

PLANNING DIVISION STAFF REPORT

June 11, 2025



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1601 N Sherman Avenue

Application Type: Informational Presentation for a Public Building for MMSD Sherman Middle and Malcom Shabazz High Schools
UDC will be an Approving Body

Legistar File ID #: [88482](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Scott Chehak, Madison Metropolitan School District | Susan Bowersox, OPN Architects

Project Description: The applicant is proposing the construction of a new two-story combined middle school and high school to be constructed on the unused portion of the site while the existing school remains open. Upon completion of the new construction the existing building will be demolished and replaced with new parking and greenspace.

Approval Standards: The UDC will be an approving body on this request. Pursuant to MGO Section 33.24(4)(d), *"The UDC 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."*

Staff note that the UDC's approving authority is limited to the buildings themselves; any comments related to landscaping would only be advisory in nature.

Summary of Design Considerations

Staff requests the UDC review and provide feedback as required for public buildings. While staff do not have specific concerns with regard to the proposed building, potential design considerations for the Commission's review and comment are identified below:

- **Building Design and Materials**, including as it relates utilizing durable, high quality materials, as well as architectural design and detailing to maintain pedestrian scale, clearly define building entrances and positive building orientation to the street, minimize blank wall expanses, relationship and location of proposed building to existing accessory buildings to remain on site and maintaining the same level of design and detailing across all elevations.