
MCGRATH

Associates

REAL ESTATE INVESTMENTS

103 N. HAMILTON STREET, MADISON WI 53703

608-255-3976/FAX 255-1132

www.mcgrathprojects.com

April 16, 2008

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

**RE: LAKE PARK APARTMENT HOMES
URBAN DESIGN COMMISSION - APRIL 23, 2008**

Dear Al,

On February 6, 2008 we submitted a PUD-GDP-SIP for the Lake Park Apartment Homes located at 451 W. Wilson Street and 351 S. Bassett St. Lake Park is a 40-unit four story apartment building over two levels of structured parking. The 1st and 4th floors of the buildings feature set backs – please refer to the attached Letter of Intent and Plans for additional information.

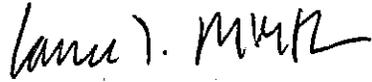
On March 12, 2008 we went before the Urban Design Commission (UDC) with the project and received Initial Approval. Since that time we have been working to address the comments/conditions of approval that were raised by UDC, and the following changes have been made:

- Multiple landscape and site design issues have been addressed
- All HVAC condensers will be located on the roof of the building
- The front and rear raised parapets have been eliminated.
- Side elevations have been enhanced:
 - All EIFS removed from the design
 - Added significant amount of brick to reinforce the “Book-Ends” of the building
 - The central “body” of the building is now more coherent and consists of one material (metal siding) and one main color with complementary accents.
- Steps taken to bring the mass of the building down and to activate the Bassett Street Elevation:
 - Two bays on Bassett extended all the way down to grade
 - Two parking level windows have been extended down to the lower level at the end of Bassett Street
 - Accentuate the Bassett stair entrance with the addition of signage
 - Use a darker base material to soften and reduce the apparent height of the parking structure wall.

Please include this project on the Urban Design Commission agenda for April 23, 2008.
Attached to this letter please find 14 copies of the required information.

Sincerely,

McGrath Associates, Inc.

A handwritten signature in black ink, appearing to read "Lance T. McGrath". The signature is written in a cursive, somewhat stylized font.

Lance T. McGrath, P.E.
President

III
MCGRATH
Associates

REAL ESTATE INVESTMENTS
103 N. HAMILTON STREET, MADISON WI 53703
608-255-3976/FAX 255-1132
www.mcgrathprojects.com

February 6, 2008

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: LETTER OF INTENT – LAKE PARK APARTMENT HOMES

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for Staff, Plan Commission and Common Council consideration and Approval.

Project:	<i>Lake Park Apartment Homes</i> 451 W. Wilson and 315 S. Bassett Streets Madison, WI 53703	
Owner:	McGrath-Bassett, LLC c/o Lance McGrath McGrath Associates, Inc 103 N. Hamilton St. Madison, WI 53703	Developer: Lance T. McGrath, P.E. McGrath Associates, Inc 103 N. Hamilton St. Madison, WI 53703
Architect:	SGN+A 1190 W. Druid Hills Dr., NE Suite T-65 Atlanta, GA, 30329 Contact: Bruce Simonson 1-770-841-9977	Landscape Architect/ Civil Eng. Schreiber/Anderson Assoc. 717 John Nolen Drive Madison, WI 53703 Contact: Chris Theil 1-608-255-0800

Project Summary:

McGrath Associates, Inc. proposes to develop the Lake Park Apartment Homes on a 15,349 square foot site located at 315 S. Bassett St. and 451 W. Wilson Streets in Downtown Madison. The site is currently zoned R6 and contains two residential rental buildings – containing a total of 9 apartments. These buildings (constructed in 1954 and 1962) will be demolished to allow for construction of 40 new residential rental units on four levels over two levels of structured parking. The residential levels step back at first level (rear only) and at the 4th floor at both ends of the building.

One of the goals of this project is to compliment and respect the adjacent Dowling Apartment building. We have successfully accomplished this by maintaining the 20-foot set back along Wilson Street, by complimenting the architecture of the street façade, and by stepping the building back at the 4th level to correspond to the parapet height of the Dowling. McGrath Associates has a long history of completing challenging infill projects that compliment/enhance adjacent historic properties (4th Ward Lofts/Doris House, Capitol Point/Parkside Building, Nolen Shore/Doty School, and Hancock Court/Kleuter Building) and this project has been designed and will be executed with the same level of care.

Site Description:

The site is comprised of two parcels located at the end of S. Bassett Street – where it terminates at the railroad tracks. The two parcels create an end-cap for the block. There is 16-feet of grade differential going from one end of the property to the other. This grade differential presents some challenges – but also allows for two distinct levels of parking - each accessed from different points along Bassett Street without having to create an internal parking ramp.

The proposed project is located in an area that is dominated by multifamily rental properties. The project is immediately surrounded by four homes to the South (on the other side of Bassett - two of which are owner-occupied), the railroad corridor to the East, the Dowling Apartment building to the North and the Wilson Bay Apartments to the West (on the other side of Wilson St.). There are several buildings in the area that are of comparable scale – primarily three-story apartment buildings with a pitched roof (like Wilson Bay) however immediately behind the 4 homes on the other side of Bassett street is the Diplomat Apartment building – which is 7 stories tall.

Building Description:

The proposed building is set back 20-feet from Wilson Street, 10.5 feet from the side yard, 7-13 feet at the railroad corridor (this steps back an additional 8.5-feet at the first residential level) and 1-foot from the Bassett St. Property Line. It should be noted that this property line is located approximately 8-feet from the existing sidewalk. Bassett Street is a standard 66-foot right-of-way street but it has been built 50-feet wide resulting

in an 8-foot wide portion of City property outside the sidewalk on both sides of the street. As discussed with Staff, we will be requesting an Encroachment Agreement with the City which will allow us to project balconies and landscape the area.

The base of the building consists of two levels of structured parking and will be constructed with a pre-cast block veneer and features translucent windows that allow natural light into the parking levels. At the East and North ends of the building the first residential level steps back from the base of the building an additional 8.5 feet (East) and 5.8 feet (North). The residential levels repeat going up for the first three levels and then step back again at the fourth residential level.

The exterior of the building has been designed to incorporate multiple building products. The front and rear elevation are clad with a brick veneer which wraps back around the side elevations and return into the building where it transitions to a synthetic stucco material. The building also features several vertical bay elements that are clad with a horizontal metal panel product. The entire fourth floor is also clad with the same metal panel material.

A unique architectural feature of the project will be the balconies that project out from the face of the building and are connected back to the building with diagonal tie rods. Additionally 25% of the units will have large outdoor terraces that range from approximately 125 to 500 square feet in size.

The project will contain 40 residential apartments: 28 one bedroom units and 12 two bedroom units. These units range in size from 604 to 1,271 square feet. The four residential levels total 41,362 square feet. The parking levels total 21,347 square feet and creates 49 parking stalls (1.2:1 parking ratio) along with 54 bike parking stalls and 33 storage units. Both parking levels are accessed from Bassett Street. The applicant is requesting a street loading zone on S. Bassett St.

Landscape Design:

The landscape design for the Lake Park Apartment project accents and compliments the architecture. Landscape plants were chosen and positioned to accent the lines of the building, integrating the building to the site. Two planters flank the stairs on the Wilson Street main entrance. The stairs and planters reduce the scale of the entrance to a pedestrian scale, making the entry inviting and comfortable for residents and visitors. The rear of the site incorporates two vine trellis structures to compliment the architecture and deter vandalism along the façade. Rainwater collected from approximately 1/3 of the roof area will be diverted from the City storm sewer collection system to the rear of the site where it will flow into a Rain Garden.

Sustainability and Energy Efficiency:

Sustainability is synonymous with infill development. Infill projects like Lake Park create high quality housing opportunities close to work/educational centers and promotes the use of mass-transit, pedestrian and bicycle transportation. This dramatically lessens sprawl and the impact on our infrastructure and municipal services.

Another project goal is to make this a very energy efficient building. We have been working with Focus on Energy to realize this goal. We will incorporate energy star windows, appliances and light fixtures. The HVAC system is being designed to meet a high level of energy efficiency not typically seen in apartment projects. The roof will be covered with a white EPDM membrane which reflects heat in Summer and water conserving plumbing fixtures will be installed. Stormwater management techniques that were previously discussed will be implemented.

Trash and Snow Removal:

Trash and snow removal from the building will be privately contracted. A separate trash collection room with garbage and recycling containers will be located at the lower parking level directly across from the garage entrance door for residents to dispose of their trash and recycling. The trash removal contractor will be able to collect these containers without impeding the flow of traffic.

Schedule:

Construction of Lake Park is planned to begin in June of 2008 with completion in the Summer of 2009. It is critical that we maintain this schedule in order to be ready for the 2009 Summer rental season.

Sincerely,

McGRATH ASSOCIATES,



Lance T. McGrath, P.E.
President

Lake Park Apartment Homes
SIP ZONING TEXT
PLANNED UNIT DEVELOPMENT DISTRICT

February 6, 2008

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

I. Statement of Purpose

This Planned Unit Development District is established to allow for the construction of a 40-unit residential apartment building with structured parking on a 15,349 sq. ft. site, located in the Bassett Neighborhood - near the Capitol Square business district.

II. Permitted Uses

- A. Those that are stated as permitted uses in the R6 zoning District.
- B. Residential Dwellings: 40 New Residential Units, including:
 - 28 - One (1) Bedroom Units
 - 12 - Two (2) Bedroom Units
- C. Uses: Uses Accessory to permitted uses as listed above.

III. Lot Area

- A. 15,349 sq. ft., as stated in Exhibit A, attached hereto.

IV. Height, Yard, Usable Open Space and Landscaping Requirements

- A. As provided on the approved PUD plans.

V. Accessory Off-Street Parking & Loading

- A. Accessory off-street parking will be provided as shown on the approved plans.
- B. A street Loading Zone will be provided on S. Bassett Street.

VI. Lighting

- A. Site lighting will be provided as shown on the approved plans.

VII. Signage

- A. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 district, and/or signage will be provided as approved on the recorded plans.
- B. Temporary Construction/Marketing Signage that does not conform with the Chapter 31 of the Madison General Ordinances will be allowed on the building during construction to promote the project, developer and contractors. This signage will be removed upon receipt of a certificate of occupancy.

VIII. Family Definition

- A. For the purposes of this Planned Unit Development the family will be as defined in Chapter 28.03(2) of Madison General Ordinances for the R-6 District.

IX. Alterations and Revisions

- A. 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.

**EXHIBIT A
LEGAL DESCRIPTION**

Being Lot 1, Block 47, of the Original (Pritchette) Plat of Madison, recorded in Vol. A, Pg. 3 of Plats, located in Section 23, T07N, R09E, City of Madison, Dane County, Wisconsin more particularly described as follows;

Commencing at a meander corner north of the East 1/4 of said Section 23, said meander corner being South 00 degrees 30 minutes 09 seconds West, 1615.78 feet of a meander corner which is southerly of the Northeast corner of Section 23, thence West, 536.82 feet to a point on the southeasterly right-of-way line of West Wilson Street, and the northwesterly boundary line of said Block 47, Pritchette Plat of Madison; thence South 45 degrees 39 minutes 45 seconds West, 435.12 feet to the northeasterly corner of Lot 1, of said Block 47, said point being marked by a bent 1" iron pipe and being the point of beginning of this description; thence South 44 degrees 20 minutes 15 seconds East, along the northeastly boundary line of said Lot 1, Block 47, 235.30 feet to a point on the northwesterly right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence South 51 degrees 06 minutes 20 seconds West, along said northwesterly railroad r.o.w. 66.42 feet; thence North 44 degrees 20 minutes 15 seconds West, along the southwesterly boundary line of Lot 1, Block 47, and northeasterly r.o.w. line of Bassett Street, 229.00 feet; thence North 45 degrees 39 minutes 45 seconds East, along the northwesterly boundary line of said Lot 1, Block 47 and the southeasterly r.o.w. line of West Wilson Street to the point of beginning.

Urban Design Submittal Documents Lake Park Apartment Homes

Madison, Wisconsin
A Residential Development by McGrath Associates, Inc · Madison, Wisconsin

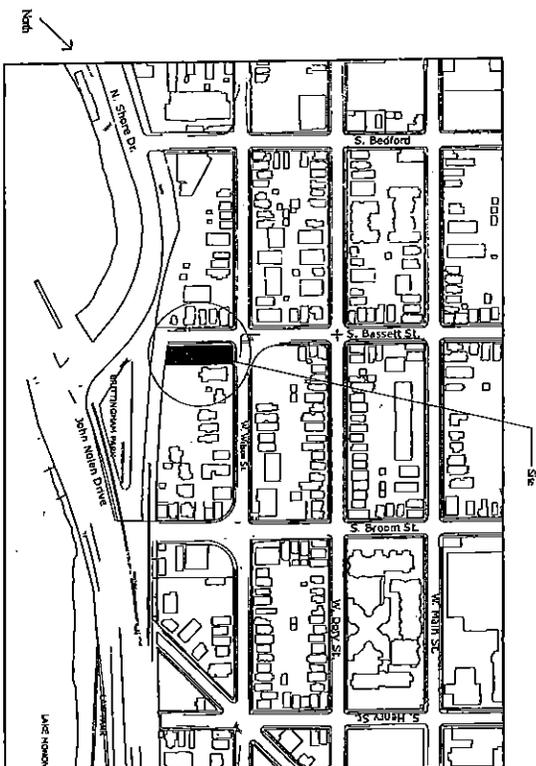
16 April 2008

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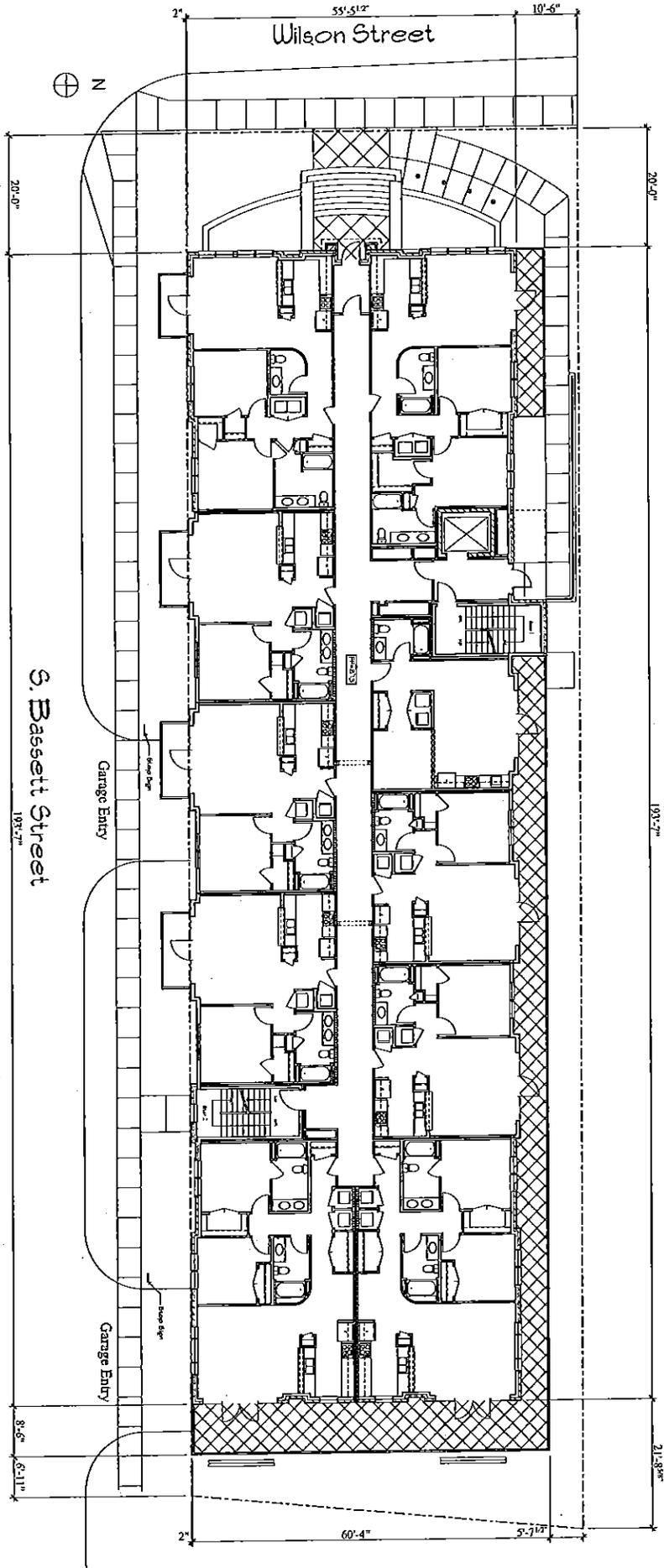
Project Data

Lower Parking	22 Stalls
Upper Parking	26 Stalls
Total	48 Stalls
1st Residential Level	10 Units
2nd Residential Level	10 Units
3rd Residential Level	10 Units
4th Residential Level	10 Units
Total	40 Units



Location Map

SGN+A
 Simonson Germany Nonemaker + Associates, Inc. 1190 West Druid Hills Dr., NE Suite T-65 Atlanta, GA 30329
 Planning Architecture Landscape Architecture Telephone: 404-634-4466 Facsimile: 404-634-4433



McCrath Associates, Inc.
April 16, 2008

Architectural Site Plan

Scale: 1/8"=1'-0"

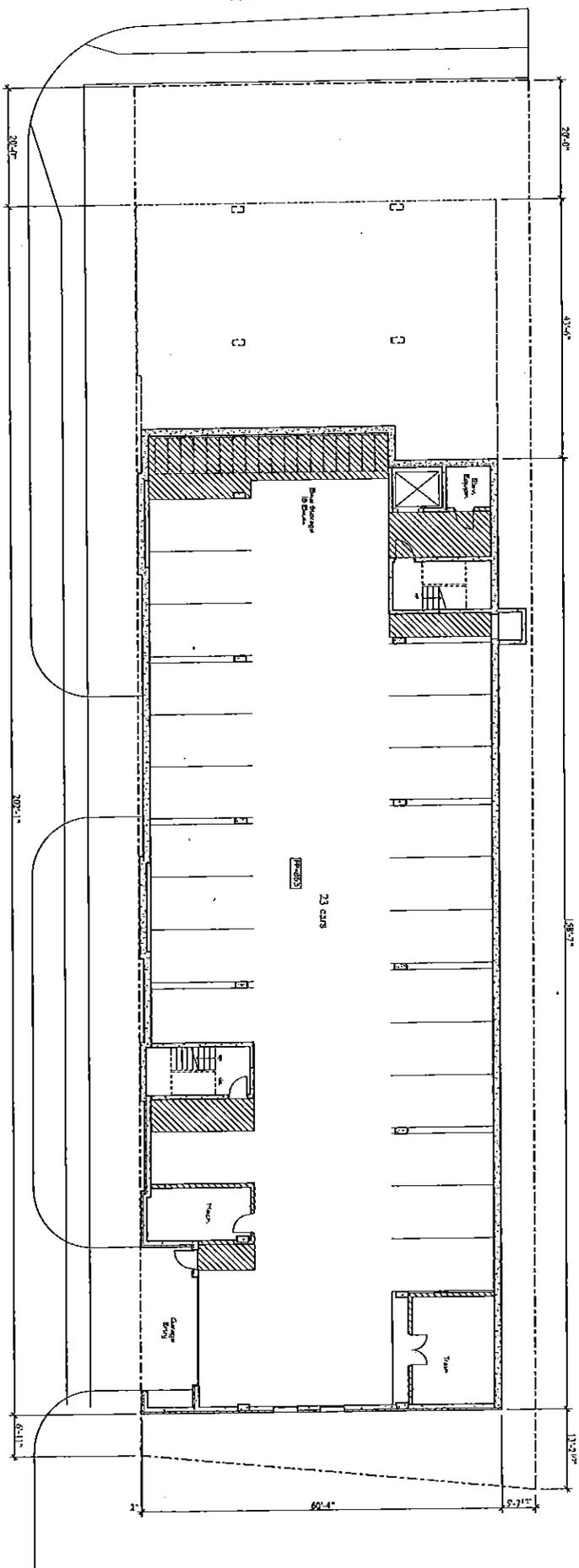


Lake Park Apartments
Madison, Wisconsin

SGN+A
Simonson Gemany Norenaker + Associates, Inc.
Planning Architecture Landscape Architecture

6

Wilson Street



S. Bassett Street

Lower Parking Level

Scale: 1/8"=1'-0"

McGrath Associates, Inc.

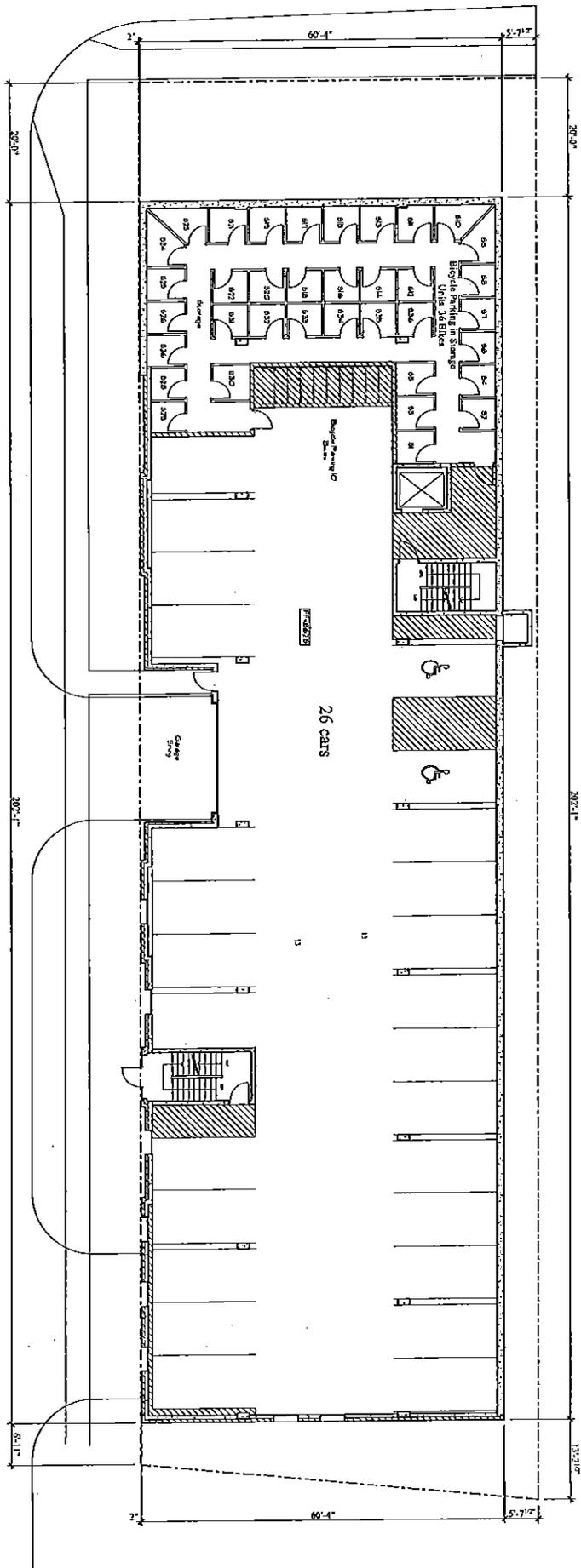
April 16, 2008

Lake Park Apartments

Madison, Wisconsin

SGNHA
Simonson Gernany Norenster & Associates, Inc.
Planning Architecture Landscape Architecture

Wilson Street



S. Bassett Street

Upper Parking Level

Scale: 1/8"=1'-0"



SGN+A
Simon Gerny Nomenker + Associates, Inc.
Planning Architecture Landscape Architecture

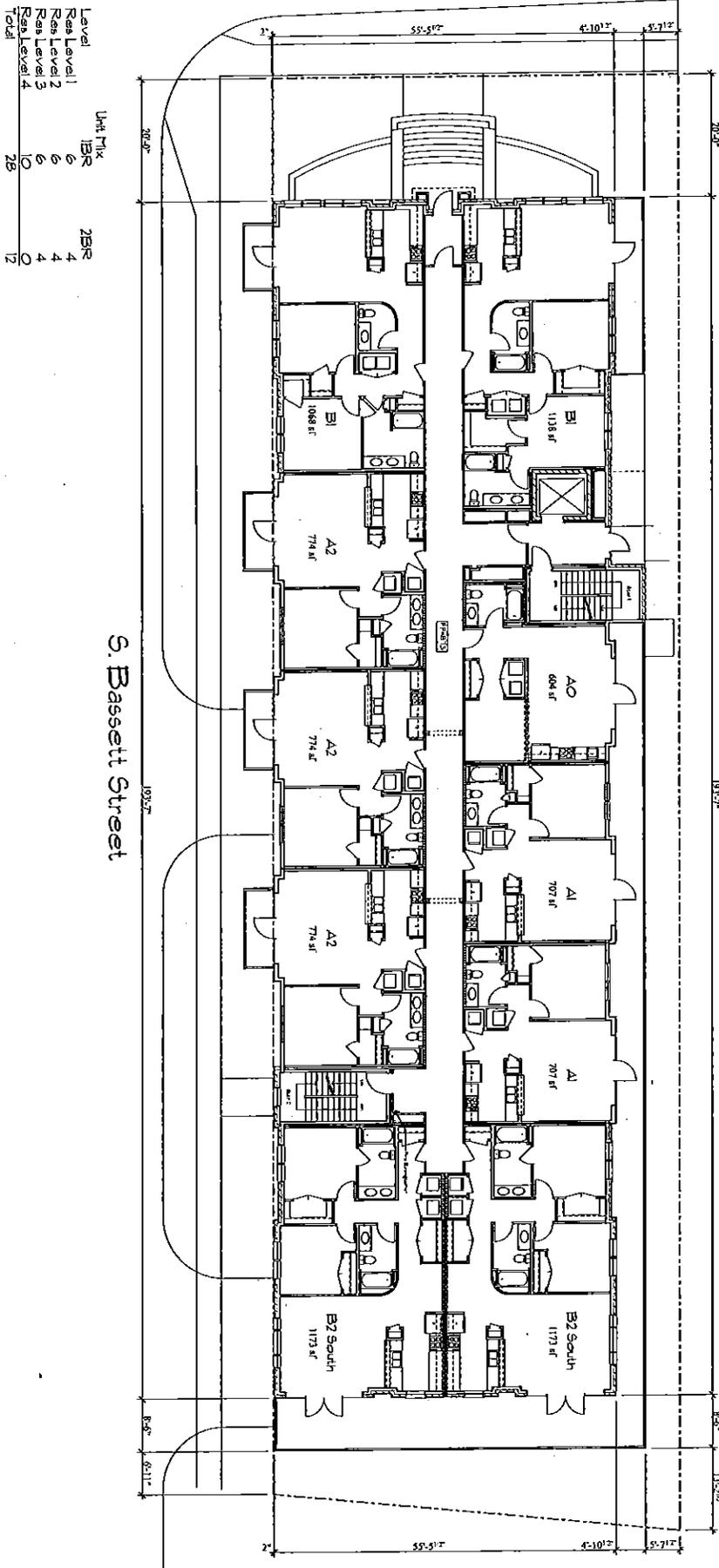
McCrath Associates, Inc.

April 16, 2008

Lake Park Apartments
Madison, Wisconsin

6

Wilson Street



S. Bassett Street

First Residential Level

Scale: 1/8"=1'-0"



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Planning Architecture Landscape Architecture

McGrath Associates, Inc.

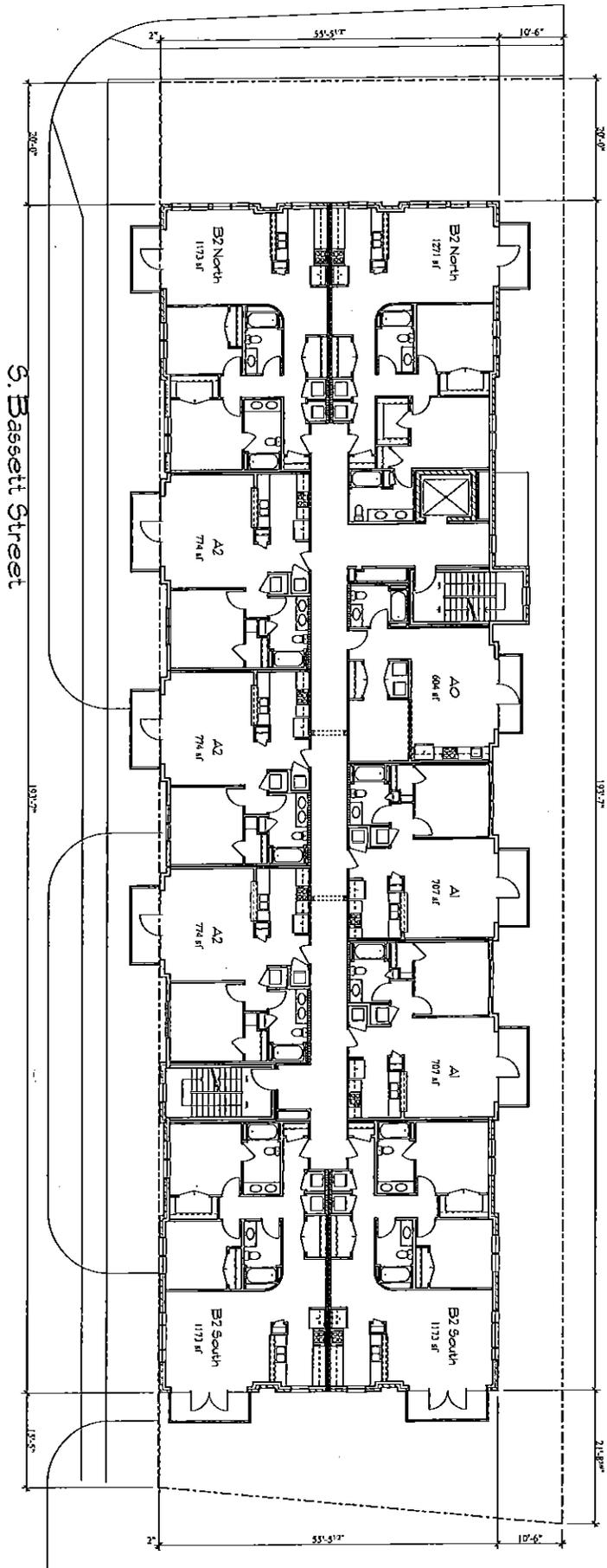
April 16, 2008

Lake Park Apartments
Madison, Wisconsin

A3

9

Wilson Street



S. Bassett Street

Second/Third Residential Level

Scale: 1/8" = 1'-0"

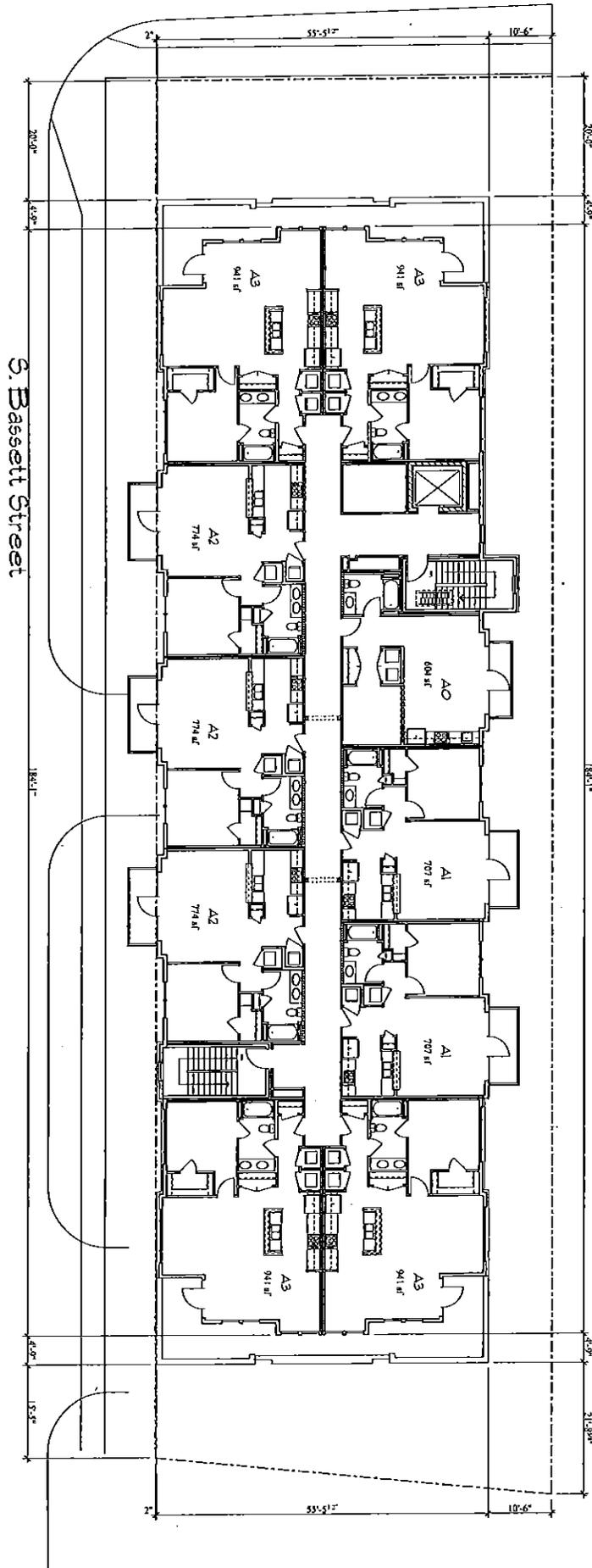


SGN+A Simpson, Germy, Noonmeyer + Associates, Inc.
Planning Architecture Landscape Architecture

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Lake Park Apartments
Madison, Wisconsin

Wilson Street



Fourth Residential Level

Scale: 1/8"=1'-0"

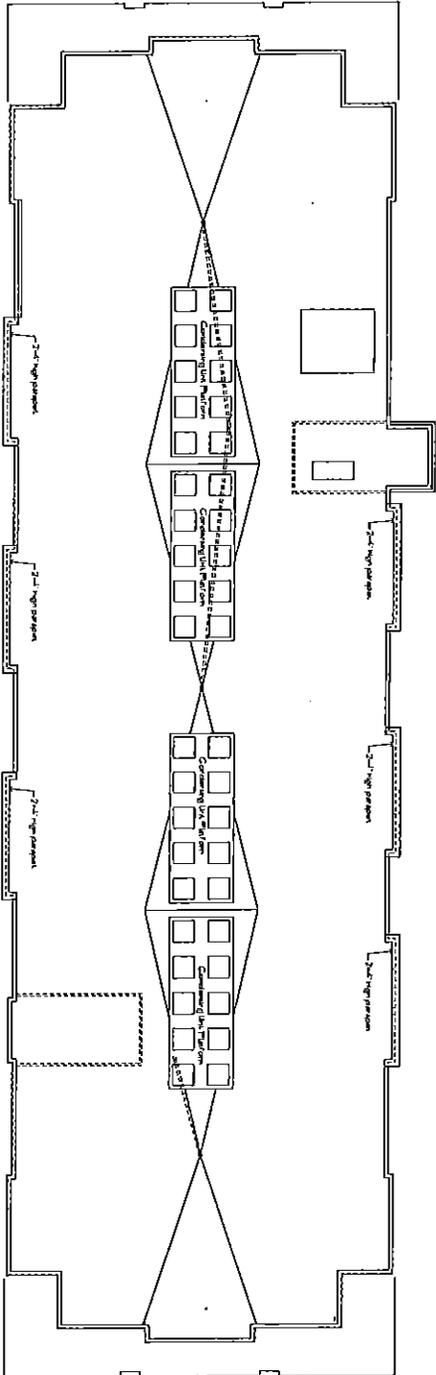
McGrath Associates, Inc.

April 16, 2008

Lake Park Apartments
Madison, Wisconsin

SGN+A
Simmons Gerny Nordiner + Associates, Inc.
Planning Architecture Landscape Architecture

A5

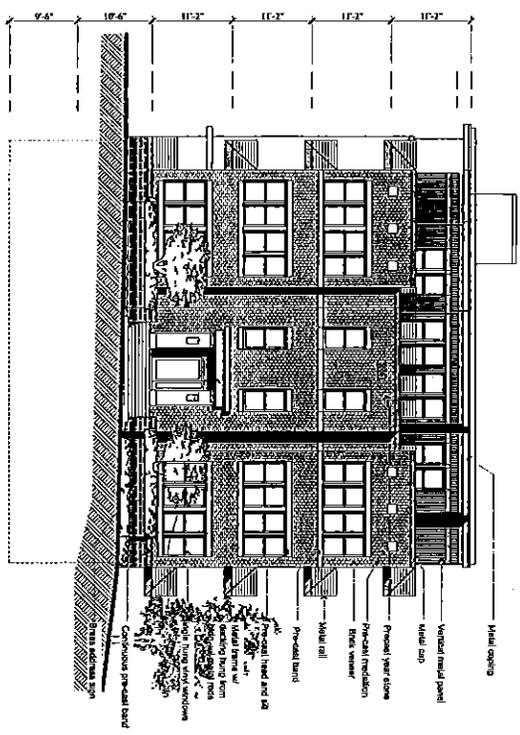


Roof Plan

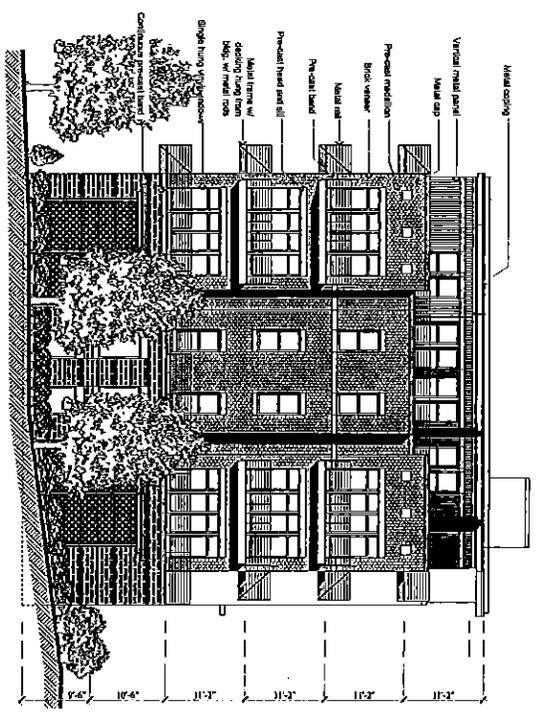
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Lake Park Apartments
Madison, Wisconsin



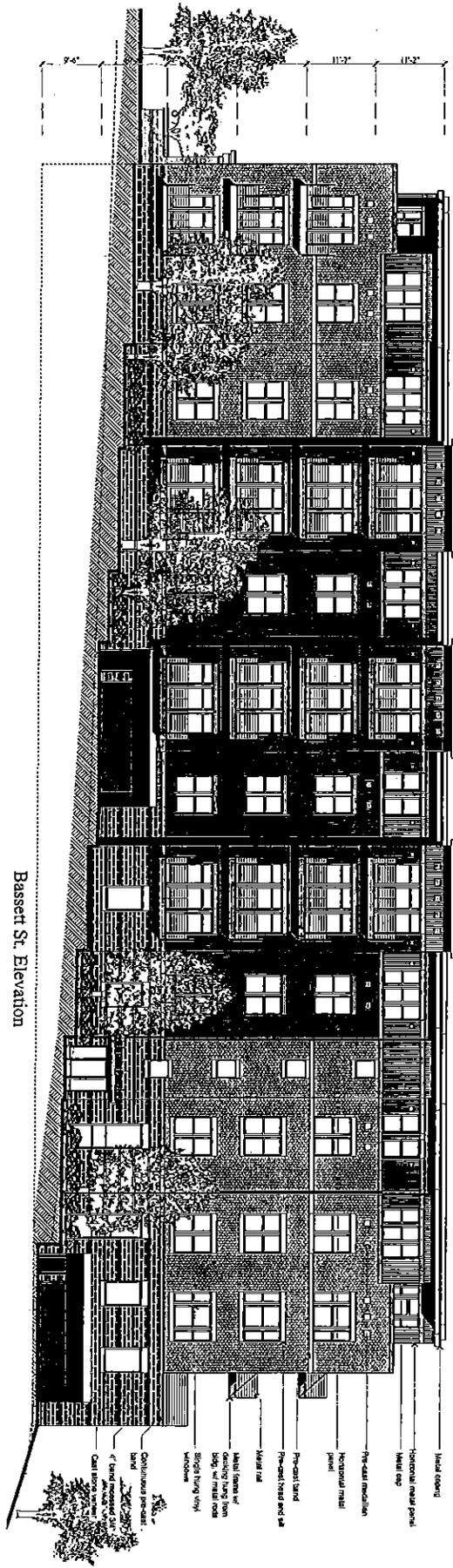
Wilson St. Elevation



Rear Elevation

Building Elevations

Scale: 1/8"=1'-0"



Bassett St. Elevation

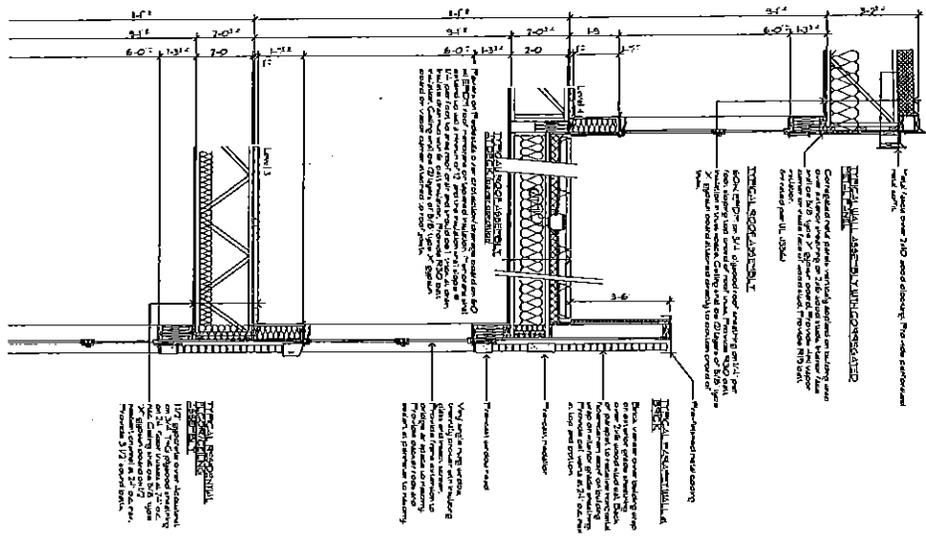
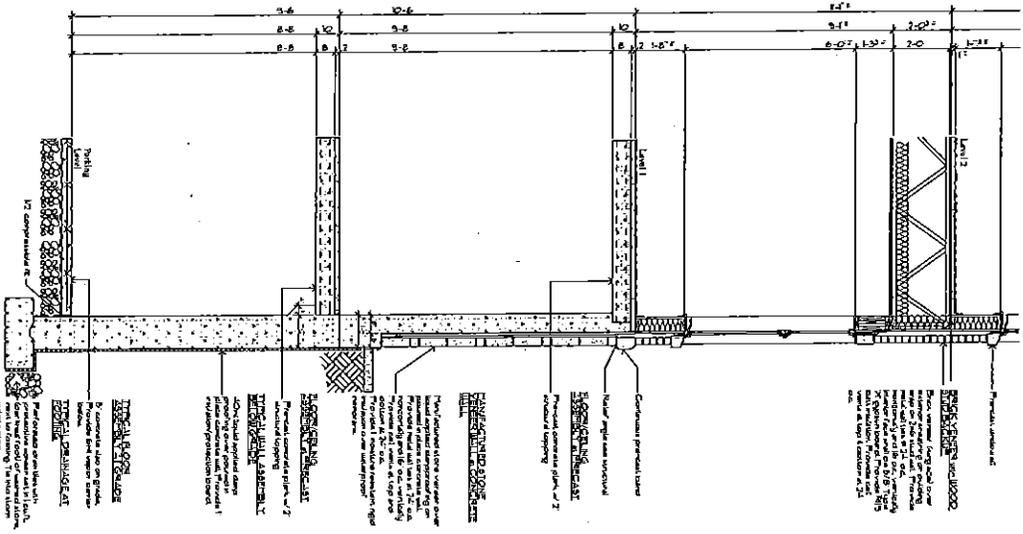
Building Elevations

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SGN+A
Shannon Gernany Nonemaker + Associates, Inc.
Planning Architecture Landscape Architecture

McGrath Associates, Inc.
April 16, 2008

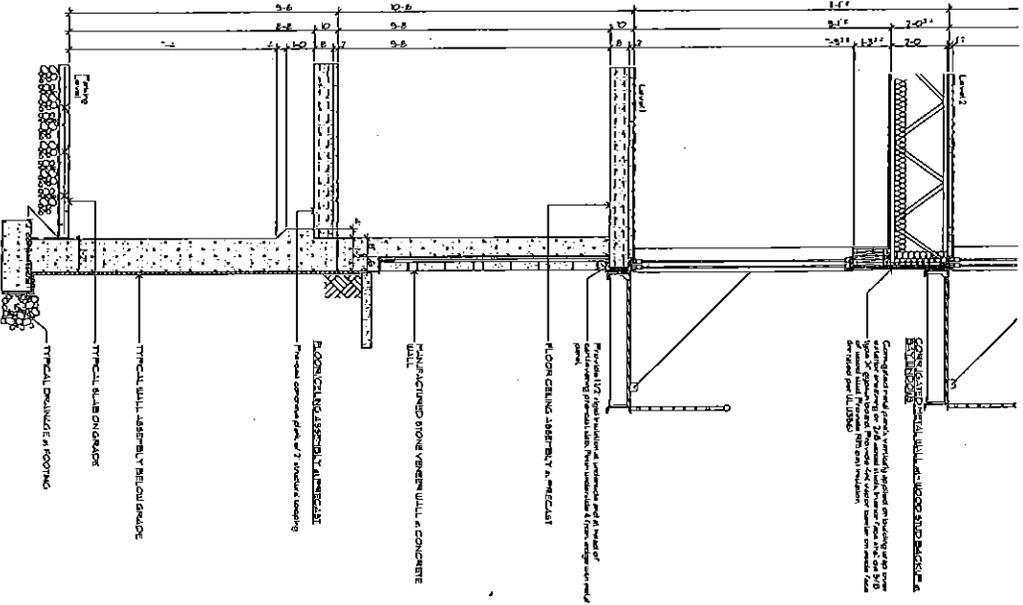
Lake Park Apartments
Madison, Wisconsin



Typical Wall Section at Brick Veneer

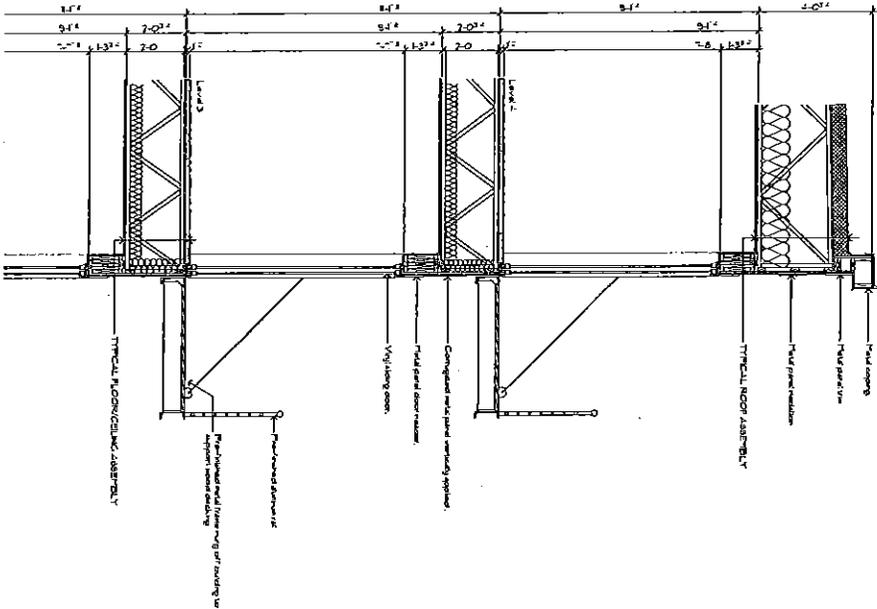
Scale: 1/2"=1'-0"

6



Wall Section at Bay Window

Scale: 1/2" = 1'-0"



6

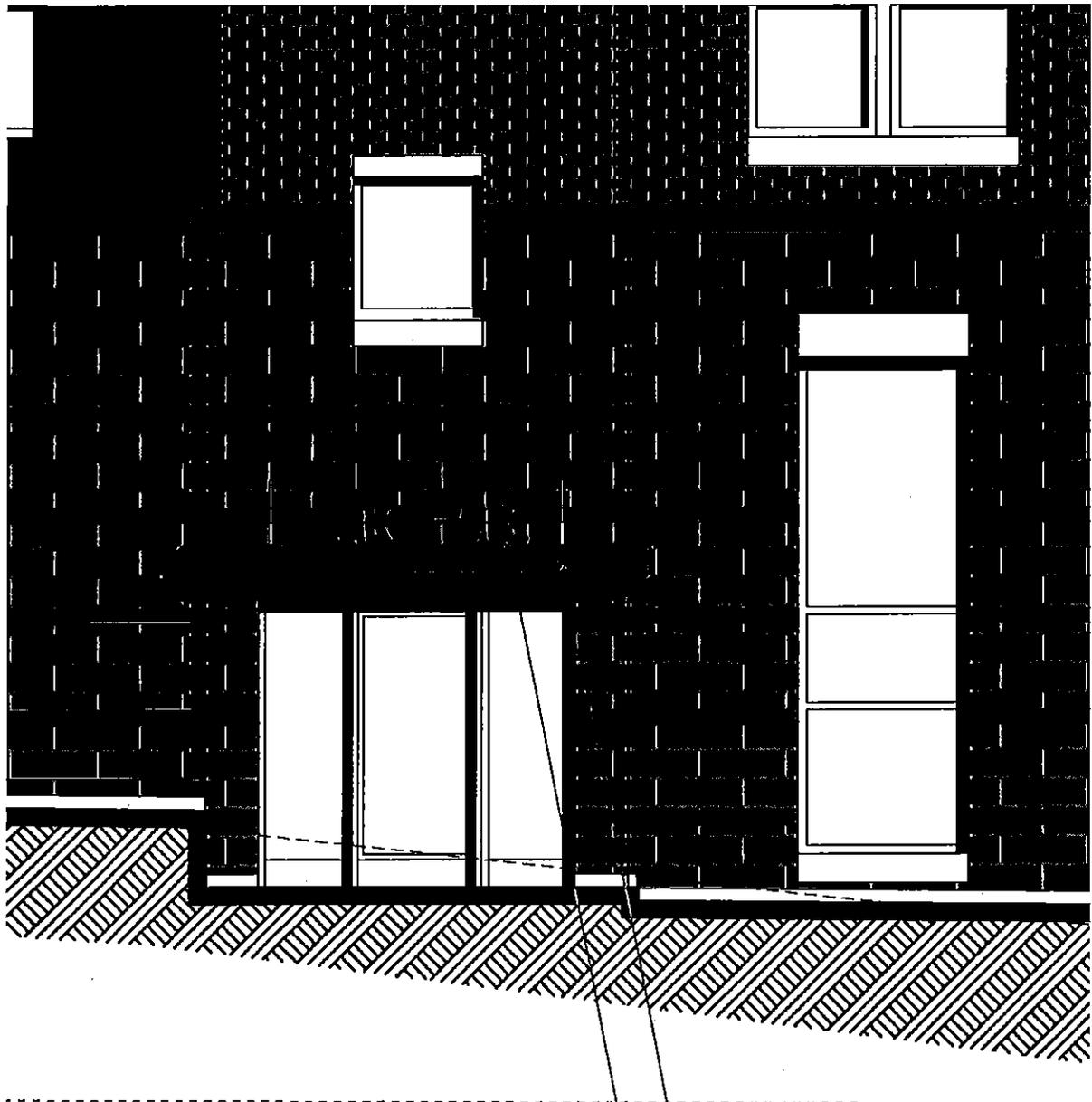


Stainless steel building sign

Vinyl address sign

Wilson Street Entry

Scale 1/4"=1'-0"



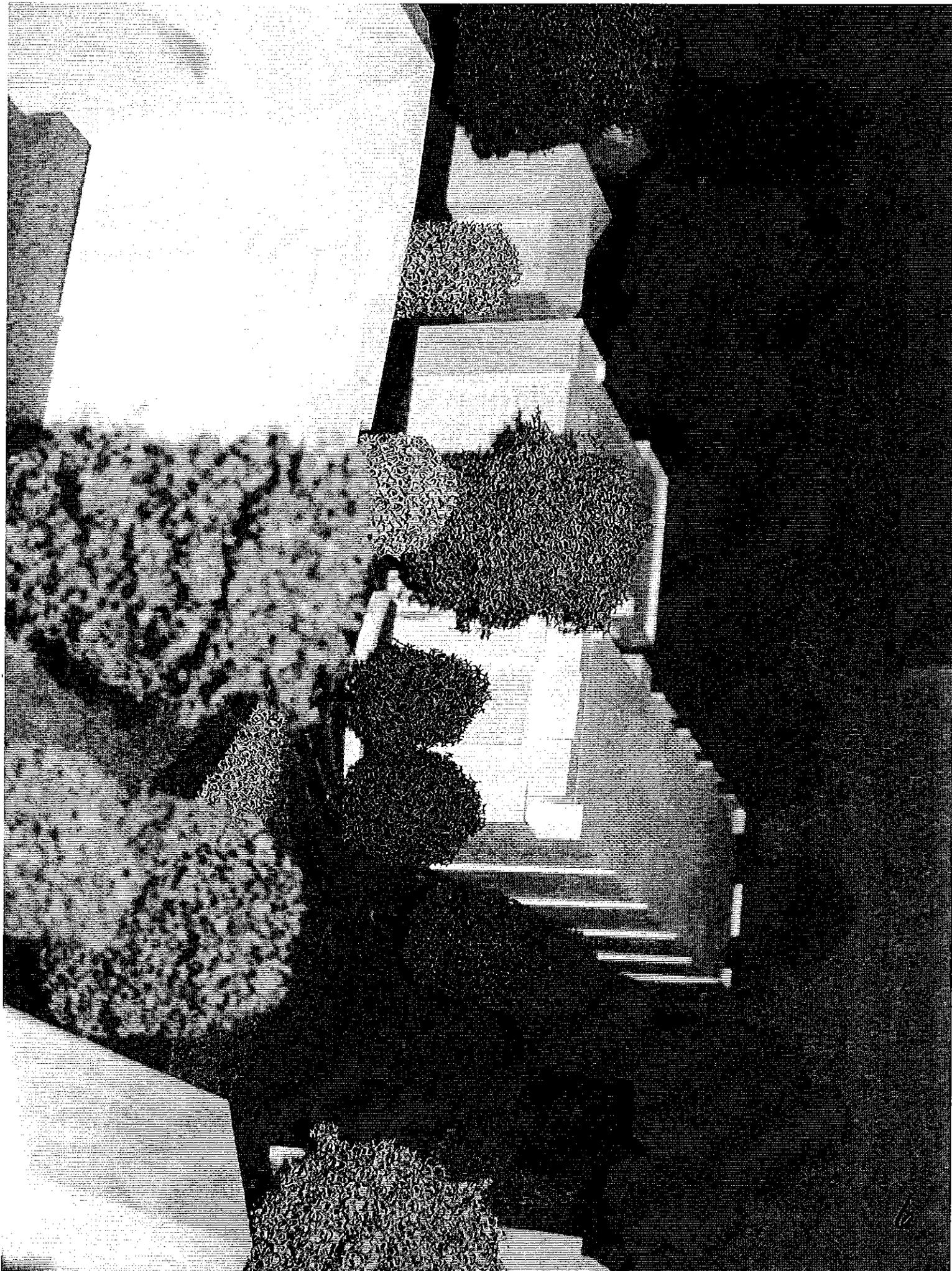
Metal canopy

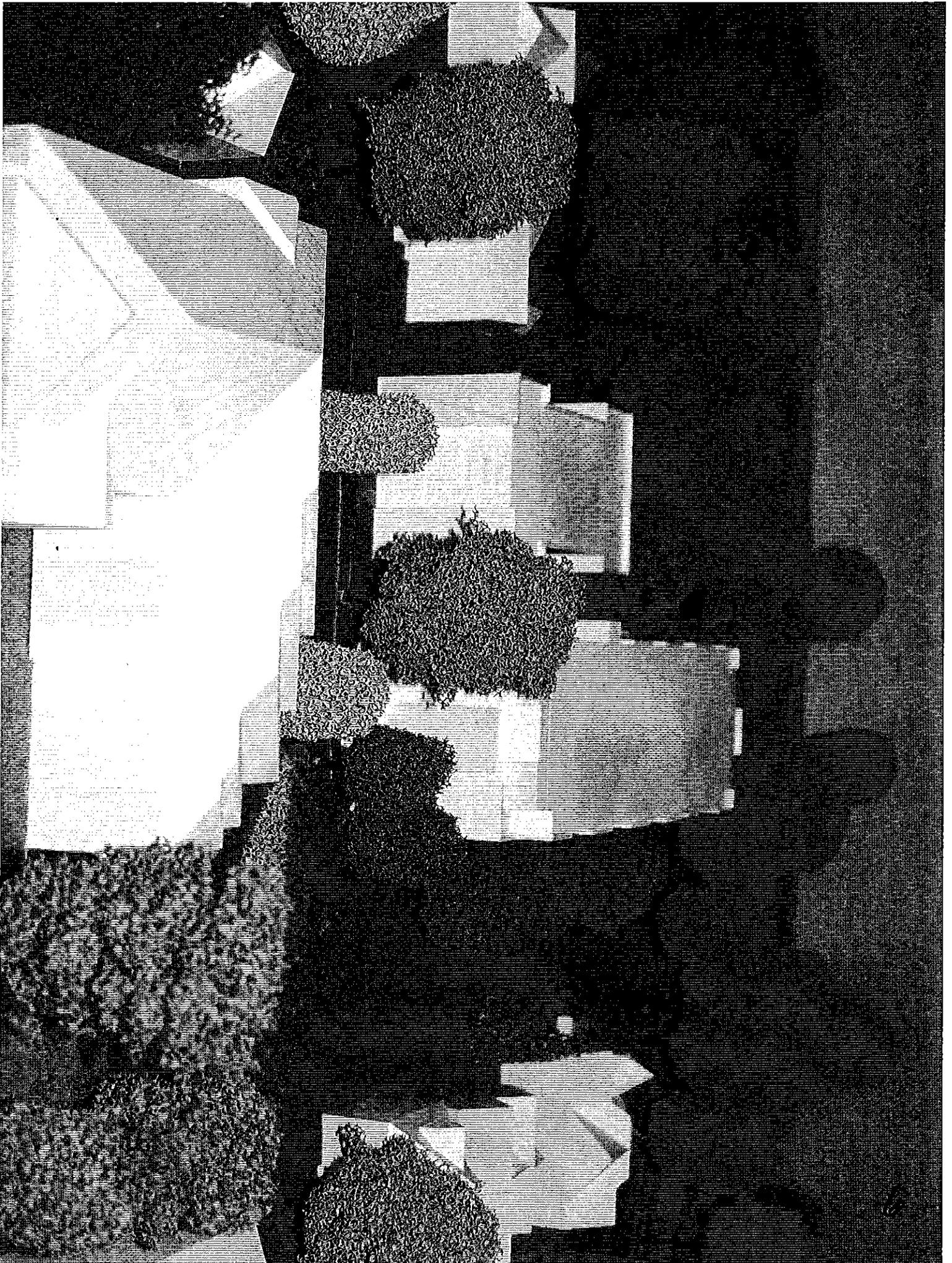
Stainless steel
building sign
mounted to front
edge of canopy

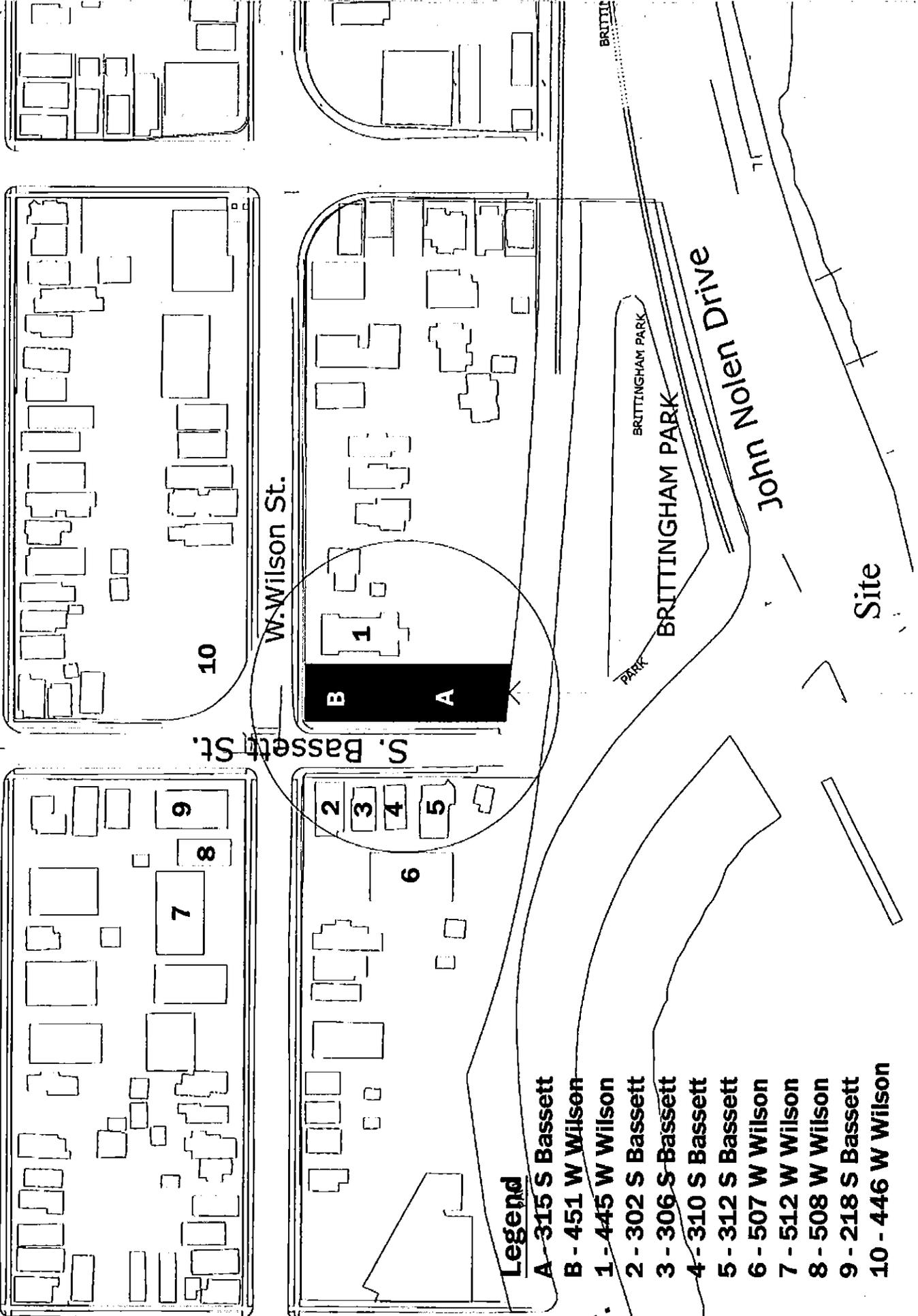
Basset Street Entry

Scale" 1/4"=1'-0"









Legend

- A - 315 S Bassett
- B - 451 W Wilson
- 1 - 445 W Wilson
- 2 - 302 S Bassett
- 3 - 306 S Bassett
- 4 - 310 S Bassett
- 5 - 312 S Bassett
- 6 - 507 W Wilson
- 7 - 512 W Wilson
- 8 - 508 W Wilson
- 9 - 218 S Bassett
- 10 - 446 W Wilson

