

AGENDA # 11

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 20, 2007
TITLE: 919 East Main Street – Public Building, Water Utility Equipment Storage Facility and Yard. 6 th Ald. Dist. (06788)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 20, 2007	ID NUMBER:

Members present were: Paul Wagner, Chair; Lou Host-Jablonski, Marsha Rummel, Todd Barnett, Bruce Woods, Michael Barrett and Richard Slayton.

SUMMARY:

At its meeting of June 20, 2007, the Urban Design Commission **REFERRED** consideration of a public building located 919 East Main Street. Appearing on behalf of the project were Richard C. Lundeen and Brian Reddeman, architects. The project provides for the development of a City of Madison Water Utility material storage building at the rear of and immediately adjacent to the Water Utility’s vehicle storage building, “Big Blue.” The facility provides for the storage of sand, gravel, coal and salt commodities utilized generally for wintertime operation. The existing materials yard presents issues with the utilization of pervious pavement, according to Lundeen due to the existence of 3-4 feet of fly ash at its surface. The building is constructed of block in combination with metal siding and features a standing seam slanted metal roof and a clearstory glazing element. Following the presentation, the Commission raised concerns relevant to the following:

- The Mayor’s initiative relative to sustainable design requires that the project meets Silver LEED certification utilizing materials from Wisconsin.
- Appreciate the building’s roof tipping to provide for its infiltration into turf area.
- Do a landscape plan that provides for landscape setback along Main Street including the replacement of dead landscaping, specifically dogwood, associated with the “Big Blue” building.
- Consider the provision of five columnar trees along the north side of the building in a mulch bed.

ACTION:

On a motion by Barnett, seconded by Host-Jablonski, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion to refer required address of the above stated concerns and the following:

- Show the project’s and building’s site context with that of adjacent and surrounding development.
- Move building back from Main Street to provide for additional landscaping amenities.
- Provide future plan for area following removal of the paint shop area as part of a future phase.
- Provide tall columnar trees with fencing along the north side of the storage building in the infiltration area.

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 ratings for this project are 4.5, 5.5, 5/6, 6, 6 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 919 East Main Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	-	-	-	6	6	6
	6	7	3	-	-	7	9	7
	7	6	5	-	-	-	-	6
	-	6	3	-	-	-	-	4.5
	-	7	3	-	-	-	-	5.5
	-	6	-	-	-	5	-	5/6

General Comments:

- Need a comprehensive site plan.
- Fun, appropriate building architecture.
- Let's see a landscape plan developed here before we see it again. Nice building.