURES ON UNIVERSITY AVENUE, AND IS ANTICIPATED TO BE UNDER CONSTRUCTION DURING THE SAME TIME PERIOD. CONTRACTOR SHALL OBTAIN THE VILAS COMMUNICATIONS HALL CONSTRUCTION DOCUMENTS FROM THE UW PROJECT MANAGER AND COORDINATE TRAFFIC CONTROL WITH OTHER CONTRACTORS.
3. COORDINATE TRAFFIC CONTROL IN MADISON RIGHT-OF-WAY WITH MADISON TRAFFIC ENGINEERING DEPARTMENT. COORDINATE TRAFFIC CONTROL ON UW-MADISON PROPERTY WITH UW-MADISON TRANSPORTATION SERVICES.
4. CONFORM TO WISCONSIN MUTCD, LATEST EDITION WHEN SIZING LETTERING FOR STREET SIGN. WHEN IN THE CITY ROW CONFORM TO BOTH THE WISCONSIN MUTCD, LATEST EDITION AND CITY OF MADISON REQUIREMENTS.
5. THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.
6. THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH EXISTING SIGNS.
7. SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS. SIGNS IN PLACE 7 OR MORE CONTINUOUS DAYS TO BE PLACED ON PERMANENT SUPPORTS.
8. ANY SIGNS, TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL IN USE SHALL BE REMOVED OR COVERED AS NEEDED AND AS APPROVED BY THE ENGINEER. NO WARNING LIGHT SHALL BE WORKING ON "COVERED" OR "DOWNED" SIGNS.
9. WARNING LIGHTS ARE NOT REQUIRED IF THE LANE CLOSURE IS A DAYTIME ONLY OPERATION.
10. SEE TRAFFIC CONTROL DETAILS ON SHEETS C060 AND C061.
11. EMERGENCY VEHICLE ACCESS TO BE MAINTAINED AT ALL TIMES.
12. HAVE AVAILABLE AT ALL TIMES SUFFICIENT EXPERIENCED PERSONNEL TO PROMPTLY INSTALL, REMOVE AND REINSTALL THE REQUIRED TRAFFIC CONTROL DEVICES TO ROUTE TRAFFIC IN ORDER TO PERFORM THE OPERATIONS.
13. PROVIDE THE CITY OF MADISON POLICE DEPARTMENT AND UW-MADISON PROJECT MANAGER A CURRENT TELEPHONE NUMBER WITH WHICH THE PRIME CONTRACTOR OR HIS REPRESENTATIVE CAN BE CONTACTED DURING WORKING & NON-WORKING HOURS IN THE EVENT OF AN EMERGENCY.
14. DO NOT PARK OR STORE EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS OUTSIDE THE WORK ZONE AS DESIGNATED ON THE PLANS OR ON ANY ROADWAY CARRYING TRAFFIC DURING NON-WORKING HOURS EXCEPT AT LOCATIONS AND DURING PERIODS OF TIME APPROVED BY THE UW-MADISON PROJECT MANAGER AND THE CITY OF MADISON.
15. DO NOT DISTURB, REMOVE OR OBLITERATE ANY TRAFFIC CONTROL SIGNS, ADVISORY SIGNS, SHOULDER DELINEATORS IN PLACE ALONG THE TRAVELED ROADWAYS WITHOUT THE APPROVAL OF THE UW-MADISON PROJECT MANAGER. COORDINATE WITH THE CITY OF MADISON PRIOR TO WORK RELATED TO CITY SIGNAGE OR LIGHTING.
16. PROVIDE MODIFICATIONS AND FIELD ADJUSTMENTS AS DIRECTED BY THE UW-MADISON PROJECT MANAGER TO ACCOMMODATE CHANGES IN FIELD CONDITIONS OR SITUATIONS WHICH MAY OCCUR.

PEDESTRIAN DETOUR NOTES

1. SIDEWALKS OUTSIDE OF WORK ZONES ARE TO REMAIN OPEN UNLESS NOTED OTHERWISE ON PLAN.
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2. EMAIL : hayden.groot@wisc.edu

LEGEND

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- TYPE III BARRICADE WITH/ WITHOUT SIGN. USE TYPE A FLASHING LIGHT. SEE TRAFFIC CONTROL NOTE 7. (1 C060)
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- TEMPORARY CURB RAMP PERPENDICULAR TO CURB. (5 C061)
- FLASHING ARROW BOARD
- TRAFFIC DRUM WITH TYPE 'C' LIGHT
- TRAFFIC DRUM
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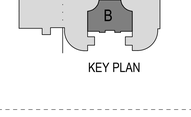

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Project Location: 975 UNIVERSITY AVE MADISON, WISCONSIN 53706

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Sheet Title: TRAFFIC CONTROL PLAN

Revisions:

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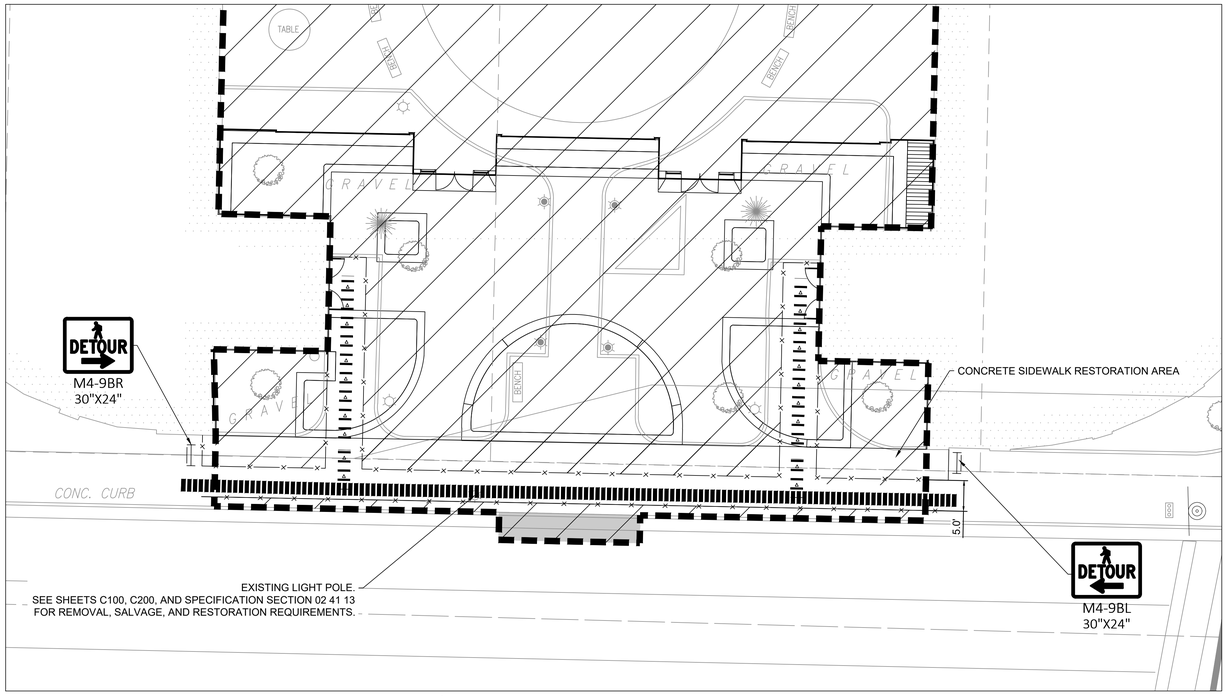
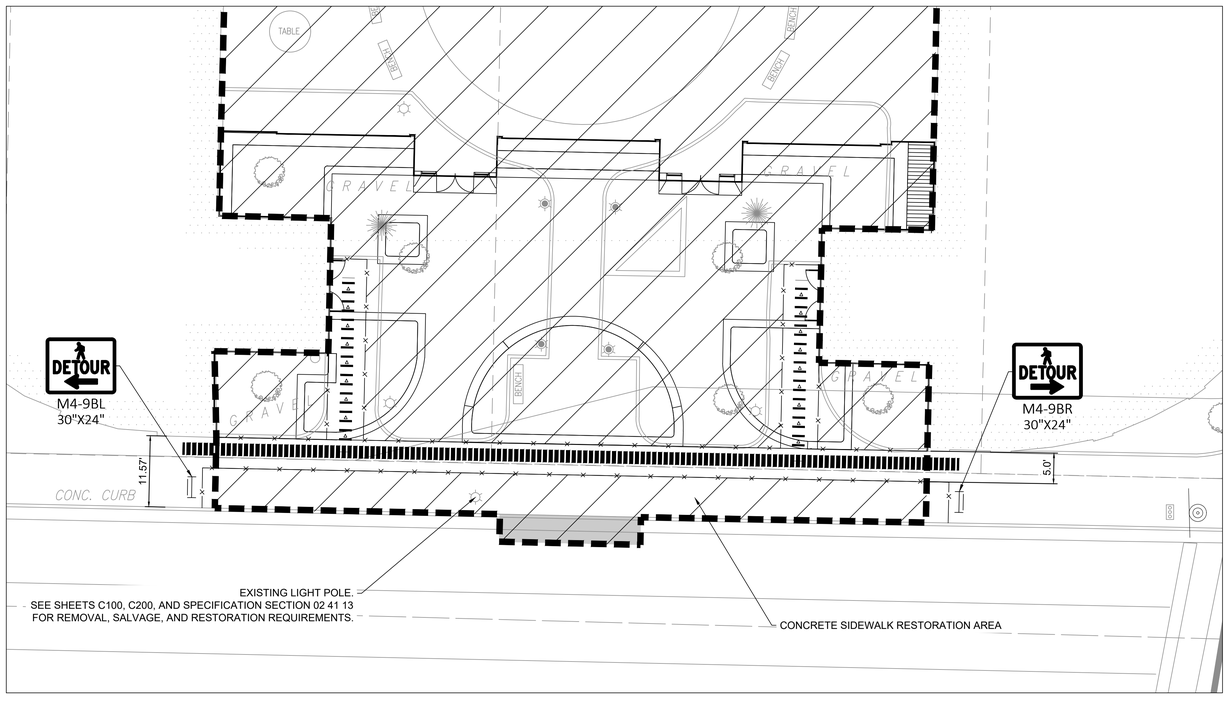


1 C051 W. JOHNSON ST SIDEWALK RESTORATION - SOUTH

0' 5' 10'



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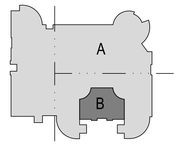

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Sheet Title:
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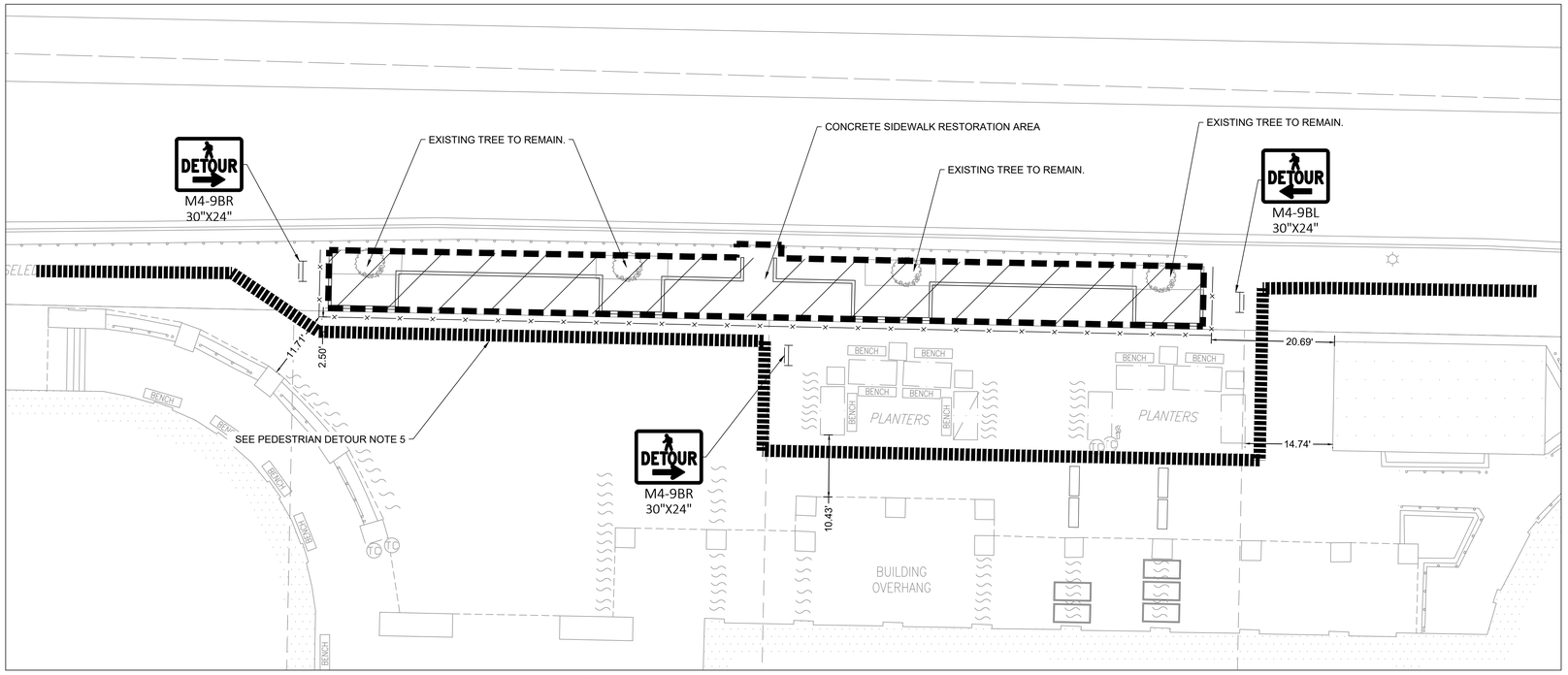
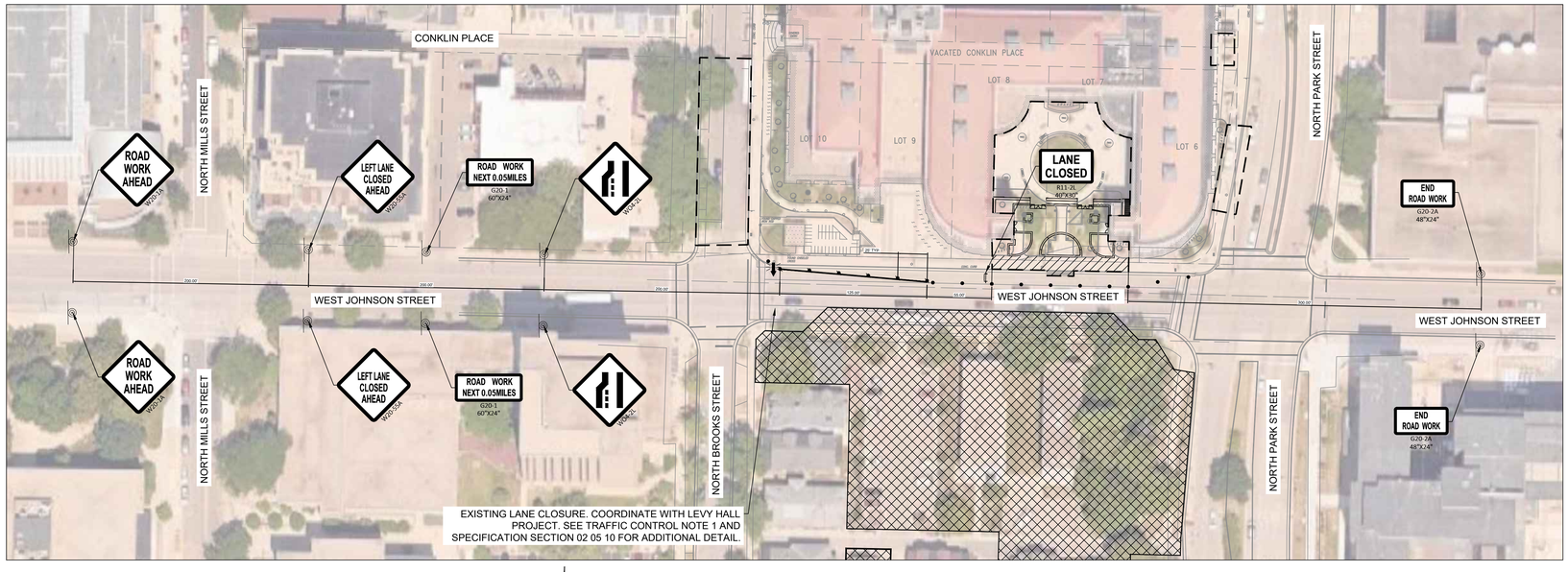


1 C052 UNIVERSITY AVE SIDEWALK RESTORATION
0' 5' 10'



2 C052 WEST JOHNSON OFF PEAK TEMPORARY LANE CLOSURE
0' 25' 50'

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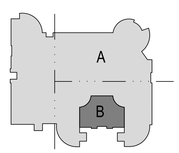

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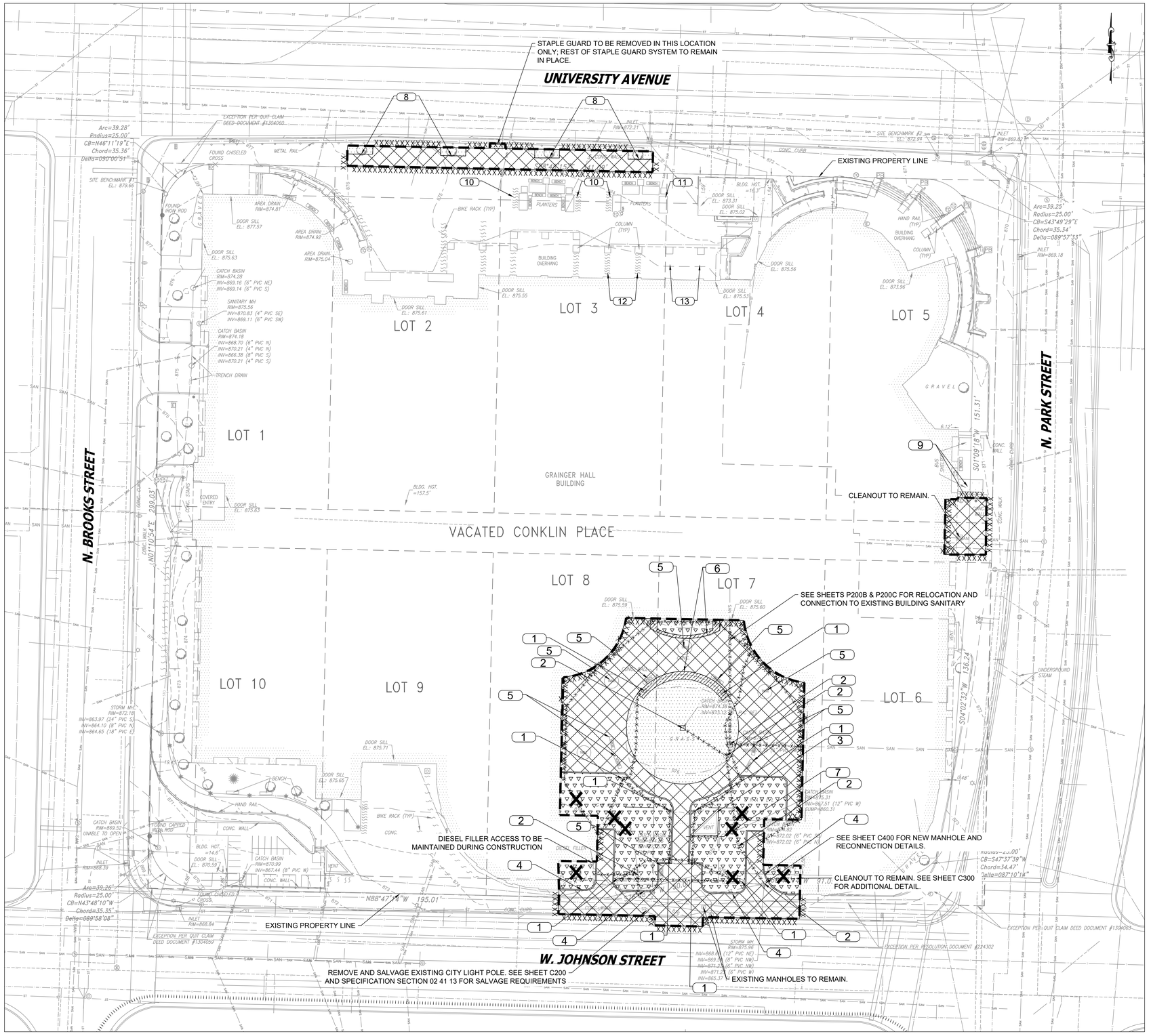
DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING, MAINTAINING, AND REPLACING EXISTING BENCHMARKS AND MONUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSFERRING BENCHMARKS, CONTROL POINTS, LINES AND GRADES TO THE PROJECT SITE AS NECESSARY TO COMPLETE WORK.
2. EXISTING UTILITIES AND SITE FEATURES NOT MARKED FOR REMOVAL ON THE DEMOLITION PLANS SHALL BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION. ENSURE PROPER SUPPORT OF EXISTING UTILITIES AT LOCATIONS WHERE EXISTING UTILITIES WILL BE EXPOSED.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.
4. ALL UTILITIES NOT INDICATED TO BE REMOVED/ABANDONED ARE CONSIDERED CRITICAL AND MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION ACTIVITIES.
5. DAMAGES TO UTILITIES RESULTING FROM CONSTRUCTION WORK AND EXCAVATION SHALL BE IMMEDIATELY REPORTED TO THE UTILITY OWNERS, THE UW-MADISON PROJECT MANAGER, AND USERS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH CORRECTING THE DAMAGES.
6. ALL SITE RESTORATION SHALL BE TO THE LIMITS OF ACTUAL REMOVALS.
7. SAWCUT EXISTING PAVEMENTS TO MAKE A FLUSH MATCH TO NEW PAVEMENTS.
8. REMOVE AND REPLACE CONCRETE PAVEMENTS AND WALKS FROM JOINT-TO-JOINT.
9. COORDINATE ALL UTILITY ABANDONMENT, REMOVALS, RELOCATIONS, SUPPORT AND REPLACEMENTS WITH EXISTING UTILITY OWNERS. SEE SHEET C001 FOR UTILITY OWNER CONTACTS AND ADDITIONAL REQUIREMENTS.
10. CONTRACTOR SHALL REMOVE UTILITIES IF PREVIOUSLY ABANDONED AND ARE IN CONFLICT WITH PROPOSED CONSTRUCTION.
11. CONTRACTOR SHALL MAINTAIN POSITIVE STORM WATER DRAINAGE AWAY FROM PROJECT SITE DURING CONSTRUCTION.
12. ALL TRASH AND RECYCLING CONTAINERS WITHIN THE PROJECT LIMITS WILL BE REMOVED BY UW MADISON. COORDINATE WITH UW-MADISON PROJECT MANGER 3 DAYS PRIOR TO CONTAINER REMOVALS
13. EROSION CONTROL MUST BE IN PLACE PRIOR TO STARTING DEMOLITION
14. EXISTING UTILITIES AND BUILDING SERVICES SCHEDULED FOR REMOVAL/ABANDONMENT REQUIRE PERMANENT OR TEMPORARY SERVICES PRIOR TO PERFORMING DEMOLITION.
15. SEE ARCHITECTURAL, STRUCTURAL, AND MEP PLANS FOR ADDITIONAL DEMOLITION DETAILS.
16. ALL PRIVATE SITE LIGHTING POLES AND FIXTURES SHALL BE SALVAGED AND RETURNED TO OWNER. COORDINATE WITH UW-MADISON PROJECT MANAGER FOR DELIVERY LOCATION. PUBLIC CITY POLE AS NOTED ON PLANS SHALL BE SALVAGED.
17. FOR THE NORTH PLAZA, CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREE ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
18. SEE SHEET C001 FOR REQUIREMENTS FOR WORK IN CITY OF MADISON RIGHT OF WAY.
19. SEE SHEET C050 FOR SITE ACCESS REQUIREMENTS.



PLAN NOTES:

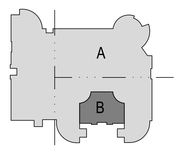
1. REMOVE EXISTING LIGHT POLE. SEE SHEET ELECTRICAL PLANS FOR ADDITIONAL DETAILS
2. REMOVE EXISTING MANHOLE OR CATCH BASIN
3. REMOVE VENT GRATE. SEE A100-B, M210-B, & S101 FOR AHU RELOCATION DETAILS
4. REMOVE PLANTER CURB
5. LANDSCAPE FURNITURE TO BE REMOVED BY UW-MADISON PRIOR TO CONSTRUCTION.
6. SALVAGE THE EXISTING GRANITE PANELING ON THE EXISTING COURTYARD PLANTERS FOR REUSE ON OUR NEW LANDSCAPE PLANTING WALLS. (SHEET C100)
7. MUFFLER PIT. SEE A100-B, M210-B, & S101 FOR AHU RELOCATION DETAILS
8. PROTECT EXISTING TREE IN PLACE. REMOVE TREE GRATES
9. BOLLARDS AND BUS SHELTER TO REMAIN
10. SALVAGE BIKE RACKS AND RETURN TO OWNER
11. SALVAGE MISCELLANEOUS BENCHES AND PLANTERS AND RETURN TO OWNER
12. SALVAGE AND REINSTALL BIKE RACKS. SEE SHEET C210
13. SALVAGE AND REINSTALL BIKE LOCKERS. SEE SHEET C210

LEGEND

- CONSTRUCTION LIMITS
- UNDERGROUND PARKING STRUCTURE LIMITS
- LEVY HALL ACADEMIC BUILDING WORKZONE (SEE LEGEND NOTE 4)
- SAWCUT PAVEMENT
- -X-X-X-X- REMOVE UTILITY
- -A-A-A- ABANDON UTILITY (SEE LEGEND NOTE 5) (7 / C500)
- REMOVE TREE
- REMOVE CONCRETE WALL/SEATING
- REMOVE CONCRETE PAVEMENT / SIDEWALK / CURB & GUTTER
- REMOVE TOPSOIL/GRASS
- REMOVE GRAVEL LANDSCAPING

LEGEND NOTES:

1. SEE SHEET C050 FOR CONSTRUCTION FENCING AND TRAFFIC CONTROL
2. SEE SHEET C110 FOR EROSION CONTROL PLAN
3. SEE SHEET C200 FOR SITE RESTORATION DETAILS
4. NEW LEVY HALL ACADEMIC BUILDING WORKZONE (DFD PROJECT #20K1G) IS SHOWN ON THE PLAN. THE LEVY HALL BUILDING PROJECT INCLUDES SITE DEMOLITION, TRAFFIC CONTROL, EROSION CONTROL, NEW SITE DEVELOPMENT, GRADING, NEW UTILITY CONSTRUCTION AND RELOCATIONS, AND IS ANTICIPATED TO BE UNDER CONSTRUCTION DURING THE SAME TIME PERIOD. CONTRACTOR SHALL OBTAIN THE LEVY HALL CONSTRUCTION DOCUMENTS FROM THE UW PROJECT MANAGER AND COORDINATE TRAFFIC CONTROL WITH OTHER CONTRACTORS.
5. EXISTING GRAVITY PIPES TO BE ABANDONED REQUIRE 12" THICK BRICK BULKHEAD OR CAST IN PLACE CONCRETE BULKHEADS. FILL PIPES WITH FLOWABLE FILL



KEY PLAN

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Project Location: 975 UNIVERSITY AVE MADISON, WISCONSIN 53706

GRAINGER HALL DINING EXPANSION AND RENOVATION
UNIVERSITY OF WISCONSIN - MADISON
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Sheet Title: DEMOLITION PLAN

Revisions:

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EROSION CONTROL NOTES:

1. SILT FENCE IS GRAPHICALLY OFFSET ON EROSION CONTROL PLANS FOR VISIBILITY PURPOSES ONLY. WHEN GRAPHICALLY SHOWN PARALLEL WITH THE CONSTRUCTION LIMITS LINE, INSTALL SILT FENCE/FILTER SOCK AT THE CONSTRUCTION LIMITS.

2. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MADISON, AND UW-MADISON EROSION CONTROL REQUIREMENTS. EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS WHICH CAN BE FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

3. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.

4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. GENERAL PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL MAINTAINED BY THE GENERAL PRIME CONTRACTOR. A CURRENT COPY OF ALL INSPECTION AND MAINTENANCE RECORDS SHALL BE KEPT ON SITE AT ALL TIMES.

5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

6. TO MINIMIZE EROSION, PERFORM LAND DISTURBING ACTIVITIES SUCH THAT EXISTING VEGETATION IS PRESERVED TO THE EXTENT PRACTICAL. SOIL COMPACTION IS MINIMIZED, AND TOPSOIL IS PRESERVED.

7. SILT FENCE OR FILTER SOCK SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL, FILL STOCKPILES AND LAYDOWN AREAS.

8. ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.

9. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
   - 9.1. INSTALL SILT FENCE OR FILTER SOCK.
   - 9.2. INSTALL INLET PROTECTION ON EXISTING STORM INLETS.
   - 9.3. INSTALL TRACKING CONTROL PRACTICE.
   - 9.4. STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.
   - 9.5. CONSTRUCT BUILDING ADDITION.
   - 9.6. INSTALL PAVEMENTS.
   - 9.7. REMOVE ACCUMULATED SEDIMENT FROM SITE.
   - 9.8. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

10. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

11. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

12. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

13. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL FOR CONSTRUCTION SITES #1068.

14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

15. INLET PROTECTION TYPE A TO BE USED FOR INLETS IN NON-PAVED AREAS (GRASS INLETS). INLET PROTECTION TYPE B TO BE USED FOR AREA INLETS WITH NO CURB, WHILE INLET PROTECTION TYPE C TO BE USED FOR ALL CURB INLETS. INLET PROTECTION TYPE D TO BE USED WHERE DESIGNATED ON THESE EROSION CONTROL PLANS. INLET PROTECTIONS SHALL BE WISDOT APPROVED OR AN APPROVED EQUAL.

16. IF DEWATERING IS NEEDED, GENERAL CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNR TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.

17. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING, LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061. SEE DETAIL 5/C202 FOR DETAIL DRAWING OF TYPICAL TEMPORARY SEDIMENT BASIN.

18. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I URBAN, TYPE A, ORGANIC EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

19. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.) OR AS DIRECTED BY THE UW-MADISON PROJECT MANAGER.

20. PARKING LOTS AND DRIVES SHALL BE CLEANED DAILY AS NEEDED. STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN STREET FREE OF DUST AND DIRT.

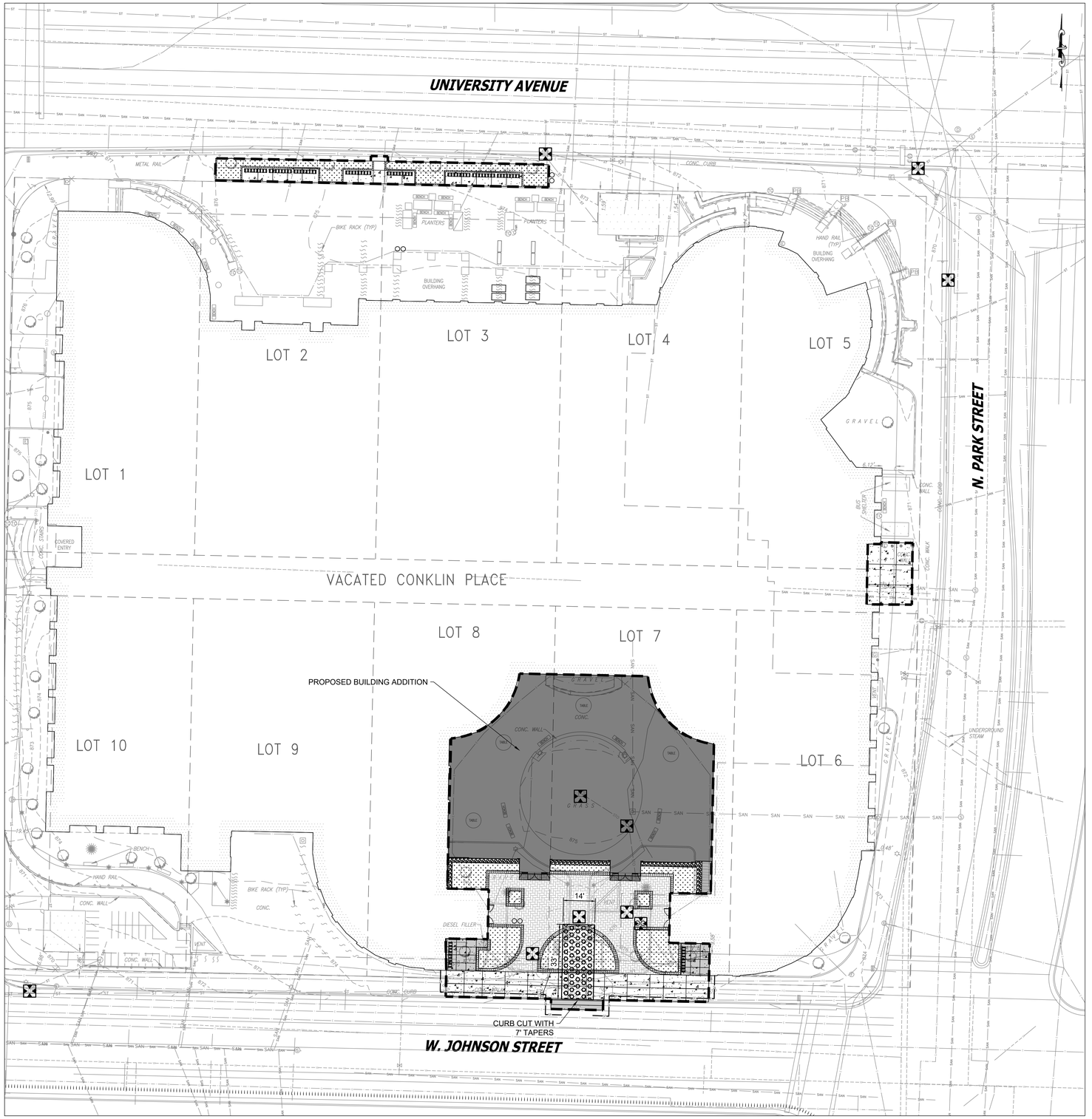
21. GENERAL CONTRACTOR SHALL PROTECT ALL UTILITIES AND VALVES FROM SEDIMENT.

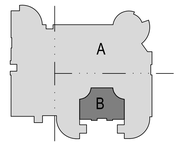
22. INSTALL AND MAINTAIN TRACKOUT CONTROL PRACTICES IN CONFORMANCE WITH WDNR TECHNICAL STANDARD 1057. PROVIDE TRACKING PADS AS DETAILED IN DETAIL 3, SHEET C120.

23. PROVIDE EACH ENTRANCE TO THE SITE WITH TRACKING PAD. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES IN CONFORMANCE WITH THE SPECIFICATIONS.

LEGEND

- CONSTRUCTION LIMITS
- AREA WELL GRATE (SEE A101B FOR DETAILS)
- PROPOSED BUILDING ADDITION
- TEMPORARY ASPHALT PAVEMENT (8 / C500)
- PAVERS (SEE LANDSCAPE PLANS FOR DETAILS)
- PLANTER WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- SEAT WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- CITY OF MADISON CONCRETE PAVEMENT / SIDEWALK / CURB & GUTTER
- UNIVERSITY OF WISCONSIN CONCRETE PAVEMENT / SIDEWALK
- LANDSCAPE RESTORATION (SEE LANDSCAPE PLANS FOR DETAILS)
- STONE MULCH (SEE LANDSCAPE PLANS FOR DETAILS)
- SF — SILT FENCE OR FILTER SOCK (SEE NOTE 1) (1 / C120) (4 / C120)
- INLET PROTECTION (SEE NOTE 15) (2 / C120)
- TRACKING PAD (SEE NOTE 23) (3 / C120)





KEY PLAN

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GRAINGER HALL DINING EXPANSION AND RENOVATION
UNIVERSITY OF WISCONSIN - MADISON
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Sheet Title: EROSION CONTROL PLAN

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RESTORATION NOTES:

1. SEE ARCHITECTURAL AND LANDSCAPING PLAN FOR ADDITIONAL RESTORATION DETAILS.

1.1. BASEMENT PARKING LEVEL 1 INCLUDES NEW MECHANICAL ROOM AND REINFORCEMENT OF THE SOUTHERN BUILDING ADDITION (SEE ARCHITECTURAL PLANS FOR DETAILS).

2. PAVEMENT RESTORATIONS SMALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH.

3. SEE SHEET C300 FOR FINAL SURFACE GRADES.

4. COMPLETE RESTORATION IN A MANNER THAT IS CONSISTENT WITH STAGING AND TRAFFIC CONTROL PLAN ON SHEETS C050-C053.

5. ALL WORK OUTSIDE OF THE PROPERTY LINE AND INSIDE CITY OF MADISON RIGHT OF WAY SHALL CONFORM TO CITY OF MADISON PERMIT CONDITIONS AND ORDINANCES.

6. ALL SIDEWALK GRADES SHALL MEET ADA REQUIREMENTS.

6.1. CROSS SLOPE OF SIDEWALKS SHALL NOT EXCEED 2.0%.

6.2. LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0%.

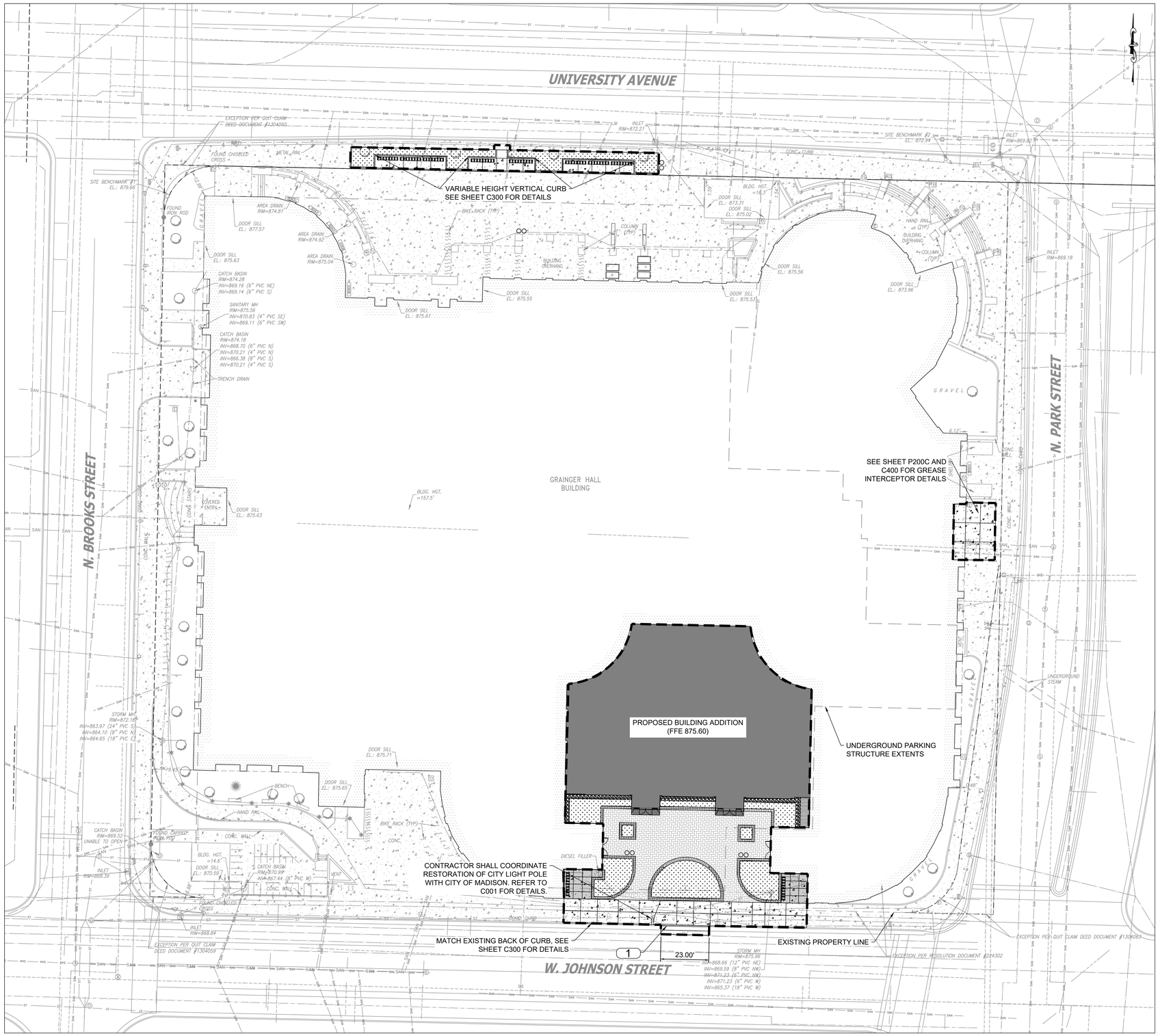
7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION ALL UTILITIES ARE CONSIDERED CRITICAL AND MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION ACTIVITIES, THE GENERAL CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION AND WHEN SUPPORTING UTILITIES AS NEEDED TO FACILITATE THE WORK.

8. DAMAGES TO UTILITIES RESULTING FROM CONSTRUCTION WORK AND EXCAVATION SHALL BE IMMEDIATELY REPORTED TO THE UW-MADISON PROJECT MANAGER AND UTILITY OWNERS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH CORRECTING THE DAMAGES AT NO ADDITIONAL COST TO THE PROJECT.

9. JOINTING SHOWN ON PLAN IS FOR INFORMATIONAL PURPOSES ONLY. CONTROL JOINT PLAN IS SUBJECT TO APPROVAL BY UW-MADISON LANDSCAPE ARCHITECT.

10. RESTORATION AREAS ARE APPROXIMATE AND BASED UPON PROJECTED EXCAVATION LIMITS AND EXTENTS OF TEMPORARY IMPROVEMENTS. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES OUTSIDE OF THE APPROXIMATE RESTORATION AREAS SHOWN SHALL BE RESTORED BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. FOR THE NORTH PLAZA, CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREE ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.



LEGEND

- CONSTRUCTION LIMITS
- UNDERGROUND PARKING STRUCTURE LIMITS
- BICYCLE PARKING (SEE LANDSCAPE PLANS FOR DETAILS)
- AREA WELL GRATE (SEE A101B FOR DETAILS)
- PROPOSED BUILDING ADDITION
- PAVERS (SEE LANDSCAPE PLANS FOR DETAILS)
- PLANTER WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- SEAT WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- CITY OF MADISON CONCRETE PAVEMENT / SIDEWALK / CURB & GUTTER (1&4 / C500)
- UNIVERSITY OF WISCONSIN CONCRETE PAVEMENT / SIDEWALK (3 / C500)
- LANDSCAPE RESTORATION (SEE LANDSCAPE PLANS FOR DETAILS)
- STONE MULCH (SEE LANDSCAPE PLANS FOR DETAILS)
- TRASH RECEPTACLE (SEE LANDSCAPE PLANS FOR DETAILS)

PLAN NOTES:

(1) CONCRETE CURB & GUTTER, CITY OF MADISON TYPE 'A' (4 / C500)

LEGEND NOTES:

1. NEW LEVY HALL ACADEMIC BUILDING WORKZONE (DFD PROJECT #20K1G) IS SHOWN ON THE PLAN. THE LEVY HALL BUILDING PROJECT INCLUDES SITE DEMOLITION, TRAFFIC CONTROL, EROSION CONTROL, NEW SITE DEVELOPMENT, GRADING, NEW UTILITY CONSTRUCTION AND RELOCATIONS, AND IS ANTICIPATED TO BE UNDER CONSTRUCTION DURING THE SAME TIME PERIOD, CONTRACTOR SHALL OBTAIN THE LEVY HALL CONSTRUCTION DOCUMENTS FROM THE UW PROJECT MANAGER AND COORDINATE TRAFFIC CONTROL WITH OTHER CONTRACTORS.
2. REFER TO DETAILS 9, 10, & 11/C500 FOR SIDEWALK JOINTING DETAILS.

SITE DATA TABLE:

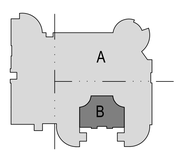
SITE ADDRESS:
975 UNIVERSITY AVE, MADISON, WISCONSIN 53706

ZONING:
CAMPUS INSTITUTIONAL

BUILDING AREA:
TOTAL BUILDING FOOTPRINT: 87,827 S.F.
PROPOSED ADDITION FOOTPRINT: 8,478 S.F.

TOTAL PROPERTY AREA: 133,468 S.F. = 3.06 ACRES

TOTAL DISTURBED AREA: 16,651 S.F. = 0.38 ACRES



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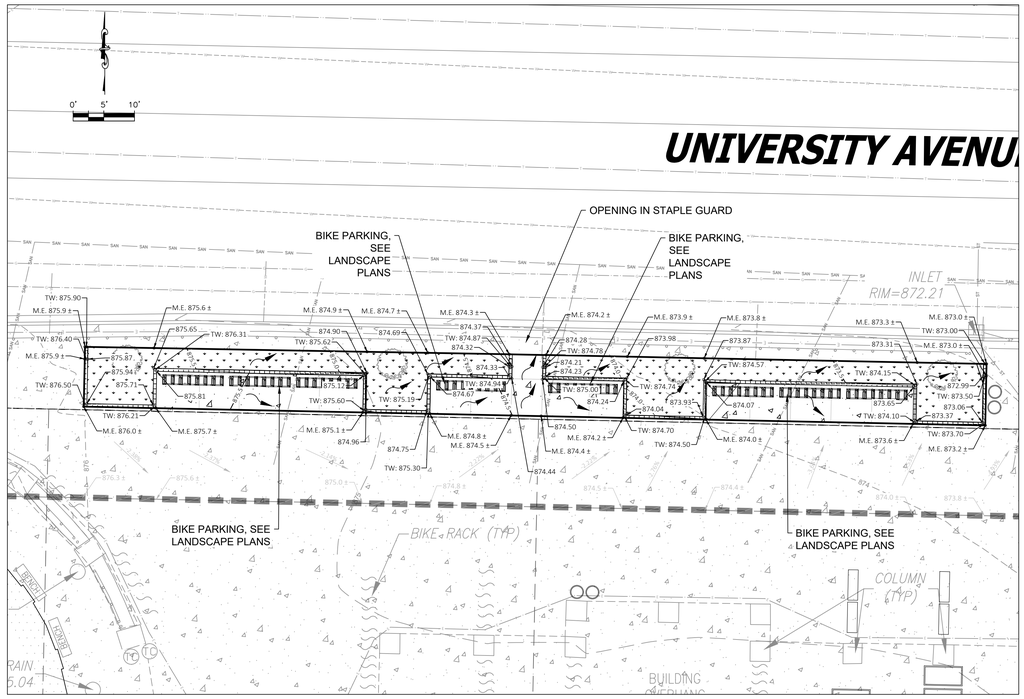
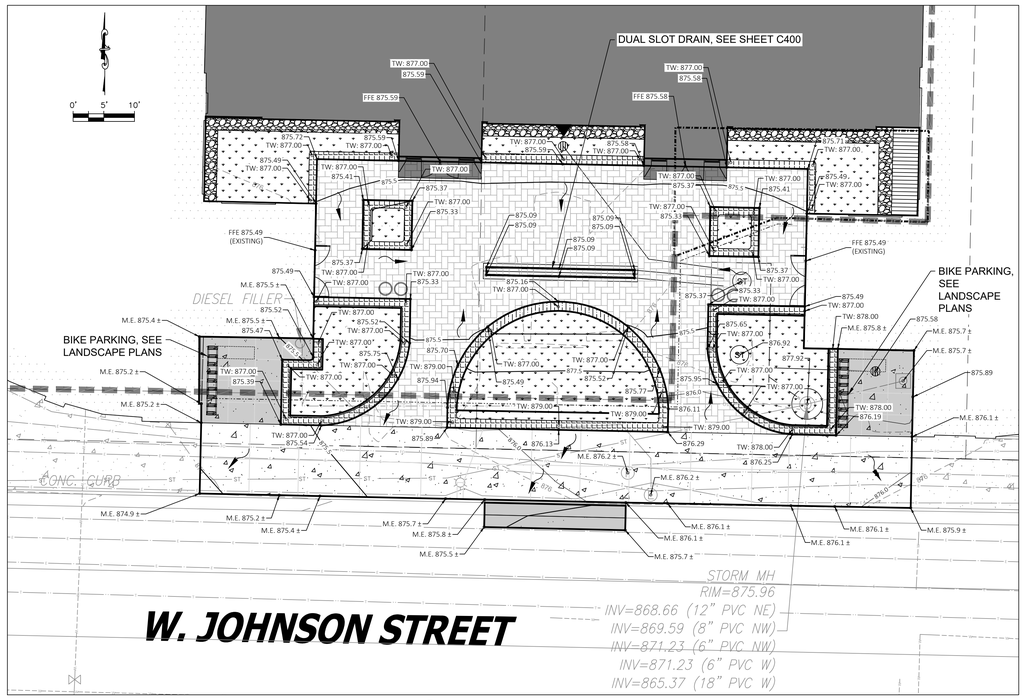
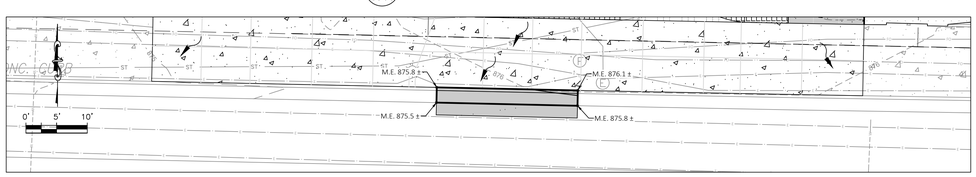


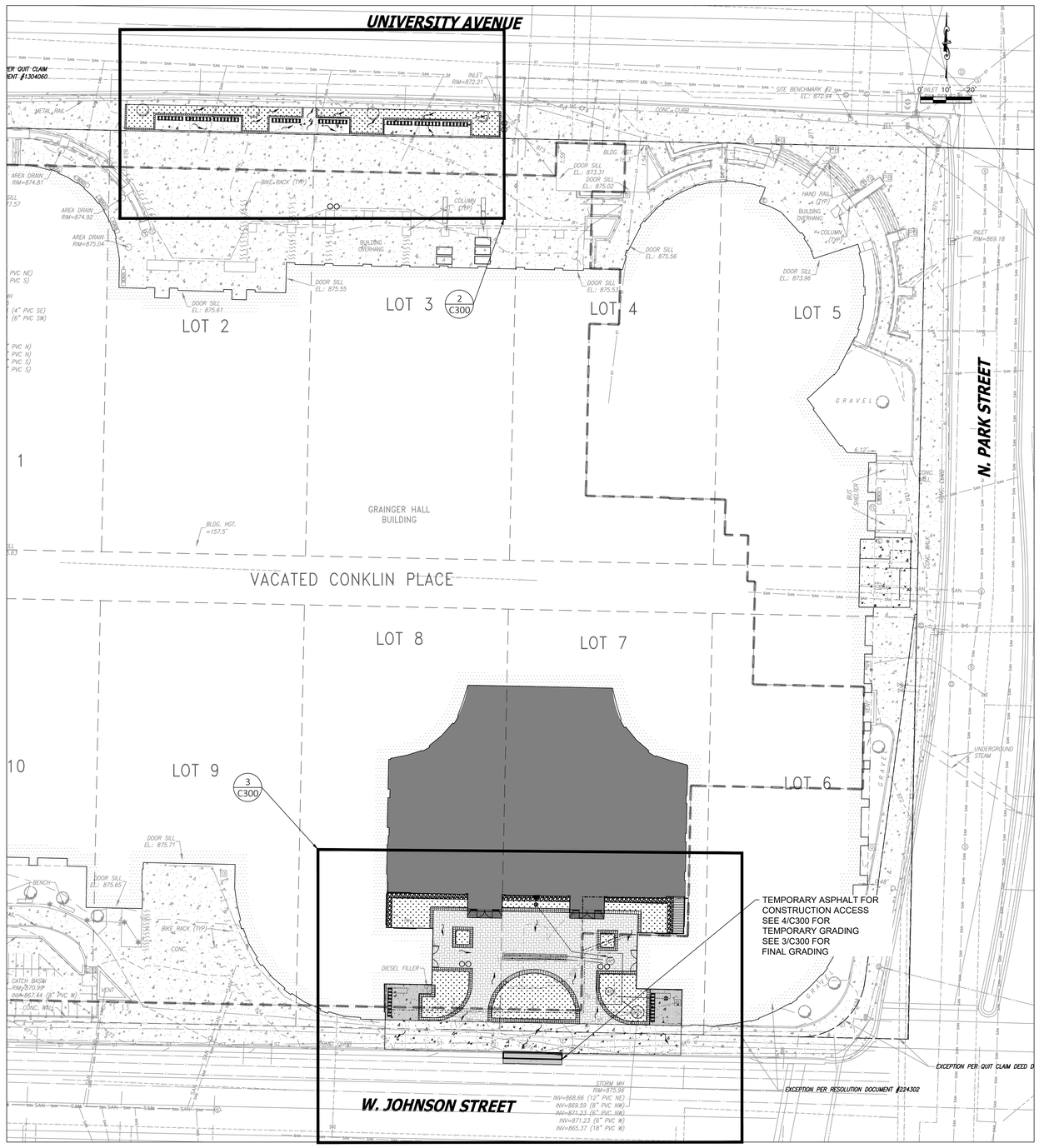
2 C300 GRADING DETAILS



3 C300 GRADING DETAILS



4 C300 GRADING DETAILS



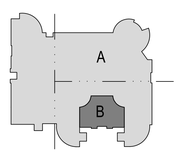
1 C300 GRADING DETAILS

LEGEND

- CONSTRUCTION LIMITS
- UNDERGROUND PARKING LIMITS
- TEMPORARY ASPHALT PAVEMENT (8 C500)
- 874.90 PROPOSED SPOT ELEVATION
- M.E. 874.9 ± MATCH EXISTING SPOT ELEVATION
- FFE 874.90 FINISHED FLOOR ELEVATION
- TW: 874.90 TOP OF WALL
- 874.0 PROPOSED GRADING CONTOUR
- 874 EXISTING GRADING CONTOUR

GRADING NOTES:

1. REFER TO SITE PLAN AND LANDSCAPING PLANS FOR RESTORATION DETAILS.
2. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
3. PAVEMENT RESTORATIONS SHALL MEET ADJACENT EXISTING PAVEMENTS AS A FLUSH MATCH. MATCH EXISTING LAYOUT AND SPACING OF CONTROL JOINTS.
4. GENERAL PRIME CONTRACTOR SHALL VERIFY MATCH EXISTING GRADES PRIOR TO GRADING AND DISCUSS ANY DISCREPANCIES WITH THE ENGINEER.
5. ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO PROPOSED GRADING.
7. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.
8. DAMAGES TO EXISTING SITE FEATURES NOT MARKED FOR DEMOLITION SHALL BE IMMEDIATELY REPORTED TO THE UW PROJECT MANAGER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH CORRECTING THE DAMAGES.
9. ALL SIDEWALK GRADS SHALL MEET ADA REQUIREMENTS.
   - 9.1 CROSS SLOPE OF SIDEWALKS SHALL NOT EXCEED 2.0%.
   - 9.2 LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0%.



KEY PLAN

WORKSHOP ARCHITECTS, INC
201 E PITTSBURGH AVE #301 MILWAUKEE WI 53204

WORKSHOP ARCHITECTS — ARCHITECT
MILWAUKEE, WI 53204

K. SINGH & ASSOCIATES — CIVIL
3636 N. 124TH STREET
WAUWATOSA, WI 53222

SAIKI DESIGN — LANDSCAPE
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THORNTON TOMASETTI — STRUCTURAL
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RING & DUCHATEAU — MEP / FP
17400 W CAPITOL DRIVE
BROOKFIELD, WI 53045

RIPPE ASSOCIATES — FOOD SERVICE
10950 RED CIRCLE DR, STE. 100
MINNEAPOLIS, MN 55343

Board of Regents of the University of Wisconsin c/o UW System Administration

Project Location: 975 UNIVERSITY AVE MADISON, WISCONSIN 53706

GRAINGER HALL DINING EXPANSION AND RENOVATION
UNIVERSITY OF WISCONSIN - MADISON
MADISON, WISCONSIN 53706

Sheet Title: GRADING PLAN

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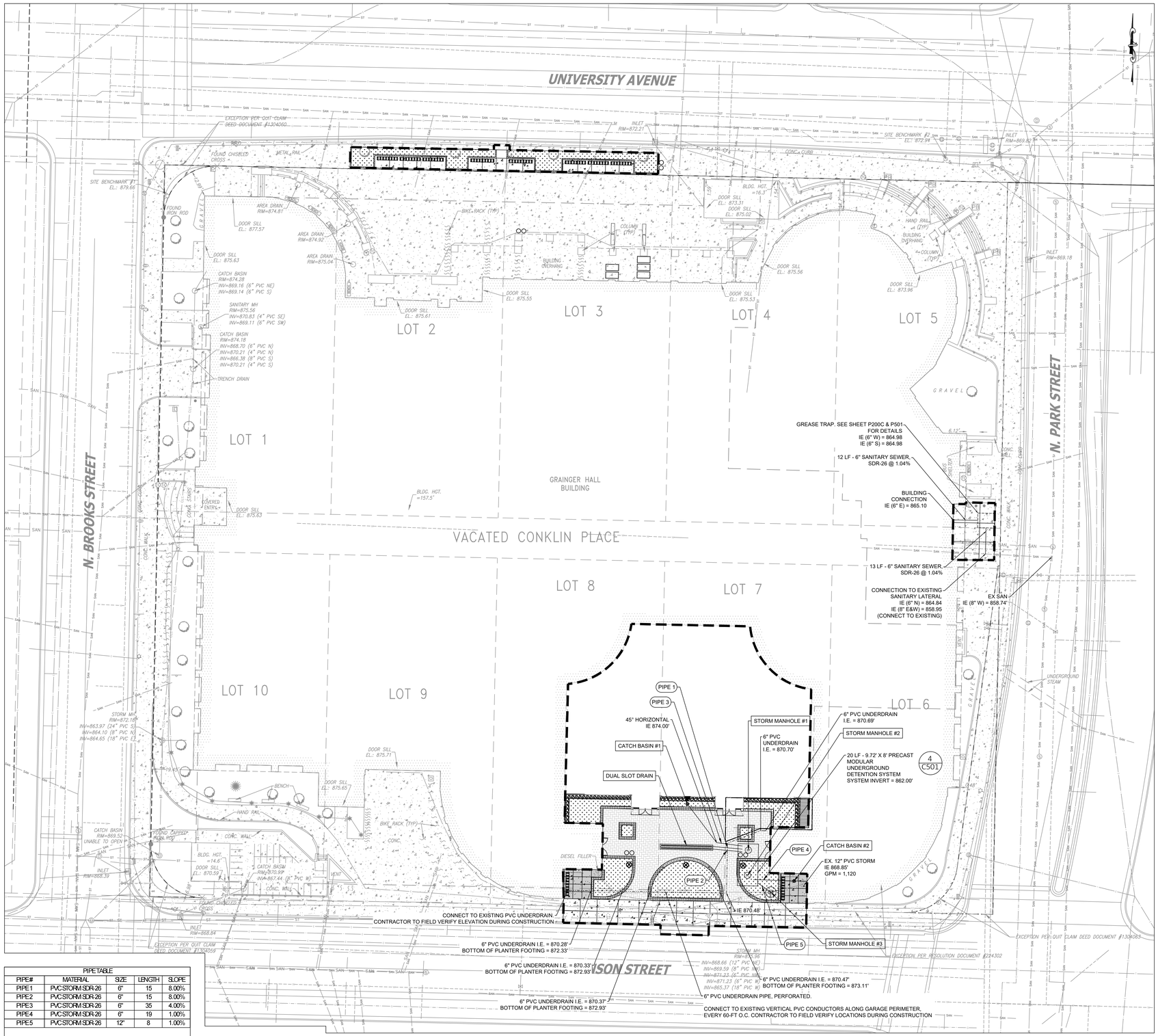
UTILITY GENERAL NOTES

1. COORDINATE CONSTRUCTION NEAR UTILITIES WITH UTILITY OWNERS.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOR APPROVAL A DIVERSION PLAN FOR STORM SEWER AS SPECIFIED IN SPECIFICATION SECTION 33 40 00.
3. ALL STORM UTILITY WORK WITHIN CITY RIGHT OF WAY SHALL FOLLOW CITY OF MADISON UTILITY SPECIFICATIONS. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DETAILS.
4. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS (VERTICALLY AND HORIZONTALLY) PRIOR TO CONSTRUCTION.
5. ALL UTILITIES NOT INDICATED TO BE REMOVED/ABANDONED ARE CONSIDERED CRITICAL AND MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION ACTIVITIES.
6. DAMAGES TO UTILITIES RESULTING FROM CONSTRUCTION WORK AND EXCAVATION SHALL BE REPORTED IMMEDIATELY TO UTILITY OWNERS, THE UW-MADISON PROJECT MANAGER, AND USERS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH CORRECTING THE DAMAGES.
7. MAINTAIN CODE REQUIRED SEPARATION BETWEEN SEWER AND WATER UTILITIES AS SPECIFIED.
8. PIPE LENGTHS ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
9. GENERAL CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY STRUCTURES AS NEEDED FOR FINAL GRADING.
10. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
11. GENERAL CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES.
12. PROVIDE TRACER WIRE AS SPECIFIED.
13. EXISTING UTILITIES AND BUILDING SERVICES SCHEDULED FOR REMOVAL/ABANDONMENT REQUIRE PERMANENT OR TEMPORARY SERVICES PRIOR TO PERFORMING DEMOLITION.
14. SEWER CONSTRUCTION SHALL BE DOWNSTREAM TO UPSTREAM.
15. VERTICAL BENDS ARE REQUIRED FOR STORM SEWER CONNECTIONS TO PRECAST MODULAR UNDERGROUND DETENTION SYSTEM. PIPE PENETRATIONS ARE AT TOP OF STRUCTURE.

LEGEND

- CONSTRUCTION LIMITS
- UNDERGROUND PARKING LIMITS
- MECHANICAL DUCTBANK (SEE A100B, M200B, & S101 FOR DETAILS)
- AREA WELL GRATE (SEE A101B FOR DETAILS)
- PAVERS (SEE LANDSCAPE PLANS FOR DETAILS)
- PLANTER WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- SEAT WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- CITY OF MADISON CONCRETE PAVEMENT / SIDEWALK / CURB & GUTTER
- UNIVERSITY OF WISCONSIN CONCRETE PAVEMENT / SIDEWALK
- LANDSCAPE RESTORATION (SEE LANDSCAPE PLANS FOR DETAILS)
- STONE MULCH (SEE LANDSCAPE PLANS FOR DETAILS)
- SS — STORM SEWER PIPE
- SAN — SANITARY SEWER PIPE
- DUAL SLOT DRAIN (5 / C501)
- ST — STORM SEWER MANHOLE (1 / C501)
- NYLOPLAST DRAIN (6 / C501)
- ROOF DRAIN OVERFLOW (SEE P201B FOR DETAILS)
- PROPOSED LIGHT POLE (SEE SHEET E201B FOR DETAILS)
- PROPOSED PIPE CALLOUT
- PROPOSED STRUCTURE CALLOUT

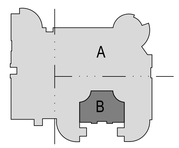


PIPE TABLE

PIPE#	MATERIAL	SIZE	LENGTH	SLOPE
PIPE 1	PVC-STORM SDR-26	6"	15	8.00%
PIPE 2	PVC-STORM SDR-26	6"	15	8.00%
PIPE 3	PVC-STORM SDR-26	6"	35	4.00%
PIPE 4	PVC-STORM SDR-26	6"	19	1.00%
PIPE 5	PVC-STORM SDR-26	12"	8	1.00%

STRUCTURE TABLE

STRUCTURE NAME	TYPE	RIM	PIPE IN	PIPE OUT
STORM MANHOLE #1	36" R-1550 TYPE B LID	875.37	N/A	N/A
STORM MANHOLE #2	36" R-1550 TYPE B LID	876.92	N/A	N/A
STORM MANHOLE #3	60" R-1550 TYPE B LID	877.92	868.66 NE (EX) 865.42 NW	865.37 SW (EX)
CATCH BASIN #1	8" NYLOPLAST WITH OUTLET	876.92	N/A	874.92 SE
CATCH BASIN #2	8" NYLOPLAST WITH OUTLET	875.58	N/A	873.58 W
SLOT DRAIN #1	SLOT DRAIN (24.17LF)	874.99	N/A	874.56 E
SLOT DRAIN #2	SLOT DRAIN (24.17LF)	874.99	N/A	874.56 E
PRECAST MODULAR UNDERGROUND DETENTION	20 LF - 9.72' X 8' PRECAST	N/A	(3) 870.00 W 870.00 E	865.50 E



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Sheet Title: UTILITY PLAN

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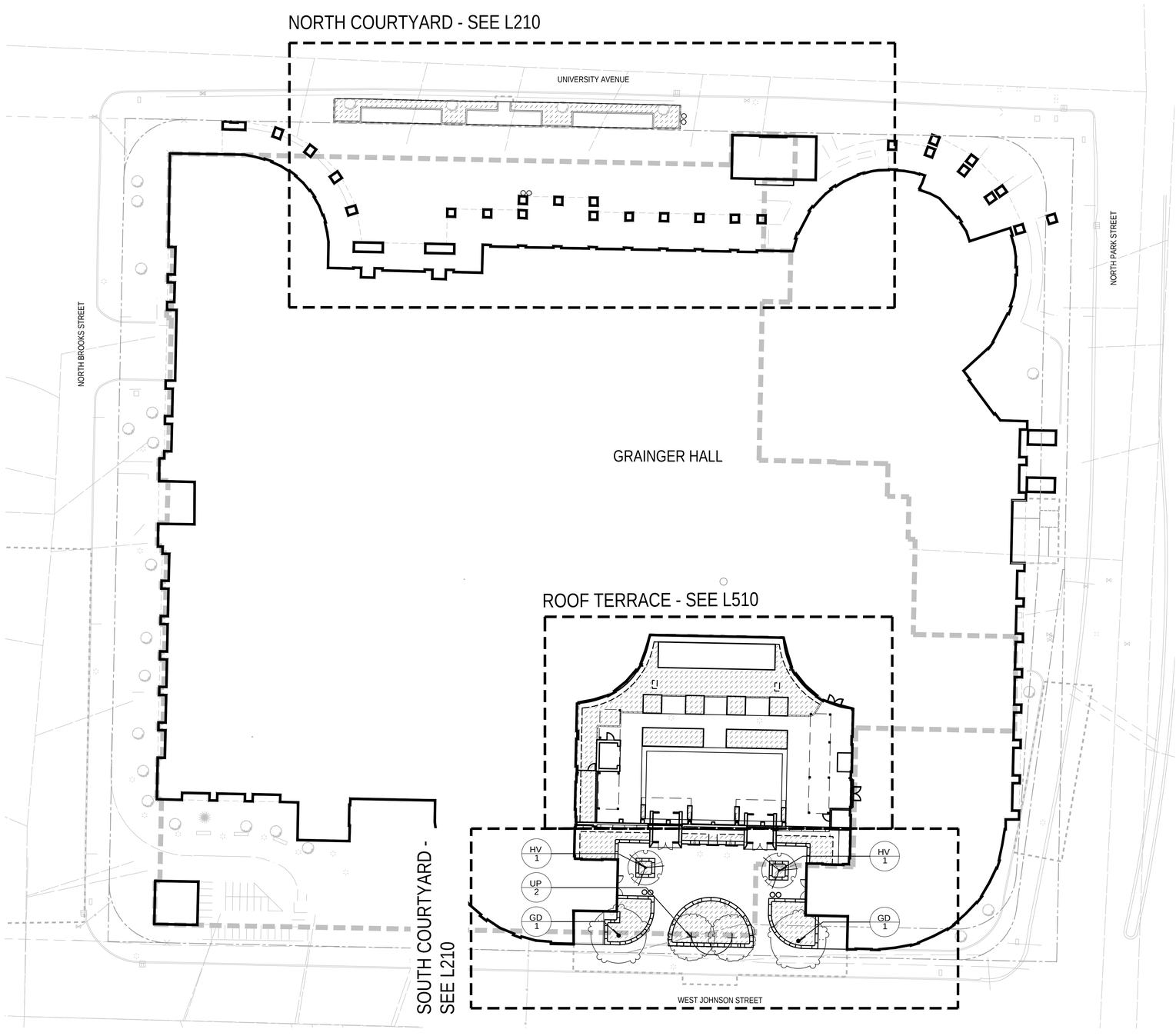
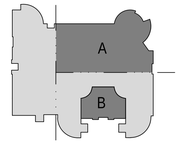
GENERAL NOTES

1. FIELD VERIFY SURVEY INFORMATION PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE UW PROJECT REPRESENTATIVE.
2. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING WORK.
3. FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECT OR RELOCATE ALL BENCHMARKS. RELOCATED BENCHMARKS TO BE INCLUDED WITH CONTRACTOR AS-BUILTS.
5. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
7. ANY DEVIATION FROM THE LAYOUT AND DIMENSION SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE UW PROJECT REPRESENTATIVE AND THE CAMPUS REPRESENTATIVE PRIOR TO PROCEEDING WITH MODIFICATIONS.
8. SUBMIT CONCRETE CONSTRUCTION JOINT LAYOUT PLAN ACCORDANCE WITH SECTION 32 13 13 - CONCRETE PAVING. ANY DEVIATION FROM JOINTING LAYOUT AS SHOWN IN THE SITE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
9. ALL DISTURBED PAVEMENT AREAS SHALL BE RESTORED WITH CONCRETE OR ASPHALT PAVEMENT EITHER TEMPORARILY OR PER THE FINAL PAVEMENT CONDITION AS SHOWN ON THE DRAWINGS. GRAVEL, SOIL, OR OTHER BACKFILL MATERIALS ARE NOT ACCEPTABLE.
10. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE(S). CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
11. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM.
12. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
13. STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266- 4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.
14. FOLLOWING INSTALLATION OF PERMEABLE PAVERS, CONTRACTOR TO PROTECT PERMEABLE PAVERS TO ENSURE PAVER JOINTS DO NOT CLOG WITH CONSTRUCTION FOLLOWING THE COMPLETION OF SITE CONSTRUCTION, CONTRACTOR TO VACUUM CLEAN PERMEABLE PAVER JOINTS AND PROVIDE ADDITIONAL PERMEABLE JOINT AGGREGATE MATERIAL FULL TO THE LIP OF THE PAVER. BROOM SWEEP ENTIRE AREA CLEAN FOLLOWING INSTALLATION. SEE SECTION 32 14 00 FOR ADDITIONAL INFORMATION.
15. CONTACT UW PROJECT REPRESENTATIVE AND THE CITY OF MADISON PROJECT REPRESENTATIVE PRIOR TO PERFORMING ANY WORK WITHIN THE CITY ROW TO CONFIRM RESTORATION.
16. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO UW PROJECT REPRESENTATIVE FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.



LEGEND

- PROPERTY LINE / PUBLIC R.O.W.
- LIMIT OF UNDERGROUND PARKING STRUCTURE
- LIMIT OF DISTURBANCE
- PLANTING AREA



KEY PLAN

TREE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
DECIDUOUS TREES					
	GD	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal	2
	UP	Ulmus x 'New Horizon' / New Horizon Elm	B & B	2.5"Cal	2
ORNAMENTAL TREES					
	HV	Hamamelis virginiana / Common Witch Hazel	B & B	6` HT (MIN.) UPRIGHT MULTI-STEM	2

City of Madison Landscape Worksheet
975 University Ave. Madison WI 53706
February 3, 2025
Campus-Institutional District

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	15,446	n/a	51	257
			Landscape Points Required	257

Development Frontage - University Avenue	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)	Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	204	7	34

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	4	140
Ornamental Tree	15	0	0	0
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	75	0	150
Shrub, evergreen	3	0	0	0
Ornamental Grasses/Perennials	2	0	0	0
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
		Development Frontage Points Total		290

General Site, Foundation, Screening

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	4	0	140
Ornamental Tree	15	10	0	150
Evergreen Tree	15	0	0	0
Shrub, deciduous	2	51	0	102
Shrub, evergreen	3	32	0	96
Ornamental Grasses/Perennials	2	2158	0	4316
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	365	0	1460
		General Site Plantings Total		4804
		TOTAL LANDSCAPE POINTS		5094

1 LANDSCAPE PLAN

NORTH

WORKSHOP ARCHITECTS
201 E PITTSBURGH AVE #301
MILWAUKEE, WI 53204

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3. FIELD VERIFY ALL EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO STARTING WORK. ANY DAMAGE CAUSED TO UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECT OR RELOCATE ALL BENCHMARKS. RELOCATED BENCHMARKS TO BE INCLUDED WITH CONTRACTOR.
5. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS.
6. SUBMIT TOPSOIL TESTING REQUIREMENTS PER SECTION 32 91 13 SOIL PREPARATION.
7. VERIFY THAT SPECIFIED TOPSOIL AND PLANTING MIXTURE DEPTHS ARE PRESENT PRIOR TO PLANTING PER SECTIONS 32 91 13 SOIL PREPARATION. NOTIFY UW PROJECT REPRESENTATIVE OF ANY PROBLEMS.
8. SPACE PLANTINGS PER PLANT SCHEDULE.
9. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
10. APPLY MYCHROIZAL FUNGI TO ALL PLANTINGS PER SECTION 32 92 00 PLANTS.
11. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816.PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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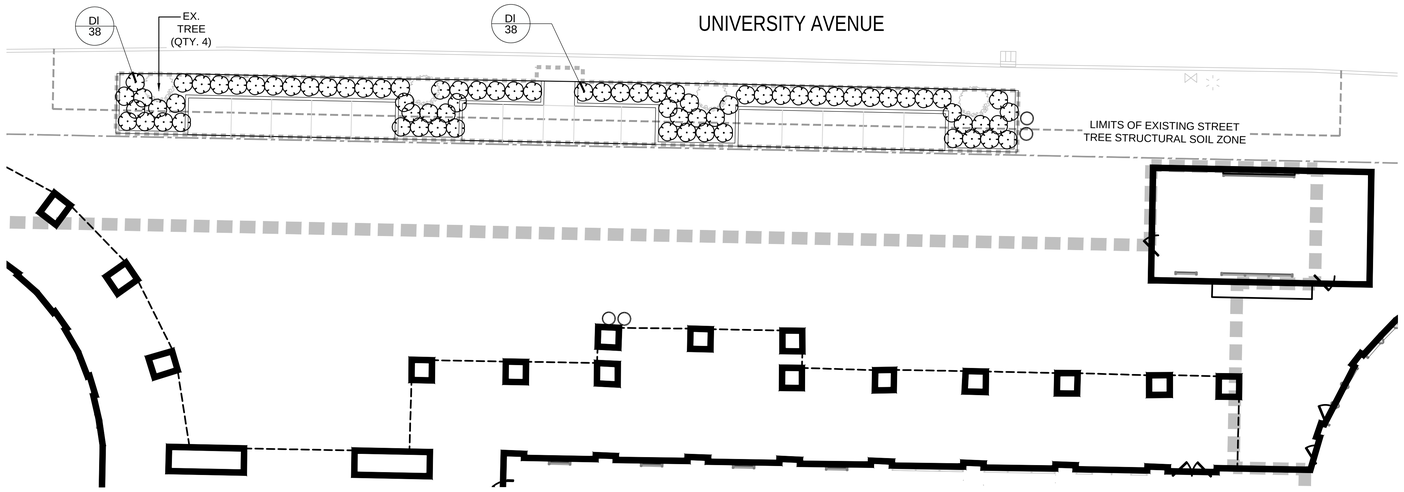
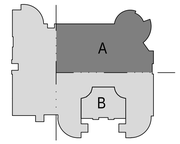
15. CONTACT UW PROJECT REPRESENTATIVE A MINIMUM OF 5 DAYS PRIOR TO ANTICIPATED PRUNING OF ANY TREE TO SCHEDULE A REVIEW & CONSULTATION WITH CAMPUS GROUNDS STAFF PRIOR TO PERFORMING ANY PRUNING.
16. CONTACT PROJECT UW PROJECT REPRESENTATIVE AND THE CITY OF MADISON PROJECT REPRESENTATIVE PRIOR TO PERFORMING ANY WORK WITHIN THE CITY ROW TO CONFIRM RESTORATION.
17. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO UW PROJECT REPRESENTATIVE FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING



1 PLANTING PLAN - NORTH COURTYARD ENLARGEMENT

PLANTING LEGEND

- PROPERTY LINE / PUBLIC R.O.W.
- LIMIT OF UNDERGROUND PARKING STRUCTURE
- LIMIT OF DISTURBANCE

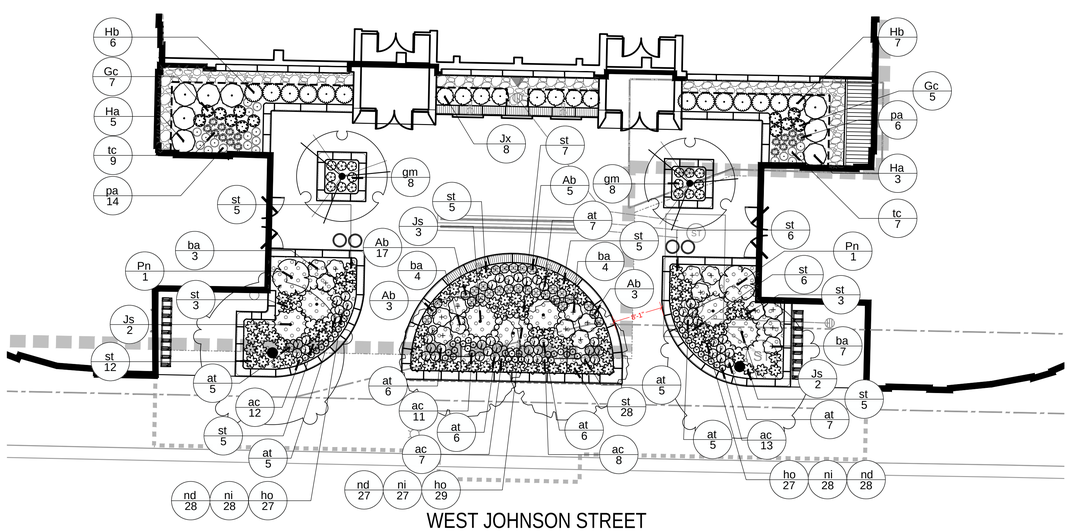


KEY PLAN

PLANT SCHEDULE NORTH COURTYARD

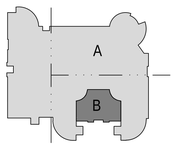
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUBS						
	DI	Diervilla lonicera / Bush Honeysuckle	#3	18" HT (MIN.)	36" o.c.	76

NORTH



PLANTING LEGEND

- PROPERTY LINE / PUBLIC R.O.W.
- LIMIT OF DISTURBANCE
- LIMIT OF UNDERGROUND PARKING STRUCTURE
- STONE BALLAST — 2 L511
- METAL EDGING — 2 L511



KEY PLAN

FOR TREE SCHEDULE, SEE L200 LANDSCAPE PLAN

PLANT SCHEDULE SOUTH COURTYARD

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
DECIDUOUS SHRUBS						
	Ha	Hydrangea arborescens 'Haas' Halo' / Hass' Halo Smooth Hydrangea	#3	24" HT (MIN.)	48" o.c.	8
	Hb	Hydrangea paniculata 'ILVOBO' / Bobo Panicle Hydrangea	#3	18" HT (MIN.)	36" o.c.	13
	Pn	Physocarpus opulifolius / Ninebark	#3	18" HT (MIN.)	72" o.c.	2
EVERGREEN SHRUBS						
	Gc	Gaultheria procumbens 'Gaulsidh5' / Cherry Berries Wintergreen	#1	CONT.	24" o.c.	12
	Js	Juniperus sabina / Savin Juniper	#5	24" HT (MIN.)	72" o.c.	7
	Jx	Juniperus x 'Grey Owl' / Grey Owl Juniper	#3	18" HT. MIN.	36" o.c.	8
FERNS						
	pa	Polystichum acrostichoides / Christmas Fern	#1	CONT.	18" o.c.	20
HERBACEOUS PERENNIALS						
	ac	Allium cernuum / Nodding Onion	#1	CONT.	12" o.c.	51
	Ab	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Eastern Bluestar	#1	CONT.	18" o.c.	28
	at	Asclepias tuberosa / Butterfly Milkweed	#1	CONT.	18" o.c.	52
	ba	Baptisia australis / Blue False Indigo	#1	CONT.	36" o.c.	18
	gm	Geranium maculatum / Spotted Geranium	#1	CONT.	18" o.c.	16
	tc	Tiarella cordifolia / Foamflower	#1	CONT.	18" o.c.	16
ORNAMENTAL GRASSES						
	st	Sporobolus heterolepis `Tara` / Tara Prairie Dropseed	#1	CONT.	24" o.c.	90

	BULBS		961 sf		
ho	Hyacinthus orientalis 'Aqua' / Aqua Hyacinth		83	Bulb, Plant in groups of 7-12	33% @ 24" oc
nd	Narcissus x 'Dutch Master' / Dutch Master Daffodil		83	Bulb, Plant in groups of 7-12	33% @ 24" oc
ni	Narcissus x 'Ice Baby' / Ice Baby Daffodil		83	Bulb, Plant in groups of 7-12	33% @ 24" oc

NORTH

2 PLANTING PLAN - SOUTH COURTYARD ENLARGEMENT

WORKSHOP ARCHITECTS
201 E PITTSBURGH AVE #301
MILWAUKEE, WI 53204

WORKSHOP ARCHITECTS — ARCHITECT
201 E PITTSBURGH AVE #301
MILWAUKEE, WI 53204

K. SINGH & ASSOCIATES — CIVIL
3636 N. 124TH STREET
WAUWATOSA, WI 53222

SAIKI DESIGN — LANDSCAPE
1110 S PARK STREET
MADISON, WI 53715

THORNTON TOMASETTI — STRUCTURAL
320 E BUFFALO STREET #603
MILWAUKEE, WI 53202

RING & DUCHATEAU — MEP / FP
17400 W CAPITOL DRIVE
BROOKFIELD, WI 53045

RIPPE ASSOCIATES — FOOD SERVICE
10650 RED CIRCLE DR, STE. 100
MINNEAPOLIS, MN 55343

Board of Regents of the
University of Wisconsin
c/o UW System Administration

Project Location:
975 UNIVERSITY AVE
MADISON, WISCONSIN 53706

GRAINGER HALL DINING EXPANSION AND RENOVATION
UNIVERSITY OF WISCONSIN - MADISON
MADISON, WISCONSIN 53706

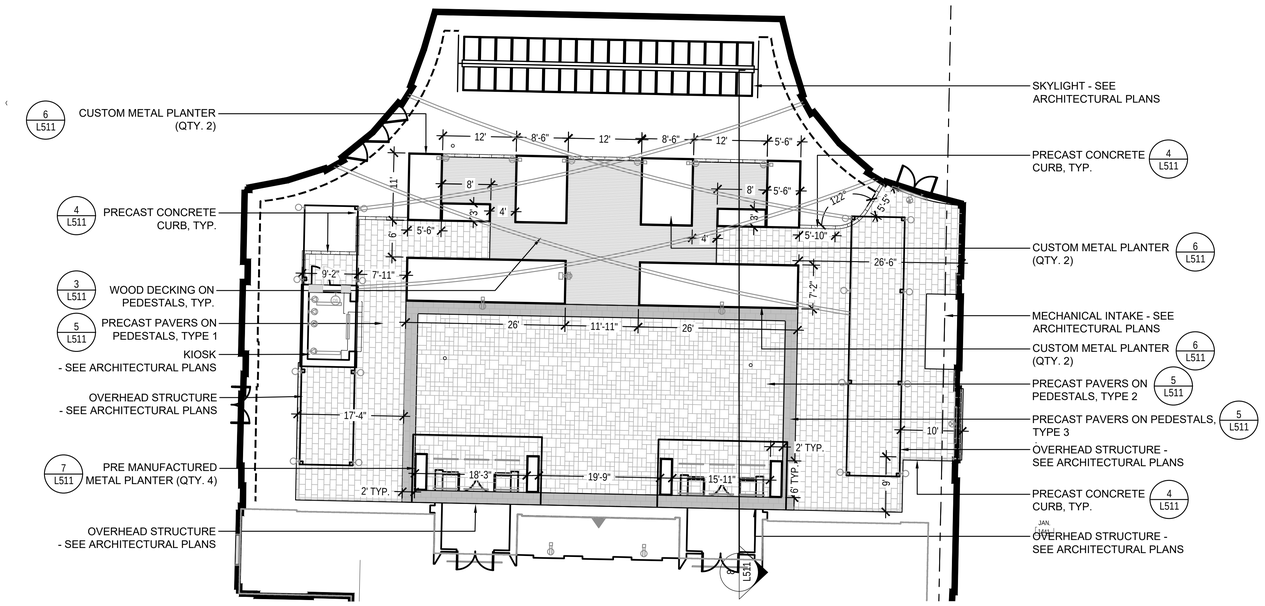
Sheet Title:
LANDSCAPE PLAN ENLARGEMENTS

Revisions:

No.	Date:	By:	Description:

FOR REFERENCE ONLY

Graphic Scale	1" = 10' (0 2.5 5 10' 15')
DFD Number	
Volume Number	1
Issued For	FR
Date Issued	02/03/2025
Sheet Number	L210



1 SITE LAYOUT PLAN - ROOFTOP TERRACE

NORTH

LEGEND - ROOFTOP TERRACE

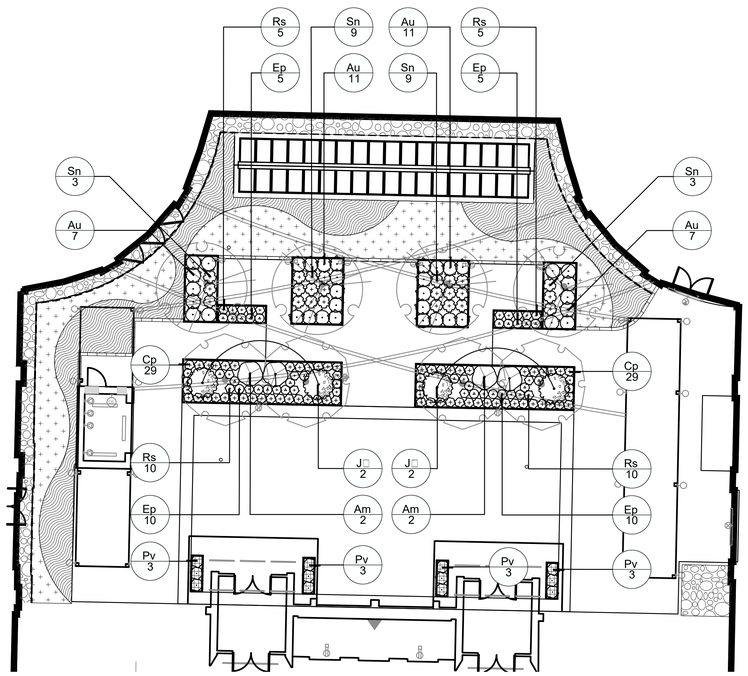
- UNIT PAVER, TYPE 1 ON PEDESTAL — 5 L511
- UNIT PAVER, TYPE 2 ON PEDESTAL — 5 L511
- WOOD DECK PAVING — 3 L511

GENERAL NOTES

1. PROTECT OR RELOCATE ALL BENCHMARKS. RELOCATED BENCHMARKS TO BE INCLUDED WITH CONTRACTOR AS-BUILTS.
2. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS (TO REMAIN) FROM CONSTRUCTION ACTIVITIES. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION RELATED ACTIVITIES TO EXISTING CONDITIONS AT COMPLETION OF WORK UNLESS SHOWN OTHERWISE ON PLANS.
3. CONTRACTOR IS RESPONSIBLE FOR STAKING SITE FOR HORIZONTAL AND VERTICAL ALIGNMENT.
4. ANY DEVIATION FROM THE LAYOUT AND DIMENSION SHOWN ON THIS PLAN SHALL REQUIRE APPROVAL BY THE UW PROJECT REPRESENTATIVE AND THE CAMPUS REPRESENTATIVE PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. FOLLOWING INSTALLATION OF PERMEABLE PAVERS,CONTRACTOR TO PROTECT PERMEABLE PAVERS TO ENSURE PAVER JOINTS DO NOT CLOG WITH CONSTRUCTION DEBRIS. FOLLOWING THE COMPLETION OF SITE CONSTRUCTION, CONTRACTOR TO VACUUM CLEAN PERMEABLE PAVERS JOINTS AND PROVIDE ADDITIONAL PERMEABLE JOINT AGGREGATE MATERIAL FULL TO THE LIP OF THE PAVER. BROOM SWEEP ENTIRE AREA CLEAN FOLLOWING INSTALLATION. SEE SECTION 32 14 00 F0R ADDITIONAL INFORMATION.

LEGEND - ROOFTOP TERRACE

- STONE MULCH MAINTENANCE EDGE - 6/L500
- SEDUM MAT AND PERENNIAL PLUGS
- PERENNIAL PLUGS TO BE INSTALLED WITHIN SEDUM MAT BY CUTTING THROUGH MAT
- MIX PLUGS EVENLY AND PROPORTIONALLY TO EACH PLANTING AREA AS INDICATED IN THE PLANS AND PER THE PLANT SCHEDULE



2 PLANTING PLAN - ROOFTOP TERRACE

PLANT SCHEDULE - ROOFTOP TERRACE

SYMBOL	CODE	BOTANICAL / COMMON NAME		CONT.	SIZE	QTY
ORNAMENTAL TREES						
	CJ	Carpinus caroliniana 'J.N. Select A' / Fire King	American Hornbeam	B & B	6□HT (MIN.) UPRIGHT MULTI-STEM	4
	HV	Hamamelis virginiana / Common Witch Ha□el		B & B	6□HT (MIN.) UPRIGHT MULTI-STEM	4

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
DECIDUOUS SHRUBS						
	Am	Aronia melanocarpa 'Morton' / Iro uois Beauty Blac Cho eberry	#5	24" HT (MIN.)	48" o.c.	4
	Au	Aronia melanocarpa 'UCONNAM165' / Lo Scape Mound Blac Cho eberry	#3	18" HT (MIN.)	30" o.c.	36
EVERGREEN SHRUBS						
	J□	Juniperus □pfit□eriana 'Kallay's Compact' / Kallay's Compact Pfit□er Juniper	#3	18" HT (MIN.)	60" o.c.	4
HERBACEOUS PERENNIALS						
	Ep	Echinacea purpurea / Coneflo□er	#1	CONT.	18" o.c.	30
	Rs	Rudbec□ia subtomentosa / S□eet Blac□eyed Susan	#1	CONT.	18" o.c.	30
	Sn	Symphyotrichum novae-angliae 'Purple Dome' / Purple Dome Ne□ England Aster	#1	CONT.	24" o.c.	24
ORNAMENTAL GRASSES						
	Cp	Care□pensylvanica / Pennsylvania Sedge	2" Plug		18" o.c.	58
	Pv	Panicum virgatum □Shenandoah□/ Shenandoah S□itch Grass	#1	CONT.	24" o.c.	12

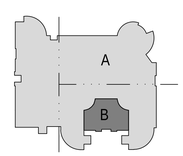
FOR TREE SCHEDULE, SEE L200 LANDSCAPE PLAN

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	SEDUM MAT INTERPLANTED WITH PERENNIAL PLUGS - MIX A			697 sf
	Asclepias tuberosa / Butterfly Mil□eed	2" PLUG	20□ □ 12" o.c.	145
	Bouteloua curtipendula / Side Oats Grama	2" PLUG	15□ □ 12" o.c.	108
	Care□bic□hellii / Prairie Sedge	2" PLUG	10□ □ 12" o.c.	73
	Coreopsis lanceolata / Lanceleaf Tic□seed	2" PLUG	10□ □ 12" o.c.	73
	Geum triflorum / Prairie Smo□e	2" PLUG	10□ □ 12" o.c.	73
	Rudbec□ia hirta / Blac□eyed Susan	2" PLUG	20□ □ 12" o.c.	145
	Sporobolus heterolepis / Prairie Dropseed	2" PLUG	15□ □ 12" o.c.	108
	SEDUM MAT INTERPLANTED WITH PERENNIAL PLUGS - MIX B			632 sf
	Allium cernuum / Nodding Onion	2" PLUG	10□ □ 12" o.c.	65
	Aster laevis / Smooth Aster	2" PLUG	20□ □ 12" o.c.	132
	Care□albicans / White-tinged Sedge	2" PLUG	10□ □ 12" o.c.	65
	Dalea purpurea / Purple Prairie Clover	2" PLUG	10□ □ 12" o.c.	65
	Echinacea pallida / Pale Purple Coneflo□er	2" PLUG	20□ □ 12" o.c.	132
	Eragrostis spectabilis / Purple Lovegrass	2" PLUG	15□ □ 12" o.c.	99
	Schi□achyrium scoparium / Little Bluestem	2" PLUG	15□ □ 12" o.c.	99

GENERAL NOTES

1. VERIFY THAT SPECIFIED GROWING MEDIA DEPTHS ARE PRESENT PRIOR TO PLANTING PER SECTIONS 32 91 13 SOIL PREPARATION. NOTIFY UW PROJECT REPRESENTATIVE OF ANY PROBLEMS.
2. SPACE PLANTINGS PER PLANT SCHEDULE.
3. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
4. ALL NON-SEDUM AREAS TO RECEIVE EROSION CONTROL MAT. SEE SECTION 07 33 63.01.
5. INTENSIVE GROWING MEDIA DEPTH VARIES FROM 12" MINIMUM TO 20" MAXIMUM AT PLANTING BED (NOT PLANTERS).

NORTH



KEY PLAN

WORKSHOP ARCHITECTS INC
201 E PITTSBURGH AVE #301
MILWAUKEE, WI 53204

WORKSHOP ARCHITECTS — ARCHITECT
201 E PITTSBURGH AVE #301
MILWAUKEE, WI 53204

K. SINGH & ASSOCIATES — CIVIL
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RIPPE ASSOCIATES — FOOD SERVICE
10650 RED CIRCLE DR, STE. 100
MINNEAPOLIS, MN 55343

Board of Regents of the University of Wisconsin System c/o UW System Administration

Project Location: 975 UNIVERSITY AVE MADISON, WISCONSIN 53706

GRAINGER HALL DINING EXPANSION AND RENOVATION
UNIVERSITY OF WISCONSIN - MADISON
MADISON, WISCONSIN 53706

Sheet Title: ROOF TERRACE DETAILS

Revisions:

No.	Date:	By:	Description:

FOR REFERENCE ONLY

Graphic Scale	1" = 10' (0 2.5' 5' 10' 15')
DFD Number	
Volume Number	
Issued For	DESIGN DEVELOPMENT
Date Issued	10/15/2024
Sheet Number	L510

Energy Cost Budget / PRM Summary

By Ring & DuChateau

Project Name: Grainger Hall Remodel	Date: January 23, 2025
City: Madison, WI	Weather Data: 8760 Madison, WI

Note: The percentage displayed for the "Proposed/ Base %" column of the base case is actually the percentage of the total energy consumption.

* Denotes the base alternative for the ECB study.

		* Alt-1 Proposed Design		
		Energy 10^6 Btu/yr	Proposed / Base %	Peak kBtuh
Lighting - Conditioned	Electricity	148.4	5	45
Space Heating	Electricity	1.3	0	0
	Purchased Steam	1,384.4	49	645
Space Cooling	Purchased Chilled Water	737.6	26	897
Pumps	Electricity	6.7	0	5
Fans - Conditioned	Electricity	396.0	14	86
Receptacles - Conditioned	Electricity	175.6	6	54
Total Building Consumption		**2,850.0**		

		* Alt-1 Proposed Design
Total	**Number of hours heating load not met**	0
	Number of hours cooling load not met	0

	* Alt-1 Proposed Design	
	Energy 10^6 Btu/yr	Cost/yr $/yr
Electricity	728.0	26,450
Purchased Chilled Water	737.6	3,445
Purchased Steam	1,384.4	8,306
Total	**2,850**	**38,201**

GRAINGER HALL RENOVATION PROJECT - STORM WATER ALTERNATIVES				
Storm Water Alternative	**Peak Discharge Reduction** **(Reduce the 10-yr storm event peak discharge by 15% compared to existing conditions - City of Madison 37.09.3(c)3a)**	**TSS Reduction** **(Reduce to the maximum extent practicable TSS loads leaving the site by 80% compared to existing conditions - City of Madison 37.09.3(a)2)**	**Potential Risks**	**Potential Risk Mitigation / Follow Up Items**
One Bioretention/Rain Garden at SE Planter	1.20%	91.31%	Rain garden infiltration adjacent to building face. Drain tile clogging could cause erosion to planter bed Potential aesthetic impacts (symmetry between SE and SW corners, tree planting impacts, trash accumulation in depressed area, etc) Loss of provacy and visual/auditory buffer from Johnson St - Saiki Need for a sediment forebay/rip rap reduces overall planting area of SE corner bed, changing the aesthetics - Saiki	Increased drain tile sizing within rain garden area Dual pump system to mitigate flood risks during construction Planter bed curb cut to release overflow south Utilize taller plant species to help with privacy, visual/auditory buffer - Saiki Use a decorative rip rap stone that complements the stone maintenance edge along the building and artfully integrate it with plantings - Saiki
PreCast Underground Storage 8' x 8' x 22' **3.5' Sump** **With 18" Seatwall Planter At Grade**	7.3% (4-inch restrictor) 10.5% (with permeable paver system)	82.05%	For sump condition: Should waterproofing fail, water would infiltrate surounding soils through the box culvert section joints. Failure would affect the structural backfill soil and likely the building drain tile. With Storm Filter Option: Additional structure for inspection/maintenance costs. Vendors recommend yearly inspection for storm filters on average (quarterly in the first year of service); Limited space for placement in the south plaza, exact structure sizing would be coordinated with vendors. Proximity to south-east building footings and underground parking structure introduces complexity to construction (shoring, underpinning, etc)	For sump condition: Recommend Structural, Geotechnical, & Plumbing engineers weigh in on the risks associated with potential seepage into the adjacent soils and drain tile Coordination with structural for potential bridging of planter footings to raise underground storage
PreCast Underground Storage 8' x 8' x 22' **2.75' Sump** **Used In Conjunction w/ Contech Storm Filter** **With 18" Seatwall Planter At Grade**	7.3% (4-inch restrictor) 10.5% (with permeable paver system)	83.95%		
A/E teams recommendation - WSA **PreCast Underground Storage 8' x 5' x 22'** **No Sump** **With 18" Seatwall Planter At Grade**	7.3% (4-inch restrictor) 10.5% (with permeable paver system)	62.13%		No sump substantially reduces the risk of water infiltration if chamber fails - WSA

Appendix D - Site Photographs

Grainger Hall Expansion and Renovation
A-24-004
Existing Conditions

View from intersection of University Ave. and N. Park St.

Bike lane along University Ave.

North entrance with bike parking.

View from intersection of N. Brooks St. and University Ave.

Grainger Hall Expansion and Renovation
A-24-004
Existing Conditions

Entrance to below grade parking (Lot 7) off N. Brooks Street.

View from intersection of N. Brooks St. and W. Johnson St.

South courtyard.

South courtyard.

Grainger Hall Expansion and Renovation
A-24-004
Existing Conditions

Water Links II by Athena Tacha on first level of Grainger Hall.

Existing dining area.

Appendix E – Preliminary Endangered Resources Review Verification

Note: In order to fill and save this form electronically, it must be opened using Adobe Reader or Acrobat software. Save a copy of the file, open Adobe Reader, select File > Open and browse for the file you saved.

State of Wisconsin
Department of Natural Resources
Bureau of Natural Heritage Conservation
Endangered Resources Review Program
PO Box 7921, Madison WI 53707-7921
https://dnr.wi.gov/topic/ERReview/
DNRERReview@wisconsin.gov

Endangered Resources (ER) Review Verification

Broad Incidental Take Permit/Authorization for No/Low Impact Activities

Form 1700-079 (R 05/2024)

Notice: This form is authorized by s. 29.604, Wis. Stats. This completed signed form, once submitted to **DNRERReview@wi.gov** using the Submit by Email button at the bottom of the form, fulfills the requirement of an Endangered Resources Review and should be attached to other permits requiring an ER Review to show that Endangered Resources requirements have been met. Personal information collected on this form will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31-19.39, Wis. Stats.].

Instructions: **Complete this form if your project is covered under the Broad Incidental Take Permit/Authorization for No/Low Impact Activities and therefore does not require an Endangered Resources Review.**

Section 1: Applicant and Project Information

Requester Name	Organization or Agency Name
Bill Honea	Ayres Associates

Project Name	County	Township	Range	Section
2Grainger Hall Dining Expansion and Renovation	Dane	07 N	9 (●E ○W)	23

DPS Project # (if applicable)	Telephone Number	Email Address
	(920) 327-7815	Honeaw@ayresassociates.com

Project Description

This project renovates the eastern half of the first floor of Grainger Hall, enhancing its functionality and aesthetics, while adding an 8,200-square-foot Winter Garden addition in the outdoor courtyard. This addition will feature a 6,300-square-foot Rooftop Terrace, offering an expansive, occupiable space, and will include the reconstruction of 7,800 square feet of outdoor seating area. Construction is scheduled to begin in May 2025, with substantial completion expected by July 2026 and occupancy slated for August 2026.

Indicate who you are completing this form as:

- (●) DNR Staff
- ( ) Certified Reviewer
- ( ) Other: _____

Section 2: Broad Incidental Take Permit/Authorization Coverage Information

How is your project covered under the Broad Incidental Take Permit/Authorization for No/Low Impact Activities?

- [ ] It is included in the list of activities in Table 1 – No/Low Impact Table for All Species at All Times of the Year.
- [x] It is included in the list of activities in Table 2 – No/Low Impact Table by Taxa Group for DNR Staff and ER Certified Reviewers Only and the Taxa groups for the species of concern are covered.
- [ ] It is included in the list of activities in Table 2 – No/Low Impact Table by Taxa Group for DNR Staff ER Certified Reviewers Only and the species of concern are covered by the Avoidance Measures document.

Activity Number(s)

2-A1, Any activity performed entirely within urban/residential areas, manicured lawn or other artificial/paved surface.

Section 3: Applicant Certification

By my signature below, I certify that to the best of my knowledge, the information stated above is complete and accurate.

Angela White	1/17/2025	Angela White
Signature	Date Signed	Requester/Submitter Name (please print)

Leave Blank – DNR Use Only Approve/Deny Form [x]

(●) Approved ( ) Denied

DNR Reviewer Name	DNR Reviewer Date
Melissa Tumbleson	01/17/2025

Appendix F - Environmental Records

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Project Area
RR Sites Map

Legend: (some map layers may not be displayed)

- Closed Activity
- 09 No Action Required (NAR)

Major Roads
- County Road

Local Roads
- Local Road
- Local Road
- Municipal Boundary
- County Boundaries
- State Boundary

Major Roads
- County Road

Local Roads
- Local Road
- Local Road
- Municipal Boundary
- County Boundaries

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 140 280 Feet
0 40 80 Meters

Service Layer Credits:
Surface Water - Cached: WiDNR, USGS, and other data, RR Financial Layers: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, Detailed Base Map - Dynamic: , Surface Water - Dynamic: US Geological Survey's 1:24,000-scale topographic map; USGS Geographic Names Information System (GNIS), Basic Base Map - Dynamic: , Elevation from LiDAR (feet): , RR PUBLIC MAPSERVICES CORE EXT: Wisconsin Department of Natural

Date Printed: 1/17/2025 2:19 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT
BRRTS ON THE WEB

>> SEARCH >> ACTIVITY

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

03-13-002817 COMMUNITY HOUSING & SERVICES

Activity Type / Status	Jurisdiction
LUST / CLOSED	DNR RR

Location Name	County	DNR Region
COMMUNITY HOUSING & SERVICES	DANE	STH CNTRL

Address	Municipality
306 N BROOKS ST	MADISON

PLSS Description	Latitude (WGS84)	Longitude (WGS84)	Google Maps	RR Sites Map
NW 1/4 of the NW 1/4 of Sec 23, T07N, R09E	43.0727258	-89.4029078	CLICK TO VIEW	CLICK TO VIEW

Additional Activity Details	Acres
	UNKNOWN

Facility ID	PECFA No.	EPA ID	Start Date	End Date
	53715-1002-06		1996-06-28	1996-08-20

Characteristics

Above Ground Petrol Tank	Drycleaner	EPA NPL Site	EPA Superfund	PECFA Funds Eligible	PFAS	ROW Impact	Sediments	Underground Petrol Tank	WI DOT Site
				●				●	

Site Files

The records related to the site are documents that were available at the time the scanned paper or electronic file was uploaded. Records that are confidential, protected by attorney-client privilege, and other sensitive records, as well as lab data, may not be included. Additional records associated with the site may or may not be accessible through an open records request through DNR or another state agency (see Jurisdiction above).

Name	File
SITE FILE DOCUMENTATION FOR ACTIVITY.	

Actions

Records related to the site are documents that were available at the time the scanned paper or electronic file was uploaded. Records withheld by the department due to confidentiality, attorney-client privilege, and other sensitive records, as well as lab data, may not be included. Additional records associated with the site may or may not be accessible through an open records request through DNR or another state agency (see Jurisdiction above).

	Date	Code	Name	File	Comment
	1996-08-20	2	Responsible Party (RP) letter sent		
	1996-08-20	11	Activity Closed		
	1996-06-28	1	Notification of Hazardous Substance Discharge		

PECFA Total Claims Paid

Payments made from the Petroleum Environmental Cleanup Fund Award

PECFA Site Name:	Community Housing & Services, Inc		
Max. Reimbursement:	$7,500	Total Amount Paid:	$1,707.75

Occ No	Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A	1	1997-06-05	1998-04-22	$2,277.00	$569.25	$1,707.75

For More Information on this Activity

South Central Region Contact: Danielle Keller danielle.keller@wisconsin.gov

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information.

116011 | 03-13-002817

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT
BRRTS ON THE WEB

>> SEARCH >> ACTIVITY

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

03-13-001105 UW SCHOOL OF BUSINESS

Activity Type / Status	Jurisdiction
LUST / CLOSED	DNR RR

Location Name	County	DNR Region
UW SCHOOL OF BUSINESS	DANE	STH CNTRL

Address	Municipality
975 UNIVERSITY AVE	MADISON

PLSS Description	Latitude (WGS84)	Longitude (WGS84)	Google Maps	RR Sites Map
NW 1/4 of the NW 1/4 of Sec 23, T07N, R09E	43.0729963	-89.4010949	CLICK TO VIEW	CLICK TO VIEW

Additional Activity Details	Acres
	UNKNOWN

Facility ID	PECFA No.	EPA ID	Start Date	End Date
			1991-07-29	1992-05-19

Characteristics

Above Ground Petrol Tank	Drycleaner	EPA NPL Site	EPA Superfund	PECFA Funds Eligible	PFAS	ROW Impact	Sediments	Underground Petrol Tank	WI DOT Site
								●	

Site Files

The records related to the site are documents that were available at the time the scanned paper or electronic file was uploaded. Records that are confidential, protected by attorney-client privilege, and other sensitive records, as well as lab data, may not be included. Additional records associated with the site may or may not be accessible through an open records request through DNR or another state agency (see Jurisdiction above).

Name	File
SITE FILE DOCUMENTATION FOR ACTIVITY	

Actions

Records related to the site are documents that were available at the time the scanned paper or electronic file was uploaded. Records withheld by the department due to confidentiality, attorney-client privilege, and other sensitive records, as well as lab data, may not be included. Additional records associated with the site may or may not be accessible through an open records request through DNR or another state agency (see Jurisdiction above).

	Date	Code	Name	File	Comment
	1992-05-19	11	Activity Closed		
	1991-08-19	2	Responsible Party (RP) letter sent		RP LETTER
	1991-07-29	1	Notification of Hazardous Substance Discharge		

Substances

Substance	Type	Amt Released	Units
Petroleum - Unknown Type (UNKNOWN HYDROCARBONS)	Petroleum		

Responsible Party

DEPT OF PLANNING & CONST 610 WALNUT ST, MADISON, WI 53705

For More Information on this Activity

South Central Region Contact: Danielle Keller danielle.keller@wisconsin.gov

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information.

25583 | 03-13-001105

Tank Search Public Access

Number of matching records: 4

2/3/2025 1:44 PM

Tank Type	Tank ID	Facility ID	Street Address	Tank Status	Tank Contents	Tank Size (Gal)	Facility Owner
County: Dane County, FDID: 1301							
Aboveground Storage Tank	13421	445478	975 University Ave	In Use	Diesel	500	UW System Environment Health & Safety
Underground Storage Tank	49040	445478	975 University Ave	Closed/Removed	Fuel Oil	1,000	UW System Environment Health & Safety
Underground Storage Tank	52204	445478	975 University Ave	Closed/Removed	Fuel Oil	1,200	UW System Environment Health & Safety
Underground Storage Tank	52242	445478	975 University Ave	Closed/Removed	Fuel Oil	1,400	UW System Environment Health & Safety

Appendix G – UW Historical Assessment Form and Wisconsin Historic Preservation Database Listings

REQUEST FOR UWSA REVIEW AND COMMENT ON A UNIVERSITY UNDERTAKING

Complete this form for each project in a campus building that is on the UWSA inventory. Provide project details and submit one copy for each action for which review is requested and send to the **UWSA Historic Preservation Officer: Alexandria Roe** <Alexandria.Roe@wisconsin.edu>. Attach supporting material providing detail of the proposed scope of work such as a work order, Small Project Request, AAPR, etc. Include drawings or photos of existing conditions. Complete only the areas highlighted in yellow. The Agency Historic Preservation Officer will do the rest.

I. GENERAL INFORMATION

☒ **This is a new submittal.**

☐ **This is supplemental information related to another project:** _____

a. Institution/Campus: UW-Madison

b. Institution Contact Person: Aaron Williams

c. Phone: (608) 286-8130 Fax: _____

d. Return Address: 21 N Park Street, Suite 6101, Madison, WI Zip Code: 53715

e. Email Address: Aaron.Williams@wisc.edu Project Number: A-24-004_9950-2307

f. Project Name: Grainger Hall Dining Expansion and Renovation (Wisconsin School of Business)

Building Name:

g. Project Street Address 975 University Avenue

h. County: Dane City: Madison Zip Code: 53715

i. Project Location: Township: 7N Range: 9 ☒ E ☐ W Section: 23 Quarter Section: NW

Project Narrative Description – Attach information as necessary. This project renovates the eastern half of the first floor of Grainger Hall, enhancing its functionality and aesthetics, while adding an 8,200-square-foot Winter Garden addition in the outdoor courtyard. This addition will feature a 6,300-square-foot Rooftop Terrace, offering an expansive, occupiable space, and will include the reconstruction of 7,800 square feet of outdoor seating area. Construction is scheduled to begin in May 2025, with substantial completion expected by July 2026 and occupancy slated for August 2026.

j. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE.

II. IDENTIFICATION OF HISTORIC PROPERTIES

☐ Historic Properties are not located within the project APE. Attach supporting materials.

☒ Historic Properties are located within the project APE. Attach supporting materials.

III. FINDINGS

☐ No historic properties will be affected (i.e., none is present or there are historic properties present but the project will have no effect upon them). Attached necessary documentation.

☒ The proposed undertaking will have an effect on one or more historic properties located within the project APE. Attach necessary documentation, as described.

Authorized Signature: William Honea Date: January 17, 2025

Type or Print Name: William Honea

IV. AGENCY HISTORIC PRESERVATION OFFICER COMMENTS

☐ Agree with the finding in Section III above.

☐ The proposed undertaking will result in an adverse effect to one or more historic properties and will require SHPO review.

☐ Requires negotiation with the institution to resolve the adverse effects.

☒ Object to the finding for reasons indicated in attached memo.

☐ Cannot review until information is sent as follows: _____

Authorized Signature: Alexandria Roe Date: 6 March 2025

UW System HPO Alexandria Roe

Area of Potential Effect (APE)
975 University Avenue · Madison, Wisconsin

AYRES ASSOCIATES
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
Project 23-1948.20 • 1.17.2025

Attachment – Identification of Historic Properties

The following sites were identified within the APE:

- AHI #245712: Grainger Hall (UW#0140), located at 975 University Avenue, is a postmodern-style building constructed in 1991 with structural additions in 2006. The building features brick over a structural steel frame. Although it has not yet reached the 50-year threshold for eligibility, Grainger Hall may become eligible for the National Register of Historic Places in the future due to its distinctive postmodern design, provided it maintains its architectural integrity. It is important to note that the building is not currently eligible for listing on the National Register, as it has not yet met the age requirement. See attached AHI summary.

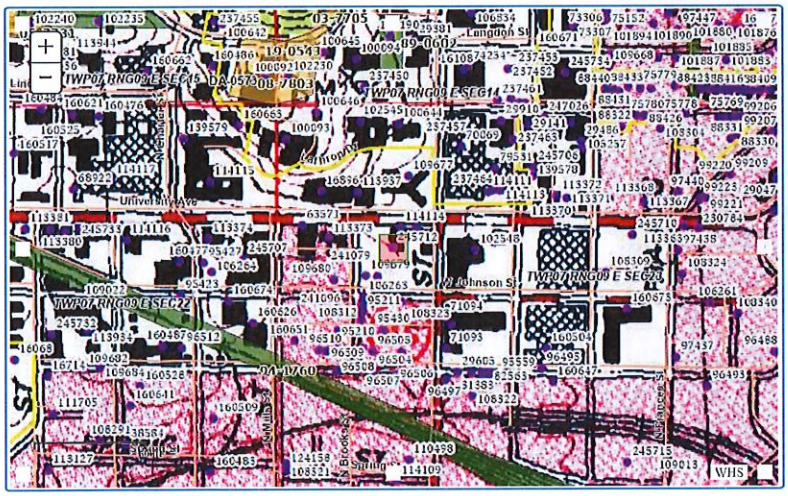
- AHI #114114: The First Central Co. and apartment building, located at 911-917 University Avenue, was a brick structure built in 1927 in the twentieth-century commercial style. However, the building was demolished in 1991 and no longer exists. As a result, it is not eligible for inclusion on the National Register of Historic Places, as only extant properties can be considered for listing. Despite its historical significance during its time, its demolition in 1991 removes it from eligibility for the National Register

- No ARI sites were located within the APE.

Primary Info			
AHI Number	245712		
Historic Name	Grainger Hall		
Other Name	UW#0140		
Property Address	975 University Ave		
County	Dane	Municipality	Madison
Civil Town		Unincorporated Community	
Parcel		PLSS (T-R-D-S-Q-QQ)	
Style	Post-Modern	Wall Material	Brick
Historic Use	university or college building	Structural System	Steel Frame
Year Built	1991	Year Demolished	
Structural Additions	2006		
Architects	Zimmerman and TAC (1991), Zimmerman (2006)		

Other Info	
Survey Year	2009, 2022
Tax Credit Project Number	
Tax Credit Case Number (legacy)	
WHS Project Number	
Bibliographic Reference	University of Wisconsin-Madison: Update to the Preliminary Evaluation of Buildings and Structures for Eligibility for the National Register of Historic Places, June 13, 2023.
Additional Comments	

Other Eligibility Evaluation	
Individual Eligibility Evaluation	
Proposed Historic District	
Contributing	
Evaluation Date	
Eligibility Comments	Although not yet 50 years old, Grainger Hall may be potentially eligible in the future for its Postmodern architecture, with a well-integrated design and a compatible addition. Architects: Zimmerman (Madison, also designed 2006-07 addition) and TAC (The Architects Collaborative, Ironically, founded by Walter Gropius).



Primary Info

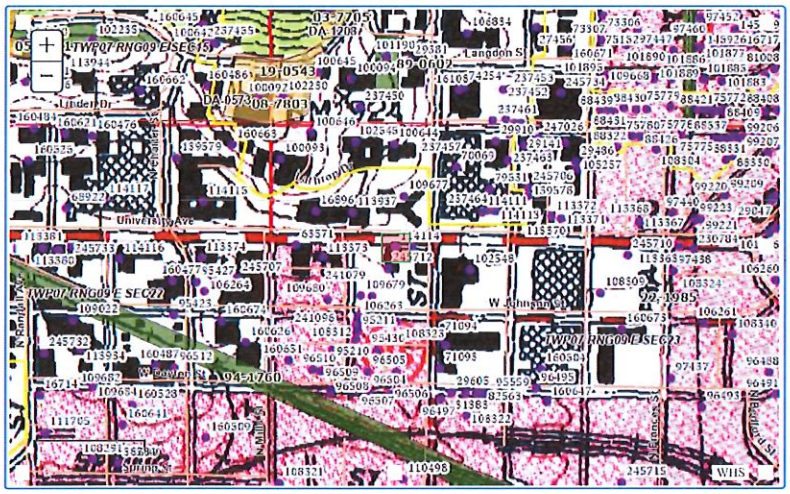
AHI Number	114114		
Historic Name	First Central Co., and apartment building		
Other Name			
Property Address	911-917 UNIVERSITY AVE		
County	Dane	**Municipality**	Madison
Civil Town		**Unincorporated Community**	
Parcel		**PLSS (T-R-D-S-Q-QQ)**	
Style	Twentieth Century Commercial	**Wall Material**	Brick
Historic Use	university or college building	**Structural System**	
Year Built	1927	**Year Demolished**	1991
Structural Additions			
Architects			

Other Info

Survey Year	1985
Tax Credit Project Number	
Tax Credit Case Number (legacy)	
WHS Project Number	
Bibliographic Reference	City directories, tax records.
Additional Comments	Map code 0709-232-0701-7. U.W.-30.

Other Eligibility Evaluation

Individual Eligibility Evaluation	Not Eligible
Proposed Historic District	
Contributing	
Evaluation Date	
Eligibility Comments	



To: Alexandria Roe
Senior Associate Vice President, Universities of Wisconsin Historic Officer

From: Cathy O'Hara Weiss, Principal University Planner & Architect

Date: March 6, 2025

Subject: Historic Designation, WHS Review of Grainger Hall

Background: Grainger Hall, completed in 1991, has not been considered for historic designation and likely will not be until it reaches 50 years of age. Regardless, it was assigned an Architectural and Historical Inventory (AHI) number as part of an updated campus inventory conducted as mitigation for the demolition of the Service Annex buildings.

During the EIS process for an addition to Grainger Hall, the EIS consultant noted that the buildings AHI, and that the addition will have an effect on the Historic Structure.

Through collaboration with Scott Utter, Historic Coordinator at the University of Wisconsin-Madison, it has been determined that Grainger Hall does not require mitigation for work done at this time due to its age. Despite its AHI number, it is not yet a historic property. This conclusion is supported by two key documents:

1. **Documentation from the WHS Database:** This document, sourced from the Historic Database, confirms that Grainger Hall is currently not listed as eligible for historic designation.
2. **Mitigation Plan for Removal of "Central Heating Station" :** This document identifies the activity that resulting in Grainger Hall being assigned a AHI number.

Conclusion: Despite having an AHI number, Grainger Hall does not currently meet the criteria for historic designation, and will not be sent to the Historical Society for Review.

WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

Mitigation Plan for Removal of "Central Heating Station"

(a.k.a. Service Building Annex)
1225 University Avenue, Madison, WI 53706
UWMSN #0534, AHI 114116, SHPO 21-0492/DA

Summary:

The neo-classical revival heating plant, designed by Laird & Cret (Philadelphia, PA) and Arthur Peabody, university architect (Madison, WI) was completed in 1908 with additions in 1912 and 1940. The building is being removed to provide for the development of a new 325,000 GSF Computer, Data & Information Sciences building on the UW-Madison campus. The building was determined to be eligible for listing on the National Register of Historic Places for architecture as a fine example of the work the firm of Laird & Cret. The study was completed by Elizabeth Miller as part of an overall review of historic resources at UW-Madison in 2009. After an initial review meeting and discussion, eligibility was reconfirmed by WHS staff and their review committee on January 29, 2021. No formal determination on eligibility was performed.

Review Status:

On April 7, 2021, UW-Madison submitted a 44.40 review form to WHS staff with confirmed receipt on April 13, 2021. On May 21, 2021, WHS staff confirmed that the removal of this facility would be an adverse effect to the historic resources at UW-Madison which began the negotiation process for mitigation of this loss.

Mitigation Plan:

Below are recommendations for mitigating the loss of this historic resource and continue the important historical story of the heating plant at UW-Madison.

1. Complete a 3D scan of the Heating Plant/Service Building Annex facility including both a complete exterior imagery and the main interior volume of the building (work is mostly complete; contractor is verifying the data set).

2. Update 2009 UW-Madison Evaluation of Buildings & Structures for Eligibility for NRHP listing, by Elizabeth Miller (July 25, 2021, proposal for 100 hours, not to exceed $12,500 & to complete within 2-4 months of notice to proceed).

3. Develop an inventory of the Top 10 significant architects that have worked on the UW-Madison campus including their biographical information and their contributions to the campus built environment, by Elizabeth Miller (July 25, 2021, proposal in hand for 60 hours, not to exceed $7,500 and to complete within 2-3 months of notice to proceed).

4. Salvage opportunities to continue to tell the story of the Central Heating Plant on campus:
   a. Exterior decorative light fixtures and brackets on University Ave ($5,000 - $10,000 range)
   b. Decorative stone "Service Building" (from Service Building, not Service Building Annex) to be used on site at CDIS or elsewhere on campus (new FP&M building?) ($15,000 - $17,000 range)
   c. Stone sills w/brackets at main entry ($5,000 - $10,000 range)
   d. Decorative balustrade above main entry ($25,000 - $30,000 range)

5. Interpretative Materials:
   a. Interpretative signage (interior and/or exterior) that tells the story of heating plants and service building facilities on campus, (could be integrated with above salvage materials)
   b. Video capture interviews of long-standing heating plant and Service Building staff to document the history of the site and the activities in the buildings.

*****