



Location
3200 Monroe Street

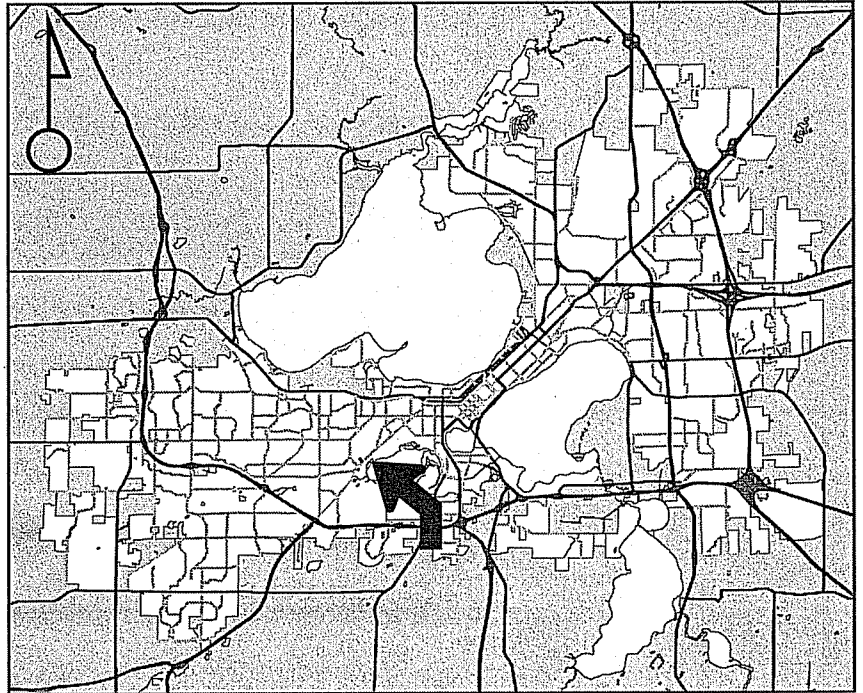
Applicant
City of Madison & Joyce Perkins - Wingra School/Mark Engman - BWZ Architects

From: R2 To: PUD(GDP-SIP)

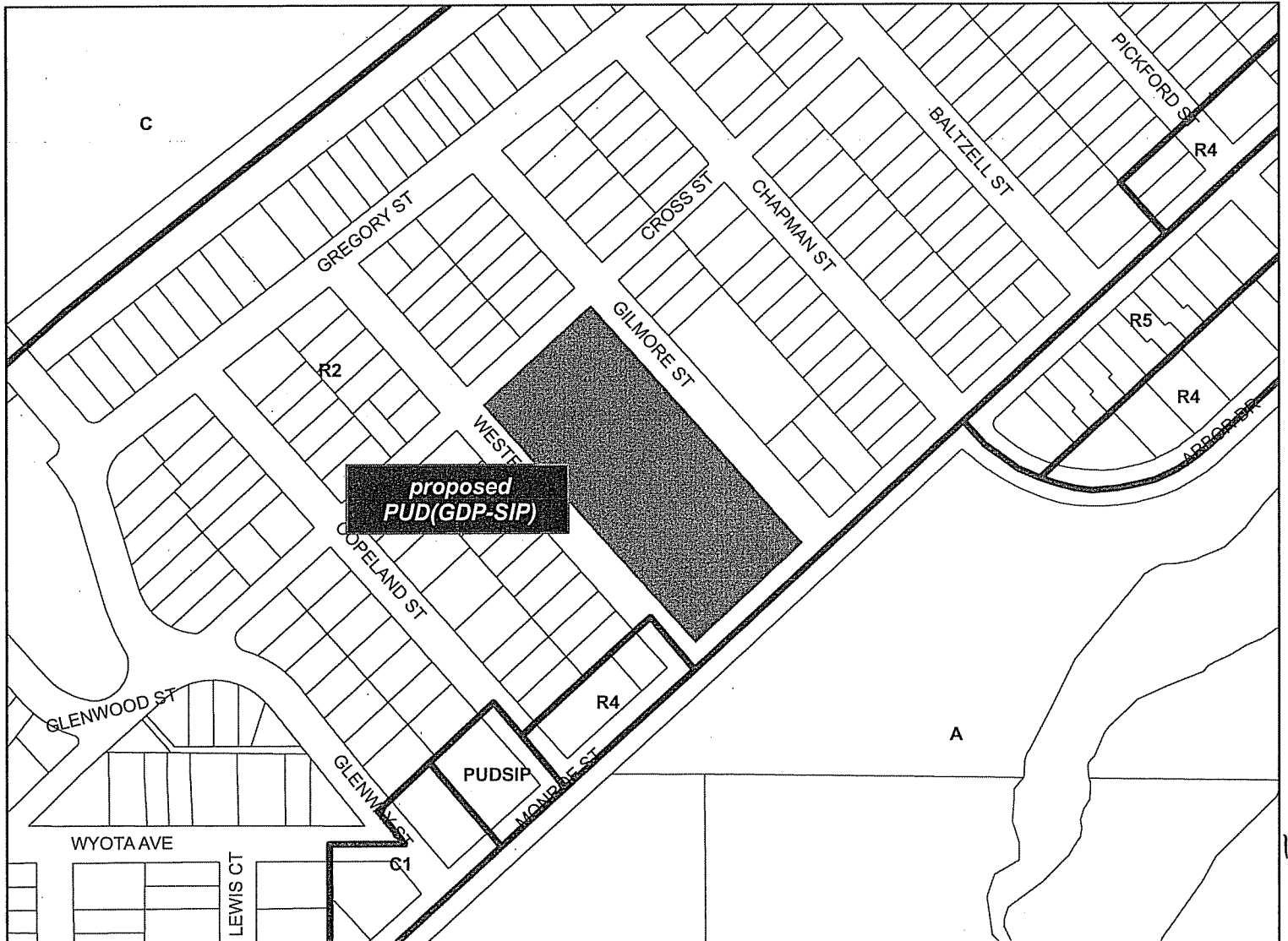
Existing Use
School Building

Proposed Use
Expansion of Existing School Building

Public Hearing Date
Plan Commission
19 March 2007
Common Council
27 March 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





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LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1650 Receipt No. 78172
 Date Received 1-24-07
 Received By RT
 Parcel No. 0709-282-2601-2
 Aldermanic District 10, Ken Golden
 GQ Exist. Cond. Use, CED HUF hold
 Zoning District R2
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhd. Assn Not. Waiver _____
 Date Sign Issued 1-24-07

1. Project Address: 3200 Monroe St. Project Area in Acres: 2.87 acres

Project Title (if any): Dodgean Center Renewal and Extension Project

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input checked="" type="checkbox"/> Rezoning from <u>R2</u> to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joyce Perkins (Director) Company: Wingra School
 Street Address: 3200 Monroe St. City/State: Madison, WI Zip: 53711
 Telephone: (608) 238-2525 Fax: (608) 238-6316 Email: joyce@wingraschool.org
 Project Contact Person: Mark Engman (Architect) Company: BWZ Architects
 Street Address: 2211 Farmonter St. City/State: Middleton, WI Zip: 53562
 Telephone: (608) 831-2900 Fax: (608) 831-5800 Email: mengman@bwzarchitects.com
 Property Owner (if not applicant): City of Madison (current owner)
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Partial-block property purchase from City, renewal of existing 30,000 GSF school building, extension of 13,000 GSF new school space, and full-block site improvements.
 Development Schedule: Commencement spring 2008 Completion Fall 2009

CONTINUE →

5. Required Submittals:

- Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - One (1) copy of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee: \$ 1650 - See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A Zoning Text must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of City of Madison Comprehensive Plan, which recommends: S1 Special Institutional (January 2006) for this property.
- Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Ken Golden, Dodgean Monroe St. Neighborhood Assn, 11-9-06
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner Tim Faries Date 12-5-06 | Zoning Staff Matt Tucker Date 12-5-06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name MARK C. ENGMAN Date 1-23-07
 Signature Mark C. Engman Relation to Property Owner Architect
 Authorizing Signature of Property Owner [Signature] Date 1/30/07

January 24, 2007

Zoning Text (PUD/SIP)
The Dudgeon Center
3200 Monroe St.
Madison, WI 53711

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A: attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of an addition to, and major remodeling of, an existing facility containing an independent K-8 school and a nursery school.

B. Permitted Uses:

- 1, Those that are stated as permitted uses in the R2 zoning district.
2. Uses accessory to permitted uses listed above.
3. Other uses listed here. Uses include educational classrooms, multi-purpose rooms, administrative spaces, support and storage spaces.

C. Lot Area: As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

1. The maximum floor area ratio permitted is not applicable.
2. The maximum building height shall be as shown on the approved plans.

E. Yard Requirements: Yard areas will be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on the approved plans.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided as approved on the recorded plans.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R2 zoning district.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

January 24, 2007

Zoning Text (PUD/SIP)
The Dudgeon Center
3200 Monroe St.
Madison, WI 53711

Legal Description:

All of Block No. 21, First Addition to Wingra

C. Lot Area: 2.87 acres (240 feet x 520 feet)

January 24, 2007

Plan Commission
City of Madison
Madison, WI 53703

RE: Letter of Intent
Dudgeon Center Renewal and Extension
3200 Monroe Street
Madison, WI 53711

Dear Plan Commission Members:

We hereby submit this letter of intent to construct an extension and renewal project for the Dudgeon Center located at 3200 Monroe Street in Madison.

Overview

This project involves the purchase of property and improvements at 3200 Monroe Street. The current primary building tenant, Wingra School, is an independent K-8 school seeking to modernize the existing 30,000 square foot facility and construct an 8,000-15,000 square foot extension toward the north. The current secondary tenant, New Morning Nursery School, is intending to remain in the facility as a tenant.

The current population of Wingra School is 140 students with 25 adult teachers and support staff. The current population of New Morning Nursery School is 30 children with 6 adult teachers and support staff. The proposed north extension is not intended to add to either student or adult populations.

Project goals for the building include a welcoming entry, full accessibility, envelope improvements, life safety improvements, energy efficiency, thermal comfort, and educational support. Project goals for the site include a significant modernization of the north playground, a dedicated fire lane for emergency vehicle access, parking and drop-off features, stormwater management, and a modest regrading of the south lawn. Both the north playground and the south lawn will continue to be owned by the City of Madison.

An ad hoc advisory neighborhood committee has been convened to work with Wingra School representatives on building and site improvements. A neighborhood public meeting organized by Alderperson Golden has been scheduled for January 31, 2007. Both Wingra School and New Morning Nursery School recognize the importance of this site to the neighborhood, and are committed to the careful renewal of this property for the benefit of everyone.

Site

The existing whole-block parcel is 2.87 acres (124,800 sf) on Madison's near west side, bounded by Monroe Street, Western Avenue, Cross Street, and Gilmore Street. The immediate neighborhood context is primarily single family residential, with the exception of a Moravian church to the northeast. The general context includes the Glenway golf course area to the north and the Lake Wingra/UW Arboretum area to the south and east.

The current site includes a north playground, a central building location, and a south lawn. Wingra School is seeking to purchase the center section and a modest portion of the north playground to support their existing and future space needs. The proposed mid-block purchase is 1.17 acres.

The property currently experiences some water runoff problems, so a major project goal is on-site stormwater management. Building and site improvements allow for more pervious area and the introduction of rain gardens designed to accommodate water runoff. The surface parking lot that is currently non-conforming will be replaced, the children's outdoor playground will be improved, and the entry sequence will be enhanced with seating and landscaping.

The east parking lot off Gilmore Street will have four stalls including one accessible stall, and one 10' x 35' loading zone for deliveries and trash pickup. Twenty bicycle parking slots are provided; ten at the north entrance and ten at the west entrance. Trash dumpsters will be located on a concrete pad at the west end of the loading zone. Fire truck access is improved with a dedicated through-block fire lane to the north.

Student Drop-off and Pick-up

Wingra School intends to prepare a Traffic Safety Plan, similar to Randall Elementary School, as a site-specific guide for students and parents. That plan will anticipate all possible modes of transportation (bus, walk, bike and drive) as well as site constraints. Discussions with Traffic Engineering have explored posting "No Parking" along the east side of Western Avenue for attended vehicles only, and posting "15 Minute Parking" at the lot off Gilmore Street for nursery school traffic. Wingra School is also exploring an agreement with the neighboring church regarding a shared parking arrangement.

Demolition

A minor amount of demolition is anticipated related to the proposed north extension and the removal of the existing boiler equipment. The exposed boiler room and roofs to the west will be removed.

Renewal

All space retained after demolition is scheduled for complete remodeling. The basic structural and architectural elements will be saved, but most engineering systems will be replaced. Interior elements will be selectively upgraded to match the owner's space needs. The new layout will allow accessibility conforming to ADA requirements. The entire building will be provided with an automatic fire protection system.

Extension

A new extension on the north side of the existing building is planned to connect a welcoming entrance with the existing playground. Externally, the extension will conceal the underdeveloped north elevation and present a more unified, attractive face to the neighborhood. Internally, the extension will add a double height commons area for multiple uses with a variety of support and educational spaces.

Building Materials

The existing facility, which has no historic designation, was originally constructed in the 1920s and vertically extended in the 1930s. Exterior materials include old-fashioned wire-cut brick with smooth limestone trim at all doors, windows, belt courses, and parapet caps. Proposed work scope will involve repair of existing materials and selection of new materials that match existing conditions as closely as possible. New construction seeks to correct current inadequacies with an attractive and functional intervention that unifies the entire building. The design of an accessible green roof terrace will enhance educational options while capturing great views of the UW Arboretum and Lake Wingra.

Project Schedule

At this time, the owner is anticipating starting construction in spring 2008 and completing construction in fall 2009. Construction sequencing will be designed to accommodate continuous operation during the academic year and accelerated construction during the summer recess.

Summary

The proposed improvements for the Dudgeon Center include demolition, remodeling, and new construction consistent with the mission and the budget of the owner. The appearance of the site will be significantly improved with new building elements, landscaping, hard surfaces, and lighting. Deferred maintenance issues will be addressed, and a more welcoming destination will be provided for students, staff, and community users.

Project Team

Owner	Joyce Perkins (Director) Wingra School 3200 Monroe St. Madison, WI 53711 608-238-2525
Architect	BWZ Architects 2211 Parmenter St. Middleton, WI 53562 608-831-2900
Civil Engineering	Hofmeister Engineering & Surveying 15626 West Holt Road Brooklyn, WI 53521 608-455-1044
MEPS Engineering	KJWW Engineers 802 W. Broadway, Suite 312 Madison, WI 53713 608-223-9600
Landscape Architect	L. J. Geer Design 2554 East Johnson Street Madison, WI 53704

608-244-6369

Educational Planning
Fielding Nair Intl. Inc.
1115 Oak Way Drive
Madison, WI 53705
608-698-6141

Cost and Sequencing
Thomason Clark Corp.
949D N. Plum Grove Road
Schaumburg, IL 60173
847-413-1582

Contractor tbd

Mechanical Engineering tbd

Electrical Engineering tbd

Plumbing &
Fire Protection tbd

Key Project Features

Whole-Block parcel area: 2.87 acres
Mid-Block purchase area: 1.17 acres
Existing building area: 32,500 sf
Proposed demolition: 2,500 sf
Proposed extension: 13,900 sf
Proposed renewal: 30,000 sf
Proposed total area: 43,900 sf
Proposed owner: Wingra School
Continuing tenant: New Morning Nursery School
Staff count: approximately 31 teachers and staff combined
Hours of operation: 8:00 a.m. to 4:00 p.m.
Existing parking count: 12 stalls including 1 accessible stall
Required parking count: 20 stalls
Proposed parking count: 4 stalls including 1 accessible stall

Required bicycle parking: 20 bike stalls

Required loading zone: 1 at 10'x35'

We appreciate the Madison Plan Commission's consideration of this project.

Sincerely,

Mark C. Engman, AIA
BWZ Architects

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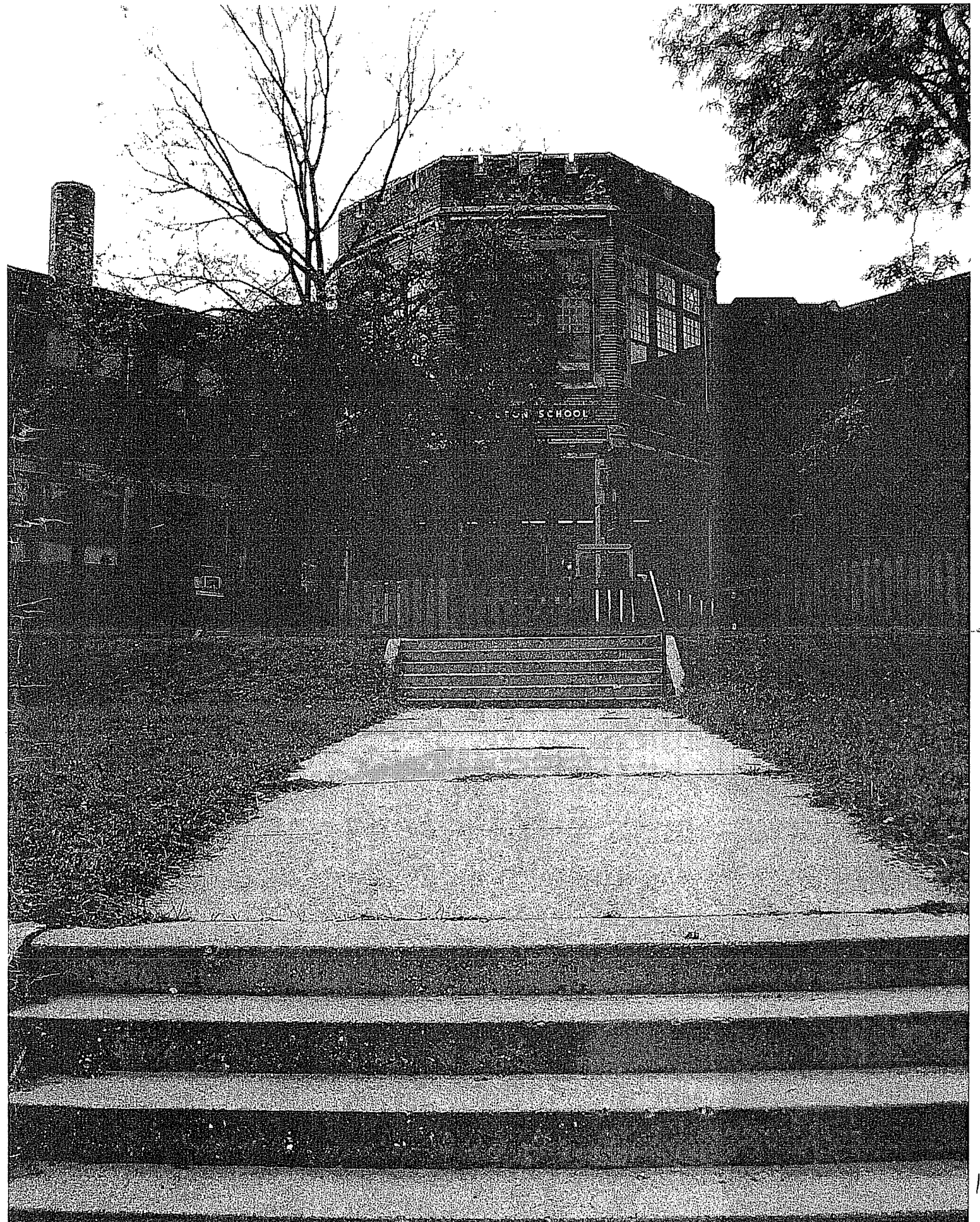
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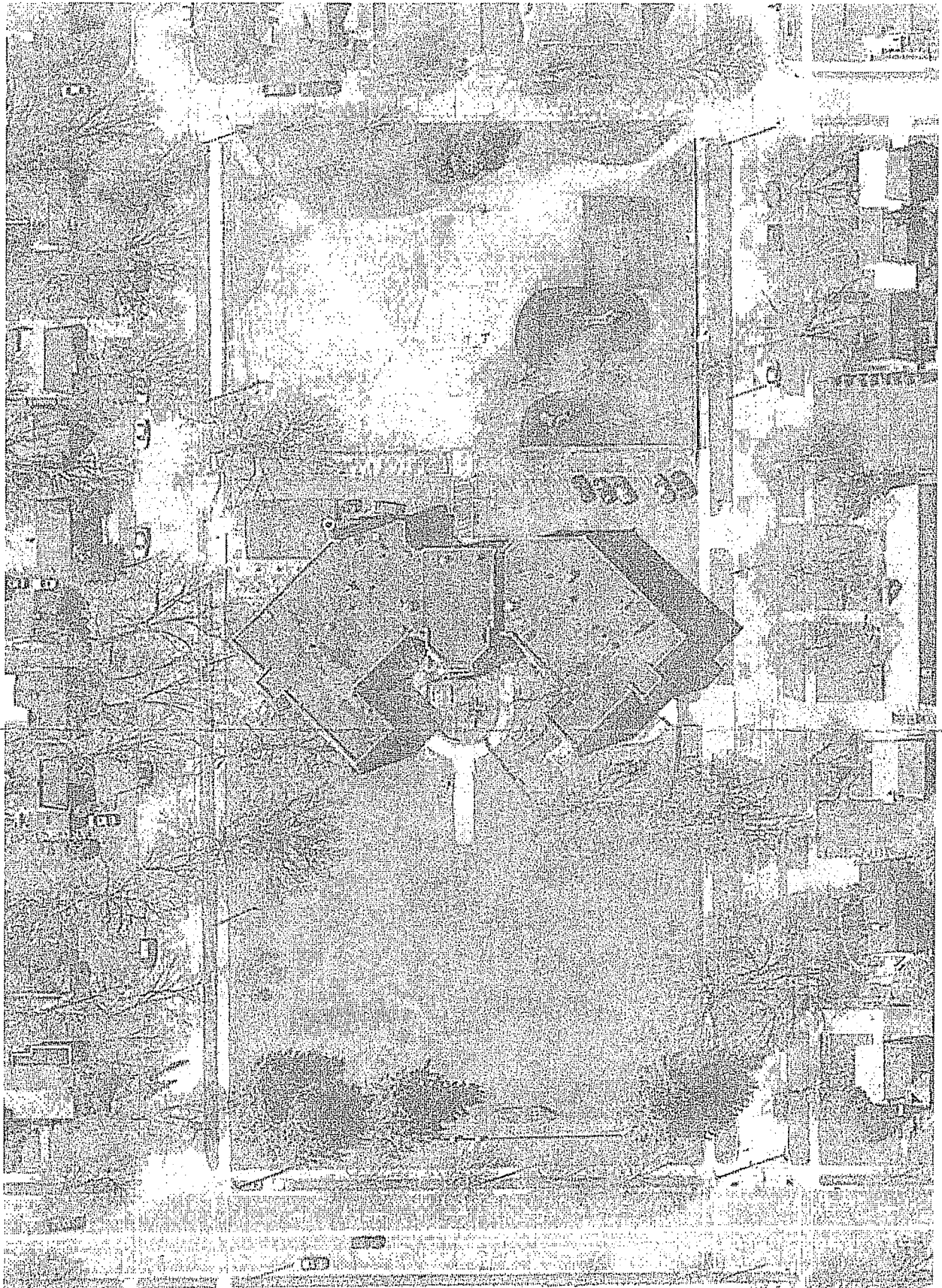
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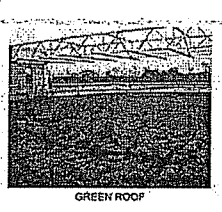
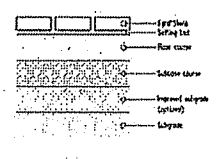
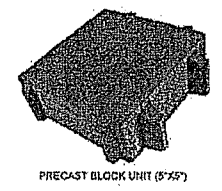
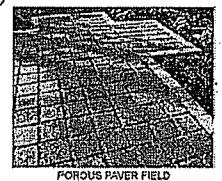
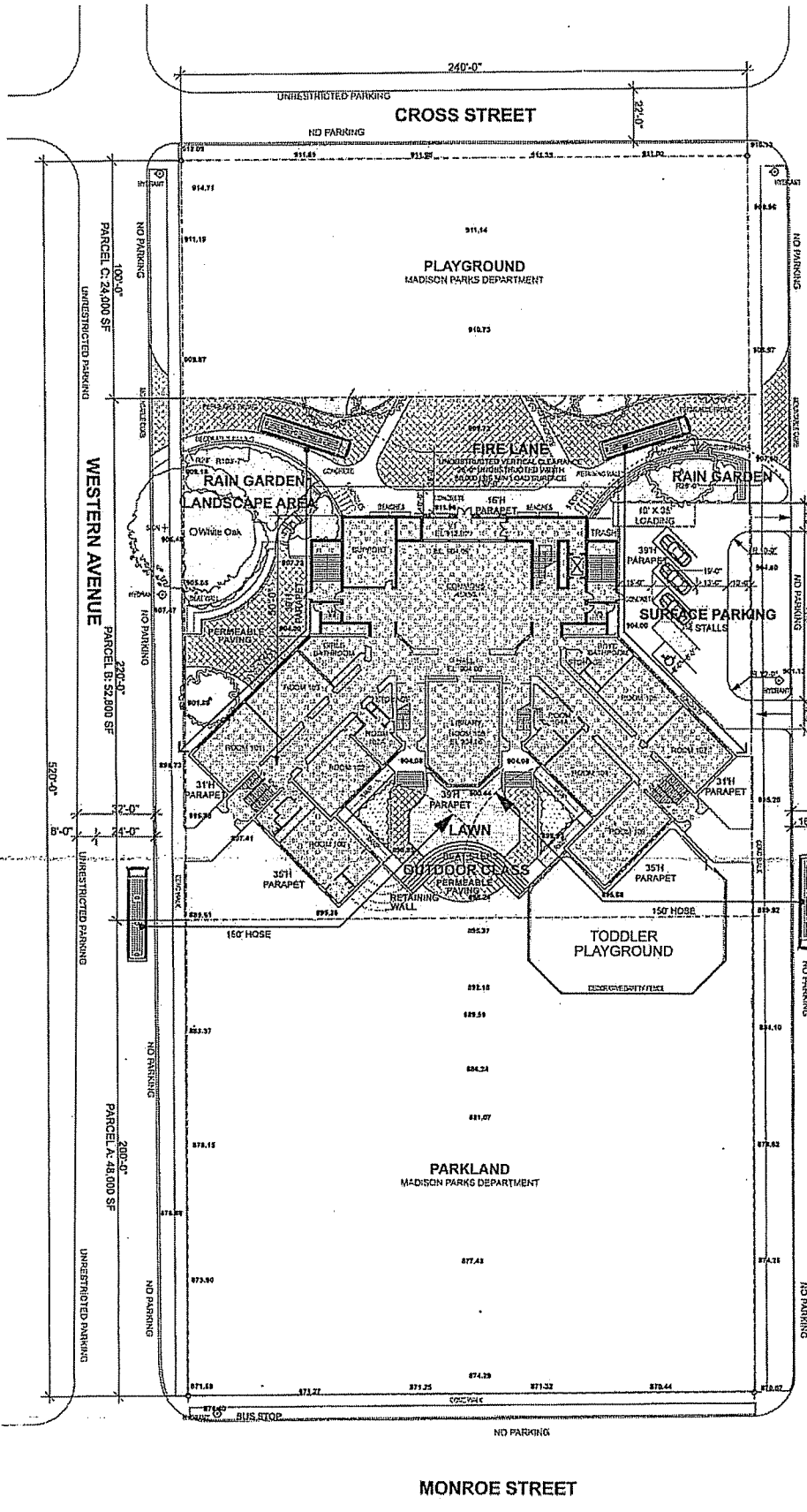




Dudgeon Center
3200 Monroe Street

Aerial Photo

BWZ Architects
October 30, 2006



EXISTING BUILDING	
EK FIRST FLOOR	14,750 GSF
EK SECOND FLOOR	14,750 GSF
EK TOTAL	29,500 GSF
EK VANIGRA PARKING	7 STALLS
EK NEW MORNING PARKING	2 STALLS
EK VISITOR PARKING	2 STALLS
EK ADA PARKING	1 STALL
EK TOTAL PARKING	12 STALLS

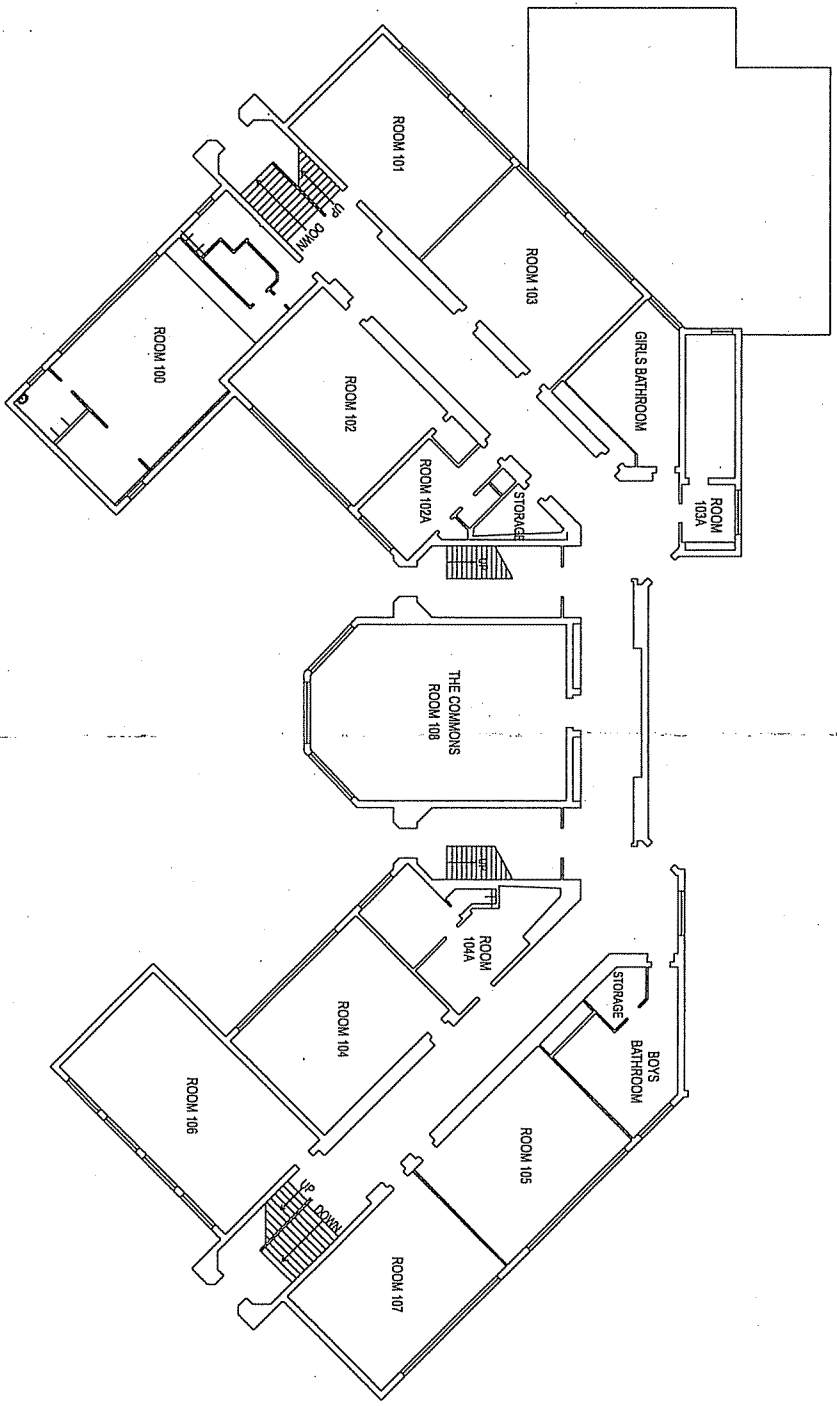


Dudgeon Center
3200 Monroe Street

Site Plan

1" = 20'-0"

BWZ Architects
January 29, 2007

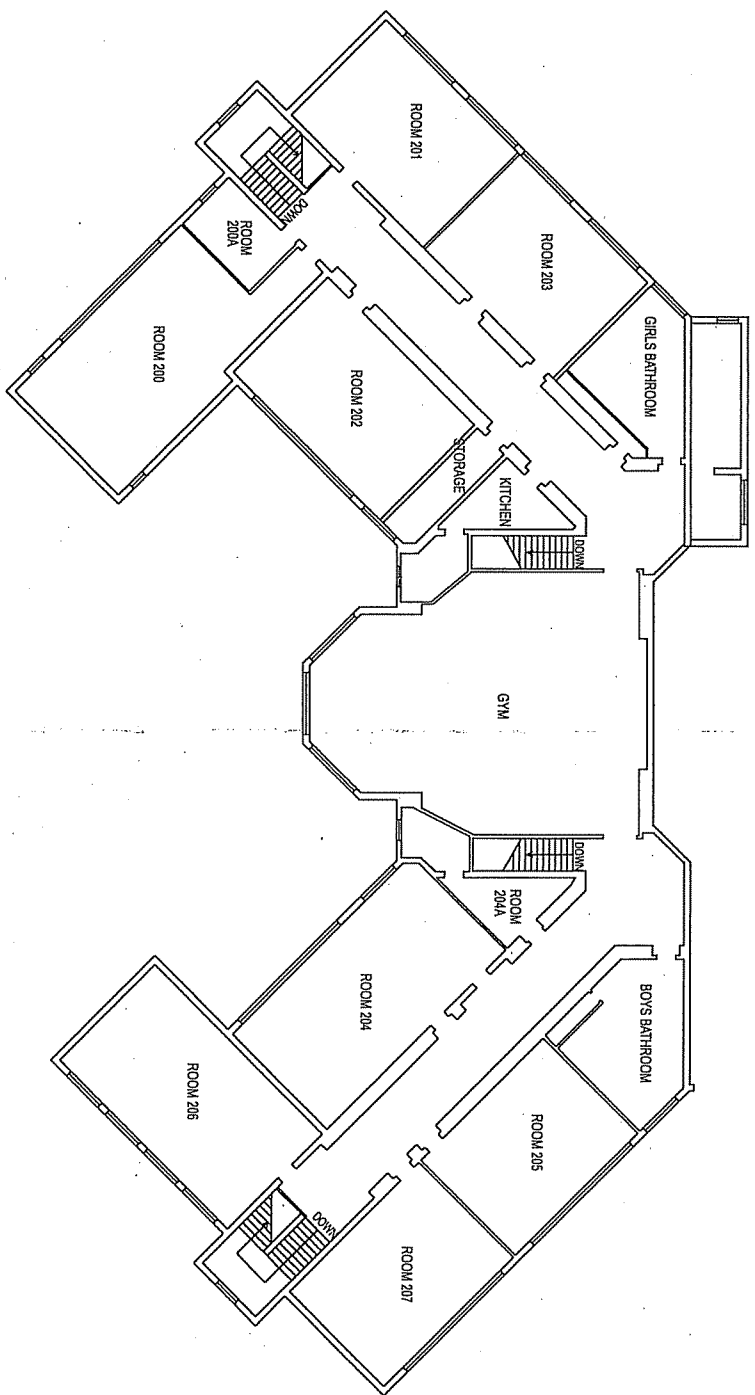


Dudgeon Center
3200 Monroe Street

Existing First Floor Plan

1" = 20'-0"

BWZ Architects
January 2, 2007



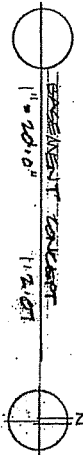
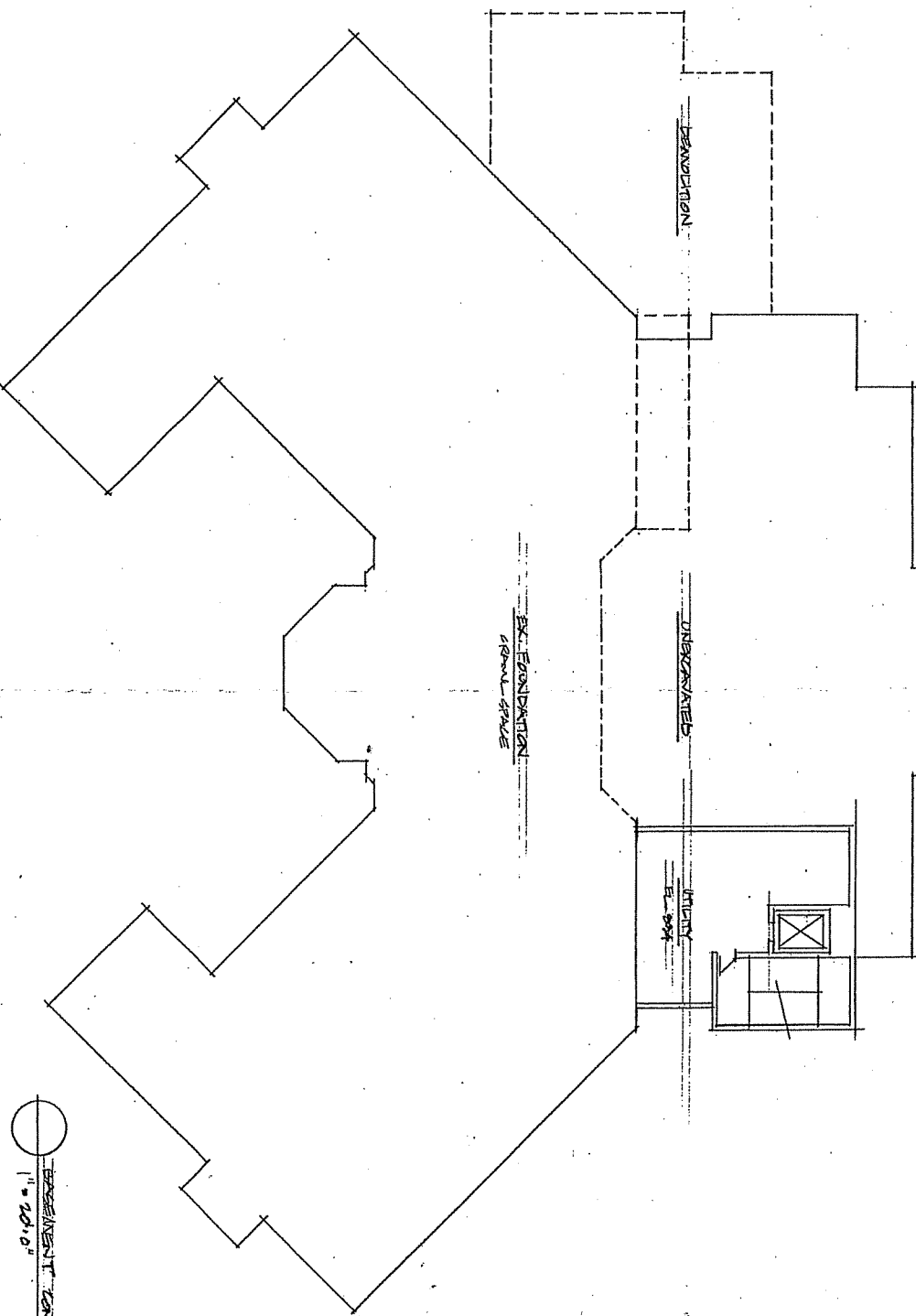
Dudgeon Center
 3200 Monroe Street

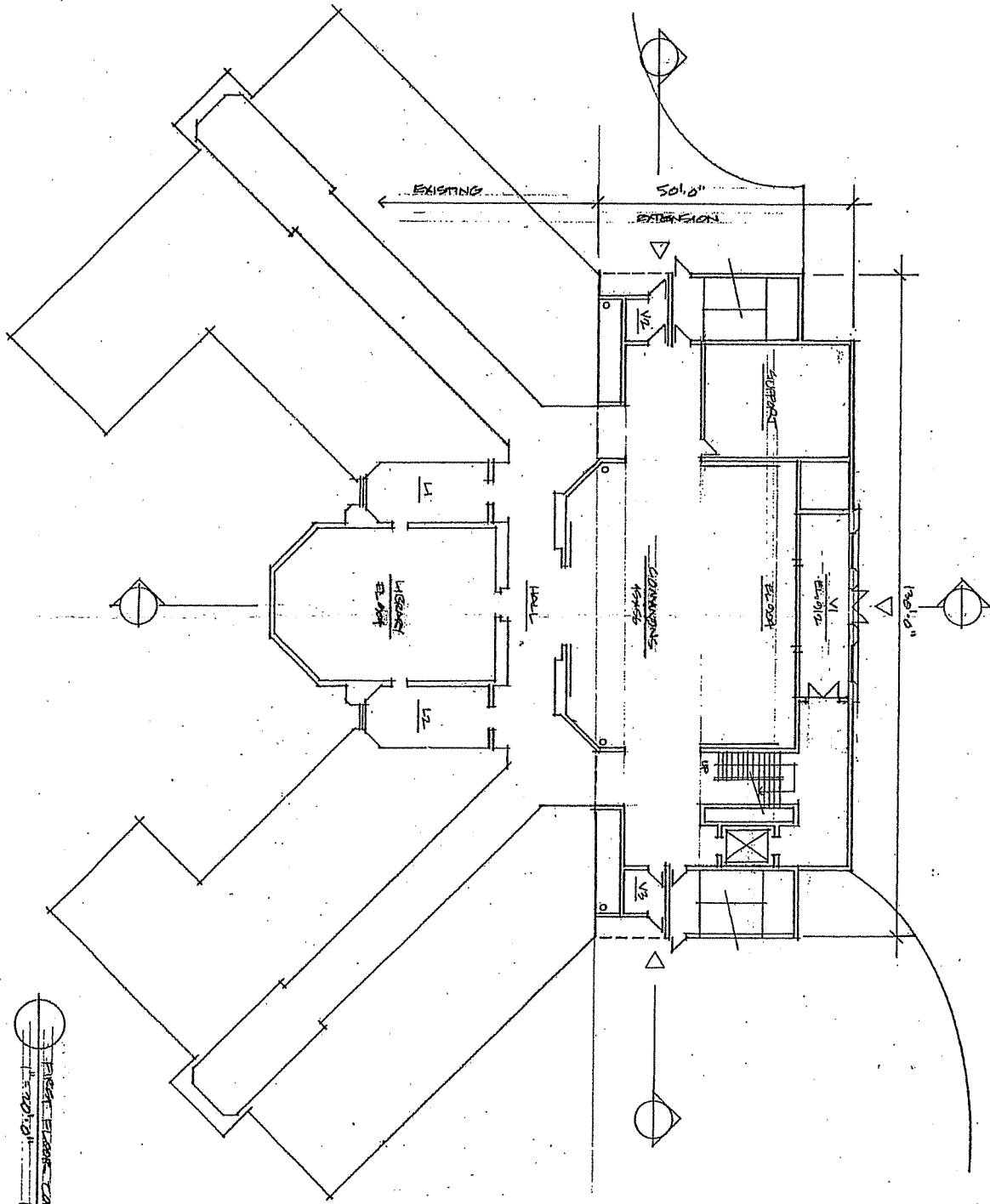
Existing Second Floor Plan

1" = 20'-0"

BWZ Architects
 January 2, 2007

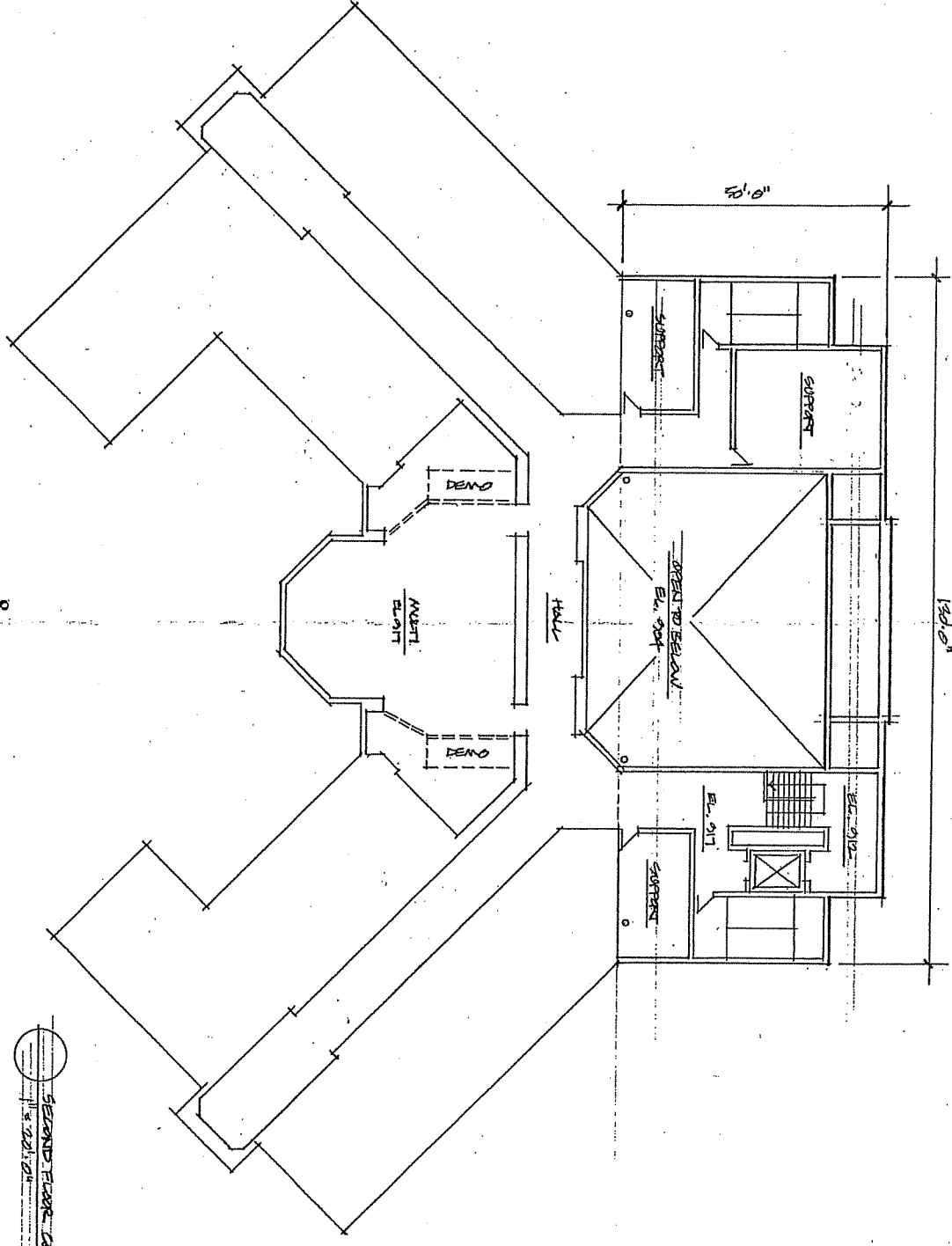
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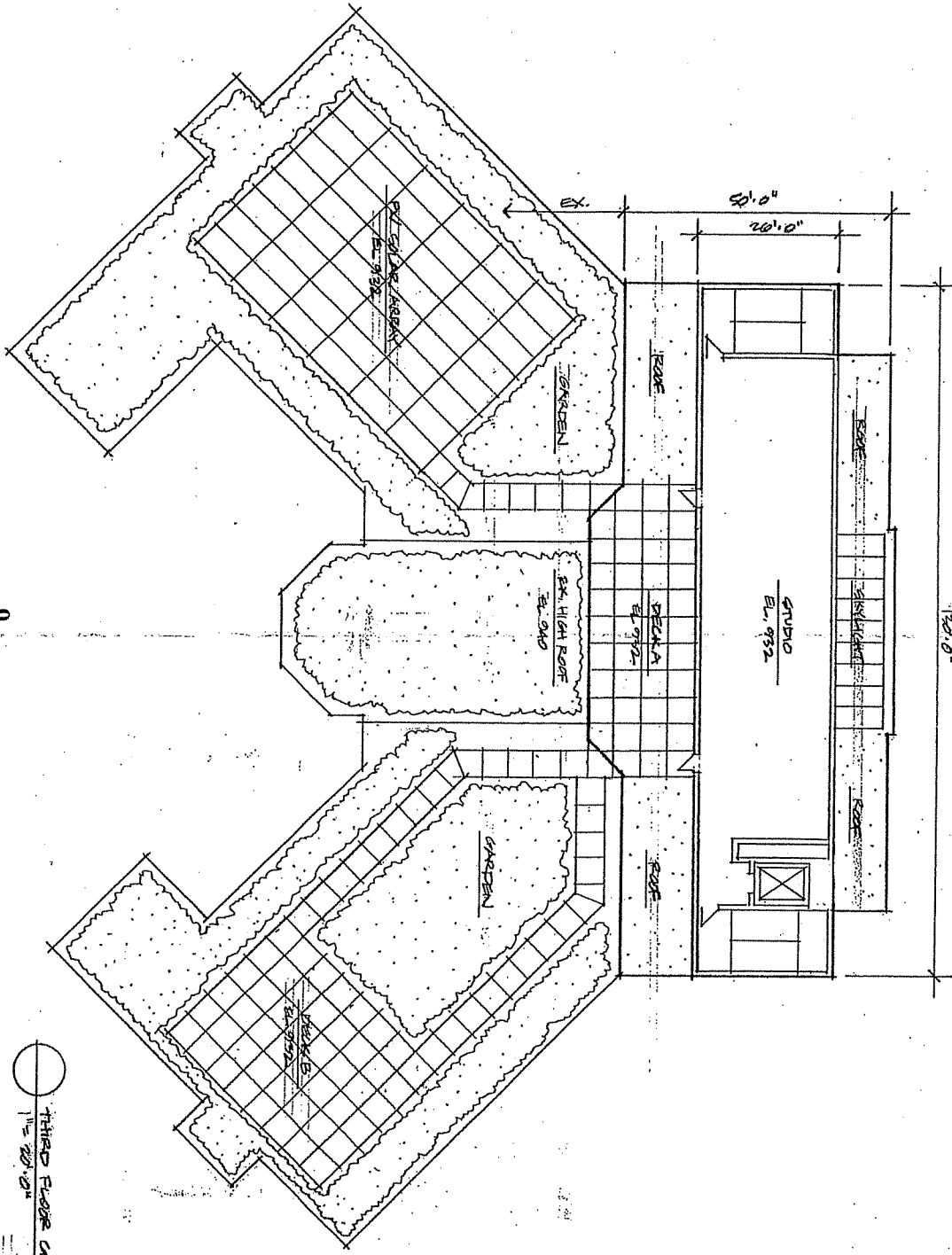


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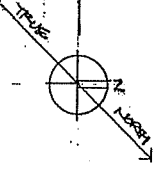


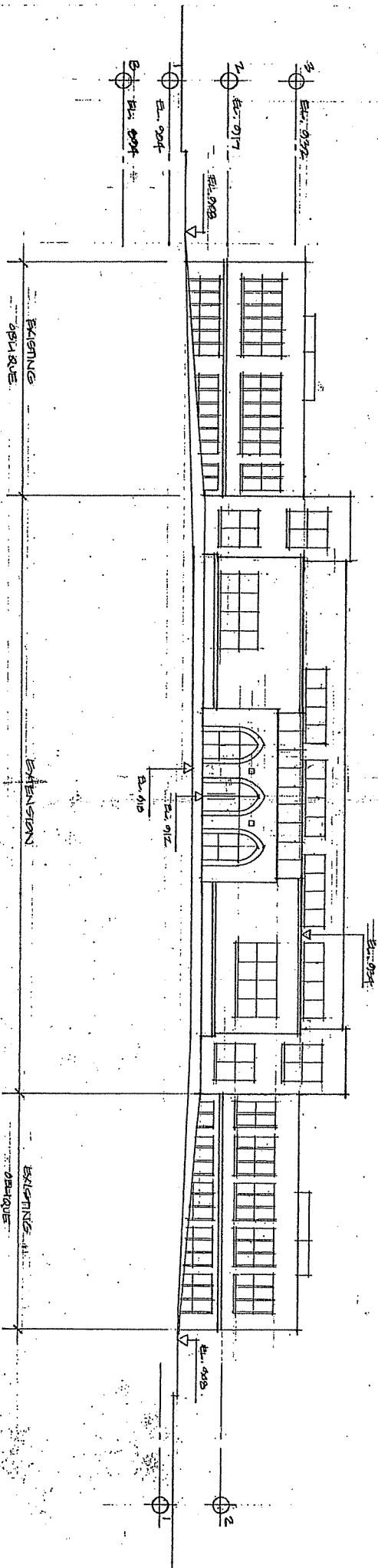

 SECOND FLOOR CONCEPT
 11.20.21
 11.20.21



9

THIRD FLOOR CONCEPT
 1" = 20' 0"
 11.2.07
 P. J. S. C. A. T.





EXISTING
25th RUE

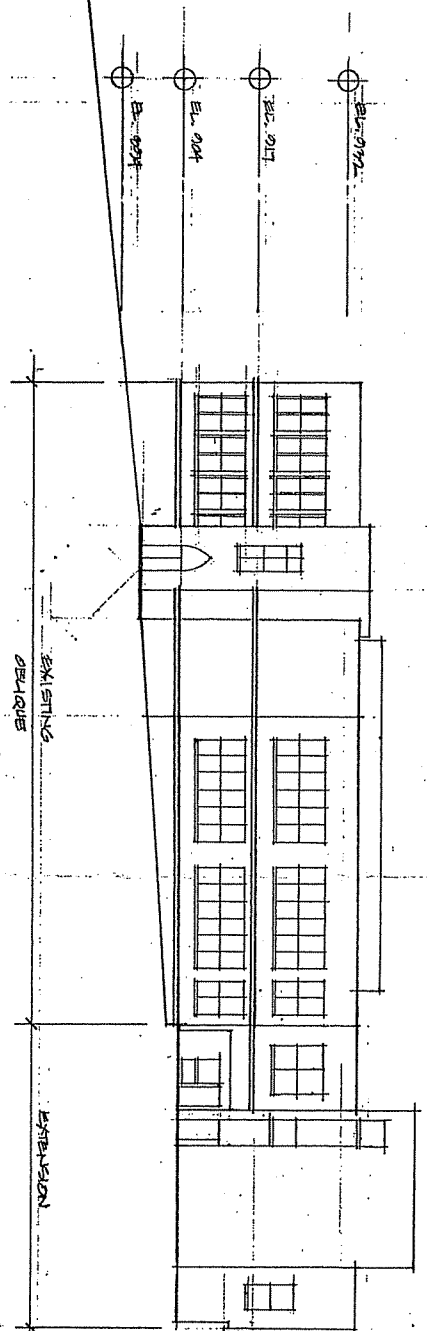
EXTENSION

EXISTING
25th RUE

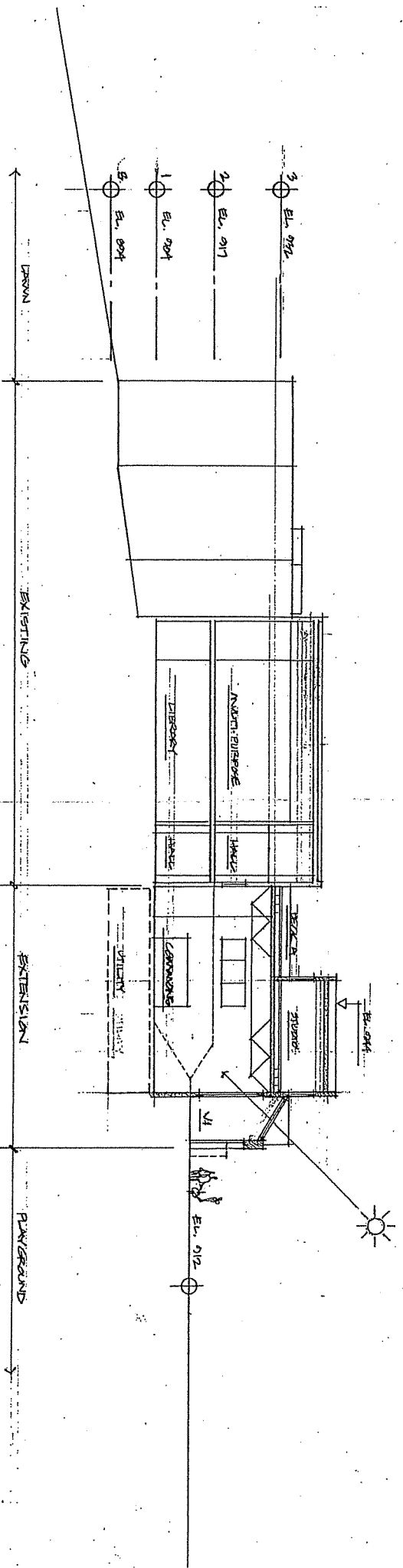
10

EXISTING
25th RUE
NORTH ELEVATION - PROPOSED
1:10

II

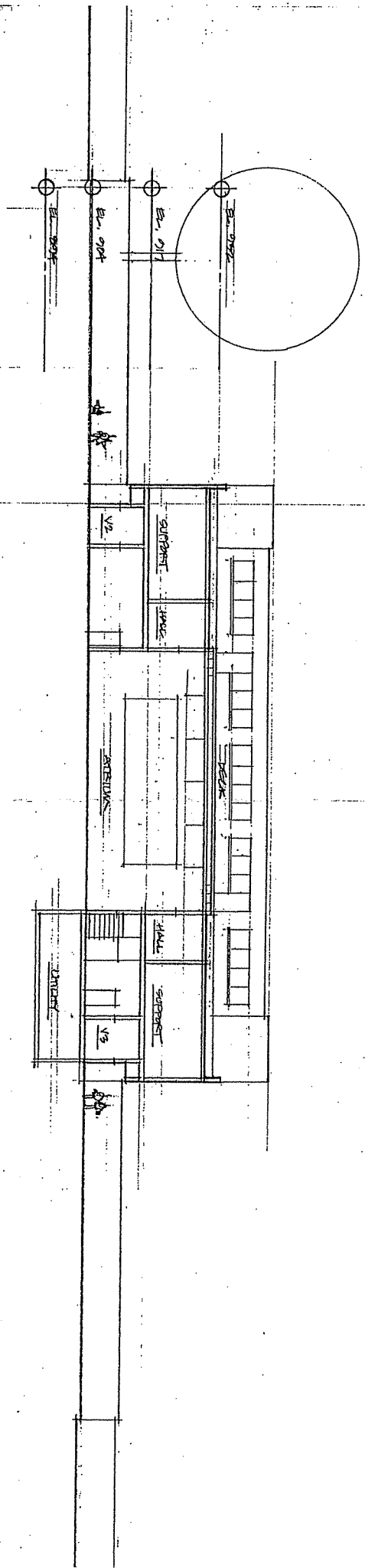


90.7.1.1
90.0.0.0
EAST ELEVATION - PROPOSED
11.11.2014
12.2.2015



12

SECTION LOOKING WEST
12.31.06



13

SECTION LOOKING NORTH
 1" = 20' 0"
 12.18.26
 12.18.26

