



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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

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

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

Date Submitted: <u>4/1/2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>4/8/2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>5/18/2015</u>	<input type="checkbox"/> Final Approval

1. Project Address: 1004 & 1032 S. Park Street, Madison WI
Project Title (if any): Wingra Point 2 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: Terrence R. Wall
Street Address: P.O. Box 620037
Telephone: (608) 345-0701 Fax: ()

Company: Wingra Point Residences, LLC
City/State: Middleton, WI Zip: 53562
Email: terrence@twallenterprises.com

Project Contact Person: J. Randy Bruce
Street Address: 7601 University Ave. Suite 201
Telephone: (608) 836-3690 Fax: ()

Company: Knothe & Bruce Architects, LLC
City/State: Middleton, WI Zip: 53562
Email: rbruce@knothebruce.com

Project Owner (if not applicant) : _____
Street Address: _____
Telephone: () _____ Fax: () _____


City/State: _____ Zip: _____
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 (name of staff person) on 12/10/2014 (date of meeting).

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 Terrence R. Wall, T. Wall Enterprises Manager, LLC, its Manager Relationship to Property Developer

Authorized Signature  Date 4/1/2015

April 1, 2015

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



Re: Letter of Intent – UDC Review
Wingra Point 2 Residences
1004 & 1032 S. Park Street
Madison, WI
KBA Project # 1433

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 introductory review of the project development and site plan layout.

Organizational Structure:

Owner/Developer:
Wingra Point 2 Residences, LLC
P.O. Box 620037
Middleton, WI 53562
608-249-2012
Contact: Terrence R. Wall
terrence@twallenterprises.com

Architect:
Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer:
Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape Design:
The Bruce Company
2830 Parmenter Street
P.O. Box 620330
Middleton, WI 53562
608-836-7041
Contact: Rich Strohmenger
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 along with a PUD-SIP for the UW Wingra Clinic that is directly south of the subject site.

This proposal requests rezoning to a PD-SIP for the 1.65 acre site. It 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. In conjunction with this PD-SIP application a CSM will be submitted to combine the two underlying lots.

Project Description:

The proposed development consists of three buildings of three to five stories surrounding an elevated and landscaped courtyard. The development meets the surrounding streetscape with commercial uses at the corner of Park and Fish Hatchery, live-work spaces on Park Street and residential uses on Fish Hatchery. Parking is internalized within the first floor level or located in the basement parking garage. Residential apartments extend from the second through fifth floors with a range of unit types available. The buildings will contain 164 apartment units, 6,000 square feet commercial space and 5,000 square feet of live-work space. The live work units will allow the flexibility for residential or live-work use in the near term or commercial use later as demand in the neighborhood strengthens.

The UW/Wingra Clinic plan provided a shared drive for vehicular access to the site from either Park Street or Fish Hatchery. This PD-SIP includes an additional drive entry on Park Street to support the commercial uses on the corner. All three drive entries provide access to the enclosed parking and distribute the traffic impacts. Automobile parking is provided at an excess of 1 stall per unit. Bicycle parking is designed to meet the City requirements.

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-GDP. The proposed development is generally consistent with those plans.

Site Development Data:

Densities:

Lot Area	71,647 S.F. or 1.64 acres
Dwelling Units	164 units
Lot Area / D.U.	436 S.F./unit
Density	100 units/acre
Lot Coverage	53,000 S.F.
Usable Open Space	17,717 S.F.

Dwelling Unit Mix: Apartments

Town Houses	6
Studio	39
One Bedroom	68
<u>Two Bedroom</u>	<u>51</u>
Total	164

Site Development Data (cont):

Building Height: 3-5 Stories

Floor Area Ratio:

Commercial	6,000 S.F.
Live/Work Space	5,000 S.F.
First Level Parking	29,500
<u>Residential</u>	<u>171,855 S.F.</u>
Gross Floor Area	212,355 S.F.
Floor Area Ratio	3

Vehicle Parking Stalls

Surface	66
<u>Underground</u>	<u>111</u>
Total	177

Bicycle parking Stalls

Surface	53
<u>Underground</u>	<u>147</u>
Total	200

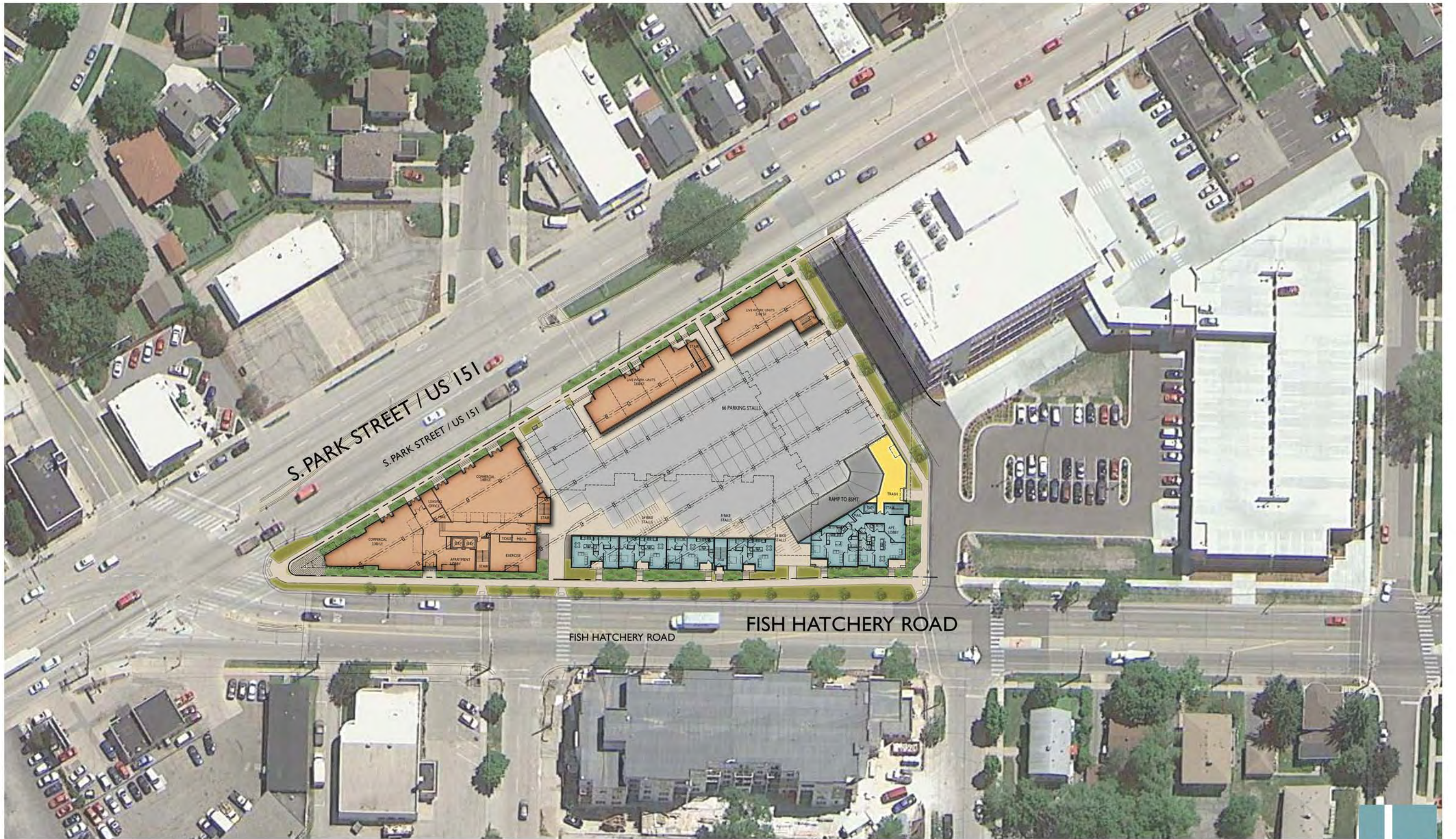
Project Schedule

This project will be a phased development with construction of the first phase commencing in fall 2015 with scheduled completion/occupancy slated for spring 2017. The second phase will follow as market conditions dictate and is currently expected to start in 2017.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



Wingra Point II
First Floor Plan

April 1, 2015

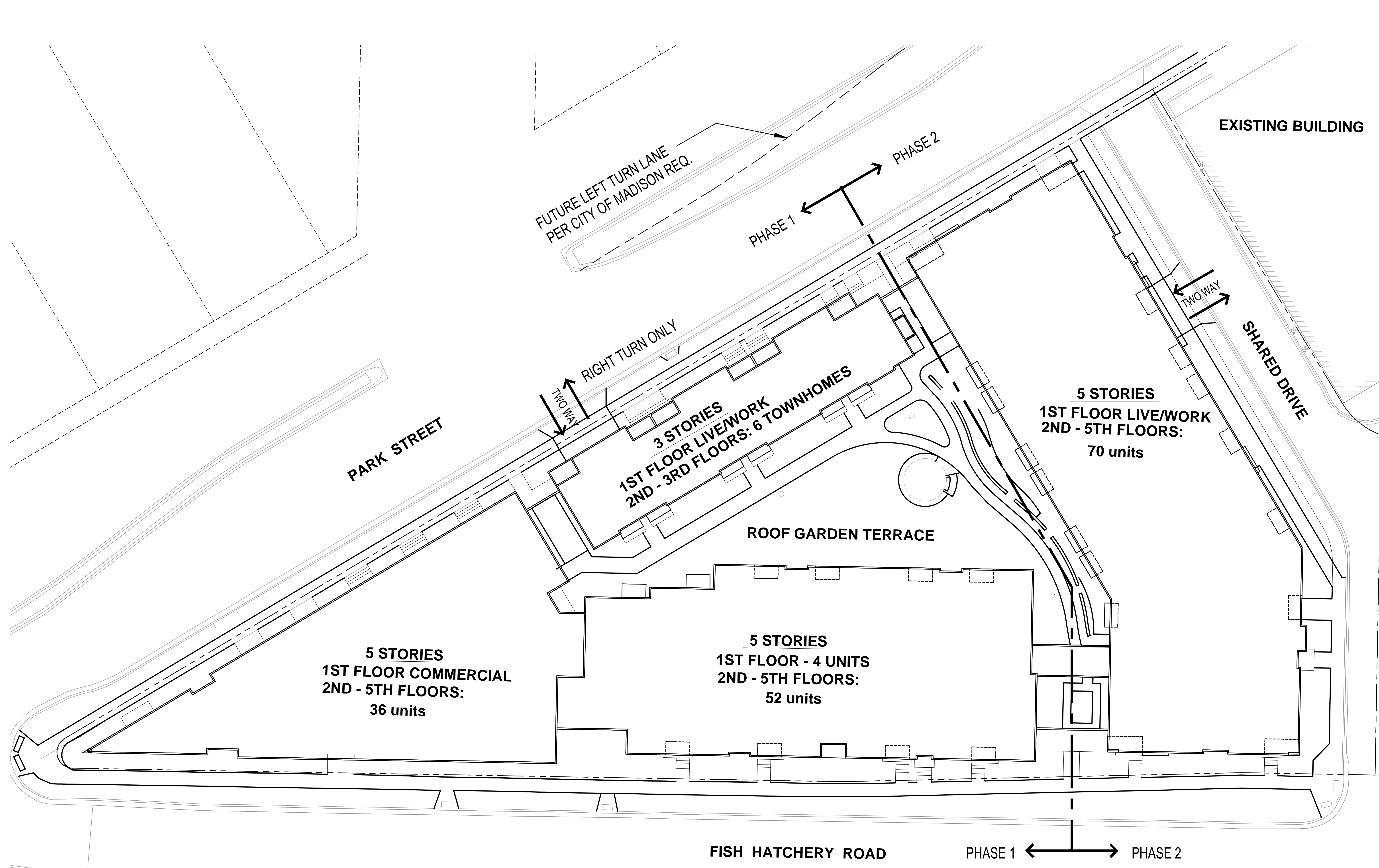




- TYPICAL MATERIALS:
- ALUMINUM CANOPY
 - COMPOSITE METAL PANELS
 - ALUMINUM WINDOWS
 - ALUMINUM AND GLASS RAILINGS
 - FLAT LOCK METAL PANELS
 - STEEL CANOPY
 - BRICK VENEER
 - CAST STONE BASE

Wingra Point II
 Park Street Elevation
 April 1, 2015





FUTURE LEFT TURN LANE
 PER CITY OF MADISON REQ.

PHASE 1 ← PHASE 2 →

EXISTING BUILDING

PARK STREET

RIGHT TURN ONLY
 TWO WAY

3 STORIES
 1ST FLOOR LIVE/WORK
 2ND - 3RD FLOORS: 6 TOWNHOMES

5 STORIES
 1ST FLOOR LIVE/WORK
 2ND - 5TH FLOORS:
 70 units

TWO WAY

SHARED DRIVE

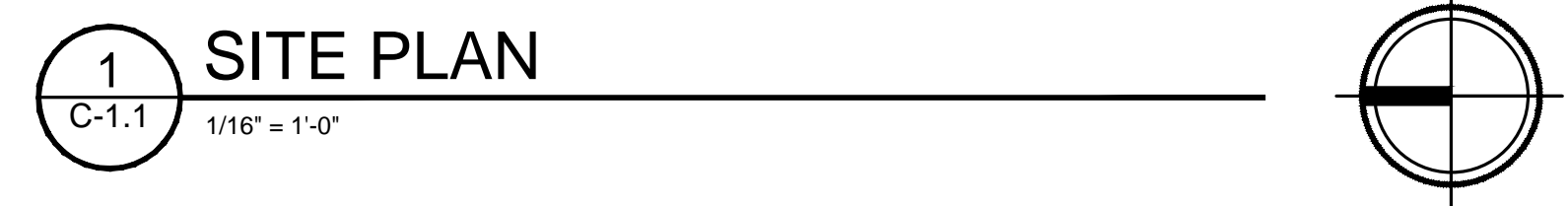
ROOF GARDEN TERRACE

5 STORIES
 1ST FLOOR COMMERCIAL
 2ND - 5TH FLOORS:
 36 units

5 STORIES
 1ST FLOOR - 4 UNITS
 2ND - 5TH FLOORS:
 52 units

FISH HATCHERY ROAD

PHASE 1 ← PHASE 2 →





ISSUED
 Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
**Basement Floor
 Plan**

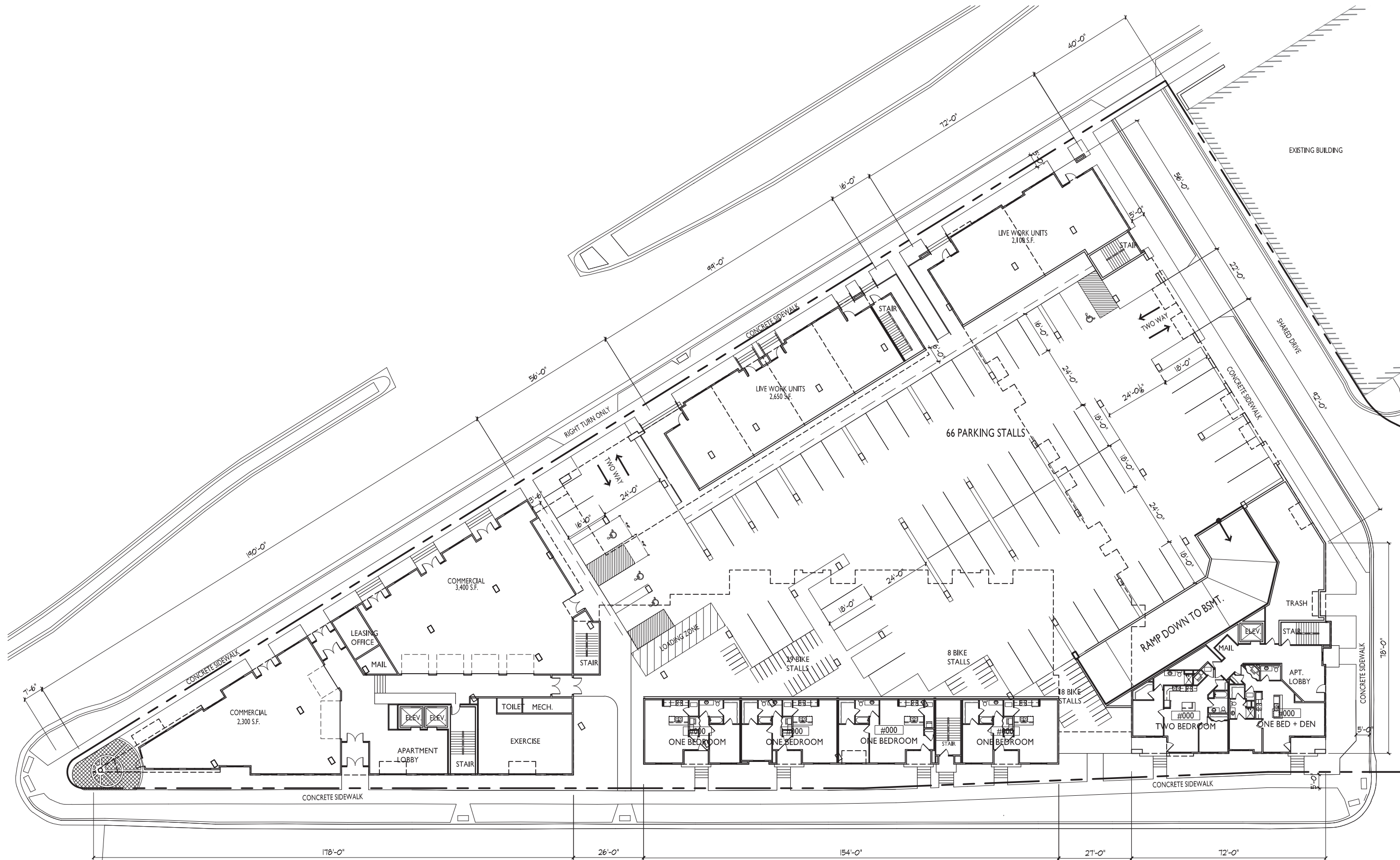
SHEET NUMBER

A-1.0

PROJECT NO. **1433**
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BASEMENT FLOOR PLAN
 A-1.0 1/16"=1'-0"





EXISTING BUILDING

ISSUED
 Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
First Floor Plan

I FIRST FLOOR PLAN
 A-1.1 1/16"=1'-0" 

SHEET NUMBER

A-1.1



ISSUED
 Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
Second Floor Plan

1 SECOND FLOOR PLAN
 A-1.2 1/16"=1'-0" 

SHEET NUMBER

A-1.2



ISSUED
 Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
Third Floor Plan

THIRD FLOOR PLAN
 A-1.3 1/16"=1'-0"

SHEET NUMBER

A-1.3



ISSUED
 Issued for SIP March 13, 2015

PROJECT TITLE
**WINGRA POINT
 PHASE 2**

Fish Hatchery Road &
 Park Street
 Madison, WI
 SHEET TITLE
**Fourth - Fifth
 Floor Plan**

1 FOURTH - FIFTH FLOOR PLAN
 A-1.4 1/16"=1'-0" 

SHEET NUMBER

A-1.4



1 PARK STREET ELEVATION
A-2.1 1/16"=1'-0"

ISSUED
Issued for SIP March 13, 2015
Issued for UDC - April 1, 2015



2 FISH HATCHERY ROAD ELEVATION
A-2.1 1/16"=1'-0"

PROJECT TITLE
WINGRA POINT
PHASE 2

Fish Hatchery Road &
Park Street
Madison, WI
SHEET TITLE
Exterior Elevations

SHEET NUMBER

A-2.1

PROJECT NO. **1433**
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