

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: July 1, 2020

TITLE: 402 South Point Road – Public Project,
Master Plan for a New Far West Side
Public Works Facility Campus. 9th Ald.
Dist. (60900)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary

ADOPTED:

POF:

DATED: July 1, 2020

ID NUMBER:

Members present were: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Christian Harper, , Craig Weisensel, Rafeeq Asad, Syed Abbas and Shane Bernau.

SUMMARY:

At its meeting of July 1, 2020, the Urban Design Commission **RECOMMENDED APPROVAL** of a new Master Plan for the far west side Public Works Facility Campus located at 402 South Point Road. Registered in support was Jim Brown, representing Engberg Anderson. Registered in support and available to answer questions was Matt Gall, representing City of Madison Department of Public Works. Brown introduced the 37.5 acre site that currently houses the existing Fire Department Station 12, the existing public works facility, warm storage building, salt storage building and surface drop-off for public yard waste. The significant grade drop from the northeast corner of the site to the existing drive is about 36-feet and that drove the building placement. The area below the drive is existing lowlands wetland area so that determined where the stormwater management was located. A 140,000 square feet building is proposed mainly for public works facility storage, office component, vehicle maintenance and shop area. The north end is a future waste transfer station for trash, the east side is a new salt storage facility. The big picture plan has Streets looking to move forward with the scale and fuel island next year and the rest of construction is about 5 years out.

The Commission discussed the following:

- The waste buildings, those are accessed by City staff only?
 - The only public component to the site is in the lower left hand corner where the existing salt building was, the public waste drop-off component will remain.
- The circulation is west and then north and out on the north edge of the building?
 - Yard Drive dead ends right now. We’re proposing using that as a secondary egress for truck traffic so they’re not coming out onto South Point Drive turning left. Public comes in and exits from South Point Drive.
- A completed circulation plan would be helpful in understanding traffic flow.
- They’ll come in and out at the same point on South Point Road, the public? The configuration and style of stormwater basins is really nice, it’s exactly what we’re typically asking of developers with

stormwater. I'm sure there's a lot of programming baked into the placement of all these facilities, I was looking for ways to reduce pavement.

- There's a lot of stormwater management on this site because of the amount of impervious surface.
- Flipping that public building in the new layout, would that reduce pavement?
 - We're trying to clean that up a little bit and make it easier.
- The potential future development on the north part of the site – would that be commercial if the City sells part of the site?
 - I believe so.
- Why not take the big vehicle storage building and put it behind the fire station and let future development be along South Point Road?
 - The grades. That grade is flatter closer to the drive, it forced the building to be oriented horizontally. Vertically it just wouldn't work with the existing grades.
- What would be the plan in your mind for that future north site in the short term?
 - Right now it's natural, I think Parks mows trails through that space.
- The Fire Department does.
 - I can see that continuing to the north of the site. Continuing that pathway use around the site.
- I could see that as permanent open space in the future.
- (Secretary) Typically we approve a public project but this is a master plan, the code does request that you provide support or recommendation on a master plan.
- My only suggestion is consideration of a future permanent natural space on the north end.

ACTION:

On a motion by Bernau, seconded by Braun-Oddo, the Urban Design Commission **RECOMMEND APPROVAL OF MASTER PLAN**. The motion was passed on a unanimous vote of (7-0).

The motion recommended approval of the master plan with consideration to how those lots to the north fit into the master plan, as well as the road and cul-de-sac, and looking to reduce pavement if possible.