

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 3, 2013

TITLE: 110 Glenway Street – Replace Aging
Booster System with New Booster Station
with Modern Controls. 5th Ald. Dist.
(29498)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary; Jay Wendt,
Urban Design Planner

ADOPTED:

POF:

DATED: April 3, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Henry Lufler, Cliff Goodhart, Marsha Rummel, Dawn O’Kroley, John Harrington, Richard Slayton and Melissa Huggins.

SUMMARY:

At its meeting of April 3, 2013, the Urban Design Commission **GRANTED FINAL APPROVAL** to replace an aging booster system with new booster station with modern controls located at 110 Glenway Street. Appearing on behalf of the project were Al Larson, Doug Hursh and Andy Mullendore, all representing the City of Madison Water Utility. Larson introduced the project and stated that the existing booster station is in disrepair and has out of date controls that are not energy efficient. They have been working with the neighborhood and have held a public meeting before the Water Board. Community concerns centered on traffic during construction and the landscaping that comes with a well-developed site such as this one. They feel they have addressed those concerns with the community; meetings are planned for the future once the snow is melted. The building footprints will be about 45’ x 35’ with a possible green roof. There is a stone wall that will be partially demolished and the stairs will be moved slightly; they will potentially reuse some of the stone or at least find something similar. Harrington noted that the neighborhood is most concerned with the railing style; he also noted it would be nice to have the steps made out of stone. He further noted the team needs to address how they will protect the existing Oak trees on the site, use Burr Oaks rather than Red Oaks, use a more limited number of species, and change the Viburnum to Dogwood or something similar to relate better to what’s going on in the park. Goodhart suggested that the door to the chemical room be turned 90° and the archway made a bit smaller so it’s not so prominent so you’re not faced with a blank door and becomes less inviting, since this is not a public building. The Commission complimented the architecture.

ACTION:

On a motion by Harrington, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-0). The motion provided for a plan to save the Oak trees with modifications to the landscape plan as detailed, and that the railing be in a darker tone with a matte finish. A suggestion was noted to move the door 90° to make it less prominent or to incorporate a “bubbler” between the door openings as proposed.

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, 6, 7 and 8.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 110 Glenway Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	-	7
	-	6	5	-	-	6	6	6
	5	6	5	-	-	-	-	5
	7	8	7	6	-	-	9	8.5

General Comments:

- Very attractive building reminiscent of c1920s well structures.
- Very nice replacement facility.