



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>3/8/17</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>3/22/17</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 1004 & 1032 S. Park Street, Madison Wisconsin
Project Title (if any): Wingra Creek Residences

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Wingra Creek Residences, LLC

Street Address: P.O. Box 620037
Telephone: (608) 345-0701 Fax: ()

Company: Wingra Creek Residences, LLC

City/State: Middleton WI Zip: 53562
Email: Terrence@twallenterprises.com

Project Contact Person: Jeffrey Davis

Street Address: 16 North Carroll Street
Telephone: (608) 284-8225 Fax: ()

Company: Angus Young Associates

City/State: Madison, WI Zip: 53703
Email: jeffd@angusyoung.com

Project Owner (if not applicant) : _____

Street Address: _____
Telephone: () Fax: ()

City/State: _____ Zip: _____
Email: _____

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Tim Parks on 07.05.2016.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Wingra Creek Residences, LLC Relationship to Property Developer/ Owner

Authorized Signature By:  Date 3/8/17

Terrence R. Wall, President of Its Manager



TO:

Jessica Vaughn

Department of Planning & Development – City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE:

Letter of Intent – UDC Informational Review

PROJECT:

Peloton Residences

1004 & 1032 S. Park Street Madison, WI

March 8th, 2017

Page 1 of 3

AYA Project # 59830

Jessica,

The following is submitted together with the plans and application for review by staff and the Urban Design Commission. With this application we will be requesting an informational review of the project development and site plan layout.

Organizational Structure:

Owner/ Developer:

Wingra Creek Residences, LLC
P.O. Box 620037
Middleton, WI 53562
608-345-0701
Contact: Jon Hepner
jon@twallenterprises.com

Architect:

Angus-Young Associates, Inc.
16 N. Carroll Street Suite 610
Madison, WI 53703
608-284-8225
Contact: Jeff Davis
jeffd@angusyoung.com

Engineer:

Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
608-821-3966
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape Design:

The Bruce Company
2830 Parmenter Street
PO Box 620330
Middleton, WI 53562
608-836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com



Introduction:

The triangular 1.65 acre site is located on the south corner of Park Street and Fish Hatchery Road and is part of an approved PUD_GDP that established a guide for redevelopment of the former Bancroft Dairy site. The PUD-GDP was approved by the Common Council on October 4, 2011 and later approved to a PUD-SIP zoning.

This proposal will create a dynamic mixed-use community that features attractive architecture and landscaping with density and uses that will support the surrounding businesses and residential neighborhood with a reflection to the history of the site.

Project Description:

The proposed development consists of 3 buildings of three to five stories surrounding an elevated and landscaped courtyard. The development provides a commercial space at the “wedge” of the site (corner of Park St. and Fish Hatchery Rd.) and along Park Street, live-work commercial spaces on Park Street and residential uses throughout the remainder of the site. Parking is below grade and the entrance is located along the South façade at the alley way between UW health and the proposed site. Residential apartments extend from the first through the fourth floors with a range of unit types available. The 4th level units are lofts, which consist of an internal 2nd loft level. The buildings will contain (152) apartment units, 12,287 gsf of commercial (including 1st level of live/work units and 5th level commercial space), and (5) live-work units totaling 7,337 gsf of additional residential. We are providing site access via South Street (alley) from Fish Hatchery Road. Residents are encouraged to exit the site by turning Right onto South Park Street.

The UW/ Wingra Clinic plan provided a shared drive for vehicular access to the site from either Park Street or Fish Hatchery. The proposed building has access to the parking level via ramp off this shared drive. 157 heated and secured parking stalls are provided. The parking level also provides room for 72 bicycle parking stalls.

The property is in the Bay Creek Neighborhood Association and within the boundaries of UDD 7, the South Madison Neighborhood Plan, the Wingra BUILD plan and an approved PD_SIP. The proposed development is generally consistent with those plans.

Building Design:

The design concept of the project reflects on the site history of Bancroft Dairy with a contemporary approach. This site was historically used as a manufacturing industrial use. With the Park Street elevation, we wanted to reflect on that history and are providing a contemporary reflection of an “industrial warehouse” feel with large divided light windows, inset balconies with soldier course and row lock brick detailing with awnings at the commercial spaces. Also, we plan to provide exposed steel canopy/ sunshade structure at the first level commercial space to further this industrial aesthetic. This warehouse look transitions into a more contemporary focus at the point – the idea being that we are transitioning to an iconic element of the design that doesn’t forget about the neighborhood’s history. This concept is meant to reflect the overall transition of the Park Street Corridor.

The “point” will include a 5 ½ story glass curtain wall with an industrial sun shade canopy that jets out towards the intersection at the first level. The point will be a mixture of vision glass and spandrel glass to hide the floor structure. It will feature aluminum fins on the curtain wall to emphasize the verticality of the point element, and create an undulating appearance that changes based on your viewpoint. The top level will include a 2,906 gsf rooftop space to be leased. This is intended to be an amenity to the Bay Creek Neighborhood. Also included on the top level is a rooftop patio for residents and the users of the commercial space that will feature great views of the Capitol and Lake Monona.

For exterior building materials, we are proposing a mixture of limestone base, brick veneer, composite panel and composite siding, glass curtain wall and aluminum storefront.



Site Development Data:

Densities:	
Lot area	71,647 sf or 1.64 acres
Dwelling units	157 units
Lot Area/ D.U.	456 sf/ unit
Density	95.2 Units/ Acre
Lot Coverage	57,674 sf

Dwelling Unit Mix:	
Live/Work:	5
Studio:	37
1 Bedroom:	62
1 Bedroom Loft:	5
2 Bedroom:	37
<u>2 Bedroom Loft:</u>	<u>11</u>
Total:	157, 152 non live/work

Building Height: 3-5 Stories

Floor Area Ratio:	
Commercial	12,287 gsf
Live/ Work Space	11,301 gsf
Parking/ Support Spaces	58,767 gsf
<u>Residential</u>	<u>167,472 gsf</u>
Gross Floor Area	249,827 gsf
Floor Area Ratio	3.487

Vehicle Parking Stalls:
Lower Level 157

Bicycle parking stalls:
Parking Level 72

Thank you for your time reviewing our proposal.

Sincerely,

Jeff Davis, AIA



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Angus
Young

1956-2016

Balance in Creativity

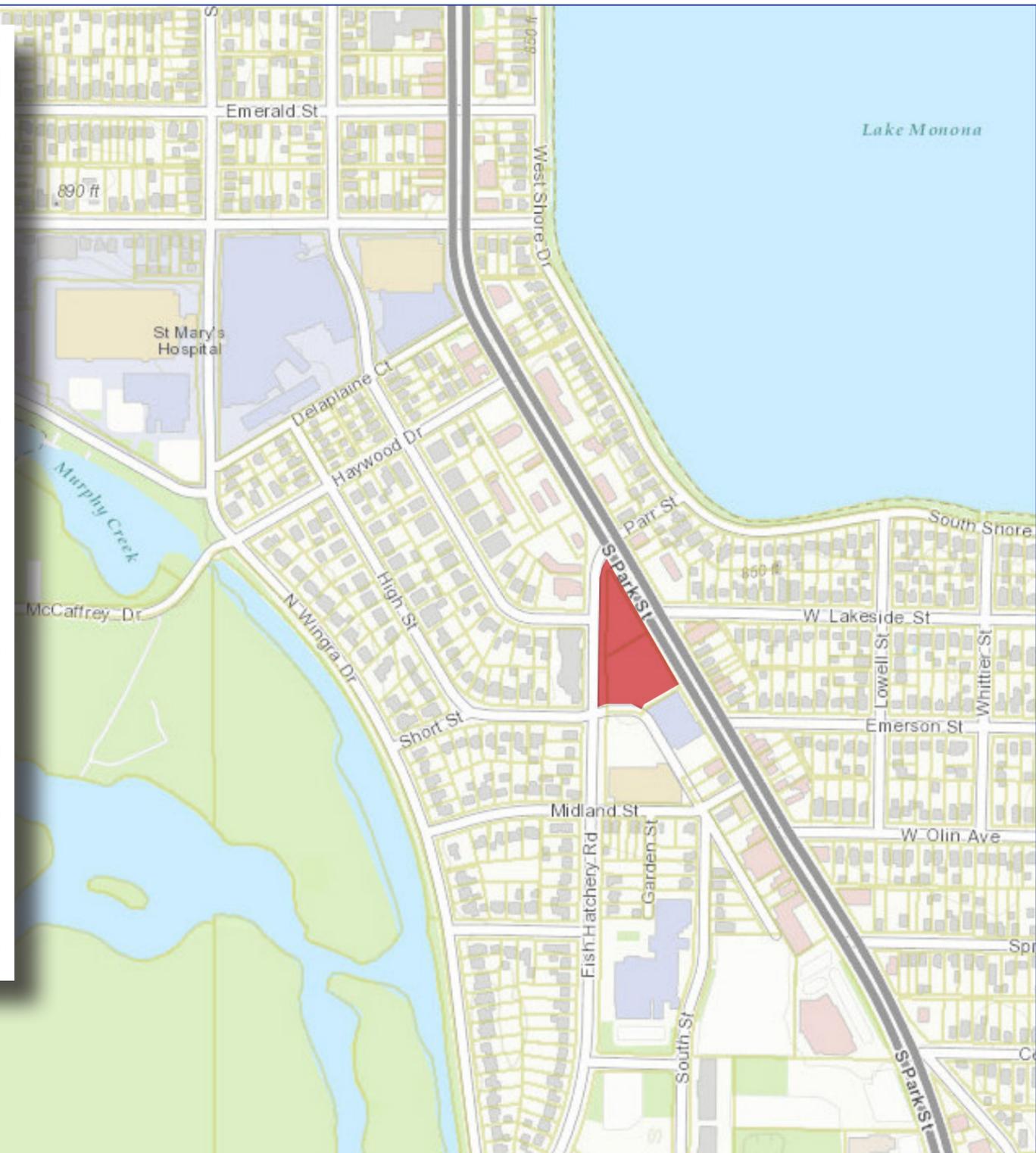
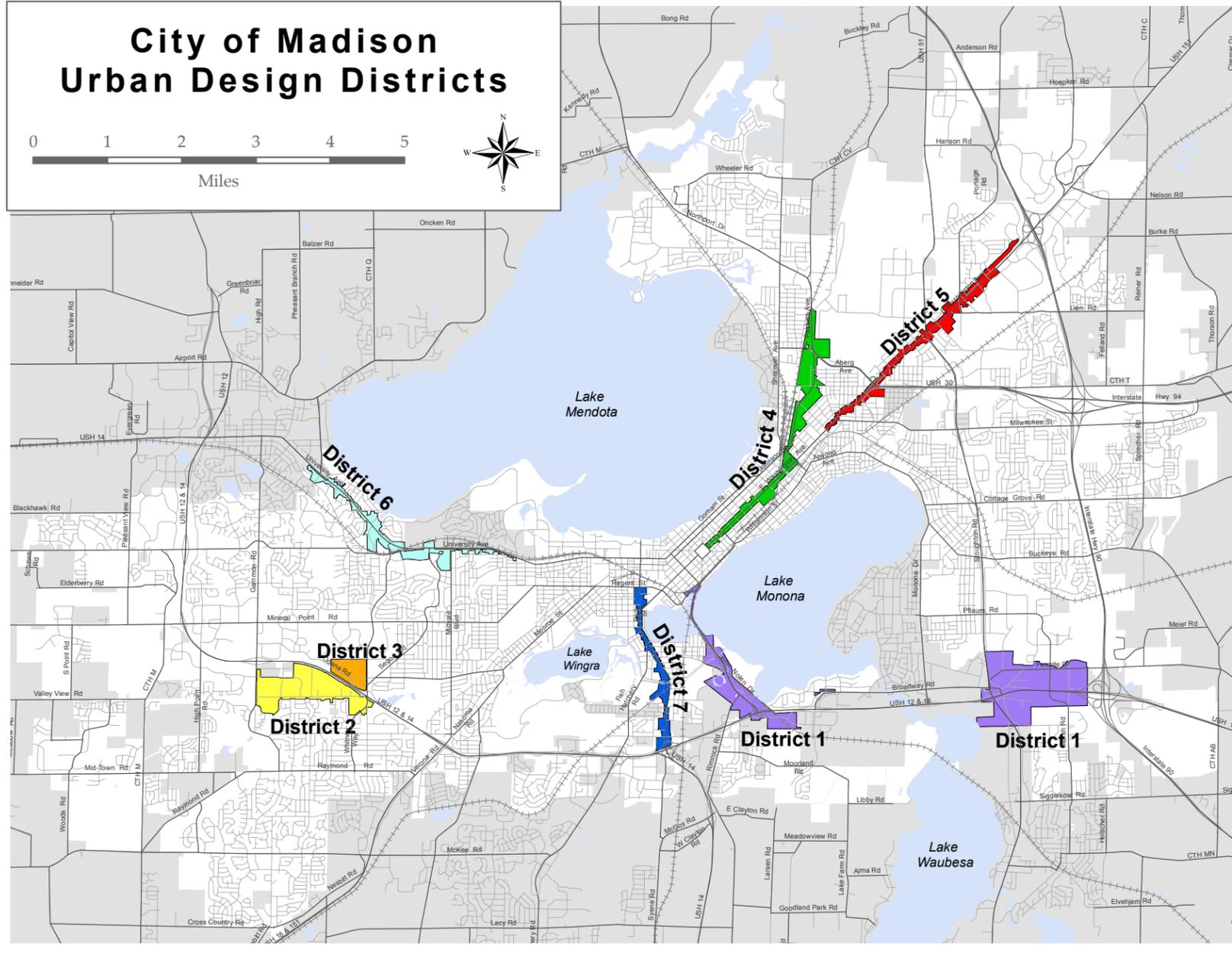
The Peloton Residences
Wingra Point 2 Residences, LLC

Urban Design Commission
Informational Submittal

Jeff Davis
Angus-Young Associates
jeffd@angusyoung.com
608.284.8225

Jon Hepner
T. Wall Enterprises
jon@twallenterprises.com
608.444-5552

City of Madison Urban Design Districts



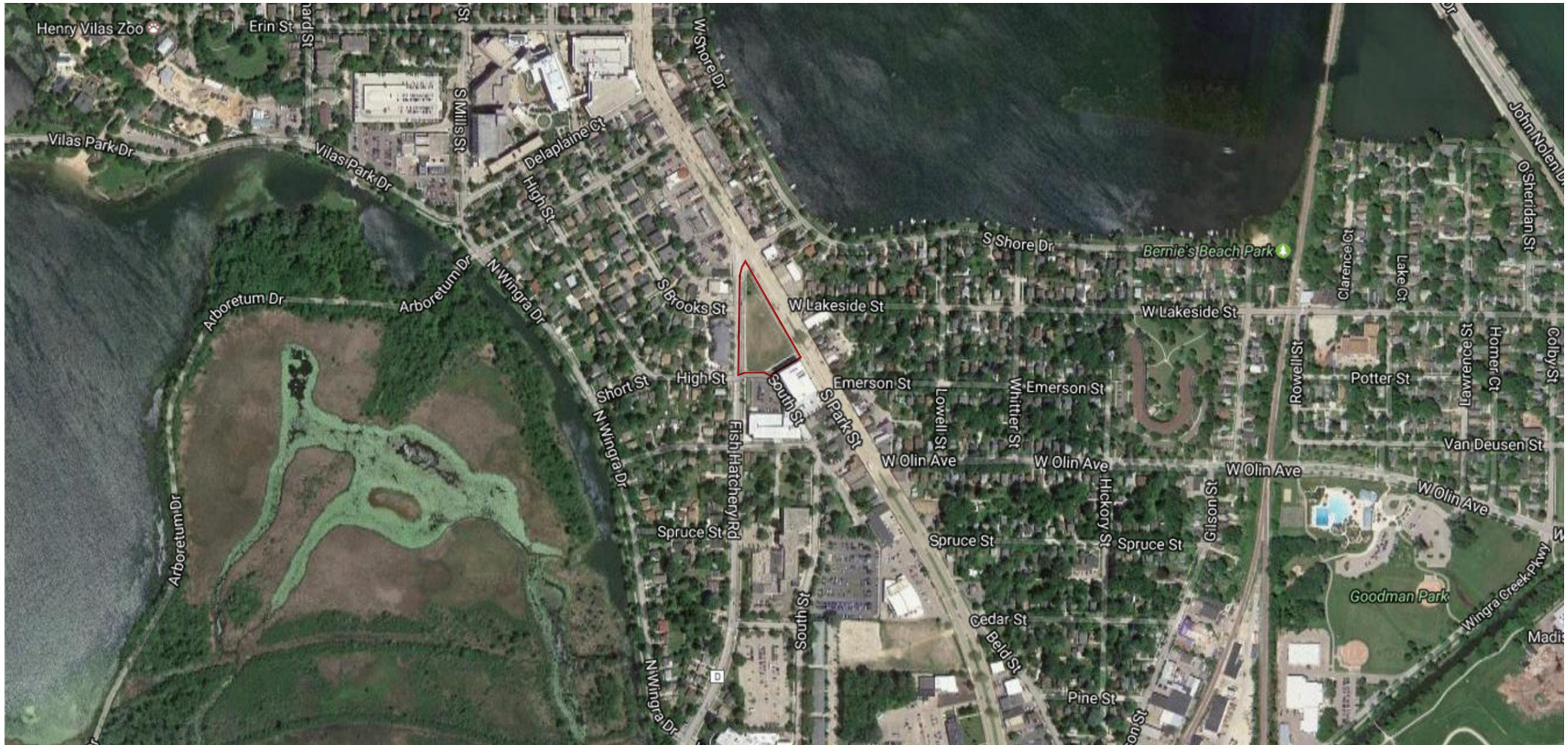
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URBAN DESIGN DISTRICT

1010 PARK STREET · URBAN DISTRICT 7 · FISH HATCHERY ROAD & PARK STREET

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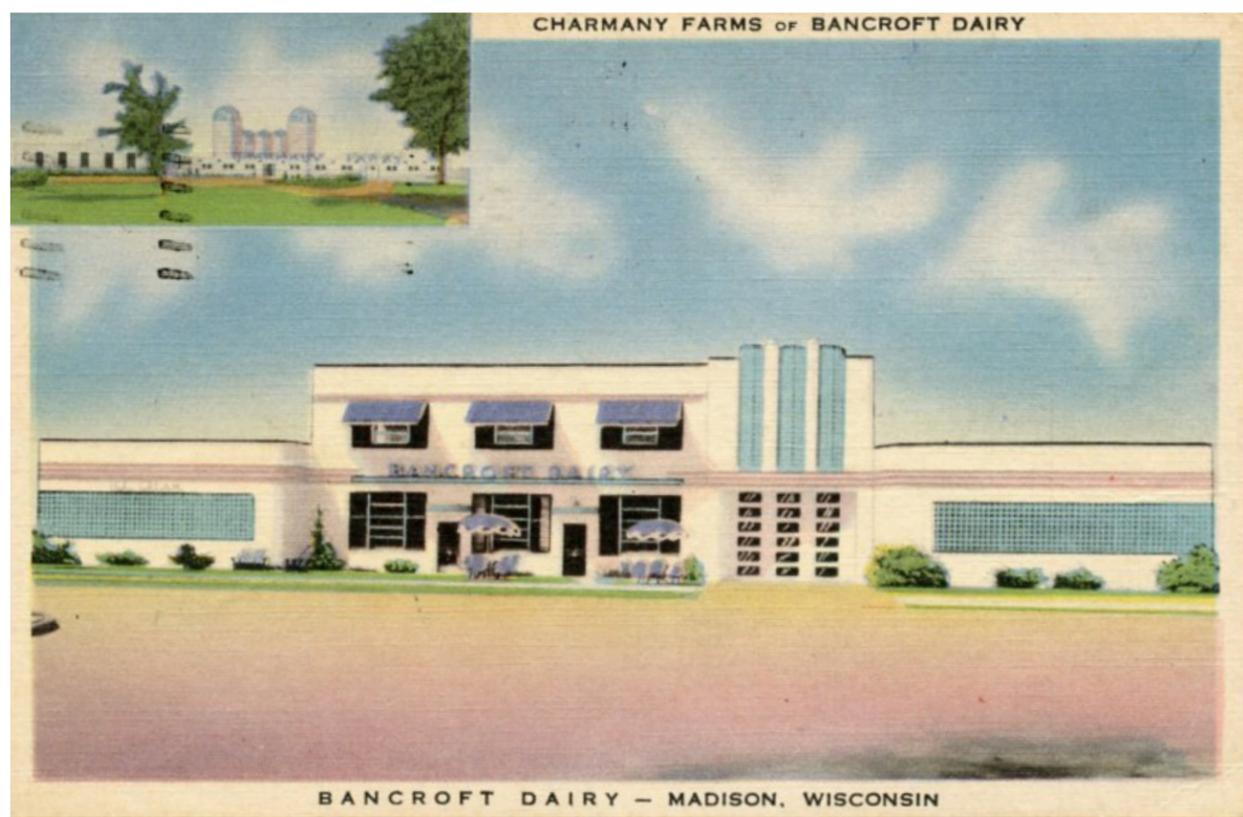
ZONED PUD-SIP

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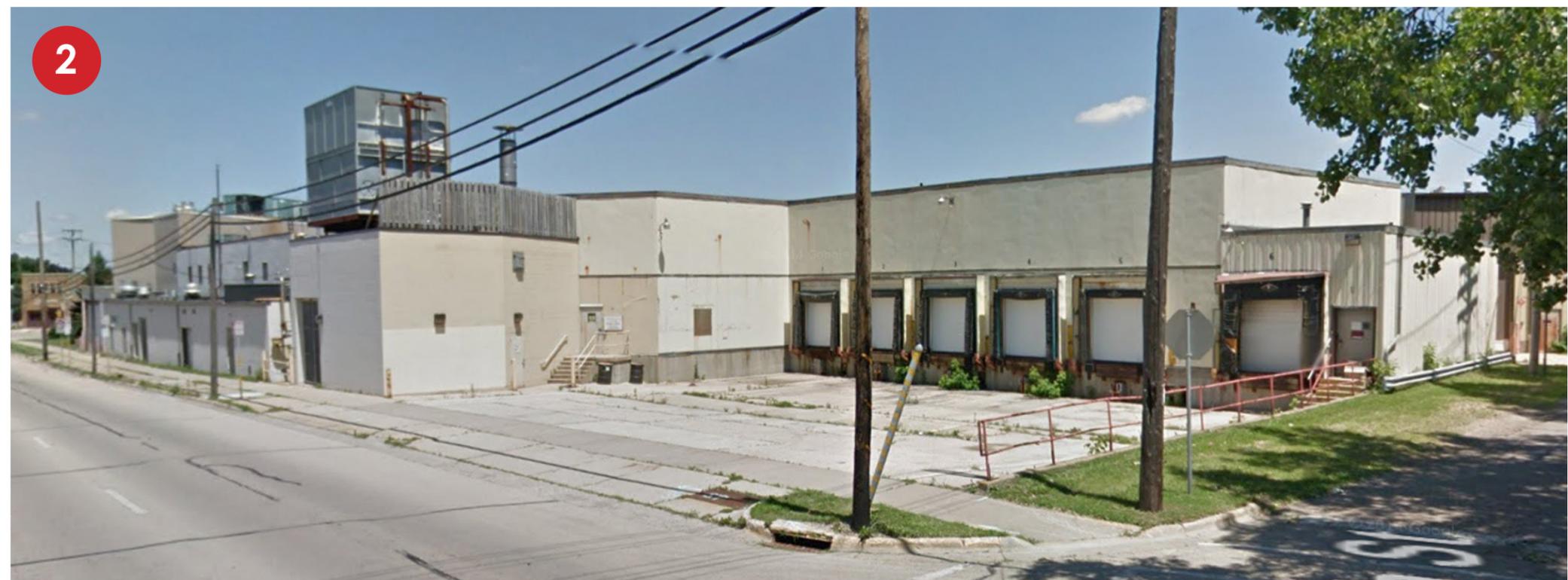
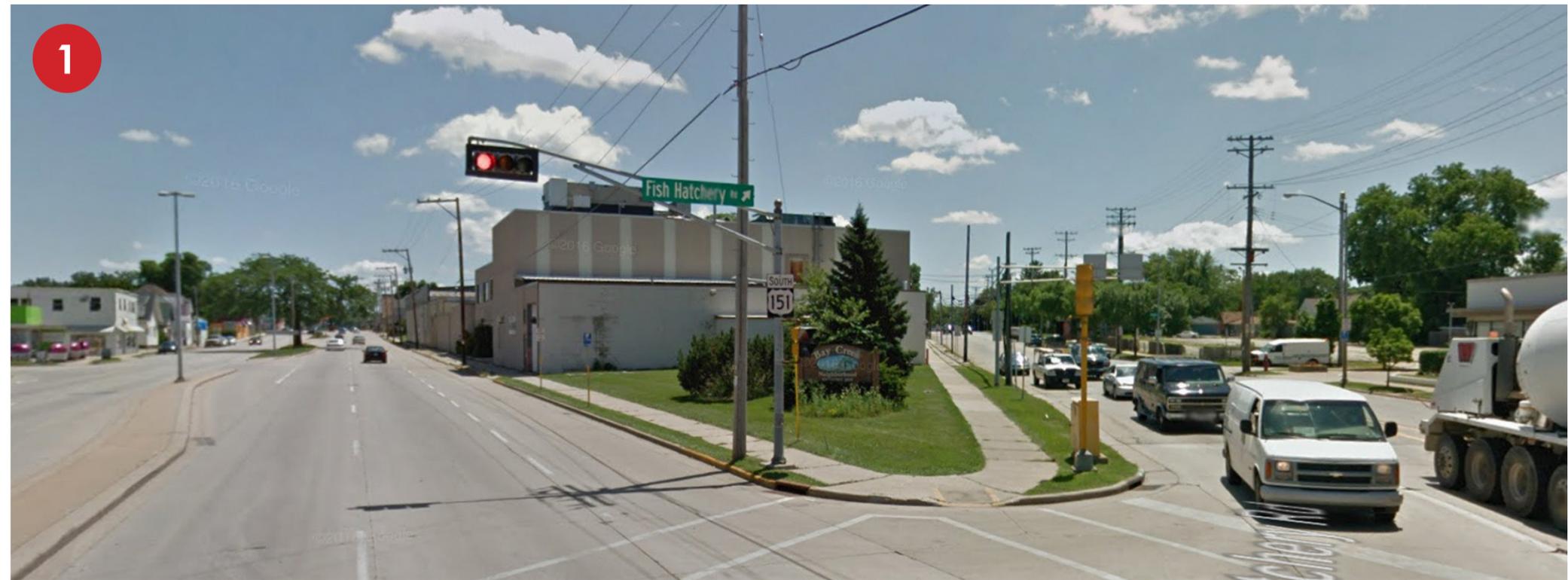
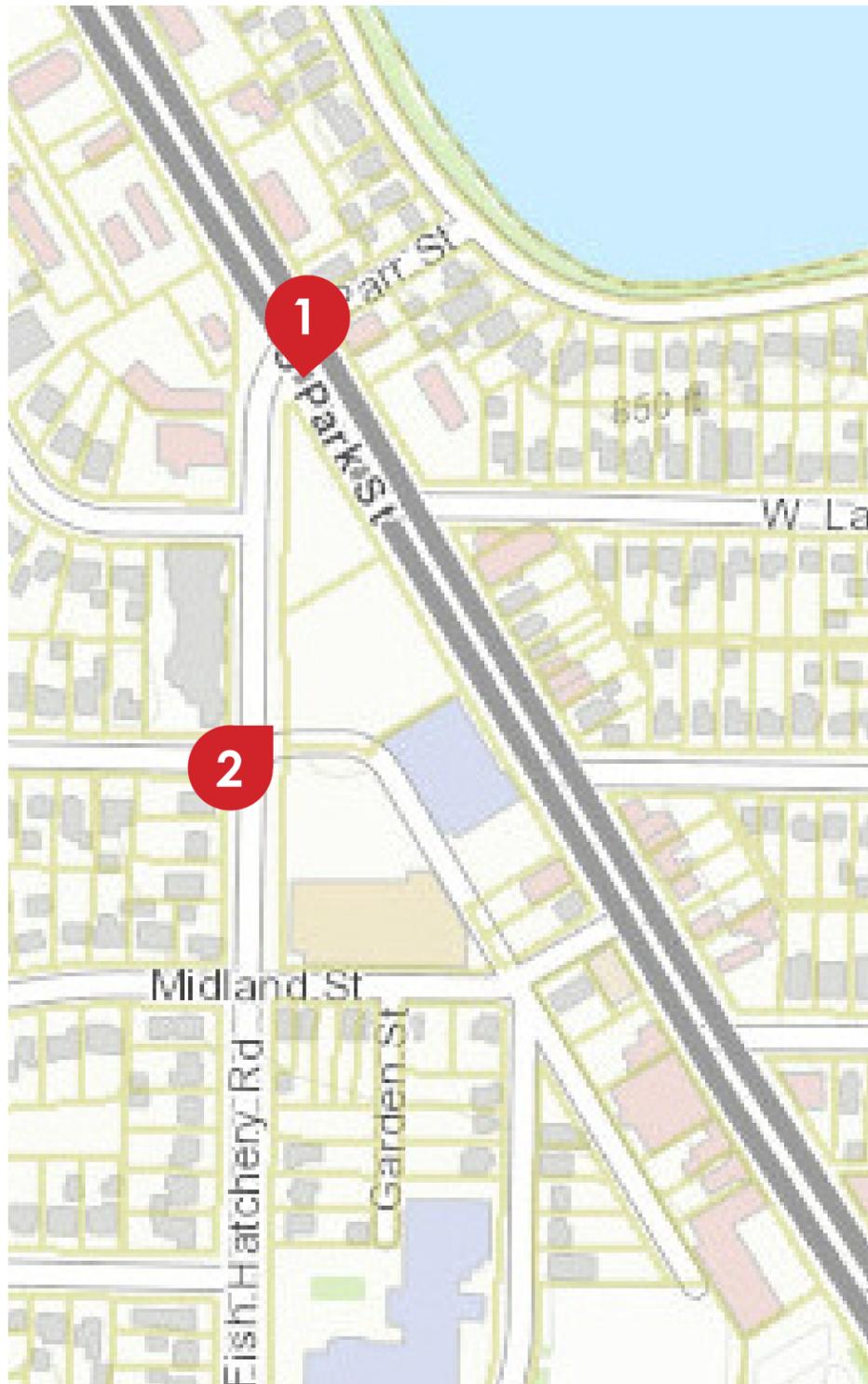
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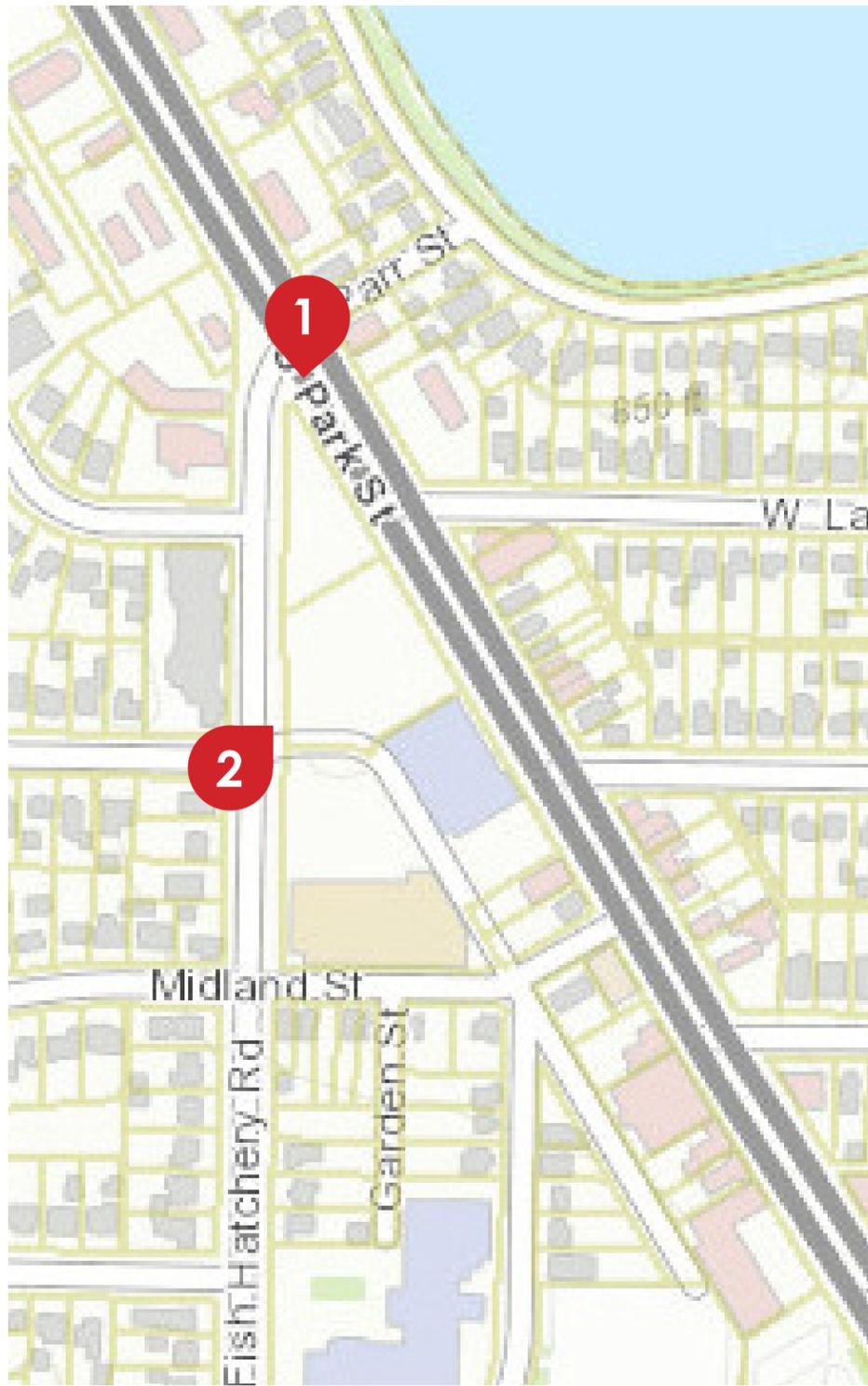
SITE HISTORY

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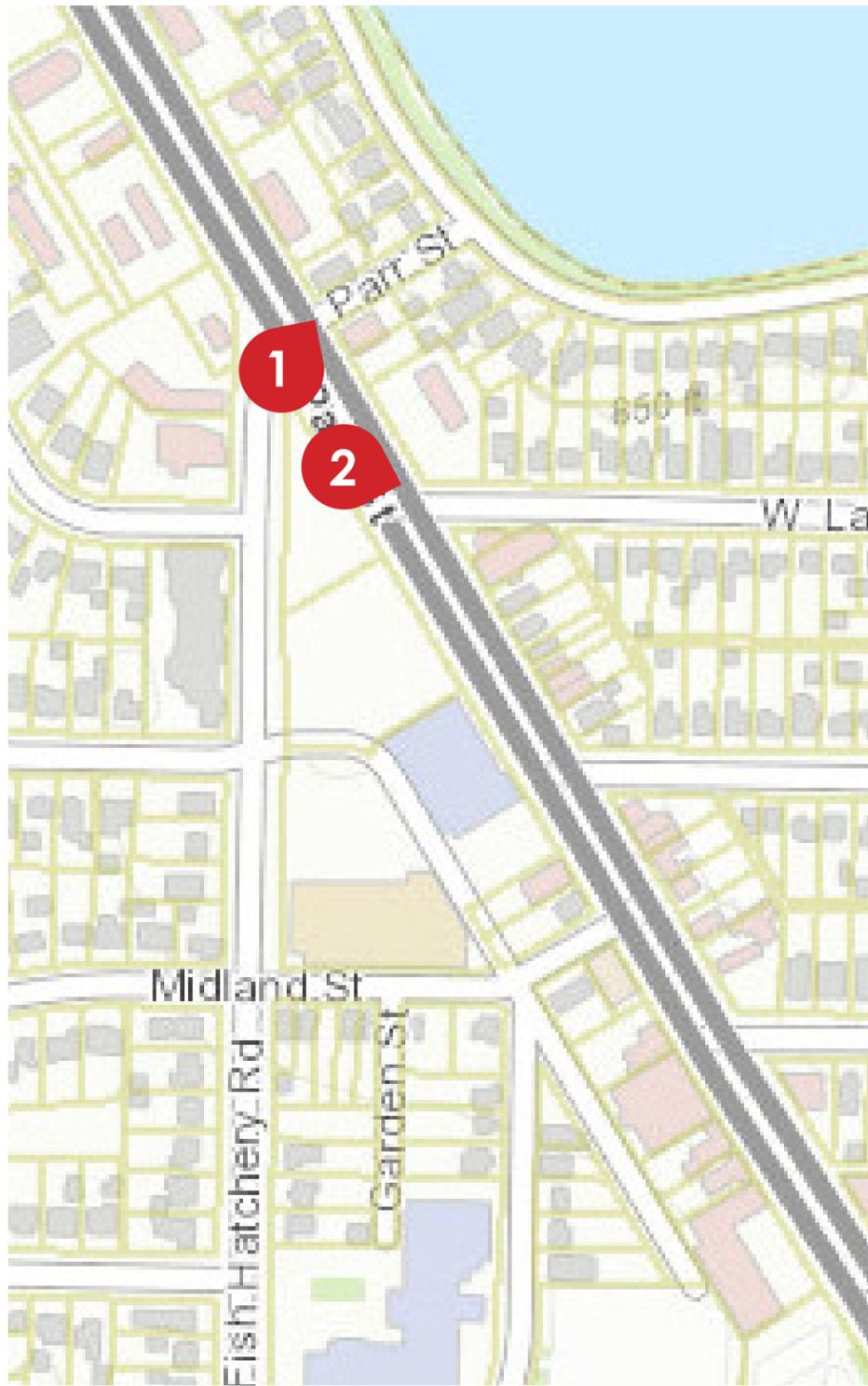
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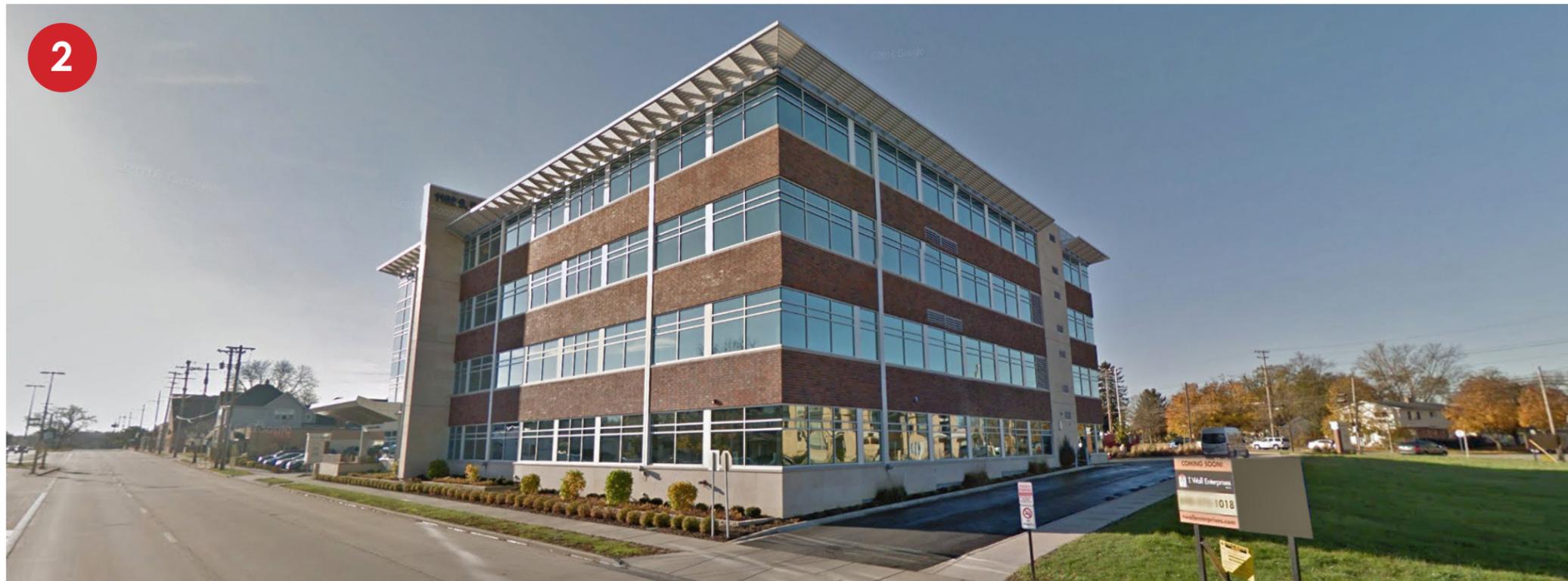
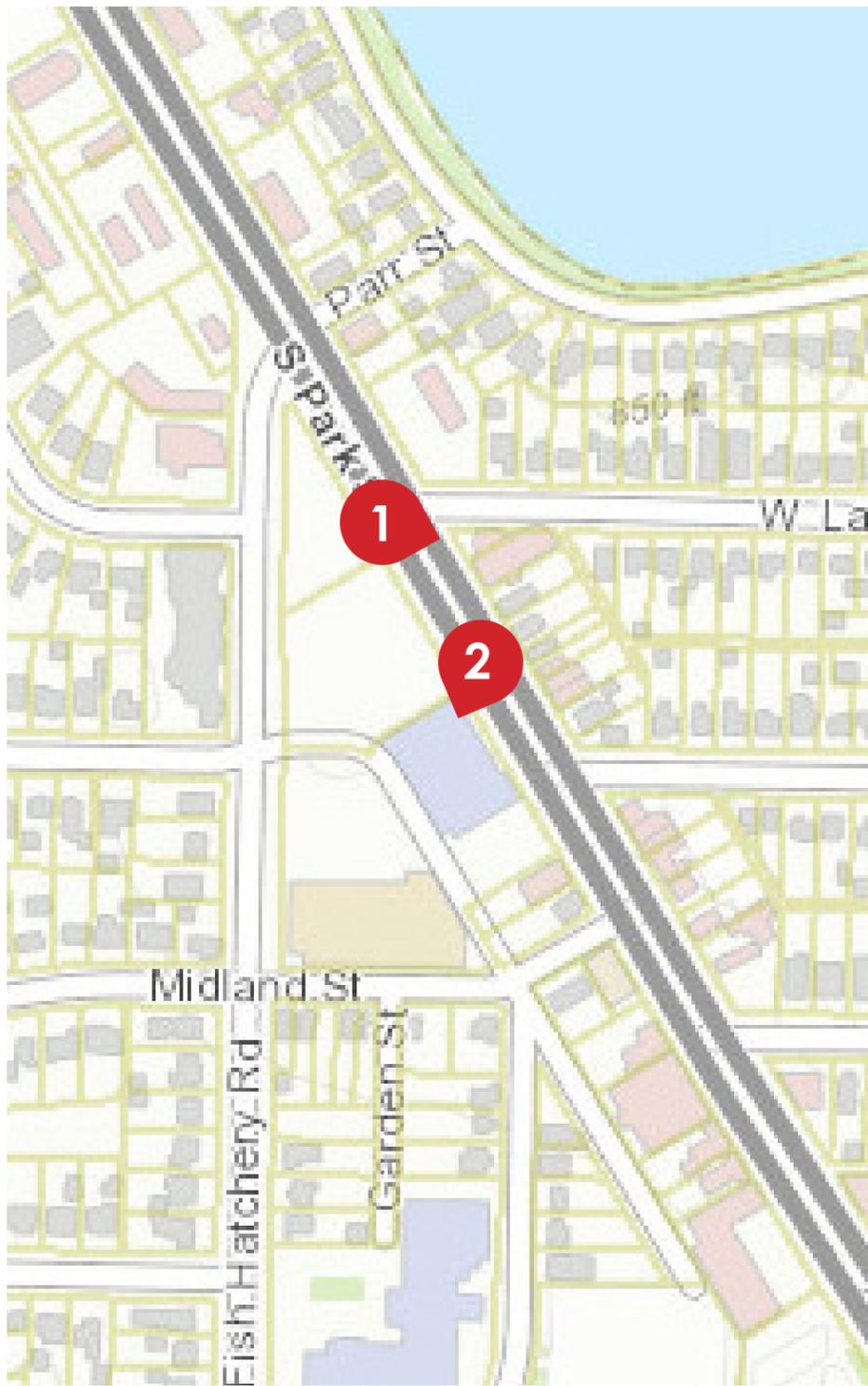
PRIOR TO DEMOLITION



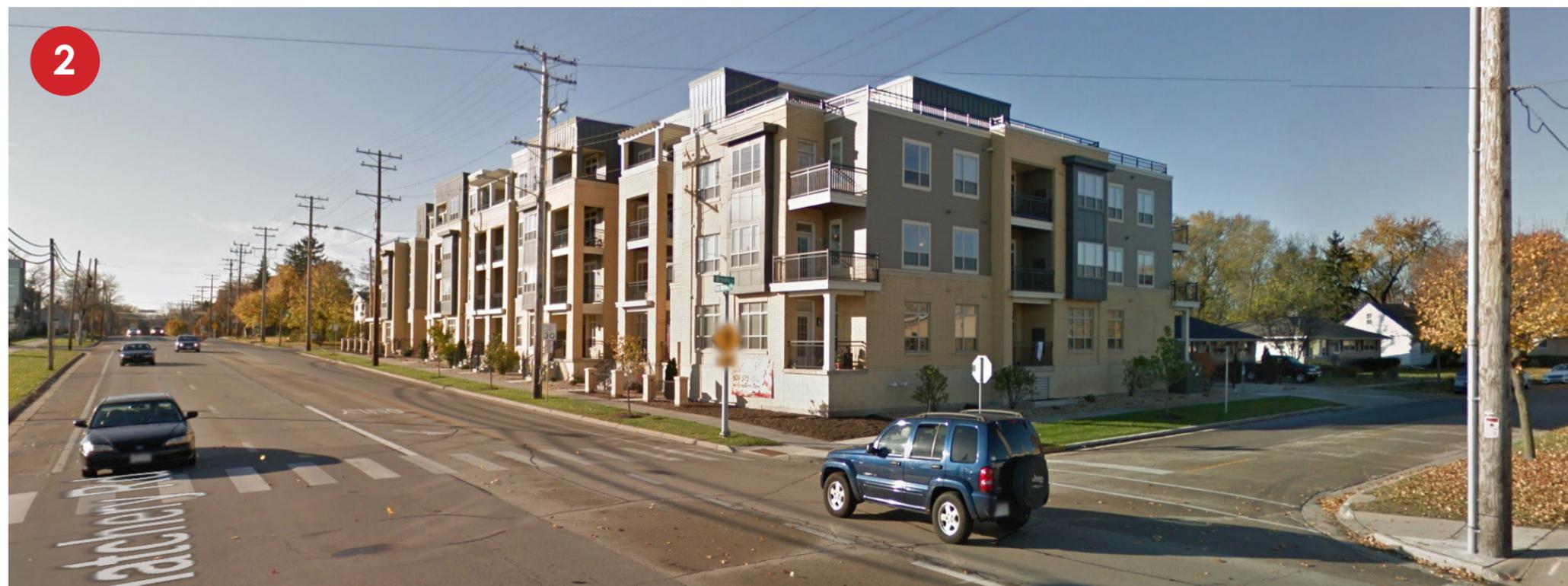
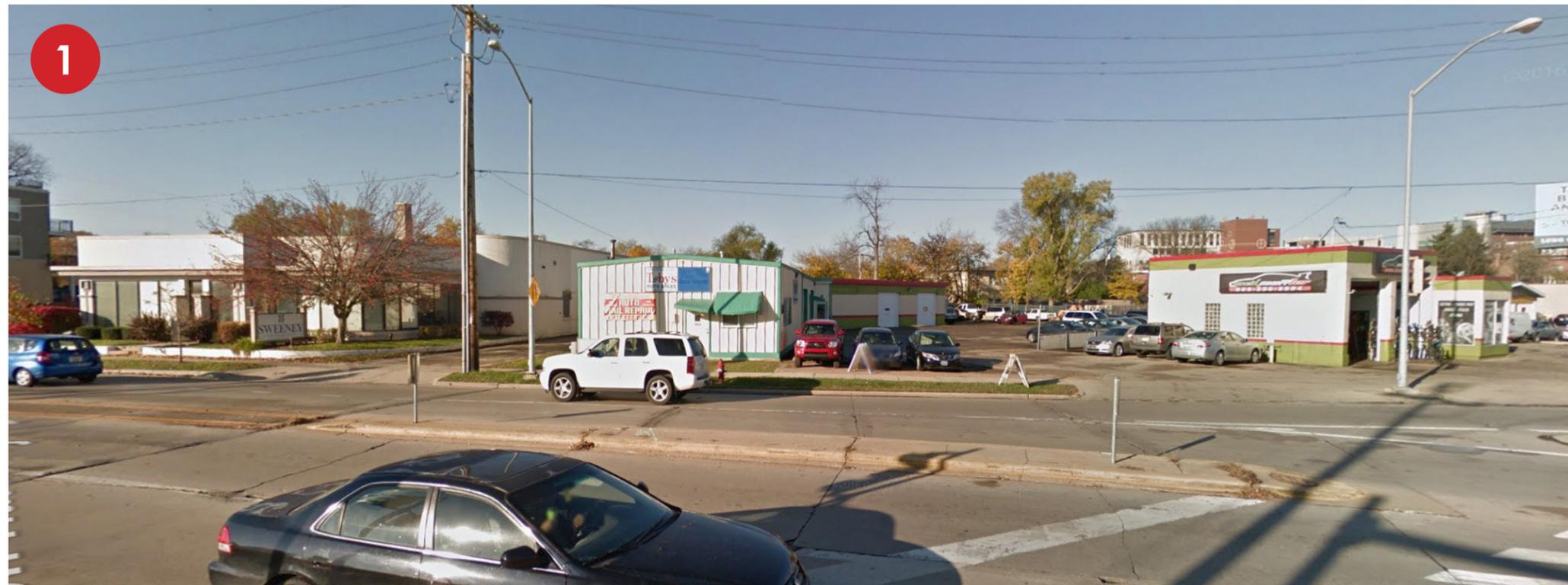
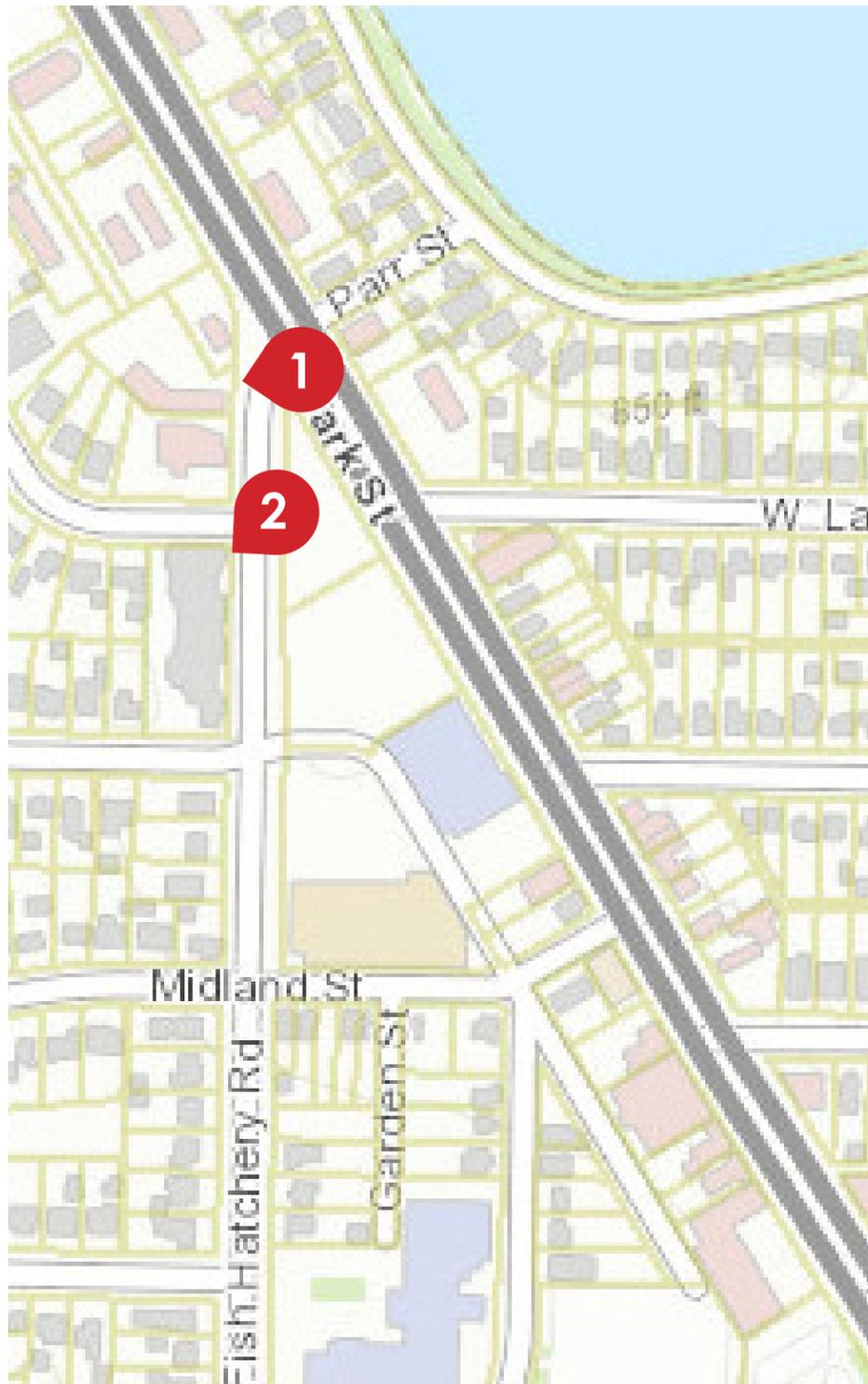
SITE TODAY



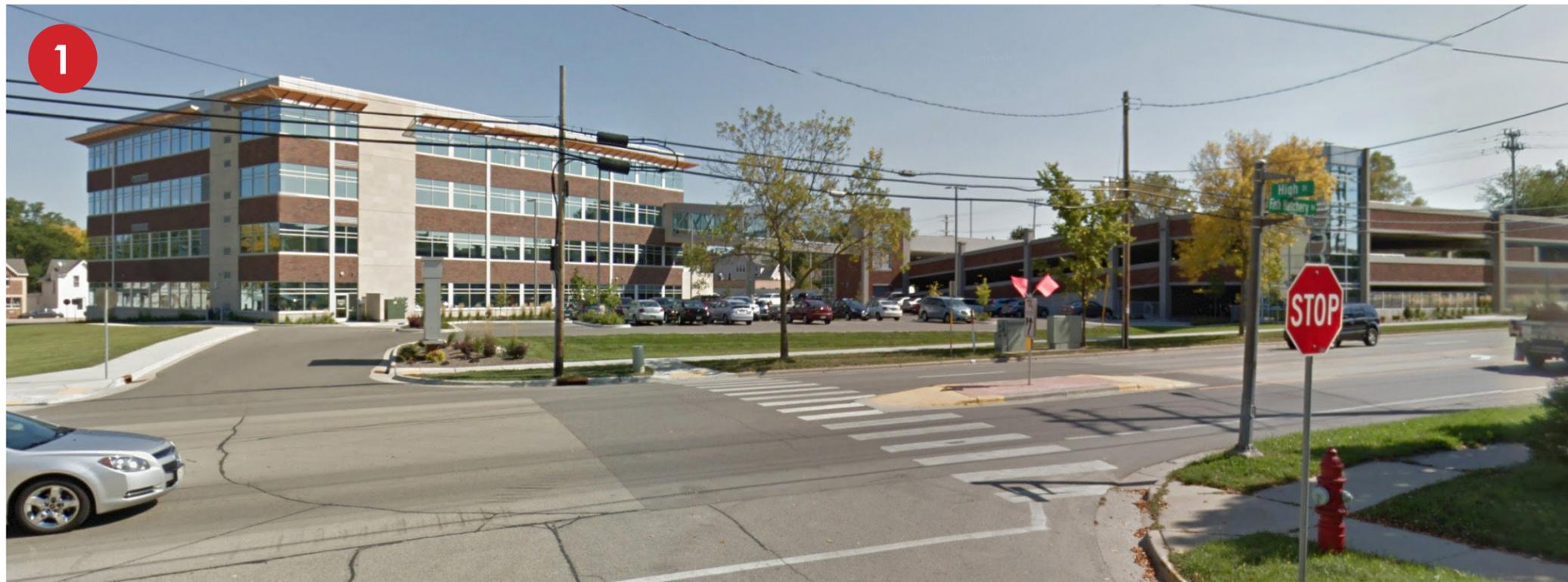
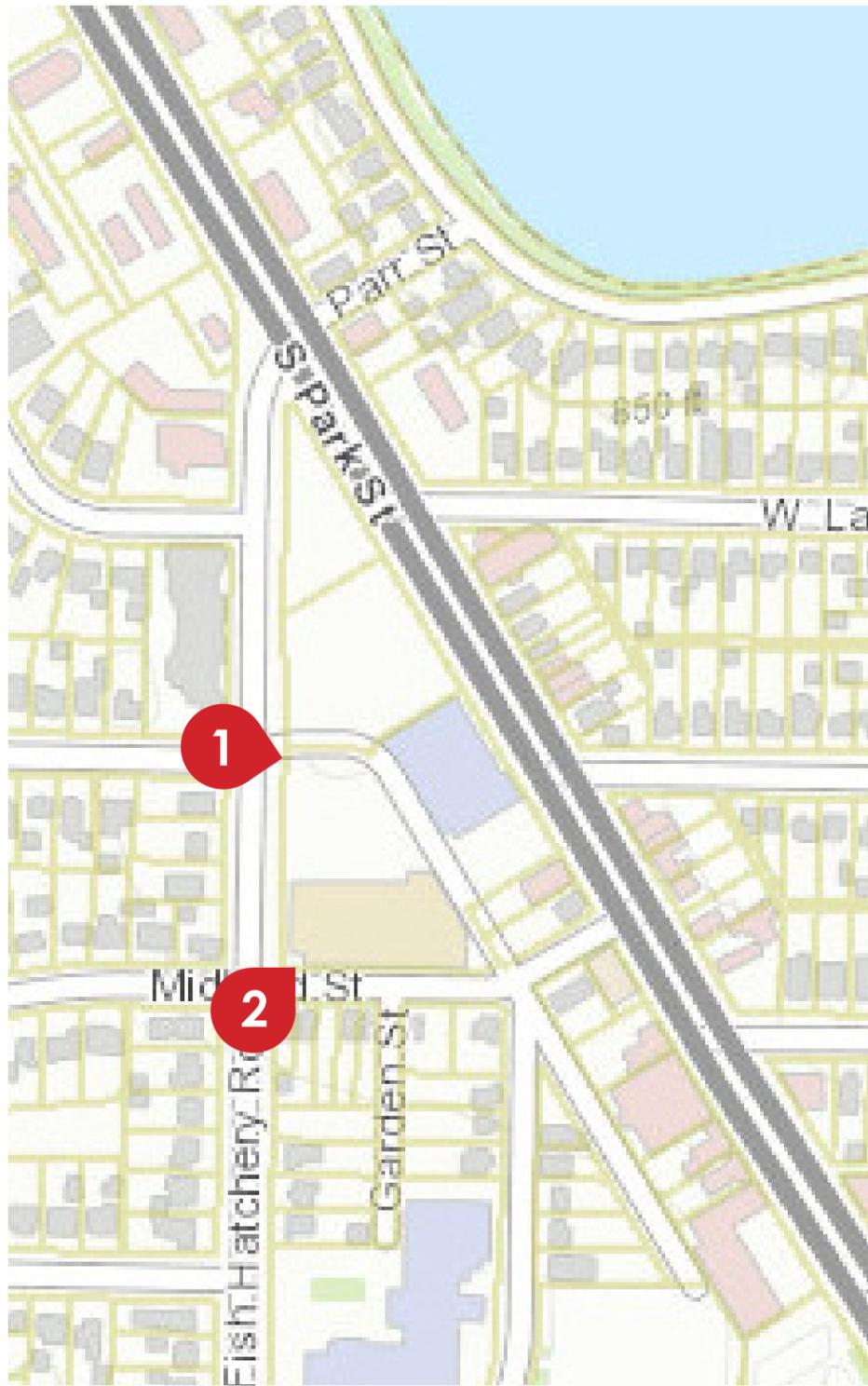
SURROUNDING SITES



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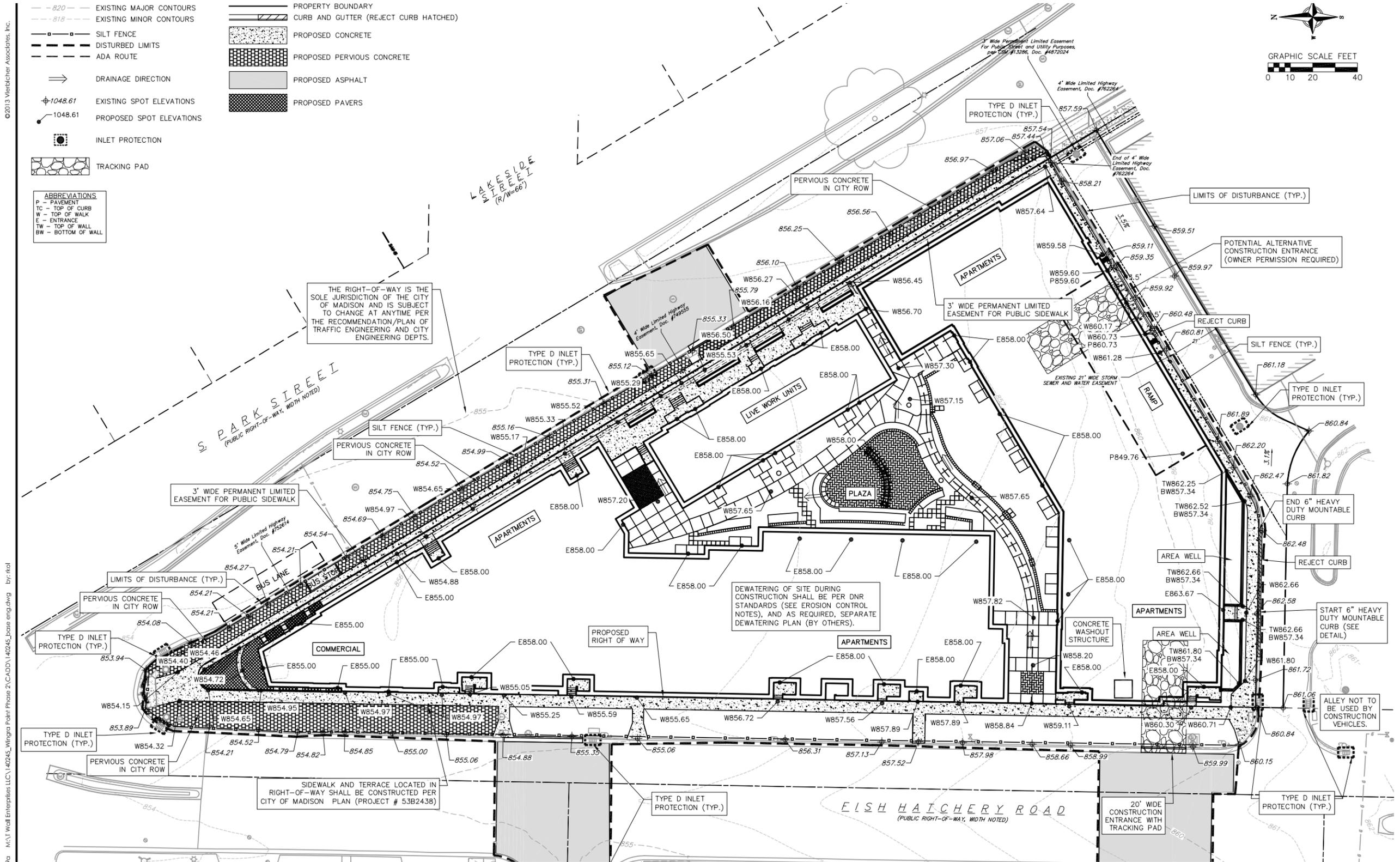
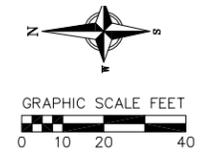


SURROUNDING SITES

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 1048.61 --- EXISTING SPOT ELEVATIONS
- 1048.61 --- PROPOSED SPOT ELEVATIONS
- --- DISTURBED LIMITS
- --- ADA ROUTE
- ⇒ DRAINAGE DIRECTION
- INLET PROTECTION
- TRACKING PAD

- ABBREVIATIONS**
- P - PAVEMENT
 - TC - TOP OF CURB
 - W - TOP OF WALK
 - E - ENTRANCE
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

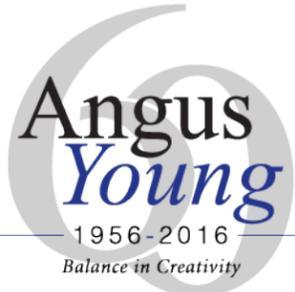
- --- PROPERTY BOUNDARY
- --- CURB AND GUTTER (REJECT CURB HATCHED)
- --- PROPOSED CONCRETE
- --- PROPOSED PERVIOUS CONCRETE
- --- PROPOSED ASPHALT
- --- PROPOSED PAVERS



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PROPOSED SITE PLAN

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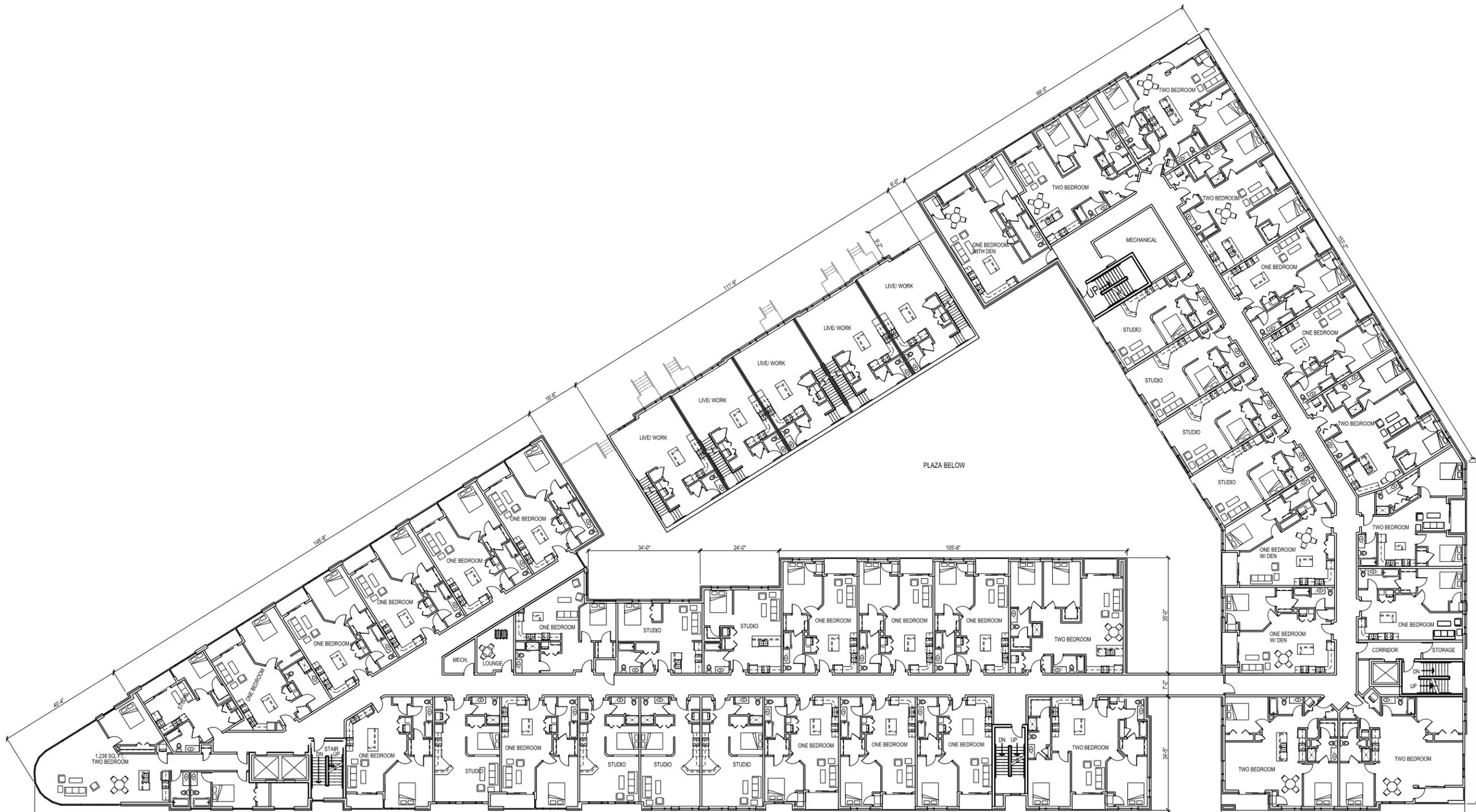
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PROPOSED FIRST FLOOR PLAN

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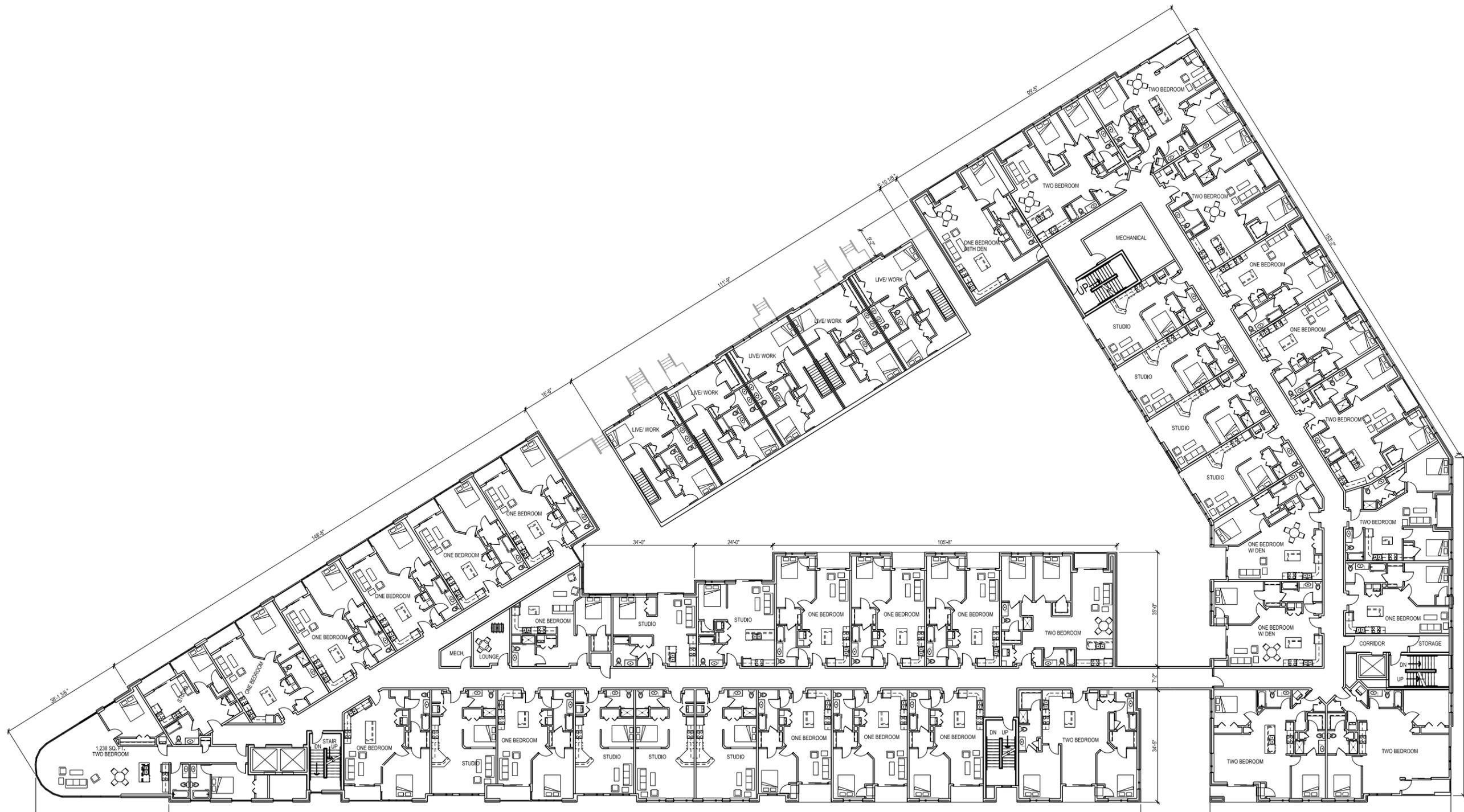
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PROPOSED SECOND FLOOR PLAN

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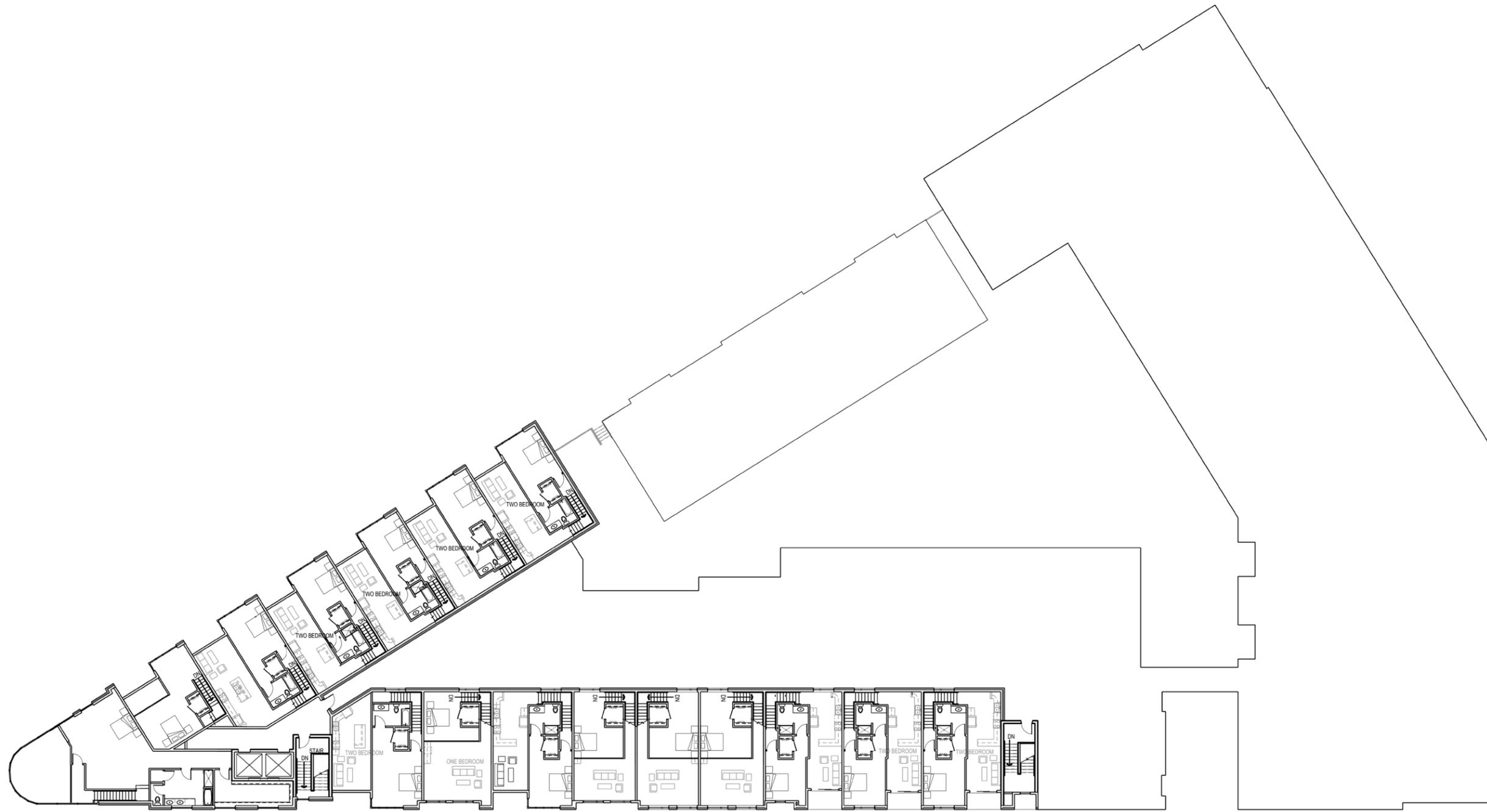
PROPOSED THIRD FLOOR PLAN

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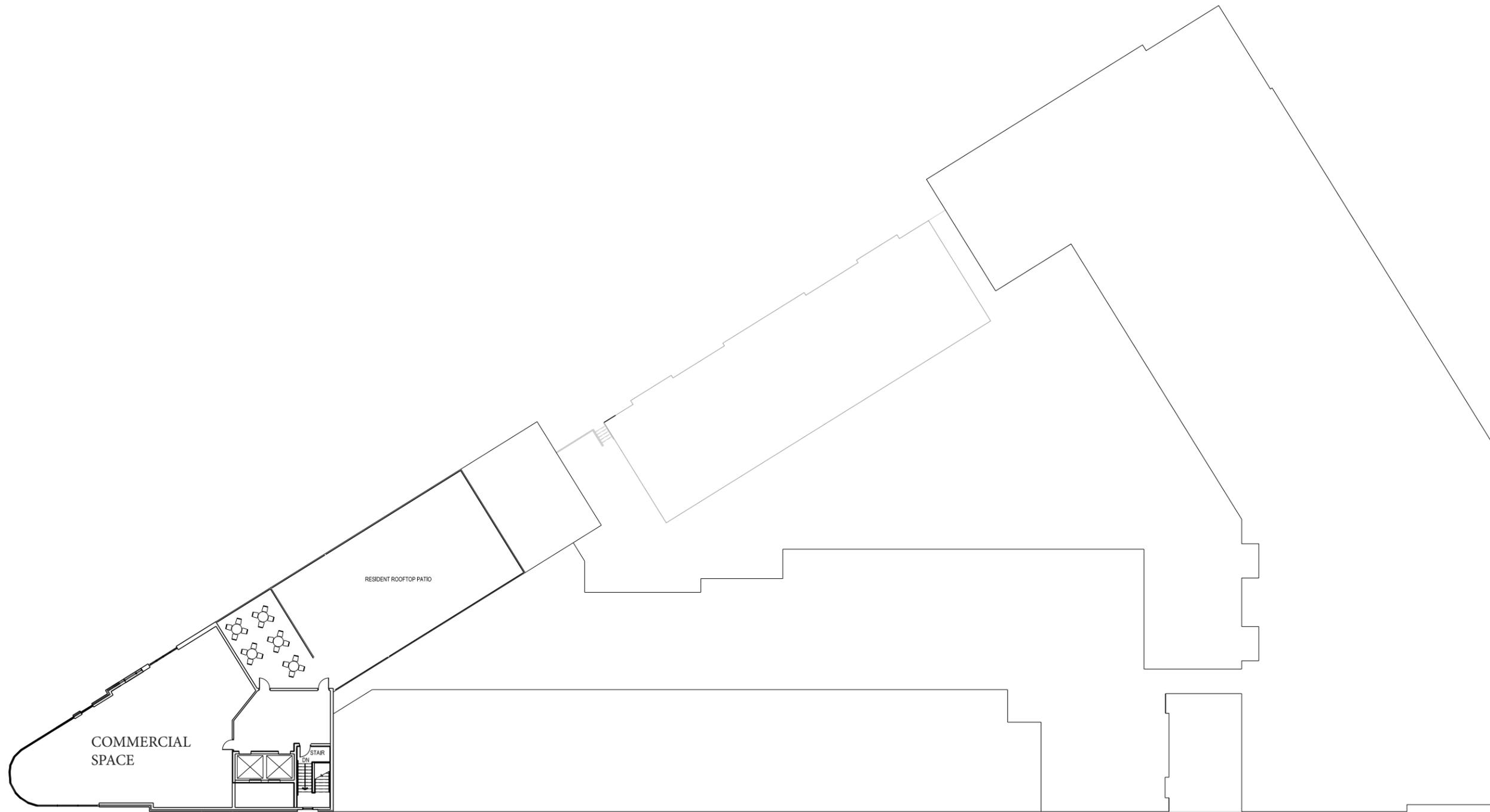
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PROPOSED FOURTH FLOOR PLAN



PROPOSED 4TH FLOOR PLAN - INTERIOR LOFTS



PROPOSED FIFTH FLOOR PLAN



PROPOSED PARK STREET ELEVATION - A

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PROPOSED PERSPECTIVE RENDERINGS - A

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PROPOSED PERSPECTIVE RENDERINGS - A

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PROPOSED PERSPECTIVE RENDERINGS - A

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PROPOSED PERSPECTIVE RENDERINGS - A

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