



milwaukee : 333 E Chicago St | 414.271.5350
madison : 309 W Johnson St, Ste 202 | 608.442.5350
denver : 1899 Wynkoop St, Ste 300 | 303.595.4500
eua.com

June 7, 2021

Urban Design Commission
City of Madison, Planning Division
215 Martin Luther King Blvd. #017
Madison, WI 53701-2985

**Re: West High School Additions and Renovations
Letter of Intent – Project Description
EUA Project No.: 320535-01**

Contacts:

Owner: Madison Metropolitan School District
4711 Pflaum Rd
Madison, WI 53718
Contact: Brandon Halverson
blhalverson@madison.k12.wi.us
(608) 204-7912

Civil Engineer: Wyser Engineering
312 Main Street
Mount Horeb, WI 53572
Contact: Wade P. Wyse, P.E.
wade.wyse@wyserengineering.com
(608) 437-1980

Landscape Design: Saiki Design
1110 S. Park Street
Madison, WI 53715
Contact: Jared Vincent
JVincent@ksd-la.com
(608) 405-8148

Architect: EUA
309 W. Johnson Street #202
Madison, WI 53703
Contact: Jackie Michaels
jackiem@eua.com
(414) 298-2240

Dear Commission Members:

The proposed project includes updating West High School located at 30 Ash Street. The goal of this project is to provide up to date learning environments for our Madison students. We are also updating much of the building infrastructure as many of those systems have reached the end of their life expectancy.

The project will include additions and interior renovations to the school building and renovations to the grounds and athletics fields. The summary of the proposed project follows.

School Building:

- Provide a new Welcome Center and front entrance to the school facing Ash Street.
- Provide a new athletics addition along Regent Street including new pool, locker rooms, exercise room, gymnasium, and additional classroom space.
- Provide a new elevator addition at the center of the building to provide ADA access to 4th level classrooms.
- Provide new circulation addition along south edge of courtyard to improve student wayfinding and circulation
-
- Partially infill a courtyard with extended corridor connections and stair to improve building circulation.
- Renovating existing pool to become new classroom space.
- Renovating the existing Van Hise gymnasium into additional classroom space.
- In addition to the additions listed, much of the building interior spaces and Mechanical, Electrical and Plumbing systems will be renovated. All toilet rooms will be made ADA accessible and 3 new elevators are to be added.
- For improved safety, the building is being fully sprinklered and an updated fire alarm system is being added.
- The building envelope is being improved with partial exterior tuckpointing, roof replacement and window replacement.

Grounds and Athletics:

- The small existing commercial property of 2436 Regent St, and associated parking lot, sidewalks and fencing will be demolished for an addition to the high school building. The parcel will be rezoned to match that of the high school.
- To respond to the new additions, entry sidewalk and walkway is being planned from Ash Street to the new Welcome Center.
- One access bridge along Regent Street will be replaced to connect to the existing building and the new athletics addition.
- New parking and drop-off for students with disabilities is being proposed off Van Hise Avenue.
- The track and field site components including a 6-lane track, pole vault, shot put, long jump, and high jump.
- Removal of the existing baseball diamond to be replaced with grass field.
- New storm water bio retention areas are being planned to offset the new planned additions.
- New competition turf football field with new goal post and associated netting.
- New ADA ramp access from the parking lot to the new turf field.

The new Welcome Center on Ash Street will be in the southeast corner. Location of the Welcome Center will provide a secure, accessible entrance from Ash Street, as well as clear way-finding to the building main entry. The architecture is harmonious with the existing Revival style of the original building but does not copy the historical architecture. Through the use of proportion, similar architectural details and treatments, the new addition holds its own aesthetic. Predominate materials are modular brick masonry units to match the existing coursing, precast concrete banding and accents. The Athletic addition on the corner of Regent and Highland Street accommodates the pool, 2-station gymnasium, locker areas, and



other student support services and is an extension of the existing architecture. The addition steps down in mass from the gymnasium box to Regent Street. The corridor in this location allows for the use of glass and masonry detailing relating to the pedestrian and residential character of Regent Street.