

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 1802 Regent Street, Madison, WI 53726 Aldermanic District: District 5

2. PROJECT

Project Title / Description: Madison Metropolitan School District - Randall Elementary School - Proposed addition is to provide a new elevator to improve ADA accessibility throughout the building. The addition will be located on the southeast corner of the building's courtyard and will provide entry from the exterior directly into the elevator lobby. Because of the addition the existing exit from the cafeteria will need to be relocated, this will shift the reconstruction of the exit to the left of the addition.
This is an application for: (check all that apply)

- Alteration / Addition to a Designated Landmark
- Land Division/Combination of Designated Landmark site
- Alteration / Addition to a building adjacent to a Designated Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- Land Division/Combination in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows
- Demolition
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Referral from Common Council, Plan Commission, or other referral
- Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific submission requirements.)
- Other (specify): _____

PLANNING DIVISION USE ONLY	Registrar #

3. APPLICANT

Applicant's Name: Steve Kieckhafer Company: Plunkett Raysich Architects, LLP
 Address: 2310 Crossroads Drive, Suite 2000, Madison, WI 53718
 Telephone: (608)240-9900 E-mail: skieckhafer@prarch.com
 Property Owner (if not applicant): Madison Metropolitan School District
 Address: 545 W. Dayton Street, Madison, WI 53703

Property Owner's Signature: Date: 2/24/2016

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552



March 08, 2016

Ms. Amy Scanlon, Preservation Planner
Landmarks Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Letter of Intent
Randall Elementary School
1802 Regent St, Madison, WI 53726
PRA Project No. 140248-14

Dear Ms. Scanlon:

The following submittal is our request for a certificate of appropriateness in compliance with Historic Preservation Ordinance 41.24(4) and (5).

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:	Wyser Engineering, LLC 201 1/2 E Main Street Madison, WI 53572 Contact: Wade Wyse wadewise@wyserengineering.com	Lighting:	KJWW Engineering 802 West Broadway Madison, WI 53713 Contact: Scott Hole holess@kjww.com

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

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 941 348 3618

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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

\$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 to provide a new elevator to improve ADA accessibility throughout the building.

Landmarks Commission

Because Randall Elementary School is a designated landmark of the City of Madison, we are filing an application for compliance review. The height of the proposed structure does not exceed the height limitations and all design elements and materials are in keeping with the existing building.

Building Elements

The addition will be located on the southeast corner of the building’s courtyard and will provide entry from the exterior directly to the elevator lobby. Because of the addition, the existing exit from the cafeteria will need to be relocated, this will shift the reconstruction of the exit to the left of the addition. The architecture will be complementary to the existing building by incorporating similar design elements and materials that are a part of the existing building. The addition will be constructed using exterior face brick and the windows and entrances will be aluminum that will match existing finishes.

Site Development Statistics

Lot Area	~1.32 acres
Current building Gross Floor Area	69,815 s.f.
Proposed renovation of Gross Floor Area	796 s.f.
Proposed addition of Gross Floor Area	<u>302 s.f.</u>
New total Gross Floor Area	70,117 s.f.

Vehicle Parking

On-site surface Parking	32 spaces	2 accessible
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Bike Parking

Bike Storage available to students,	60 spaces
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Moped Parking

Moped parking not provided

Project Schedule:

This project is anticipated to start construction in June 2016 with completion scheduled for fall 2016.

City Planning, Landmarks Commission, 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-June7, 2015- Community/Parents to review project

June 9, 2015- City Zoning and UDC

October 8, 2015- City Zoning and UDC (determined by UDC review at staff)

October 29, 2015- Meeting with school community

December 8, 2015- Meeting with Landmarks Commission

January 26, 2016- Meeting with parents and school community

March 09, 2016- Submit for Site Plan Review

March 09, 2016- Alder and Neighborhood notification

Estimated Project Costs:

The project costs are estimated to be \$668,840.

Public Subsidy:

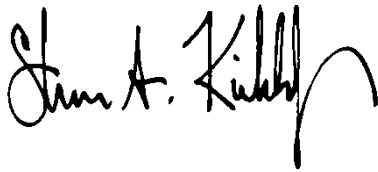
This project will be funded totally with public bonds issued to the District through the approval of the successful referendum vote.



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

