

March 4, 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
1004 & 1032 S. Park Street
Madison, WI
KBA Project # 1433

Mr. Alan Martin:

The following is submitted together with the plans and application for an introductory 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
Contact: Terrence R. Wall
terrence@twallenterprises.com

Engineer:

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

Introduction:

The proposed site is located on south corner of Park Street and Fish Hatchery Road, Block 1 & 6 of the Grandview Addition to south Madison. The site is part of a PUD-GDP originally approved by the Common Council on October 5, 2011 to guide redevelopment of the site as a mixed-use/ employment development, and Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP).

The site is also located within the Urban Design District 7. The proposed development plan will create a mixed-use development that will feature attractive architecture, landscaping, and housing that will support the immediate neighborhood and surrounding neighborhood.

Project Description:

The new development will encompass the two north lots, # 2 & 3, on CSM #13286.

The proposed development will include a six story mixed-use building with lower level parking and a second level roof garden terrace. The building will contain 173 apartment units above 9,330 square feet commercial space at the first level.

Vehicular access to the site is achieved from Park Street, providing access to the surface level parking and lower level enclosed parking. There will be a total of 177 parking stalls on site.

Site Development Data:

Combined Lot Size:	71,647 s.f.
Vehicle Parking:	177 stalls
Total Dwelling Units	173 units
Commercial Space:	9,330 s.f.
Building Height:	Six Stories

Project Schedule:

The project will be submitted for a PUD-SIP alteration in spring of 2015.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce
Managing Member



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>March 4, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>March 11, 2015</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. **Project Address:** 1004 & 1032 S. Park Street, Madison WI
Project Title (if any): _____

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: Zi Sen Chong
Street Address: P.O. Box 620037
Telephone: (608) 609-8247 **Fax:** ()

Company: Wingra Point Residences, LLC
City/State: Middleton, WI **Zip:** 53562
Email: zi@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:** 12/10/2014



S. PARK STREET / US-151

SITE

FISH HATCHERY ROAD

Wingra Point II
Existing Site



TOTAL UNIT MIX:

TOWNHOUSE	6
STUDIO	41
ONE BEDROOM	72
TWO BEDROOM	54
<u>TOTAL</u>	<u>173</u>

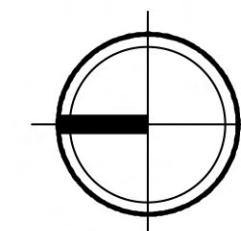
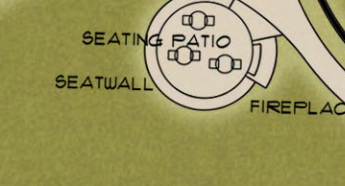


3 STORIES
1ST FLOOR COMMERCIAL
2ND - 3RD FLOORS: 6 TOWNHOMES

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

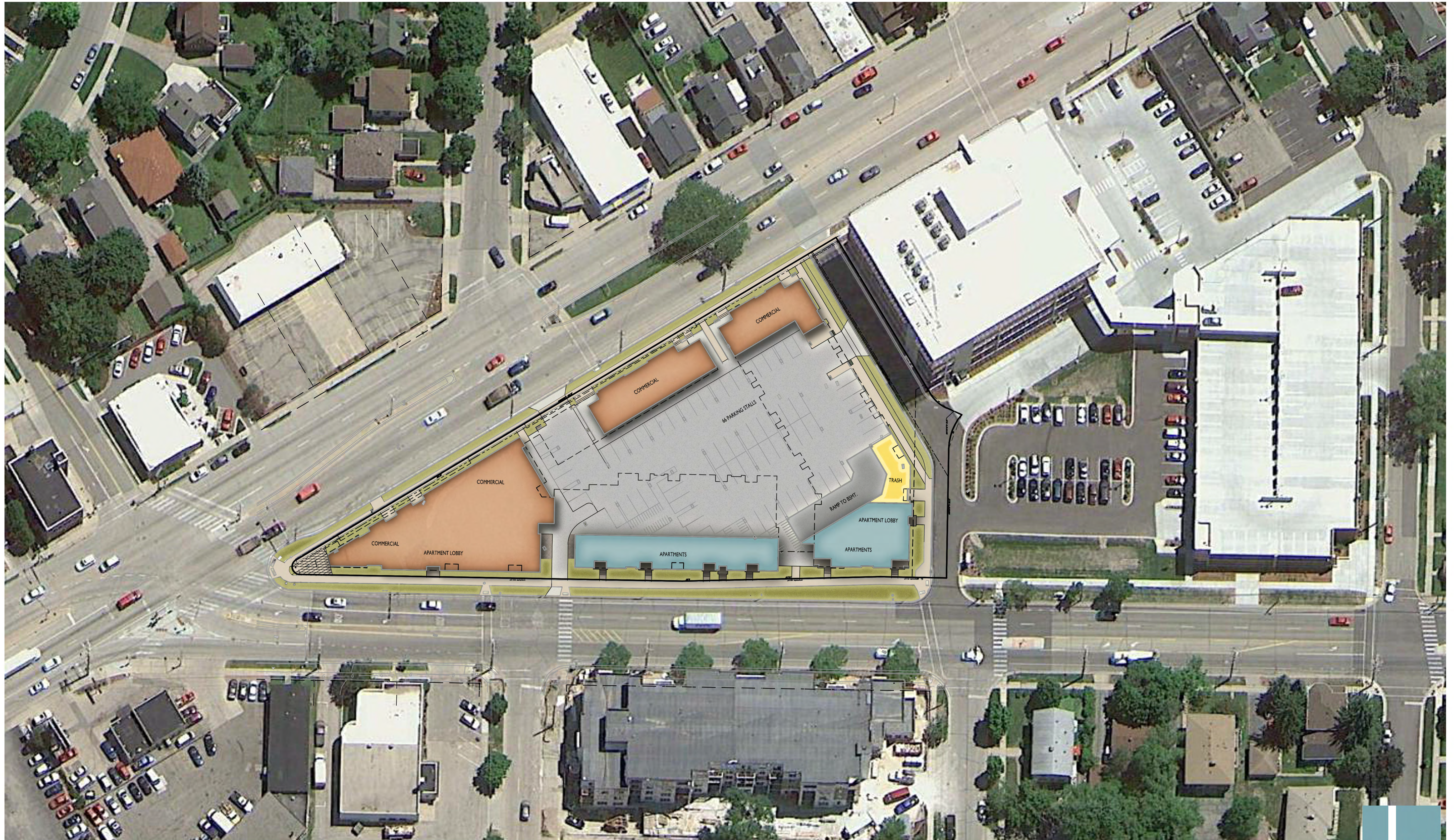
6 STORIES
1ST FLOOR COMMERCIAL
2ND - 6TH FLOORS:
45 units

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



Wingra Point II
Roof Plan
March 4, 2015





Wingra Point II
First Floor Plan
March 4, 2015





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



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



4 SOUTH ELEVATION
A-2.2 1/16"=1'-0"

Wingra Point II
Elevations
March 4, 2015





knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC March 4, 2015

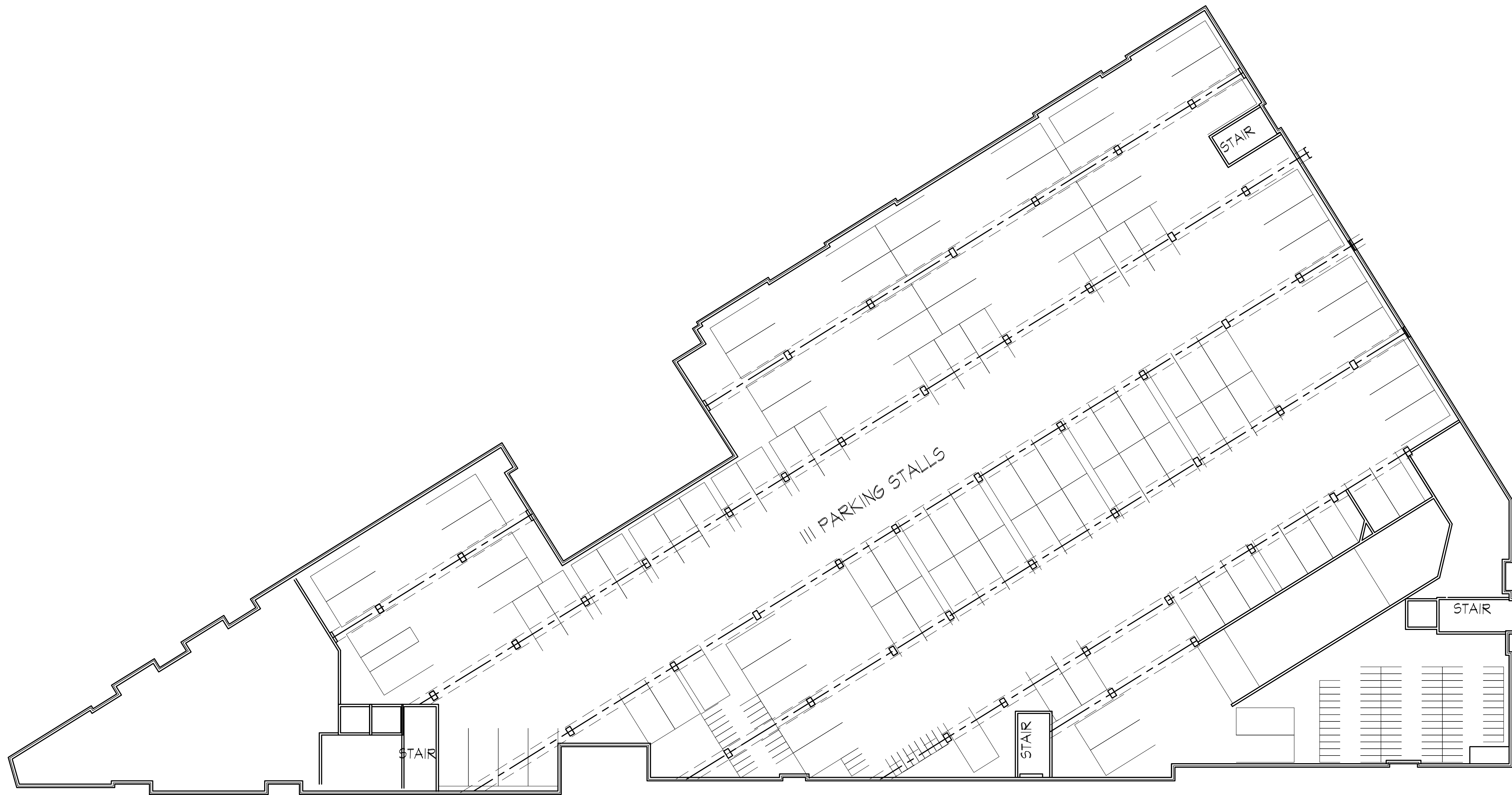
PROJECT TITLE
**WINGRA POINT
PHASE 2**

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

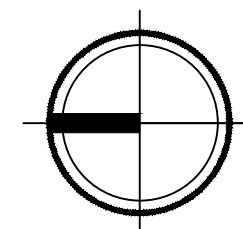
SHEET NUMBER

A-1.0

PROJECT NO. **1433**
© 2013 Knothe & Bruce Architects, LLC



1 BASEMENT FLOOR PLAN
A-1.0 1/16"=1'-0"





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ISSUED
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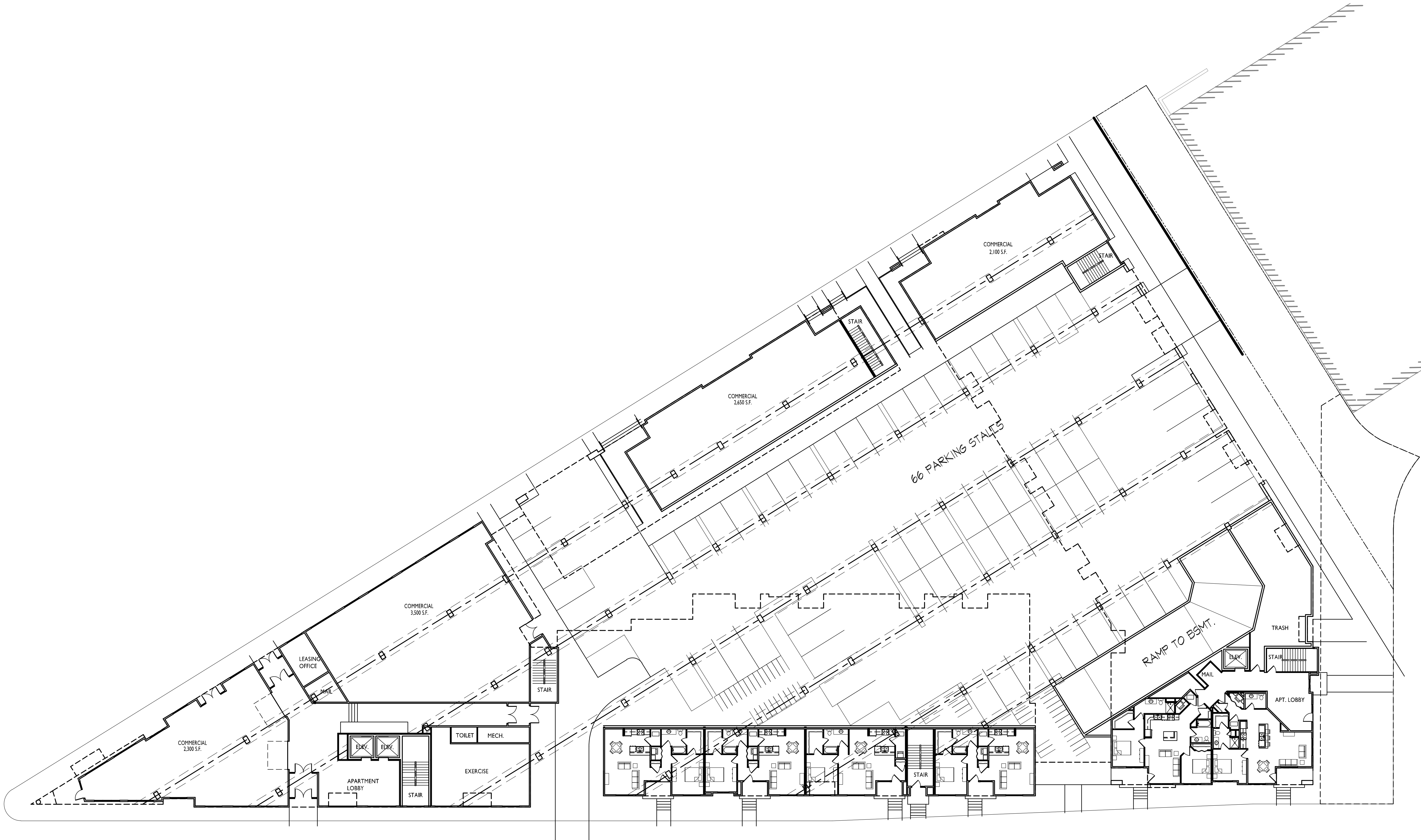
PROJECT TITLE
**WINGRA POINT
PHASE 2**

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

SHEET NUMBER

A-1.1

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



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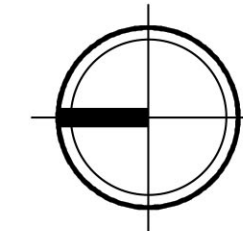


ISSUED

PROJECT TITLE
**WINGRA POINT
PHASE 2**

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

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



SHEET NUMBER

A-1.2

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ISSUED
Issued for UDC March 4, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

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

SHEET NUMBER

A-1.3

PROJECT NO. **1433**
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1 THIRD FLOOR PLAN
A-1.3 1/16"=1'-0"



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608.836.3690 Middleton, WI 53562

ISSUED
Issued for UDC March 4, 2015

PROJECT TITLE
**WINGRA POINT
PHASE 2**

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

SHEET NUMBER

A-1.4

PROJECT NO. **1433**
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1 FOURTH - FIFTH FLOOR PLAN
A-1.4 1/16"=1'-0" 



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ISSUED
Issued for UDC March 4, 2015

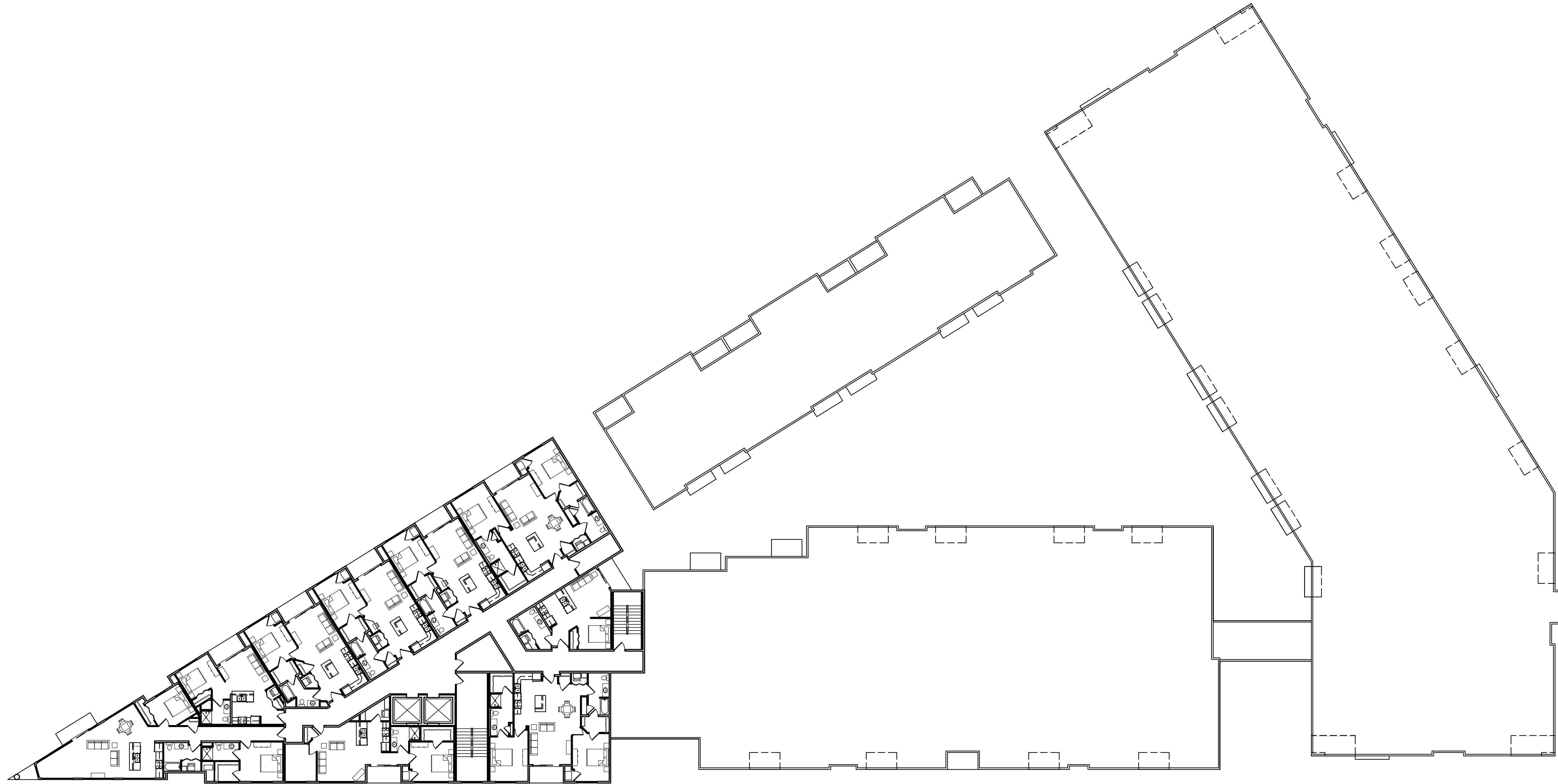
PROJECT TITLE
**WINGRA POINT
PHASE 2**

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

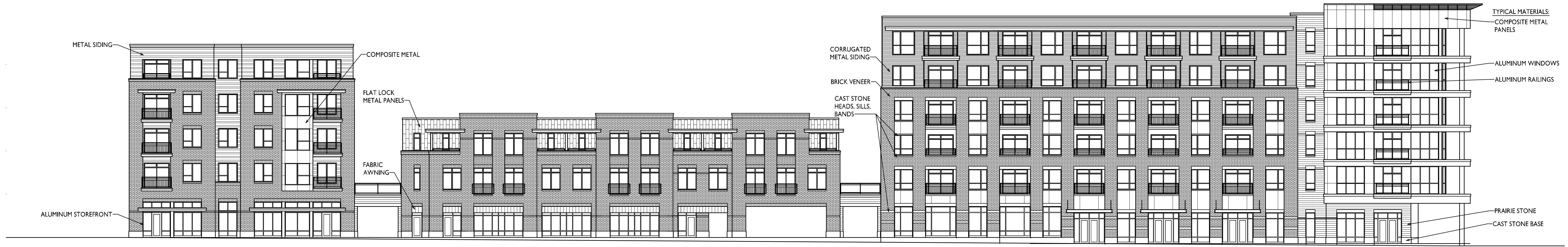
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A-1.5

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SIXTH FLOOR PLAN
1/16"=1'-0"



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

ISSUED
Preliminary Pricing - February 18, 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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