PLANNING DIVISION STAFF REPORT

June 11, 2025

PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: **1402 Wyoming Way**

Application Type: Informational Presentation for a Public Building for MMSD Gompers Elementary and Black Hawk Middle Schools
UDC will be an Approving Body

Legistar File ID #: 88480

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 elementary and middle school 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.

Zoning Related Information: The project site is located in the Suburban Residential – Consistent 2 (SR-C2) zoning district. As noted in the Zoning Code, schools, public and private are allowed through the Conditional Use process. In addition, staff note that the maximum height for nonresidential uses in the SR-C2 zoning district is 35 feet. As shown on the plans, the proposed building height **does not** appear to comply with the maximum height limitation.

Staff encourages the applicant to continue to work with Zoning Staff to confirm the building height and building height measurements as the Zoning Administrator will determine Zoning Code compliance.

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 that maintain pedestrian scale, clearly define public/common building entrances and maintain a positive street orientation, minimize blank wall expanses, and maintain the same level of design and detailing across all elevations.