

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: September 21, 2016

TITLE: 10451 Old Sauk Road – Construction of the 1,000,000 Gallon Blackhawk Water Tower. (44057)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: September 21, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Rafeeq Asad, Lois Braun-Oddo, John Harrington, Tom DeChant, Cliff Goodhart, Dawn O’Kroy, Richard Slayton, Sheri Carter and Michael Rosenblum (non-voting).

SUMMARY:

At its meeting of September 21, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of construction of the 1,000,000 gallon Blackhawk Water Tower located at 10451 Old Sauk Road. Appearing on behalf of the project were Peter Holmgren, Jerry Groth and Al Larson, representing Madison Water Utility. The tower is needed for better supply lines due to increasing demands. They will be looking to sell off approximately 15 acres for future development once the tower is built for light to medium density residential. In looking at site drainage and neighboring properties, the tower has been moved slightly east to benefit the Pope Farm signature viewsheds. Their neighbor to the south was hoping for more distance between the south property line and her property line as well. There is a tree line that bisects the middle of the 17 acres that the tower will stay north of to preserve certain known species. A 20-foot wide access road is proposed, with a 16-inch water main running to the tank. The tank will be back several hundred feet from the road. The base is reinforced concrete 38-feet in diameter, with a steel tank on top 74-feet off the ground. A small space will house a heated room for equipment, as well as some cold storage. One tree is proposed near the tank, with additional native grasses to replace what is disturbed during construction. The tree line to the south is to be maintained.

Comments and questions were as follows:

- I think one or two colors would call less attention to this thing than three. I didn’t realize you had standard water tower colors. Did you consider earth tones, warmer colors or cool grays? They can recede more than colors that reflect a lot of light.
 - Staining can be inconsistent, and with painting the concrete there is a lot of repainting and maintenance. I think it’s more of an earth tone out at Lake View actually, but the tower on the far east side in North Star Park is close to this color scheme. The sky blue is a bit more subtle on the skyline. The majority is of lighter color, and if it’s two-toned it would be a lighter color on the upper with the darker color on the bottom.
- My big concern is once the development occurs out here, I don’t see a reason to come in on the centerline.
 - It’ll disappear and there will be internal streets that that will front on, that driveway will shorten.

- If you can do all natives and something you don't have to mow that would probably look fine. If you can try to get any other trees around this a head start, so it can get nestled in that tree line.
- I would suggest some native flowering plants with the native grasses. Just throw them in there and you'll have drifts of color in with the grasses.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (7-1-1) with Slayton voting no and Rosenblum non-voting. The motion provided for the color choice to return to staff with photos of other existing tower colors.

An amendment motion was made by Goodhart, seconded by Harrington, to use any single color. That motion failed on a vote of (2-7).