



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 30 Ash Street, 2300-2436 Regent Street, & 105 Grand Avenue
Application Type: Public Building
Additions and Renovations to West High School – Initial/Final Approval is Requested
Legistar File ID # [66046](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Jackie Michaels, Eppstein Uhen Architects | Brandon Halverson, Madison Metropolitan School District

Project Description: The applicant is seeking Initial/Final approval for additions and renovations to West High School. The scope of work before the Commission includes a new welcome center, a new athletic addition, a new elevator addition, improvements to student wayfinding and circulation, updates to all mechanicals/plumbing and HVAC systems, window and roof replacement, installation of sprinkler systems, and exterior tuckpointing.

Project Schedule:

- The Plan Commission is scheduled to review the related aspects of this proposal on August 9, 2021.
- The Common Council is scheduled to review the associated Zoning Map Amendment and Certified Survey Map on August 31, 2021.

Approval Standards:

The UDC is an **approving body** for Public Buildings. Per MGO Section 33.24(4)(d), the Urban Design Commission shall approve plans for all buildings proposed to be built or expanded in the City by the State of Wisconsin, the University of Wisconsin, the City of Madison, Dane County, the Federal Government or any other local governmental entity which has the power to levy taxes on property located within the City. Please note, while the UDC may provide advisory recommendations related to site and landscape considerations, this section of code only provides the UDC approving authority on the buildings themselves.

Summary of Design Considerations and Recommendations

The UDC is an approving body on this request. Staff recommends that the Urban Design Commission review the proposed building additions and renovations as required by City Ordinance.

The proposed additions and modifications are summarized above and in the applicant's application materials. In summary, the largest modifications consist of two primary addition areas. The first addition is the athletics addition, located on the building's west side. Along the south elevation (Regent Street), this addition is clad in brick with pre-cast panels above. The second floor is at street level with the first level below grade. The addition extends towards Highland Avenue, with the western façade including a higher percentage of pre-cast, with additional brick and less glazing. The second addition includes the new welcome center on the Ash Street side of the building. In addition to the brick-clad addition, modifications call for the addition of new ground level windows along Ash Street.

In addition to the main packet, a supplemental packet was provided showing potential larger additions to the athletic area that are being contemplated, provided additional funding is secured. Detailed elevation drawings

and floor plans are not provided, though perspective drawings are included that show a side-by-side comparison of the aforementioned additions (labeled as “Base”) and enlarged addition (labeled as “Fundraising”). The perspectives appear to show an expansion of building mass above the second floor, generally in keeping with the character of the proposed base addition detailed in the applicant’s materials.

Staff first recommends that the UDC provides specific findings on the detailed base building modifications. If the UDC has any additional comments or findings on the more conceptual, larger athletic addition, such findings can also be raised as part of the UDC’s action on this item.

The Planning Division does not have specific concerns related to this request, but does request that the UDC review the proposed brick identified in the material boards related to the existing brick on the existing building.