

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** July 28, 2021

**TITLE:** 30 Ash Street/2300-2436 Regent Street/105 Grand Avenue - Public Building, Renovation and Additions to West High School. 5th Ald. Dist. (66046)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Kevin Firchow, Acting Secretary

**ADOPTED:**

**POF:**

**DATED:** July 28, 2021

**ID NUMBER:**

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Members present were: Cliff Goodhart\*, Chair; Lois Braun-Oddo, Tom DeChant, Christian Harper, Craig Weisensel, Jessica Klehr, Shane Bernau, Christian Albouras and Russell Knudson.

\*Goodhart recused himself; Weisensel acted as Chair.

**SUMMARY:**

At its meeting of July 28, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of renovation and additions to Madison West High School located at 30 Ash Street/2300-2436 Regent Street/105 Grand Avenue. Registered and speaking in support was Paul Raisleger. Registered in support and available to answer questions was Jackie Michaels, representing Madison Metropolitan School District. Registered in support but not wishing to speak was Alisa Brown, representing Madison Metropolitan School District.

Raisleger gave an overview of the renovations and additions to both the building and athletic fields, including removal of the existing soccer field (grass to remain), changes to the turf field and retaining wall along Van Hise Avenue and Highland Street, removal and replacement of trees along the parking area and adding as much vegetation as possible. A new welcome center is located on Ash Street near the Greek Revival entry that will blend with the existing architecture using precast and brick, integrating into the design so the new addition has its own identity. The athletic addition uses component parts to bring precast panels around the building. The Regent and Highland corner has a new 8-lane pool addition with a connecting core around those elements. There is an opportunity for seating wells along the Regent Street windows with wall light sconces.

The Commission discussed the following:

- The limestone blocks are a prominent piece of the street presence. Are you reusing, rebuilding with same/new material?
  - We are replacing the existing retaining wall with an interlocking system, the wall is beginning to heave. We can certainly reuse it but the thought is to put in an entirely new wall.
- Would suggest you consider how that wall material dovetails with the older wall that looks to remain along Highland. Suggest reusing some of that limestone on-site, its wonderful material.
  - We are replacing the entire wall along that whole length but that's a good point about reusing those blocks. We have opportunities on-site where we could reclaim some of that.
- Best case scenario would be to rebuild with that existing material.

- The athletics addition, do you anticipate any changes to pedestrian desired paths, specifically coming from the street? Regent Street can be very busy with a lot of students crossing. Want to make sure we're not creating an even worse condition.
  - We're maintaining the existing pedestrian crosswalks. We have been in talks with Traffic Engineering to understand their long-range plans for that whole area.
- Are there entries to that addition along Regent Street?
  - Yes. There's an exit only door at Speedway. We're trying to keep all the access points to current access points on Regent Street.
- How do the landscaping or materials inform the new entry?
  - That 'W' is really prominent, up the stairs is a sidewalk to the left that takes you to the entry. Currently the diagonal sidewalk at the corner of the gym addition brings you up to the circular element. We do have a canopy and are using landscaping to help draw your attention to that entry. They use it now as an exit-only.
- The backside of the new gym addition, is that going to be an exposed area? Is that a very public facing area?
  - We have windows for the pool, the center is more back of house, and lower portion of locker rooms. We are limited by the geometry of the pool, we can have a zero lot line on Regent but we kept it back a couple of feet. There will be netting along the building to protect it from the balls and to keep them from going over into the street.
- Athletic field, has there been any neighborhood input on this, is there lighting or audio?
  - There is no lighting, and no comments we are aware of from neighbors other than construction times and disruption of local streets.
- I want to clarify that there are two different wall materials: a masonry wall along Highland (southern half), and the part that has the most architectural character and strong ties to stone work you see around Madison. That's a pretty significant piece and I want to make sure that doesn't get lost, either gets repaired or remains. It doesn't appear on the plans like that piece is being replaced or disrupted, it's more the north part which is more a landscape block stone. My previous comments were directed more towards that piece, for clarification that the masonry wall that utilizes the limestone is to remain. There's already a natural gap with the emergency access point.
- That portion looks more like a separation wall than a retaining wall.
- UDC's approving authority is for the building itself.
- Utilize the existing limestone as part of the retaining wall. Reuse the existing landscape limestone (suggestion), but a stronger advisory to retain the masonry wall that occurs south of that.
- Nice project, no issues with design of building component itself.
- What if the fundraising campaign comes through?
  - The footprint remains same, we would be adding a running track and two lanes to the pool, everything fits within the building envelope. We can certainly reach out to the neighborhood, they are fundraising now.

**ACTION:**

A motion was made by Knudson for final approval. The motion failed for lack of a second.

On a motion by Braun-Oddo, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion passed on a vote of (7-0). The motion provided for address of the landscape wall comments, and to accept the potential changes with the fundraising campaign as there are no concerns with those small additions.