



Conditional Use & Demolition Permit Application  
**Visual and Theatre Arts Center**  
Edgewood College

December 1, 2010

# Potter Lawson

*Success by Design*

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City of Madison Plan Commission  
Department of Planning  
City of Madison  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53710

Letter of Intent  
Visual and Theater Arts Center, Edgewood College  
901 Woodrow Street  
Madison, WI  
PLI Project No. 2001.22.03

Dear Plan Commission members and City staff:

Attached is the application for a City of Madison Conditional Use Permit and Demolition Permit for the construction of a new Visual and Theater Arts Center on the Edgewood College Campus. Edgewood Inc. the owner of the property seeks a Demolition Permit and Conditional Use Permit for a Major Alteration of an Existing Conditional Use.

## **Master Plan and Existing Site**

This project has been a part of the Edgewood Campus Plan since 1996. That campus plan stated that this site was planned for a new 44,000 SF classroom building of 3 stories plus a basement, and noted that there would be a parking lot for 12 cars. The site has a 1970's vintage prefabricated house that is being used for student housing for 7 students as well as a small parking lot for approximately 12 cars. The house will be demolished and the existing parking lot will be removed.

## **Building Site Design**

The building sits on the southeastern edge of the campus, it is sited to be a part of the Edgewood Campus while reducing its impact on the neighborhood and the woods. To the north of the site there is an Indian eagle effigy mound, to the west are the single family residences along Woodrow Street, to the east lies the college library, and to the south lies a wooded area, the Park and Pleasure Drive and Lake Wingra. The building was sited to stay a safe distance from the eagle effigy mound, it is set back 70 feet from the neighborhood street and it is located a safe distance away from a 200 year old oak tree that we intend to save. Loading and trash service is located in a service courtyard that is hidden from the neighborhood. Only 6 new parking stalls are proposed and will be used for staff and barrier free parking only. More information about parking is described in the memorandum of understanding.

As part of this project the College has agreed to move the bus shelter along Monroe Street from the west side of the intersection of Monroe Street and Edgewood College Drive to the east side of the intersection, as requested by the city metro transportation department.

## **Facility Need and Use**

The Edgewood College Art and Theater departments are located in inadequate and awkward spaces that were not intended for their current use. The art department is located in old science classrooms and the theater department is located in the basement of Regina Hall, below the dining hall. The new building will provide classrooms that are designed specifically for the art processes that will take place. It will also include a black box theater on the lower level that will be used as a classroom space for the theater department as well as for theater productions. The building will also include offices for the faculty, an art gallery and common spaces intended to help foster a sense of community.

### **Building Design**

The proposed building is approximately 44,000 SF and will be 2 stories with a basement. The building is designed with a sloping roof and overhang to reduce the height of the building towards the neighborhood and to present a more residential form towards the neighborhood street. The classrooms surround an interior commons area, designed to foster a sense of community and encourage social interaction. The common space opens towards the woods and the lake and focus on a 200 year old oak tree that will be preserved. A stepped patio space is framed by the 2 classroom wings and provides an opportunity for outdoor classes. Brick is used to tie the building to the campus and cement board siding painted a darker bronze color is use to relate to the residential neighborhood and the woods. The black box theater is placed on the lowest level and located on the side of the building facing the residential street which allows a reduction in the number of windows facing the street. Light spillage on to the residential street is a concern by the neighborhood. Please see the Memorandum of Understanding for more information regarding the design of the building.

### **Sustainability**

The project is pursuing LEED certification. The project will utilize several sustainable strategies to reduce energy consumption and reduce the impact of the construction on the environment.

Some of the strategies include:

- Geothermal Heat Exchange for heating and cooling
- Day light and occupancy sensors
- Variable drive fans for exhaust
- Energy Recovery unit for exhaust air
- Water saving fixtures
- Reduction of interior materials
- Construction waste recycling
- Indoor air quality management
- Use of zero VOC interior products
- Recycled content of materials
- Indigenous landscaping
- Additional Storm water retention and erosion control measures

### **Neighborhood Approval Process – Memorandum of Understanding**

A standing Neighborhood and Campus Liaison Committee has created and signed a memorandum of understanding to document the concerns and agreements between the Edgewood Campus and the surrounding neighborhoods regarding this project. The committee has been meeting since 2001 when the college was originally proposing this project. Several changes and agreements have come about as a result of this review process and are recorded in the document. The project was presented to both the Dudgeon Monroe Neighborhood Association and the Vilas Neighborhood Association. Both association representatives have signed the memorandum.

We respectfully submit this conditional use and demolition permit application for your review.

Sincerely,

A handwritten signature in black ink, reading "Douglas R. Hursh", followed by a long horizontal flourish line.

Douglas R. Hursh, AIA, LEED AP  
Principal in Charge of Design  
Potter Lawson Inc.

## Project Information

Building Name:	Visual and Theater Arts Center (VTAC) Edgewood College
Construction Schedule	Projected construction start March 2011 Construction finished by March 2012
Owner	Edgewood Inc. 1000 Edgewood College Drive Madison, WI 53711 Dan Carey, President Edgewood College Maggie Balistreri-Clarke, Dean of Student, Neighborhood Liaison Kathy Henry, Facilities Director Luke Leanna, Project Manager
Architect	Potter Lawson, Inc. 15 Ellis Potter Court P.O. Box 44964 (53744-4964) Madison, WI 53711 Doug Hursh, Principal in Charge Jody Shaw, Project Manager Kevin Anderson, Project Architect John Dreher, Electrical Engineer
General Contractor	J.H. Findorff & Son 300 South Bedford Street P.O. Box 1647 Madison, WI 53701-1647 Sam Lawrence, Pre construction Project Manager Luke Hutchins, Construction Project Manager
Structural Engineering	Arnold & O'Sheridan, Inc. 1111 Deming Way, Ste. 200 Madison, WI 53717 608/821-8500 FAX: 608/821-8501 Paul Karow, Senior Structural Project Engineer
HVAC Engineer	Engineering 370, LLC 370 Orchard Drive Oregon, WI 53575 George Jolivette

## Project Information (continued)

Plumbing, Fire Protection  
and Commissioning Agent

JDR Engineering  
5525 Nobel Drive, Suite 110  
Madison, WI 53711  
Tim Meeker, Project Manager  
Chris Gehrke, Plumbing/Fire Protection Engineer

Landscape Architect

Ken Saiki Design  
303 S. Paterson St., #1  
Madison, WI 53703  
Ken Saiki, Landscape Architect  
Steve Whayland, Civil Engineer  
Alissa Santuri, Landscape Designer

External Noise/  
Sound Engineer

Wise and Associates  
1409 East Skyline Drive  
Madison, WI 53705  
Steve Wise

Surveyor

D'Onofrio Kotke  
Wayne Barsness

Building Site Size

55 Acre Edgewood Campus

Parking Requirements

No additional parking stalls are required as the new classroom facility does not add any new students to campus. The building project will include 6 parking stalls which will be used for barrier free parking and for Edgewood College staff parking only. The existing site has a total of 12 stalls and the master plan stated 12 stalls in this area. Edgewood College has agreed to reduce the parking stalls in this area due to neighborhood concerns with additional traffic and parking, as well as, the concern with the visual appearance of a larger parking lot in this area across from single family residences.

Moped Parking

Campus policy prohibits moped parking in front of the classroom building. All mopeds are parked in a central campus designated moped parking area. Due to the small size of the campus, students do not ride mopeds between classes.

Bicycle Parking

Along the sidewalk near the front entry to the building there is a designated bike parking area for approximately 28 bicycles. There are also other various bike parking areas near all the residences halls, and at the center of campus.