

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 25, 2015

TITLE: 1600 Emil Street – Public Project,
Engineering Operations Building Addition.
14th Ald. Dist. (37178)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Jay Wendt, Acting Secretary

ADOPTED:

POF:

DATED: March 25, 2015

ID NUMBER:

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

SUMMARY:

At its meeting of March 25, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** for a City Engineering vehicle storage and maintenance facility addition located at 1600 Emil Street. Appearing on behalf of the project was Kay Schindel, representing the City of Madison Engineering Division.

The building was built in 1972, with plans calling for duplicating the existing garage and adding fencing to limit access to the site. The new addition will create a new view from the public street. A solar wall is proposed to heat the intake air. The new building will be metal with fiberglass insulation that will be pinched by metal structures in a sandstone color; the existing building will also be “reskinned” to match. The building will feature a tall mezzanine to take advantage of as much interior space as possible. Material samples were shown. Schindel presented views from several directions of the site, as well as the neighboring properties for context. The landscape plan includes taller shrubberies to screen the equipment that won’t fit into the buildings. A lighting plan that meets code was presented. They are proposing in-floor radiant heating which will allow them to have a lower temperature in the shop.

Comments and questions from the Commission were as follows:

- I’m a frequent user of the Badger dump site, and right now the circulation of trucks and cars coming in there cuts right through the corner of where you are, the corner that projects most on the east. Have you negotiated with Streets?
 - This is basically why this cut-out had been designed, per their request.
- Since you are reskinning the existing building, would it be possible to add one or two of those green trellises to the western side of the existing building?
 - The problem with that could be fitting everything in that area, with clearance. Keep in mind this façade will be a little bit shorter.
- Maybe just one of those that will echo the vertical striping of the new one.

- I think that if the fencing material and the green screen color, maybe even the solar wall were all the same color it would tie everything all together. Other than the green screen I haven't seen what the color of the window frames or anything are.
 - The window frames are planned for the same color as the siding material. For the trellis, it will be galvanized so it doesn't rot away, but it could be in any color, we were thinking of green. And it will take awhile for the vines to grow up and screen it.
- My request would be to try to bring some unity through color.
 - My concern would be if the longevity of the window would be diminished. We plan to use fiberglass windows.
- That's fine, but I would ask that instead of a blue tint, make it gray.
- I notice from the photographs there's a long expanse of the terrace without any street trees presently. I couldn't tell if you are adding street trees.
 - Currently the street is being redone, the water and sewer lines. I couldn't tell you exactly what the street tree plans are but I would imagine they would add some.
- (Staff) We can follow up at a staff level and make sure street trees are being put in there.
- To make the site continuity stronger, I would consider looking at a woven wire fabric that becomes your trellis vertically, using that then horizontally instead of the wrought iron for your fence. Maybe it's a tighter mesh so it's not as visible through. The wrought iron just feels a bit formal.
 - The company allows you to make them in any shape you want.
- I would consider, whatever you're using vertically on your vines, consider using that horizontally or something of the same dialogue for the fence, instead of the wrought iron. Now you've got the same kind of aesthetic on the entire site. It may not be the same product, but something of that same nature.
 - We can do that, the concern would be you then can look through and see the site, with all the garbage.
- I'm suggesting using a tighter wire mesh, so it would even be tighter than the wrought iron fence.
- With that mesh, it wouldn't need to be as tight if you put a vine on that as well, think about that. It's a matter of just keeping it in the same vocabulary.
 - For the gate would you want the same? The fence is 8-feet high. The goal is to have something stable. Including for the gate?
- I would, I'd use just a different aesthetic for your fencing. Or black, if everything is painted black, if that's the accent color you choose.
- You need to do some design work to figure that out.
- The pickets you have on this fence, if it had a top rail it could have a less traditional look, more in keeping with the building. So the main thing is to have the fence look like it's of the building, not of some estate that was there prior to your building. It's an estate looking presentation with the piers.
- Regarding the plant material, I think everything is fine, I'd encourage your landscape architect to make sure they want the Bittersweet as the vine because it's fairly open. Frequently you'll see it on a stone wall; just make sure that that's the look they're after.
- You've got the Evergreens around the equipment that is in this arcing, it might fit the look because there's nowhere else on the site that you have this formality, to have the Evergreens a little bit more stabled. The Tiger Eye Sumac will fill up that space which I would encourage.
- The front façade on that solar wall has an arch canopy over the doorway, that's the only place I see an arch on all the drawings. I wonder why the arch and why not something more angular?
 - The office building has a similar arch.
- If it relates to something else on the site then that's fine.

ACTION:

On a motion by Cnare, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0). The motion provided for address of the above noted comments on color, landscaping and fencing to be approved at a staff level.

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 5 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1600 Emil Street

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

General Comments:

- Reconsider fence style to relate to architecture. Vine may be too coarse/consider alternate species or using “companion” vine.
- The site plan impacts circulation at Badger dump site.
- Request continuity in color and texture of green screen and fencing vine on fencing, too.