



# 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>6/29/16</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>7/13/16</u>	
Combined Schedule Plan Commission Date (if applicable): <u>8/29/16</u>	

1. Project Address: 1004 & 1032 S. Park Street, Madison WI  
Project Title (if any): Wingra Creek 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: <u>Terrence R. Wall</u>	Company: <u>Wingra Creek Residences, LLC</u>
Street Address: <u>P.O. Box 620037</u>	City/State: <u>Middleton, WI</u> Zip: <u>53562</u>
Telephone: <u>(608) 345-0701</u> Fax: <u>( )</u>	Email: <u>terrence@twallenterprises.com</u>

Project Contact Person: <u>Jeff Davis</u>	Company: <u>Angus Young Associates, Inc</u>
Street Address: <u>16 N. Carroll St. Suite 6 10 Madison, WI 53703</u>	City/State: <u>Madison, WI</u> Zip: <u>53703</u>
Telephone: <u>(608) 284-8225</u> Fax: <u>( )</u>	Email: <u>JeffD@angusyoung.com</u>

Project Owner (if not applicant) : \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ 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 on 6/16/2016

(name of staff person) (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 [Signature] Date: 6/29/16

Document Number	Document Title
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**ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN**

City of Madison Date:

Project Name:

1. Legal Description of Property:

Lots Two (2) and Three (3), Certified Survey Map No. 13286 recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 15, 2012, in Volume 85 of Certified Survey Maps, Page 321, as Document No. 4872024, located in the City of Madison, Dane County, Wisconsin. Subject to a non-exclusive Easement recorded May 15, 2012, as Document No. 4871807.

Recording Area

2. Property Address:

1004 S. Park Street, Madison, WI 53715

Name and Return Address:

7609 Elmwood Ave.  
Middleton, WI 53562  
Suite # 201

3. The SIP for the above-described property is hereby amended by (description of change):

163 units, 155 underground parking stalls, 5 live/work units, 1,600 SF commercial space, no ingress/egress from Park Street, 1 level of parking (none at grade), and building height on the corner of Fish Hatchery and Park Street has decreased by roughly 6 FT.


Parcel Identification Number (PIN)

and shown on the: Attached architectural site plan and floor plans

4. This proposed amendment is authorized according to the SIP text recorded as: Document No. \_\_\_\_\_, in the Dane County Register of Deeds Office.

The proposed alteration, as outlined above, is considered a minor alteration and is hereby approved by the Director of the Planning Division of the Department of Planning & Community & Economic Development.

Wingra Creek Residences, LLC  
By: T. Wall Enterprises Manager, LLC, Its Manager

By:  6/28/16  
Owner's Signature Date

**No FAXED copies please!**

Director, \_\_\_\_\_ Date  
Department of Planning & Community & Economic  
Development

State of Wisconsin  
County of Dane

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above-named Director of Planning Division of the Department of Planning & Community & Economic Development and acting in said capacity and known by me to be the person who executed the foregoing instrument.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin (Signature)

\_\_\_\_\_  
Notary Public (print name)  
My commission expires: \_\_\_\_\_

This instrument was drafted by:

\_\_\_\_\_  
This document and any attachments shall be recorded in the Dane County Register of Deeds Office.

S Park St  
Madison, Wisconsin  
Street View - Sep 2014

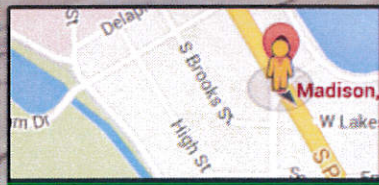
Parr St  
S Park St  
Fish Hatchery Rd



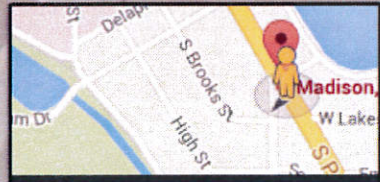
S Park St



Google



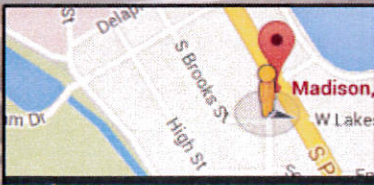
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Street View - Sep 2014



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Street View - Sep 2014



Google





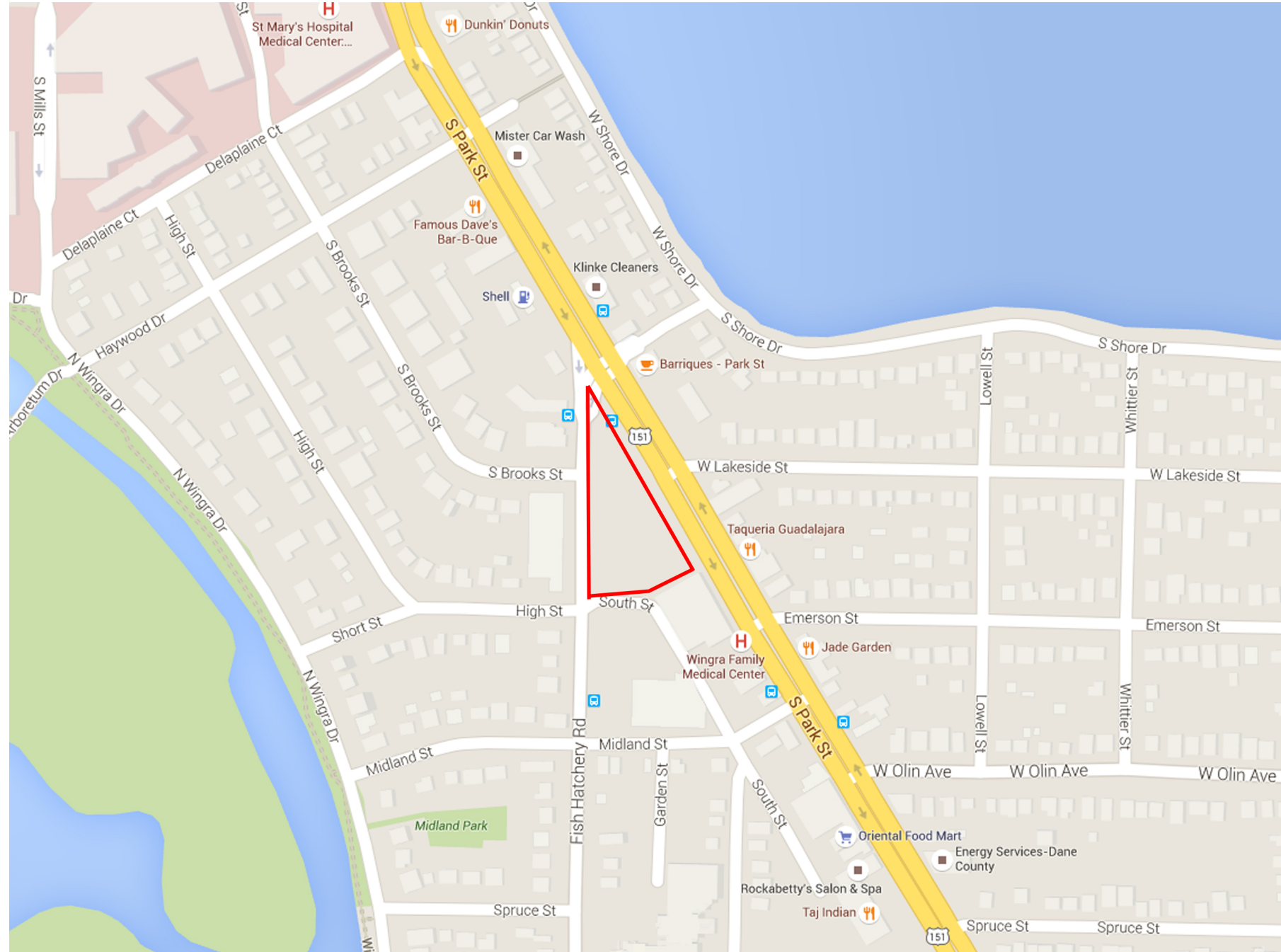
**T. Wall Enterprises**  
Creating Places Where People Interact

**Angus Young** Architecture | Engineering  
Interiors | Landscape

Balance in Creativity

Janesville: 555 South River Street - Janesville, WI 53548 | Ph. 608.756.2326  
Madison: 16 North Carroll Street - Madison, WI 53703 | Ph. 608.284.8225

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Wingra Creek Residences - Site Vicinity Map



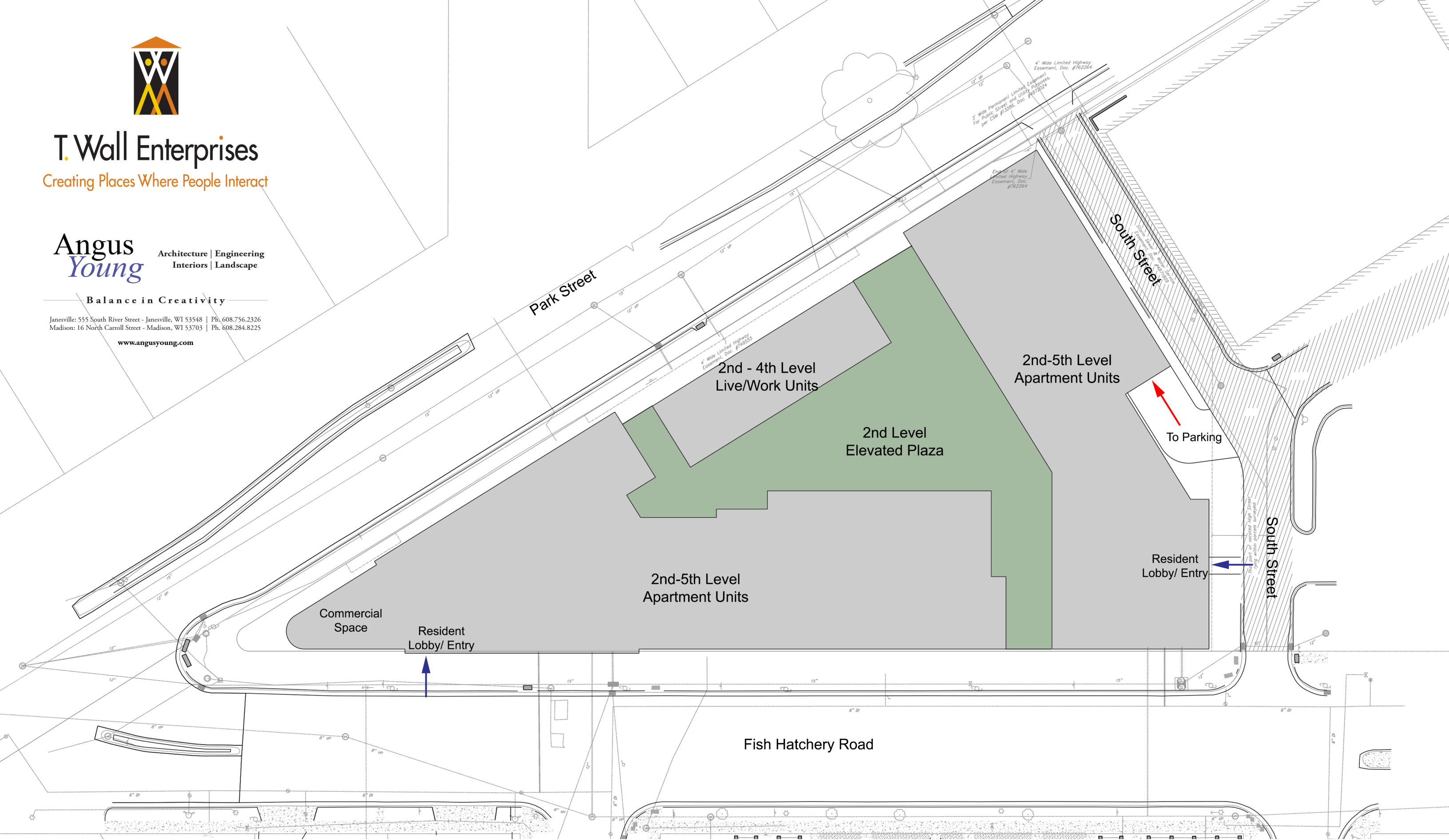
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**Wingra Creek Residences - General Site Plan**  
163 Units



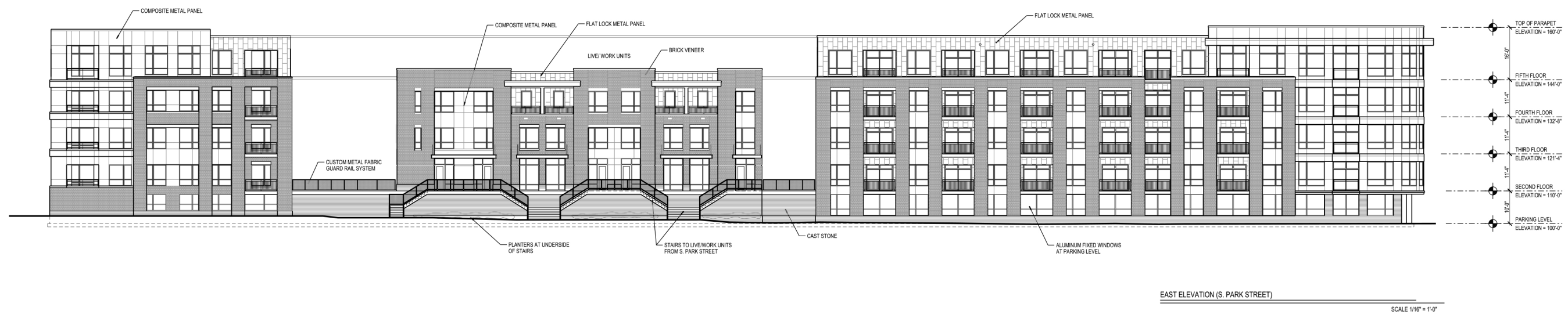
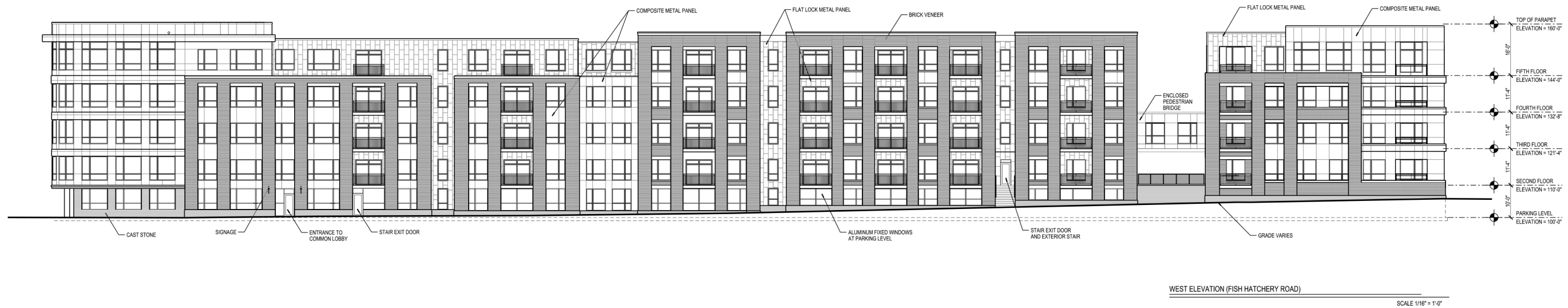
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# Wingra Creek Residences - Park Street and Fish Hatchery Elevations





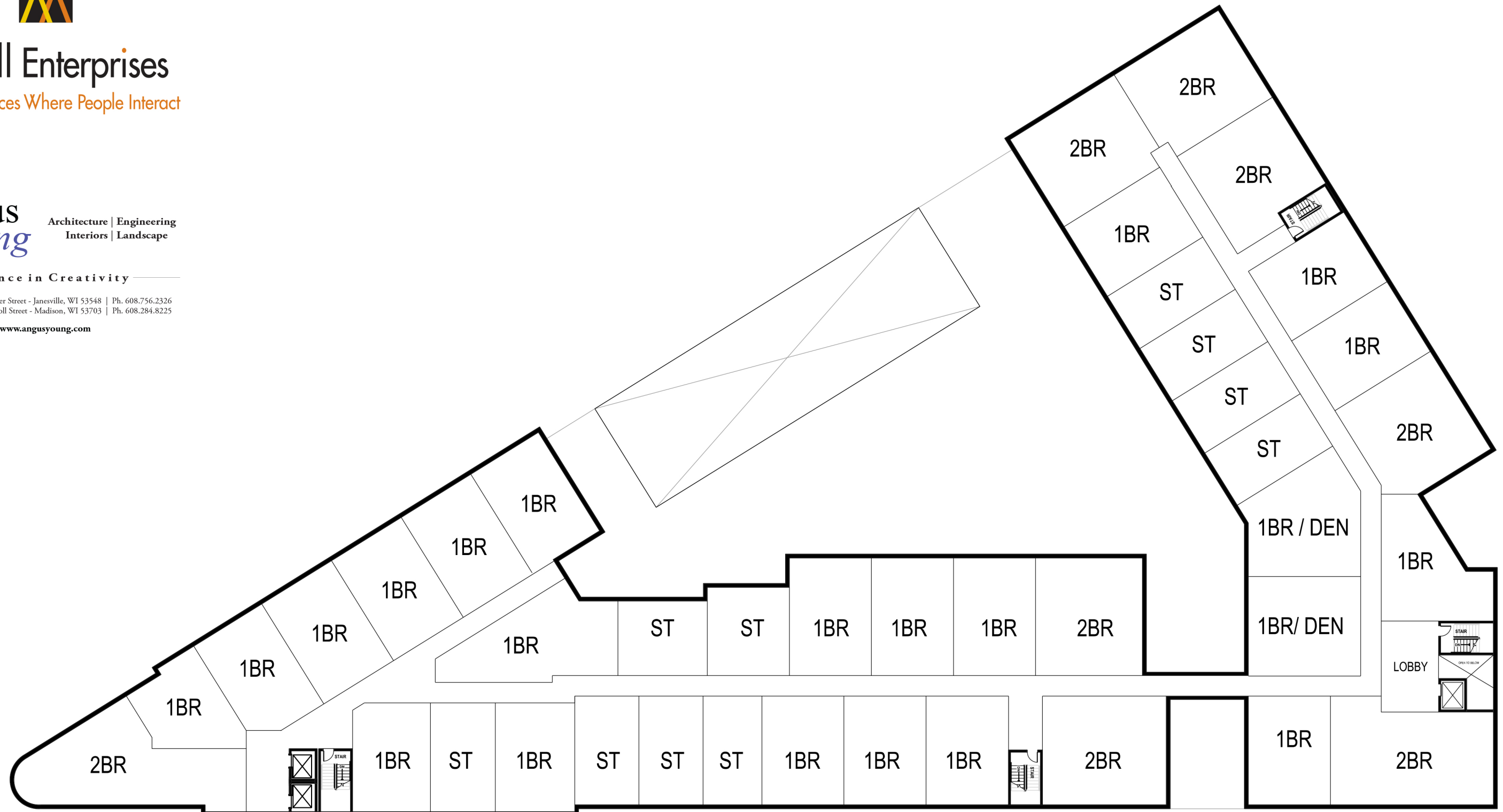
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**Wingra Creek Residences - 5th Level Floor Plan**  
40 Units





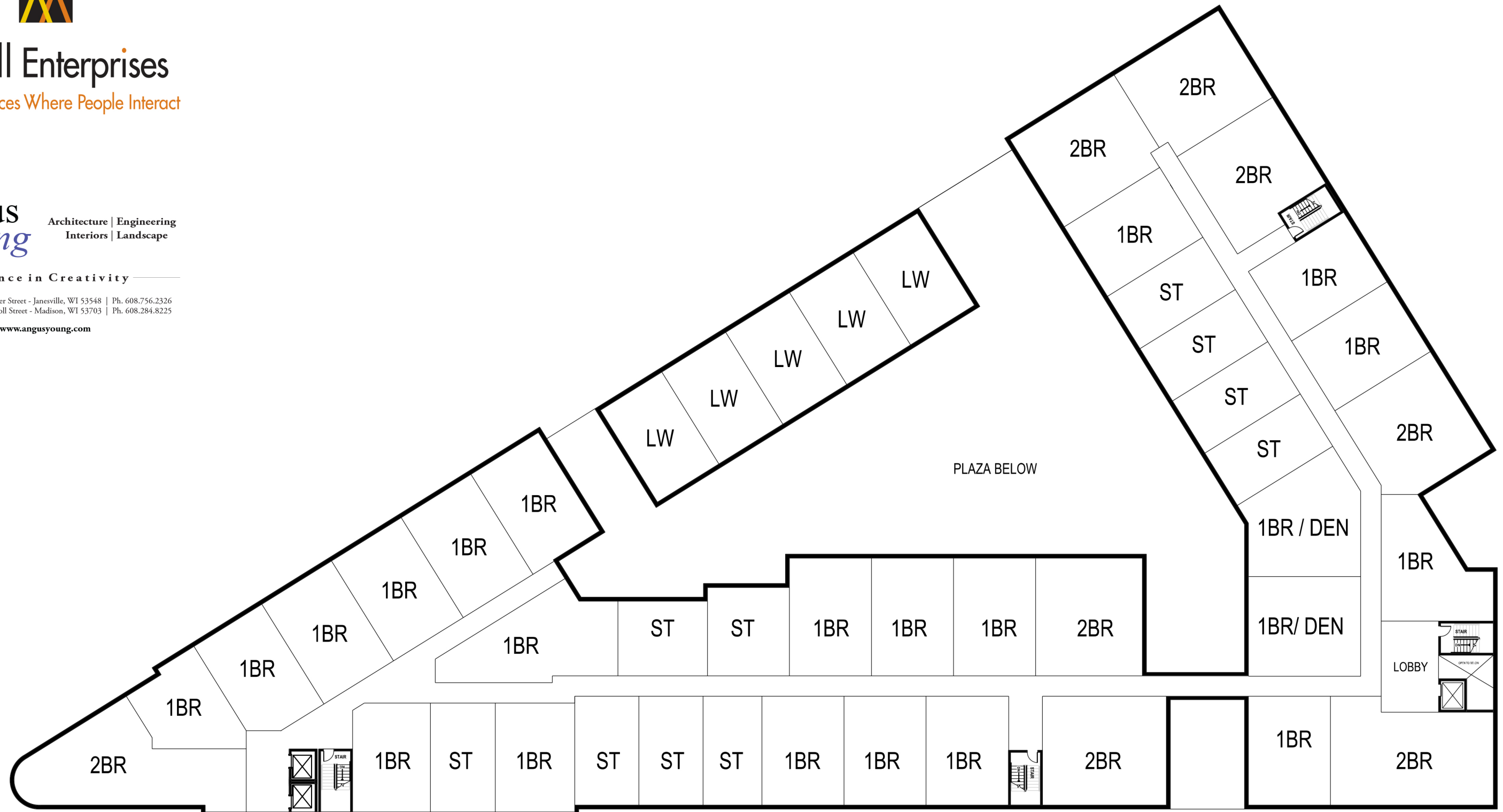
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**Wingra Creek Residences - 3rd-4th Level Floor Plan**  
40 Units, plus 5 Live/Work Units





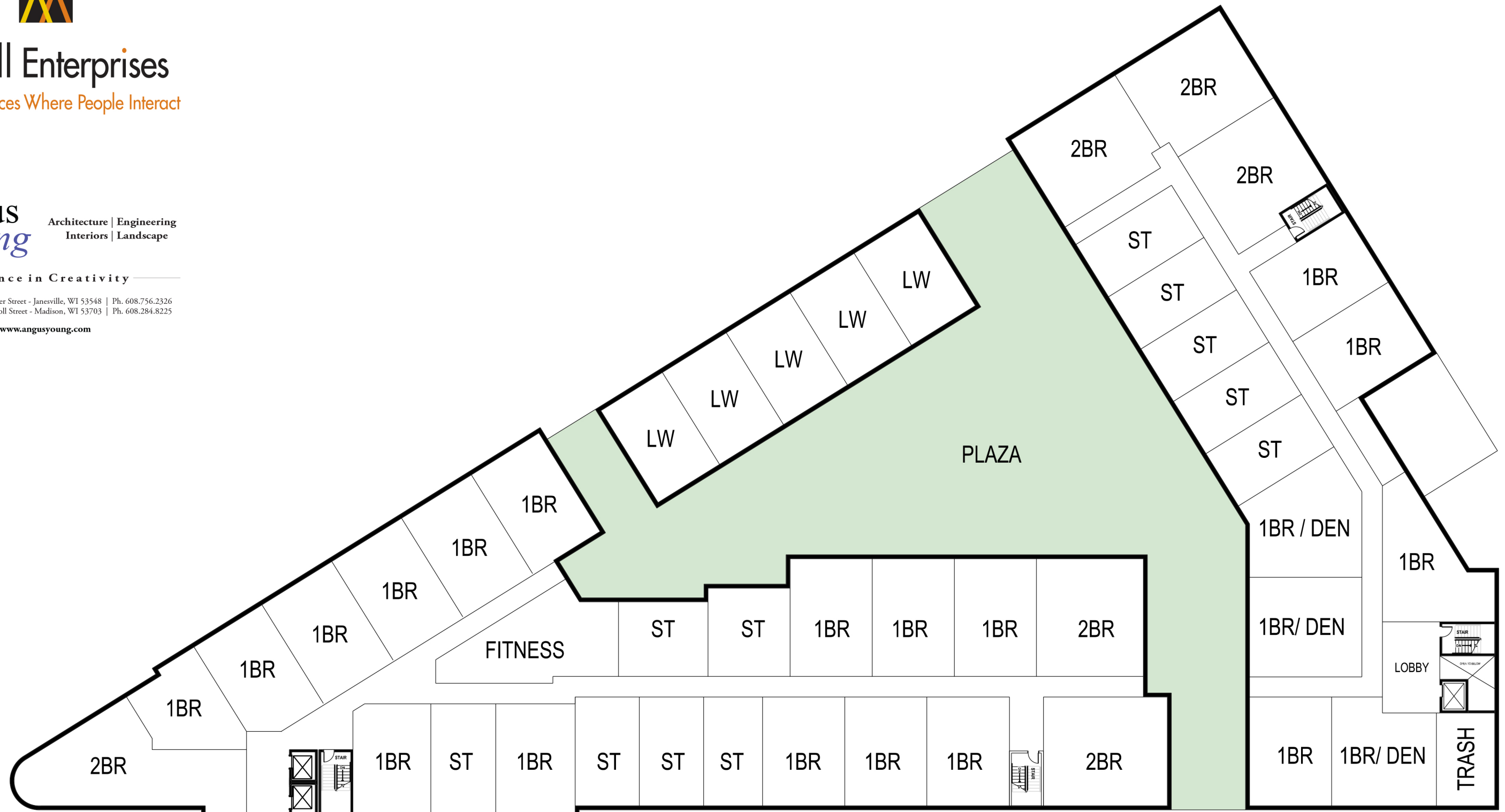
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**Wingra Creek Residences - 2nd Level Floor Plan**  
38 Units, plus 5 Live/Work Units





**T. Wall Enterprises**

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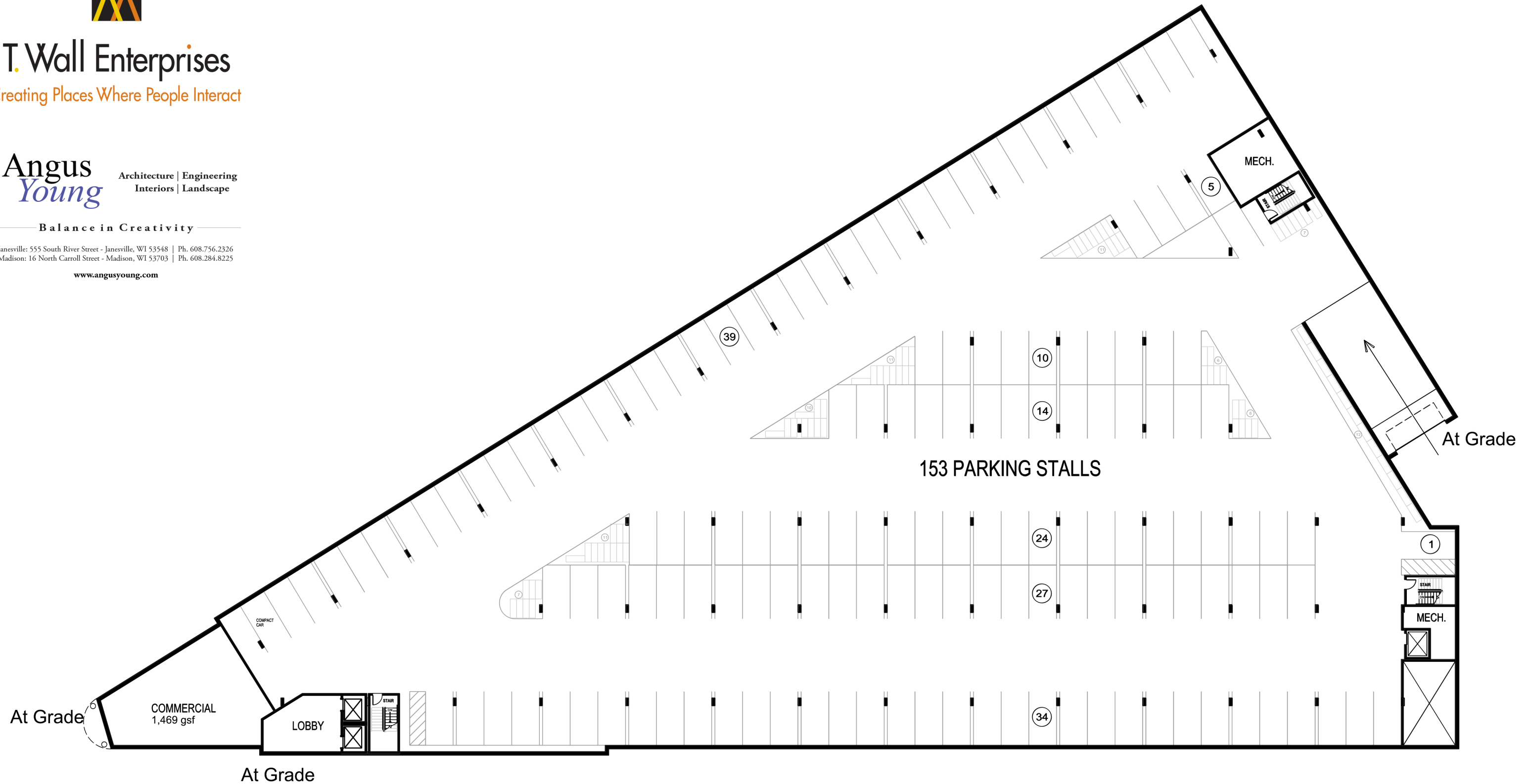
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## Wingra Creek Residences - 1st/ Sub Level Floor Plan

153 Parking Stalls, 1,469 gsf commercial