

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
22505

DATE SUBMITTED: <u>29 JUNE 2011</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>6 JULY 2011</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1102 SOUTH PARK STREET

ALDERMANIC DISTRICT: 13

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
GHIDORZI COMPANIES (SAME)
2100 STEWART AVE. SUITE 300
WAUSAU WI 54401

CONTACT PERSON: CHUCK GHIDORZI
Address: (SAME)
Phone: 715.348.1361
Fax: 715.845.8896
E-mail address: chuckg@ghidorzi.com



TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Wingra Clinic

A Proposal for the Redevelopment of the Former Morningstar Dairy

1102 South Park Street

Overview and Background

The Ghidorzi Company is seeking City of Madison approval to redevelop approximately 68% of the block bounded by South Park Street, Fish Hatchery Road and Midland Street with the construction of a ~76,800 Square Foot (SF) 4-story commercial building and associated surface and structured parking facilities. This new building will be utilized for the expanded Wingra Clinic operated by UW Health and Access Community Health Care Systems, and related medical and educational facilities. The Wingra Clinic has outgrown its current facilities and is seeking to expand in order to serve a growing patient population. Access Community Health Care will continue to operate a clinic at the Villager Mall in addition to this new location.

South Madison is a vibrant component of the greater Madison community and has benefited from an array of planning initiatives that serve as a framework for guiding redevelopment efforts, including: the South Madison Neighborhood Plan (Jan 2005), the Wingra Market Study and Conceptual Redevelopment Plan (March 2006) and the establishment of Urban Design District Number 7 (June 2006).

As noted by these plans, this area is recognized as having many appealing amenities that support redevelopment efforts:

- Close proximity to employment centers (downtown, UW, Dean Medical Campus, and St. Mary's and Meriter Hospitals)
- Accessibility from major arterial highways, bus routes, and bike paths.

These plans note that the “flatiron” tract at the intersection of South Park Street and Fish Hatchery Road is a prominent “gateway” site for new commercial and/or mixed use development and recommends multi-storied, mixed use buildings sited close to the property lines with emphasis on high quality architectural and urban design.

The use, site plan and conceptual building architecture has been reviewed and discussed at a neighborhood meeting sponsored by Alder Ellingson, and is currently being reviewed by City staff.

Project Description

The development of the new Wingra Clinic is Phase One of the redevelopment initiative for this block. Planned Unit Development-General Development Plan (PUD-GDP) is proposed for the entire block (with the exception of the two lots at the corner of Park and Midland Streets which are not part of this proposal). The Phase One area – the proposed clinic building and associated parking – will be zoned as PUD-Specific Implementation Plan (PUD-SIP). This phase will include:

- Razing the entire former Morningstar Dairy site. (This site encompasses approximately 104,500 SF and is owned by Clark Street Development. Ghidorzi Company will be purchasing ~39,000 SF of this property)
- Vacation of High Street
- Razing of the 8 rental residential structures fronting Fish Hatchery Road and Midland Streets
- Removal of the MGE substation.
- Constructing a four story – 76,800 SF commercial building to be occupied by clinic, educational, and medical uses. Each floor is 19,200 SF
- Constructing associated parking facilities to support the clinic and educational uses (currently anticipated to include ~65 surface stalls and a ~200 stall multi-level parking structure). Note: The prospective occupants

of the building desire 4 parking stalls per 1,000 SF of gross floor area to optimally meet the needs of patients, staff and students. The proposed site plan provides for 3.46 stalls per 1000 SF of gross floor area.

- Site Improvements including: landscaping and lighting to compliment building appearance and enhance the pedestrian environment, appropriate screening of surface parking areas, site amenities (walkways and furniture) and storm water management facilities.

The Phase Two area (located to the north of the proposed clinic site) is owned by Clark Street Development. After demolition of the dairy building(s), this area will be temporarily seeded and maintained until market conditions support development that is compatible with the City's adopted plans and design guidelines. The triangular shape of the parcel poses significant design challenges regarding access, vehicle and pedestrian circulation and in creating building floor-plates that are efficiently shaped and, most importantly, marketable. Clark Street's initial conceptual ideas for this site include ~75,000 SF of professional office use, extended stay lodging, street level retail and supporting parking facilities. Clark Street Development and the Ghidorzi Companies have been and are continuing to collaborate on the redevelopment plans for the entire site (both Phase One and Phase Two areas).

Clinic Building and Site Design Considerations

- The clinic building and site is being designed to achieve LEED Certification.
- The clinic building is located so as to be the prominent feature along this segment of the South Park Street frontage. It is sited with a 12 foot setback from the South Park Street Right-of-Way to present an urban character to the site and to enable:
 - widening of the Park Street Sidewalk,

- streetscape landscaping and hardscape features, and
 - to accommodate building architectural features (awnings and cornice features) without encroachment over the public walk.
- The main entry of the clinic is on the southeast façade accessed by the covered entry drive/ patient drop-off area. This driveway is aligned to provide easy and convenient “way-finding” to the surface parking areas, internal circulation drive and the parking structure.
- The Park Street corner of the clinic building will contain a retail pharmacy use with pedestrian access oriented to the Park Street sidewalk. This access area will be improved as a pedestrian plaza with benches and landscaping.
- The service area of the clinic is located at the buildings west corner. This location provides access for deliveries and emergency ambulance service without disrupting the normal flow and access of patient traffic at the front entry.
- Internal site circulation is supported by a private drive constructed essentially along the vacated High Street alignment and provides ingress and egress to Midland Street and Fish Hatchery Road as well as access to the parking structure and surface lots. The private drive connection to Fish Hatchery Road and Midland Street is also an important circulation route for the future development of the Clark portion of this redevelopment site (Phase Two).
- The parking structure is 2 levels with direct vehicle access to the internal drive, west surface parking lot and Midland Street. The structure is designed to provide safe wheelchair routes to designated surface sidewalks

and a pedestrian skywalk connection to the third floor of the clinic building. (Note: the third floor of the clinic building is "spec" space and secure evening access between the building and parking is critically important to prospective tenants). Subsurface soil conditions preclude the structure from being economically constructed with parking levels fully below street grades.

In order to optimize the efficient use of the redevelopment area, accommodate City staff plans for the potential future widening of Fish Hatchery Road and Midland Street, and provide permanent yard area for landscaping, the structure is sited with an 8 foot setback from the future sidewalk location along Fish Hatchery Road. This segment of Fish Hatchery Road will be widened by 6 feet when it is reconstructed in the future. The parking structure is set back 9 feet from the Midland Street ROW to accommodate potential street widening at the intersection with Fish Hatchery Road.

- The exterior architecture of all sides of the parking structure is being designed to complement the character of the Fish Hatchery Road and Midland Street frontages as a planned mixed use and commercial land use. The structure will include articulation of the face walls, parapet features, and foundation and trellis landscape features. The wall openings into the main level of the parking structure will be 30 + inches above the sidewalk grade and will be screened in a similar manner as the St Mary's parking ramp to accommodate ventilation while providing visual screening of vehicles and security.
- The Fish Hatchery Road – Midland Street corner of the structure is designed to create a street level pedestrian plaza supporting the adjoining bus stop.

Compatibility with the Wingra Build Plan

The proposed development of the Wingra Clinic site has been designed to be compatible with the recommendations and planning framework established by the adopted Wingra BUILD Plan.

The Wingra BUILD Plan calls for the redevelopment of the Morningstar Dairy property. The plan calls for a master-planned development under a Planned Unit Development zoning and land use designation. A mix of land uses is envisioned at a density of approximately 162,000 SF. The site is recognized as a "gateway" to South Madison and therefore should be developed with a landmark structure at the point of Park Street and Fish Hatchery Roads. The Plan recommends a mid-rise flatiron building configuration at this intersection. A presence of retail oriented building fronts should be maintained along Park Street and the buildings should be compatible with adjacent residential neighborhoods. The concept drawings and Transportation Supplement to the BUILD Plan indicate a two to three-story parking structure be included in the development.

The plan also recommends land uses that support job creation in areas such as health care and bio-medical services in cooperation with the major health care institutions and the University of Wisconsin.

In general, the goal of the plan is to replace surface parking with parking decks, while acknowledging that surface parking is necessary to meet the needs of both on-site users and remote parking for St. Mary's and Meriter Hospitals on an interim basis.

Phase One of this redevelopment effort is consistent with the plan in that it is a medically related building use that is being constructed in cooperation with a major health care provider, the University of Wisconsin. The building is of high architectural quality and the parking structure is designed in a manner to be compatible with the scale and massing of neighboring improvements. The parking deck has approximately the same amount of

frontage on Fish Hatchery Road as the deck found in the Wingra BUILD Transportation Supplement illustration and the set back from Fish Hatchery Road is similar to the plan illustration.

The medical clinic is 4 stories in height, consistent with the recommendations of Wingra BUILD. It has a retail oriented entrance on Park Street that promotes pedestrian use of the facility. At a gross building area of 76,800 square feet, its density is appropriate for the portion of the site that it encompasses, allowing for a building density of between 80,000 and 100,000 square feet to be constructed on the flatiron triangle intersection portion of the site at a future date. The developers of both the medical clinic and triangle portion of the site are working in concert to create a master plan that meets the goals of the Wingra BUILD plan and landmark status of this important South Madison environ.

The only significant variant between the proposed Ghidorzi Wingra Clinic Site Plan (including the conceptual plans put forth by Clark Street Development) and the Wingra Build Plan is that the Build Plan illustrates medium density residential uses (totaling 24 dwelling units) fronting on Midland Street. While neighborhood housing is a compatible use, recent experience has shown that it is impractical and financially not feasible in this vicinity, particularly under current market conditions. The developer has met with the primary land owner of residences along the south side of Midland Street, Dean Health Systems, to review the development plan including the size, location and design of the parking structure. Dean Health has indicated their support for the plan, including the design and location of the parking deck.



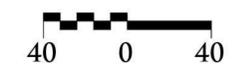
Legend:

 Project Boundary

 Viewshed

Viewshed Legend:

- 1 - View Looking West From Fish Hatchery Road
- 2 - Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West
- 3 - View Looking West From Fish Hatchery Road & S. Park St.
- 4 - View Looking North East from South Park Street
- 5 - View Looking East from South Park Street
- 6 - View Looking East from South Park Street
- 7 - View Looking South West from High Street
- 8 - View Looking South from Midland Street
- 9 - View Looking South West from Midland to Garden Street



EXISTING CONDITIONS AERIAL

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

PROPOSED WINGRA CLINIC SITE
FISH HATCHERY RD./SOUTH PARK ST.
MADISON, WI

06/20/2011
FOR PLANNING PURPOSES ONLY



View Looking West From Fish Hatchery Rd.



View Looking East from South Park Street



Elevation Building Massing of Proposed Apartments at Fish Hatchery Looking West



View Looking East from South Park Street



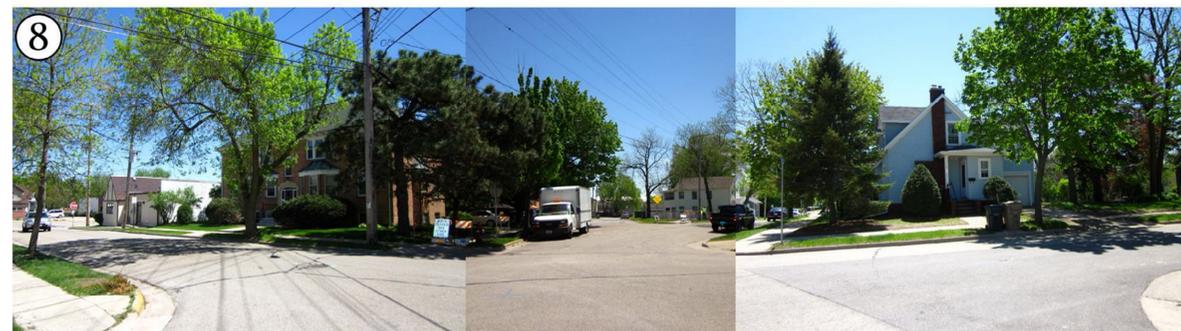
View Looking West From Fish Hatchery Rd. & S. Park St. Intersection



View Looking South West from High Street



View Looking North West from Intersection of Fish Hatchery Road and South Park Street



View Looking South From Midland Street

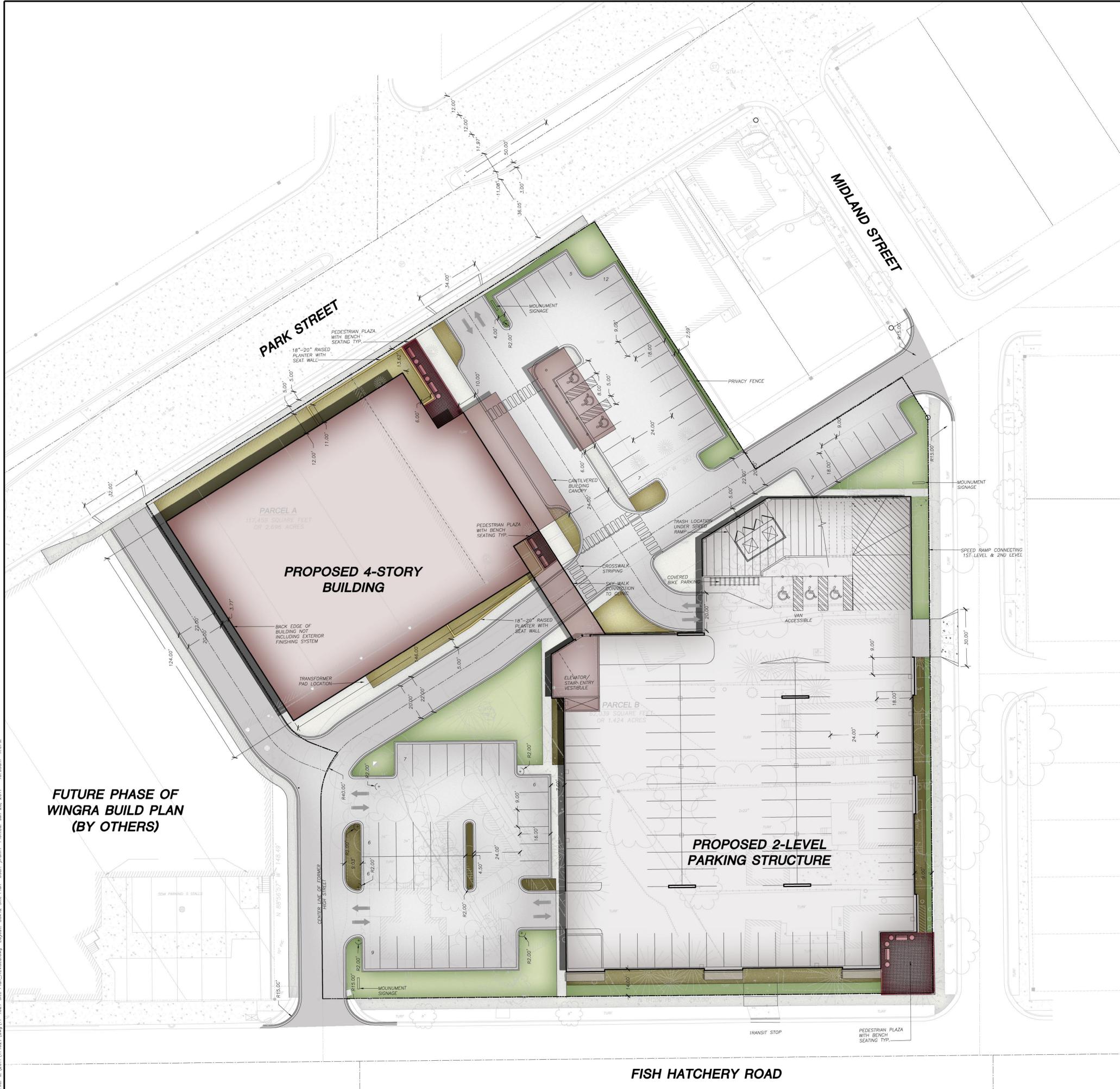


View Looking North East from South Park Street



View Looking South West From Midland to Garden Street

File: \\2011\114627\Draw\11-4627_Site Plan_Review.dwg Layout: 30x42 Site Plan User: jman Plotted: Jun 28, 2011 10:55am Xref's:



LEGEND (PROPOSED)
PROPERTY LINE
ASPHALT PAVEMENT

- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS. EXISTING CONDITIONS SURVEY PERFORMED BY JSD IN MAY 2011.
 2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT PROPERTY BOUNDARIES.
 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
 5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 6. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

PARKING LOT PLAN SITE INFORMATION

SITE ADDRESS:	1102 SOUTH PARK STREET, MADISON, WI
SITE ACREAGE:	
NUMBER OF BUILDING STORIES (ABOVE GRADE):	4 STORY
BUILDING HEIGHT:	50'-0"
TYPE OF CONSTRUCTION:	N/A
TOTAL SQUARE FOOTAGE OF BUILDING:	~76,800
USE OF PROPERTY:	COMMERCIAL - WINGRA CLINIC
GROSS SQUARE FEET OF OFFICE:	N/A
GROSS SQUARE FEET OF RETAIL AREA:	N/A
NUMBER OF EMPLOYEES IN WAREHOUSE:	N/A
NUMBER OF EMPLOYEES IN PRODUCTION AREA:	N/A
CAPACITY OF OFFICE AREA:	N/A
NUMBER OF PARKING STALLS REMOVED:	N/A
NUMBER OF SURFACE PARKING STALLS:	65
NUMBER OF PARKING STRUCTURE STALLS:	201 (87 1ST LEVEL, 114 2ND LEVEL)
NUMBER OF ACCESSIBLE STALLS:	7
TOTAL NUMBER OF PARKING STALLS:	266
NUMBER OF BICYCLE STALLS SHOWN:	10
NUMBER OF TREES REQUIRED (285 STALLS):	19
NUMBER OF TREES SHOWN:	19
NUMBER OF LANDSCAPE POINTS REQUIRED:	1109

- SITE PLAN NOTES**
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF MADISON AND UNDER SEPARATE CONTRACT EXCEPT AS SHOWN.
 2. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER IS 18" CURB AND GUTTER UNLESS OTHERWISE NOTED.
 5. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 6. ALL MARKINGS TO BE YELLOW OR WHITE PAINT PER CITY OF MADISON STANDARDS. HANDICAP SYMBOL TO BE BLUE PAINT.
 7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.

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SERVICES PROVIDED TO:
GHIDORZI COMPANIES

2100 STEWART AVE, SUITE 300
WAUSAU, WI 54401

PROJECT:
**WINGRA CLINIC
1102 SOUTH PARK ST.**

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 11-4627

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: JRB 05-10-11
DRAWN: JLF 05-23-11
APPROVED: -

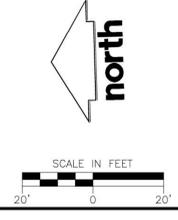
PLAN MODIFICATIONS:

CITY OF MADISON	05-25-11
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DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1161
Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1.0



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PARK ST. FRONT ENTRY OVERVIEW

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FISH HATCHERY RD. STREETScape OVERVIEW

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MIDLAND ST. STREETScape OVERVIEW

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WINGRA CLINIC SITE PLAN/CLARK ST. DEVELOPMENT



RENDERING OF CLARK ST. PROPERTY PROVIDED BY
CLARK ST./EPPSTEIN UHEN ARCHITECTS

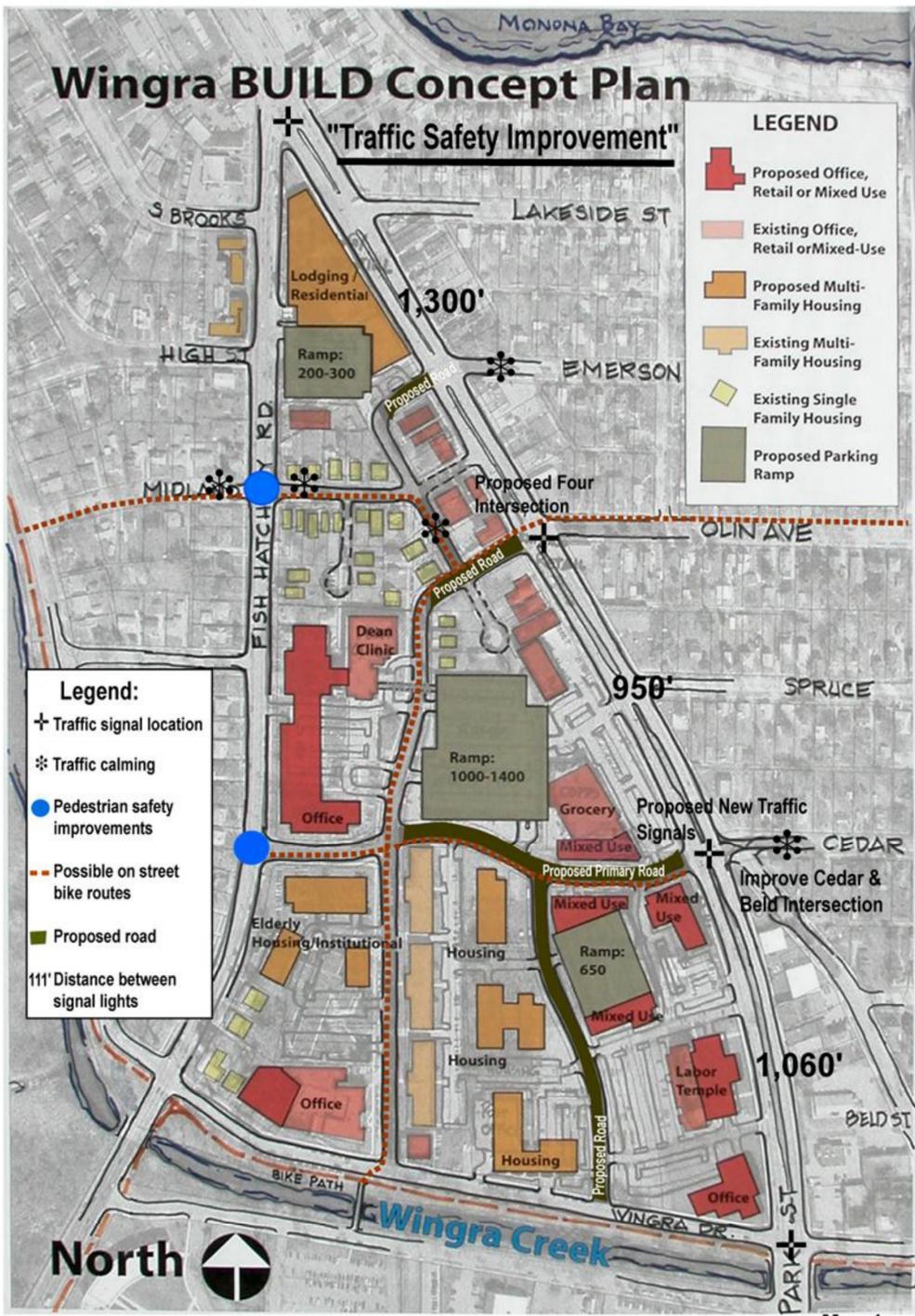
PROPOSED WINGRA CLINIC
FISH HATCHERY RD./SOUTH PARK ST.
MADISON, WI

06/27/2011

FOR PLANNING PURPOSES ONLY

UW HEALTH WINGRA CLINIC CONCEPT

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Wingra Market Study and Conceptual Development Plan Summary Report
 Transportation Supplement
 02/16/2006

Map at Right: Illustrates Wingra Clinic Location in relationship to conceptual planning of Wingra Market Study. Uses incorporate a 4-story building approximately 76,000 square feet of 1st and 2nd floor clinic, 3rd floor academic classroom and office and 4th floor hospital expansion. A 213 stall parking deck as well as 72 stall surface stalls gain a total of 285 parking stalls for the defined uses. The plan closely aligns with development concepts produced for the remainder of the property located to the north between S. Park St. and Fish Hatchery Road. A Lodging/Residential use would compliment traffic and circulation design in the rear of the proposed Wingra Clinic building. The proposed parking deck would also accommodate vertical expansion for future parking needs