

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: April 7, 2010
TITLE: 117 North Charter Street – PUD(GDP) for Charter Street Heating Plant Updates. 8 th Ald. Dist. (16323)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: April 7, 2010	ID NUMBER:

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

SUMMARY:

At its meeting of April 7, 2010, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP) located at 117 North Charter Street. Appearing on behalf of the project were Eric Lawson, representing the State of Wisconsin/UW-Madison; Robert Mangas, Dan Murray, representing the Department of Commerce, Division of Safety & Buildings; and Alan Fish, representing UW-Madison. Mangas and Fish provided an update to a previous informational presentation on the Charter Street Heating Plant upgrades noting that the project would be accommodated under a PUD(GDP) zoning request, with future PUD-SIPs in three future phases. Following the presentation the Commission noted the following:

- Beautiful but caution for privacy wall along bike path; a graffiti opportunity, need to see masculinity of the facility, use rugged landscape treatment, for example a natural seed mixture.
- Articulate wall, make it an art piece, incorporate mesh fencing along the bike path.
- Want to see more animation of the silos, don’t want wall along bikeway and maintain transparency of building at a pedestrian scale.
- Bring slip form concrete down to ground, eliminate brick base on the silos.
- Use more metal panel.
- Fence is regular, plant architecture is irregular; fence should be irregular and should allow for phased views into the facility.
- The silos are heart and soul of the project; suggest them as a place to provide informational opportunities with operation of facility adjacent to the bike path.
- The wall along bike path presents opportunity for art student synergy.
- Add another level of detail by stepping of the silos along with changes in aggregate color; design of the silo; looked at rammed earth.
- Display bio-crops along frontage adjacent to plant as part of the landscape.
- The truck entry off of Spring Street needs to be defined; entry conflicts with bikes along the adjacent bike path.
- At SIP consider night lighting interest for the plant.

- Don't need to tie into the red or yellow brick on the existing facilities on the existing façades to remain. Can do something more bold of a move, architecture should reflect.
- Concern with concrete chimneys.
- Eliminate brick base at silos, maybe extend concrete slip form down and consider ivy.
- Consider the use of multi-form concrete fencing.
- Consider varying voids and solids with the fencing treatment.
- Provide architectural interest to the top of silo based on their viewability from distances such as John Nolen Drive.

ACTION:

On a motion by Barnett, seconded by Harrington, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required address of the above stated concerns.

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 6, 6, 7, 7, 7, 8 and 8.

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	7	7	-	-	-	-	8	7
	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	8
	6	7	-	-	-	-	7	7
	5	6	5	-	-	5	6	6
	7	8	-	-	-	-	7	7

General Comments:

- Nice!
- Opportunity to build our energy facilities of high quality design and integrate into urban fabric.
- Fabulous. Study silos and fence opportunities.
- As the technical side firms up, the architecture needs to step up.
- Excellent exhibits, beautiful architectural forms and treatments.