

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 22, 2015

TITLE: 4901 Tradewinds Parkway – Public
Project, 2015 Unit Well 31 Water
Treatment Plant and Ground Storage
Reservoir in UDD No. 1. 16th Ald. Dist.
(37553)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William A. Fruhling, Acting Secretary

ADOPTED:

POF:

DATED: April 22, 2015

ID NUMBER:

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

SUMMARY:

At its meeting of April 22, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a public project for a water treatment plant and ground storage reservoir for Unit Well 31 located at 4901 Tradewinds Parkway in UDD No. 1. Appearing on behalf of the project were Al Larson, Doug Hursh and Gregg Calpino, all representing Madison Water Utility. Calpino presented changes to the landscape plan based on the Commission’s previous review of the project. The pond shape has become more organic and reflects the in-flow and drainage swales, with additions to the surrounding vegetation. They re-routed auto turns and looked at all vehicle movements, and created more landscape islands with a reduction in asphalt paving. The turf in the front has now become a no-mow fescue mix, and the gravel has become a reinforced no-mow area as well. They met with staff to discuss the screening fence and came to the agreement on a solid fencing with a composite lumber gate and chain link fencing in the back where there are existing Evergreens. Larson explained the need for asphalt for required parking stalls and to allow for a 40-foot single axle truck that would come once every week or two.

Comments and questions from the Commission were as follows:

- The site plan is greatly improved, however the applicant may want to look at the tree line to play against the curve of the pond.
- Reconsider the red cedar; it might seed itself around.
- Look at an installation of grow low Sumac and confirm that’s what you want, and if not change it to something that might be a little less of a jumble; it becomes quite widespread and collects garbage.
- One option for the parking is to just make it grass seed, especially if they’re just parked for under 20-30 minutes.

ACTION:

On a motion by Huggins, seconded by Harrington, 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 landscape comments.

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 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 4901 Tradewinds Parkway

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

General Comments:

- Much improved site plan.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 4 2015

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 4901 Tradewinds Parkway

Present Zoning District: IL Industrial Limited

Proposed Use: Construct water pumping station and municipal Well #31, water reservoir, and regional storage yard for Water Utility (public safety and service facility)

Conditional Use: Sec. 28.082(1) Water Reservoir is a Conditional Use

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project): None

GENERAL OR STANDARD REVIEW COMMENTS

1. The outdoor storage area shall be screened per Sec. 28.088 (4)(b)

ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000 sq. ft.	132,516 sq. ft.
Lot Width	75'	287'
Front Yard Setback	0	30'±
Side Yard Setback	15'	70'± (west) 145'± (east)
Rear Yard Setback	30'	140' to tower
Maximum Lot Coverage	75%	Adequate
Maximum Building Height	N/A	N/A

Site Design	Required	Proposed
Number Parking Stalls	0	0
Accessible Stalls	N/A	N/A
Loading	N/A	N/A
Number Bike Parking Stalls	N/A	N/A
Landscaping	yes	Yes

Lighting	No	TBD
Building Forms	n/a	n/a

Other Critical Zoning Items	
Urban Design	Yes UDD #1
Floodplain	Yes, southern edge of lot
Barrier Free (ILHR 69)	N/A