

# JOINT WEST CAMPUS AREA COMMITTEE

## REPORT of ACTION

June 9, 2010

<b>Agenda Item / Project Name:</b>	CHARTER STREET HEATING PLANT RE-BUILD PROJECT
<b>Street Address:</b>	117 N. Charter Street
<b>Project Contact(s)/Phone #'s:</b>	Alan Fish, 262-3488, John Harrod, 263-3077 Gary Brown, 263-3023, Robert Mangas (Potter Lawson) 274-2741
<b>Date of JWCAC meeting(s):</b>	June 9, 2010
<b>JWCAC Members in Attendance:</b> Allen Arntsen, Dawn Crim, Nan Fey, Alan Fish, Karl Frantz, Sherwood Malamud, Micheal Nenmetz, Brad Ricker, Laura Rose, Chris Schmidt, Laura Shere, Caitlin Seifert, Mark VanderWoude, Liz Vowles, Robbie Webber.	
<b>Committee staff present:</b> Gary Brown	

### Brief Project Description:

The overall Charter Street Heating Plant (CSHP) Re-Build Project will reconstruct portions of the existing coal fired boiler plant and construct a new 350,000 lbs/hour biomass fueled facility. This portion of the project will construction the Package Boiler Building at the corner of West Dayton Street and North Mills Street on an existing surface parking lot. Project will get underway in September 2010. This portion of the overall development allows two new gas fired boilers to be installed to keep the heating plant up and running while the rest of the new heating plant conversion is in construction.

A presentation was made by Alan Fish (UW) and Robert Mangas (Potter Lawson Architects) that provided an overview of the design of the boiler building including samples of proposed materials. A 175 foot tall, 13 foot diameter exhaust stack is included with this development.

### Action or Recommendation by JWCAC:

Motion to recommend approval of the Specific Implementation Plan (SIP #1) for the Dayton Street Boiler Building at the Charter Street Heating Plant (117 N. Charter Street) to the City of Madison Plan Commission made by Sherwood Malamud. Second by Mark VanderWoude. No discussion.

Motion was approved via voice vote with no opposition. The following individuals abstained from voting: Nan Fey and Chris Schmidt.

## AGENDA #5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 16, 2010
TITLE: 117 North Charter Street – PUD(SIP) for Charter Street Heating Plant Upgrades. 8 <sup>th</sup> Ald. Dist. (16323)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: June 16, 2010	<b>ID NUMBER:</b>

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

### SUMMARY:

At its meeting of June 16, 2010, the Urban Design Commission **GRANTED FINAL APPROVAL** of the first phase PUD(SIP) for the “Charter Street Heating Plant” upgrades located at 117 North Charter Street. Appearing on behalf of the project were Gary Brown, Robert Mangas and Alan Fish, all representing the UW-Madison. This project is for the first of three to four SIPs; it provides for the gas fired boiler package at the corner of Dayton and Mills Streets. Mangas presented building elevations, site/landscape plans and material/color palette details, including utility size brick options. Comments from the Commission were as follows:

- Prefer the orange brick, medium tone.
- Provide a base, 8”-12” below corrugated metal, precast.
- Provide option for use of bollards at the doors.

### ACTION:

On a motion by Wagner, seconded by Luskin, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion provided for the following:

- Provide a concrete or stone base along the metal ribbed façade.
- The preference is for the brick color to be “Veloce Brick” along with a revised side (south) elevation showing glass to include windows that match the main façade.

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

General Comments:

- Nice start – look forward to seeing more detail.