



Project Address: 1625 Northport Drive

Application Type: Public Project for a Building Addition to the Warner Park Community Recreation Center
UDC is an Approving Body

Legistar File ID #: [76911](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Amy Scanlon, City of Madison Engineering Division | Eric Knepp, City of Madison Parks Superintendent | Jim Brown, Engberg Anderson, Inc.

Project Description: The applicant is proposing the construction of a roughly 12,000 square-foot addition to the existing Warner Park Community Recreation Center for a multi-purpose gymnasium. The proposal includes landscape and lighting improvements.

Approval Standards: The UDC is an **approving body** on the proposed building addition when a formal application comes forward. 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.*" The approving authority of the UDC is limited to the buildings themselves. Comments related to landscaping would only be advisory in nature.

Summary of Design Considerations

Staff recommends that the UDC review the proposed development and make findings related to the criteria noted above giving consideration to the following design considerations:

- **Building Design and Composition.** As noted by the Commission in their Informational Presentation comments, consideration should be given to refining the roofline angle to be more reflective of the roofline of the existing building. The applicant's Letter of Intent notes that a flat roof configuration was utilized so that the addition does not detract from the uniqueness of the main portion of the building, but instead that it ties into and adds to the existing building composition. Staff requests the Commission review and provide feedback on the design of the proposed building addition, especially as it relates to the integration of the addition with the existing building and in creating one cohesive architectural expression.
- **Landscape.** Staff notes that while the Commission may review and comment on the proposed landscape plan, especially as it relates to the UDC's previous comments any additional comments would be advisory in nature.

Summary of UDC Informational Presentation Comments

As a reference, the Commission's comments from the March 29, 2023, Informational Presentation are provided below:

- Initially I had some concerns regarding matching materials, but I'm seeing it a lot clearer than it showed up in the plan set. It looks more cohesive now, it's a great addition that looks like it is part of the original building. Pretty successful job.
- One of the successful parts about the original building are the rooflines. Something that adds to their elegance is the overhang. The new addition being proposed is referencing that, but is not quite as successful because maybe the overhangs aren't as dramatic and that might be something to consider as you move forward. The rooflines on this building are one of the strongest features on the building or driving past. The roof on the addition I would suggest is a big deal and to consider refining it a bit.
- It had copper roofing when they first opened it.
- I like this addition, agree that it blends in with the original building in a really nice manner that makes it not look like an add-on.
- You get big blank walls when you add gymnasiums to buildings. You're definitely going to lose some trees. Instead of solo trees in the middle of the lawn, maybe some undulating beds can connect these trees and the spaces in between to break up that big cream colored expanse, and get some plants that can screen that wall. I would recommend upright evergreens and something with winter interest like colored twig dogwoods and willows, tall ornamental grasses, winterberries, some gold and blue colored evergreens instead of arborvitae. Be imaginative about what goes in there. From a maintenance standpoint, connect those into some mulched beds with trees to be fairly easy to mow around. They haven't specified what the plantings are but they have the right idea to soften up the edges out in front.