



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 201 S. Gammon Road
Application Type: Public Building, Additions and Renovations to Madison Memorial High School – Initial/Final Approval is Requested
Legistar File ID # [66730](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Colleen O’Meara, Epstein Uhen Architects | Brandon Halverson, Madison Metropolitan School District

Project Description: The applicant is seeking Initial/Final approval for additions and renovations to Memorial High School. The scope of work before the Commission includes a new music addition, additional commons space and improved circulation, a new fine arts addition, enhancement of the main entry, updates to all mechanicals/plumbing and HVAC systems, installation of sprinkler systems, addition of two new elevators, upgrades to toilet rooms to be ADA accessible, and new insulated storefront systems in all classrooms. Modifications also include a new concessions/entry building onto the athletic field.

Project Schedule:

- The Plan Commission is scheduled to review the related aspects of this proposal on September 20, 2021.

Approval Standards:

The UDC is an **approving body** for Public Buildings. Per MGO Section 33.24(4)(d), the Urban Design Commission 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. Please note, while the UDC may provide advisory recommendations related to site and landscape considerations, this section of code only provides the UDC approving authority on the buildings themselves.

Summary of Design Considerations and Recommendations

The UDC is an approving body on this request. Staff recommends that the Urban Design Commission review the proposed building additions and renovations as required by City Ordinance.

The proposed additions and modifications are summarized above and in the applicant’s submitted materials. In summary, three primary addition areas are depicted in the applicant’s plans. On the building’s east side, an approximately 11,000 sf addition is proposed featuring new music room/performing arts spaces. An approximately 7,700 sf addition is proposed within an existing interior courtyard area, providing new commons and storage areas. On the building’s western side, an approximately 20,900 sf addition is proposed to house the fine arts addition. Finally, a new concessions building is proposed adjacent to Mansfield Stadium. Additions are proposed to primarily be clad in a modular almond-colored brick, intended to complement the existing red brick which comprises a majority of the existing façade. This is generally depicted on elevation and perspective drawings. At the time of report writing, staff have asked for detailed colored elevations to also show this modification. The Planning Division does not have specific concerns related to this request, but requests that the UDC’s review includes the relationship between the proposed and existing building design.