



# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

Date Submitted: <u>08.24.2016</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>09.07.2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

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 Company: Wingra Creek Residences, LLC  
 Street Address: P.O. Box 620037 City/State: Middleton WI Zip: 53562  
 Telephone: (608) 345-0701 Fax: ( ) \_\_\_\_\_ Email: Terrence@twallenterprises.com

Project Contact Person: Jeffrey Davis Company: Angus Young Associates  
 Street Address: 16 North Carroll Street City/State: Madison, WI Zip: 53703  
 Telephone: (608) 284-8225 Fax: ( ) \_\_\_\_\_ Email: jeffd@angusyong.com

Project Owner (if not applicant) : \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ 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.

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 08.24.2016  
Terrence R. Wall, President of Its Manager

**TO:**

**Mr. Alan Martin**

Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701

**RE:**

**Letter of Intent – UDC Informational Review**

**PROJECT:**

**Wingra Creek Residences  
1004 & 1032 S. Park Street  
Madison, WI**

**August 24<sup>th</sup>, 2016**

**Page 1 of 3**

**AYA Project # 59830**

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Mr. Alan Martin:

The following is submitted together with the plans and application for review by staff and the Urban Design Commission.

**UDC Application:**

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  
608-249-2012  
Contact: Terrence R. Wall  
[terrence@twallenterprises.com](mailto:terrence@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](mailto:jeffd@angusyoung.com)**

**Engineer:**

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

**Project Description:**

The proposed development consists of 3 buildings of three to four 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.), live-work 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 buildings will contain 161 apartment units, 2,854 gsf of commercial, and (5) live-work units totaling 11,301 gsf. 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.

**Site Development Data:**

Densities:

Lot area	71,647 sf or 1.64 acres
Dwelling units	161 units
Lot Area/ D.U.	445 sf/ unit
Density	99.3 Units/ Acre
Lot Coverage	57,674 sf

Dwelling Unit Mix:

Live/Work:	5 Units
Studio:	43
1 Bedroom:	83
2 Bedroom:	35
Total:	166, 161 non live/work

**Site Development Data (cont):**

Building Height: 3-5 Stories

Floor Area Ratio:

Commercial	2,854 gsf
Live/ Work Space	11,301 gsf
Parking/ Support Spaces	58,767gsf
<u>Residential</u>	<u>167,472 gsf</u>
Gross Floor Area	240,394 gsf
Floor Area Ratio	3.35

Vehicle Parking Stalls:

Lower Level 157

Bicycle parking stalls:

Parking Level 72

Thank you for your time reviewing our proposal.

Sincerely,

Jeff Davis, AIA



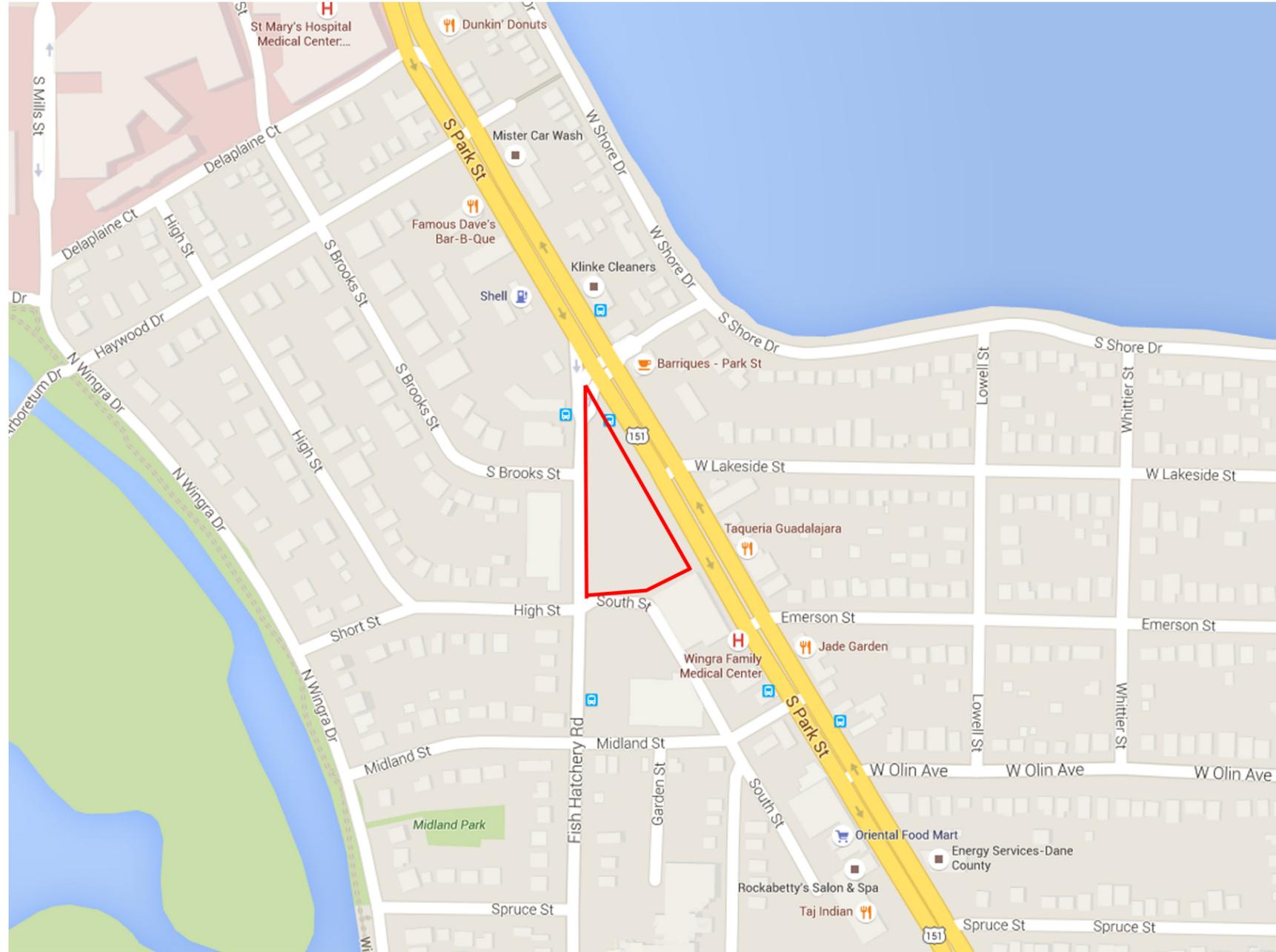
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Creating Places Where People Interact

**Angus Young** Architecture | Engineering  
Interiors | Landscape

Balance in Creativity

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[www.angusyoung.com](http://www.angusyoung.com)



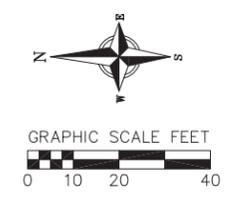
Wingra Creek Residences - Site Vicinity Map

© 2013 Vierbicher Associates, Inc. 16 Aug 2016 - 10:23p M:\T Wall Enterprises, LLC\140245\_Wingra Point Phase 2\CADD\140245\_base\_eng.dwg by: jfel

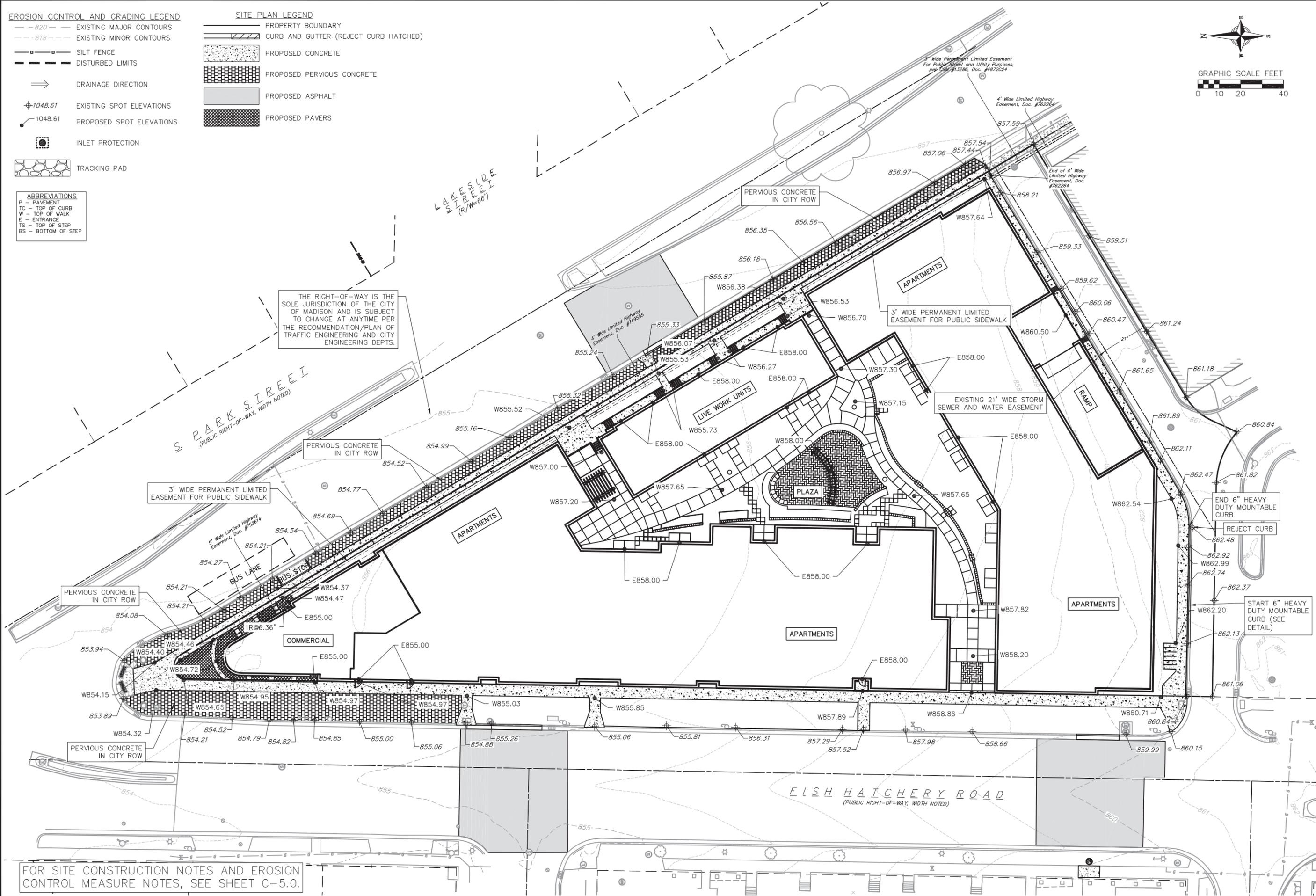
- EROSION CONTROL AND GRADING LEGEND**
- 820 - EXISTING MAJOR CONTOURS
  - 818 - EXISTING MINOR CONTOURS
  - SILT FENCE
  - DISTURBED LIMITS
  - ⇒ DRAINAGE DIRECTION
  - ⊕1048.61 EXISTING SPOT ELEVATIONS
  - 1048.61 PROPOSED SPOT ELEVATIONS
  - ⊙ INLET PROTECTION
  - ▢ TRACKING PAD

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - ▨ CURB AND GUTTER (REJECT CURB HATCHED)
  - ▤ PROPOSED CONCRETE
  - ▥ PROPOSED PERVIOUS CONCRETE
  - ▧ PROPOSED ASPHALT
  - ▩ PROPOSED PAVERS

- ABBREVIATIONS**
- P - PAVEMENT
  - TC - TOP OF CURB
  - W - TOP OF WALK
  - E - ENTRANCE
  - TS - TOP OF STEP
  - BS - BOTTOM OF STEP



**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Foxglove Lane, Reedburg, IL 62450  
 Phone: (628) 824-0332 Fax: (628) 824-0330



THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

3' WIDE PERMANENT LIMITED EASEMENT FOR PUBLIC SIDEWALK

3' WIDE PERMANENT LIMITED EASEMENT FOR PUBLIC SIDEWALK

EXISTING 21' WIDE STORM SEWER AND WATER EASEMENT

REJECT CURB

START 6" HEAVY DUTY MOUNTABLE CURB (SEE DETAIL)

END 6" HEAVY DUTY MOUNTABLE CURB

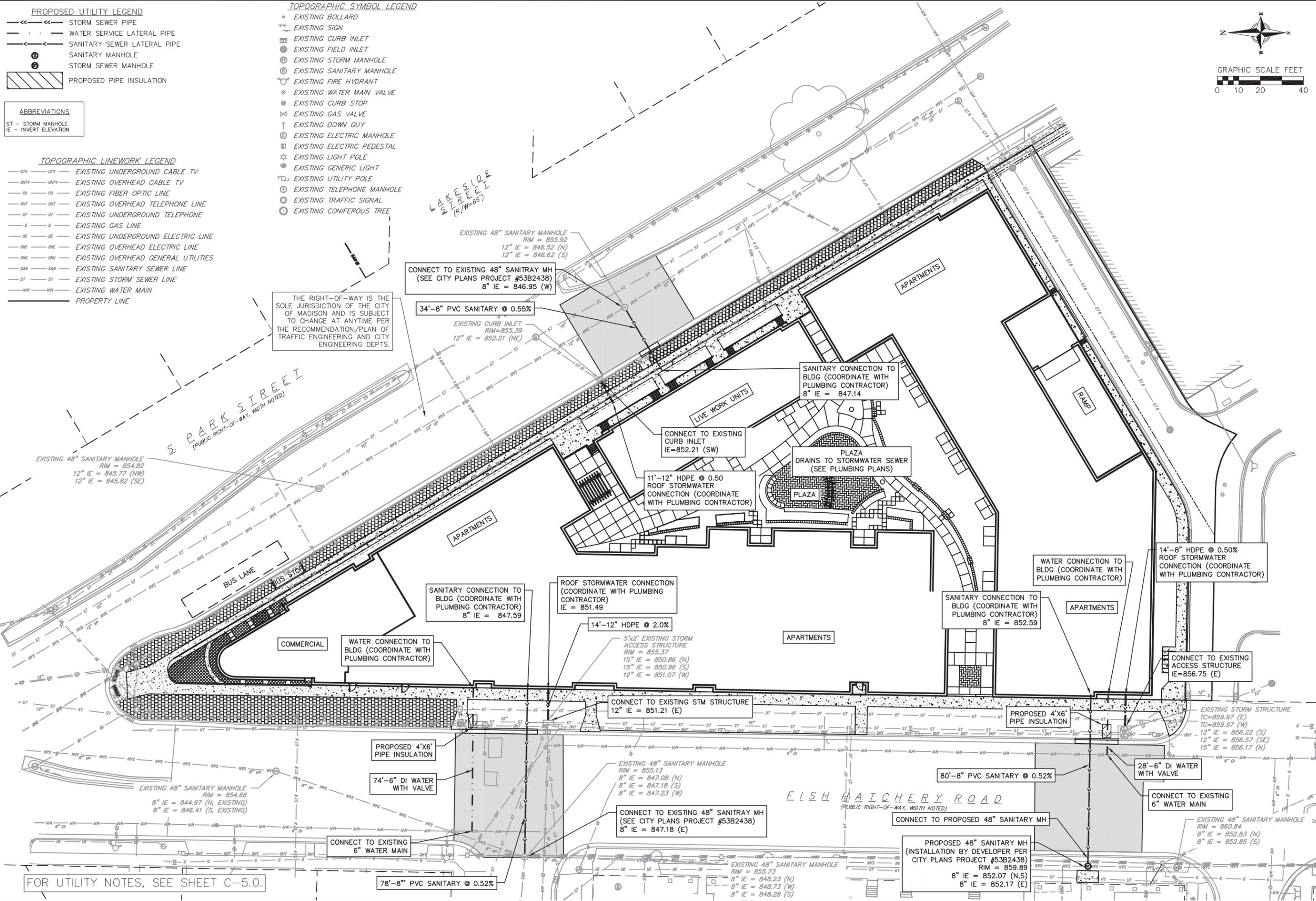
FOR SITE CONSTRUCTION NOTES AND EROSION CONTROL MEASURE NOTES, SEE SHEET C-5.0.

**Grading Plan**  
 Wingra Point 2  
 City of Madison  
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
1	18/17/16		CITY SUBMITTAL

SCALE: AS SHOWN  
 DATE: 8/17/2016  
 DRAFTER: CGUY  
 CHECKED: JFEL  
 PROJECT NO.: 140245  
 SHEET: 3 OF 6  
 DWG. NO.: C-3.0

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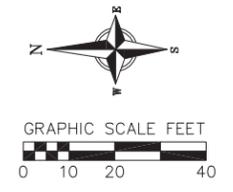
- PROPOSED UTILITY LEGEND**
- ST --- STORM SEWER PIPE
  - WS --- WATER SERVICE LATERAL PIPE
  - SS --- SANITARY SEWER LATERAL PIPE
  - ⊙ SM --- SANITARY MANHOLE
  - ⊙ STM --- STORM SEWER MANHOLE
  - ▨ --- PROPOSED PIPE INSULATION

- ABBREVIATIONS**
- ST - STORM MANHOLE
  - IE - INVERT ELEVATION

- TOPOGRAPHIC LINEWORK LEGEND**
- UT --- EXISTING UNDERGROUND CABLE TV
  - OHTV --- EXISTING OVERHEAD CABLE TV
  - FO --- EXISTING FIBER OPTIC LINE
  - OHT --- EXISTING OVERHEAD TELEPHONE LINE
  - UT --- EXISTING UNDERGROUND TELEPHONE
  - G --- EXISTING GAS LINE
  - UE --- EXISTING UNDERGROUND ELECTRIC LINE
  - OHE --- EXISTING OVERHEAD ELECTRIC LINE
  - OGU --- EXISTING OVERHEAD GENERAL UTILITIES
  - SAN --- EXISTING SANITARY SEWER LINE
  - ST --- EXISTING STORM SEWER LINE
  - WM --- EXISTING WATER MAIN
  - --- PROPERTY LINE

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - ⊙ EXISTING SIGN
  - ⊙ EXISTING CURB INLET
  - ⊙ EXISTING FIELD INLET
  - ⊙ EXISTING STORM MANHOLE
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ EXISTING WATER MAIN VALVE
  - ⊙ EXISTING CURB STOP
  - ⊙ EXISTING GAS VALVE
  - ⊙ EXISTING DOWN GUY
  - ⊙ EXISTING ELECTRIC MANHOLE
  - ⊙ EXISTING ELECTRIC PEDESTAL
  - ⊙ EXISTING LIGHT POLE
  - ⊙ EXISTING GENERIC LIGHT
  - ⊙ EXISTING UTILITY POLE
  - ⊙ EXISTING TELEPHONE MANHOLE
  - ⊙ EXISTING TRAFFIC SIGNAL
  - ⊙ EXISTING CONIFEROUS TREE

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NO.	DATE	REVISIONS	REMARKS
1	8/17/16	CITY SUBMITTAL	

DATE	8/17/2016
DRAFTER	CGUY/JFEL
CHECKED	JFEL
PROJECT NO.	140245
SHEET	4 OF 6
DWG. NO.	C-4.0

FOR UTILITY NOTES, SEE SHEET C-5.0.



Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
3	ABS	Autumn Brill Serviceberry	Amelanchier X Grand 'autumn Brill'	6' B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2 1/2" B&B

Conifer Evergreen

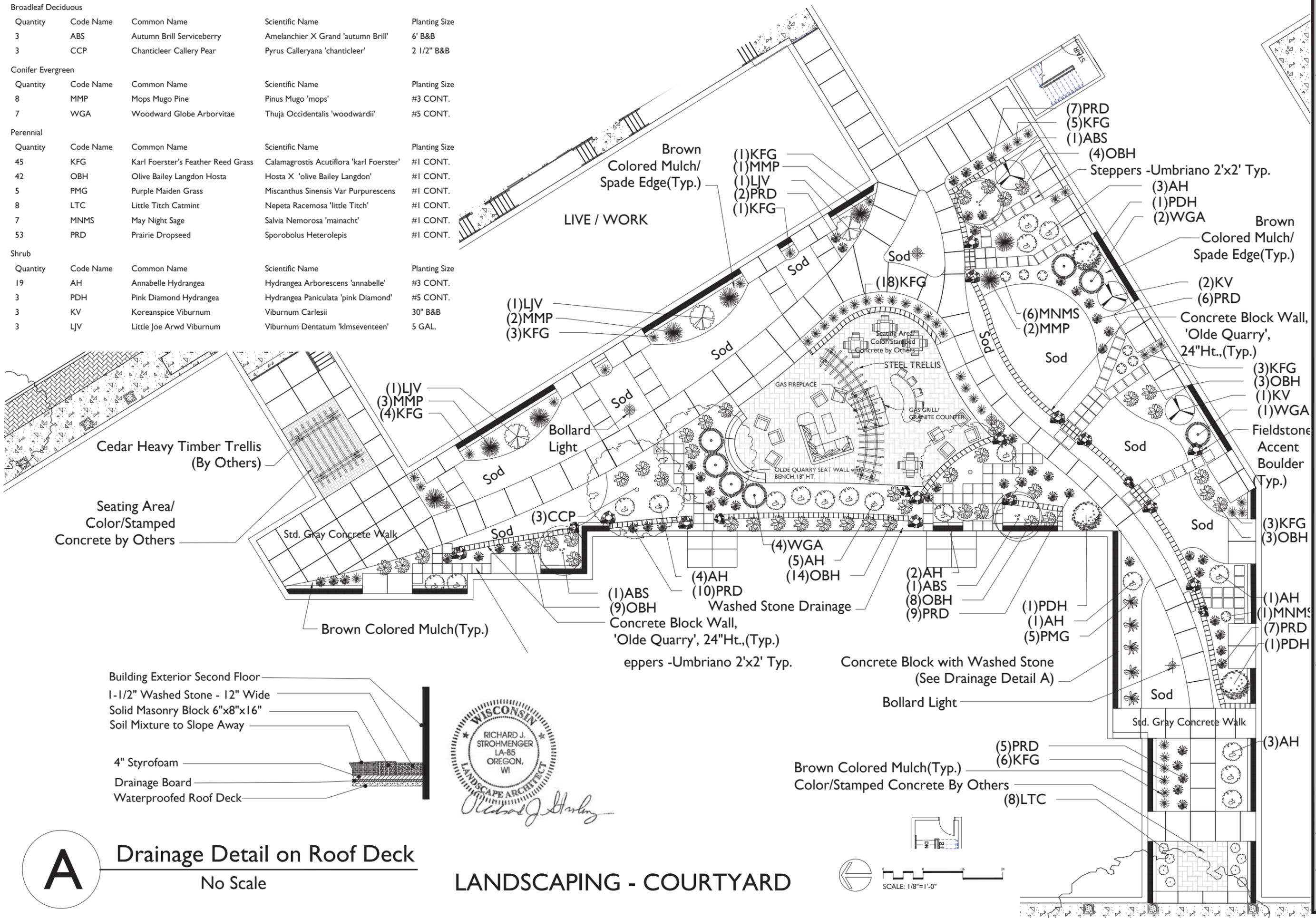
Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
7	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
45	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
42	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
5	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
8	LTC	Little Titch Catmint	Nepeta Racemosa 'little Titch'	#1 CONT.
7	MNMS	May Night Sage	Salvia Nemorosa 'mainacht'	#1 CONT.
53	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#3 CONT.
3	PDH	Pink Diamond Hydrangea	Hydrangea Paniculata 'pink Diamond'	#5 CONT.
3	KV	Koreanspice Viburnum	Viburnum Carlesii	30" B&B
3	LJV	Little Joe Arwd Viburnum	Viburnum Dentatum 'klmseveniteen'	5 GAL.



**the bruce company**  
 OF WISCONSIN, INC.  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2830 PARMENTER STREET  
 P.O. BOX 620330  
 MIDDLETON, WI 53562-0330  
 TEL (608) 836-7041  
 FAX (608) 831-6266

**WINGRA CREEK**  
 1004-1032 S. PARK STREET  
 MADISON, WISCONSIN

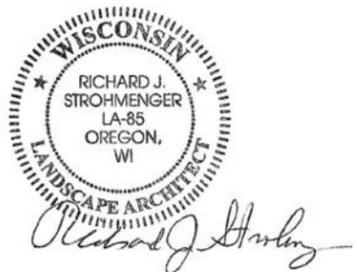
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 Drawn By: 3/12/15 RS

Revised: 4/28/15 RS  
 Revised: 5/13/15 RS  
 Revised: 5/15/15 RS  
 Revised: 7/22/15 RS  
 Revised: 8/05/15 RS  
 Revised: 8/11/15 RS  
 Revised: 9/28/15 RS  
 Revised: 12/11/15 RS  
 Revised: 1/29/16 RS  
 Revised: 8/17/16 RS

L-2.1

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1/2016 CAUSTEVE SHORTWINGRA POINT WINGRA II 14C12.DWG Created: 8/12/2016 Saved: 8/17/2016 Printed: 8/17/2016



**LANDSCAPING - COURTYARD**

**A** Drainage Detail on Roof Deck  
 No Scale

# OLDE QUARRY®

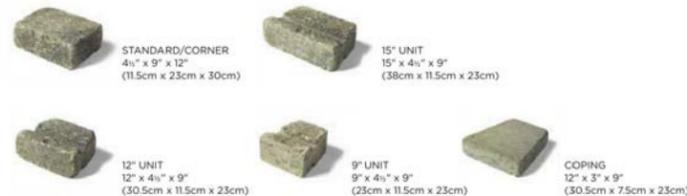
Whether your plans call for constructing a curved wall, seat wall, planters, steps, edging or even an outdoor kitchen, the look will be commanding and impressive with the antiqued finish of Olde Quarry. The flexibility of Olde Quarry makes it one of the most significant landscape design products available today. Available in a variety of colors, it can be matched to almost any paver project.

## COLORS®



We recommend Unilock's LedgeStone™ coping and pillar caps (page 96) to complement this great wall system.

## PRODUCT SPECIFICATIONS



100

Visit [Unilock.com](http://Unilock.com) for more Olde Quarry project ideas and information.

# UMBRIANO®

N Z C UC



the ultimate in color and wear performance. Unilock's unmatched years of experience in the development of proprietary technologies leverage nature's inherent strength and enduring beauty.

The random dispersing of color and granite particles creates the beauty of Umbriano's® unique mottled surface resembling the appearance of natural granite. Umbriano, with ColorFusion™ and

other superior features, make it an ideal selection for driveways, pool decks, patios, commercial plazas and offices.

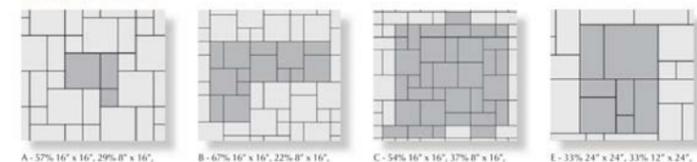
## COLORS®



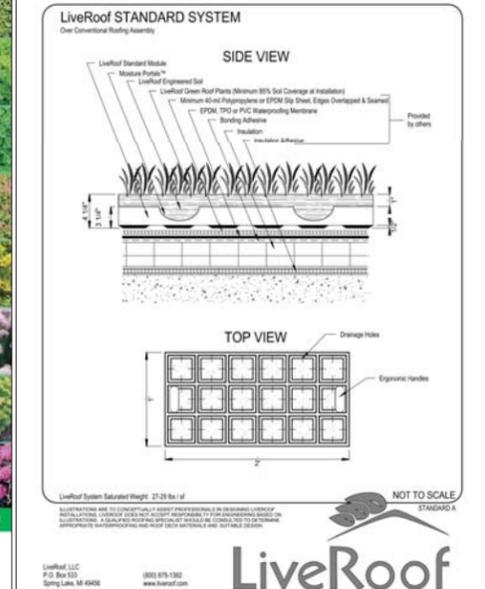
## PRODUCT SPECIFICATIONS



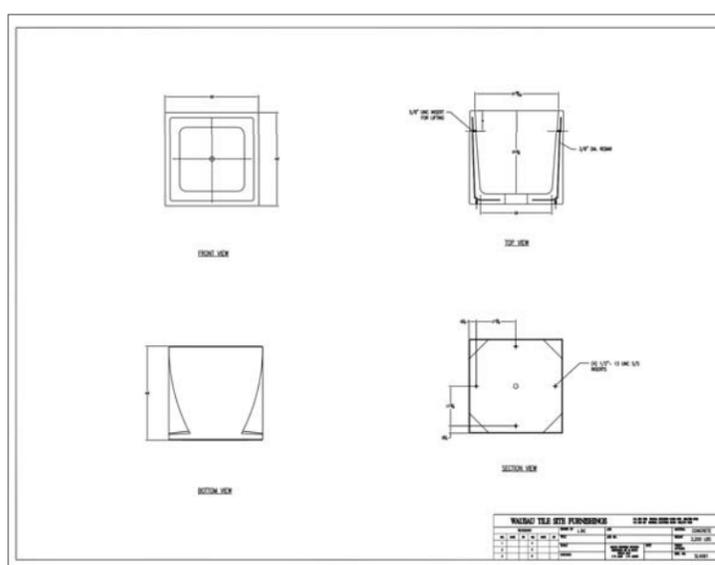
## LAYING PATTERNS



# RoofTop Proven™ Giants Mix™ Specifications



# Concrete Colors and Finishes



### Product Information SL4061

**Size:** 42" Sq. x 42" H  
**Weight:** 3,200-Lbs.  
**Material:** Reinforced concrete  
**Reinforcing:** 3/8" Dia. steel rebar  
**Logo Options:** Inkjet or Cast  
**Drain Hole:** (1) 2" Dia drain hole  
**Hardware:** (2) 5/8" Dia lifting inserts

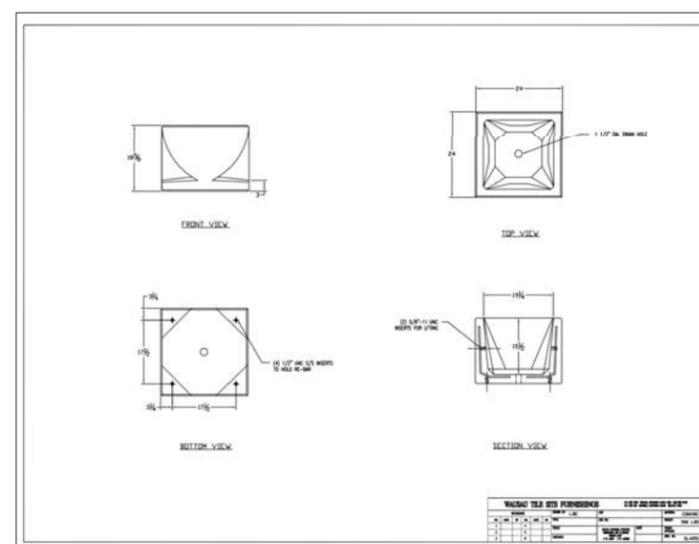
**Note:** Lifting inserts are to ONLY be used when planter is EMPTY

**Accepts Reservoir System**

### Finish Options

**Standard**  
 -Weatherstone(B)  
**Premium**  
 -Weatherstone Glass(C)

Site Furnishing Division PO Box 1520, Wausau, WI 54402-1520 (800) 388-8728  
 Date: 06/11/14



### SL4051

A unique design for concrete planters.

**ITEM NUMBER:** SL4051  
**DIMENSIONS:** 24" x 24" x 18"  
**WEIGHT:** 570 lbs.

**ADDITIONAL FEATURES:** Reinforced. Q2 5/8" Dia lifting inserts. Note: Lifting inserts are to ONLY be used when planter is EMPTY.

**MATERIAL:** Concrete  
**SHAPE:** Square  
**REINFORCEMENT:** Yes

**Typical Summer Flower Display**

POT STYLE SHOWN NOT TYPICAL- SEE SPECS FOR STYLE 4051 & 4061

**the brace company**  
 LANDSCAPE ARCHITECTS  
 LANDSCAPE CONTRACTORS  
 2830 PARKER STREET  
 P.O. BOX 620330  
 MIDDLETON, WI 53562-0330  
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**WINGRA CREEK**  
 1004-1032 S. PARK STREET  
 MADISON, WISCONSIN

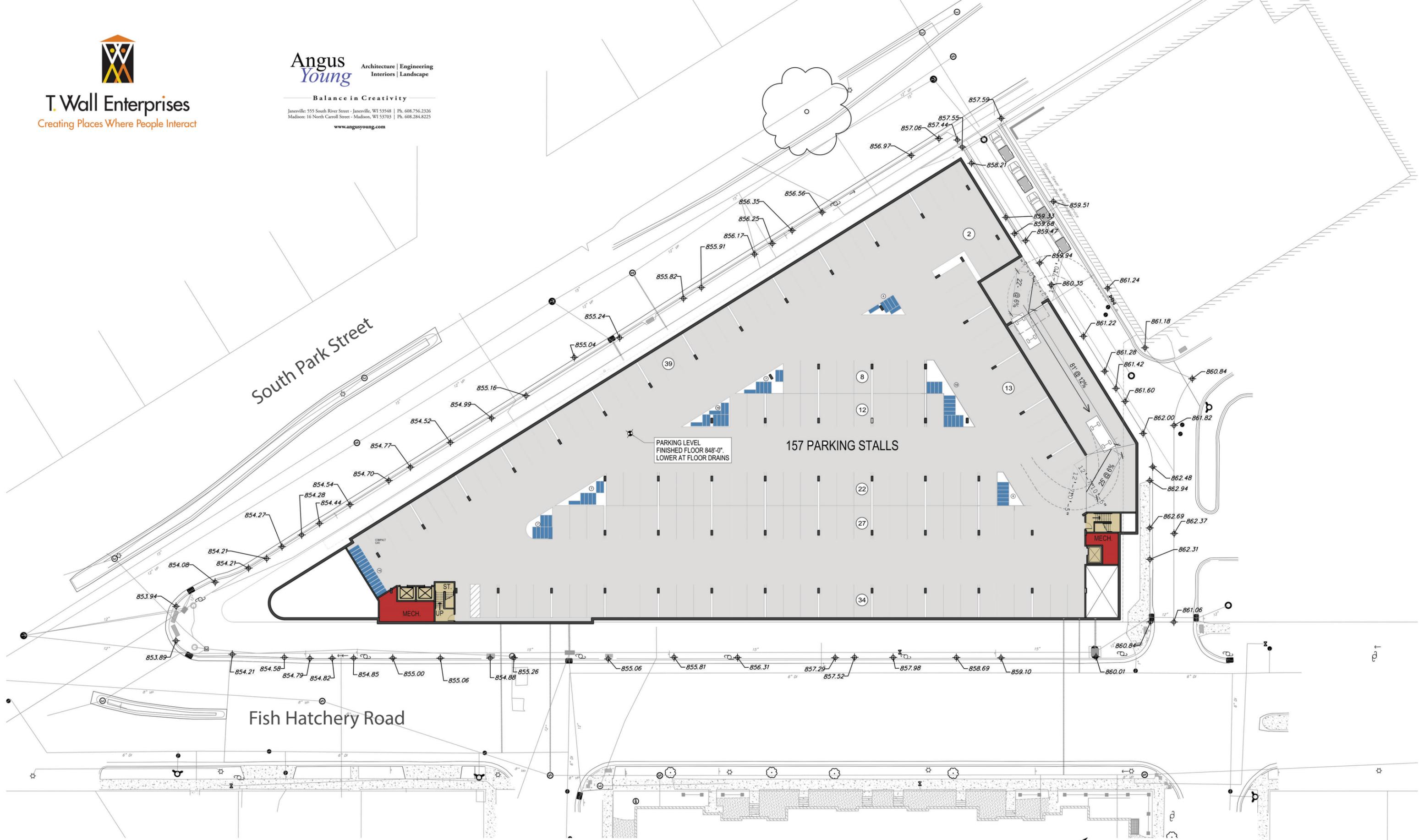
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 Revised: 8/05/15 RS  
 Revised: 8/11/15 RS  
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 Revised: 12/11/15 RS  
 Revised: 1/29/16 RS  
 Revised: 8/17/16 RS

L-3.1

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**DETAILS**



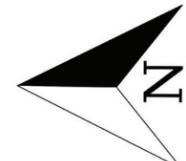
PARKING LEVEL  
FINISHED FLOOR 848'-0"  
LOWER AT FLOOR DRAINS

157 PARKING STALLS

South Park Street

Fish Hatchery Road

**Wingra Creek Residences- Parking Level**  
157 Parking Stalls, 72 Bike Parking Stalls





**Wingra Creek Residences- First Floor Plan**  
 35 Units, 5 Live/ Work Units, 161 Total





**Wingra Creek Residences- Second and Third Floor Plans**  
 42 Units, 84 between levels, 161 Total





**T. Wall Enterprises**  
 Creating Places Where People Interact

**Angus Young** Architecture | Engineering  
 Interiors | Landscape

Balance in Creativity

Janesville: 555 South River Street - Janesville, WI 53548 | Ph. 608.756.2326  
 Madison: 16 North Carroll Street - Madison, WI 53703 | Ph. 608.284.8225  
[www.angusyoung.com](http://www.angusyoung.com)



**Wingra Creek Residences- Fourth Floor Plan**  
 42 Units, 161 Total





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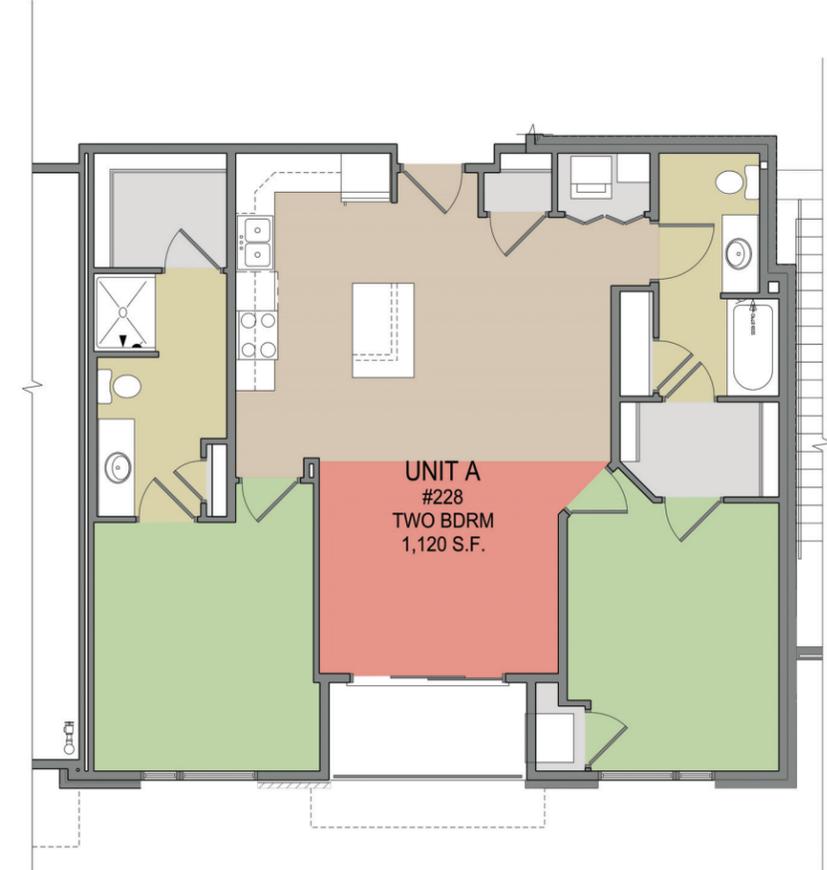
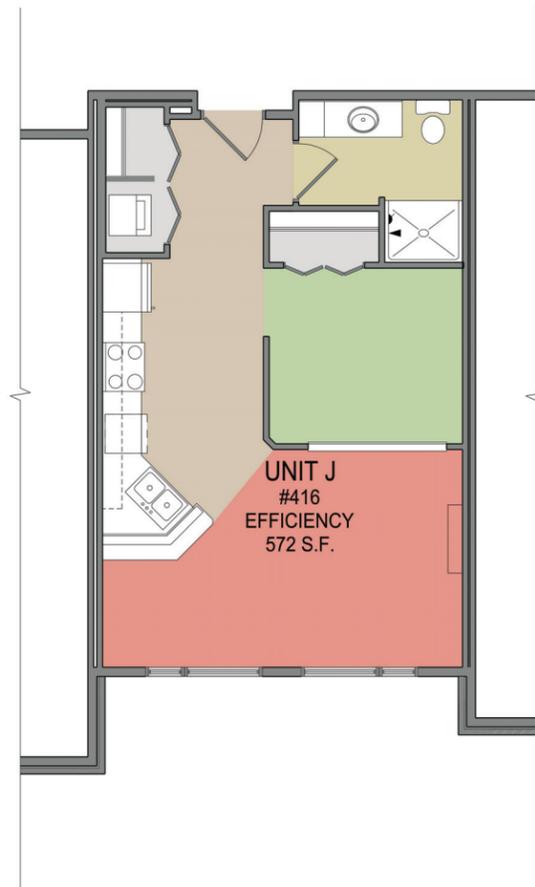
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Balance in Creativity

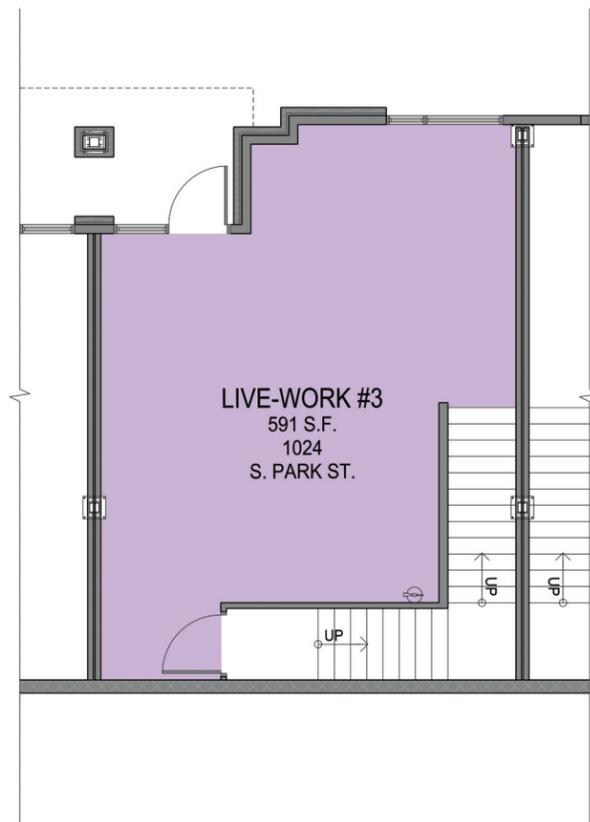
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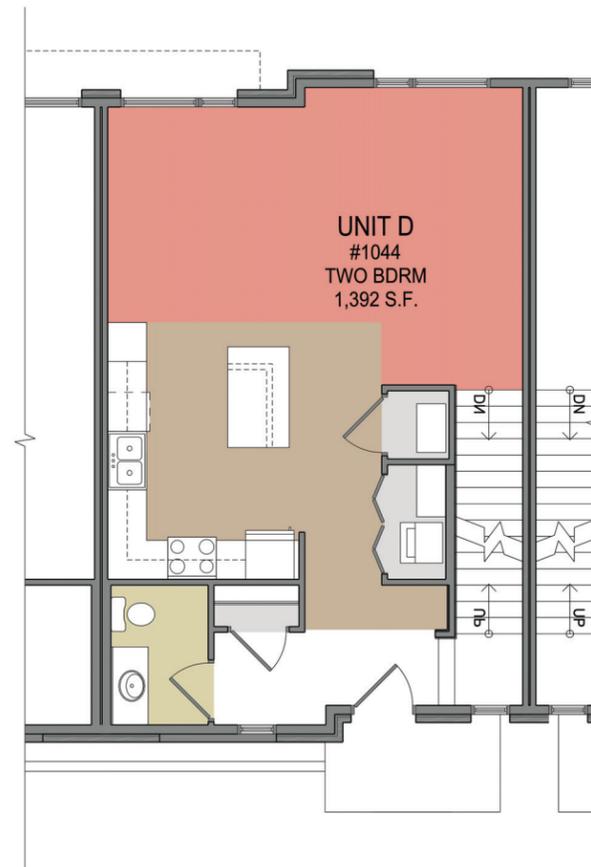
**WINGRA CREEK RESIDENCES**  
 PARK STREET, FISH HATCHERY  
 AND SOUTH STREET UNIT  
 LAYOUTS



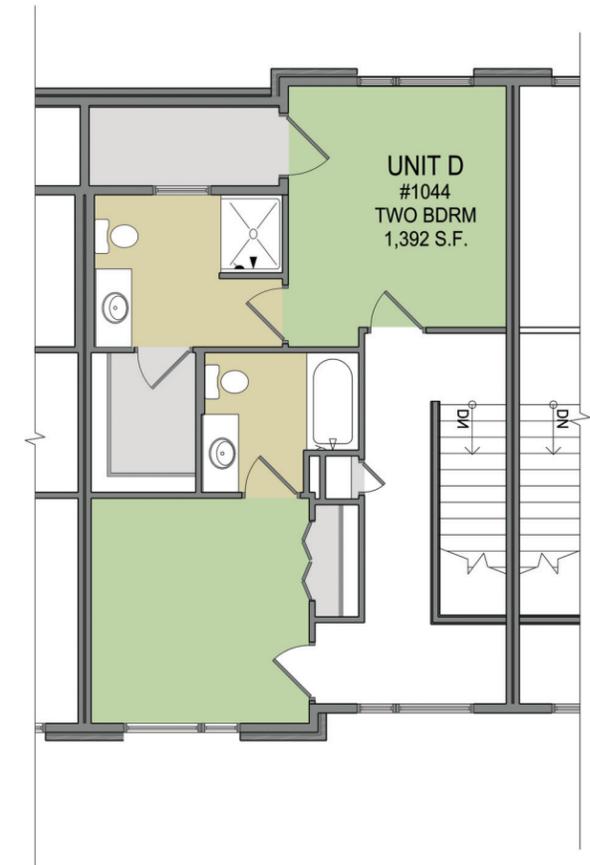
WINGRA CREEK RESIDENCES  
PARK STREET, FISH HATCHERY  
AND SOUTH STREET UNIT  
LAYOUTS



LIVE-WORK UNIT: 1ST FLOOR



LIVE-WORK UNIT: 2ND FLOOR



LIVE-WORK UNIT: 3RD FLOOR



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Creating Places Where People Interact

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Madison: 16 North Carroll Street - Madison, WI 53703 | Ph. 608.284.8225

www.angusyoung.com

## WINGRA CREEK RESIDENCES PARK STREET, FISH HATCHERY AND SOUTH STREET ELEVATIONS



SOUTH ELEVATION (ALLEY WAY)

SCALE 1/16" = 1'-0"



WEST ELEVATION (FISH HATCHERY)

SCALE 1/16" = 1'-0"



EAST ELEVATION (PARK STREET)

SCALE 1/16" = 1'-0"