October 2, 2023

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Junior Boulevard.
P.O. Box 2985
Madison, Wisconsin 53701

Re: Proposed Dane County Public Safety Communications Center
Pre-Land Use Application (Rezoning)
Land Division Application (CSM)
UDC Initial-Final Application

Dear Sir or Madam:

On behalf of Dane County, please find the attached application materials in support of the proposed expansion of the County's East District Campus located at 3087 Luds Lane.

As presented at the Urban Design Commission Informational meeting held on Monday, September 6, 2023, Dane County is proposing to construct a new Public Safety Communications Center on a 6.35-acre lot located immediately to the east of the County's existing East District Campus. Pending approval of the proposed rezoning and land division applications, it is the County's objective to start off-site infrastructure construction, the first phase of the Luds Lane extension, and site development in early 2024. Building construction is anticipated to begin in the fall of 2024 with completion and occupancy expected in mid to late 2025.

The proposed Public Safety Communications Center (PSCC) will be a 34,000 square foot single story structure, that will house 9-1-1 dispatch operations and serve as an emergency management operations center for the County and local governments. Functionally, the PSCC operates on a 24/7 schedule, with typical staffing levels of 30-40 people. The facility will also house the County's Emergency Management Operations Center and will be utilized for local government inter-agency training for emergency response services.

The proposed use and land division is consistent with the Civic and Institutional land use designation depicted on the *Yahara Hills Neighborhood Development Plan* (YHNDP) Future Land Use Plan Map and, when constructed, will provide the initial infrastructure framework to support continued implementation and effectuation of the YHNDP. The existing Dane County East District Campus currently houses the Dane County Medical Examiner's Office, and the Dane County Public Works and Highway and Transportation Departments. The proposed PSCC is Phase 2 of this civic campus which will be centered on the future intersection of Luds (extended) and the future re-alignment of County Highway AB (CTH AB). The general location, at the recently completed US Highway 12/18 and CTH AB interchange, provides superior access to the existing and planned transportation network serving the Madison Metropolitan Area and Dane County.

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067
woldae.com | 847 241 6100

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Proposed Zoning

The proposed rezoning description(s) include:

- Suburban Employment (SE) zoning to permit the new 6.35-acre lot proposed for the PSCC,
- SE for the parcels comprising the 20.083-acre area of the existing East District Campus, and
- Agricultural (AG) zoning for the remainder of the territory that was recently annexed to the City.

Proposed Land Division

Since the PSCC is a critically important component of the metropolitan area's emergency response infrastructure, the site and building require special design considerations for site access control, separation of staff and public entries, and security "stand-off" setbacks between the building and public streets and parking areas. These design considerations, along with engineering design requirements for street, sanitary sewer, water supply, and stormwater management infrastructure, resulted in the layout and dimensions of the Luds Lane right-of-way and 6.35 acre lot and parcel depicted in the proposed Certified Survey Map. The proposed land division, creates the parcel that will be occupied by the proposed PSCC and establishes the public street rights-of-way for the initial improvement of Luds Lane (to serve the PSCC location) and, the future extension of Luds Lane to Femrite Drive (to implement the street network depicted in the YHNDP.

We greatly appreciate the continued partnership of the City of Madison related to this important project. Please contact either me, or Steve Richards with Dane County Public Works, if additional information is needed. We are available to meet as required to answer any questions or to provide additional project details.

Sincerely,

Wold Architects and Engineers

Matt Bickel | AIA, LEED AP
Partner

cc: Todd Draper, Dane County
Steve Richards, Dane County
Kevin Yeska, JSD
Jim Bricker, JSD
Tom Clark, Wold

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