

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner _____  _____ Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150
(per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500
(per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100
(per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



milwaukee : 333 E Chicago St	414.271.5350
madison : 309 W Johnson St, Ste 202	608.442.5350
denver : 1899 Wynkoop St	303.595.4500

October 6, 2021

Urban Design Commission
City of Madison, Planning Division
215 Martin Luther King Blvd. #017
Madison, WI 53701-2985

Re: West High School Additions and Renovations
Letter of Intent – Project Description
EUA Project No.: 320535-01

Contacts:

Owner: Madison Metropolitan School District
4711 Pflaum Rd
Madison, WI 53718
Contact: Brandon Halverson
blhalverson@madison.k12.wi.us
(608) 204-7912

Civil Engineer: Wyser Engineering
312 Main Street
Mount Horeb, WI 53572
Contact: Wade P. Wyse, P.E.
wade.wyse@wyserengineering.com
(608) 437-1980

Landscape Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
Contact: Jared Vincent
JVincent@ksd-la.com
(608) 405-8148

Architect: EUA
309 W. Johnson Street #202
Madison, WI 53703
Contact: Jackie Michaels
jackiem@eua.com
(414) 298-2240

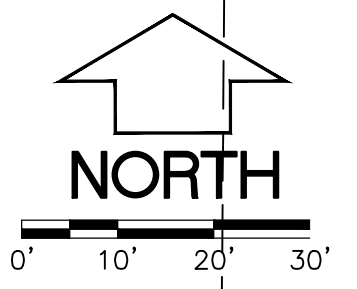
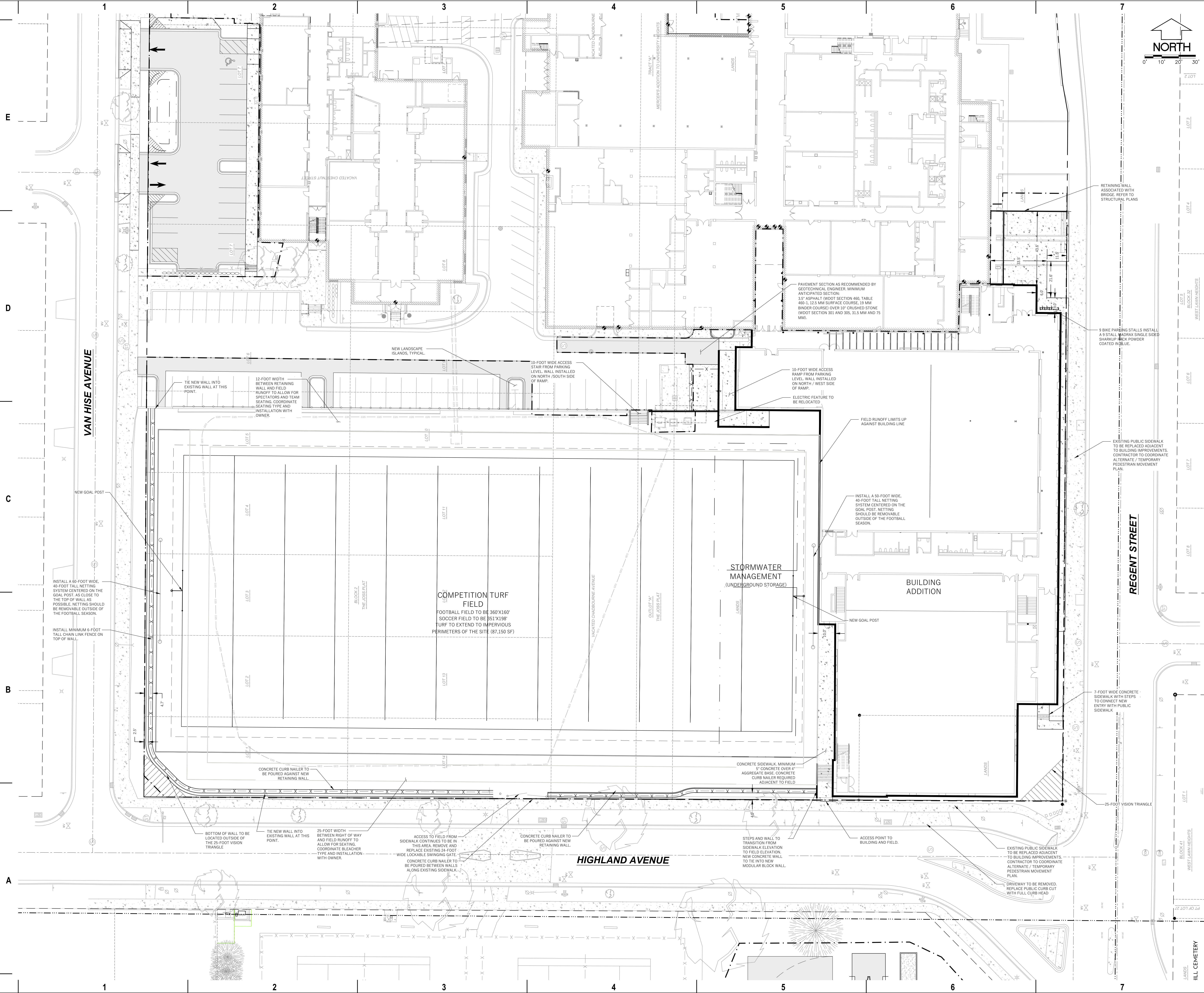
Dear Commission Members:

The MMSD West High School renovation and addition was approved by the UDC on July 28 with the motion to address the landscape wall comments, and to accept the potential changes with the fundraising campaign as there are no concerns with those small additions. The Plan Commission approved the submittal on August 11th with the conditions outlined in the disposition letter. On August 12, 2021 Jay Schlimgen notified the District via email that City Engineering received reports that the western retaining wall along Highland Avenue at West High School was failing. The email further states that City Engineering has concerns of it eventually affecting the storm sewer running parallel to the wall in the terrace area and have noticed that it is starting to affect the sidewalk area.

Pursuant to the conditions of approval, reuse of the existing wall was investigated by EUA, Wyser Engineering and the Construction Manager. The current retaining wall along Van Hise Street is required to move closer to the property line to accommodate the building and site design. The wall along Highland Ave should not be used in the current condition due to the current wall engineering, deterioration, heaving and rotating as noted by City Engineering. Reconstruction of the athletics field will also impact this wall, and it is unlikely that it would survive. Options investigated were:

1. Rebuild and re-engineer as a retaining wall using existing material is not possible due to age and condition of the stone. Structurally, it is a non-engineered wall without reinforcing and there is degradation of mortar and block. According to a structural review this should not be re-built as a retaining wall.
2. Remove. Pour a new concrete CIP reinforced cantilever retaining wall with the reclaimed stone used as facing. To accommodate the setback on Regent street for the Athletic addition, the field and retaining wall are required to move north. The thickness of this wall configuration could impact the location of the wall to the property line along Van Hise Street. Furthermore, removing mortar and preparing the stone for re-installation is cost prohibitive according to the Construction Manager.
3. Engineered Precast Modular Blocks. Redi-Rock LedgeStone selected as the Basis of Design. Pattern and color will reference the historic aesthetic of the current wall. Remove and salvage the existing stone wall along Highland Ave and Van Hise Street. Repurpose the existing stone as landscape features on the West High School property in addition to select landscape uses as Southside Elementary on Rim Rock Road.

Upon review by MMSD, Structural Engineer, Civil Engineer, and EUA, we recommend Option 3 as a cost-effective option that meets the referendum budget while addressing the aesthetic drivers, safety and requirements of the City. The existing stone will be repurposed in visible locations on the campus as a nod to the historical nature of this material. Drawings and supporting information are included in this submittal.



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.2590

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

**MMSD - WEST H.S. -
ADDITION AND
RENOVATION**

**30 ASH ST,
MADISON, WI 53726**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
04/20/2021	SCHEMATIC DESIGN
08/03/2021	100% DESIGN DEVELOPMENT

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

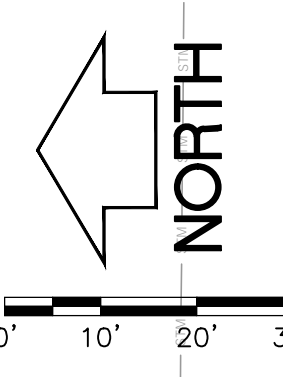
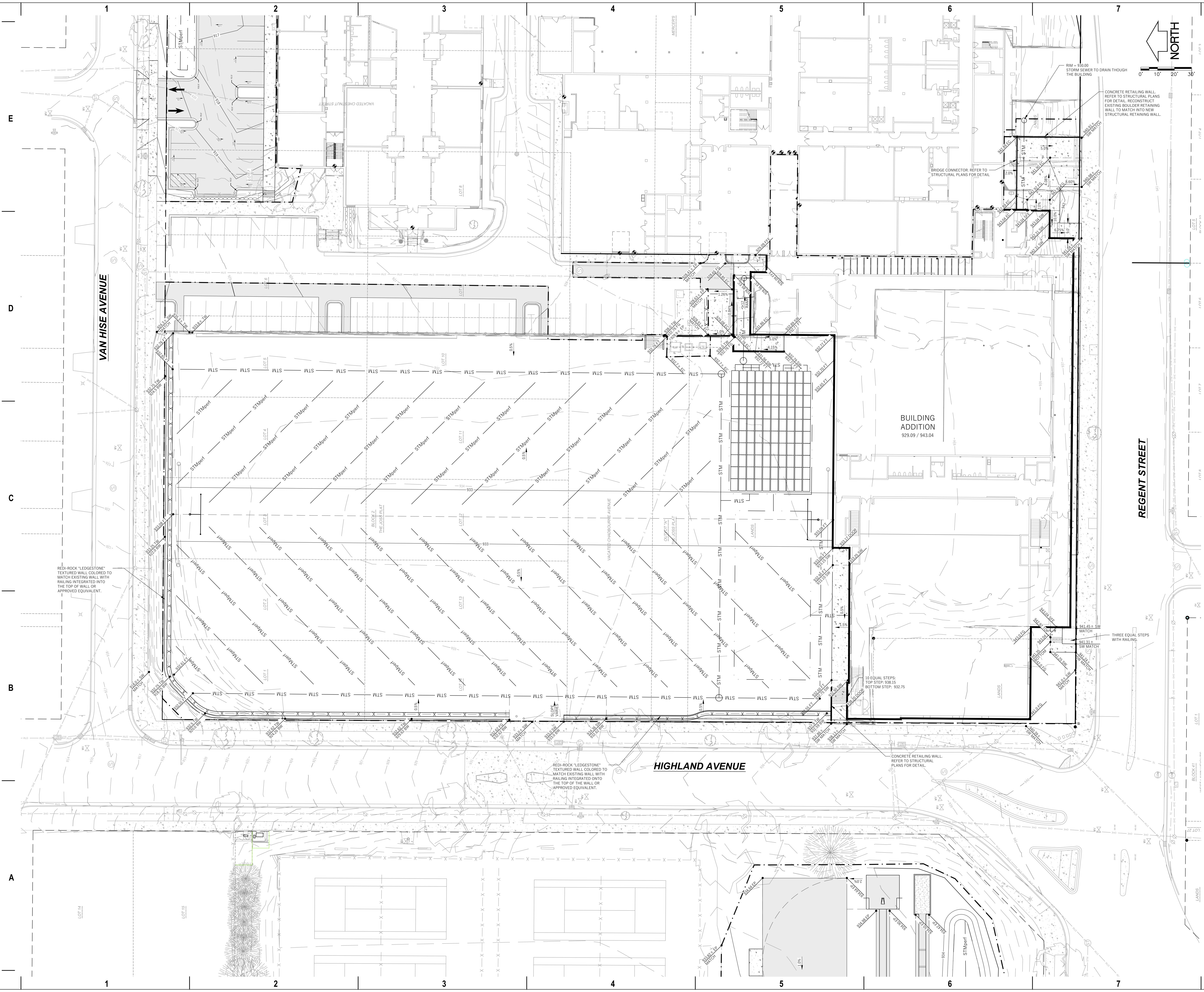
PROJECT MANAGER JM

PROJECT NUMBER 20535-01

SITE PLAN -
ATHLETIC FIELD

C101

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PROJECT INFORMATION

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ADDITION AND
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PROJECT MANAGER JM

PROJECT NUMBER 20535-01

GRADING PLAN -
ATHLETIC FIELD

C201

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WALL BOWING
ALONG THE
LENGTH



VIEW AT VAN HISE AND HIGHLAND LOOKING SOUTH



WALL ROTATING TO
THE EAST

VIEW AT HIGHLAND LOOKING NORTH

DEGREDDATION OF
MORTAR AND
STONE ALONG THE
LENGTH



VIEW AT HIGHLAND LOOKING SOUTH



WALL ROTATING

VIEW AT HIGHLAND LOOKING SOUTH

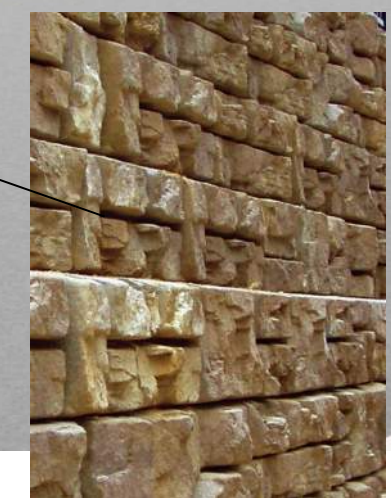
VIEW FROM HIGHLAND AND VAN HISE



IMAGE IS FOR REFERENCE ONLY FOR INTENT, SEE LANDSCAPE SHEET FOR DETAIL.



EXISTING WALL



EXISTING VIEW FROM HIGHLAND AND VAN HISE

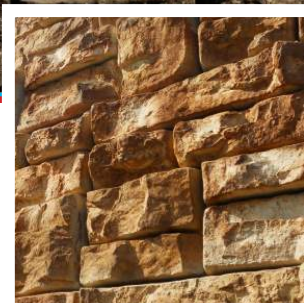
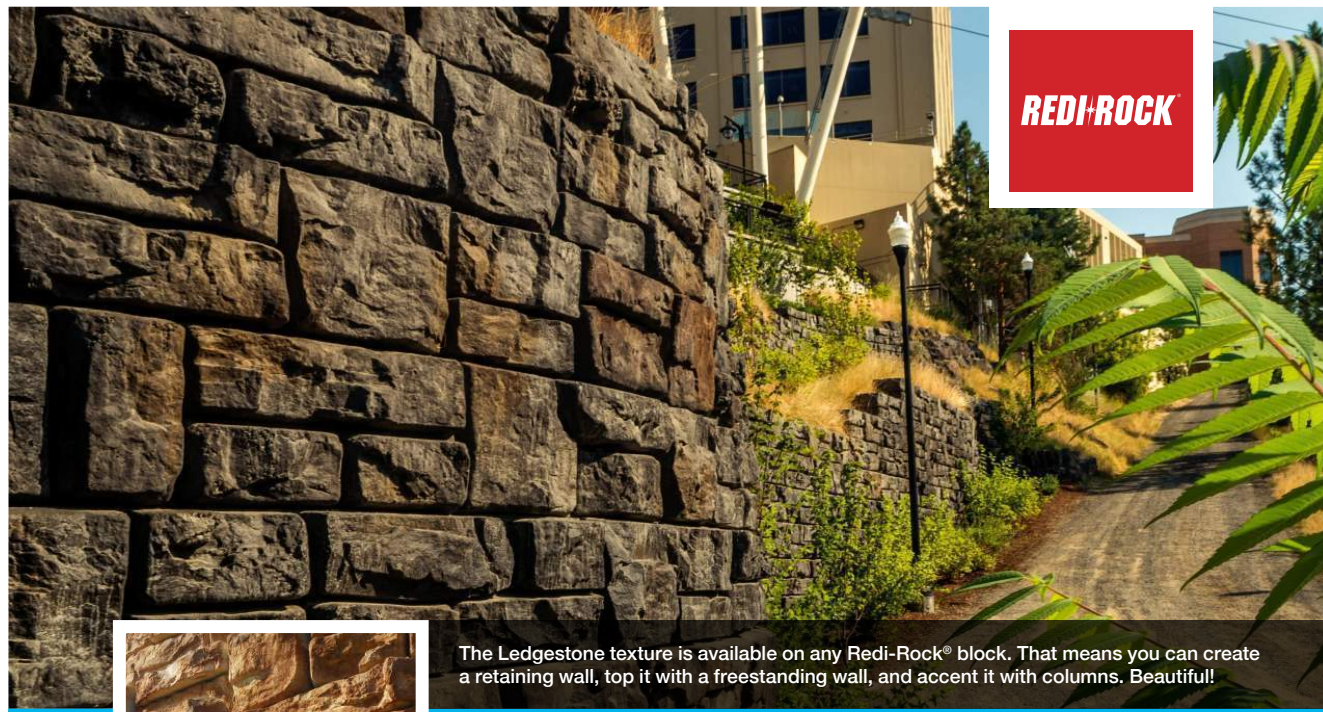


EXISTING VIEW



IMAGE IS FOR REFERENCE ONLY FOR INTENT, SEE LANDSCAPE SHEET FOR DETAIL.

EXISTING VIEW FROM HIGHLAND AND VAN HISE



The Ledgestone texture is available on any Redi-Rock® block. That means you can create a retaining wall, top it with a freestanding wall, and accent it with columns. Beautiful!



REDI-ROCK TEXTURE: LEDGESTONE

Strong. Rugged. Handsome. What, you don't have those thoughts about retaining walls?

Well, we do. At Redi-Rock, we like retaining walls to look great while doing the hard job of holding back the earth. We painstakingly sought out world-class stone to create molds that give these blocks their classic stone aesthetics.

Redi-Rock Ledgestone blocks give projects a random, stacked stone look. Because they're made using architectural-grade precast concrete, the level of detail in the texture is outstanding.

Ledgestone Block Specifications

- Trapezoidal shape allows convex and concave radii
- 5.5 inch (140 millimeter) deep texture
- Colors can be formulated based upon local region
- Ten individual face molds offer up to 115 square feet (10.5 square meters) of non-repeating patterns
- Wet-cast concrete gives a greater level of detail and durability

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit redi-rock.com to learn more about the Redi-Rock Ledgestone face today!

LEDGESTONE CASE STUDY



19.5 Foot (6 Meter) Gravity Wall Creates Access For FBI Headquarters

The Challenge

When the FBI was relocating its division headquarters near Cincinnati, the terrain at the new site included extreme grade changes, making for some challenging planning for an access road to the site. The road was slated for a tight space between an existing residential neighborhood and a major office building, which would require a 700 foot (213 meter) long retaining wall.

The Solution

"Sycamore Township chose Redi-Rock because we had a limited amount of space; we did not want to cut back behind the wall for tie-ins and we didn't want to lose trees that were buffering the neighbors from the

project," explained Tracy Kellums, Superintendent for Sycamore Township.

Redi-Rock is known for building tall gravity walls using massive, one-ton blocks to get the job done, but this 19.5 foot (6 meter) tall wall gave engineers the chance to show just what Redi-Rock blocks are really capable of.

To reach the required 19.5 feet (6 meters) with a gravity wall, engineers at URS utilized several unique components of the Redi-Rock system to achieve a custom solution for the project without the need for geogrid reinforcement or anchors. The design began with six to eight courses of the 60-inch base blocks, continued with

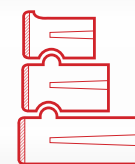
9-inch setback blocks, and finished with 41-inch blocks and 28-inch blocks.

In total, the 8,000 square foot (743 square meter) wall was installed in less than three weeks, using a piece of heavy machinery and a small crew.



Project: Ronald Reagan Drive Project **Customer:** Sycamore Township, Ohio **Design/Specifying Engineer:** URS **Block Manufacturer:** Redi-Rock Structures of OKI **Wall Installer:** Nemann Construction **Location:** Cincinnati, Ohio **Completed:** 2011

Your Complete Wall Solution—Each block in the Redi-Rock system is available in any texture and can coordinate in the same wall, giving you the flexibility you need.



Gravity Walls
(shown above)



MSE Walls



Freestanding Walls

See redi-rock.com for additional products and accessories.



Contact your local Redi-Rock retailer or visit redi-rock.com to learn more about the Redi-Rock Ledgestone face today!

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Form No. RRI-004-061015LTS

REDI-ROCK PRE-ENGINEERED WALL BASIS OF DESIGN



Madison West
High School

MMSD WEST HIGH SCHOOL

320535-00
10/06/2021