

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 16, 2019

TITLE: 1835 Wright Street – Public Building, New
Madison College Child and Family Center
Operations. 12th Ald. Dist. (57620) **REFERRED:**
REREFERRED:

REPORTED BACK:

AUTHOR: Janine Glaeser, Secretary **ADOPTED:** **POF:**

DATED: October 16, 2019 **ID NUMBER:**

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

SUMMARY:

At its meeting of October 16, 2019, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a new Madison College Child and Family Center Operations located at 1835 Wright Street. Registered in support of the project was Ken Turba, representing Madison College. Turba reviewed the existing site and building conditions, noting that the existing metal building is being leased by Penske, who will be vacating this spring and will remove the canopy and underground tanks. They are currently seeking a rezoning from IL to CI Campus Institutional. The College would like to repurpose the building to bring their Child Care and Family Services from Truax into this space to better serve their population. They will only serve the students and staff, it is not a public daycare facility. They also use this as an observation space for students in the childcare program. The building has existing split face CMU and a small mezzanine space. They are developing landscaping and site plans to improve the site and will not be increasing asphalt areas. The west parking lot will be used as the childcare access drop-off and the east area will be repurposed for additional parking for Truax campus staff. A new outdoor play area will replace a current asphalt area on the south and east sides with classrooms focused on that elevation of the building. Currently they are focused on using 8-9,000 square feet for the daycare with other potential uses including the data center in the remaining 5,000 square feet. The building material palette will carry along what Madison College has already established with brick veneer, limestone and metal panel, and the main entrance will have a vertical glass space. As tenant spaces are developed glazing will be added to complete the reskin of the building. The roof structure and material will remain as is but they will be adding solar panels.

The Commission discussed the following:

- Your playground area facing the creek looks very close. There are flooding issues and the water is contaminated with PFAS, that's a public health issue. If you can create some sort of buffer or elevate the land to prevent water getting into the playground area, keep that in mind. The landscape architects can speak to that as well.
- I would advocate for removing some of the asphalt that goes right up to the building.

- Yes we're looking to soften the front and replace it with greenery.
- Being south exposure, that whole playground area will need some canopy and shade trees.
- Is there a planned drive area around the south access or will it be blocked off by grass?
 - It's planned fire lane access only. We don't want parents using this as a shortcut.
- You're probably going to need some sort of curb for the wood chips in the play area, but you'll be stuck of it's so flat in the threshold. That's going to be something to deal with as far as those grades and so the wood chips don't end up all over the place. And a lot of times another gate coming to the outside play area is needed, you could soften that up with more grass.
 - I think they used soft rubberized, I don't think it's loose. It's permeable still but it's not loose laid stuff you see elsewhere.
- This is a daycare, you could afford to have a small expression of some color. It doesn't necessarily have to be attached to the building, even if it was canopies or something that differentiated it from the other palette on the other buildings.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.