

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 20, 2012

TITLE: 702 South Randall Avenue – Henry Vilas
Zoo, Animal Health Center. 13th Ald. Dist.
(26761)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 20, 2012

ID NUMBER:

Members present were: Todd Barnett, Acting Chair; Richard Slayton, Dawn O’Kroley, Melissa Huggins, Marsha Rummel, John Harrington and Tom DeChant.

SUMMARY:

At its meeting of June 20, 2012, the Urban Design Commission **GRANTED FINAL APPROVAL** of the animal health center located at 702 South Randall Avenue. Appearing on behalf of the project were Scott Ramser and Ronda Schwetz, representing Henry Vilas Zoo. Ramser presented the existing zoo layout and plans for the animal health center on the perimeter of the zoo. The existing service drive will be maintained and creates an opportunity to give a face to the zoo at this location that currently looks like a back door. Rain gardens will be installed around the new building, native plantings will be used and a new screen will be used to separate it from the parking area. The floor plan allows guests to see actual procedures within the entrance zone of the health building. Educational programs will also be offered. The building will house a main treatment room, a radiology room and a surgery room, with office areas and an opportunity for observation into the surgery suite. The back part of the building will be for animal holding for quarantine purposes. The building will have a stone base with contrasting dark brick piers, wood siding and a metal roof in residential scale to tie into the neighborhood beyond. Wrapping around the building transitions from stone and siding to a burnished block product and EIFS, with the back being all concrete block. Solar power is being considered, LED lighting, natural light and skylights are being used, and mechanical systems that are as efficient as possible. Material samples were shown. Comments and questions from the Commission were as follows:

- You’ve got some very nicely detailed, very appropriate things. Make it special.
- There’s no reason you can’t go entirely native with your planting list. Some of these that should be switched with natives; eliminate and substitute out purple coneflower and spiderwort, the Dwarfbush Honeysuckle is going to be a maintenance problem for you, look at alternatives.
- Your introduction of natural stone walls gives the separation between the maintenance walk and the public walk.
- This is a wonderful way to rejuvenate that part of the zoo. This whole area has been languishing.
- This made me smile. With that anchor, the opportunity exists in the future to look at that fencing and make it look like an entrance.
 - We’re trying to time that with when the City is looking to redo Vilas Park Drive.

- You might consider putting the solar panels on the flat roof element because you would have complete control of the angle. And you'd want to make it visible.

ACTION:

On a motion by Slayton, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion required adjustment of the landscape plan to emphasize native plantings and elimination of Honeysuckle.

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 6, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 South Randall Avenue

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	8	6	-	-	-	-	-
	-	7	6.5	-	-	-	7	7
	-	7	6	-	-	-	-	7
	6	7	7	-	-	6	-	6

General Comments:

- Very nice building – could frame whole new south entrance to zoo.
- Enhanced tree pits and greater site integration/seating will make this even more special.