



City of Madison

Proposed Demolition & Conditional Use

Location
1605 Linden Drive

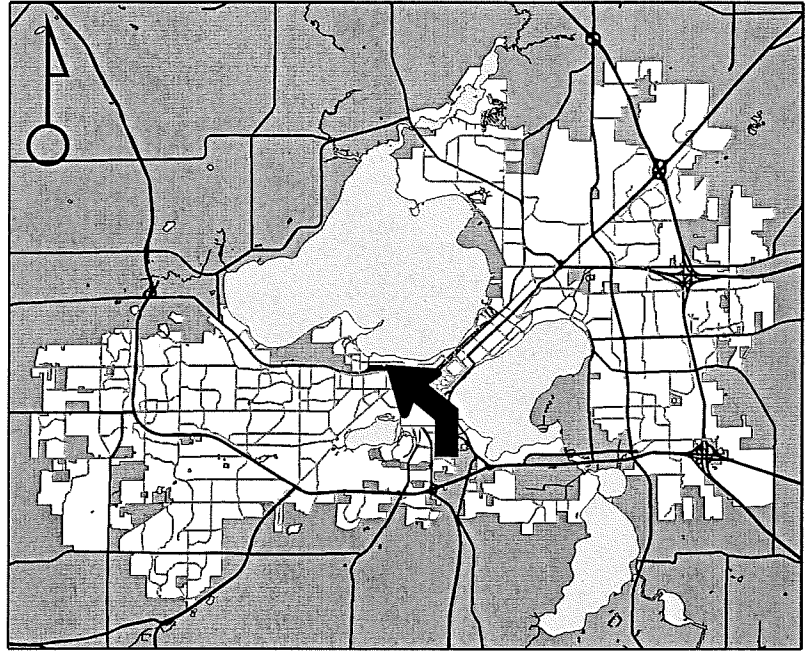
Project Name
Babcock Hall Dairy Plant Addition

Applicant
Board of Regents, UW System/Tom Witte-Zimmerman Architectural Studios

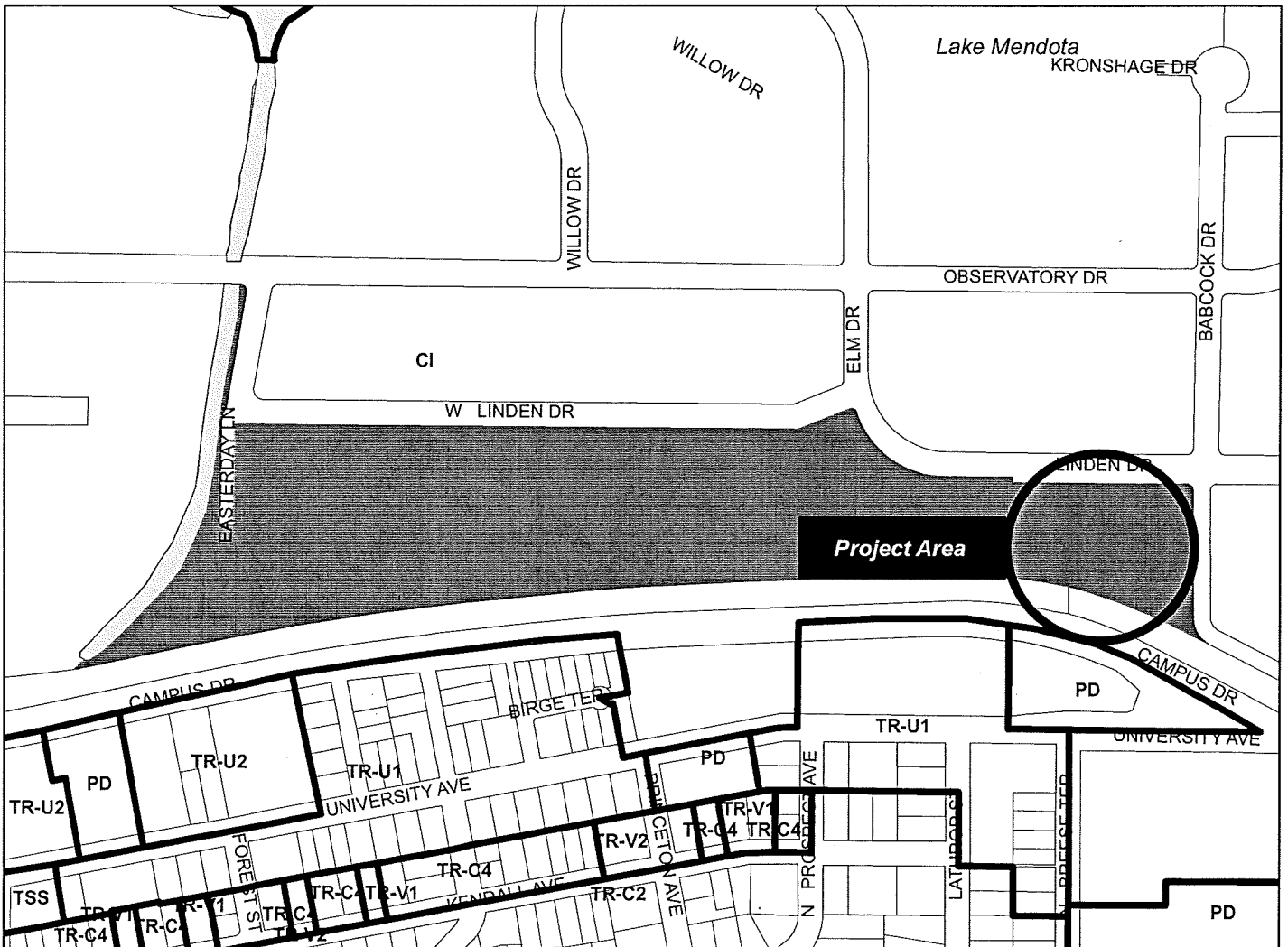
Existing Use
Former UW residence ("Science House")

Proposed Use
Demolish former residence ("Science House") and construct addition to Babcock Hall research and instructional building on the UW campus

Public Hearing Date
Plan Commission
02 November 2015

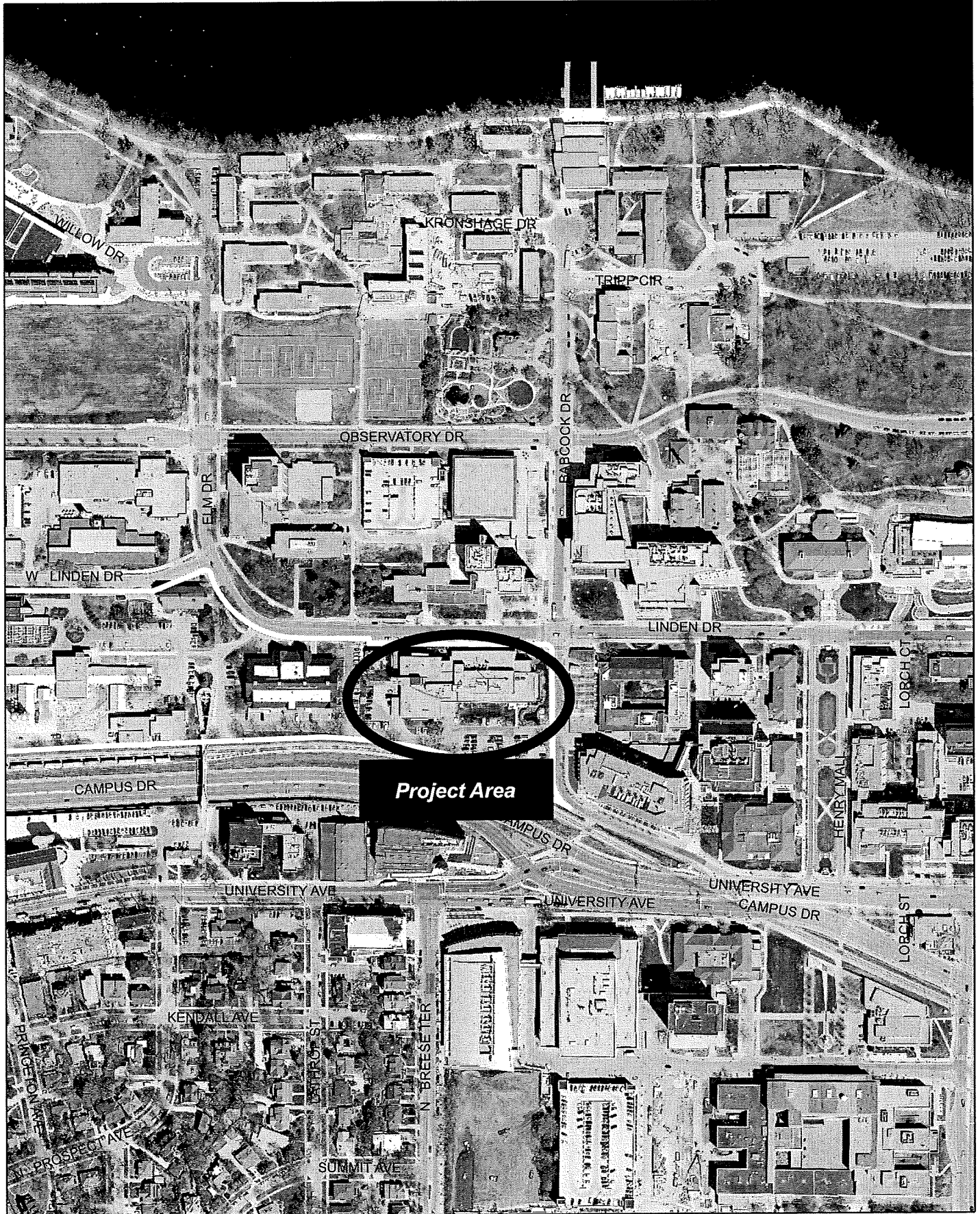


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 October 2015





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received 9/16/15
 Received By JLH
 Parcel No. 0709-153-0701-5
 Aldermanic District 5 - Shiva Bidar Siedt
 Zoning District C1
 Special Requirements HIST LCU
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1605 Linden Drive
Project Title (if any): Babcock Hall Dairy Plant & Center for Dairy Research

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: Gary Brown **Company:** University of Wisconsin-Madison
Street Address: 610 Walnut Street **City/State:** Madison, WI **Zip:** 53726
Telephone: (608) 263-3023 **Fax:** () **Email:** gbrown@fpm.wisc.edu

Project Contact Person: Tom Witte **Company:** Zimmerman Architectural Studios, Inc.
Street Address: 2122 West Mt. Vernon Avenue **City/State:** Milwaukee, WI **Zip:** 53233
Telephone: (414) 225-0808 **Fax:** () **Email:** tom.witte@zastudios.com

Property Owner (if not applicant): Board of Regents, UW System
Street Address: 1860 Van Hise Hall, 1220 Linden Drive **City/State:** Madison, WI **Zip:** 53706

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: The project will renovate existing and add space to Babcock Hall for educational, research and commercial opportunities associated with the dairy program on the UW-Madison campus.

Development Schedule: Commencement 05/16/16 Completion 08/01/18

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

DNA Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
District 4 Alder Shiva Bidar-Sielaff notified 2/03/15 via email. Joint West Campus Area Committee Info. presentation occurred 12/10/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT Tim Parks Date: 02/19/15 Zoning Staff: DAT Jenny Kirchgatter Date: 02/19/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Gary Brown Relationship to Property: Owner's Representative
Authorizing Signature of Property Owner Gary Brown Date 9/14/15



September 16, 2015

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg
Madison, WI 53710

**RE: CONDITIONAL USE APPLICATION – Letter of Intent
 Babcock Hall Dairy Plant Renovation and Center for Dairy Research Addition
 1605 Linden Drive University of Wisconsin-Madison**

Dear Mr. Tucker:

This is an application for a Conditional Use request to construct a three-story, 54,650 GSF (33,145 ASF) addition to the Babcock Hall at 1605 Linden Drive. The project will house the Center for Dairy Research (CDR), a milk intake facility with three storage silos. Space on the basement, first and second levels of the existing dairy plant will be renovated. The remodel will be 29,200 GSF (20,440 ASF). The existing milk intake area, the existing drying tower, northwest corner mechanical space, stair tower, and adjacent Science House (1645 Linden Drive) will be deconstructed and removed to make room for the addition. Approximately 45 parking spaces located in Lot 40 will be removed. The property is currently zoned Campus-Institutional District (CI), as defined in MGO 28.097. As such the building is an acceptable Primary Use but requires a conditional use approval since the campus does not have a city approved campus master plan. Construction of the improvements is scheduled to begin October 2016 and be completed in April 2019. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

Zoning Application
Plans (7 full size copies, 25 reduced size 11" x 17" copies, 1 letter size copy)
Letter of Intent (32 copies)
Legal Description

Project Participants

Owner: **State of Wisconsin**
 Agency: University of Wisconsin System
 Board of Regents
 Room 1860 Van Hise Hall
 1220 Linden Drive
 Madison, Wisconsin 53706

Owner's Contact: **University of Wisconsin – Madison**
 Facilities Planning and Management
 919 WARF Building
 610 Walnut Street
 Madison, Wisconsin 53726
 Phone: 608-263-3023
 Fax: 608-265-3139
 Attn: Gary Brown
 E-Mail: gbrown@fpm.wisc.edu

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

Department of Admin: **Division of Facilities Development**
101 E. Wilson Street – 7th Floor
P.O. Box 7866
Madison, Wisconsin 53707
Phone: 608-266-1412
Attn: Russ Van Gilder
E-Mail: Russ.VanGilder@wisconsin.gov

**Architect &
Landscape Architect:** **Zimmerman Architectural Studios, Inc.**
2122 West Mt. Vernon Avenue
Milwaukee, Wisconsin 53233
Phone: 608-476-9500
Attn: Tom Witte, Vice President
E-Mail: tom.witte@zastudios.com

**Civil, Structural,
Mechanical, Plumbing,
Engineers:** **Harwood Engineering Consultants**
255 N. 21st St.
Milwaukee, WI 53233
Phone: 414-475-5554
Attn: Robert Lex, PE
E-Mail: Robert.lex@hecl.com

Electrical: **Zoe Engineering, LLC**
8432 West Auer Avenue
Milwaukee, Wisconsin 53222
Phone: 414-475-2715
Attn: Daphne Wilson, PE
E-Mail: dmwilson@zoeeng.com

Surveyor: **Capitol Survey Enterprises**
220 Regency Ct. Suite #210
Brookfield, WI 53045
Phone: 262-786-6600
Attn: Michael Berry
E-Mail: contact@capitolsurvey.com

Project Background:

The University of Wisconsin-Madison's commitment to agriculture and food science has played a critical role in the development of Wisconsin as America's Dairyland. Construction of Babcock Hall was completed in 1951 and the new building replaced Hiram Smith Hall, the original home of the dairy program. At the time of construction, the 80,833 ASF/136,071 GSF building contained instructional space and an entire working dairy plant. Today, Babcock Hall houses the Food Science Department, the Dairy Plant, Dairy Store, and the Center for Dairy Research (CDR). The Food Science Department is home to more than 150 undergraduate and 40 graduate students, of which about 30 work on dairy related research projects. The CDR, currently located within the Dairy Plant, was established 25 years ago, and is the largest dairy foods research center in the U.S with over 35 staff. The CDR researches the functional, flavor and physical properties of cheese and milk products as well as developing new uses and processes for the dairy industry. In 2010 alone, the CDR provided research, technical support and outreach to almost 200 Wisconsin dairy companies, dairy buyers/end users, suppliers, regulatory agencies and national/international dairy organizations. Together the Food Science Department and the CDR offer more than 22 short courses and 17 custom industry trainings per year. Since 1989, more than 10,000 participants have taken either a short course or custom training program.

The Babcock Hall Dairy Plant serves as the dairy manufacturing center for the UW community. As a small commercial operating facility, the Dairy Plant manufactures and markets fresh dairy products ranging from milk to ice cream and cheese for campus food service, provides facilities for UW Food Science teaching and research and serves the food processing industry with pilot plant research capabilities and processing expertise. The Dairy Plant uniquely educates UW Food Science students, enables state-of-the-art food science research and provides an industry partnership that makes certain UW Food Science will continue to be a world leader. The Dairy Plant processes 3 million pounds of milk packages ~800,000 bottles of milk, 75,000 gallons of ice cream, 40,000 pounds of cheese, and conducts 25-30 industry projects annually. The revenues generated from the sales of these products cover the cost of operation.

The goal of the completed project is to provide a state of the art production, teaching and research facility for both the Department of Food Sciences' dairy plant and the CDR. The project will address numerous mechanical, electrical, plumbing and functional issues within the dairy plant as well as provide additional research and instructional space to serve the expanding programs within the CDR.

Project Description:

The Babcock Hall project is located at 1605 Linden Drive on the UW-Madison campus. The project area is bordered on the east by Babcock Drive, to the north by Linden Drive, to the west by Farm Place and the Stock Pavilion, and to the south by UW Parking Lot 40.

The project will renovate existing space and add space to Babcock Hall to optimize the educational, research and commercial opportunities associated with the dairy program on the UW-Madison campus. The proposed project will include construction of a new dairy intake facility on the south and infilling of existing space to create new office space and mechanical areas, totally 54,650 GSF (33,145 ASF). An additional 29,200 GSF (20,440 ASF). in the existing Babcock Hall will be renovated, including the existing dairy plant. 5,000 GSF of space currently utilized as milk intake area, drying house and stair tower will be removed, and the adjacent Science House will be deconstructed and removed. The Wisconsin Historical Society has confirmed that the Science House, an old farm superintendent's residence, is not historic and has been remodeled and renovated to the extent that it is not eligible for listing on the National Register of Historic Places. The UW Stock Pavilion, located directly west of Babcock Hall, however, is on the National Register of Historic Places and no impacts to that facility are anticipated. Per the Wisconsin Historical Society, special consideration will be provided to insure the Stock Pavilion is protected (fenced) throughout the demolition and construction process.

The primary exterior wall materials will match the existing with a mixture of brick masonry and precast panels. Metal panels will be integrated into the addition around the proposed window penetrations. The overall aesthetic and material usage will be sympathetic to the near west campus design neighborhood where it is located.

The addition and renovation will add two additional loading berths in addition to the current dock. The new, fully enclosed, milk delivery loading zone will occur parallel to the back of the building with deliveries accessing south along Farm Place, entering the garage, and existing onto Babcock Drive. A secondary, smaller loading berth is located on the southwest corner of the building, designated for food product exiting the building. An exterior trash enclosure currently

exists in the general receiving area and will remain untouched. Capacity exists in this area to accommodate the proposed addition. Snow removal and site maintenance will be provided by university staff, as typical with all university facilities.

There will be no additional building signage for this project. The primary entry to the facility is on the east end of the building, which will not be impacted by this project.

From a fire protection standpoint, the new addition and renovation will be fully sprinkled. Currently, there are three fire hydrants within 150' of the building on the northwest, northeast, and southeast corner of the building.

The overall project generally follows the 2005 UW-Madison Campus Master Plan that suggests a new College of Agricultural & Life Sciences building in this area.

Project Schedule:

Start Construction:	October, 2016
Substantial completion:	April, 2019
Occupancy:	May, 2019

Proposed Uses:

The proposed uses and associated square footage are as follows:

Hardscape:	51,110 GSF
Softscape:	23,967 GSF
Existing Building Footprint:	45,817 GSF
Additional Building Footprint	15,020 GSF
<u>Less Existing Building Removed</u>	<u>5,970 GSF</u>
Total Developed Area:	129,944 GSF

Hours of Operation

Hours of operation will mostly occur during the regular business day, 7:00 AM to 5:00PM. However, since this is a university research lab, some activity may occur at other times of the day. Most of the off-hour activity is expected to occur within the lab spaces. The Babcock Hall Dairy Store is an additional, existing, educational component of the facility which provides invaluable skills regarding food safety, sanitation and product sales in a small, 330 ASF public retail environment. The current hours of this operation are Monday - Friday from 7:30 AM - 5:30 PM and Saturday from 11:00 AM – 4:00 PM. These hours may be adjusted to meet student and facility need.

Building Areas:

The existing and proposed expansion areas are as follows:

Area Existing Building:	80,833 ASF
<u>Area Addition:</u>	<u>33,145 ASF</u>
Total at Completion	113,978 ASF

Auto and Bike Parking Stalls:

Parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis not by individual building. As part of this project, 33 spaces will be removed from Lot 40. These spaces are used by faculty/staff and will be distributed throughout the area into existing lots via stall re-designation. Accessible parking for the building is located on both Linden Drive and in Lot 40. Four public metered parking spaces for the Babcock Hall Dairy Store will remain along Linden Drive.

Bike parking will be accommodated throughout the site in greater numbers than exist today. There will be additional bike parking added near the west entry to the building.

The project location is serviced by existing Metro bus routes (80, 81, 84) with boarding locations at the intersection of Linden Drive and Babcock Drive both east and west bound along Observatory Drive. Bus routes currently stop every seven minutes during Spring and Fall semesters stretching out to every 15 minutes during university break schedule.

Lot Coverage and Usable Open Space Calculations

The lot is 129,950 SF. The existing facility coverage after selective removal is 39,850 GSF. The addition coverage will be 15,020 GSF. The total open space/area outside the building footprint and other impervious area is 75,077SF.

Estimated Project Cost:

The project is estimated to cost \$34,420,000.

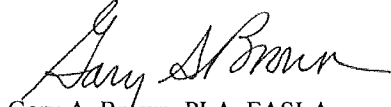
Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, this \$34.4M project should create approximately 584 jobs split between design and construction workers and direct, indirect and induced jobs.

The project was presented to the City of Madison Development Assistance Team on February 19, 2015 and to the Joint West Campus Area Committee on December 10, 2014 for informational purposes and is anticipated to be recommended by the Joint West Campus Area Committee on October 28, 2015.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary A. Brown, PLA, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Stu LaRose, UW-Madison FP&M Project Manager
Russ Van Gilder, DOA/DFD Project Manager
Alder Shiva Bidar-Sielaff, District 5

Purpose and Scope

The College of Agriculture and Life Sciences (CAL S) seeks with this project to modernize and greatly expand the dairy-related facilities that now occupy the west end of Babcock Hall, which was originally constructed in 1951 and modified in several subsequent addition and remodeling projects. The goal of the completed project is to provide a state of the art production, teaching and research facility for both the Department of Food Sciences' dairy plant and the Center for Dairy Research (CDR). The project will address numerous mechanical, electrical, plumbing and functional issues within the dairy plant as well as provide additional research and instructional space to serve the expanding programs within the CDR."

The base scope of the project included approximately 30,000 square feet of addition and 30,000 square feet of remodeled space, with the ability for future expansion of the CDR. Changing circumstances and more detailed programming have led to the realization that additional research space should be provided to the extent possible within the budget. That budget has also been expanded due to additional private contributions, enabling the project to be somewhat larger than originally envisioned in 2012.

The scope of the project includes *only* the Dairy Plant and portions of the CDR. Existing Food Science spaces, the dairy store, and CDR wet-lab spaces in the east wing of Babcock Hall are not included in the scope except to the extent necessary to carry out the project purpose; for instance, some modifications to the existing Babcock loading dock may be necessary for appropriate hygienic handling of materials.

Site

(Photos follow) The site for the addition is just west of the existing Babcock Hall Dairy. Babcock Hall sits on the south side of Linden Drive, just west of Babcock Drive. The existing three-level building consists of two major components: the eastern two-thirds, entered at the northeast corner, houses laboratories with some teaching and office space, while the western third primarily contains the dairy plant. A small dairy store sits at the joint between these two uses at the "first" (middle) floor.

Grades: The site slopes down from south to north and from east to west. Two stories (first and second floor) are exposed from the south; the entry at the northeast corner

is about five feet below the first floor. At the site for the addition, Linden Drive is only slightly above the existing basement level. Internal ramping also allows the existing basement to exit directly to Linden Drive near the west end of the research wing. The adjacent dairy store at the first floor is elevated nearly a story above Linden: a flight of exterior stairs connects the sidewalk to a small shaded terrace with outdoor seating; a second flight leads further up to the store.

Opportunities and Challenges

Size: The site is constrained, with Linden Drive to the north, the existing Dairy Plant to the east, and a recently upgraded major utility line to the west and south. The nature of dairy plant production and research also results in the need for some higher volumes and, ideally, large contiguous spaces. Also, a garage-like structure is required for milk receiving (a milk tanker truck fits inside, with overhead access); two-three exterior milk silos are also required. Add to that the desire to allow for future expansion of the CDR, and we will be seeking to optimize (maximize) the use of the site while maintaining a scale appropriate to the context.

Front-Back Although the campus "front" of the project is clearly Linden Drive, which is an important part of the campus open space structure, the south and west facades will be visible across railroad tracks by people driving on the highly-traveled, controlled access Campus Drive. This zone currently feels like a ragged back of the campus, but is very prominent. (The Campus Drive / Babcock Drive intersection is identified in the campus design guidelines as one of the least liked areas of campus.)

Transparency, activity: We have been told that "Daylight is the enemy of dairy"; hence the users have requested that the research and production areas, which constitute a significant majority of the program, have no windows. We (the architects) intend to understand what about daylight is harmful in order to see whether appropriately filtered light can be introduced, but it remains possible that large portions of the building will need to be windowless.

In any case, we intend to optimize the placement of those spaces that can have windows and visibility to and from the exterior in order to create an engaging public face. These spaces include the building's entry and vertical circulation hub; a cluster of spaces for CDR's short

courses (lecture, application labs, and break-out space with, ideally, adjacent exterior terrace), and possibly the offices. (The study anticipated only a modest interior expansion of the existing office mezzanine, with no additional exterior exposure.)

Image, character: From the design guidelines for this neighborhood: *Establish campus open space structure and linkages, present a better face to Campus Drive. Emulate traditional agriculture campus neighborhood building massing, and balance of open space yet increase density, scale, massing and height to address additional program needs.* Hey, no problem!

Our relatively small addition will be attached to the utilitarian red-brick Babcock Hall, and will face the old Stock Pavilion, arguably the most iconic building on this part of campus. The existing dairy wing of Babcock has north and south facades organized in a three bay structure that reflects the interior arrangement—two blank brick panels flank a central limestone-framed opening glazed with large panels of glass block and smaller rows of clear vision / ventilation lites. Other newer buildings in the vicinity use a similar material palette of reddish brick, limestone or precast concrete, and glazing of various sorts, with rectangular massing and flat roofs. The Stock Pavilion, on the other hand, uses a more traditional but idiosyncratic language with a brown-brick base, half-timbered upper story with yellow brick infill, and large green-tiled pitched roofs, all organized with local and overall symmetries. Traditionally proportioned vertical window openings are grouped (typically three or four to a group). However, this pleasing building has less window area than one might expect, and thus may offer a model for our project in this regard.



Babcock Hall Dairy Plant and Center for Dairy Research: Addition and Renovation University of Wisconsin

Google street views looking west on Linden Drive



Greenhouse to sidewalk edge. Babcock entry beyond



Babcock. 1st floor labs cantilever further than visible 2nd



Wider but unadorned green north of Linden (right)



Steps to Dairy Store terrace, Dairy plant, house, Stock Pavilion, also seen here from just beyond project site.

Street view looking east on Linden Drive



Russell Laboratories Microbial beyond. Linden Drive Babcock Dairy Plant

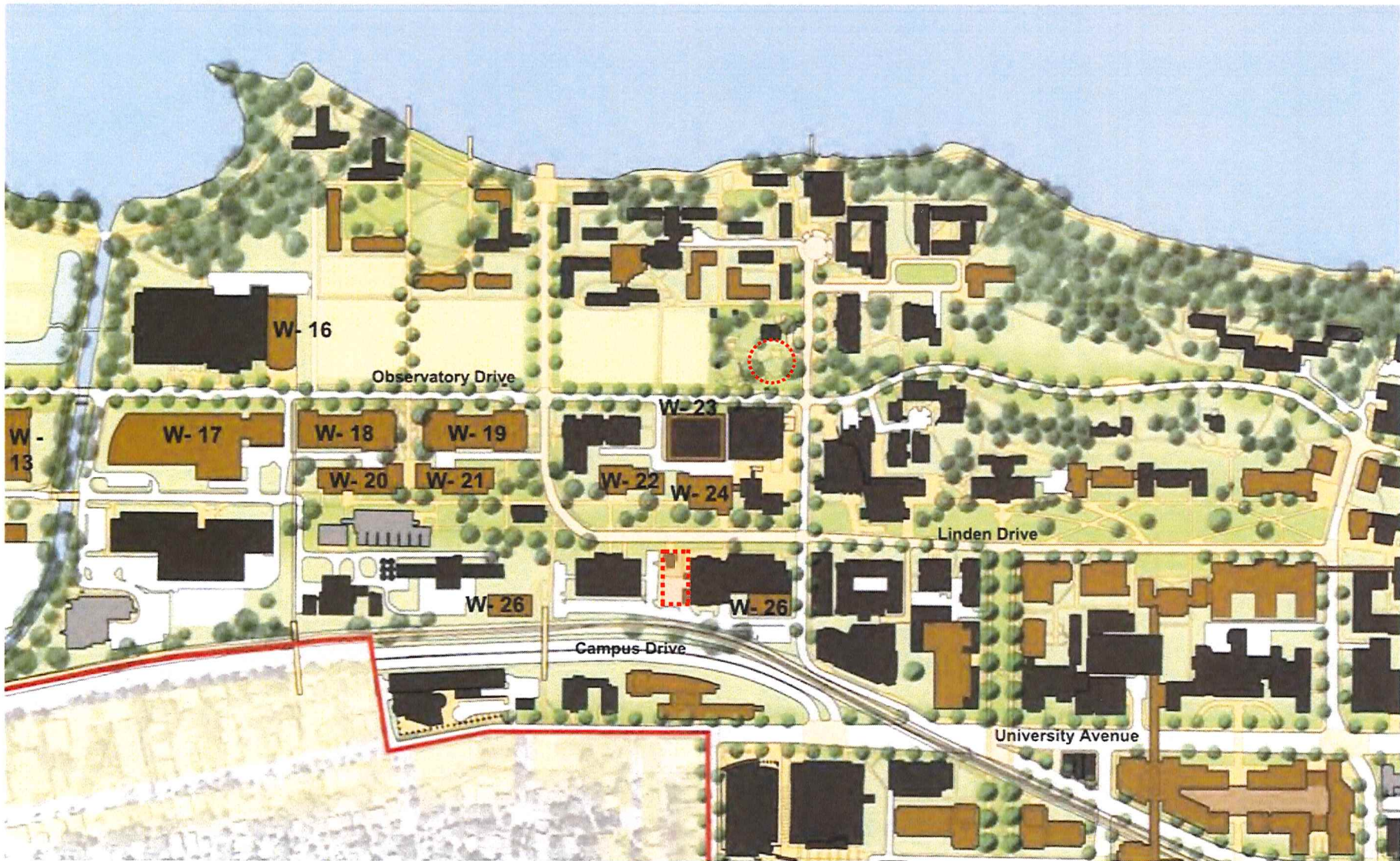


Existing Dairy Plant seen from Campus Drive. Babcock east wing behind trees Biochemistry.



Basement entry under first floor cantilever, looking east

3



Animal & Plant Sciences Neighborhood and CALS campus

2005 Master Plan

Neither the Master Plan nor its design guidelines anticipated the expansion of Babcock for Dairy functions, nor studied this area in detail.

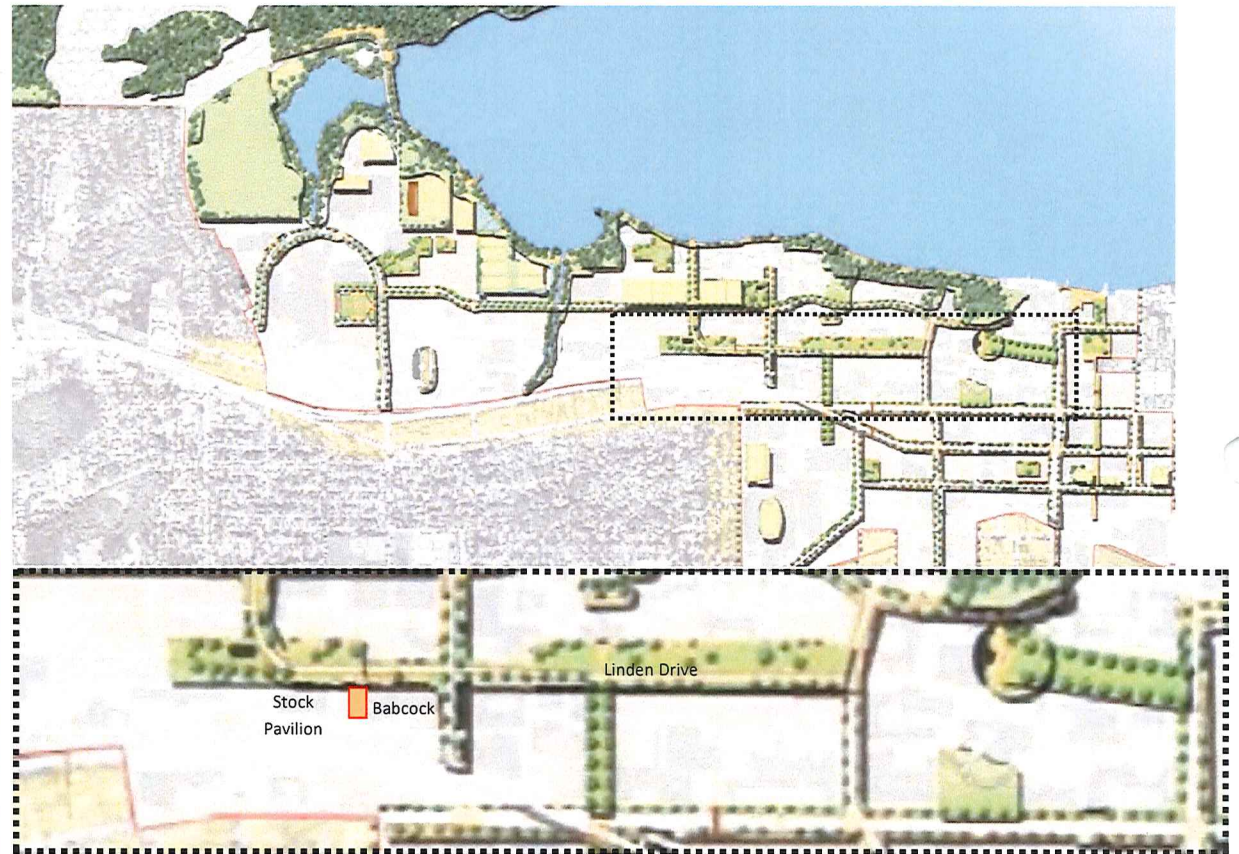
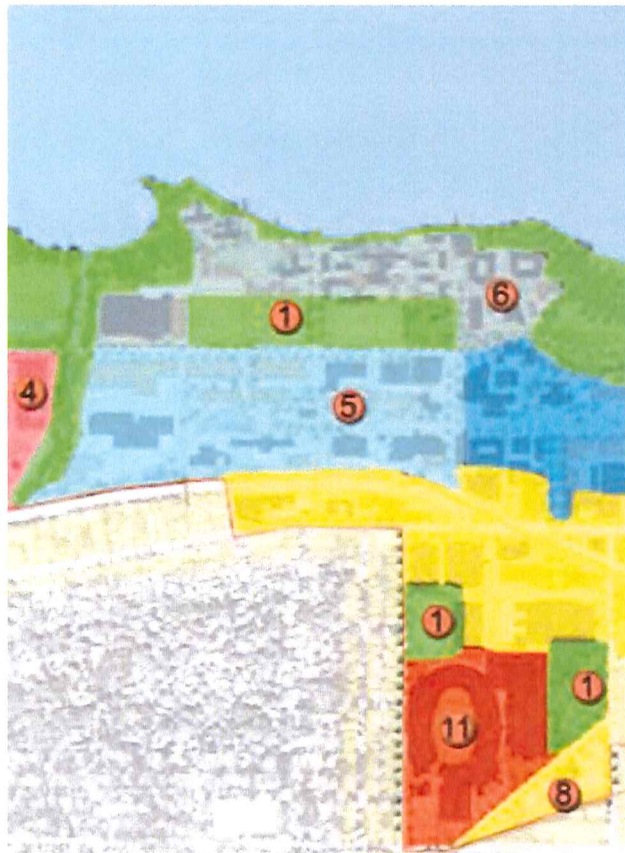
The Master Plan considered the south side of Babcock (W26) as a possible location for a replacement meat science facility. That facility is now being planned for a site

farther west between Linden and Observatory (W-20, roughly). It also anticipates that two smaller structures north of the current CDR/Babcock site will be replaced with larger (taller) facilities in the future (W22, W24).

Those facilities maintain a large (though rather ill-formed) open space opposite the Stock Pavilion and Horse Barn. As noted on the aerial photos, that open space is

deemed an important remnant of the cultural landscape heritage of the agricultural campus.

However, the buildings' placement eliminates (or confuses) the desirable north-south connection from Observatory and the existing parking structure (W23, expanded). One goal of the master plan, rightly, was to improve north-south connections on campus.



Master Plan Chapter 6 Design Guidelines

From Chapter six:

“Animal and Plant Sciences Neighborhood [5]

Research, teaching, and public animal care facilities. Classrooms, labs, and production.

Significant redevelopment in near future. Establish campus open space structure and linkages, present a better face to Campus Drive. Emulate traditional agriculture campus neighborhood building massing, and balance of open space yet increase density, scale, massing and height to address additional program needs . . .”

Open Space Framework

Babcock Hall and its proposed addition fall along the Linden Drive open space framework. Babcock Hall itself is along the relatively narrow link between two larger portions of this element. The easterly, higher portion is the generous south facing hillside north of Linden that was formalized initially as part of the 1905 campus plan. The westerly portion is lower and flatter and can be understood as a remnant (or distant memory) of the less formal agricultural campus landscape that has been significantly impacted by more utilitarian developments of 1950 onward, including Babcock Hall itself. The master plan proposes eliminating Linden Drive west of the Horse Barn (black rectangle) to create a more pedestrian friendly landscape setting for the historic agricultural buildings. Babcock Hall is more closely identified with this lower portion than with the easterly. The addition site

itself lies partly opposite the larger western open space and can potentially contribute to its definition, character, and activation.

Whether intentionally or not, the master plan drawings minimize the apparent width of Linden Drive and seem to shift it northward, showing more green space than actually exists between Linden and the buildings to the south, including Babcock.

We observe that these westerly open spaces currently provide little invitation to or accommodation for lingering outside. Most existing buildings, including the historic ones, have little direct connection to the outside apart from their entrances, with the extremes being the blank brick walls or minimal windows of the post-war buildings.



Aerial from the east: Site is at the west end of Babcock Hall, east of the Stock Pavilion. In general, the north side of Linden Drive has larger lawns / green spaces, while on the south side buildings are closer to the street. The green north of the Stock Pavilion is identified as a significant cultural landscape on the Ag campus; its significance appears to be in its openness, as it provides context for the horse barn and Stock Pavilion, rather than its specific character. The project's design could address, reinforce, and complement this space.

The small white "Science House" is slated for demolition. The project does have some visibility from the controlled access Campus Drive, though this is across railroad tracks, a fence and vegetation.



February 23, 2015

Amy Scanlon
Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: HISTORIC EVALUATION OF SCIENCE HOUSE AT 1645 LINDEN DRIVE ON THE UNIVERSITY OF WISCONSIN-MADISON CAMPUS

Please accept this information packet in regards to the historical evaluation of Science House on the UW-Madison campus. This information is being provided for your information and review. Please respond with any comments or blessing, as it is our understanding the demolition of Science Hall will not trigger a landmarks commission submittal based on our assembled information. We value your knowledge as preservation planner for the city and its importance to development projects here at UW.

The currently named Science House at 1645 Linden Drive was built in 1868 as the farm superintendent's residence, located east of the still extant Horse Barn further west on Linden Drive. It was moved to its current location in 1901 by Dean William Henry. The building has been significantly remodeled over the years for a variety of uses. I've attached an excerpt from Jim Feldman's book "The Buildings of the University of Wisconsin" and a chronology of the building from various records.

Here is our historic evaluation from 2009, which has been agreed upon with the Wisconsin Historical Society:

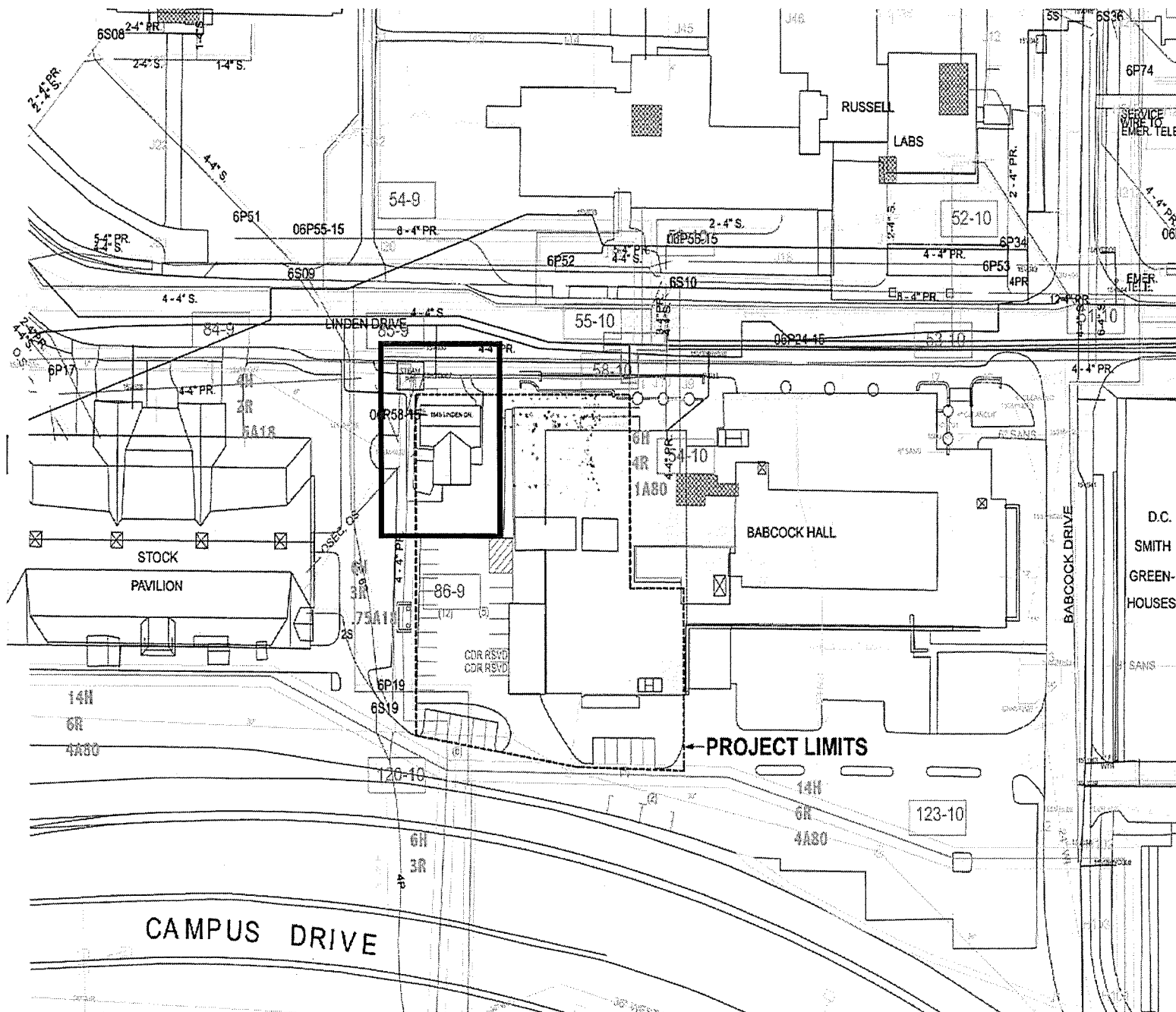
Artist in Residence Studio / Farm Superintendent's House (Linden Dr 1645), 1645 Linden Drive, UW#0091, WHS#113943, Not eligible for listing on the NRHP due to alterations and relocation from original site.

Review of the plans will indicate where the relocated Science House currently resides and how the proposed development will encroach on this area. I thank you for your timely response to this matter.

Aaron J. Williams
Assistant Campus Planner & Zoning Coordinator
Facilities Planning & Management, University of Wisconsin-Madison

cc: Gary Brown, Director, Campus Planning & Landscape Architecture
Stu LaRose, Project Manager Babcock Hall Dairy Plan & Center for Dairy Research

Facilities Planning & Management



3



1

Site Plan - Existing

SCALE: 1" = 20'



ARTIST- IN- RESIDENCE HOUSE



Fig. 1. The Artist-in-residence house, looking toward Russell Labs, 1994. [Author Photo AP-1]

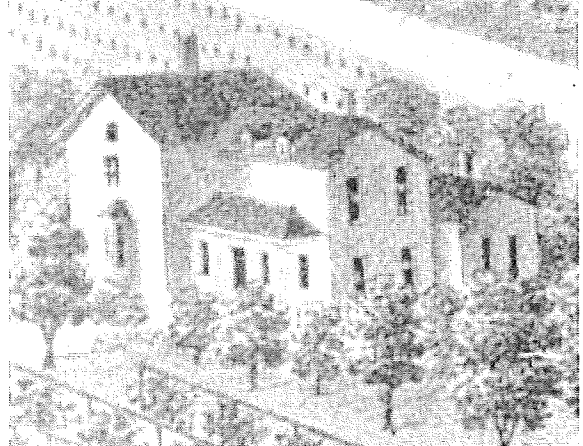


Fig. 2. The farm residence from an 1878 etching. This view is from the opposite side of the house from Fig. 1. [etching on wall in Archives]

This house was built in 1868 as a home for the superintendent of the experimental farm. At that time it stood just to the east of the horse barn. In 1900 Dean William Henry had the house moved to its current location, which at that time was called 438 Farm Place. It has since held the studio of artist-in-residence Aaron Bohrod and several other academic departments.

This building was built in 1868 as the residence for the experimental farm. The residence and the farm barn (now the horse barn) were built to provide the start of a College of Agriculture as required of the University by the Federal Morrill Act of 1862, which made land grants to states that founded colleges of Agriculture. The first director of the experimental farm was W. W. Daniels, who in his 1868 report to the regents says "A farm house 20 by 38 feet with a wing 22 by 24 feet to be finished the first of January 1869 is in process of erection."¹ The following year Daniels reports "The farm house, which was being built at the time of my last report, is completed, and has been occupied since January last by the farm superintendent."² The disbursements of the Experimental Farm Fund for 1869 show expenditures of \$2743 for construction of the house.³ The contractors were Sorenson and Fredrickson. Augustus Kutzbock, a pioneer architect of Wisconsin, was paid \$50 for plans and specifications.⁴

In the earliest days of the University farm this building was used to house the farm superintendent and farm laborers. When William Arnon Henry came to the University in 1880 and before he became a dean with a concomitant salary, he lived in the farm house at a rental rate of \$200 per year.⁵ An 1871 survey map shows the original location of the farm house as just to the east of the horse barn.⁶

In 1901, as dean of the College of Agriculture, Henry successfully petitioned the regents to move some of the old farm buildings to new locations.⁷ Among the buildings to be moved was the farm house. The house was moved to a lot on Farm Place, a small lane running west and north from Babcock Drive to Linden Drive. The farm house became 438 Farm Place. Farm Place although still (1995) marked with street signs serves mainly as a parking lot behind Babcock Hall. The removal of these small buildings left an area near the horse barn which "is reserved for future educational buildings, such as poultry, veterinary, etc."⁸

After the move to Farm Place professor G. C. Humphries lived at 438 Farm Place. Humphries lived in the old farm house until his retirement in July 1942. Other professors lived in the house until 1947 when it was taken over by the Home Economics Extension department, who stayed in the building until 1962. By this time Farm Place had been vacated and the new address of the house was 1645 Linden Drive.

In 1962 the University department of planning and construction remodelled the north side of the house to provide an artist's studio for the University artist in residence, Aaron Bohrod. This is the remodelling that added the half-timber trim on the house to match the adjoining Stock Pavilion. This and other remodellings, as well as artistic license, account for the differences in details between the etching in Fig. 2 and the photograph in Fig. 1.

From 1962 until his retirement in 1972, Bohrod used the studio at 1645 Linden Drive. In the years after Bohrod's retirement the house went through a steady stream of occupants: 1973 Agriculture and Extension, 1974-1981 Landscape Architecture; 1982-1991 Food Science. In 1993 a major interior remodelling prepared the house for its current occupant, the Center for Environmental Awareness.

1) Annual Report of the Regents 1868 p. 27.

2) Annual Report of the Regents 1869 p. 37.

3) Annual Report of the Regents 1869 p. 81.

4) Kutzbock did work on the old Madison City Hall, the second state capitol building, the Napoleon Van Slyke house on Mansion Hill and the Farwell octagon house. Despondent over personal matters, Kutzbock committed suicide by walking into Lake Mendota on November 1, 1868, while the farm house was under construction. One of the regent's payments to Kutzbock was written after his death.

5) Glover, *Farm and College* p. 135.

6) This map is bound into the 1871 Regents report, and was kindly analyzed by graduate civil engineering student Tod Hepworth.

7) 18th Report of Agriculture Experimental Station, 1901 p. 1-2 Steenbock Archives.

8) 18th Report of Agriculture Experimental Station, 1901 p. 1-2 Steenbock Archives.

Chronology: 1645 Linden Drive (current official name)

Also: Farm Superintendent's Residence, 438 Farm Place, Artist in Residence Studio, Science House)

DRAFT prepared by D. Einstein, June 17, 2013, ver. 1)

1868-9: Under construction in November 1868, to be finished January 1, 1869. Built as residence for the superintendent of the experimental farm and farm laborers. (Feldman, p. 28)

1880: William Arnon Henry lived here--rented structure for \$200/yr. (Feldman, p. 28). The university built the Ag Dean's Residence in 1896 for Henry. Not clear how many years Henry lived at 1645 Linden Dr.

1901: Henry has structure moved to 438 Farm Place. (Feldman, p. 29)

1903(?)-1942: Residence for G. C. Humphries. (Feldman, p. 29) Chair of the animal husbandry department for 35 years. Worked on single grain experiment and food ration studies, leading to advances in nutritional science.

"The Humphrey home served as the social center for long course, short course, Home Economics students and faculty." (Schultz, p. 15)

1942-1947: Residence for other professors. (Feldman, p. 29)

1947-1962: Home Economics/Extension-now bears 1645 Linden Dr. address. (Feldman, p. 29)

1962-1972: Remodeled for Aaron Bohrod. Half-timber and stucco trim added at this time to match Stock Pavilion. (Feldman, p. 29)

1973: Agriculture and Extension (Feldman, p. 29)

1974-1981: Landscape Architecture (Feldman, p. 29)

1982-1991: Food Science (Feldman, p. 29)

1993-1997: Interior remodeled to accommodate Prof. Phil Lewis and Center for Environmental Awareness (Feldman, p. 29)

1997- : Prof. Paul Williams, and his Fast Plants and Bottle Biology programs, renamed Science House.

Oldest wood frame campus structure?

The current Horse Barn was also built in 1868, though precise dates are not known. Therefore this structure could be the "oldest extant wood frame structure *built for the university*." The Keystone House (SMO name: 901 University Bay Dr.) built in 1853 but transferred to UW in 1968 is the oldest UW wood frame structure.

Did John Steuart Curry use the studio?

The structure was remodeled in 1962 to provide space for Aaron Bohrod, successor to Curry. Curry died in 1946.

"...later (1936) {the house} served as the studio for the first artist in residence, John Steuart Curry." (Schultz, p. 15) This is not factual. Curry did not use the structure, it was Aaron Bohrod.