



October 31, 2022

Letter of Intent

Dane County Jail Consolidation, South Tower Addition, 118 W. Wilson St. & Public Safety Building Renovation, 115 W. Doty Street, Madison, WI

Please accept this Land Use Application, Letter of Intent, 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

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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 207,000 GSF of jail housing and associated program space on the first through sixth floors at the South Tower Addition and 59,000 SF of remodeled space within the PSB.

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 existing 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 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.