

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: June 11, 2014

TITLE: 1202 Northport Drive – Public Project –
Demolition of Existing Water Tower and
Construction of a New Water Tower. 18th
Ald. Dist. (34228)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: June 11, 2014

ID NUMBER:

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

*O’Kroley recused herself on this item.

SUMMARY:

At its meeting of June 11, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of the demolition of an existing water tower and construction of a new water tower located at 1202 Northport Drive. Appearing on behalf of the project was Al Larson, representing Madison Water Utility; and Robert Mangas, representing Potter Lawson Architects. Appearing and speaking in opposition were Jon Becker and Annette Eisman. Registered neither in support nor opposition and wishing to speak was Nelson Eisman. The Secretary noted that the Commission is reviewing this project not for the conditional use but because it is a public project. The existing water tower north of Warner Park is very small on four legs, undersized and needs to be replaced. There is a need for additional water storage so the new tower will hold a million gallons of water storage at ground level, with 300,000 gallons of storage up in the air at the same elevation as the current water tower. This particular project has been talked about for 10 years, and is a unique project because it’s located on Dane County grounds, as well as on the edge of Lake View Park. Their property is an easement provided by the County. There is a very active citizens’ group and Ald. Weier has held several neighborhood meetings. The option is between concrete and steel using pilasters on the outside of the tank. The tank is roughly 50-55-feet in diameter and approximately 130-feet tall, which is what it is now. Any time you build a tower you get cell companies coming, which is one reason for the pilasters to provide interest to the structure itself. The concrete option offers a change in the construction technique but with the steel option you don’t have that change in the construction technique; the only thing they can do easily on steel is to paint it with different patterns. The other challenges they’ve had are to try to protect the park entrance and restore it once they are done, but this is a major construction project that requires a lot of space. They’ve had several conversations with the contractors about how much space they will need, and they have toured with the Parks Division to see which trees can be saved and which trees can come down. Once construction is completed trees will be planted. Stormwater issues have come up and they have been talking with Dane County about how they can fit into their stormwater management plan; the County expects to have a plan in the next couple of weeks. There is also concern about

how to stage the construction of the tank with the proposed demolition of the nurse's dormitory on the adjacent property. Right now the concept is to demolish the existing tank, build a foundation this fall, then demolish, the County would come in and tear down the nurse's dorm, we'd come back in spring of 2015 to build the new tank and then after we're finished the County would finish what they need to do with the nurse's dorm.

Annette Eisman spoke in opposition. She thanked the Commission and the development team for listening and allowing them to incorporate their ideas. This will not only provide some residents with the sufficient fire water coverage they need, but also provide additional water for future use. There is a parking lot here and they have formed a walking path that goes up and around, they hope that road is the one that is used by the construction vehicles. There was some talk of moving the roadway but it is preferred to remain the same. She wants as much of that property as possible to be preserved in its natural state. They also have some suggestions about the parking. We would be happy to give any Commission members a tour of this area.

Nelson Eisman spoke in opposition. The documents posted on the City's website do not reflect what they have seen. The landscape plan and final pedestrian circulation plan have never been seen before. He was very disappointed about this last minute switch in how things will look. Tonight you're saying you won't do that, but what has been submitted doesn't reflect that. Page C1 shows the kiosk in a different location. It's good to use that single pathway because there are picnic tables nearby. He also stated that other neighbors did not want that right up against their back fence. If the path can be moved his position can be changed to support.

Larson stated that they are more than happy to put the path back where it is once construction is completed.

Comments and questions from the Commission were as follows:

- Can the path remain the same or be replaced?
 - During construction that path cannot be used but after construction, we'll put it back exactly as we found it. That's why we're working on defining that for the contractors. At the entrance to the park there's an information kiosk that sits by the path that goes up into the park. We'd be more than happy to put that path right back where it is.
 - We have a rare need to actually drive up here. The cell companies do drive pick-ups through here for access to their sheds. We have a forest road gate that many walkers can get through but cars cannot get through. Anybody going up here would have authorization to be up here.
 - (Eisman) It would be better to go ahead and make this all crushed rock because the trucks need to turn around, and if you don't do it they'll turn around anyway and rough it all up.
- I much prefer the concrete, I understand that probably won't happen. Painting the steel becomes decoration and I think the function of it is more important than decoration. I tend to like the blue with white because I don't think you'll get the green to look like anything natural in that forest, but the white with blue, you'll lose it in the sky. I really like the concrete because those color changes were functional, where on here this little archway, no.

Ald. Weier spoke in support of a new water tower. She did share the neighbors concern about the path being put too close to homes. The construction plans state that construction vehicles would enter from Northport and there has been some talk by County people that they could instead use Lakeview Avenue, which is not a good road. It would be totally wrecked if it were used, so that's a definite concern. There are also dozens of homes on Lakeview Avenue. Larson replied that the only restriction the County placed is working times, so they are putting in the construction contract that no semi-trucks or tractor type vehicles can use this and have to schedule vehicles before 7:00 a.m. or after 5:00 p.m. They would agree to fix the road if they damaged it. It was resurfaced in 2007 (only one section); it was built to the Town of Westport standards.

ACTION:

On a motion by Cnare, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (4-0). The motion provided that if steel is the chosen material, there shall be no painting on the arches, that the Water Utility continue to work on a construction route that does not utilize Lake View Avenue, and that any changes to the existing path during or after construction be restored to its original condition. The Commission further stated their preference of the concrete option for the proposed water tower.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1202 Northport Drive

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