



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:  
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>July 22, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation <input checked="" type="checkbox"/> Initial Approval <input checked="" type="checkbox"/> Final Approval
UDC Meeting Date: <u>July 29, 2015</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 221 Meadowlark Drive  
Project Title (if any): Kennedy Elementary School - Addition and Renovation

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

- Project in an Urban Design District\* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

**B. Signage:**

- Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: Public Building

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: Steven Kieckhafer, Architect Company: Plunkett Raysich Architects  
 Street Address: 2310 Crossroads Dr, Madison, WI City/State: Madison, WI Zip: 53718  
 Telephone: (608) 240-9900 x357 Fax: ( ) Email: SKieckhafer@prarch.com

Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

Project Owner (if not applicant) : Rick Hopke  
 Street Address: 4711 Pflaum Road City/State: Madison, WI Zip: 53718  
 Telephone: (608) 204-7912 Fax: ( ) Email: rhopke@madison.k12.wi.us

**4. Applicant Declarations:**

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Feb. 23, 2015 and June 9, 2015  
(name of staff person) (date of meeting)

B. 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 Steven Kieckhafer, Architect Relationship to Property \_\_\_\_\_

Authorized Signature  Date July 22, 2015



July 22, 2015

Mr. Al Martin, Urban Design Commission  
Department of Planning & Community Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

Re: Letter of Intent  
Kennedy Elementary School  
221 Meadowlark Dr, Madison, WI  
PRA Project No. 140248-05

Dear Mr. Martin:

The following submittal is our request for an Initial/Final Approval presentation to the Urban Design Commission on July 29<sup>th</sup>, 2015.

Organizational Structure:

Owner:	Madison Metropolitan School District 545 W Dayton Street Madison, WI 53703 Contact: Rick Hopke rhopke@madison.k12.wi.us	Architect:	Plunkett Raysich Architects, LLP 2310 Crossroads Dr., Ste. 2000 Madison, WI 53718 Contact: Steve Kieckhafer SKieckhafer@prarch.com
Site/Civil:	Snyder & Associates 5010 Voges Road Madison, WI 53718 Contact: Brian Biwer <a href="mailto:bbiwer@snyder-associates.com">bbiwer@snyder-associates.com</a>	Landscape:	Ziegler Design 4797 Capital View Dr Middleton, WI 53562 Contact: Steve Ziegler steve@zda-inc.com
Lighting:	KJWW Engineering 802 West Broadway Madison, WI 53713 Contact: Scott Hole holess@kjww.com		

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,  
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



Introduction:

The Madison Metropolitan School District developed a plan to present to the tax payers of the Madison Metropolitan School District that would update existing school facilities with the following categories; accommodate student capacity, handicap accessibility within buildings and safe/secure environment. The plan that was developed affects additions/renovations and infrastructure upgrades to 16 school buildings for a total of \$39 Million dollars. That plan, accepted by the School Board to take to referendum, went to vote on April 7, 2015, and was successful with 82% of approval.

Project Description:

The proposed addition is for Administrative office space and classroom spaces. Adding the classroom space will not increase the capacity of the building, but will alleviate the existing overcrowded classrooms spaces. The current cafeteria space located in the lower level is not accessible, the new addition will provide for handicap accessibility from the lower level to the first and second floor levels. A new main entry will be created with the new Administrative office to provide for a security entrance to the building. The new addition will allow for classroom spaces on the second floor. Current space that is being relocated in to the new addition will be renovated for support and classroom space.

Building Elements

An addition to the building will be constructed on the west side with exterior face brick and metal panels. The architecture will be complementary to the existing building by incorporating similar design elements and materials that are part of the existing building. Windows and entrances will be aluminum that will match existing finishes. An exterior plaza will be constructed with retaining walls and complementary landscaping.

Site Development Statistics

Lot Area	~14.60 acres
Current building Gross Floor Area	68,319 s.f.
Proposed addition of Gross Floor Area	<u>7,232 s.f.</u>
New total Gross Floor Area	75,551 s.f.

Vehicle Parking

On-site surface Parking	30 spaces	2 accessible
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Bike Parking

Bike Storage available to students, ~40 spaces

Moped Parking

Moped parking not provided

Project Schedule:

This project is anticipated to start construction in September, 2015 with completion scheduled for early 2016.

City Planning, Urban Design (UDC), Alderperson and Neighborhoods:

The following is a list of dates of which meetings were held to discuss the proposed project

February 23, 2015- City Zoning to provide notification of District progressing to referendum

April 14-June 7, 2015- Community/Parents to review project

June 9, 2015- City Zoning and UDC

June 25, 2015- DAT to present project

July 22, 2015 - Alder and Neighborhood notification

July 29, 2015 - UDC, Initial/Final Approval

Estimated Project Costs:

The project costs are estimated to be \$1,500,000

Public Subsidy:

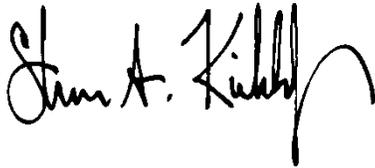
This project will be funded totally with public bonds issued to the District through the approval of the successful referendum vote.



Please contact us with any questions or for additional information that you request.

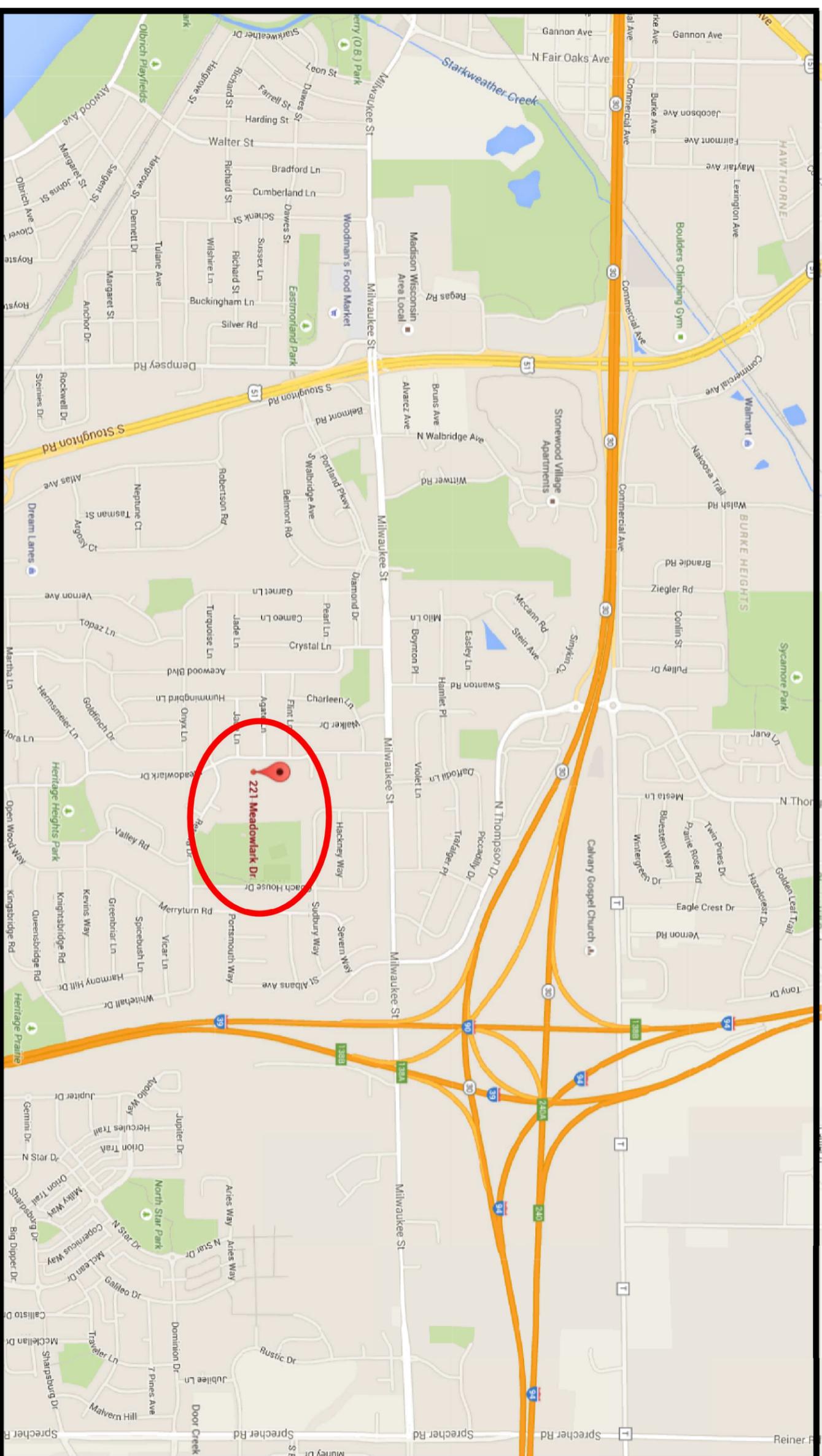
Thank you for your time in reviewing our proposal.

Best regards,

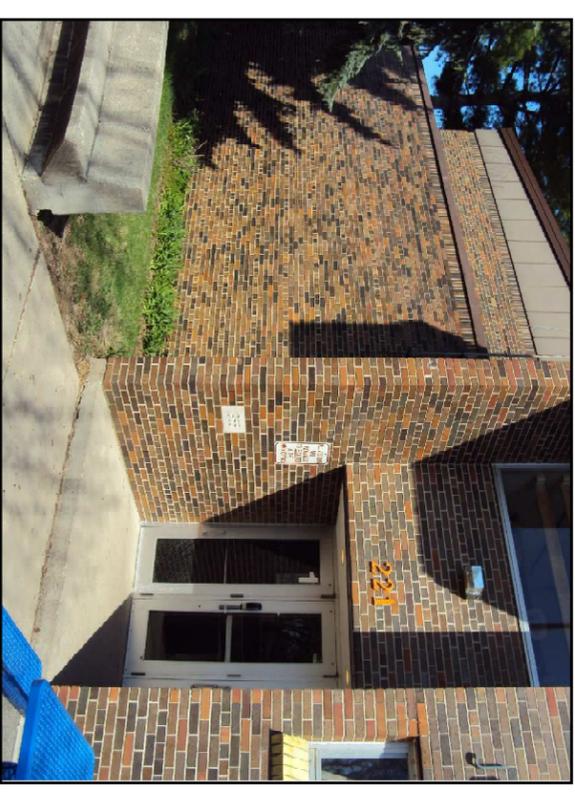
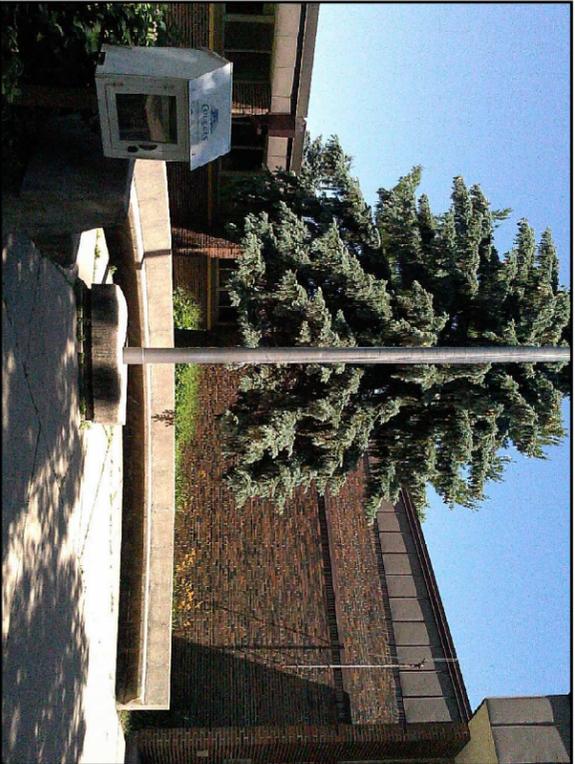


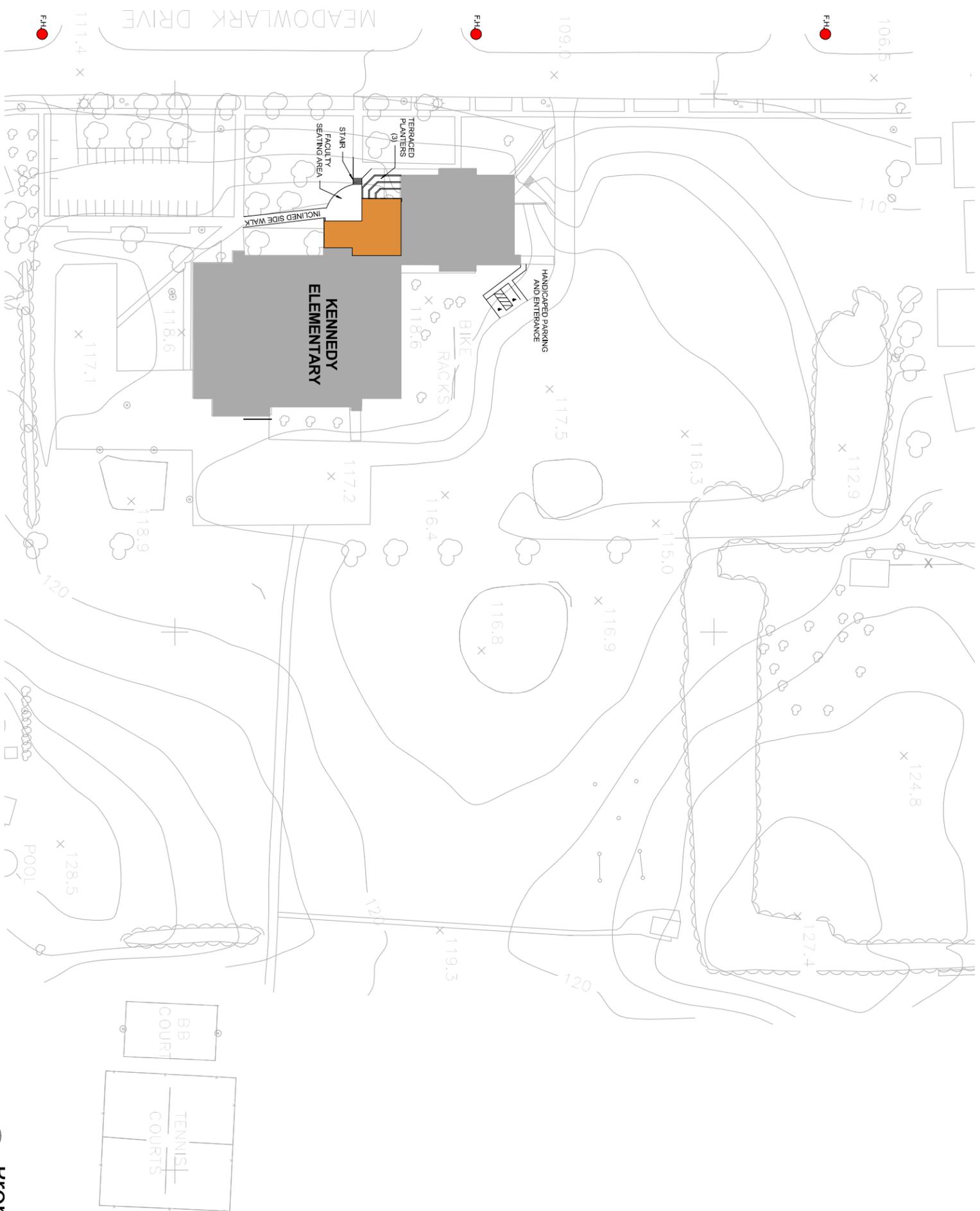
Steven A. Kieckhafer, AIA  
Architect



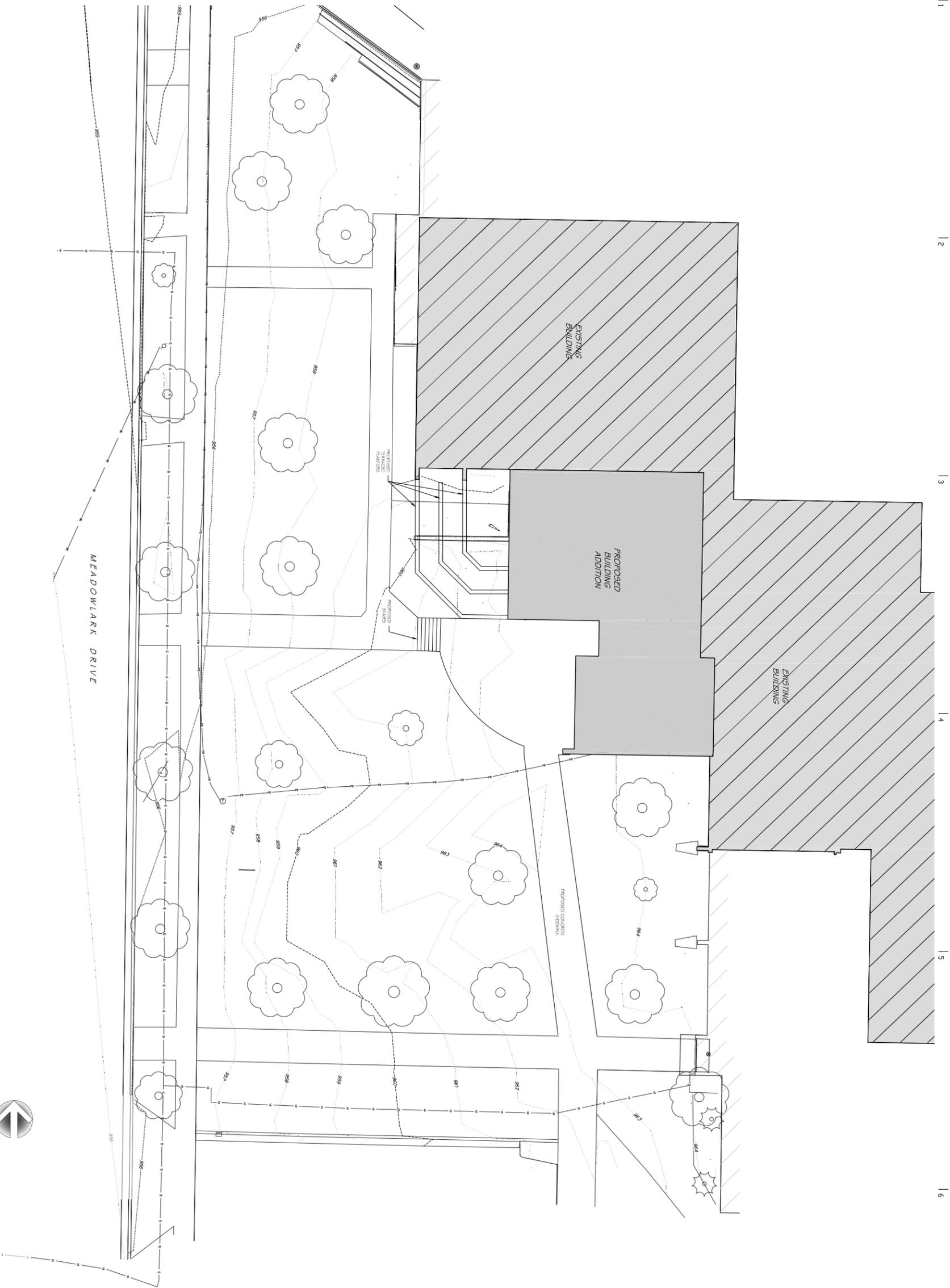


Location Map





**Proposed Site Conditions**  
 1" = 60'




  
 TO OBTAIN LOCATION OF  
 PLANNED ZONING MAP  
 OR A RESOLUTION  
 CALL DICKER'S HOTLINE  
**1-800-242-8511**  
**TOLL FREE**  
 WIS. STATUTE § 66.073 (97A)  
 NOTICE BEFORE YOU EXCAVATE

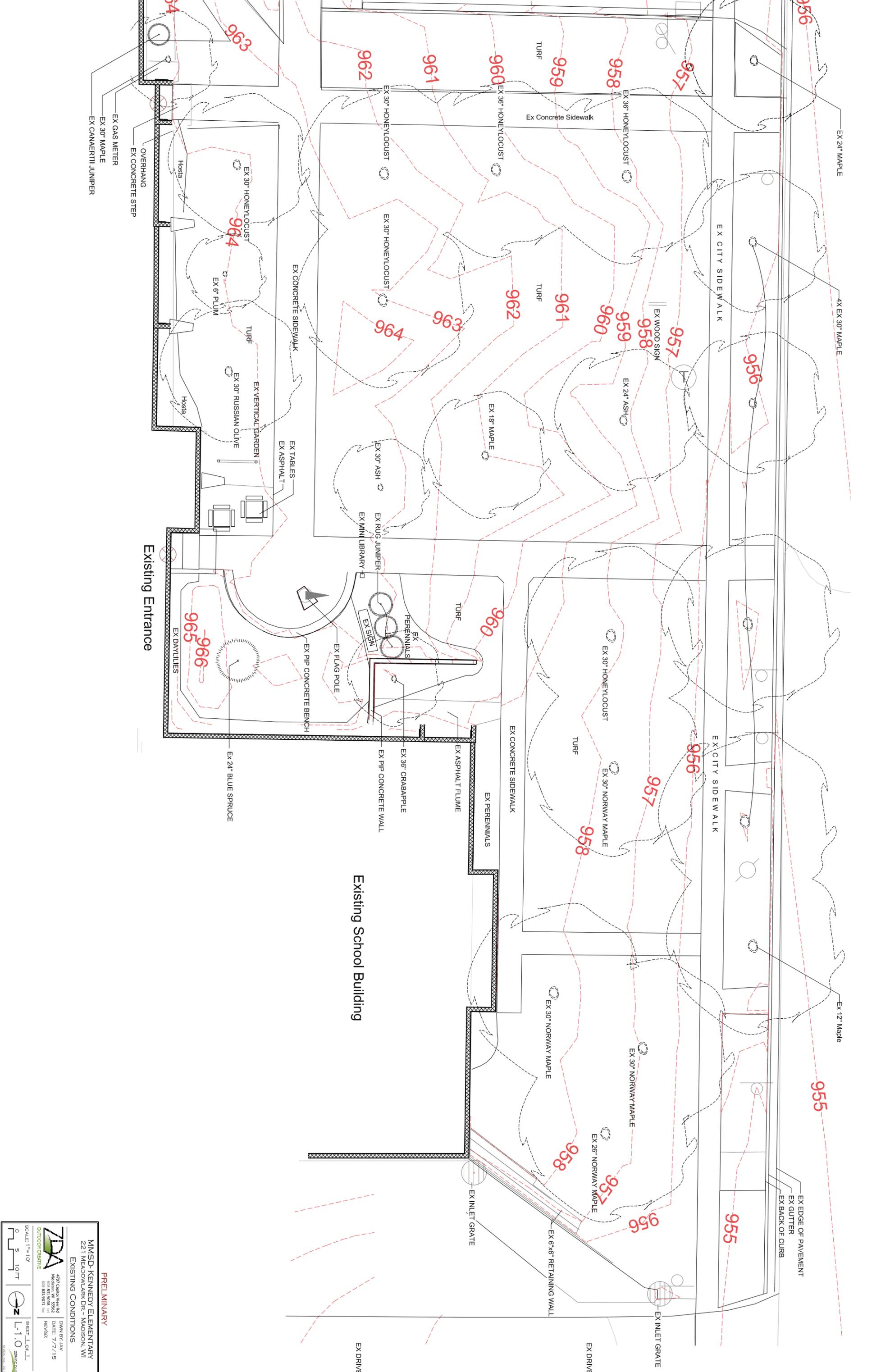

  
**SNYDER & ASSOCIATES**  
 Engineers and Planners

PROGRESS PLOT DATE: 7-13-2015  
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100 No.: <b>140248105</b> SA-115.0450.30	Drawn BY: <b>M. WAHL</b>	Date: <b>XX-XX-15</b>	Revisions:
<b>C2.0</b>	Sheet No.:	Madison Metropolitan School District 3rd Addition & Interior Renovation - Kennedy Elem. School 221 Meadowlark Drive, Madison, WI 53714	Plunkett Raysich Architects, LLP


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Existing Entrance

Existing School Building

**PRELIMINARY**

MMSD-KENNEDY ELEMENTARY  
 221 MEADOWLARK DR. - MADISON, WI  
 EXISTING CONDITIONS

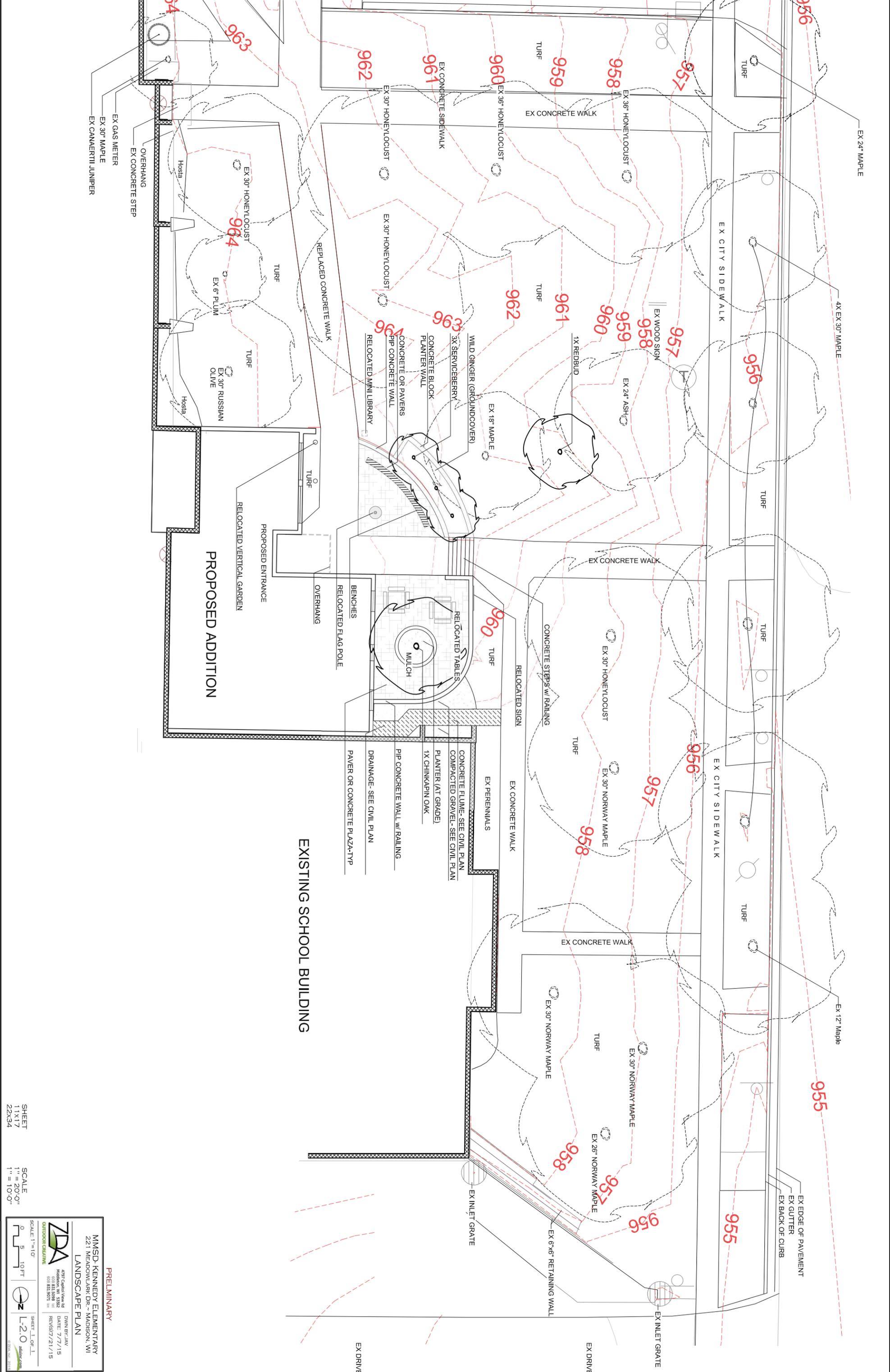
DWN BY: JAV  
 DATE: 7/7/15  
 REVIS: \_\_\_\_\_

4797 Cahoon View Rd  
 Madison, WI 53662  
 (608) 813-9071

**ZDA**  
 OUTDOOR CREATIVE

SCALE: 1" = 10'  
 0 5 10 FT

SHEET 1 OF 1  
 L-1.0



**EXISTING SCHOOL BUILDING**

**PROPOSED ADDITION**

**PRELIMINARY**

MMSD - KENNEDY ELEMENTARY  
 221 MEADOWLARK DR. MADISON, WI

**LANDSCAPE PLAN**

DANN BRICAV  
 DATE: 7/7/15  
 REV(S): 7/21/15

4977 Cahoon Way #4  
 Madison, WI 53702  
 608.831.9098 cell  
 608.832.9074 fax  
 zda@zda.com  
 www.zda.com

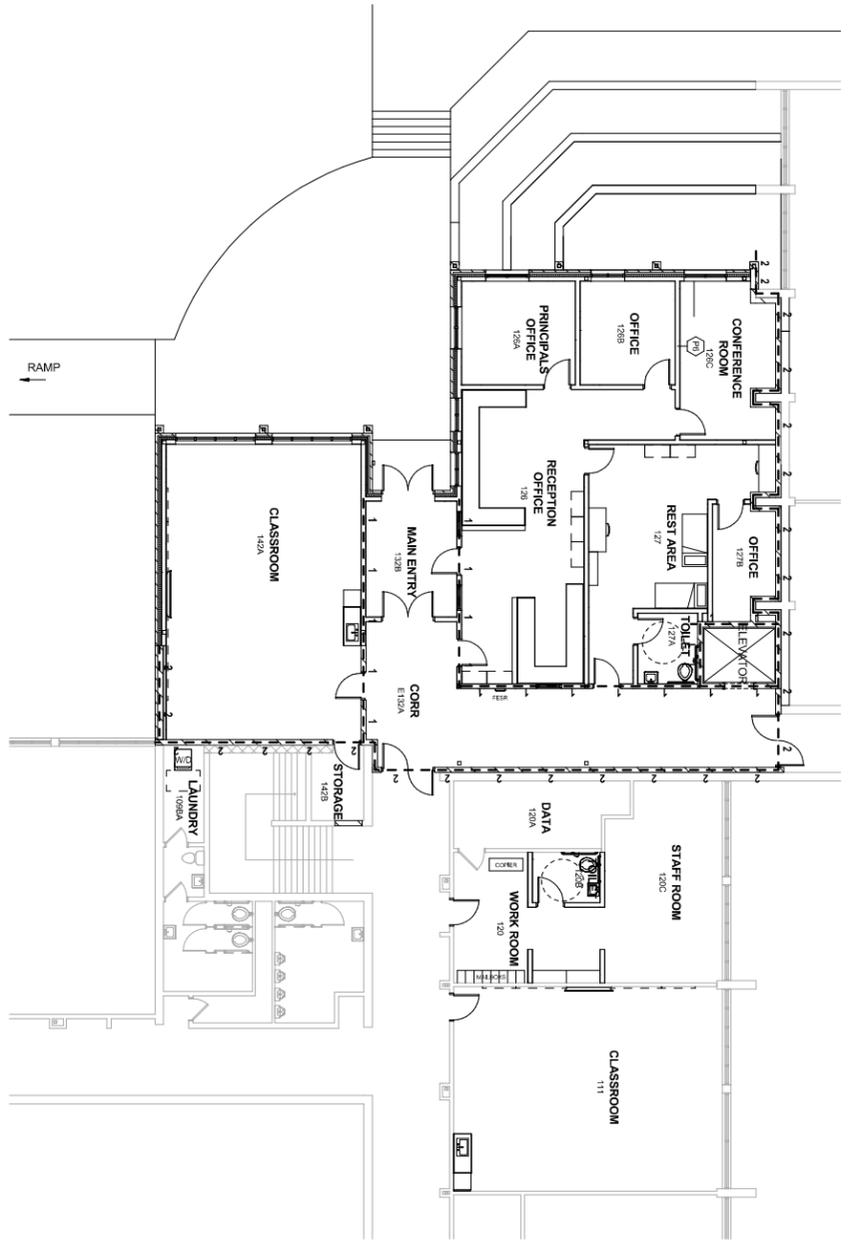
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 0 5 10 FT

SHEET 1 OF 1  
 L-2.0

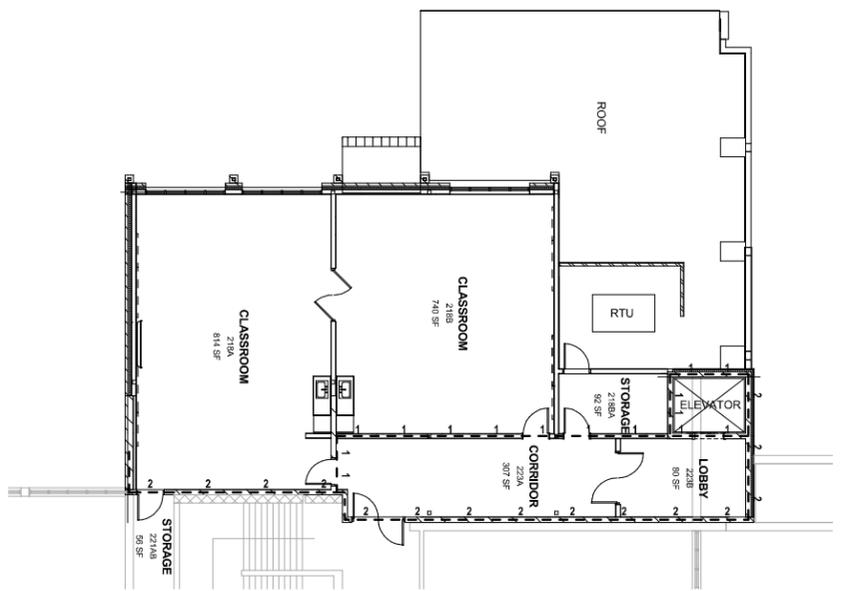
OUTDOOR CURBLINE

SHEET  
 11x17  
 22x34

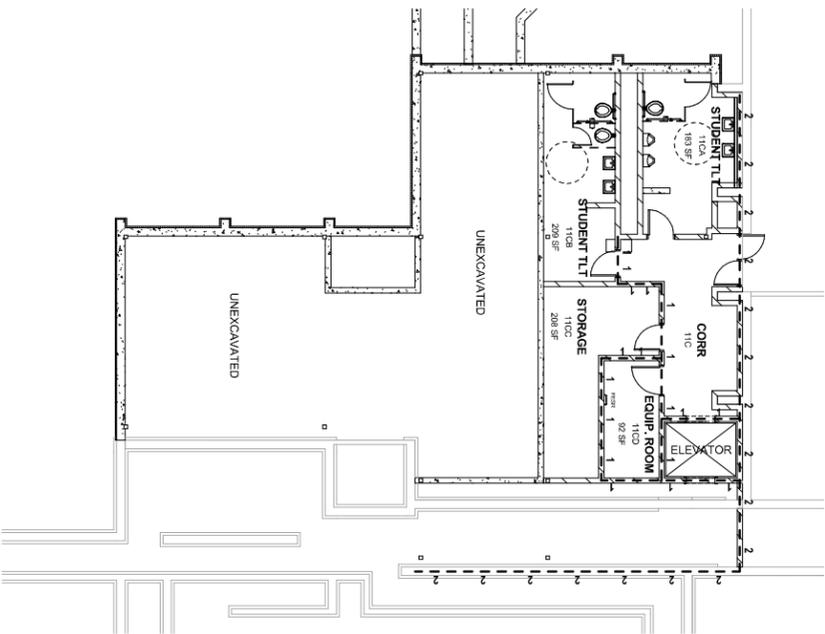
SCALE  
 1" = 20'-0"  
 1" = 10'-0"



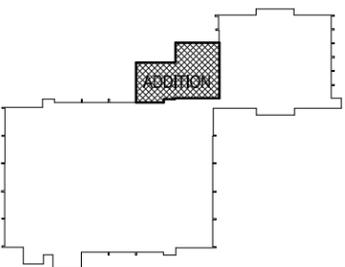
C1 FIRST FLOOR PLAN  
A201 1/8" = 1'-0"



C4 SECOND FLOOR PLAN  
A201 1/8" = 1'-0"



E1 LOWER LEVEL FLOOR PLAN - OPTION B  
A201 1/8" = 1'-0"



**NOT FOR CONSTRUCTION**

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Drawn By:	PRA
Date:	08-04-2015
Job No.:	140248-05
Sheet No.:	A201

Madison Metropolitan School District  
3rd Addition & Interior Renovation - Kennedy Elem. School  
221 Meadowlark Drive, Madison, WI 53714

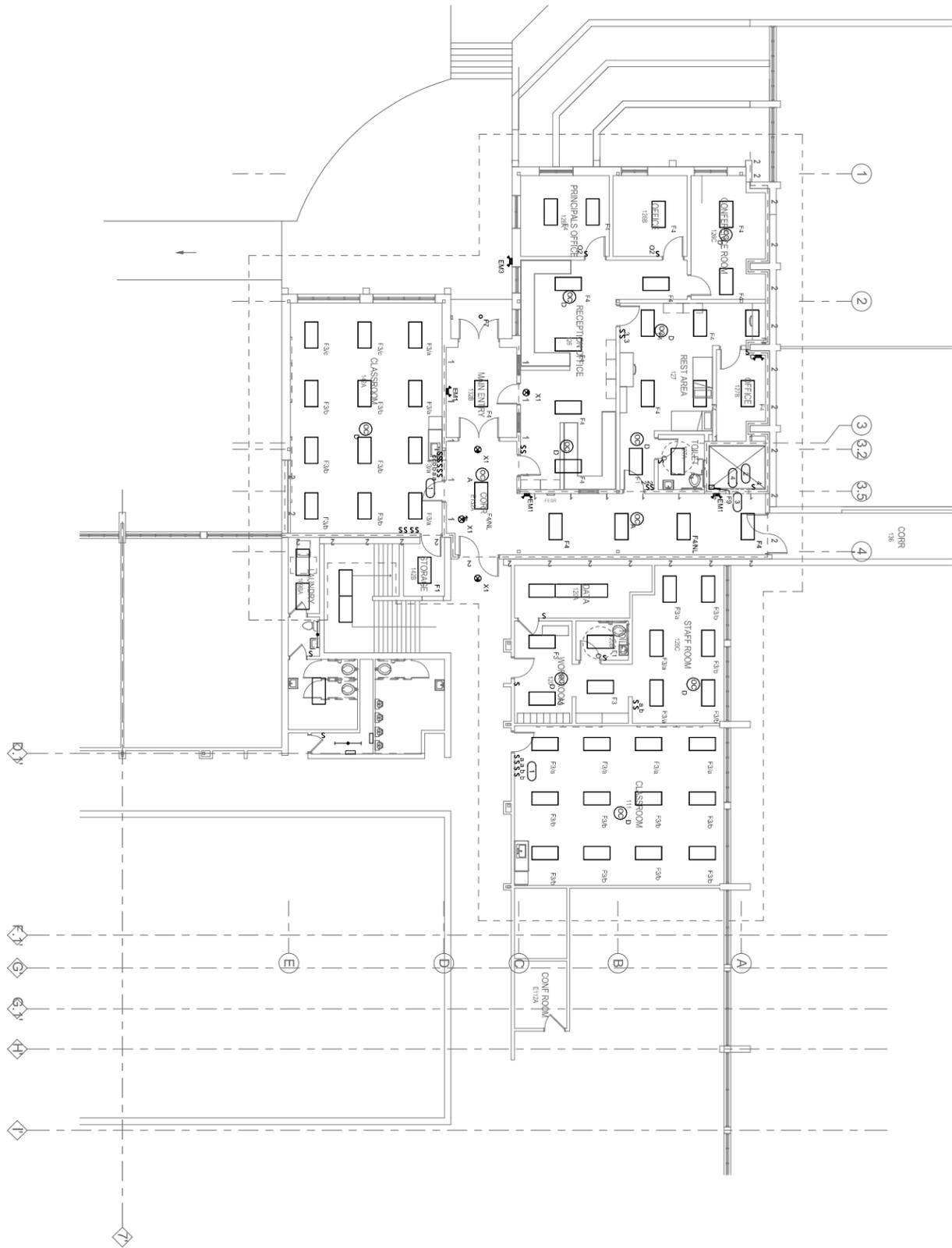


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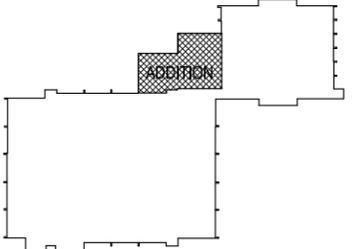
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**1**  
FIRST FLOOR PLAN - LIGHTING  
1/8" = 1'-0"



- REMARKS:**
1. SWITCHES ARE TAGGED IN PINK FOR ALL LEVELS.
  2. SWITCHING SWITCHES SHALL SWITCH FIXTURES.
  3. ONE SWITCH OF SWITCHES SHALL SWITCH ALL ROOMS WITHIN OCCUPANCY.
  4. OCCUPANCY SWITCHES SHALL BE LOCATED AT 3'-0" ABOVE FIRST FLOOR LANDING.
  5. OCCUPANCY SWITCHES SHALL BE LOCATED AT 4'-0" ABOVE FIRST FLOOR LANDING.
  6. OCCUPANCY SWITCHES SHALL BE LOCATED AT 4'-0" ABOVE FIRST FLOOR LANDING.
  7. OCCUPANCY SWITCHES SHALL BE LOCATED AT 4'-0" ABOVE FIRST FLOOR LANDING.
  8. OCCUPANCY SWITCHES SHALL BE LOCATED AT 4'-0" ABOVE FIRST FLOOR LANDING.
  9. OCCUPANCY SWITCHES SHALL BE LOCATED AT 4'-0" ABOVE FIRST FLOOR LANDING.
  10. OCCUPANCY SWITCHES SHALL BE LOCATED AT 4'-0" ABOVE FIRST FLOOR LANDING.



**K J CONSULTANTS**  
CONSULTANTS  
140248-05  
140248-05  
140248-05

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Author:	XX-XX-2015
Date:	
Drawn By:	
Author:	
Date:	

**Madison Metropolitan School District**  
3rd Addition & Interior Renovation - Kennedy Elem. School  
221 Meadowlark Drive, Madison, WI 53714

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