



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 801 S Whitney Way
Application Type: Public Building for City of Madison Water Utility
UDC is an Approving Body
Legistar File ID #: [90175](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Pete Holmgren, Madison Water Utility | Isaac Steinmeyher, SEH

Project Description: The applicant is proposing the demolition and reconstruction of an existing wellhouse and reservoir located at 801 S Whitney Way.

Staff note that the applicant will be submitting both a rezoning request to rezone the project site from Conservancy District (CN) to Parks and Recreation (PR) District as part of a future Land Use Application request and a Zoning Variance from the rear yard setback requirements. Any approval by the UDC shall be dependent on obtaining these approvals.

Project Background: In 2017, the UDC approved a similar proposal (Legistar File ID [49394](#)), however that proposal did not include the reconstruction of the reservoir. Similar to the current proposal, the wellhouse building was designed to maintain some of the vernacular details and materials.

Approval Standards: The UDC is an **approving body** on this request. Pursuant to MGO Section 33.24(4)(d), "*The UDC shall approve plans for all buildings proposed to be built or expanded in the City by the State of Wisconsin, the University of Wisconsin, the City of Madison, Dane County, the Federal Government or any other local governmental entity which has the power to levy taxes on property located within the City.*"

Staff note that the UDC's approving authority is limited to the buildings themselves; any comments related to landscaping would only be advisory in nature.

Summary of Design Considerations

Staff request the UDC provide feedback and make findings as required for public buildings. While staff has **not** identified any design-related concerns based on the aforementioned standards, potential design considerations for the Commission's review and comments are identified below:

- **Building Design and Materials**, including as it relates utilizing durable, high quality materials, as well as architectural design and adequate detailing and visual interest, minimize blank wall expanses, and maintain the same level of design and detailing across all visible elevations.