

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District 9/26/22
11:43 a.m.

received

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial approval

Final approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Signage Variance (i.e. modification of signage height, area, and setback)

Signage Exception

Other

Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing fee

Electronic Submittal*

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner  _____ Date _____

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per §35.24(6) MGO).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)

Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)

Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit



September 26, 2022

City of Madison
Urban Design Commission
215 Martin Luther King Jr Blvd, Suite 017
Madison, WI 53701

Re: Dane County Jail Consolidation, South Tower Addition & Public Safety Building Renovation
115 W. Doty Street, Madison, WI

Dear Commission Members:

Please accept this Letter of Intent, Application, and attachments as our formal request for a major alteration to an existing Planned Development for the Dane County Jail Consolidation, South Tower Addition and Public Safety Building Renovation for Dane County Public Works.

This application is to amend the existing PD (GDP/SIP) that was approved April 7, 1992 and stated that any future expansion of the facility shall require review and approval of the SIP and a public hearing. The original approval planned that the future expansion for additional housing would be located on top of the PSB. After review of the existing structure, it was determined that expansion would not be structurally feasible. Therefore, the County is moving forward with an adjacent addition to keep the Jail downtown as originally approved.

Zoning

The project site is in a Planned Development District (PD) zoning district (Zoning 28.098).

Legal Description

Lots 1 through 6 and Lots 9 through 14, Block 71, Original Plat of the City of Madison. These lots are in the process of being combined into a single property under a new CSM that would include the Dane County Courthouse.

Certified Survey Map

A new CSM for this site has been completed to include the Dane County Courthouse, Public Safety Building, and the South Tower Addition and is attached.

Project Development Team

Owner:

Greg Brockmeyer
Dane County Department of Administration
210 MLK Jr Blvd, Room 425
Madison, WI 53703
(608) 266-4519

Owner Project
Manager

Todd Draper
Dane County Public Works
Department
1919 Alliant Energy Center Way
Madison, WI 53713

User:

Lt. Jeff Heil
Dane County Sheriff's Office
115 W. Doty Street
Madison, WI 53703

Construction
Manager (Agent)

Erik Lindstrom, Laura Hause
Gilbane Building Company
101 W Pleasant St #104
Milwaukee, WI 53212

PM/Engineer:

Chris Harp
Mead & Hunt, Inc.
2440 Deming Way
Middleton, WI 53562
(608) 443-0443

Structural Engineer:

Robert Guinn
HDR, Inc.
30 W. Monroe, Suite 700
Chicago, IL 60603

Architect:

Doug Hursh, Jan Horsfall
Potter Lawson, Inc.
749 University Avenue, Suite 300
Madison, WI 53705
(608) 274-2741

Civil:

Brionne Bischke
OTIE, Inc.
1033 N. Mayfair Road, Suite 200
Milwaukee, WI 53226

Staff and Neighborhood Input

The Project Development Team has worked with the City Staff with the most recent meeting on September 7, 2022. The Project Team has had three UDC Informational presentations on October 30, 2019, December 11, 2019, and September 7, 2022.

The Project Development Team has met with Alder Verveer on October 22, 2019 and April 7, 2021. The Project Team has given presentations to the Bassett Neighborhood Association on November 11, 2019, April 12, 2021, and September 12, 2022 as well as a Capital Neighborhood "Postcard" Public meeting on December 10, 2019. An additional Capital Neighborhood "Postcard" Public meeting is planned for mid-November 2022.

Project Overview

The current Jail System is located within the City-County Building (CCB), the Public Safety Building (PSB), and the Ferris Center. During the Health and Life Safety Assessment of the CCB Jail, significant problems, issues, and conditions, many of which threatened the health and life safety of those living, working, and volunteering in the CCB Jail were identified.

The Dane County Jail Consolidation project provide a facility that will combine all residents at the CCB and PSB into one building to reduce the total number of beds, improve resident and staff security, provide appropriate medical and mental health housing and services, provide additional program, educational and recreation spaces, greatly reduce solitary confinement, provide increased visitation, provide multi-purpose space to meet the spiritual needs of the residents, and provide a downtown location next to the Courthouse and close to public transportation to make it more convenient for visitors. The Sheriff's Office is continuing to develop effective jail diversion programs that offset jail population growth.

The site for the south tower addition currently accommodates a surface parking lot, a loading dock and two vehicular ramps, one that accesses the Dane County Courthouse garage to the southwest, and another that accesses the lower-level garage of the PSB. The loading dock serves the PSB and is located on the upper level of the surface parking lot. The footprint of the south tower addition will extend over the ramps, requiring the ramps to be removed and reconfigured. The south tower site includes frontage on West Wilson Street, and is adjacent to privately owned properties at the corner of W. Wilson Street and S. Carroll Street. The project includes about 280,000 GSF of jail housing and associated program space on the first through sixth floors.

The design of the site reflects both the building's location in downtown Madison and its mission as a secure Jail facility. The W. Wilson Street façade recognizes the dignity of the adjacent courthouse, the importance for discretion with regards to the secure vehicular ramp, and the desire to be an active presence in vibrant downtown Madison. The utilitarian functions of the loading and waste/recycling collection docks will reside behind closed doors. The garage doors are recessed away from the sidewalk to provide better visibility and safety for truck movements. One loading dock will be used for trash and recycling collection and one dock will be used for loading of material and bulk foodservice. Both loading docks are designed for dock level delivery which adjust for various sized vans, trucks, or semi-trailers. The receiving docks will allow for deliveries to be conducted internally with the garage doors closed. Given the extreme temperature swings that Madison experiences, both heating and ventilation will be included in the dock. The resulting scale of the building in this pedestrian zone is appropriate for the nature of the street. Building utilities and facilities services are to occur at lower levels, Basement, Sub-Basement and Sub-Basement 2, which are accessed from a parking garage access ramp that will enter from W. Wilson Street.

The PSB sub-basement contains parking for 55 vehicles in a card access-controlled secure parking area limited to specified court/law enforcement functions. Parking will not be provided for general staff or visitors who will be directed to the available nearby public parking facilities.

The design provides a clear circulation strategy by physically separating primary entries for the public, staff, building services, and secure resident movement. The existing Vehicular Sallyport will remain, with the entry from W. Doty Street and exit to S. Carroll Street. The use of the Vehicular Sallyport will be restricted to arrestees and processing as well as the transport function from the Jail. On S. Carroll Street, a new public entry will be provided for individuals reporting for outstanding warrants and public drop-off to jail.

Public access for Resident Visitation, Initial Appearance Court, Jail Diversion, and the Dane County Sheriff's Office will remain at the PSB's primary historically identified public entry at the existing W. Doty Street lobby. The Huber residents will be housed at the existing Ferris Center which will alleviate congestion in the main lobby and provides an opportunity to improve the important public facing functions of the PSB lobby.

The additional floors will consist of housing for males and females, including orientation and classification, minimum, medium, maximum general population, transitional, medical, mental health, as well as youthful resident housing. No portion of the building will exceed the 187.2-foot (City datum) height restriction.

The roof will utilize a green and blue roof system to provide storm water management for the new addition.

Fire Department access around the building will be from the city streets. A Fire Command Center will be provided at the first floor off of W. Doty Street.

The exterior building design provides a unique approach to a jail structure within an urban setting. One of the driving factors of the design is to provide an increase in the amount of daylight that is provided for the residents. Because of this, the façade is a balance between translucent glass curtainwall and opaque terracotta panels. The vertical panels of glass and terracotta are broken up with horizontal metal bands that express every other floor slab. The seemingly random pattern of glazing, vertical terracotta panels and mechanical louvers provides the flexibility to allow each floor layout to be different if required by the internal spatial functions. The composition of the panels creates strong solid corners while the center of the building becomes more open. The larger glass openings in the middle of the volume responds to the interior spatial organization of the common areas at the center of the building floors.

The terracotta panels provide a long-lasting durable, lightweight exterior façade for this civic building. The natural red clay panels will also provide color and texture, adding interest to the city block and city skyline as well as relating back to the existing Public Safety Building's red brick. The lower level of the building is clad with a medium warm gray brick, this serves to create a more durable exterior finish, provides a smaller scale texture, and helps to accentuate the recess of the base of the building. The terracotta horizontal bands, louvers and window framing will be a dark charcoal gray that ties back to the dark window mullions on the PSB and provides a strong contrast with the red clay colored terracotta panels. The terracotta panels will have a combination of smooth and ribbed texture to create a subtle variation.

Exterior Lighting

Building lighting will meet City of Madison Ordinances and the Urban Design District guidelines. The concrete columns along West Wilson Street will be washed with light, and soffit down lighting will be provided at the recessed base of the building to light the ramps, loading aprons and pedestrian entrances. The translucent glass at windows above the street level will have a subtle glow from internal illumination at night.

Screening

New mechanical areas on the existing PSB roof will be screened by a louver screen wall similar to the existing louvers on the PSB. The loading dock and service doors along W. Wilson Street are set back from the sidewalk to provide separation from pedestrian traffic.

Sustainability

The project will extend the life of the existing building by renovating and reusing the Public Safety Building. The addition of the south tower will create a denser urban use and fill in the existing surface parking lot along West Wilson Street. The existing building will be fitted with updated mechanical equipment to improve the occupant's comfort and increase energy efficiency. The new jail will focus on providing a better interior environment with daylighting to all resident spaces by

increasing the amount of glass on the building façade. The terracotta panels were chosen because of their low life cycle cost and long-term durability with minimal maintenance. To reduce stormwater runoff the project will incorporate a green and blue roof system.

Construction Schedule

Construction is expected to commence in August 2023 with the completion of the South Tower project anticipated to be August 2025 with the completion of the renovation of the PSB anticipated to be August 2026.

Approvals Requested

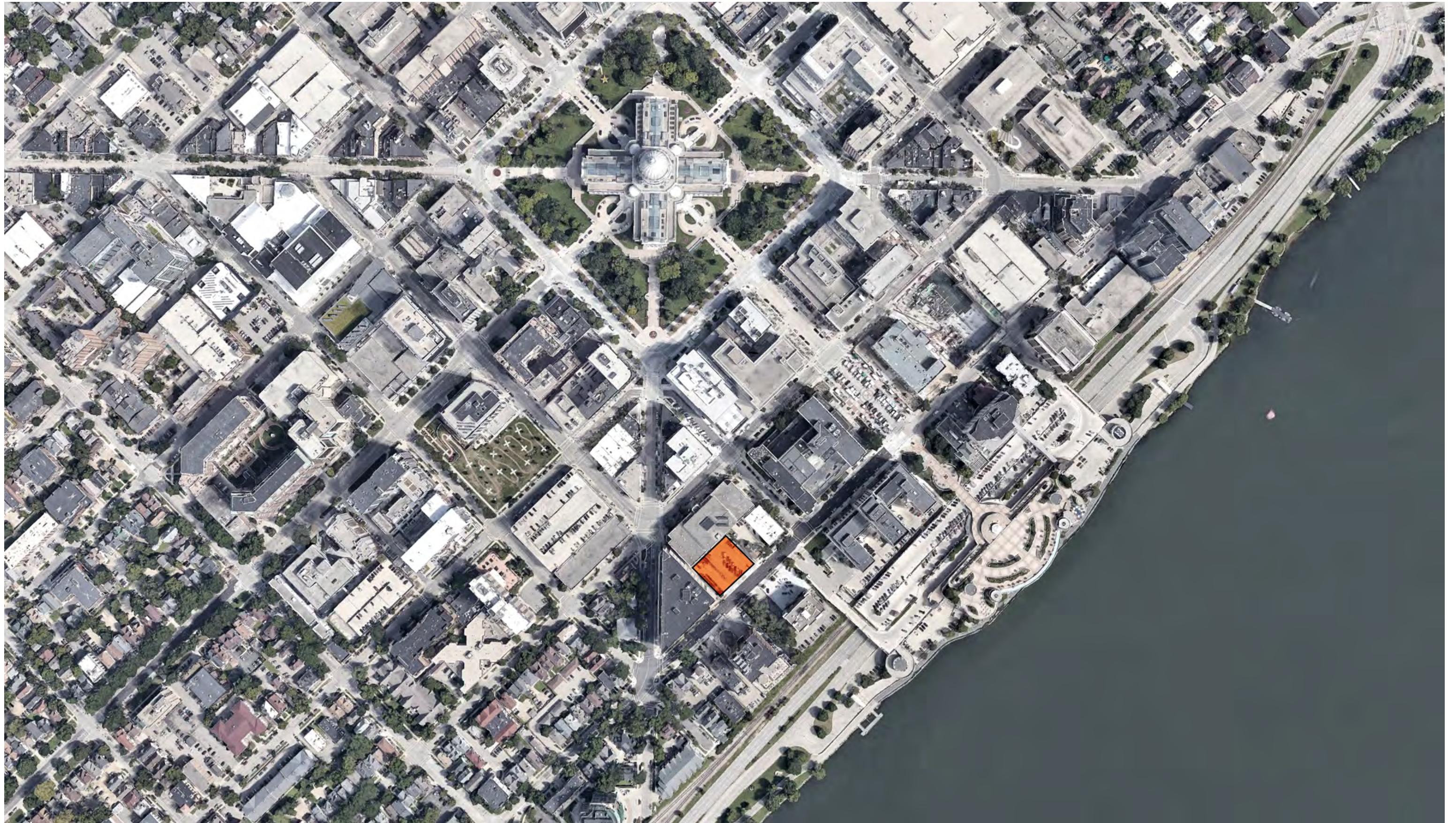
Approvals requested are for the Major Alteration to an Existing Approved Planned Development.

With your recommendations and approval, we look forward to providing Dane County and the Sheriff's Office with a new and renovated facility that is safe and secure for staff, volunteers, residents, visitors, as well as the community.

Regards,

A handwritten signature in black ink, appearing to read "J. Horsfall". The signature is fluid and cursive, with a large loop at the beginning.

Jan D Horsfall, RA
Potter Lawson, Inc.



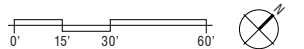
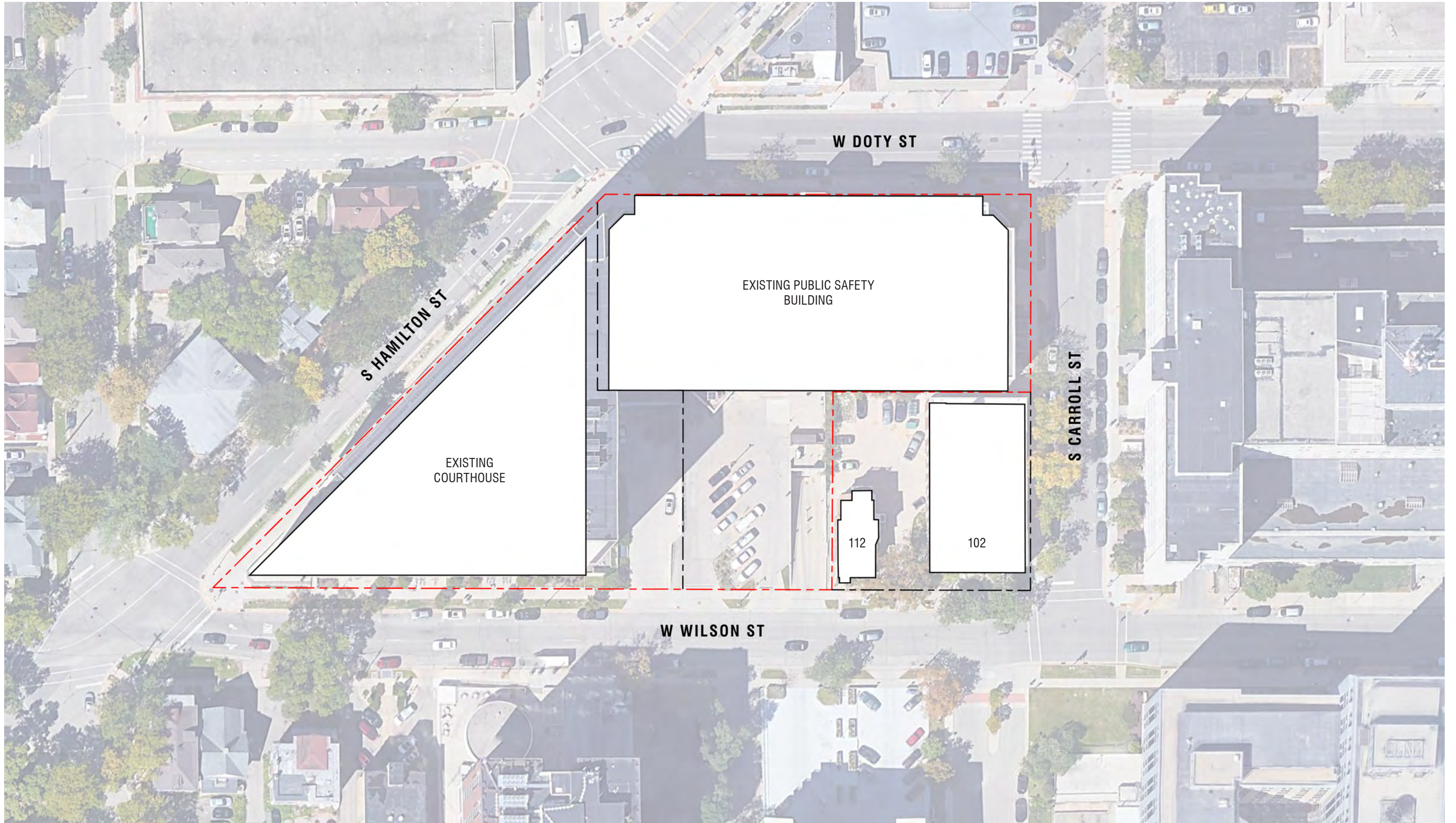
SITE LOCATOR MAP
Dane County Jail Consolidation
Public Safety Building
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DANE COUNTY JAIL CONSOLIDATION
Public Safety Building
09/26/2022 UDC Informational Submittal







Context View From John Nolen Drive



View of Dane County Courthouse along West Wilson Street



View of 112 West Wilson Street



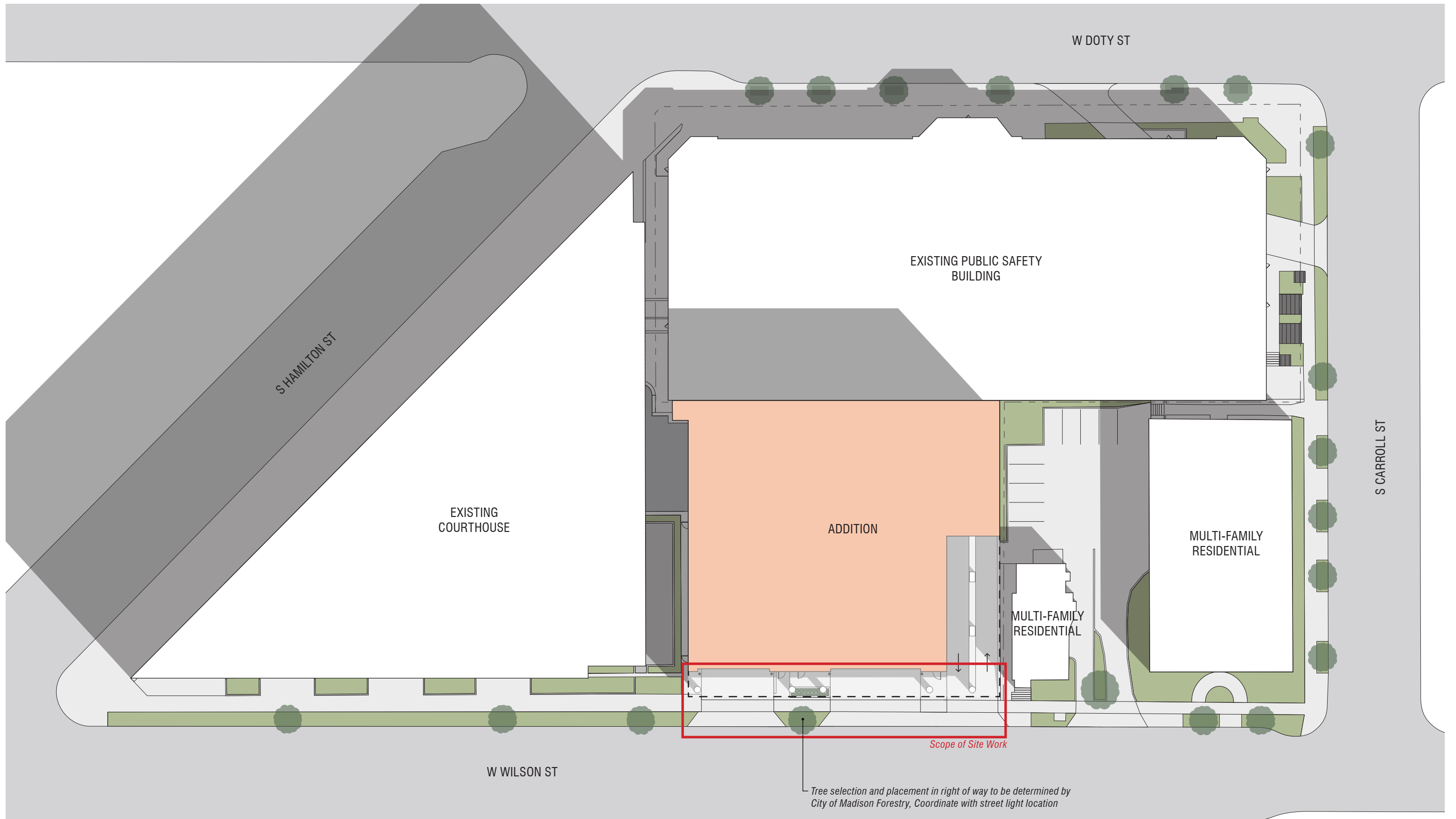
Dane County Courthouse

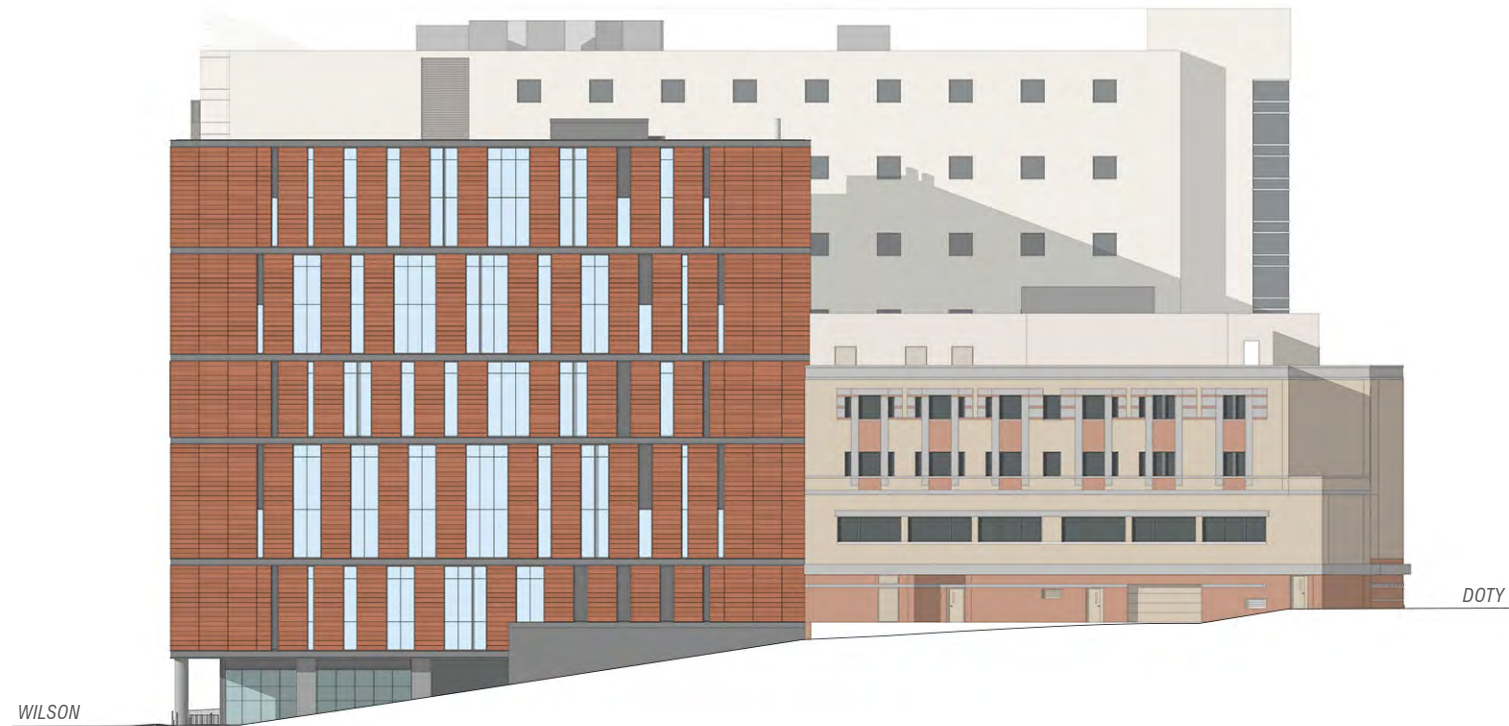


View of Public Safety Building from West Wilson Street

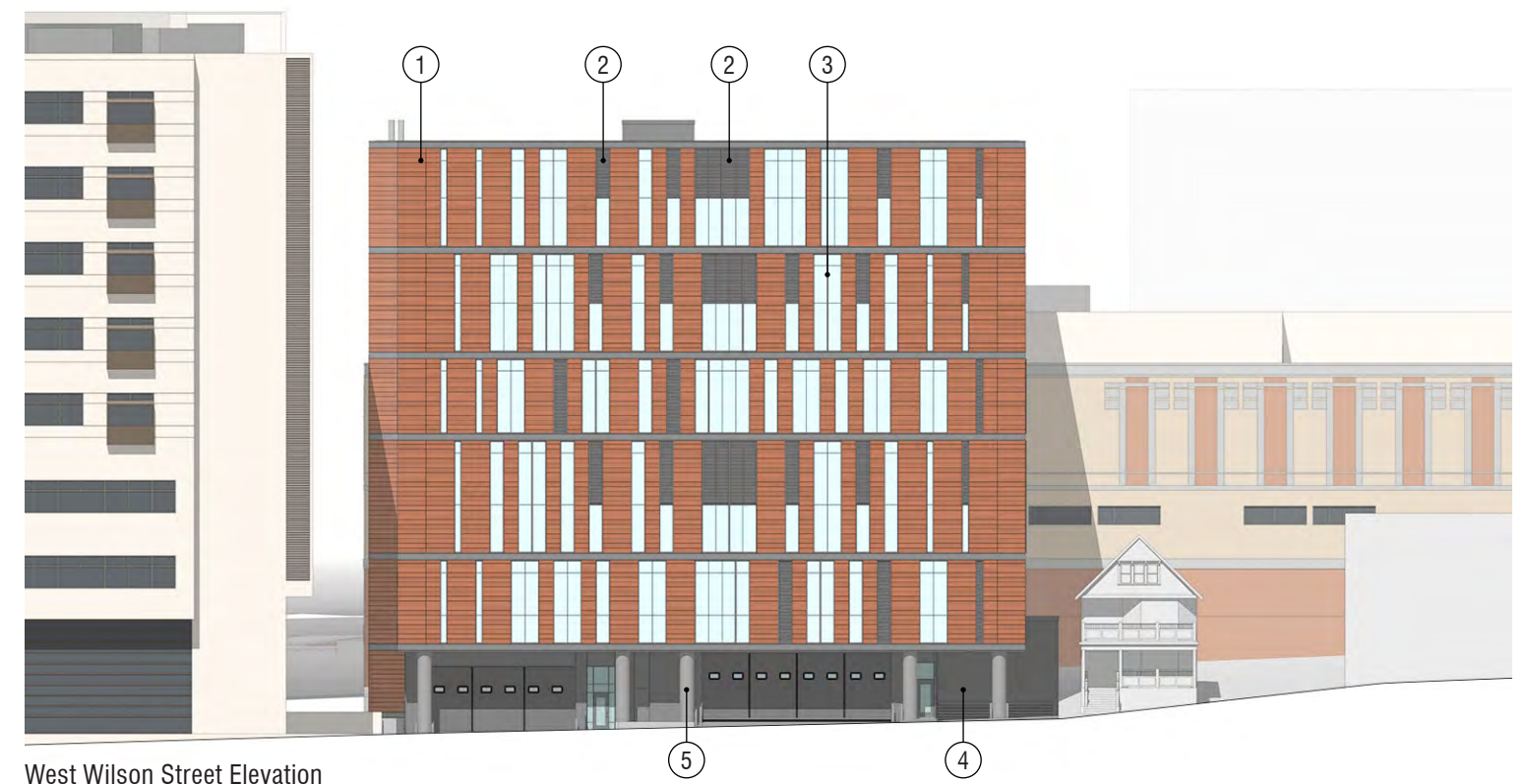


View of 111 West Wilson (left) and 131 West Wilson (right)

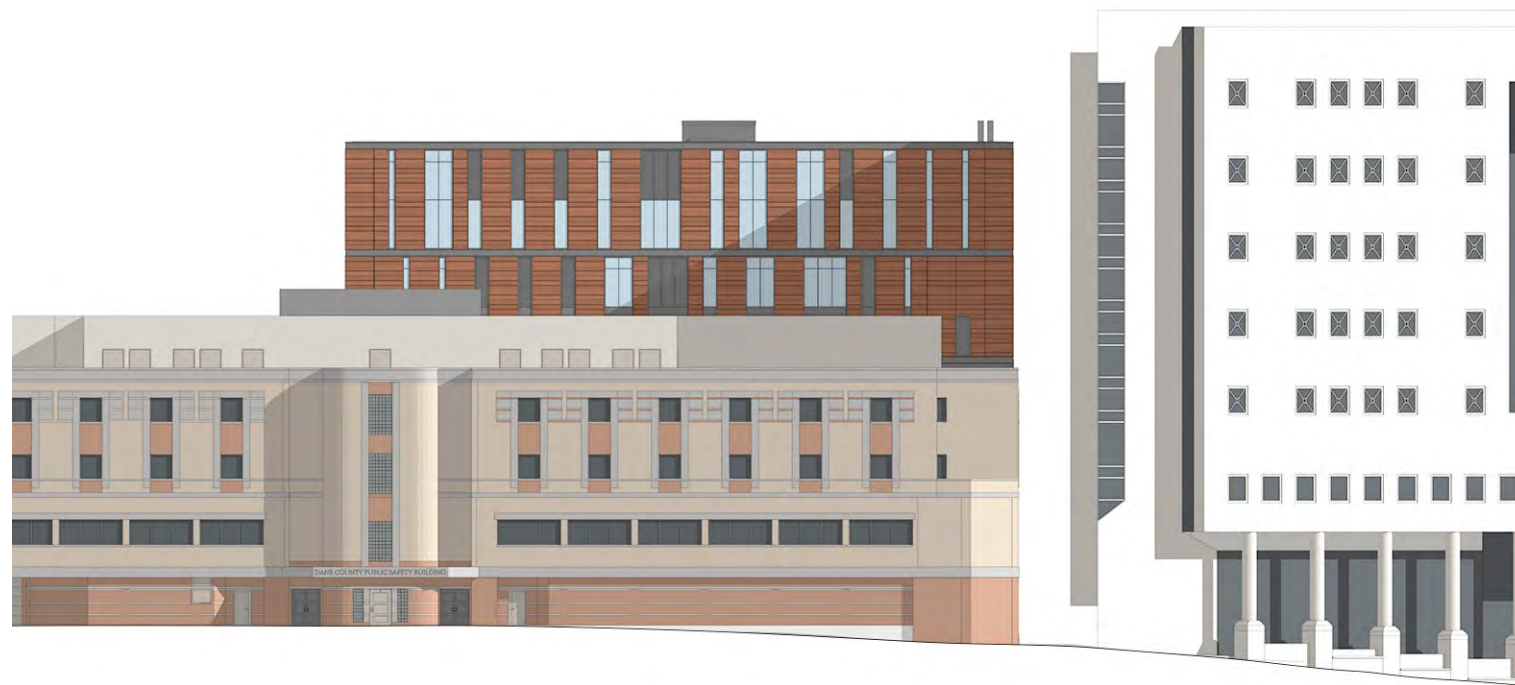




Looking West: Vehicular Ramp to PSB



West Wilson Street Elevation



Doty Street Elevation



Looking East: Vehicular Ramp to Courthouse

- ① Terracotta Panel
- ② Metal Louvers
- ③ Metal Fin
- ④ Brick Base
- ⑤ Concrete Columns









FACADE DETAIL
Dane County Jail Consolidation
Public Safety Building
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