



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3802 Regent Street
Application Type: Public Building
Updates and Renovations to Hoyt School – Initial/Final Approval is Requested
Legistar File ID # [65572](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Madison Metropolitan School District | Kirk Lewis, Eppstein Uhen Architects

Project Description: The applicant is seeking initial/final approval for updates and renovations to Hoyt School, which is located adjacent to Hoyt Park, in order to convert the building into MMSD’s Capital High School facility. The scope of work includes the addition of a three-story elevator, small vestibule, and toilet room at the back of the building.

Project Schedule:

- The Landmarks Commission found that this proposal did NOT adversely affect the adjacent landmark (Hoyt Park) at their on May 17, 2021 (Legistar #[65203](#)).
- The Plan Commission is scheduled to review this proposal on July 12, 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 provides the UDC approving authority on the buildings themselves.

Summary of Design Considerations and Recommendations

The UDC is an approving body on this request. As a development adjacent to a local landmark (Hoyt Park) the Zoning Code requires that the Landmarks Commission provides an advisory recommendation as to whether the development is “so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark.” As noted above, the Landmarks Commission made a finding that the proposed changes would NOT adversely impact Hoyt Park. In the staff report to the Landmarks Commission, the Landmarks Commission Secretary noted that the addition of a three-story elevator shaft at the rear of the school did not appear to significantly alter the bulk or mass of the existing structure. The elevator shaft would only project slightly above the existing structure. While the addition would be visible from the historic park, it was not believed to be so large and visually intrusive as to adversely affect the character of the historic site. The design of the park along that border provides screening in order to provide a more secluded experience within the park itself. The addition to the school building would not alter that design.

The Planning Division does not have other design related staff comments for the Urban Design Commission.