

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM# _____
Project # _____

DATE SUBMITTED: <u>May 12, 2010</u>	Action Requested
UDC MEETING DATE: <u>May 19, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 117 N. Charter Street (UW Charter Street Heating Plan Upgrades)

ALDERMANIC DISTRICT: 8 (Alder Eagon)

OWNER/DEVELOPER (Partners and/or Principles):
State of Wisconsin, UW System Board of Regents
1220 Linden Drive, Madison, WI 53706

ARCHITECT/DESIGNER/OR AGENT:
Robert Mangas, Potter Lawson Architects
15 Ellis Potter Ct, Madison, WI 57311

CONTACT PERSON: Gary A. Brown, FASLA, Director, Campus Planning & Landscape Architecture
Address: 610 Walnut Street, Madison, WI 53726
Phone: 608-263-3023
Fax: 608-265-3139
E-mail address: gbrown@fpm.wisc.edu

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building of Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 S.F.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee Required)
- Street Graphics Variance* (Fee Required)
- Other _____

* Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



REZONING REQUEST

**R5, C3 and various zoning districts of the WDOT Rail Corridor
within the defined Project Site Limit**

to

Planned Unit Development (PUD-GDP)

for the

**Charter Street Heating Plant Re-Build
117 N. Charter Street and 115 N. Mills Street**

UDC Application for FINAL approval of the GDP: May 12, 2010 for their May 19, 2010 Meeting

The scope of the Charter Street Heating Plant (CSHP) Project is to rebuild the existing facility by constructing a new 350,000 lbs/hour biomass boiler facility. The new boiler will be housed separately from the existing boilers requiring the construction of a building to house the boiler and the necessary distribution systems. The existing coal fired boilers will either be removed or retired, and their capacity replaced by new natural gas boilers. New steam turbine driven electrical generation will be installed in a new turbine building. The Project will also upgrade the rail delivery system at the site and provide a fuel handling system for biomass fuels with an on-site storage capacity for three to four days of use. The proposed rail delivery system includes modifications to the WSOR rail line extending from North Charter St. to West Washington Ave., including widening of the North Park St. bridge for a new main rail line, two sidings for rail car handling between North Park St. and West Washington Ave., and an adjustment in the location of the Southwest Bike Path located in the railroad right-of-way, east of East Campus Mall.

The project has been shared with the local alderpersons and neighborhood representatives through both the Joint Southeast and Joint West Campus Area Committee meetings on a regular basis and regular updates continue to be provided. Both neighborhood committees have recommended approval of the GDP. At their meeting on May 10, 2010 the Plan Commission recommended approval of the GDP to the Common Council which will act on Tuesday, May 18, 2010.

***** END *****



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SITE CONTEXT

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON URBAN DESIGN COMMISSION GDP FINAL APPROVAL
MAY 19, 2010



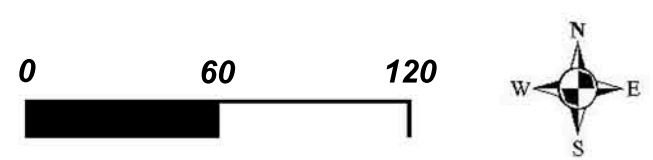
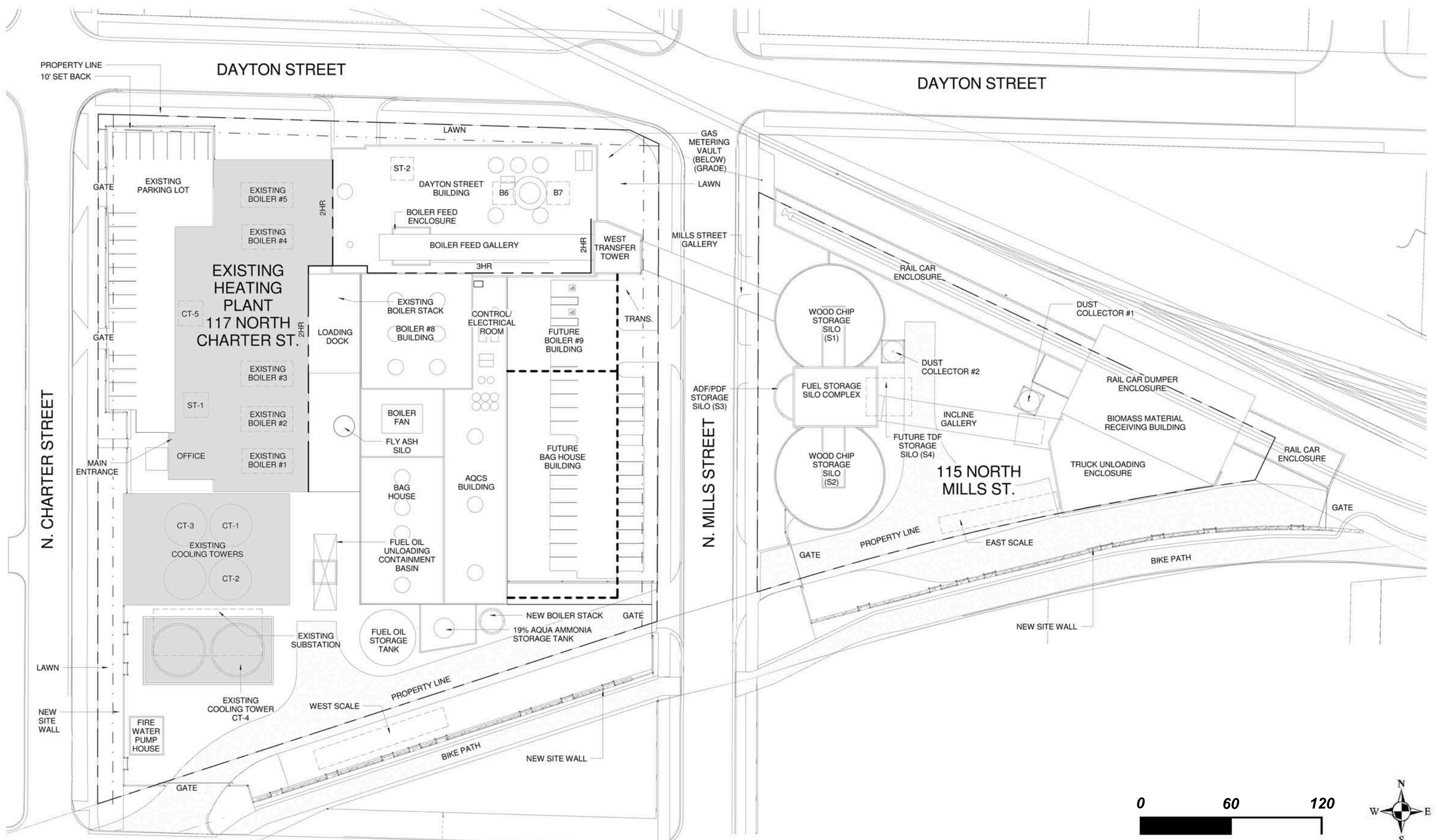


 Charter Street Heating Plant Rebuild Project Extents

LOCATOR MAP

**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON URBAN DESIGN COMMISSION GDP FINAL APPROVAL
MAY 19, 2010**





SITE PLAN

CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON URBAN DESIGN COMMISSION GDP FINAL APPROVAL
MAY 19, 2010





Mills Street looking South



Dayton Street looking Southeast



Mills Street looking South at night



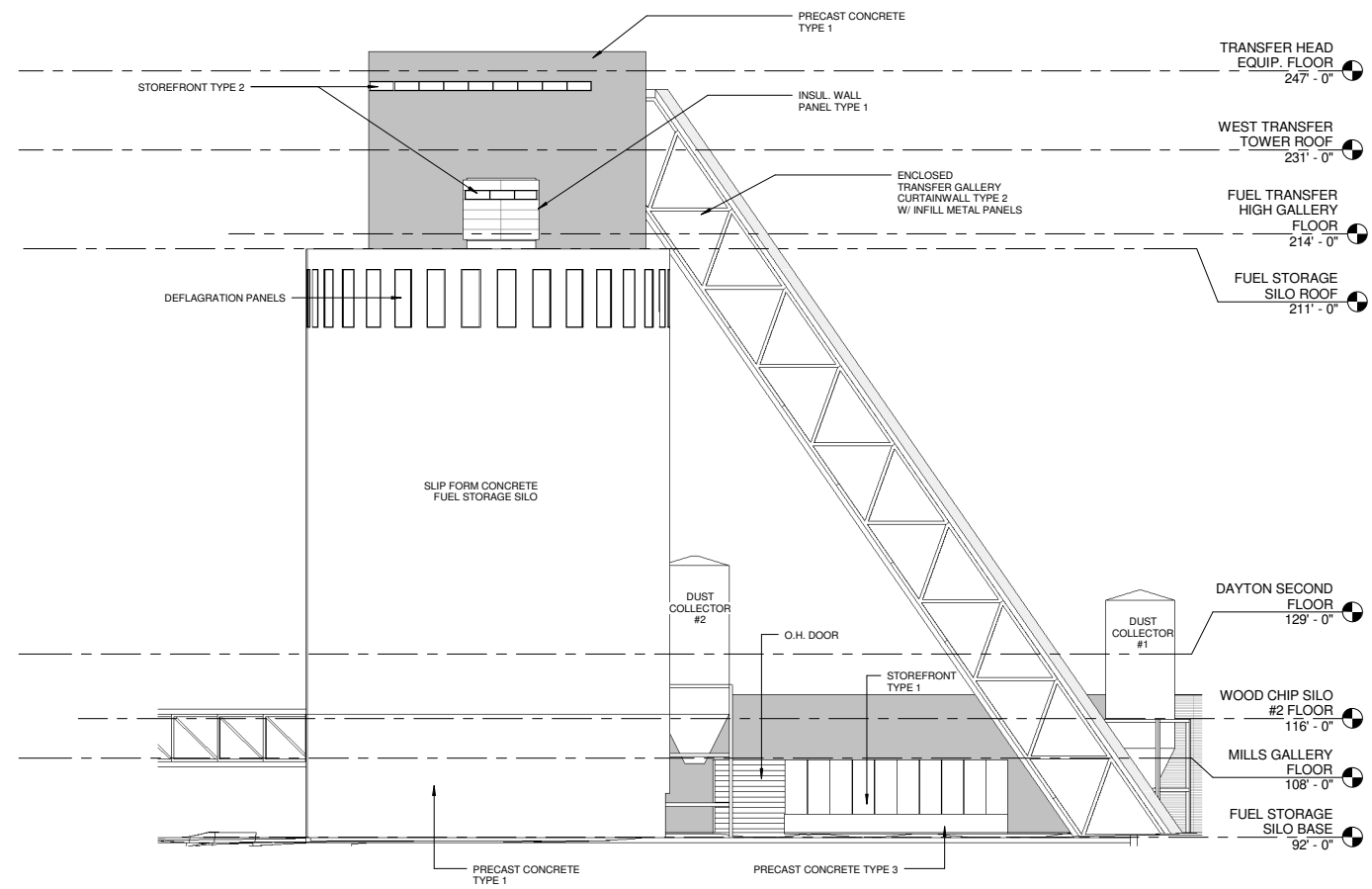
Dayton & Mills Street Intersection looking Southeast



Dayton Street looking West

EXTERIOR PERSPECTIVES





1 FUEL STORAGE - SOUTH ELEVATION
A205 1/16" = 1'-0"

PEC
POWER ENGINEERS
COLLABORATIVE LLC
150 Sundry Stage Road
Suite 110
Brookfield, Wisconsin 53005
WWW.PECLLC.COM

PÖYRY
POLYMERIZATION LLC
APPLICATIONS
MIDDOUGH
POTTER LAWSON

PLJ Project No:
2009.07.00

State of Wisconsin
Department of Administration
Division of State Facilities



Agency / Institution:
UNIVERSITY OF WISCONSIN SYSTEM

**CHARTER STREET HEATING
PLANT REBUILD**

MADISON, WI

BUILDING ELEVATIONS

Project Title:

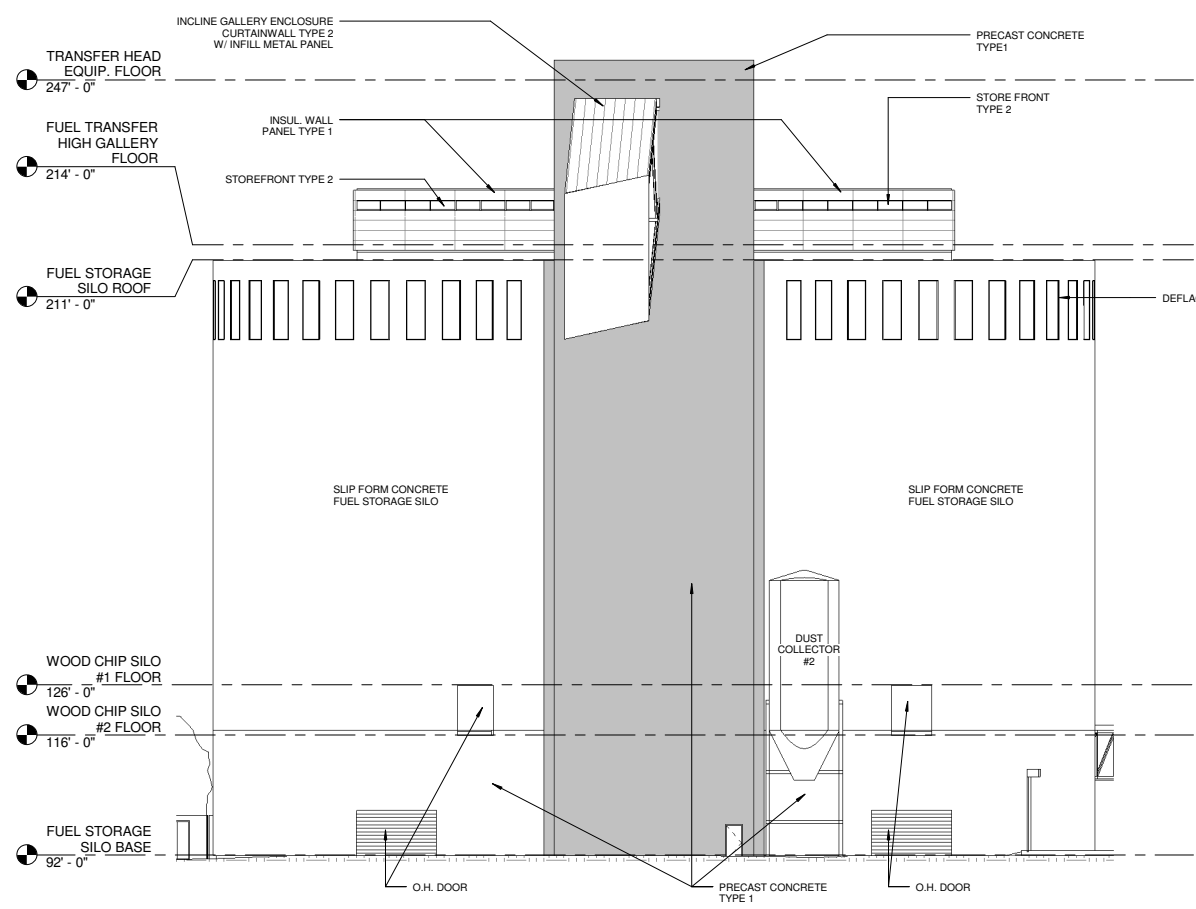
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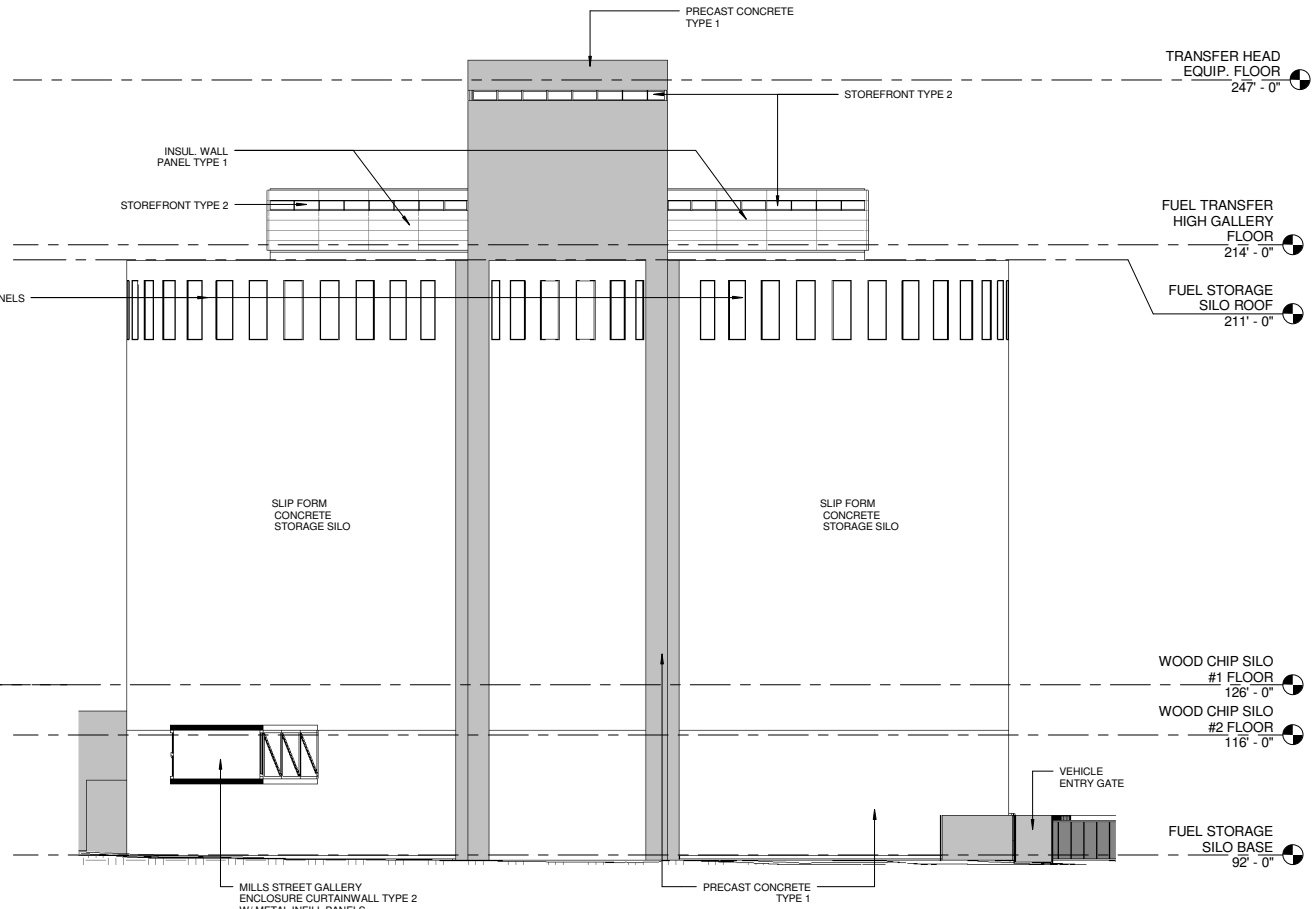
Revisions:

No.	Date:	By:	Description:
A	4.15.10		EPC CONCEPT

Graphic Scale	
DSF Number	09A2L
Set Type	PR
Date Issued	03-10-10
Sheet Number	A205



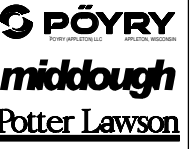
2 FUEL STORAGE - EAST ELEVATION
A204 1/16" = 1'-0"



1 FUEL STORAGE - WEST ELEVATION (MILLS STREET)
A204 1/16" = 1'-0"



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State of Wisconsin
Department of Administration
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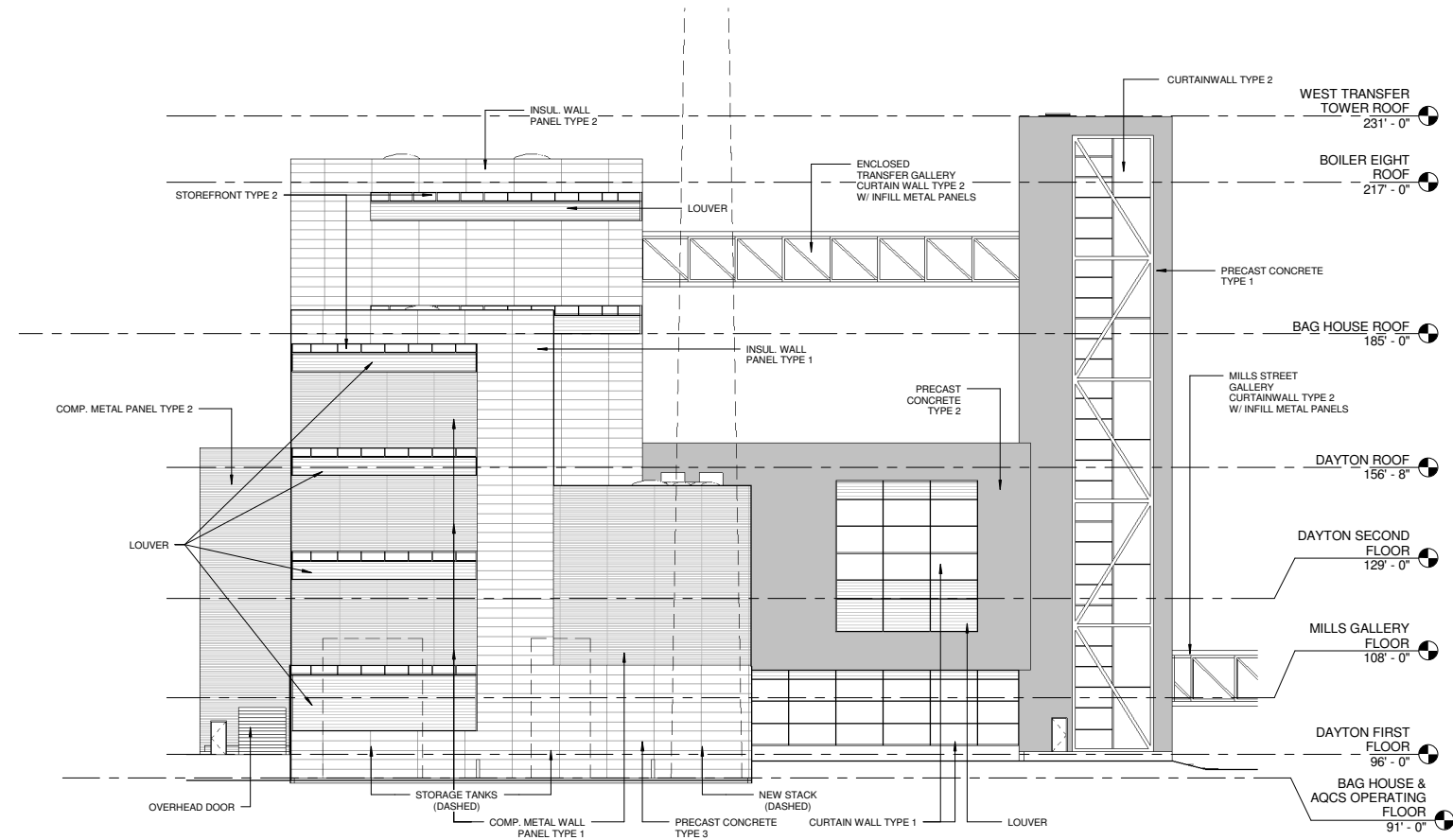
CHARTER STREET HEATING
PLANT REBUILD
MADISON, WI

BUILDING ELEVATIONS

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1 SOUTH ELEVATION - HEATING PLANT
 A203 1/16" = 1'-0"

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 POTTERLAWSON LLC
 APPLICON, WISCONSIN
middough
Potter Lawson

PLJ Project No:
 2009.07.00

State of Wisconsin
 Department of Administration
 Division of State Facilities



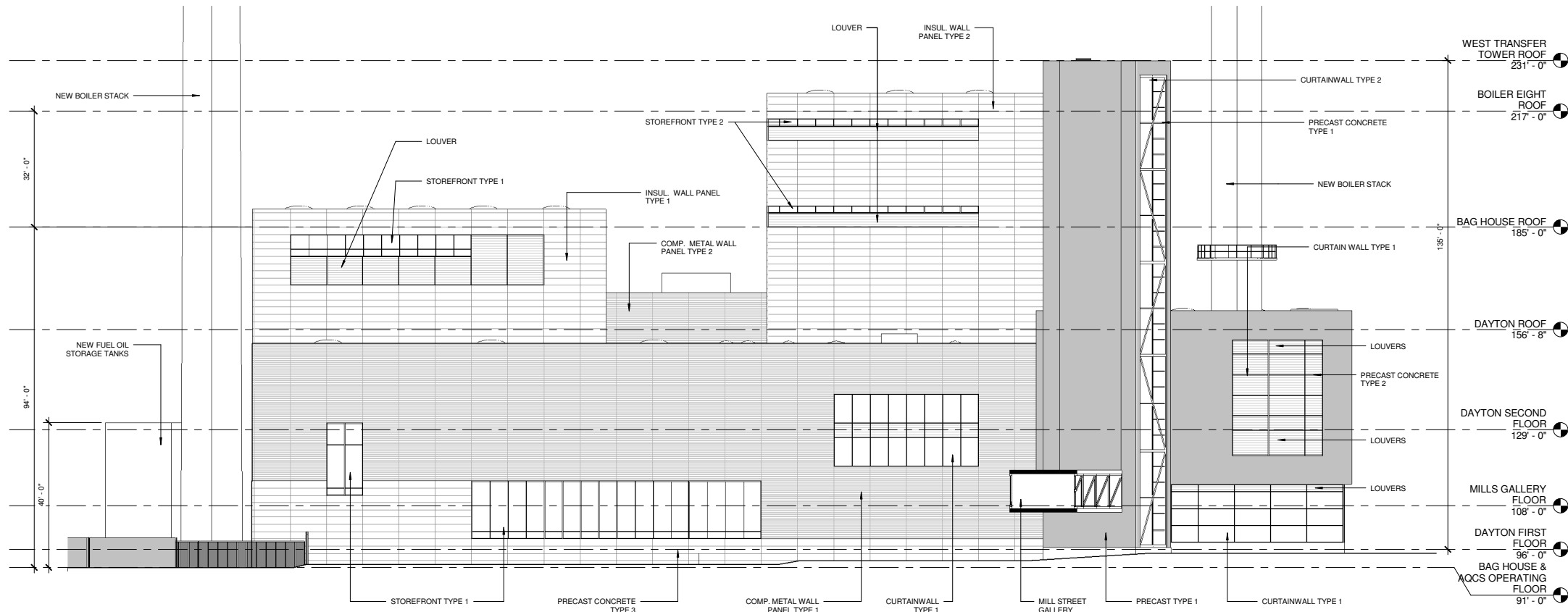
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**CHARTER STREET HEATING
 PLANT REBUILD**
 MADISON, WI
 BUILDING ELEVATIONS

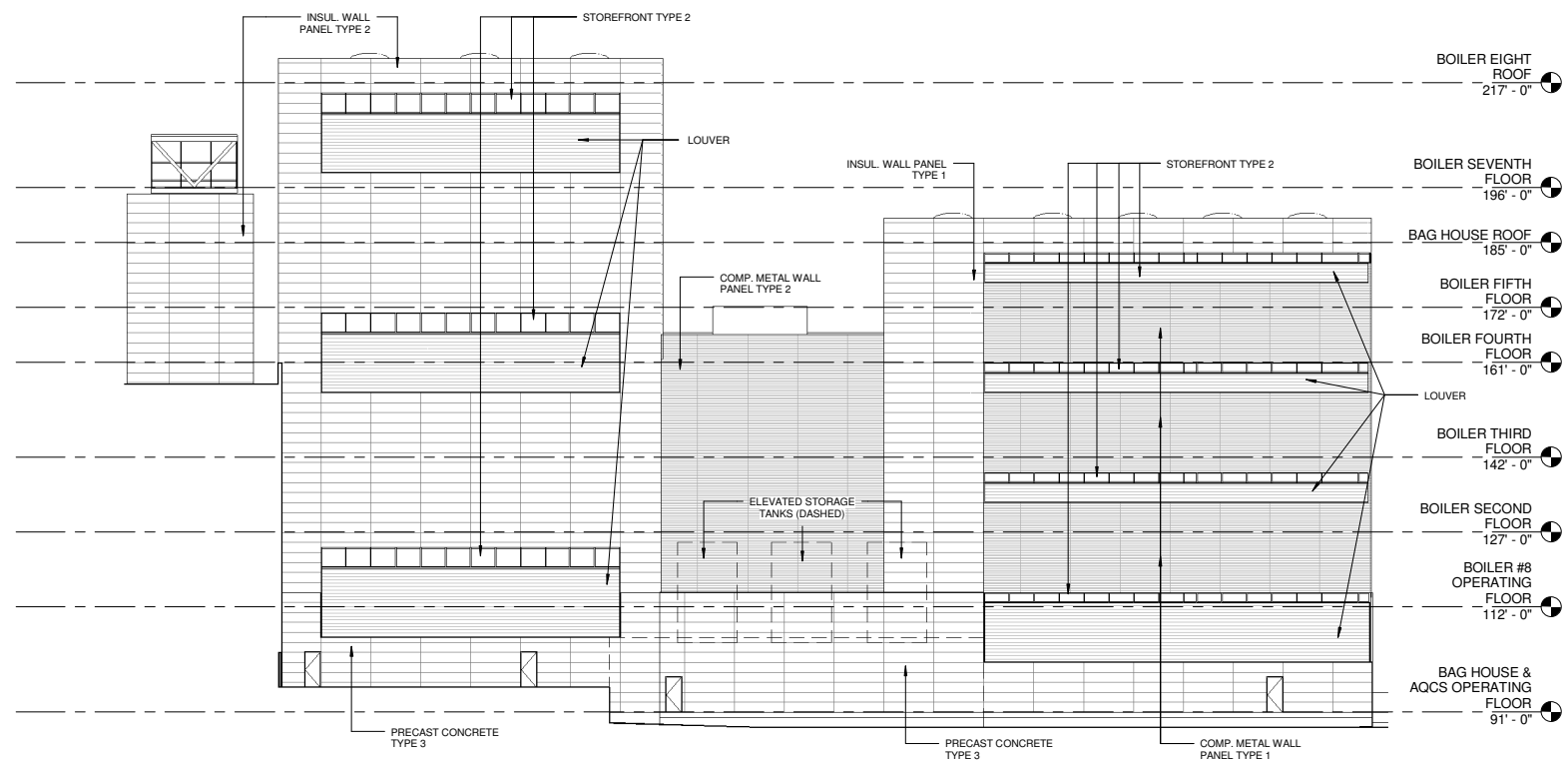
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Date Issued	03-10-10
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1 EAST ELEVATION - HEATING PLANT
 1/16" = 1'-0"



2 WEST ELEVATION - HEATING PLANT
 1/16" = 1'-0"

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PÖYRY
 POTTERLAWSON LLC
 ARCHITECT, INTERIOR DESIGNER

middough
 POTTERLAWSON

PLJ Project No:
 2009.07.00

State of Wisconsin
 Department of Administration
 Division of State Facilities

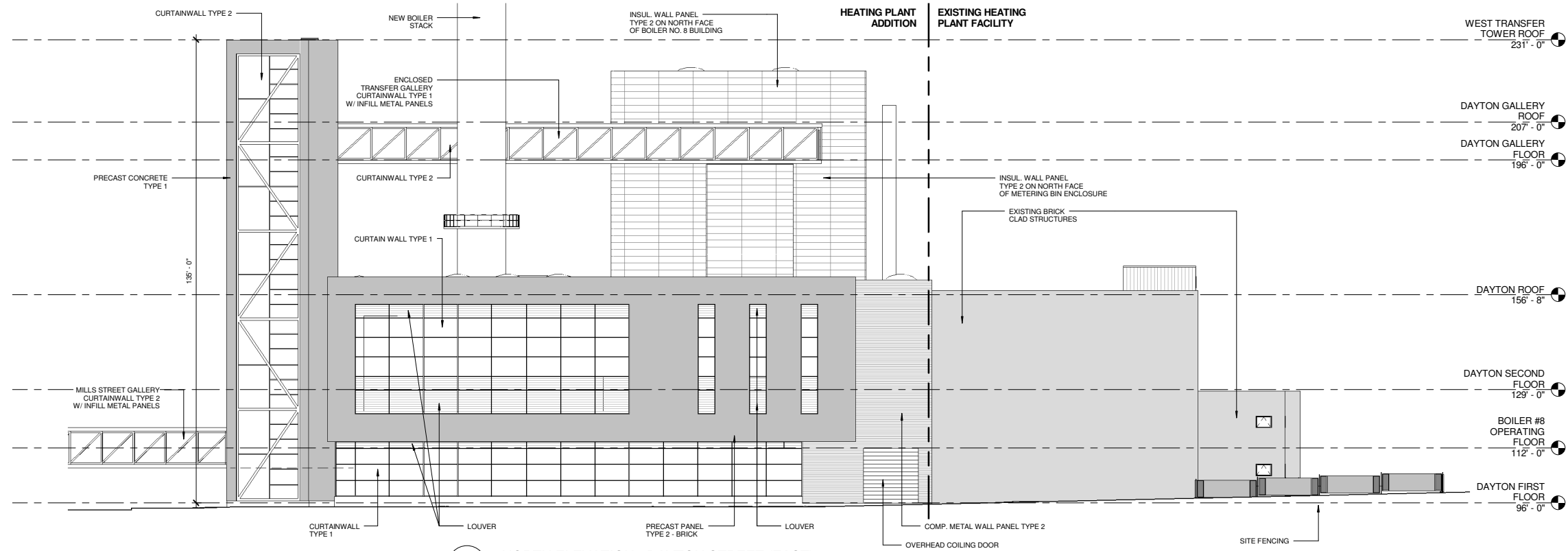
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 UNIVERSITY OF WISCONSIN SYSTEM

**CHARTER STREET HEATING
 PLANT REBUILD**
 MADISON, WI
 BUILDING ELEVATIONS

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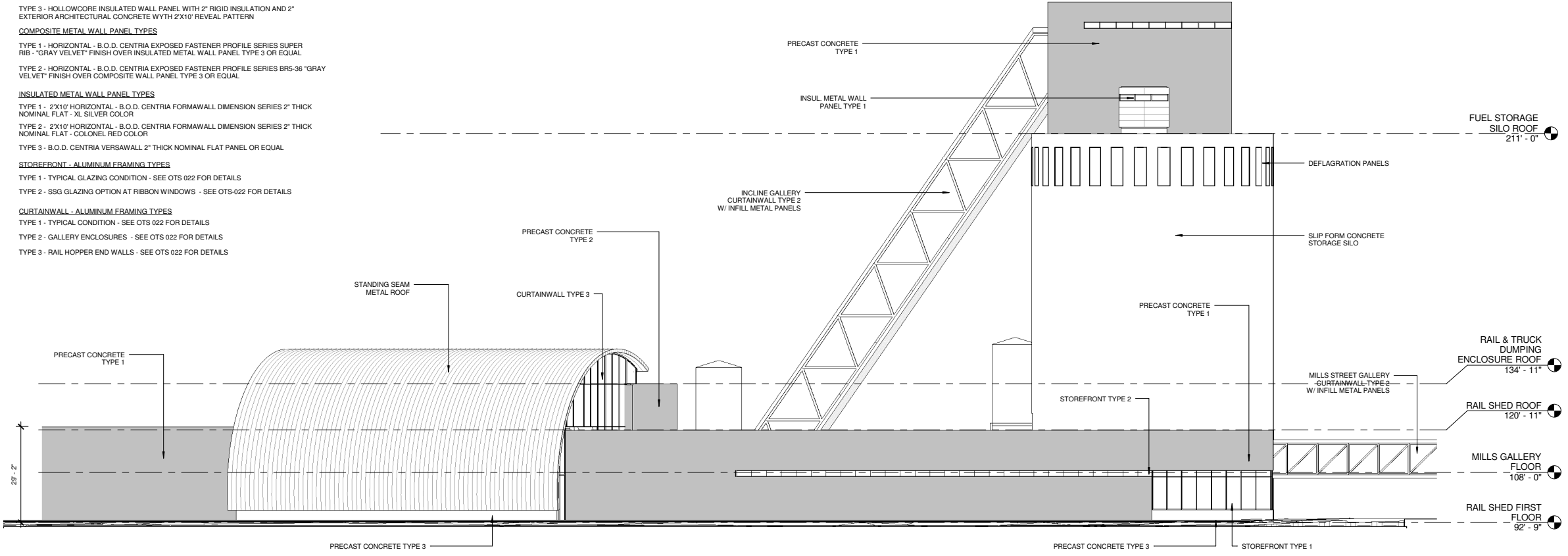
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Date Issued	03-10-10
Sheet Number	A202



1 NORTH ELEVATION - DAYTON STREET (EAST)
A201 1/16" = 1'-0"

- MATERIAL LEGEND**
- PRECAST CONCRETE TYPES**
- TYPE 1 - HOLLOWCORE INSULATED WALL PANEL WITH 2" RIGID INSULATION AND 2" EXTERIOR ARCHITECTURAL WYTH FACED WITH BRICK TYPE 1
 - TYPE 2 - HOLLOWCORE INSULATED WALL PANEL WITH 2" RIGID INSULATION AND 2" EXTERIOR ARCHITECTURAL WYTH FACED WITH BRICK TYPE 2
 - TYPE 3 - HOLLOWCORE INSULATED WALL PANEL WITH 2" RIGID INSULATION AND 2" EXTERIOR ARCHITECTURAL CONCRETE WYTH 2'X10' REVEAL PATTERN
- COMPOSITE METAL WALL PANEL TYPES**
- TYPE 1 - HORIZONTAL - B.O.D. CENTRIA EXPOSED FASTENER PROFILE SERIES SUPER RIB - "GRAY VELVET" FINISH OVER INSULATED METAL WALL PANEL TYPE 3 OR EQUAL
 - TYPE 2 - HORIZONTAL - B.O.D. CENTRIA EXPOSED FASTENER PROFILE SERIES BR5-36 "GRAY VELVET" FINISH OVER COMPOSITE WALL PANEL TYPE 3 OR EQUAL
- INSULATED METAL WALL PANEL TYPES**
- TYPE 1 - 2'X10' HORIZONTAL - B.O.D. CENTRIA FORMAWALL DIMENSION SERIES 2" THICK NOMINAL FLAT - XL SILVER COLOR
 - TYPE 2 - 2'X10' HORIZONTAL - B.O.D. CENTRIA FORMAWALL DIMENSION SERIES 2" THICK NOMINAL FLAT - COLONEL RED COLOR
 - TYPE 3 - B.O.D. CENTRIA VERSAWALL 2" THICK NOMINAL FLAT PANEL OR EQUAL
- STOREFRONT - ALUMINUM FRAMING TYPES**
- TYPE 1 - TYPICAL GLAZING CONDITION - SEE OTS 022 FOR DETAILS
 - TYPE 2 - SSG GLAZING OPTION AT RIBBON WINDOWS - SEE OTS-022 FOR DETAILS
- CURTAINWALL - ALUMINUM FRAMING TYPES**
- TYPE 1 - TYPICAL CONDITION - SEE OTS 022 FOR DETAILS
 - TYPE 2 - GALLERY ENCLOSURES - SEE OTS 022 FOR DETAILS
 - TYPE 3 - RAIL HOPPER END WALLS - SEE OTS 022 FOR DETAILS



2 NORTH ELEVATION - DAYTON STREET (WEST)
A201 1/16" = 1'-0"

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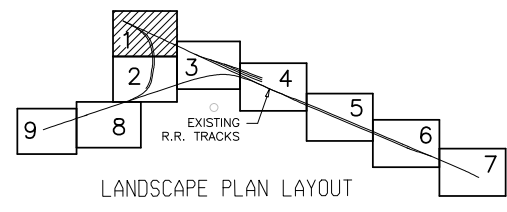
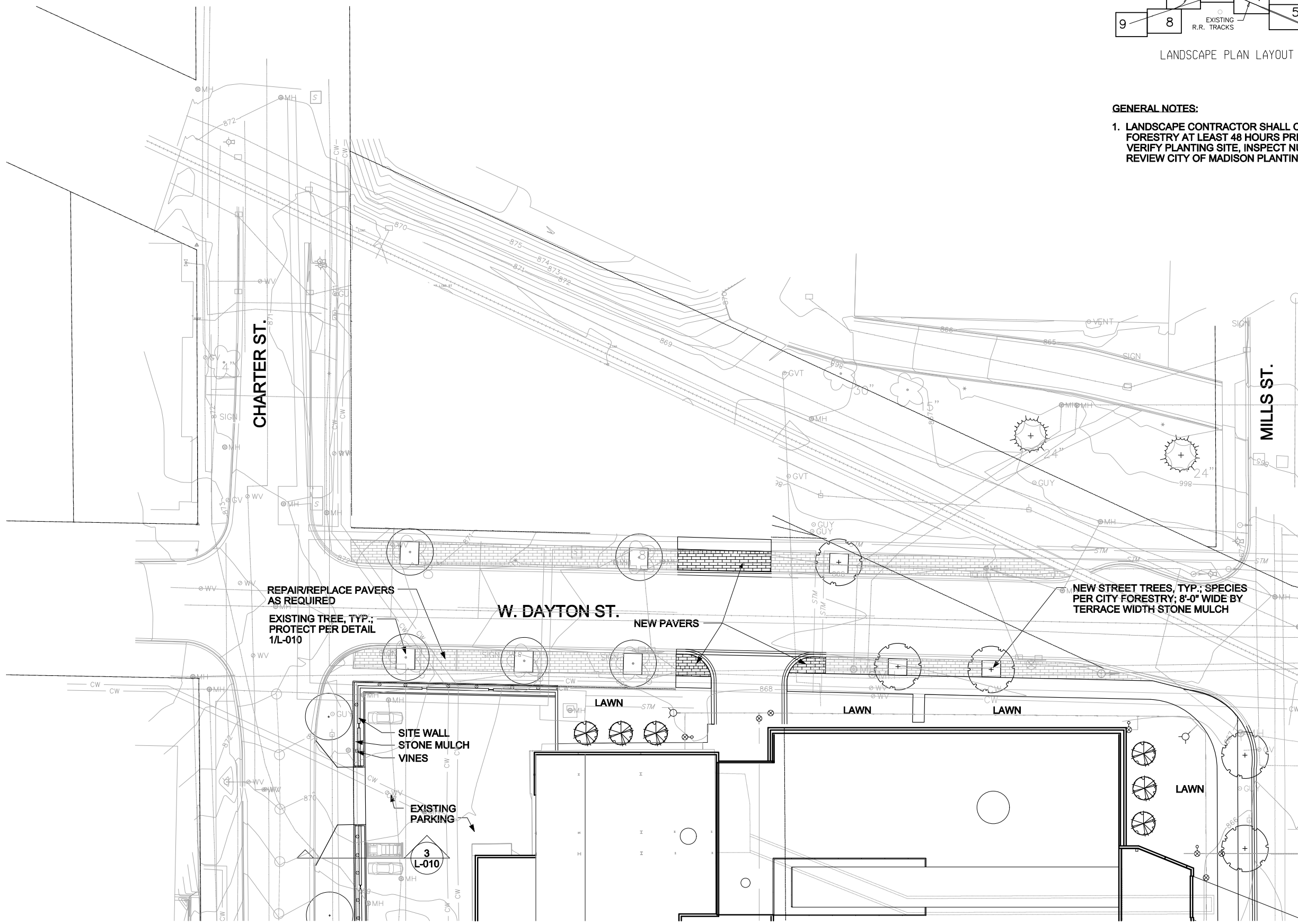
UNIVERSITY OF WISCONSIN SYSTEM

CHARTER STREET HEATING PLANT REBUILD
MADISON, WI
BUILDING ELEVATIONS

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Project Location:
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A	4.15.10		EPC CONCEPT

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Set Type: PR
Date Issued: 03-10-10
Sheet Number: **A201**



- GENERAL NOTES:**
1. LANDSCAPE CONTRACTOR SHALL CONTACT CITY FORESTRY AT LEAST 48 HOURS PRIOR TO PLANTING TO VERIFY PLANTING SITE, INSPECT NURSERY STOCK, AND REVIEW CITY OF MADISON PLANTING SPEC.

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PÖYRY
 FINN (APPLICABLE) LLC APPLICABLE WISCONSIN

middough

Potter Lawson

State of Wisconsin
 Department of Administration
 Division of State Facilities

Agency / Institution:
 UNIVERSITY OF WISCONSIN, MADISON

Project Title:
CHARTER STREET REBUILD

Project Location:
MADISON, WI.

Sheet Title:
 GDP LANDSCAPE PLAN

Revisions:

No.	Date:	By:	Description:
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DSF Number	09A2L
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Date Issued	03-10-10
Sheet Number	L-001





Mills Street looking Northwest from bike path



Mills Street looking North



Bike Path looking West



Bike Path looking Northeast

EXTERIOR PERSPECTIVES

**CHARTER STREET HEATING PLANT REBUILD
CITY OF MADISON URBAN DESIGN COMMISSION GDP FINAL APPROVAL
MAY 19, 2010**

