

Transmittal

Date	December 14, 2011		
To	AI Martin		
	City of Madison		
	Department of Planning & Community & Economic Development		
	115 Martin Luther King Jr. Blvd; suite LL 100		
	Madison, WI 53703		
Fax No.		Phone No.	
Project No.	112157.00		
Project Name	West End Apartments		
	636 West Wilson St.		
Sent Via	<input type="checkbox"/> Mail	<input checked="" type="checkbox"/> Courier	<input type="checkbox"/> Fax
	No. of pages including this page		
Copies	Dated	Description	
1	12/14/11	Application for Urban Design Commission - Informational Presentation	
1	12/14/11	CD containing pdf of UDC informational presentation submittal	
14	12/14/11	UDC informational presentation submittal	

This submittal is for an informational presentation to the Urban Design Commission on December 21, 2011.

From Marc Schellpfeffer, AIA

Copied Lance McGrath
file

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>12.14.11</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>12.21.11</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 636 W. Wilson St, 633 & 639 W. Doty St.

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>LT M'GRATH, LLC</u>	<u>ENGBERG ANDERSON, INC.</u>
<u>c/o LANCE T. M'GRATH</u>	<u>c/o MARC SCHELLPFEEFER &</u>
	<u>PAUL CUTA</u>

CONTACT PERSON: LANCE T. M'GRATH
 Address: 3849 CARIBOU RD.
VERONA, WI 53593
 Phone: 608.345.3975
 Fax: N/A
 E-mail address: LTMCGRATHLLC@GMAIL.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.



City of Madison Urban Design Commission Submittal

December 14, 2011

Re: West End Apartments – 636 West Wilson St. Madison, WI 53703
Urban Design Commission submittal for Informational Presentation
LT McGrath, LLC
Engberg Anderson Project No. 112157.00

The following submittal is provided for an informational presentation to the Urban Design Commission on December 21, 2011.

Attachments

- Project Narrative
- Site Location and Existing Context Photos
- Site Plan and Concept Images
- Lower Level and Grade Level Plans and Concept Images
- Residential Floor Plans (Second-Fifth Levels)

LT McGRATH, LLC
% Lance T. McGrath, P.E.
3849 Caribou Rd. Verona, WI 53593
lmcgrathllc@gmail.com

December 14, 2011

Mr. Al Martin
City of Madison
Department of Planning & Community & Economic Development
115 Martin Luther King Jr. Blvd.
Suite LL 100, Madison Municipal Building
Madison, WI 53703

**RE: UDC INFORMATIONAL PRESENTATION - 12/21/11
WEST END APARTMENTS
636 W. WILSON ST., MADISON, WI 53703**

Dear Al:

Enclosed please find preliminary plans and photographs for a new project that I am developing. The project is called West End Apartments and is located at 636 W. Wilson St. in downtown Madison. We would like to be included on the 12/21/11 UDC Agenda for an Informational Presentation regarding the project. Additional narrative information is provided below.

SITE:

The project is located on a 29,844 sf site that is located where W. Doty and W. Wilson Streets dead-end at the bicycle path. The site includes an 18-foot easement for the bicycle path so the net useable space is 21,932 sf. The site consists of three different parcels - a Certified Survey Map (CSM) will be prepared to combine these into one lot. The site is relatively flat and is currently used as a gravel parking lot. There are no structures currently on the site. Access to the site is from the end of W. Wilson St.

NEIGHBORHOOD INPUT:

The project is located in the Bassett Neighborhood District. The Alder and Neighborhood leaders have been notified of the project. A steering committee has been formed and to date three meetings have been held.

PROJECT:

West End Apartments will consist of 4 residential levels over 2 levels of parking. The lower level of parking will be below grade and the upper level will be at grade - so in effect it is a 5 story building. A total of 60 residential units will be created, consisting of 1 and 2 Bedroom units. 72 parking stalls will be created providing a parking ratio of 1.2 stalls per unit. The proposed use is consistent with the "Draft Downtown Plan" which calls out this site as a residential use and 5 story building height. There are several buildings of similar scale in close proximity to the proposed project (4th Ward Lofts, Findorff Office Headquarters, National Conference of Bar Examiners, etc...).

ARCHITECTURE:

Site

The building site is significant in many respects as it marks the boundary of the City grid and Basset Neighborhood as it meets the edge of the once active rail corridor, now energized as an active bicycle/pedestrian arterial. The building is taking advantage of its location along the bike path to provide access by bicycle to the building at both the north and south ends of the site. Within the grade level and lower levels of the building there are 90 bike parking stalls. The building establishes a "front door" condition on West Wilson Street but recognizes the through block condition requiring consideration of a pedestrian scale and character along West Doty Street.

Massing/Form

The building massing aligns itself with the predominant geometry of the rail corridor as one would expect with buildings of significant scale along a rail corridor in an urban setting. Elements of the mass are then either eroded to provide additional scale elements and character to the overall form or are projected to reinforce the predominant façade of Wilson Street in one instance and the bend of the rail corridor in the other condition. The Wilson Street condition is represented with a significant colored plane that is intended to signify the terminus of West Wilson Street as one approaches from the East while also reinforcing the buildings identity in the larger context. The colored plate form turns its edge to cap the building massing along the rail corridor, delineating a strong edge to the building against the city sky. This edge reinforces the interest and energy of the building and city edge as it meets the corridor boundary and is viewed from both Proudfit Street to the South and West Washington Avenue to the North. The articulation of the Basset Neighborhood side of the building is intended to be much more subdued and utilizes projected bays on levels 2-4 to reduce the scale of the long elevation and reference elements of the neighborhood vernacular. The north end of the building steps down to a two story form to further reduce the scale as the building abuts West Doty Street and the existing bike/pedestrian connection. Each unit has exterior space in the form of exterior porches and balconies. These elements vary in scale and are both projected and carved into the mass to further provide human scale, visual interest and identity for residents.

Materials

The building is proposed as predominantly masonry that is eroded to expose nested planes and solids rendered in either lap seam clapboard siding or standing seam metal panel. These materials are chosen both for their contextual reference to the neighborhood but also to what was historically consistent with significant buildings along rail corridors in an urban context. The materials are intended to be referential yet fresh or of today's vernacular while reinforcing scale, texture, light and shadow. The masonry proposed is a dark brick ranging from deep browns and greys to rich purple tones and vibrancy of iron spot. This dark color is compatible, complementary and sympathetic to the other more recent buildings on the East side of the rail

corridor without being excessively homogeneous. The standing seam panel is proposed as a warm light gray with some modeling consistent with a galvalume finish. The seams are proposed in a vertical alignment to reinforce the vertical forms and assist in the juxtaposition of form in the predominantly horizontal massing of the overall structure. The colored elements of the building are proposed as a vibrant orange to copper color that introduces energy to the building while remaining compatible with adjacent building materials and forms. Clapboard siding is proposed as a dark warm grey cement board panel that is monochromatic with the primary building palette and is recessive in nature.

SCHEDULE:

We intend to submit our PUD-SIP application on February 8, 2012 which will have us before City Council On April 17, 2012. Construction will start around June 1, 2012 with the intent of having the building ready for occupancy on June 1, 2013.

PROJECT TEAM:

Developer:

LT McGrath, LLC
% Lance McGrath
(608)345-3975

Architect:

Engberg Anderson, Inc.
% Marc Schellpfeffer (608) 250-7507
Paul Cuta (608) 250-7516

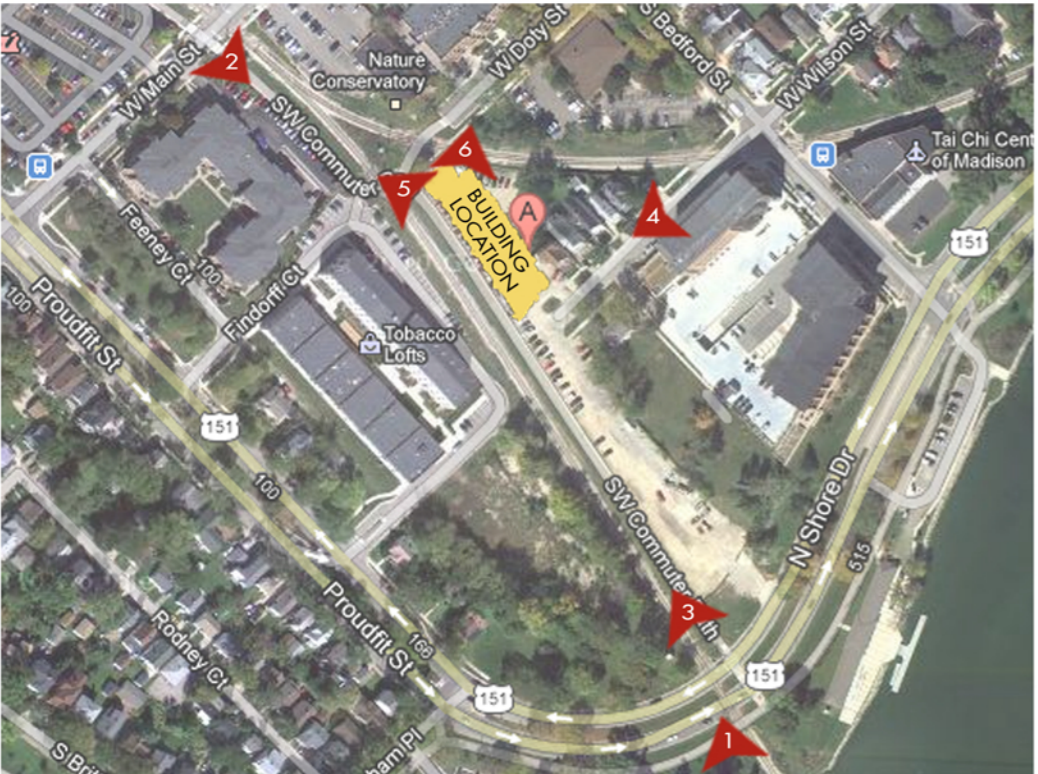
Landscape Architect:

SAA Design Group
% Patrick Hannon
(608)255-0800

Please feel free to contact me if additional information is needed.

Sincerely,

Lance T. McGrath, P.E.
LT McGrath, LLC



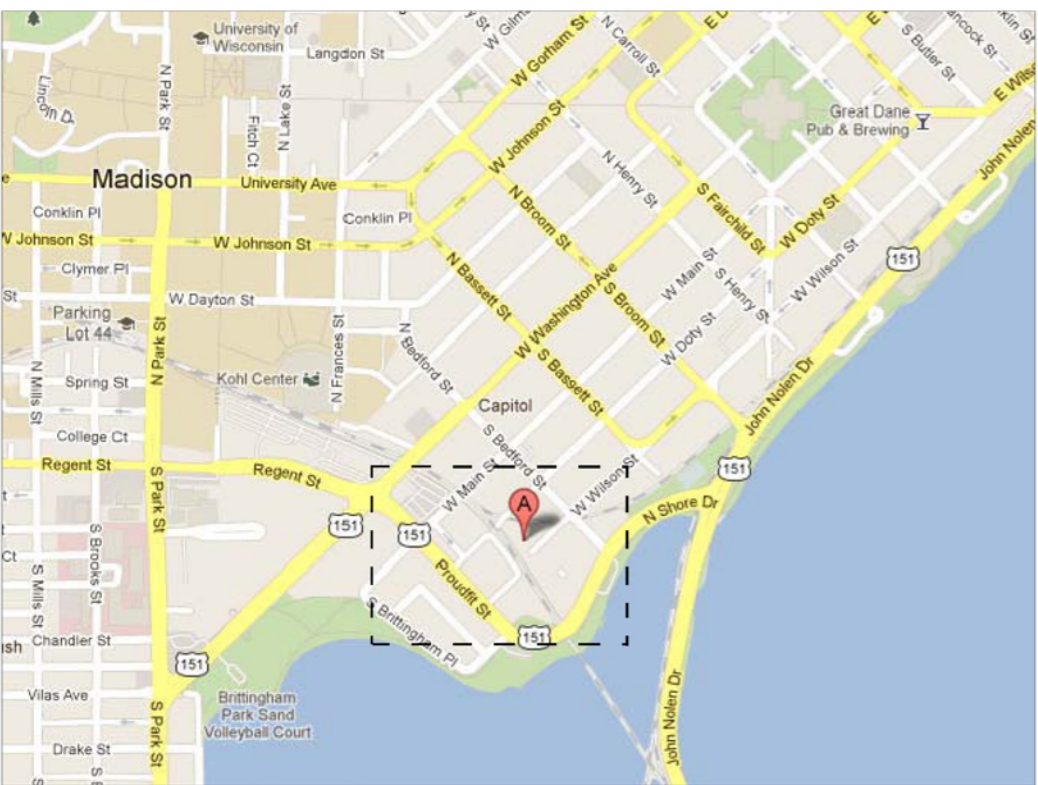
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West End Apartments - 636 W. Wilson St.

Site Location and Existing Context Photos

Urban Design Commission - Informational Presentation submitted December 14, 2011 / presented December 21, 2011

Engberg Anderson Project No. 112157.00





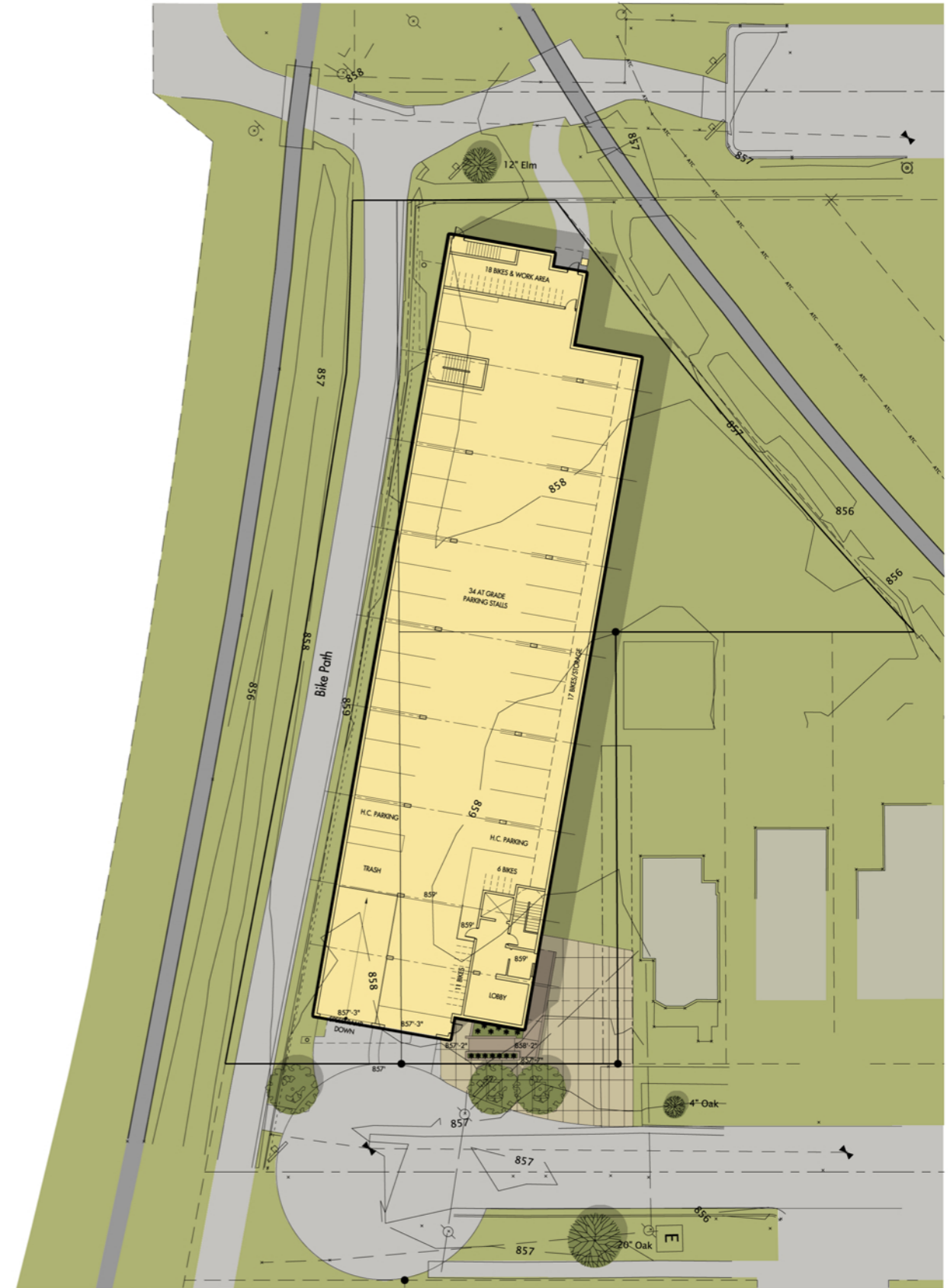
View at End of Doty Street at North of Site



Conceptual East Elevation



View From North Along Bike Path



Site Plan





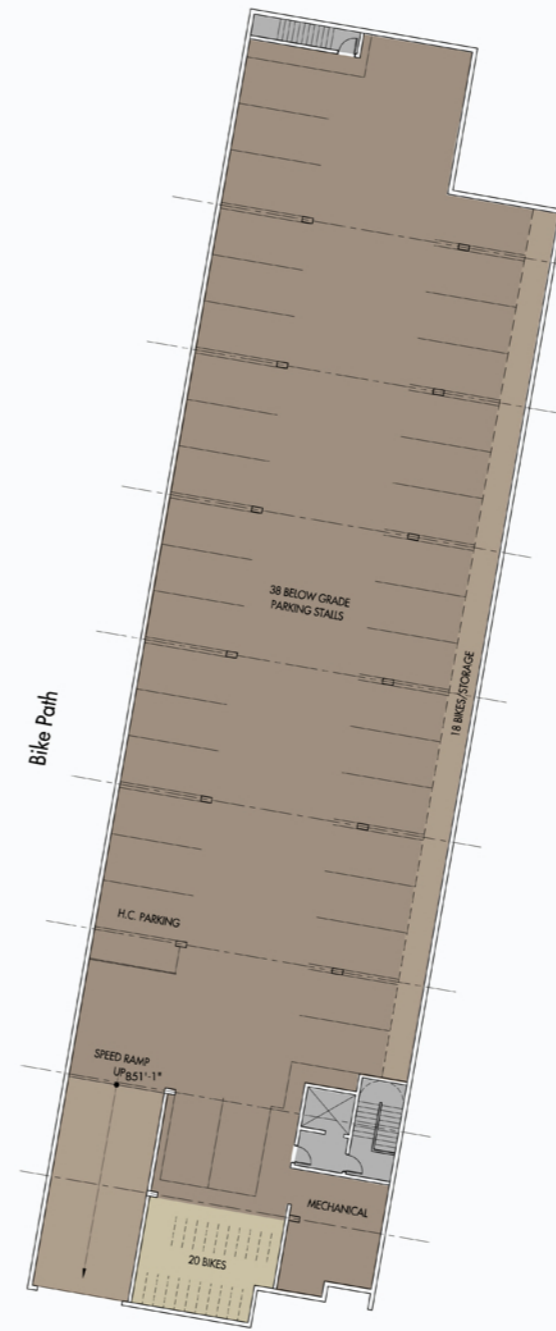
View From South Along Bike Path



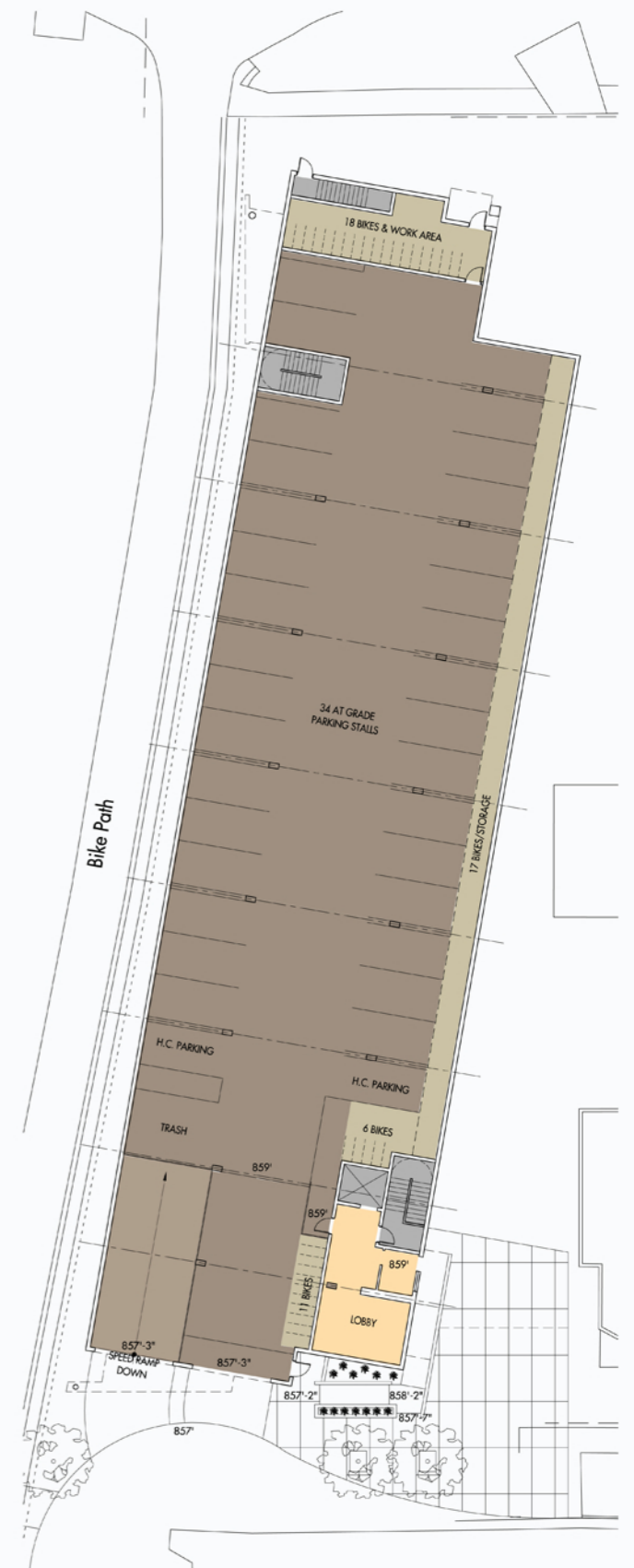
Conceptual Bike Path Elevation



View on West Wilson Sidewalk Toward Entry

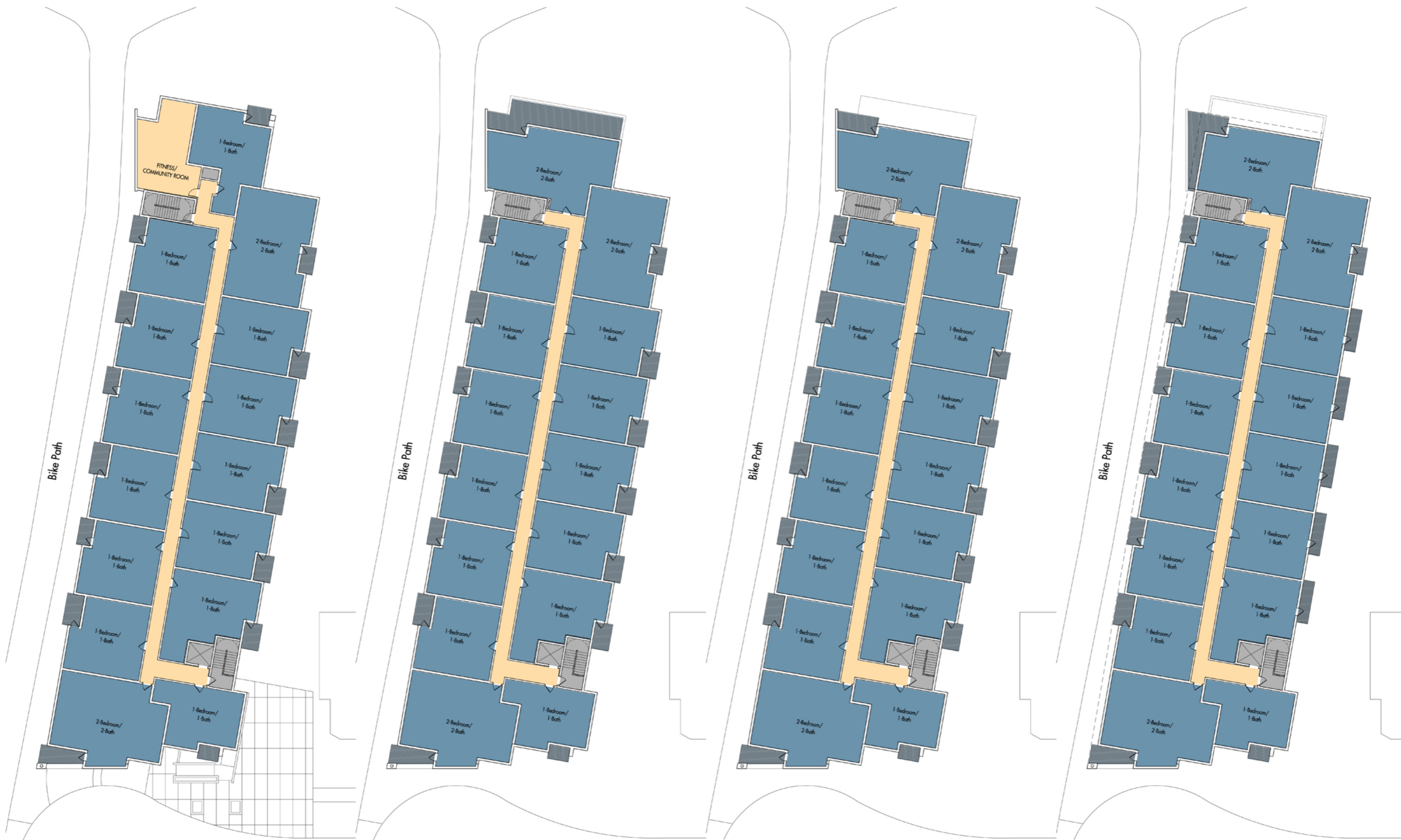


Lower Level Plan



Grade Level Plan





Second Level Plan

Third Level Plan

Fourth Level Plan

Fifth Level Plan



West End Apartments - 636 W. Wilson St.

Residential Floor Plans (Second - Fifth Levels)

1/16" = 1'-0"

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