



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2222 East Washington Avenue
Application Type: Public Building
Additions and Renovations to East High School – Initial/Final Approval is Requested
Legistar File ID # [66048](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Jackie Michaels, Eppstein Uhen Architects | Brandon Halverson, Madison Metropolitan School District

Project Description: The applicant is seeking Initial/Final approval for additions and renovations to the school building. The scope of work includes a new welcome center, cafeteria expansion, courtyard infill, new fitness center, ADA accommodations, renovations to the mechanical/electrical/plumbing systems, installation of fire sprinkler systems, exterior tuckpointing, as well as roof and window replacements.

Project Schedule:

- The Landmarks Commission is also an approving body on this request, as East High School is designated as a local landmark. At their June 28, 2021, the Landmarks Commission approved a “Certificate of Appropriateness” for the modifications. (Legistar #[65860](#)).
- The Plan Commission is scheduled to review related aspects of this proposal on August 9, 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 only provides the UDC approving authority on the buildings themselves.

Summary of Design Considerations and Recommendations

The UDC is an approving body on this request. Staff recommends that the Urban Design Commission review the proposed building additions and renovations as required by City Ordinance.

The proposed additions and modifications are summarized above and in the submitted application materials. In summary, three primary building additions are proposed. The first addition is the “cafeteria” expansion along the Fourth Street side of the building that includes the addition of commons space on the ground floor and music-related rooms on the first level. The corresponding facades are clad in brick, pre-cast accents, and glass. Also on that side of the building is the new entry-area addition, also clad in similar materials. The third primary addition is within an existing interior courtyard that will add a new fitness area, which is proposed to be clad in metal panel.

As a modification to a local landmark (East High School) the Landmarks Commission is also an approving body on this request. Links to the Landmarks Commission approval are provided above. The staff report to that body noted that the additions use similar materials and architectural vocabulary, making it a compatible addition to the

historic structure, while still reading as new construction. That body's approval included a condition that the applicant "Explore relocation of the "1963" marker from the N. Fourth Street façade to a remaining portion of the 1962-63 addition."

Considering the approval granted by the Landmarks Commission, the Planning Division does not have other design related staff comments for the Urban Design Commission.