

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 8, 2013

TITLE: 1613 North Sherman Avenue – Well No. 7  
Reconstruction Project. 12<sup>th</sup> Ald. Dist.  
(30033)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 8, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Melissa Huggins, Dawn O’Kroley, Henry Lufler, Ald. Lauren Cnare, Tom DeChant and Cliff Goodhart.

**SUMMARY:**

At its meeting of May 8, 2013, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the Well No. 7 reconstruction project located at 1613 North Sherman Avenue. Appearing on behalf of the project were Al Larson, Andy Mullendore, representing the Madison Water Utility; and Danielle Theriault. This is one of the oldest wells in the City, built in 1938. The well contains iron and manganese so they will be installing filters, as well as bringing it up to current standards for a water utility facility. This well service area goes towards the south from Schlimgen Avenue and reaches as far as the Isthmus, serving a very significant area on the east side. They formed a citizen advisory panel and have held meetings with them, the public, before the Water Board and they approved this concept. The existing property is not sufficient for the project so they are purchasing the property directly to the north and east with City Real Estate working on that. Construction would hopefully begin in September and take about one year. Mullendore described the existing site conditions which include the existing well house and the two residential homes that will be demolished. Theriault mentioned that the neighbors really like the building’s existing stonework they are proposing a similar material. Glass block will also be used in lieu of regular glass to provide some light. The Schlimgen side (north) that faces the residences includes pilaster columns to help break up the 50-foot wall and add some shadow. The east elevation will border the neighborhood and will landscaped with a couple of trees; architecturally they cannot have any openings on this wall. The south side has the tallest volumes of the building and use brick generator volume to anchor the building on that end and contrast with the stone. An existing Maple tree will remain, one Elm will probably be removed based on where the well hole is and how the new building has to be situated over that opening. Evergreens will be installed along the corner to help block the views from the residences, two of four mature Ash trees may have to be taken down and would be replaced. Excessive shrubbery plantings are not included because of safety reasons, i.e. keeping things open.

- Consider natural bark mulch, it’s easier to maintain.
- Groupings of plants are more visually interesting than lines of plants.
- The 6 panel door seems out of context.
  - It was based off of a citizen comment.

- Will there be a sign for the building?
    - Nothing other than the street address, due to “Homeland Security” issues.
  - The generator room has a vent/louver? I was struck by it just being plunked into the wall; make vent more vertical and narrower.
    - We could look at something taller.
- It would tie it in, pick a horizontal line to tie into on that building elevation.

**ACTION:**

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

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 1613 North Sherman Avenue**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	8	6	-	-	6	7	7
	8	8	-	-	-	-	-	-

General Comments:

- Fits well into neighborhood context. Lineality, materiality.
- Nice public building!