



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 115 W. Doty Street, Dane County Jail Consolidation  
**Application Type:** Alteration to PD/Public Building – Informational Presentation  
**Legistar File ID #** [57747](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Dane County/Jan Horsfall, Potter Lawson, Inc./Chris Harp, Mead & Hunt

**Project Description:** The applicant will provide an Informational Presentation on a project that consolidates the Public Safety Building (PSB) Jail, the City-County Building (CCB) Jail and the Ferris Huber Center with an addition to the south side of the existing PSB.

### Project Schedule:

- The UDC received an Informational Presentation on **October 30, 2019**.
- The development team is planning to submit a land use application later this year/early next year.

### Approval Standards:

The UDC will be an **approving body** on this future Public Building request. Per MGO Section 33.24(4)(d), UDC approval is required for Public Buildings. The UDC will be advisory on the future PD Alteration request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

## Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provide feedback on the site layout & access, building massing & scale, exterior design & appearance for the proposed development. Staff also recommends the Commission provide feedback based on the applicable approval standards for a Planned Development.

Staff recommends the UDC refer to their discussion points during the October 16<sup>th</sup> Informational Presentation:

- Back of Public Safety Building, view from W. Wilson Street, there is interesting detailing on the top floor. Will this be covered by the addition and how will that element attach to the new addition?
- Pedestrian experience on W. Wilson, what opportunities are there for landscaping or other things at the sidewalk level? Concerns negatively contributing to current – are there lighting or elements of color, something within the overhang volume that creates streetscape.
- Have you considered solar panels or a green roof? How are you handling stormwater?
- How does this impact Capitol View Preservation Height limit?

Additionally, planning staff have requested that the Commission provide feedback on the following:

- **Long Views.** Consider composition as it relates to “long views.” Additional perspective illustrations showing longer views are recommended to be provided for subsequent applications. Staff requests the UDC provide feedback on how building will be perceived from longer distances, including comments on composition elements such as “random” window pattern, expression of varied floor-to-floor heights and building color.
- **Need for Night Views.** Staff recommends night view(s) be provided. *(cont. next page)*

- **Exterior Materials and Glazing.** Confirm exterior materials and whether glass are clear windows, translucent glass, or spandrel.
- **Wilson Street Orientation.** Staff continues to have concerns regarding activation and orientation towards Wilson Street, request feedback on elements that can improve how the ground floor elevation addresses the street.
- **Capitol Height View Preservation.** The building appears to be built close to the Capitol View Height Preservation Limit. The applicant should clarify height as it relates to this limit. Confirm whether there are any projections, noting certain limited projections are allowed under State Law and City Ordinance, with conditional use approval. Staff recommends these be eliminated or minimized.