



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3087 Luds Lane
Application Type: Public Building, Dane County Public Safety Communications Center
UDC is an Approving Body
Legistar File ID #: [79469](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Matt Bickel, Wold Architects and Engineers | Dane County Public Works | Dane County Department of Administration

Project Description: The applicant is proposing the construction of 34,000 square-foot, single-story building for a communications dispatch and an emergency management operations center for Dane County and local governments.

Project Schedule:

- The UDC received an Informational Presentation on September 6, 2023.

Approval Standards: Pursuant to MGO Section 33.24(4)(d), the UDC is 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."*

The approving authority of the UDC is limited to the buildings themselves. Comments related to landscaping would only be advisory in nature.

Summary of Design Considerations

Staff recommends that the UDC review and make findings related to the criteria noted above giving consideration to the following design considerations:

- **Building Design and Composition.** As proposed, the building reflects a modern design that is primarily clad in masonry, zinc with metal and concrete accents. Staff requests the UDC's feedback and findings on the overall building design and composition, giving consideration to creating a cohesive architectural expression, utilizing consistent level of design and architectural detailing across all elevations, proportions, integration and finish treatment of mechanical louvers, and minimizing/screening blank walls, especially those on the east elevation.
- **Landscape and Site Amenity Details.** While advisory in nature, staff requests the UDC provide feedback on the proposed landscape plan and site amenity details as it relates to providing adequate year-round screening, framing/shading amenity spaces, and providing year-round color and texture.
- **Lighting.** Staff notes that there are discrepancies between the proposed lighting plan and MGO 29.36, including as it relates to uniformity ratios and maximum average light levels in vehicle use, parking, and

pedestrian areas. The applicant is advised that an updated lighting plan, consistent with MGO 29.36 will be required to be submitted as part of the Site Plan Review application.

Summary of Informational Presentation Discussion

As a reference, the Commission's discussion and comments from the September 6, 2023, Informational Presentation are provided below:

The Commission had the following questions for staff and the development team:

- Does staff parking have to be connected to public parking on both sides? Specifically does it have to be connected on that left side?
 - No. Provided there is a second means of egress, there's a possibility we could reduce some of that on-site vehicular circulation.
- Something to consider as you move forward, it would save some dollars. If it has to be there maybe it's something more permeable than asphalt or concrete, something that decreases your impervious area, then you can have more budget for plants. Could you point out if there are exterior amenities for the folks working here, and where those are around the building?
 - Yes, in the lower left hand corner of the building plan there is a covered canopy over an outdoor staff patio there.
- It would be nice to see how the landscape supports that space, speaking of the wellness and intensity of someone working this job and having access to nature, what kinds of things are happening around this patio would be nice to see in future iterations.
- Are those emergency generators or transformers located in the fenced area on the right side of the building?
 - One of those is representing an operator for the gate and the other is a transformer pad. There is a diesel generator planned for the building but it's under an overhang that is part of the building massing, at grade.
- Any of that stuff that can be screened from the public view, if that portion of the fence could be solid, or a wing wall, to screen things like dumpsters, transformers, and generators from public view primarily, not necessarily from all areas. Lastly since there is so much fencing here, the quality of the fencing would be interesting to see, whether its going to be chain link, I would hope it could be a dark color and not just galvanized. Something that is consistent with the quality of the architecture.
 - Yes, our intent is more of a black iron ornamental security fence.
- The 3D view, the view of the staff entry (D3), those narrow vertical windows that go up to a datum line, what is the material above the windows on size facing parking?
 - Zinc metal panel.
- I'm glad you're taking some cues from the building up the street because it has interest and nice details to it. Each elevation has interest and I appreciate the datum lines you're maintaining around the building and proportion of materials so far. It's working well and I look forward to seeing this in a night rendering to see how the copper linear panel and how it goes with the cooler tones of your gray is successful, thank you for the presentation.
- Thank you for the presentation, very nice project. It would be great to learn more where mature plantings are and how they play into the experience of this building from the public parking lot. I'm curious to really hone in on how much mature trees are in terms of how the public is going to first experience this building.
- Is there going to be a stack required to get that exhaust up to that highest mass point, and planning for that from a design standpoint.
 - Admittedly landscaping is the next major thing we need to dive into from a development standpoint. From a public safety building perspective we want to make sure we are not

- providing any opportunities for people to hide outside the building. But point taken on how the public perceives the building as they approach it.
- I think the architecture doesn't need support, it's a very handsome building. I don't know that it's paramount to have a lot of mature trees.
 - Relative to the generator, our mechanical engineers are taking every precaution that we're not pulling fumes back into the building.
 - Is there any tall antennas or other communication equipment that might affect the look of the building?
 - Not at this time, there will likely be some rooftop mounted radio equipment.
 - Looks like a nice project within the future City limits, we appreciate you bringing it to us at this time and look forward to having you back.