

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
of December 17, 2007**

**RE: I.D. #08433, Conditional Use– 420 Henry Mall**

1. Requested Action: Approval of a major alteration to an existing conditional use to allow for an addition to the University of Wisconsin Biochemistry Building.
2. Applicable Regulations: Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

**GENERAL INFORMATION**

1. Applicant: Gary Brown; University of Wisconsin FP&M; 610 Walnut Street; Madison, WI 53726  
  
Contact: David Black, AIA; Flad and Associates; 644 Science Drive; Madison, WI 53711  
  
Owner: Board of Regents of the University of Wisconsin System; 1220 Linden Drive; Madison, WI 53706
2. Development Schedule: The applicant wishes to proceed in January 2008 with completion scheduled for August 2010.
3. Parcel Location: An approximately 3-acre parcel located on the southwest end of Henry Mall on the UW Campus. Aldermanic District 8; Madison Metropolitan School District
4. Existing Conditions: The site includes the existing Biochemistry building and several additions along with the Agriculture Journalism Building.
5. Proposed Use: New interdisciplinary science research building. The project provides for an addition to the 1912 and 1937 Biochemistry building, combined with the demolition of the 1956 and 1985 biochemistry building additions.
6. Surrounding Land Use and Zoning: The project area is surrounded by University buildings including Babcock Hall, Microbial Sciences, Agriculture Hall, and Genetics-Biotechnology buildings. All surrounding properties are zoned either R5 (General Residence District) or PUD-SIP.
7. Adopted Land Use Plan: The Comprehensive Plan recommends this area for C-Campus Uses

8. Environmental Corridor Status: The site is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property is served by a full range of urban services.

### **STANDARDS FOR REVIEW**

This application is subject to the conditional use standards of Section 28.12 (11).

### **ANALYSIS, EVALUATION, AND CONCLUSION**

The applicant has requested approval for changes to several Biochemistry buildings on the University of Wisconsin Campus. As proposed, the project is considered to be a major alteration to an existing conditional use and is subject to the conditional use review standards of Section 28.12 (11). The project is comprised of multiple components including the historic restoration of three facades, removal of previous building additions, and the construction of a new six-story research tower. These components are described in more detail below along with a summary of the proposed site plan.

#### **Site Plan**

The applicant proposes several improvements to the existing site plan. An improved pedestrian walkway is proposed to parallel Henry Mall on the far western side of the site providing an improved north-south connection. A new "Biochemistry Mall" is proposed between the existing Biochemistry building and the proposed tower providing east-west connectivity across the site. Areas for outdoor eating are also identified near this area. Smaller plaza spaces and new bike parking are interspersed throughout the site. New landscaping is also included as shown on the attached plans. Existing landscaping, including mature trees visible from University Avenue on the western portion of the site, will be preserved.

#### **Proposed Exterior Restoration and Interior Renovations**

Plans show that three buildings will receive exterior historic restorations and interior renovations. The applicant has submitted detailed elevation drawings and building plans depicting these improvements. The following buildings are included:

- **Agriculture Journalism Building** (constructed in 1906). This two-story brick building currently fronts Henry Mall. This building will be remodeled to include a cafe, department meeting rooms, maintenance, and dry research labs.
- **Biochemistry Building** (constructed in 1912). This building fronts Henry Mall at its intersection with University Avenue. The applicant notes that the existing University Avenue facade is proposed for historic restoration, however, the building addition behind that facade will be demolished and rebuilt as described below and shown in the attached plans.

- **First Biochemistry Addition** (constructed in 1937). This three-story building addition fronts University Avenue.

The renovated “1912” and “1937” structures will include a 400-seat auditorium, a 180-person seminar room, instructional labs, and a variety of associated support and classroom spaces.

#### Sections of Buildings to be Removed

The following sections of existing buildings are planned for removal. The Zoning Administrator has determined that a demolition permit approval is **not** required, and therefore, the demolition review standards do not apply.

- **Biochemistry Building Addition** (constructed in 1956). The “1956” component of the building is a four-story concrete masonry addition.
- **Biochemistry Building Addition** (constructed in 1985). This addition includes an auditorium and underground animal research facilities.
- **Biochemistry Building “Center Section”** (constructed in 1912). A portion of the center addition to the existing building will be removed and rebuilt. It is noted that the University Avenue facade will be preserved and that new building space will be constructed behind the preserved facade.

#### Proposed New Building

The applicant proposes the construction of a six-story research tower. The applicant notes that the building height will approximately match the height of the existing 1985 Biochemistry building addition. The new tower will house a 120-seat auditorium, conference rooms, and a lobby/reception space on the first floor with research laboratories on the five above floors. The building includes two stories of underground animal research facilities. The ground floor of the building consists primarily of windows lined with stone veneer. Upper floors are clad in terra cotta with significant window coverage.

#### Conclusion

The project received initial approval from the Urban Design Commission. Planning Division staff believes this to be a very well designed project and believes that the conditional use review standards are met.

#### **RECOMMENDATION**

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the proposed alteration to the existing conditional use. This recommendation is subject to input at the public hearing and the comments from reviewing agencies.