

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** May 20, 2015

TITLE: 110 South Paterson Street – Public Project **REFERRED:**

“Madison Water Utility-Paterson
Operations Center.” 6th Ald. Dist. (36951) **REREFERRED:**

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: May 20, 2015 **ID NUMBER:**

Members present were: Richard Wagner, Chair; John Harrington, Dawn O’Kroley, Richard Slayton, Cliff Goodhart and Tom DeChant.

SUMMARY:

At its meeting of May 20, 2015, the Urban Design Commission **GRANTED INITIAL APPROVAL** of the Madison Water Utility Paterson Operations Center located at 110 South Paterson Street. Appearing on behalf of the project were Al Larson and Stacey Keller, representing Madison Water Utility; and Shane Bernau, representing Ken Saiki Design. Because this is an existing site and not a new development, Matt Tucker, Zoning Administrator determined that the green roof was not required per the Zoning Code. In addition, the cost for the green roof would be between \$200,000-300,000 and the Water Board declined to approve it. In response they are proposing a green wall (vines on a trellis). There are concerns that because of the flow of water, some of the contamination of soils may have headed in this direction. The Secretary noted that the City of Madison adopted a Sustainability Plan (Building a Green Capital City: A Blueprint for Madison’s Sustainable Design and Energy Future,” adopted June 12, 2012, that places an emphasis on the City in providing a good example to the private community to do so. Al Larson of the Madison Water Utility noted that most of their “green offerings” were being planned as a whole with the vehicle and material storage portion of the site; that has been moved to the 2017 calendar year for budgetary concerns. The plans had included tripling the amount of landscaping on that area, and using rain water to wash the vehicles.

Comments from the Commission were as follows:

- Look at an approximate 10-foot green roof strip along the Paterson and Main Street sides of the building to replace the previously proposed green roof.
- Even if you took a 5-foot swatch in either direction you could have some real stormwater features.
- I’d rather see a bioswale than landscaping.
- Look at providing lattice over the parking lot to provide greenery and a cooling effect.

ACTION:

On a motion by Slayton, seconded by Goodhart, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided for the applicant to return showing how they will handle cooling the heating island effect with a roof garden or other alternatives.

No rankings were provided for this item.