



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 5606 Russett Road

**Application Type:** Informational Presentation for a Public Building for MMSD Toki Elementary and Orchard Ridge Middle Schools  
**UDC will be an Approving Body**

**Legistar File ID #:** [93015](#)

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

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

**Project Description:** The applicant is proposing the construction of a new 215,000 square foot, three-story combination elementary and middle school on the unused (northwest) portion of the property while the existing school remains open. Upon completion of the new construction the existing building will be demolished and replaced with parking and green space.

**Approval Standards:** The UDC will be an **approving body** on this request when a formal application is submitted. 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 request the UDC provide feedback as required for public buildings. Potential design considerations for the Commission's review and comment are identified below:

- **Building Design and Materials**, including as it relates to using durable, high-quality materials, as well as architectural design and detailing to maintain a pedestrian scale, clearly define building entrances and maintain a positive building orientation to the street, minimize/mitigate blank wall expanses, and maintain the same level of design and detailing across all elevations. Of particular concern is the west elevation along S Whitney Way, which appears to have extensive blank wall expanses.

Staff request that Commission's feedback on the overall building design and materials.

- **Signage.** Staff note and the applicant is advised that while signage is shown on the perspective renderings, signage is not part of this review. A separate review and approval are required for all signage. Staff encourage the applicant team to work with Zoning Staff early in the process to confirm that any proposed signage complies with the [Sign Code](#).