TO:

City of Madison – Planning Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Heather Stouder
Department of Planning & Development – City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE:

Letter of Intent – Land Use Application for Plan Commission and Common Council Initial/Final Approval Request
PROJECT:
Peloton Residences
1004 & 1032 S. Park Street Madison, WI

AYA Project # 59830 02/18/2019

The following is submitted together with the plans and application for review by City staff and the Planning Commission and Common Council. With this application we will be requesting initial and final approval of the project development and site plan layout. This letter of intent is accompanied by the Land Use application.

Organizational Structure:

Owner/ Developer:
Peloton Residences, LLC
P.O. Box 620037
Middleton, WI 53562
608-345-0701
Contact: Jon Hepner
jon@twallenterprises.com

Site Engineer:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
608-821-3966
Contact: Joe Doyle
jdoy@vierbicher.com

Architect/ Structural Engineer:
Angus-Young Associates, Inc.
16 N. Carroll Street Suite 610
Madison, WI 53703
608-284-8225
Contact: Jeff Davis
jeffd@angusyoung.com

Landscape Design:
The Bruce Company
2830 Parmenter Street
PO 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 and later approved to a PUD-SIP zoning. The site is currently an open green space after the demolition of the former Bancroft Dairy Facility.

This proposal 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 with a reflection to the history of the site.

Request to Urban Design Commission:

We are requesting an amendment to a previously approved and recorded Specific Implementation Plan for Peloton Residences. This development was first approved by Planning Commission and Common Council in June of 2015 and then received approval for an amendment in September of 2017.

Specifically, we are requesting approval to convert the 16 lofts, the second floor of the 2 floor unit (5 studio lofts, 10 one bedroom lofts, and 1 two bedroom loft), to individual units; 5 additional studios, 10 additional one bedrooms, and 1 additional two bedroom. The only difference being that they'll each have a door. The net bedrooms gained is 7 (2 bedrooms for the two bedroom unit 5 bedrooms for the 5 new studio units. The 10 one bedroom lofts already showed a bedroom on both the first floor of the loft as well as in the lofted portion. This conversion will occur within the currently approved building envelope.

Project Description:

The proposed development consists of 3 buildings of three to six stories surrounding an elevated and landscaped courtyard. The development provides a commercial space at the “wedge” of the site (corner of Park St. and Fish Hatchery Rd.) and along Park Street, live-work commercial spaces on Park Street and residential uses throughout the remainder of the site. Parking is below grade and the entrance is located along the South façade at the alley way between UW health and the proposed site. Residential apartments extend from the first through the fourth floors with a range of unit types available. The buildings will contain (168) apartment units, 12,287 gsf of commercial (including 1st level of live/work units and 6th level commercial/ community space), and (5) live-work units totaling 7,928 gsf of additional residential. We are providing site access via South Street (alley) from Fish Hatchery Road. Residents will be encouraged to exit the site by turning Right onto South Park Street.

The plan provides vehicular access to the site from either Park Street or Fish Hatchery via an existing shared drive. The proposed building has access to the parking level via ramp off this shared drive. 159 heated and secured parking stalls are provided. The parking level also provides room for 123 bicycle parking stalls, 76 of which are in a secured room.

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_SIP. The proposed development is generally consistent with those plans.

Building Design:

The design concept of the project reflects on the site history of Bancroft Dairy with a contemporary approach. This site was historically used as a manufacturing industrial use. With the Park Street elevation, we wanted to reflect on that history and are providing a contemporary reflection of an “industrial warehouse” feel with large divided light windows, inset balconies with soldier course and row lock brick detailing with awnings at the commercial spaces. Also, we plan to provide exposed steel canopy/ sunshade structure at the first level commercial space to further this industrial aesthetic. This warehouse look transitions into a more contemporary focus at the point – the idea being that we are transitioning to an iconic element of the design that doesn’t forget about the neighborhood’s history. This concept is meant to reflect the overall transition of the Park Street Corridor.

The “point” will include a 6 story glass wall with an industrial sun shade canopy that jets out towards the intersection at the first level. The point will be a mixture of vision glass and spandrel glass to hide the floor structure. The top level will include a 2,795 gsf rooftop space to be leased that includes an outdoor patio. This is intended to be an amenity to the Bay Creek Neighborhood. Also included on the top level is a rooftop patio for residents and the users of the commercial space that will feature great views of the Capitol and Lake Monona.

For exterior building materials, we are proposing a mixture of limestone base, brick veneer, composite panel and composite siding, glass and aluminum storefront. The large divided lite windows will be fiberglass, and smaller residential windows will be vinyl.

Site Development Data:

Densities:

Lot area	71,647 sf or 1.64 acres
Dwelling units	173 units
Lot Area/ D.U.	456 sf/ unit
Density	105.4 Units/ Acre
Lot Coverage	57,674 sf

Dwelling Unit Mix:

Live/Work:	5
Studio:	38
1 Bedroom:	90
1 Bedroom + Den	3
2 Bedroom:	37
Total:	173

Building Height: 3-6 Stories

Floor Area Ratio:

Commercial	12,287 gsf
Live/ Work Space	7,928 gsf
Parking/ Support Spaces	58,767 gsf
Residential	167,896 gsf
Gross Floor Area	246,878 gsf
Floor Area Ratio	3.44

Vehicle Parking Stalls:

Lower Level	159

Bicycle parking stalls:

Parking Level	48
Secured Bike Storage Room	76
Sidewalk/ grade level	16

Thank you for your time reviewing our proposal.

Sincerely,

Jeff Davis, AIA

Based on feedback our team received from the Urban Design Commission at the January 2, 2019 Urban Design Commission meeting, we have made the following updates and modifications to the plans. Overall, the feedback we received was a resounding request to return the 5th story facades on both Park St. and Fish Hatchery back to the visual aesthetic that was approved in fall of 2017, with relation to the windows and roof line. Additional feedback received was in regard to access to the rooftop patio space, and the need to allow access to both a potential future commercial tenant and residents of the property. Below, you'll find a list of the modifications and updates we've made to address that feedback.

1. Park St. - 5th floor facade glass on Park St. has been increased and mullion size has been decreased. Window sections once again align with the balconies and windows below them.

2. Fish Hatchery - The 5th floor roof line has been extended to once again carry through towards the prow of the building. Glass has been added to the commercial space facade. 5th floor facade glass has been increased and mullion size has been decreased. Window sections once again align with the balconies and windows below them.

3. Rooftop Patio - We've created a separate secured entrance, that is A.D.A. accessible, off of the elevators that will allow building residents access to the rooftop patio regardless of a commercial tenant in the prow space. The railing for the rooftop patio has been switched from metal to glass, and the umbrellas/tables/chairs have been added back in to indicate that this space is indeed a rooftop patio.

4. Rooftop Patio Emergency Exit Stair - The height and size of the secondary emergency exit stair, that penetrates the roof line, has been decreased and is shown at it's minimum size.

- An additional rendering has been created to show the street level view from the southern end of the building looking down Park St. to the north, indicating that the secondary emergency exist stair has has windows added to it.

5. Prow Rendering - During our February 13th presentation to the Urban Design Commission, there was some question and confusion as to what the material treatment between each floor section on the exterior facade would be. The updated rendering shows spandrel glass as the material covering the concrete slab at floors 2-5 on the buildings facade. In effort to further make the initial concept renderings accurate to date, we have updated the prow renderings to match the Construction Documents.

PELOTON PLACE
RESIDENCES

Angus Young
1956-2016
Balance in Creativity

Peloton Place Residences
Peloton Residences, LLC

Urban Design Commission
Major Alteration Submittal

Jeff Davis
Angus-Young Associates
jeffd@angusyoung.com
608.284.8225

Jon Hepner
Peloton Residences, LLC
jon@twallenterprises.com
608.444-5552

02/18/2019

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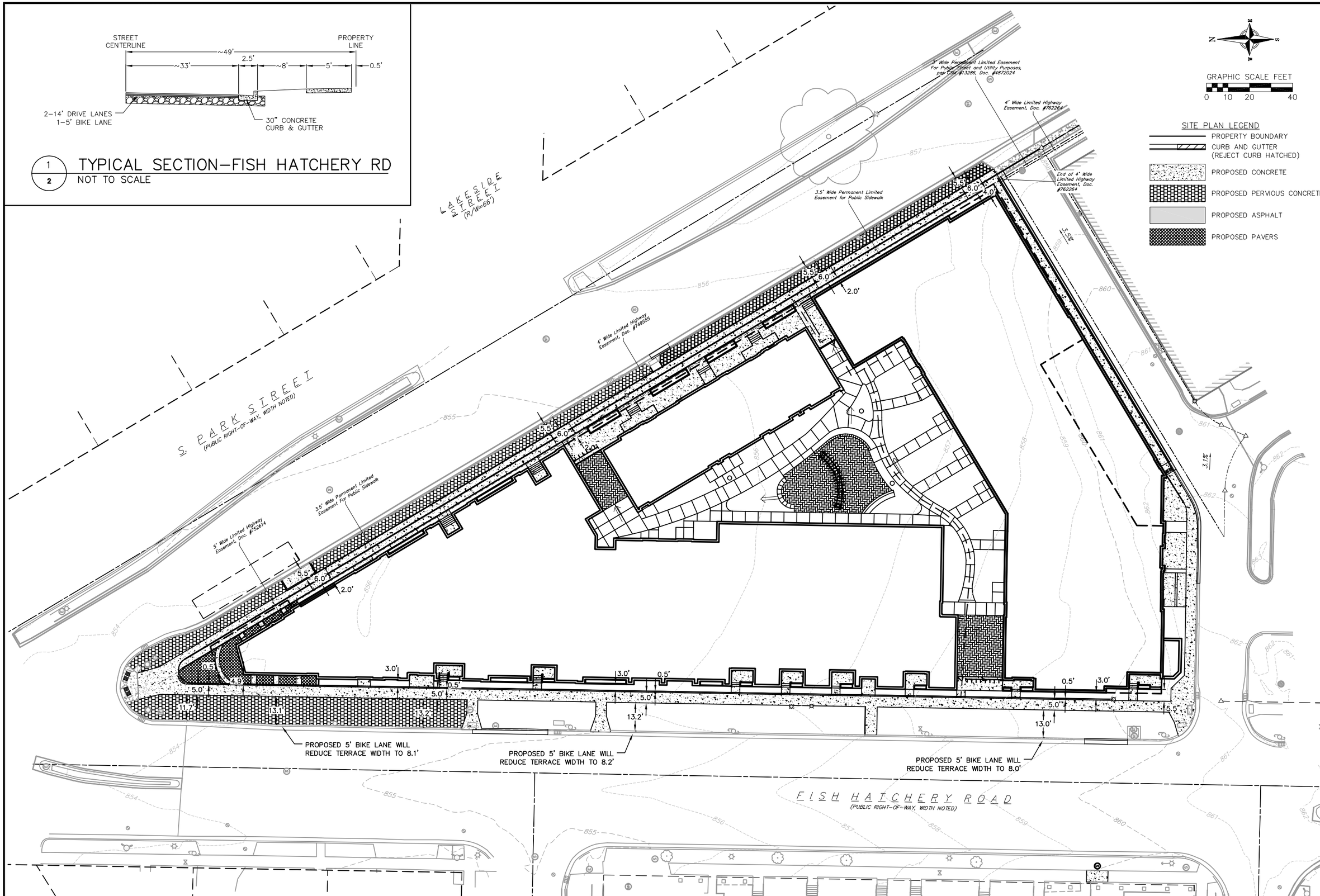
1/2 TYPICAL SECTION–FISH HATCHERY RD
NOT TO SCALE



vierbicher
planners | engineers | advisors
REEDSBURG • MADISON • PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Site Plan Exhibit

Peloton Residences
City of Madison
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: UDC Submittal 02/18/2019
DRAFTER: AMEA
CHECKED: RKOL
PROJECT NO.: 140245
SHEET: 2 OF 2
DWG. NO.:

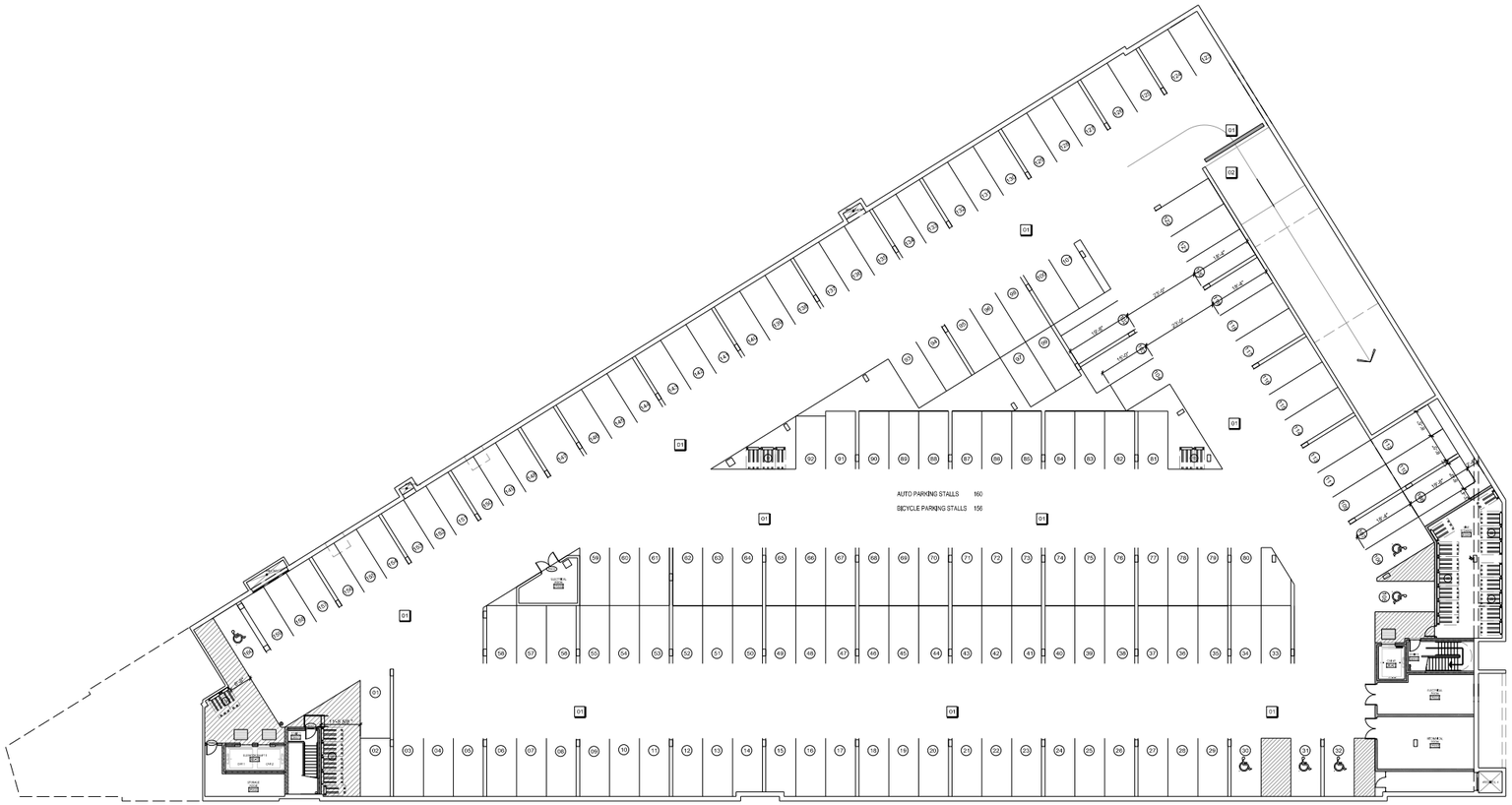
05 Sep 2017 - 11:32a M:\T Wall Enterprises LLC\140245_Wingra Point Phase 2\CADD\140245_base eng.dwg by: amea

PARKING GENERAL NOTES

1. PARKING IS TO BE USED FOR RESIDENTS AND COMMERCIAL EMPLOYEES ONLY. NO PUBLIC ACCESS.
2. GARAGE DOOR INTO THE PARKING WILL BE A KEY FOB SYSTEM USED FOR VEHICLE ACCESS CONTROL.

BASEMENT FLOOR PLAN KEYNOTES

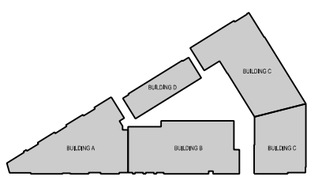
E1	FLOOR DRAIN. PLUMBING CONTRACTOR TO COORDINATE AND VERIFY DEPTH AND LOCATIONS WITH CONCRETE FLOOR THICKNESS AND PITCH.
E2	INSTALL CONDUIT AT TOP AND BOTTOM OF CONCRETE RAMP FOR FUTURE GROUND LOOP GARAGE DOOR ACTIVATION SENSORS.



OVERALL BASEMENT FLOOR PLAN

SCALE: 1/16"=1'-0"

DO NOT RUN ANY MECHANICAL, ELECTRICAL, PLUMBING, OR FIRE PROTECTION SYSTEMS IN ANY FIRE RATED STAIR SHAFT OR EXIT ENCLOSURE WALL OR THROUGH ANY FIRE RATED STAIR SHAFT OR EXIT ENCLOSURE UNLESS THAT SYSTEM SERVES THE STAIR SHAFT OR EXIT ENCLOSURE



KEY PLAN

NOT TO SCALE

SCALE: 1/8"=1'-0"
PLOTTED BY: jaffe

ORIGINAL SIZE: 30" x 42"
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MAJOR ALTERATION REVIEW - 02/06/2019	
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PELOTON RESIDENCES
T. WALL ENTERPRISES MANAGEMENT, LLC
PELOTON RESIDENCES, LLC
MADISON, WI

PROJECT NUMBER
5800

APPROVED BY	JAD
REVIEWED BY	AYA
DRAWN BY	BMH
2/18/2019	11:28:37 AM

OVERALL
BASEMENT FLOOR PLAN

A200

NORTH

OVERALL FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

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HVAC UNIT NOTES
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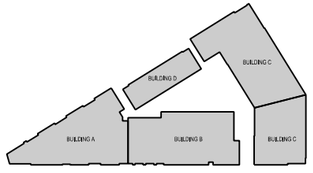
PROVIDE 3 1/2" x 3 1/2" STEEL ANGLE LINTEL AT HVAC LOUVERS AT BRICK VENEER



NORTH

KEY PLAN

NOT TO SCALE

SCALE: 1/16"=1'-0"
PLOTTED BY: jjd0

ORIGINAL SIZE 8 1/2" x 14"
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PROJECT NUMBER: R800
APPROVED BY: JJD
REVIEWED BY: AYA
DRAWN BY: EMH
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OVERALL FIRST FLOOR PLAN

A201

NORTH

OVERALL SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"

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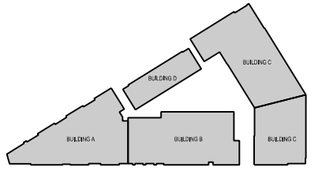

NORTH

KEY PLAN

NOT TO SCALE

SCALE: 1/8"=1'-0"
PLOTTED BY: jjdb

ORIGINAL SIZE: 36" x 42"
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PELOTON RESIDENCES, LLC
MADISON, WI

PROJECT NUMBER
9830

APPROVED BY
JAD

REVIEWED BY
AYA

DRAWN BY
EMH

2/18/2019 10:12:02 AM

OVERALL
SECOND FLOOR PLAN

A202

NORTH

OVERALL THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"

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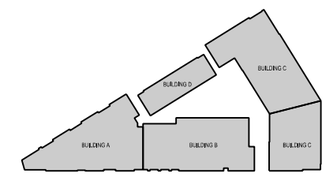

NORTH

KEY PLAN

NOT TO SCALE

SCALE: 1/8"=1'-0"
PLOTTED BY: jjdb

ORIGINAL SIZE: 36" x 42"
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PROJECT NUMBER
0800

APPROVED BY
JAD

REVIEWED BY
AYA

DRAWN BY
EMH

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OVERALL
THIRD FLOOR PLAN

A203

NORTH

OVERALL FOURTH FLOOR PLAN

SCALE: 1/16"=1'-0"

0 8' 16' 24'

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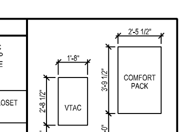

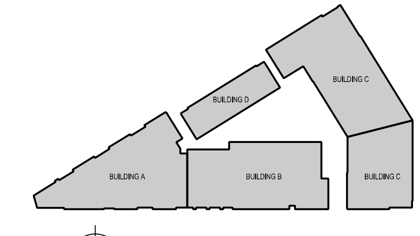

NORTH

KEY PLAN

NOT TO SCALE

SCALE: 1/8"=1'-0"
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ORIGINAL SIZE = 30" x 42"
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PELOTON RESIDENCES

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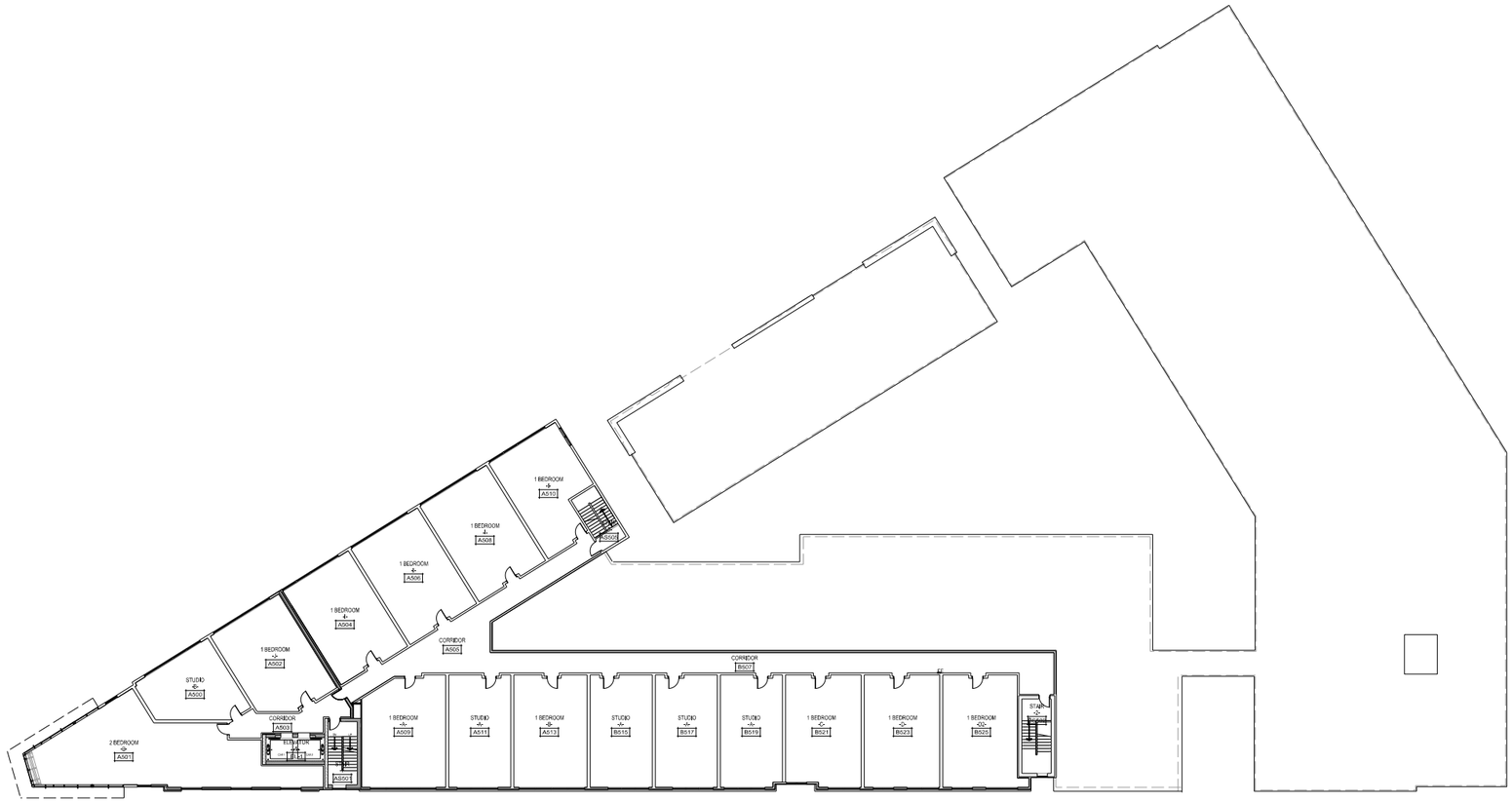
PELOTON RESIDENCES, LLC
MADISON, WI

PROJECT NUMBER 59830
APPROVED BY JAD
REVIEWED BY AYA
DRAWN BY EMH
2/18/2019 10:12:05 AM

OVERALL FOURTH FLOOR PLAN

A204



OVERALL FIFTH FLOOR PLAN

SCALE: 1/16"=1'-0"

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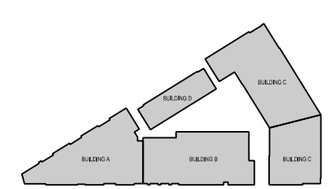
CP-1 = 26.5" x 46.5" OPENING IN EXTERIOR WALL NEEDED 24" ABOVE FINISHED FLOOR, CLOSET SHALL BE 36" WIDE x 28" DEEP WITH 2-4" DOOR CENTERED ON UNIT
PROVIDE 3 1/2" x 3 1/2" STEEL ANGLE LINTEL AT HVAC LOUVERS AT BRICK VENEER



KEY PLAN

NOT TO SCALE

SCALE: 1/8"=1'-0"
PLOTTED BY: jaiki
ORIGINAL SIZE = 36" x 42"
X:\5963\Cad\5963A205.dgn

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ISSUANCES
OWNER-REVIEW - 04/05/2018
OWNER-REVIEW - 04/25/2018
FOUNDATION ONLY REVIEW - 12/03/2018
MAJOR ALTERATION REVIEW - 02/06/2019
BID - 02/07/2019
UDC Submittal 02/18/2019

REVISIONS

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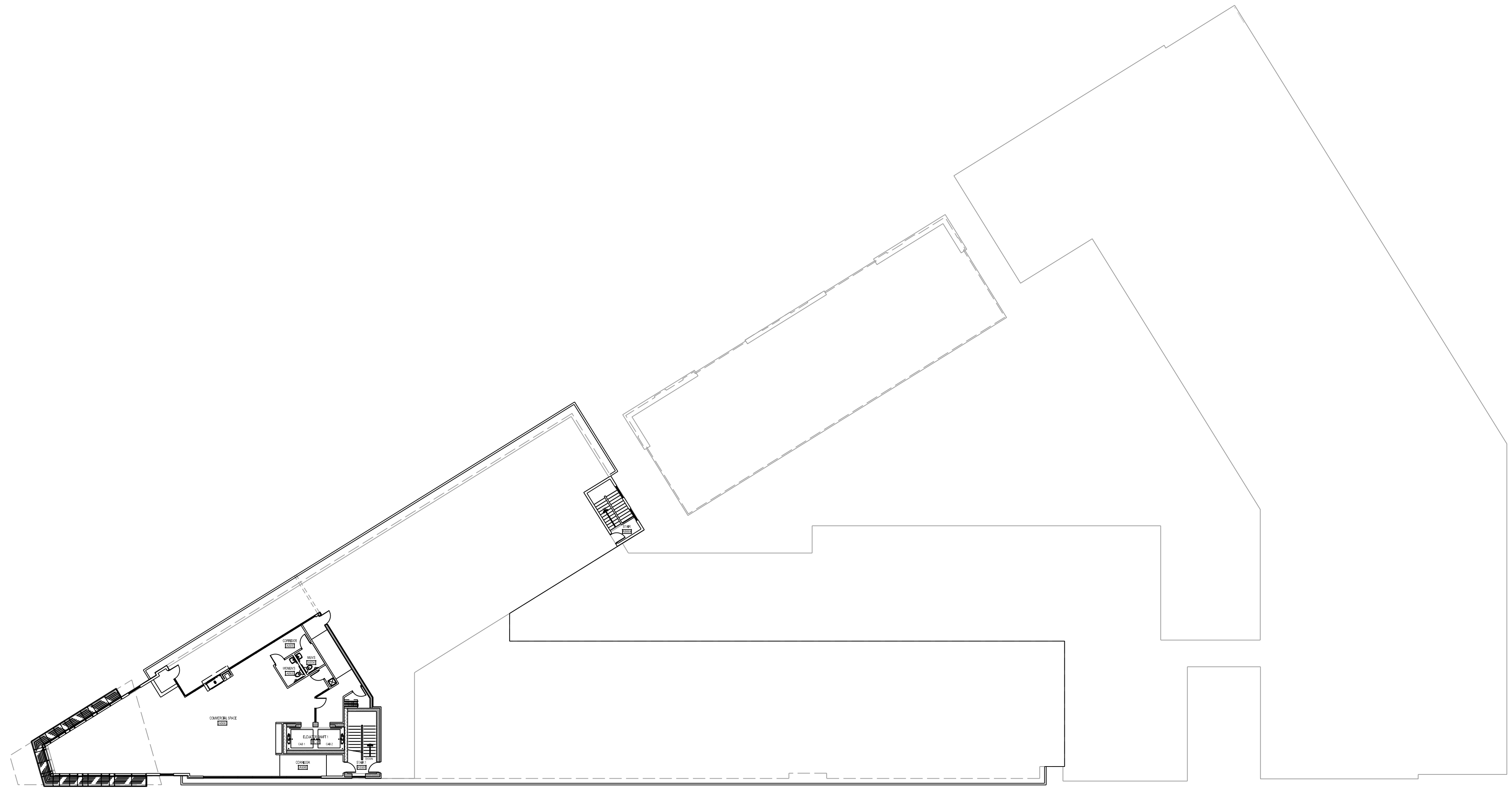
PELOTON RESIDENCES, LLC
MADISON, WI

PROJECT NUMBER	5963
APPROVED BY	JAD
REVIEWED BY	AYA
DRAWN BY	EMH
	2/18/2019 10:12:07 AM

OVERALL FIFTH FLOOR PLAN

A205

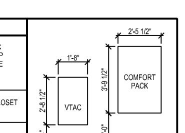


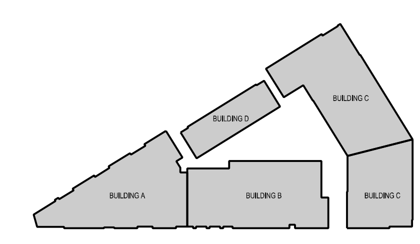
OVERALL SIXTH FLOOR PLAN

SCALE: 1/16"=1'-0"

DO NOT RUN ANY MECHANICAL, ELECTRICAL, PLUMBING, OR FIRE PROTECTION SYSTEMS IN ANY FIRE RATED STAIR SHAFT OR EXIT ENCLOSURE WALL OR THROUGH ANY FIRE RATED STAIR SHAFT OR EXIT ENCLOSURE UNLESS THAT SYSTEM SERVES THE STAIR SHAFT OR EXIT ENCLOSURE

HVAC UNIT NOTES
VTAC-1 - 24" x 24" PLATFORM 12" MINIMUM ABOVE FINISHED FLOOR, 20 1/8" x 32 1/4" VTAC OPENING MINIMUM 16" ABOVE FINISHED FLOOR, CLOSET IS 42" WIDE x 36" DEEP WITH 2'-8" DOOR CENTERED IN CLOSET PLATFORM AND WALL OPENING CAN BE RAISED UP A MAXIMUM OF 36" OFF FINISH FLOOR
CP-1 - 29.5" x 45.5" OPENING IN EXTERIOR WALL NEEDED 24" ABOVE FINISHED FLOOR, CLOSET SHALL BE 36" WIDE x 28" DEEP WITH 2'-8" DOOR CENTERED ON UNIT
PROVIDE 3 1/2" x 3 1/2" STEEL ANGLE LINTEL AT HVAC LOUVERS AT BRICK VENEER





KEY PLAN

NOT TO SCALE

SCALE:

PLOTTED BY: jeffd

ORIGINAL SIZE = 30" x 42"

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ISSUANCES	REVISIONS
OWNER REVIEW - 04/03/2018	
OWNER REVIEW - 04/25/2018	
FOUNDATION ONLY REVIEW - 12/03/2018	
MAJOR ALTERATION REVIEW - 02/06/2019	
BID - 02/07/2019	
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PELOTON RESIDENCES, LLC
MADISON, WI

PROJECT NUMBER 59830
APPROVED BY JAD
REVIEWED BY AYA
DRAWN BY

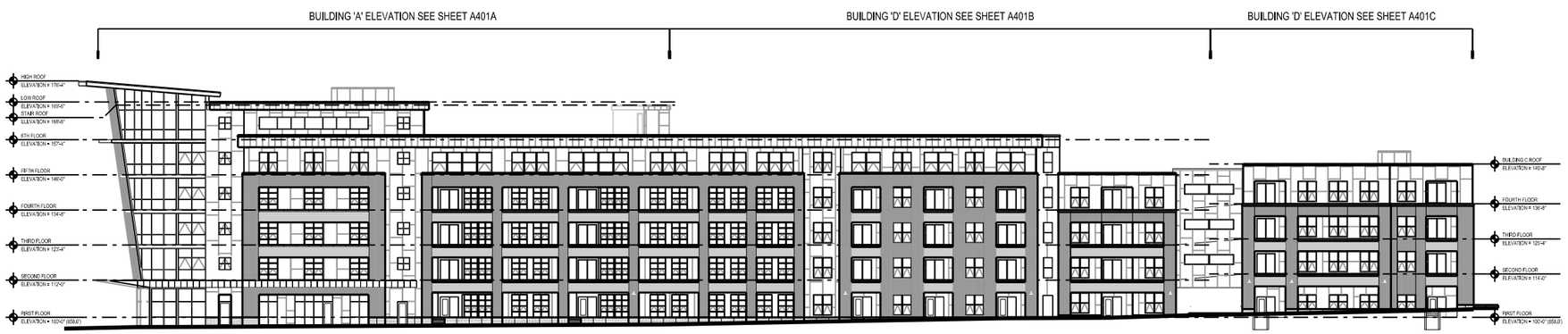
2/18/2019 10:12:08 AM

OVERALL SIXTH FLOOR PLAN

A206

02 A401 OVERALL EAST ELEVATION (PARK STREET)

SCALE: 1/32" = 1'-0"



01 A401 OVERALL WEST ELEVATION (FISH HATCHERY ROAD)

SCALE: 1/32" = 1'-0"

SCALE: 1/8"=1'-0"
PLOTTED BY: pattyp

ORIGINAL SIZE = 30" x 42"
X:\5800\Cad\5800A401.dgn

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ISSUANCES
OWNER REVIEW - 04/05/2018
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PELOTON RESIDENCES, LLC
MADISON, WI

PROJECT NUMBER
5800
APPROVED BY
JAD
REVIEWED BY
AYA
DRAWN BY
EMH
2/14/2019 5:03:23 PM

OVERALL
EAST AND WEST
EXTERIOR BUILDING ELEVATIONS

A401

RENDERED AND SHADOWED ELEVATIONS - Fish Hatch

02/18/2019

RENDERED AND SHADOWED ELEVATIONS - Park St.

02/18/2019

PROPOSED PERSPECTIVE RENDERINGS - Prow

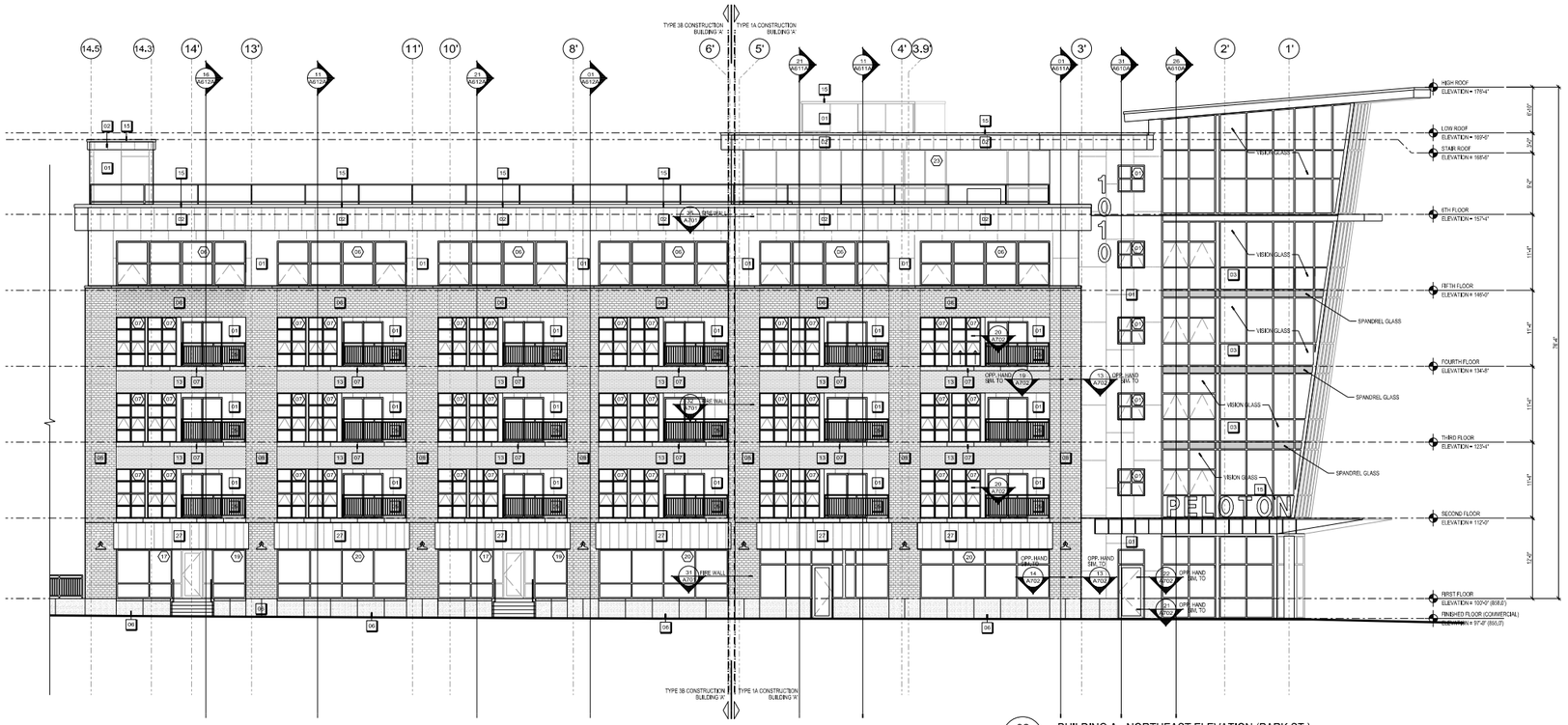
02/18/2019

PROPOSED PERSPECTIVE RENDERINGS - Prow

02/18/2019

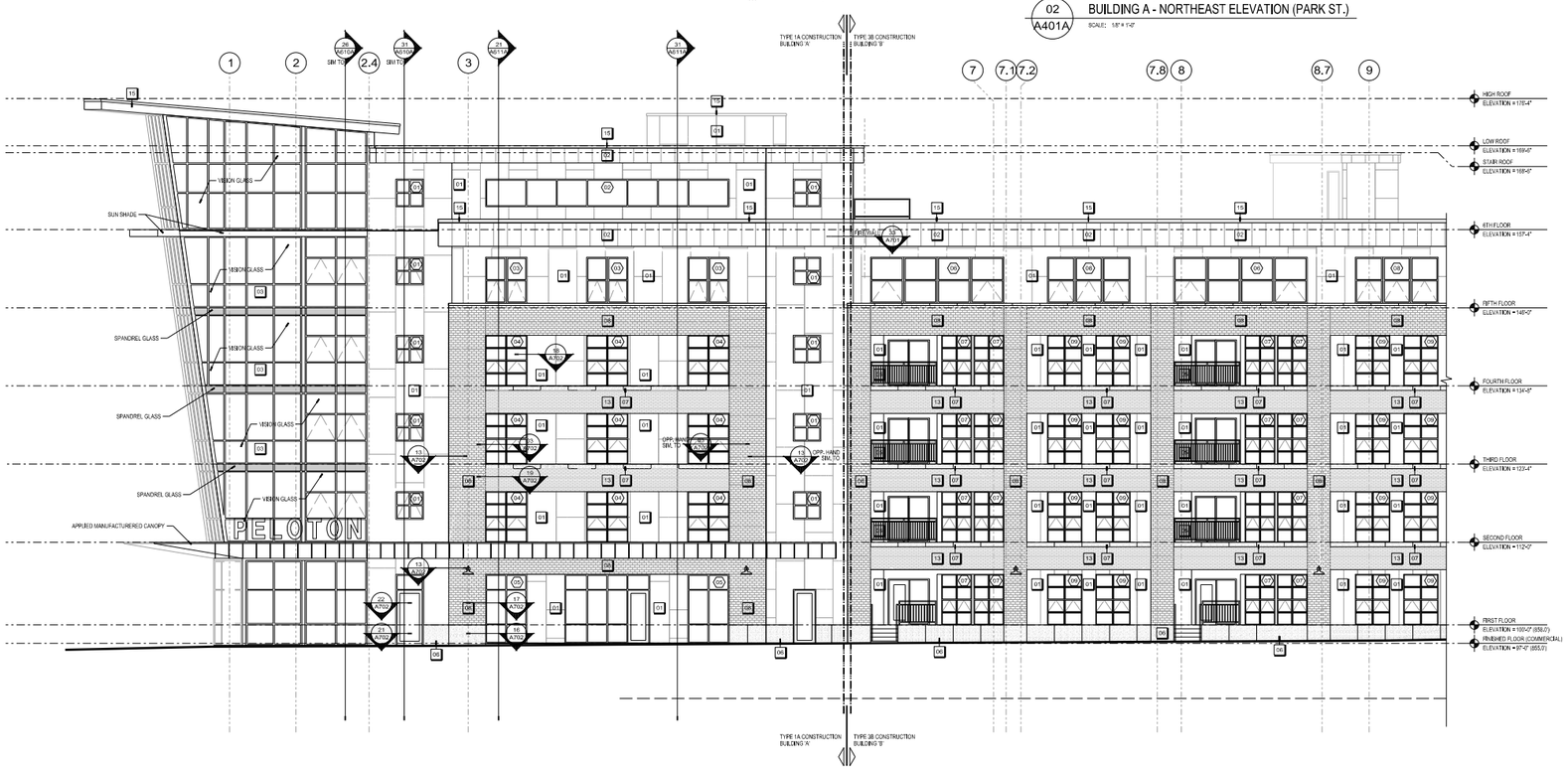
PROPOSED PERSPECTIVE RENDERINGS

02/18/2019



02 A401A BUILDING A - NORTHEAST ELEVATION (PARK ST.)

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



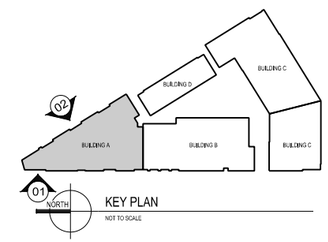
01 A401A BUILDING A - WEST ELEVATION (FISH HATCHERY ST.)

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

ELEVATION KEYNOTES

NOTE: NOT ALL KEYNOTES ARE USED ON THIS SHEET.

01	SMOOTH COMPOSITE PANEL	14	SINGLE HUNG, VINYL WINDOWS w/ LOW-E & ARGON FILLED GLAZING
02	SMOOTH METAL PANEL	15	COMMERCIAL GRADE PRE-FINISHED METAL PARAPET COPING, COLOR TBD.
03	ALUMINUM STOREFRONT SYSTEM	16	COMPOSITE WALL PANEL
04	FIBERGLASS DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION	17	SIGNAGE BY CONTRACTOR
05	42" HIGH ALUMINUM RAILING WITH DOUBLE TOP RAIL AND MID RAIL PICKET. COLOR TBD BY OWNER. SEE SECTIONS & DETAILS FOR MORE INFORMATION.	18	DECORATIVE STEEL CHANNEL TO MATCH CANOPY. SEE SECTIONS & DETAILS FOR MORE INFORMATION
		19	ALUMINUM FENCE WITH MID-RAIL PICKET. COLOR TBD BY OWNER.
06	CAST STONE SILL 1	20	NOT USED
07	CAST STONE THIN SILL 1	21	VINYL PATIO DOOR w/ TEMPERED INSULATING GLAZING.
08	UTILITY SIZED BRICK - AUTUMN BLEND	22	BRONZE DEDICATION PLAQUE - SEE DETAIL XX/AXXX
09	STANDARD SIZED BRICK - AUTUMN BLEND	23	EXTERIOR DECORATIVE LIGHT FIXTURE BY ELECTRICAL DESIGN BUILD CONTRACTOR.
10	UTILITY SIZED BRICK - CREAM BLEND	24	STEEL CANOPY. SEE SECTIONS AND DETAILS FOR MORE INFORMATION
11	STANDARD SIZED BRICK - CREAM BLEND	25	CAST STONE SILL 2
12	STANDARD THIN SIZED BRICK - CREAM BLEND	26	CAST STONE THIN SILL 2
13	STANDARD THIN SIZED BRICK - AUTUMN BLEND	27	CANVAS AWNING



KEY PLAN

NOT TO SCALE

SCALE: 1/8" = 1'-0"
PLOTTED BY: JARD
ORIGINAL SIZE: 24" x 42"
X:\SMDrive\Sf\8050\A401A.dgn

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MADISON, WI

PROJECT NUMBER
2016-0050

APPROVED BY JAD	REVIEWED BY AYA
DRAWN BY EMH	2/18/2019 11:07:20 AM

BUILDING A
EXTERIOR ELEVATIONS

A401A

UDC SUBMITTAL - 02/18/2019

UDC SUBMITTAL - 02/18/2019