

AGENDA # 9

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** October 21, 2009

TITLE: 117 North Charter Street – PUD(GDP) for Charter Street Heating Plant Upgrades. 8th Ald. Dist. (16323) **REFERRED:**
REREFERRED:
REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: October 21, 2009 **ID NUMBER:**

Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, John Harrington, Richard Wagner, Mark Smith, Ron Luskin and Jay Ferm.

SUMMARY:

At its meeting of October 21, 2009, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP) located at 117 North Charter Street. Appearing on behalf of the project were Gary Brown, Alan Fish, Paul Schwartz, Bryan Eskra, Eric Lawson and John Harrod, all representing the UW-Madison; Robert Mangas and James Moraviec, representing Potter Lawson, Inc.; and Jay Ehrfurth, representing the DOA. The project provides for the reconstruction of the Charter Street Heating Plant to eliminate its current use of coal as the primary fuel source in favor of its conversion into a biomass boiler facility. The project involves the development of a rail based biomass delivery system in conjunction with a total redo of the Charter Street Heating Facility as presented. Following the presentation the Commission noted the following:

- Although the project provides for big dull boxes, other components feature shapes that reveal function, fence for security but reveal as much as possible; transparent building function, to see activities.
- Look at opportunities for observation interview of activities.
- Look at use of colors and providing for educational opportunities.
- Look at effect on bikers, stop signage and other safety issues due to the facility's proximity and operation adjacent to the bikeway. Curb cut to close to bikepath; relocate or move back to reduce conflicts.
- Concern with environmental impacts, provide more information with additional consideration.
- Conveyor on bridge on South Mills has got to be considered a "beautiful objects" including the buildings and facilities.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 7 & 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 117 North Charter Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings								info
							7	
							6	
								info

General Comments:

- Promising project to create some landmark structures.
- Exciting potential for daylighting alternative fuels.
- Wow.