

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: <u>2.14.07</u>	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>2.21.07</u>	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 3200 MONROE ST. 53711

ALDERMANIC DISTRICT: 10TH

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>WINGRA SCHOOL INC.</u>	<u>BWZ ARCHITECTS</u>
<u>3200 MONROE ST.</u>	<u>2211 PARMENTER ST.</u>
<u>MADISON, WI 53711</u>	<u>MIDDLETON, WI 53562</u>

CONTACT PERSON: MARK C. ENGMAN, AIA
 Address: 2211 PARMENTER ST.
MIDDLETON, WI 53562
 Phone: 608-831-2000
 Fax: 608-831-5800
 E-mail address: mengman@bwzarchitects.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

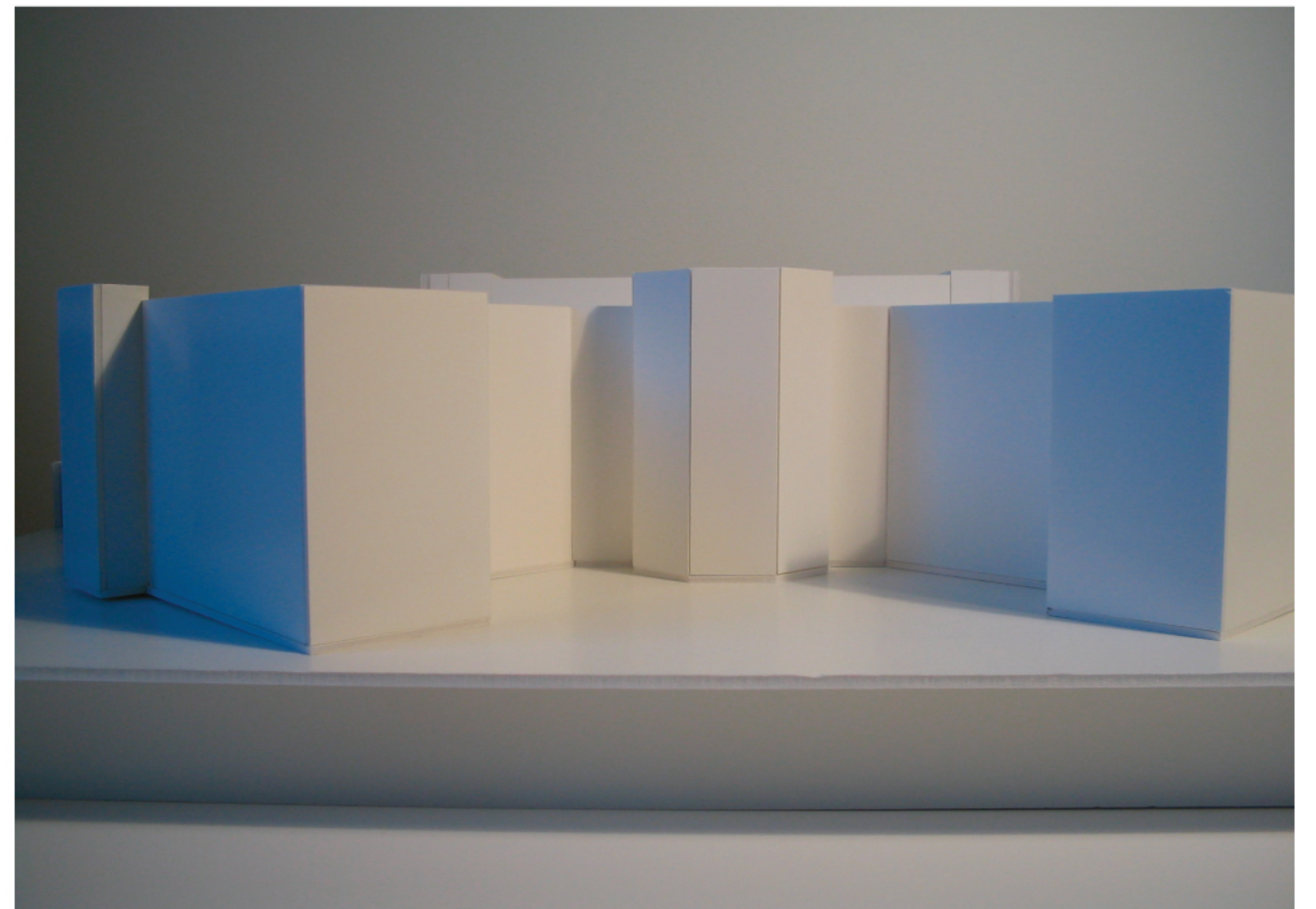
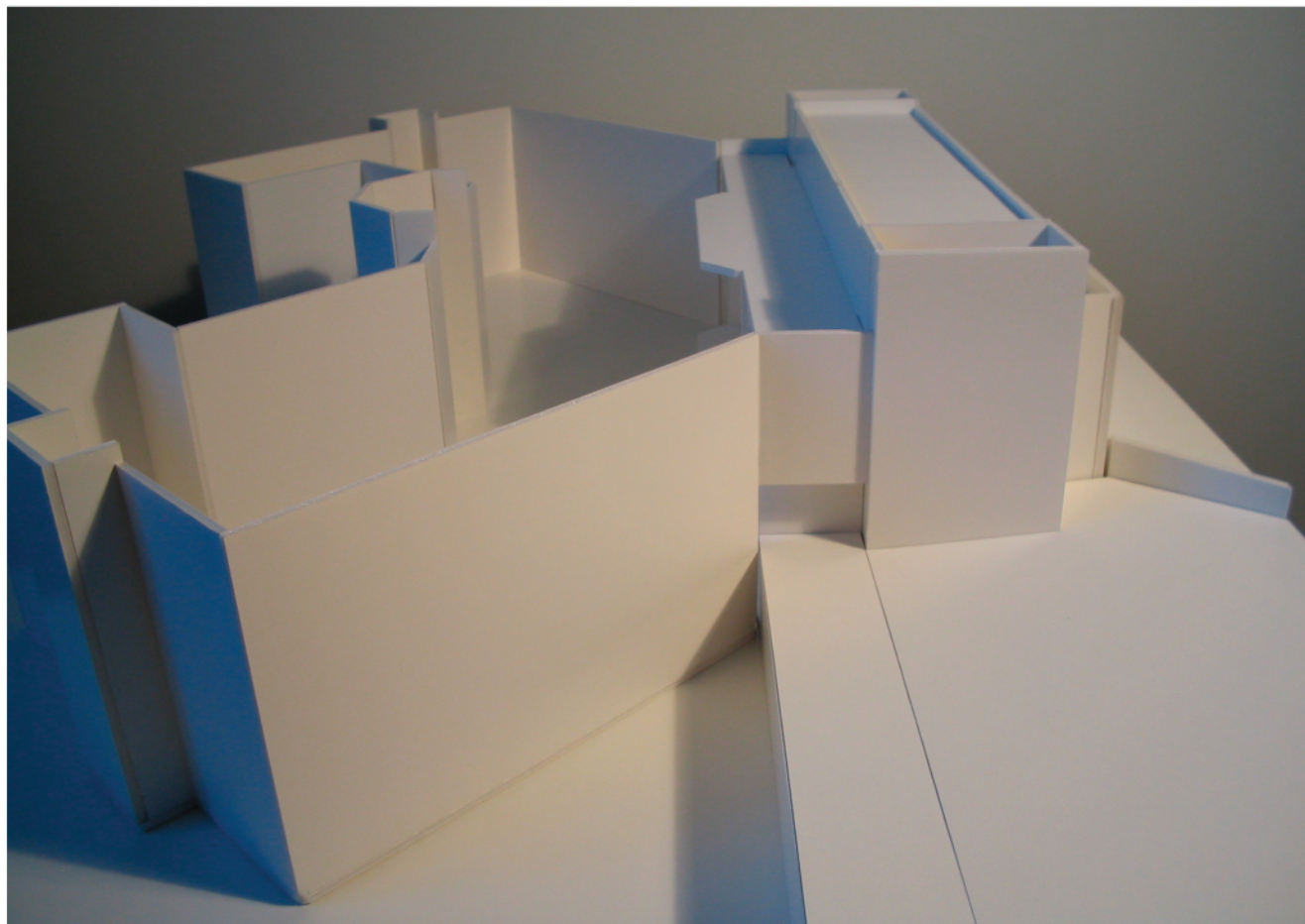
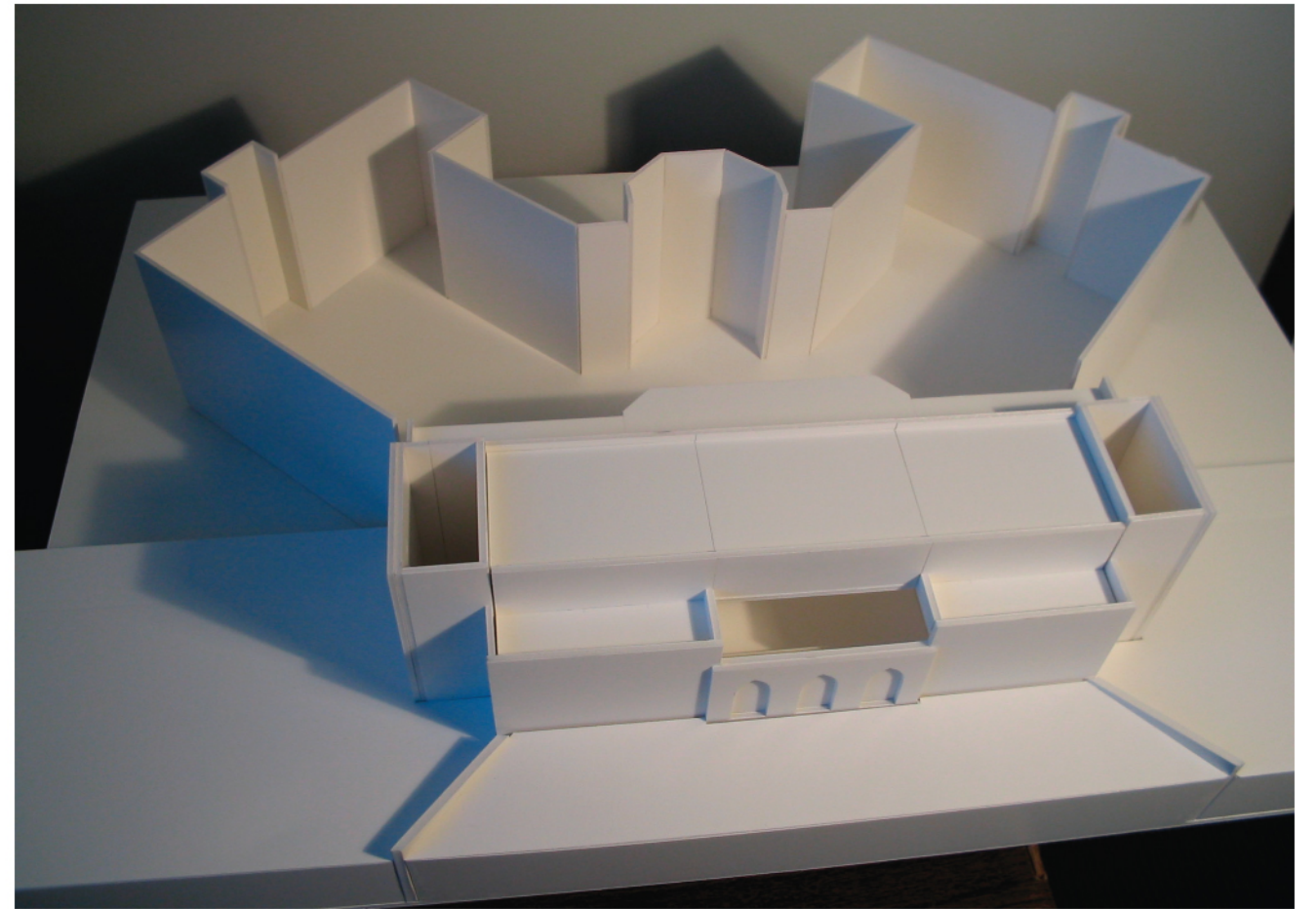
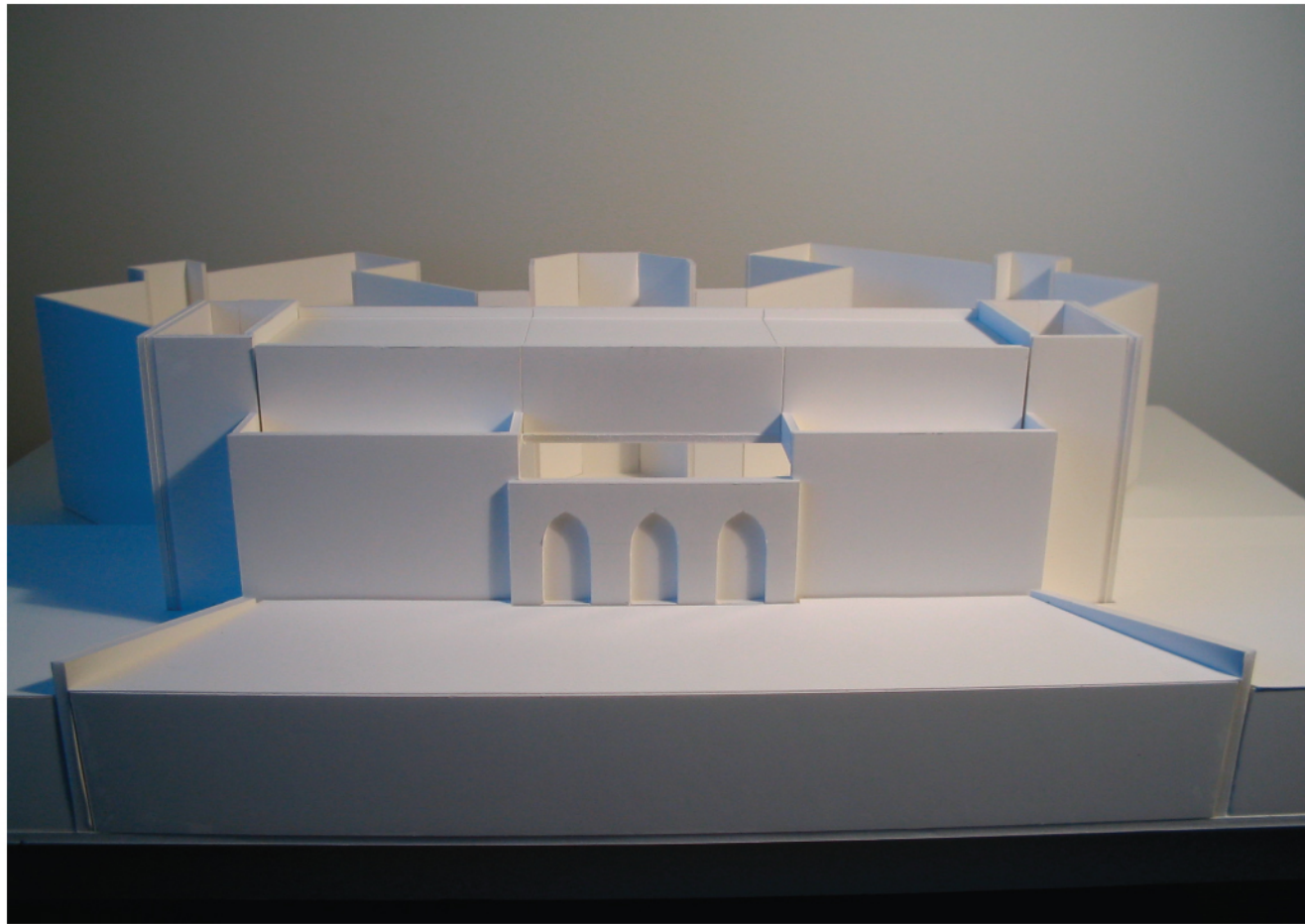
R.P.S.M. Parking Variance (Fee required)

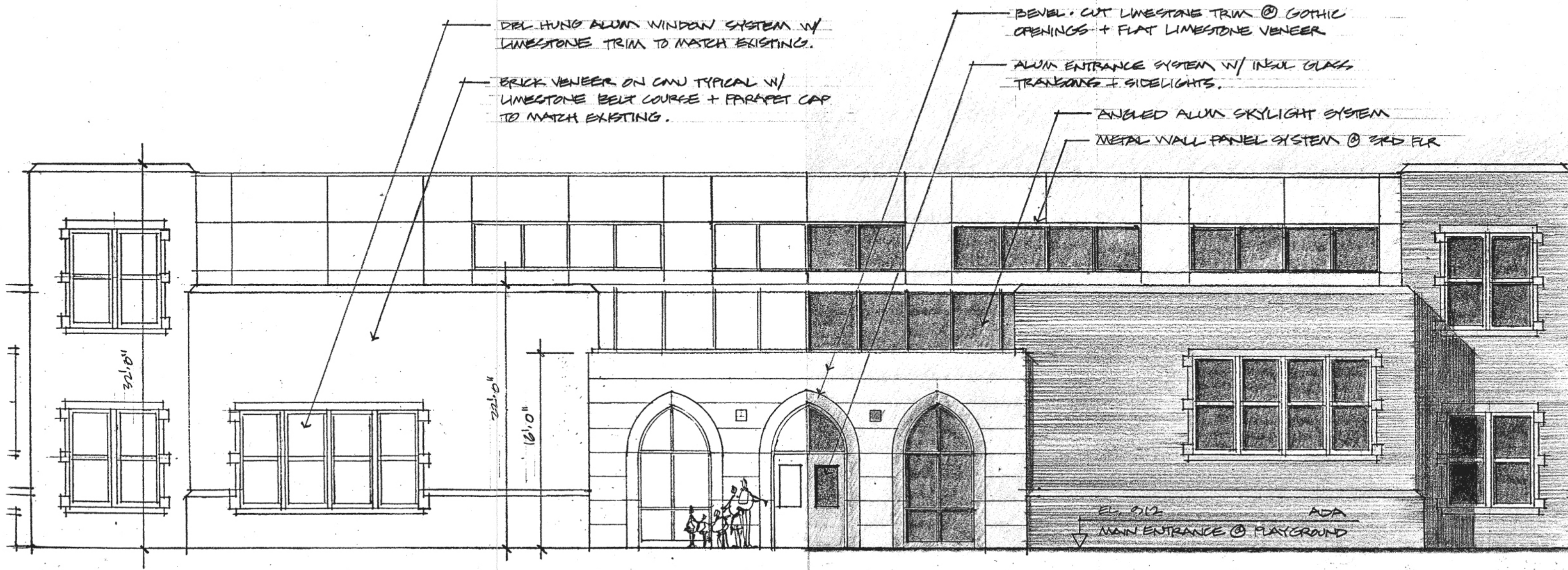
(See Section D for:)

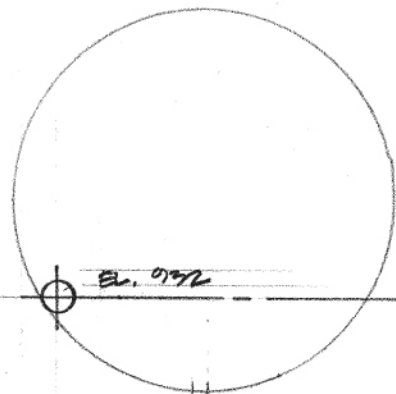
- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.





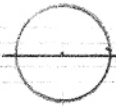
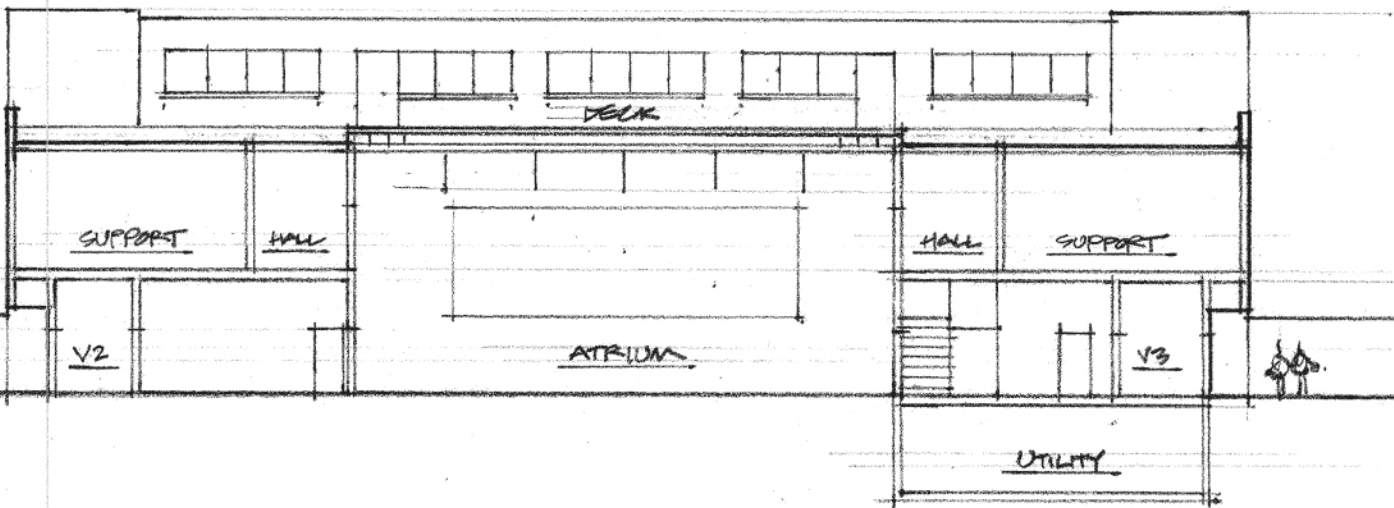


EL. 0976

EL. 0917

EL. 0904

EL. 894

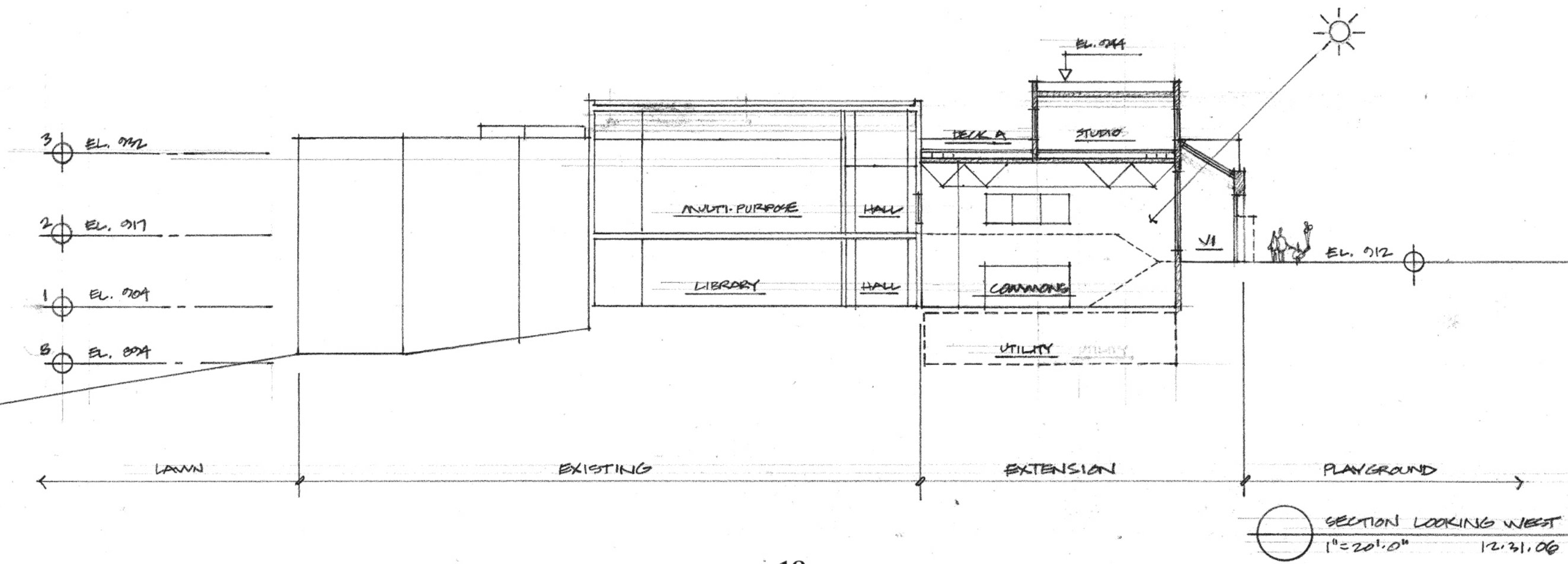


SECTION LOOKING NORTH

1" = 20'-0"

12.28.06

1.2.07



MATERIAL KEY

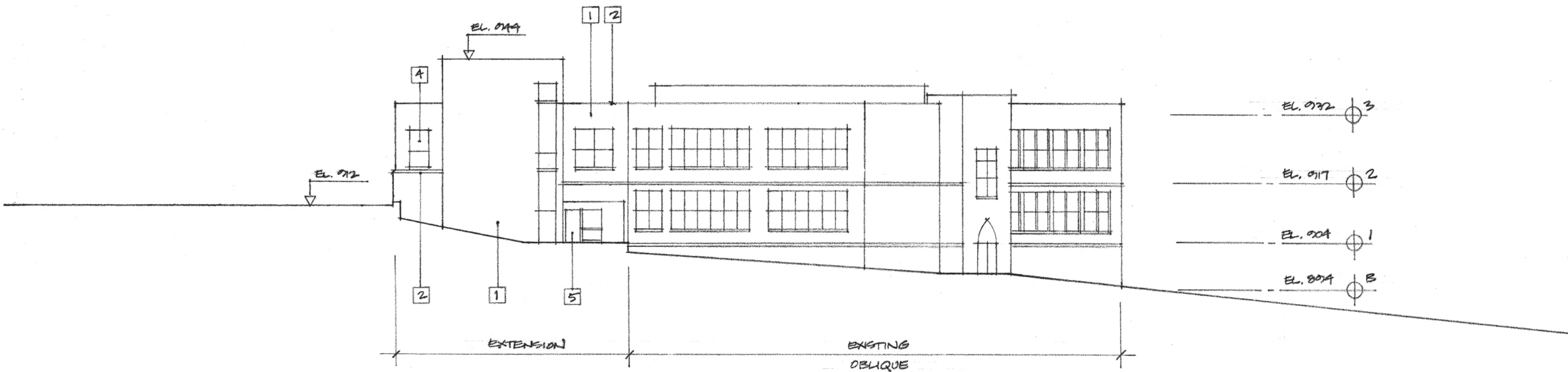
- 1 BRICK VENEER ON CMU TO MATCH.
- 2 LIMESTONE TRIM @ WINDOWS, BELT COURSE + PARAPET CAP TO MATCH.
- 3 BEVEL-CUT LIMESTONE TRIM @ GOTHIC OPENINGS W/ FLAT LIMESTONE TRIM.
- 4 DEL. HUNG ALUM WINDOW SYSTEM W/ LIMESTONE TRIM TO MATCH.
- 5 ALUM ENTRANCE SYSTEM W/ INSUL GLASS TRANSOMS + SIDELIGHTS.
- 6 ANGLED ALUM SKYLIGHT SYSTEM
- 7 ALUM WINDOW SYSTEM W/ ANNING OPERATOR + FIXED UNITS.
- 8 METAL WALL PANEL SYSTEM @ 3RD FLOOR ONLY.



○ SOUTH ELEVATION - PROPOSED
 1" = 20' 0" 2.8.07

MATERIAL KEY

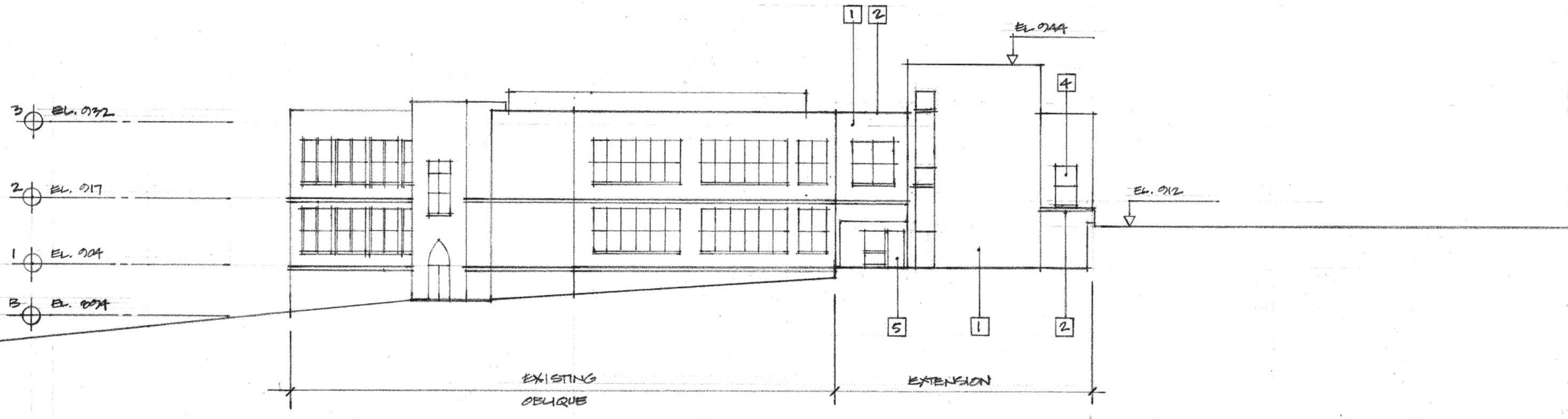
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- 8 METAL WALL PANEL SYSTEM @ 3RD FLOOR ONLY.



WEST ELEVATION - PROPOSED
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MATERIAL KEY

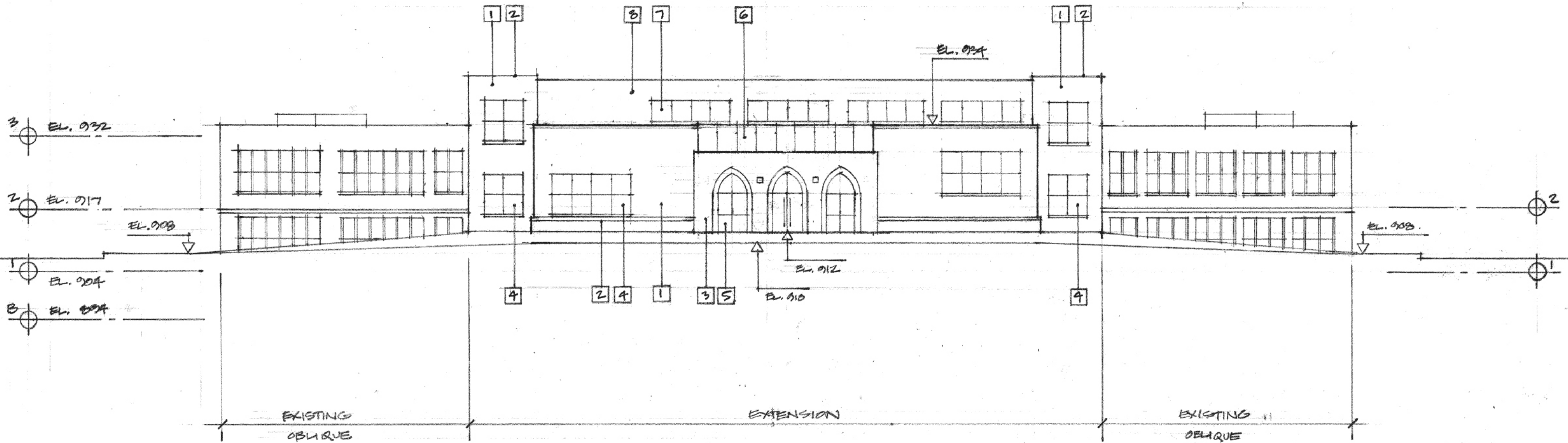
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- 2 LIMESTONE TRIM @ WINDOWS, BELT COURSE + PARAPET CAP TO MATCH.
- 3 BEVEL CUT LIMESTONE TRIM @ GOTHIC OPENINGS W/ FLAT LIMESTONE TRIM.
- 4 DEL. HUNG ALUM WINDOW SYSTEM W/ LIMESTONE TRIM TO MATCH.
- 5 ALUM ENTRANCE SYSTEM W/ INSUL GLASS TRANSOMS + SIDELIGHTS.
- 6 ANGLED ALUM SKYLIGHT SYSTEM
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- 8 METAL WALL PANEL SYSTEM @ 3RD FLOOR ONLY.



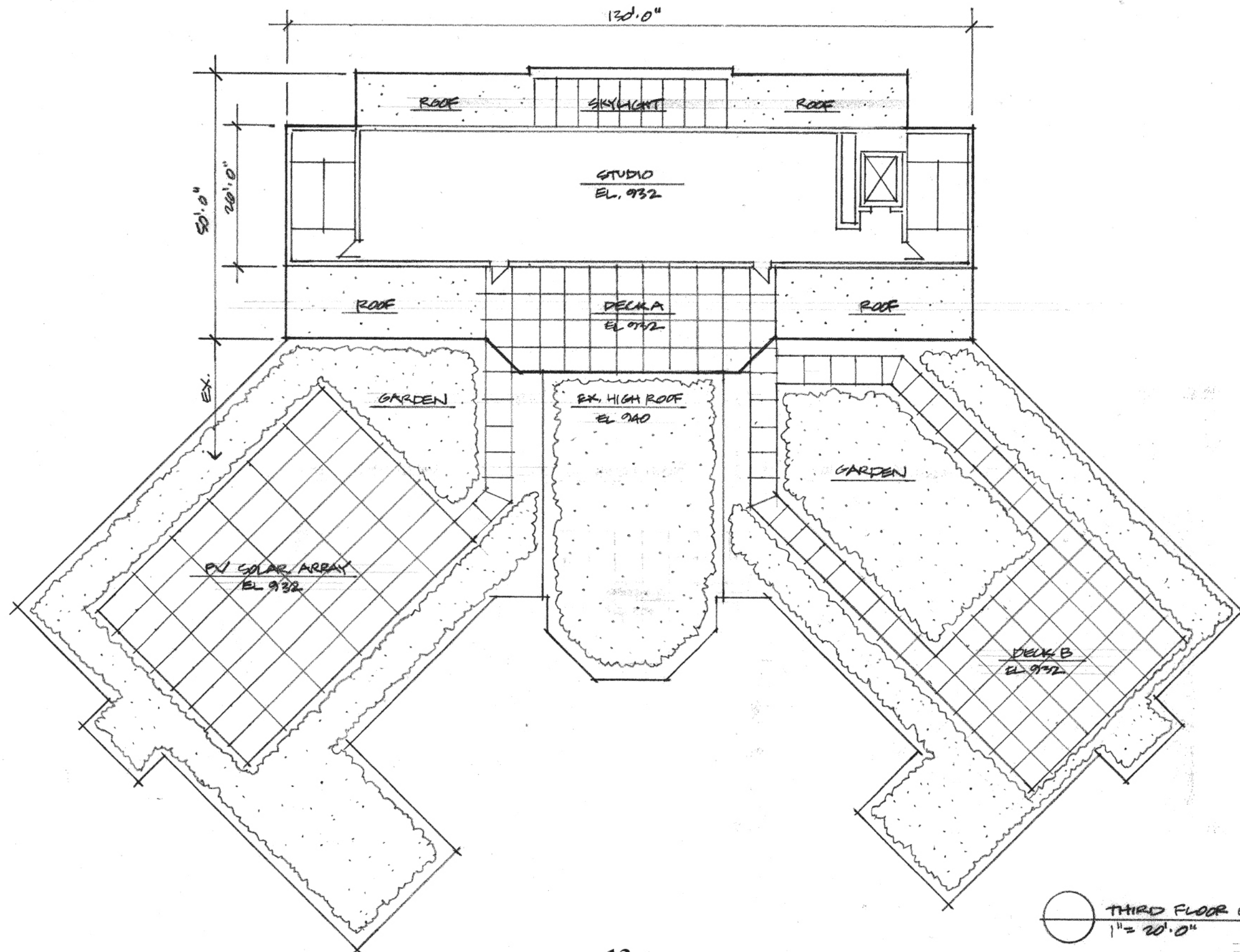
E EAST ELEVATION - PROPOSED
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 12.28.06
 1.2.07
 2.8.07

MATERIAL KEY

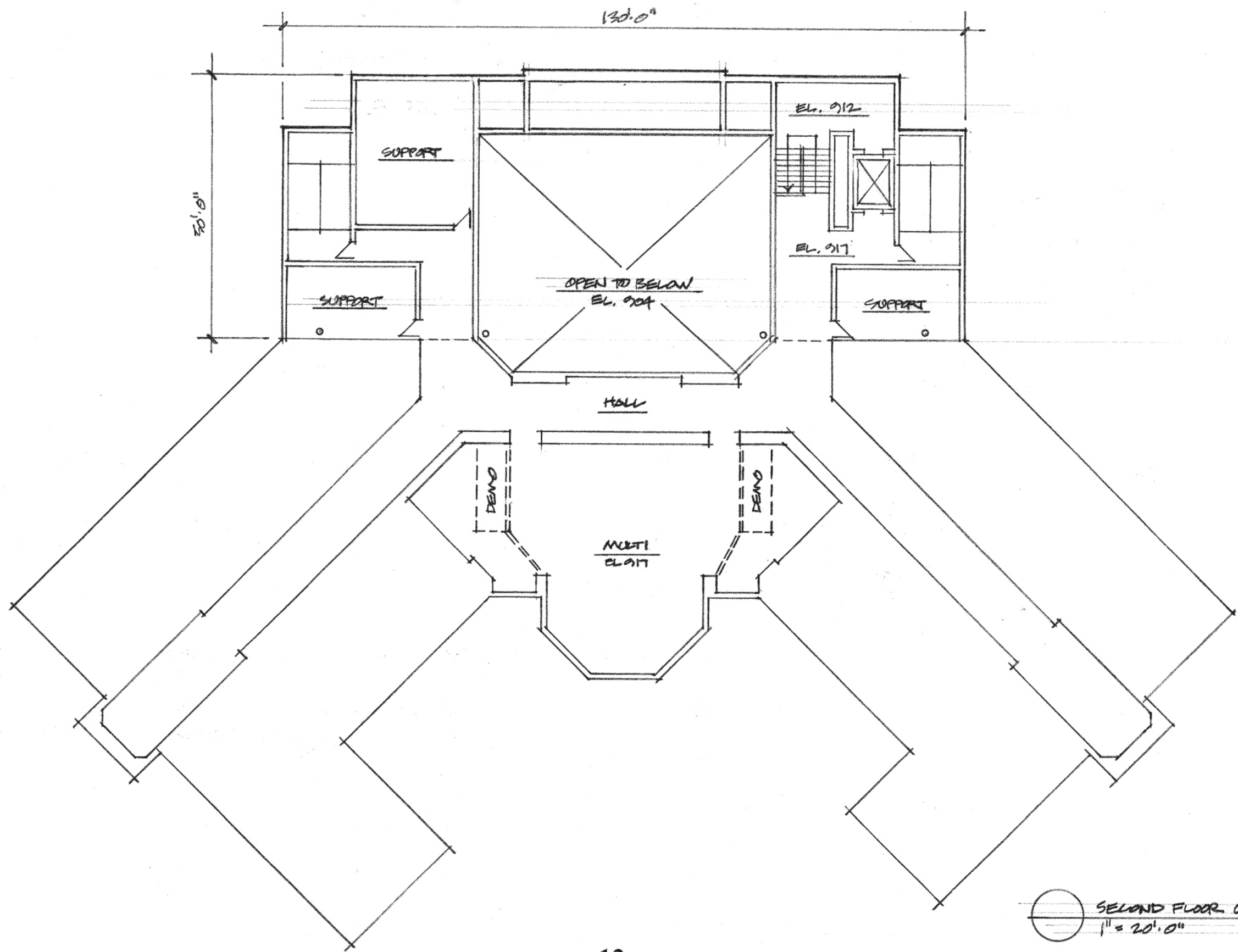
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- 7 ALUM WINDOW SYSTEM W/ ANNING OPERATOR + FIXED UNITS.
- 8 METAL WALL PANEL SYSTEM @ 3RD FLOOR ONLY.



NORTH ELEVATION - PROPOSED
 1" = 20'-0"
 12.20.06
 1.2.07
 2.8.07

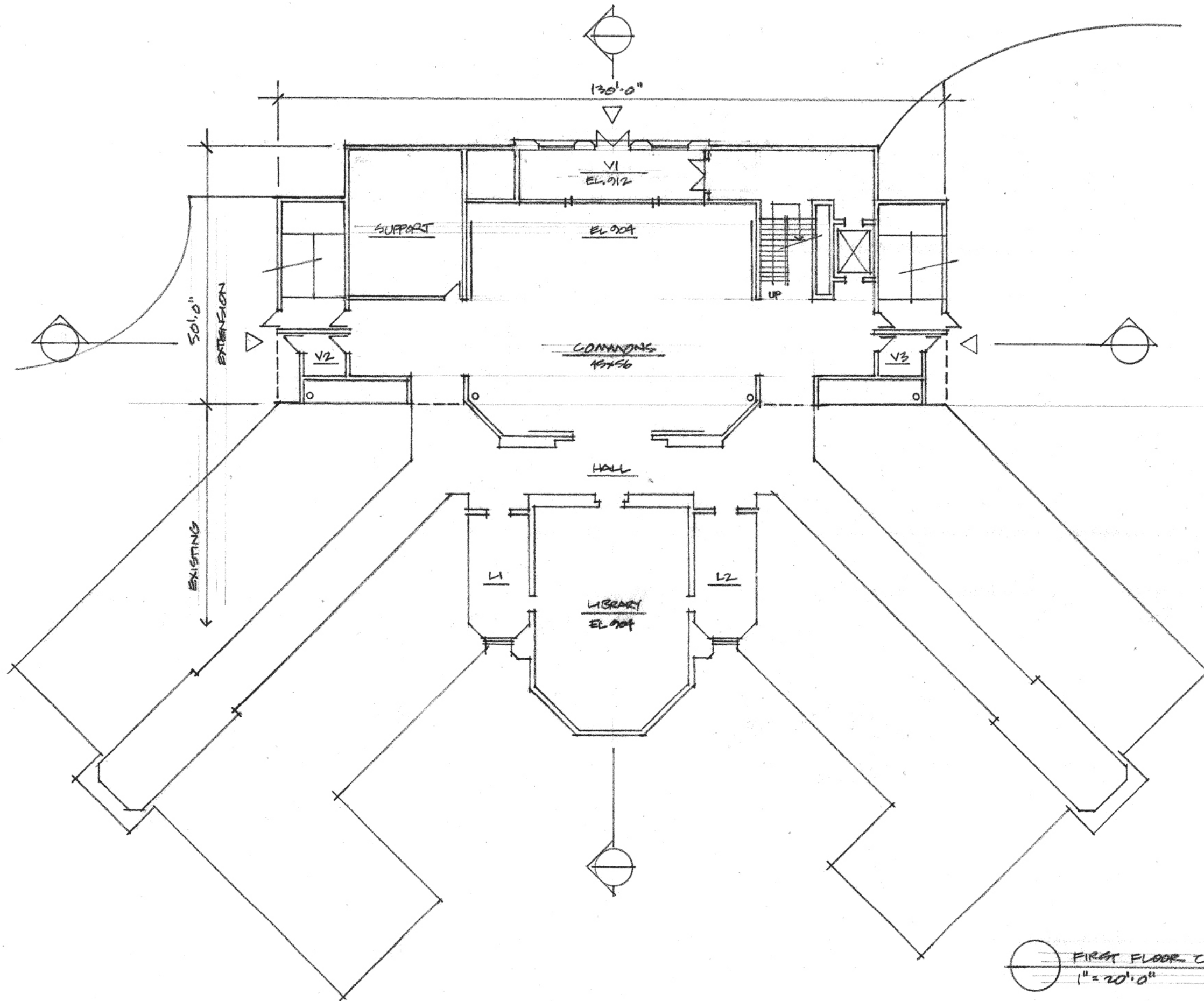


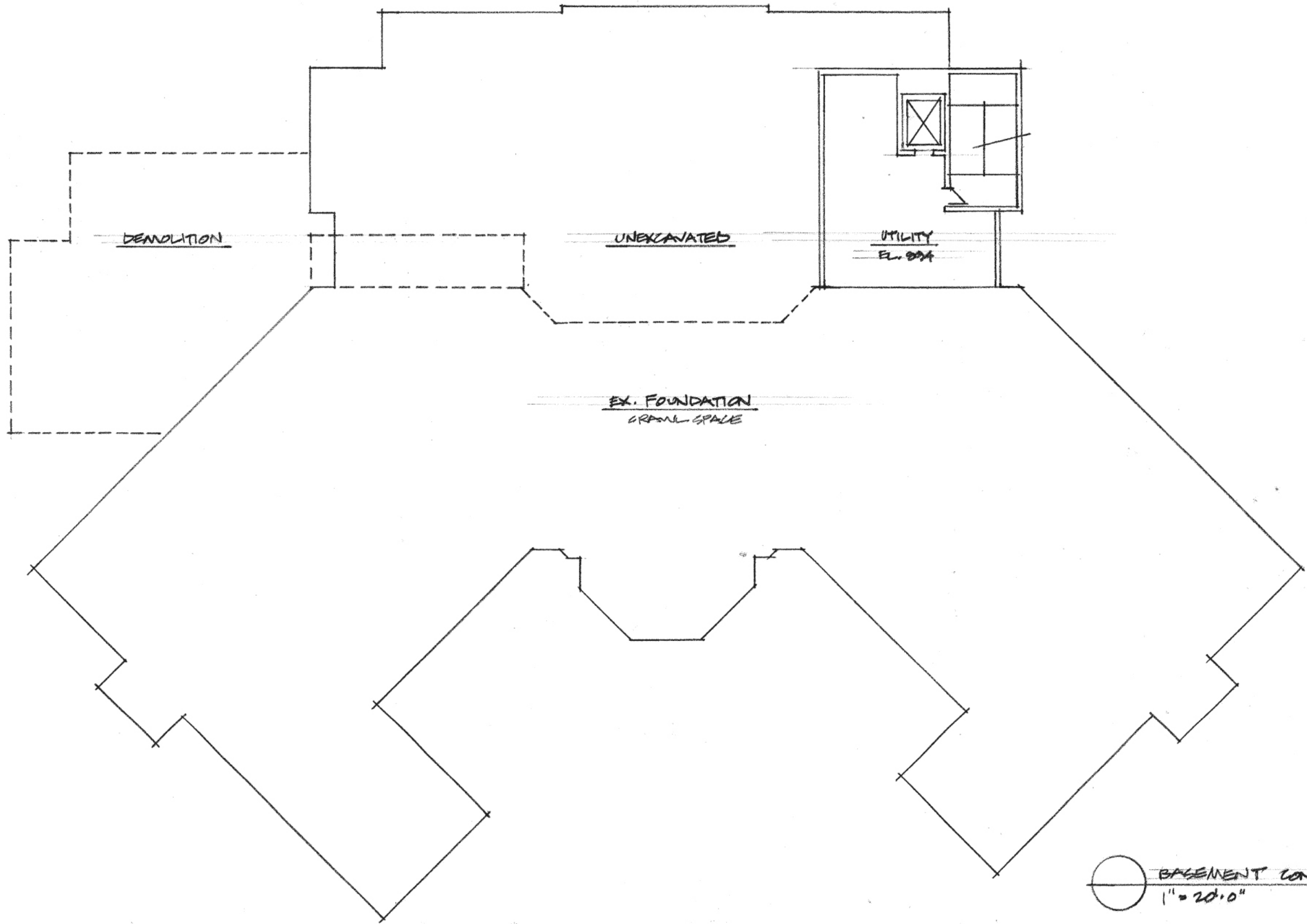
○ THIRD FLOOR CONCEPT
 1" = 20'-0"
 1.2.07
 1.15.07
 TRUE

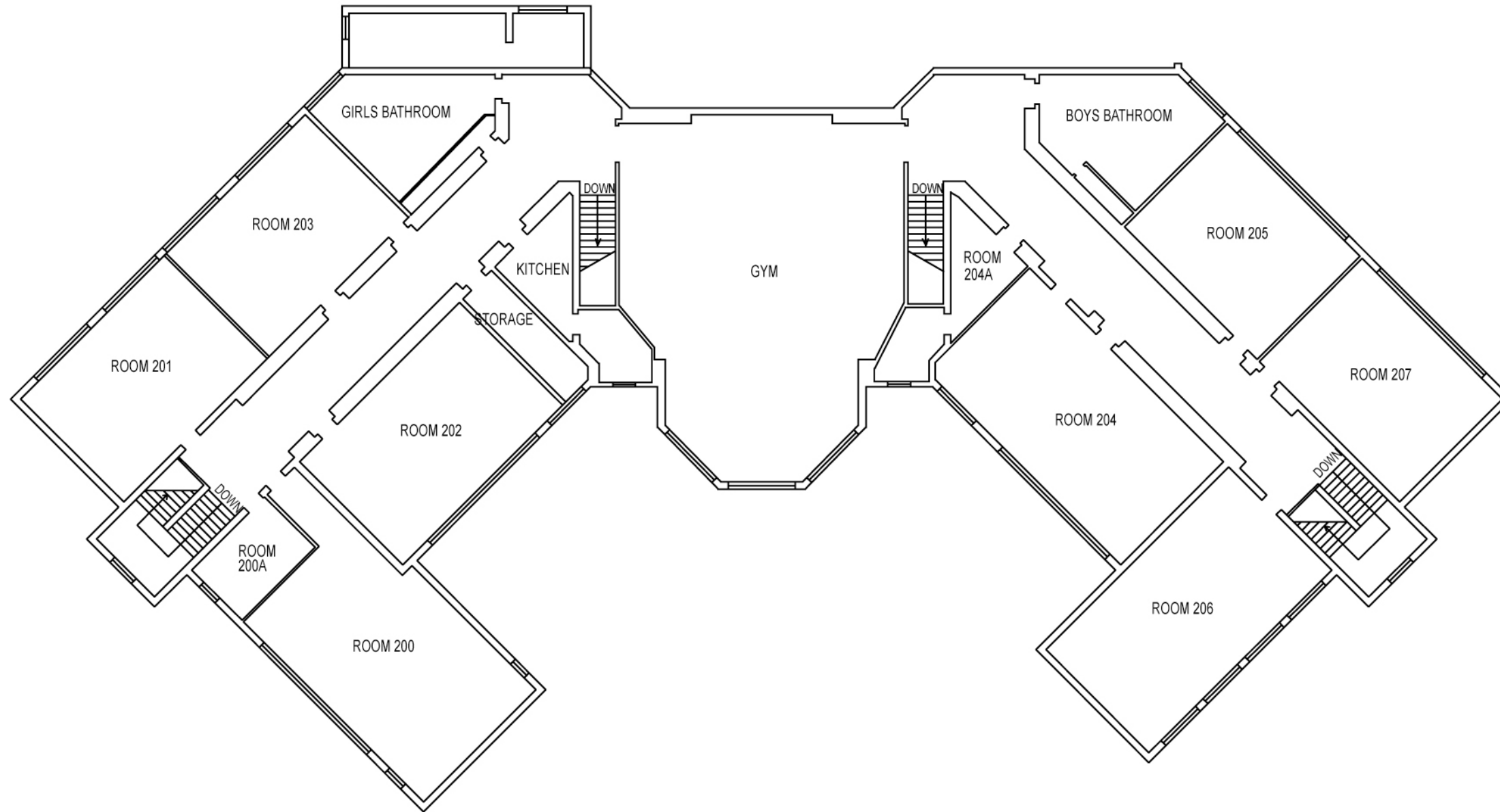


SECOND FLOOR CONCEPT
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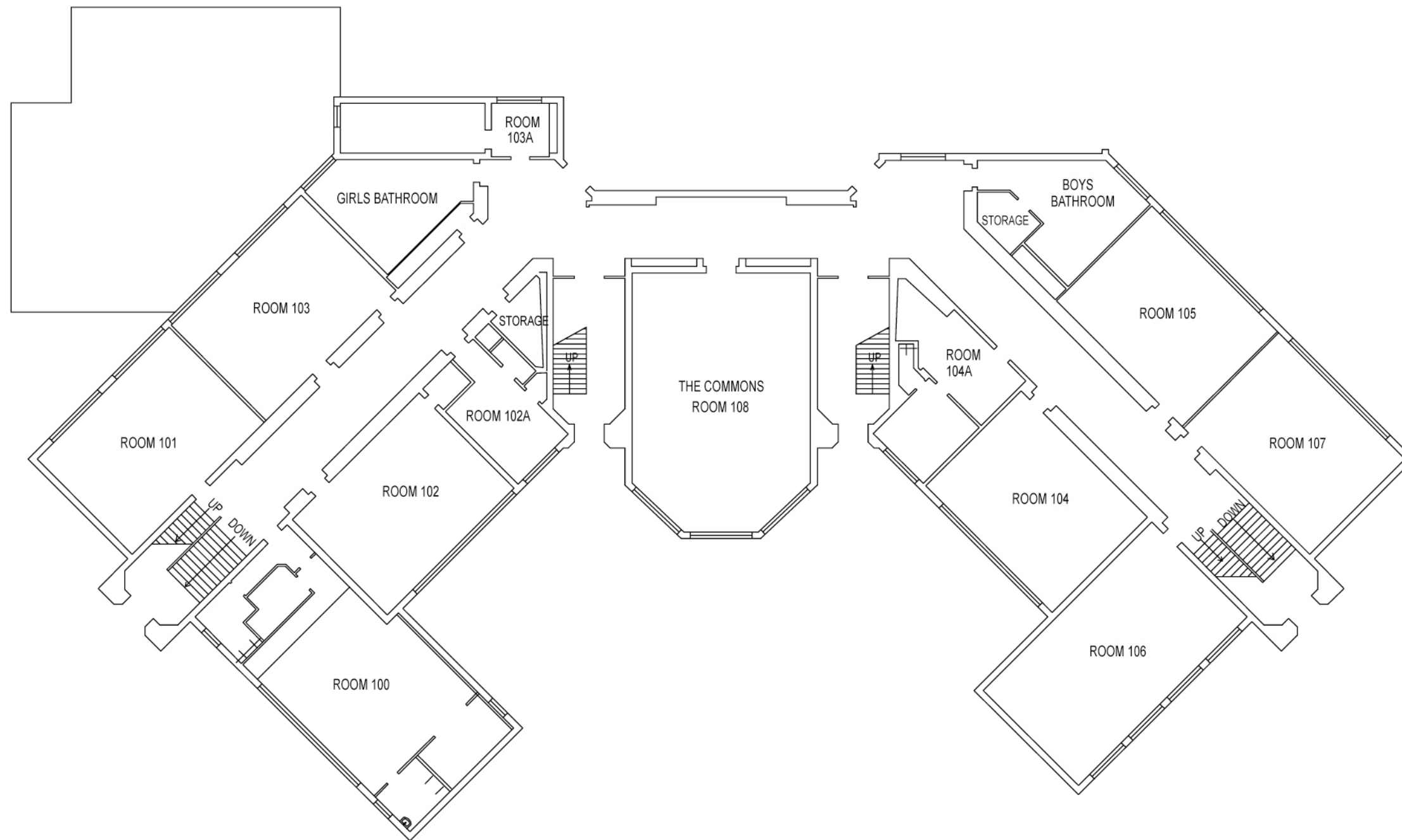


Dudgeon Center
3200 Monroe Street

Existing Second Floor Plan

1" = 20'-0"

BWZ Architects
January 2, 2007



Dudgeon Center
3200 Monroe Street

Existing First Floor Plan

1" = 20'-0"

BWZ Architects
January 2, 2007

592 SF

MOUNTABLE CURB

WESTERN AVENUE

MOUNTABLE CURB

GILMORE STREET

GATHERING AREA
INFORMAL PLAY AREA

FIRE LANE

UNOBSTRUCTED VERTICAL CLEARANCE
20'-0" UNOBSTRUCTED WIDTH
80,000 LBS MIN LOAD SURFACE

10' X 35'
LOADING

SURFACE PARKING
4 STALLS

CLASSROOM

PATIO
PEDESTAL PAVERS

EXTENSIVE ROOF
TOP GARDEN
LOW GROUNDCOVERS

LOW GROUNDCOVERS
EXTENSIVE ROOF
TOP GARDEN

VIEWING PATIO
PEDESTAL PAVERS

TODDLER
PLAYGROUND

PERMEABLE PAVING

PERMEABLE PAVING

RAIN GARDEN

RAIN GARDEN

DECORATIVE RAILING

DECORATIVE RAILING

5 BICYCLES

5 BICYCLES

BENCHES

BENCHES

RETAINING WALL

SHADE TREE

WOODLAND
GROUNDCOVERS

EX. WHITE OAK

WALK

ROOF

SKYLIGHT

ROOF

TRASH

HYDRANT

SEAT WALL

SMALL GATERING AREA

CONCRETE HANDICAP ACCESS
HANDICAP ACCESS

ROOF

ROOF

PERMEABLE PAVING

EXTENSIVE ROOF
TOP GARDEN
LOW GROUNDCOVERS

EXTENSIVE ROOF
TOP GARDEN
LOW GROUNDCOVERS

LOW GROUNDCOVERS
EXTENSIVE ROOF
TOP GARDEN

INTENSIVE ROOF PLANTER
SHRUBS

SHADE TREE

HYDRANT

NO PARKING

LAWN

PV SOLAR ARRAY

ORNAMENTAL TREE

ORNAMENTAL TREE

LAWN

LOW GROUNDCOVERS
EXTENSIVE ROOF
TOP GARDEN

PAVER WALK
EX. CRAB

LAWN

EX. SHADE TREE
PAVER WALK

INTENSIVE ROOF PLANTER
SHRUBS

LAWN

RETAINING WALL / RAILING

OUTDOOR CLASS
PERMEABLE PAVING

SEAT STEPS

TODDLER
PLAYGROUND

150' hose

150' hose

General Notes:

The Architect and Engineer expressly disclaim any responsibility arising from any unauthorized use of these plans, drawings, and notes. Any authorization must be in writing. This drawing copy may have been reproduced at a size different than the original drawn. The Owner, Architect and Engineer assume no responsibility for the use of incorrect scale. Drawings are not to be scaled. Not published - All rights reserved.

No.	Date	Revision

Consultant 2:

Consultant 1:

L.J.GEER DESIGN
2813 Atwood Avenue #1
Madison, WI 53704
PH: 608-244-0369 F: 608-244-0847

Wingra School

MONROE ST
Madison, WI

Landscape
Concept Plan

Architect:
BWZ Architects
2211 Parmenter Street
Middleton, Wisconsin 53526
608/831-2900 Fax 608/831-5800
www.bwzarchitects.com

BWZ Job No:
Scale: 1" = 10'-0"
Date: 02/09/07
AC File Name: XXXX / ArchCAD / 020907.dwg
PM File Name: XXXX / ArchCAD / 020907.dwg
PM Layout file name: XXXX / ArchCAD / PM Layout / XXXX

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Checked by: RES
L101

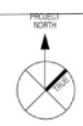
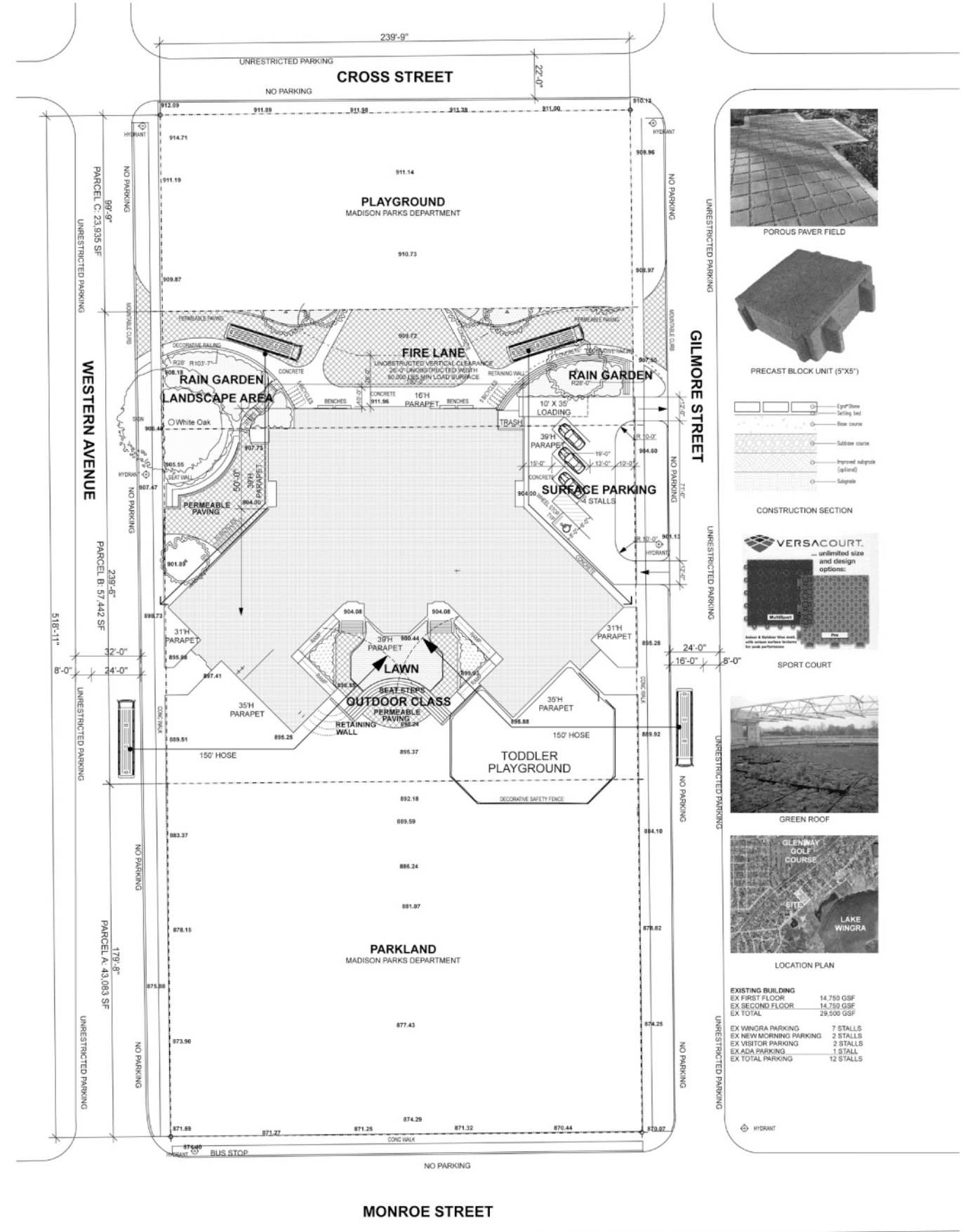
©BWZ



Dudgeon Center
3200 Monroe Street

Aerial Photo

BWZ Architects
October 30, 2006



Dudgeon Center
3200 Monroe Street

Site Plan

1" = 20'-0"

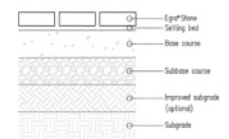
BWZ Architects
February 9, 2007



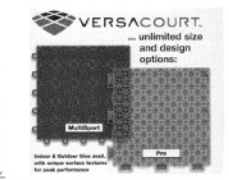
POROUS PAVER FIELD



PRECAST BLOCK UNIT (5'X5')



CONSTRUCTION SECTION



SPORT COURT



GREEN ROOF



LOCATION PLAN

EXISTING BUILDING	
EX FIRST FLOOR	14,750 GSF
EX SECOND FLOOR	14,750 GSF
EX TOTAL	29,500 GSF
EX WINGRA PARKING	7 STALLS
EX NEW MORNING PARKING	2 STALLS
EX VISITOR PARKING	2 STALLS
EX ADA PARKING	1 STALL
EX TOTAL PARKING	12 STALLS



HYDRANT

January 24, 2007

Zoning Text (PUD/SIP)
The Dudgeon Center
3200 Monroe St.
Madison, WI 53711

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A: attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of an addition to, and major remodeling of, an existing facility containing an independent K-8 school and a nursery school.

B. Permitted Uses:

1. Those that are stated as permitted uses in the R2 zoning district.
2. Uses accessory to permitted uses listed above.
3. Other uses listed here. Uses include educational classrooms, multi-purpose rooms, administrative spaces, support and storage spaces.

C. Lot Area: As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

1. The maximum floor area ratio permitted is not applicable.
2. The maximum building height shall be as shown on the approved plans.

E. Yard Requirements: Yard areas will be provided as shown on the approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on the approved plans.

H. Lighting: Site lighting will be provided as shown on the approved plans.

I. Signage: Signage will be provided as approved on the recorded plans.

J. Family Definition: The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R2 zoning district.

K. Alterations and Revisions: 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.

January 24, 2007

Zoning Text (PUD/SIP)
The Dudgeon Center
3200 Monroe St.
Madison, WI 53711

Legal Description:

All of Block No. 21, First Addition to Wingra

C. Lot Area: 2.87 acres (240 feet x 520 feet)

Educational Planning Fielding Nair Intl. Inc.
1115 Oak Way Drive
Madison, WI 53705
608-698-6141

Cost and Sequencing Thomason Clark Corp.
949D N. Plum Grove Road
Schaumburg, IL 60173
847-413-1582

Contractor tbd

Mechanical Engineering tbd

Electrical Engineering tbd

Plumbing & Fire Protection tbd

Proposed parking count: 4 stalls including 1 accessible stall

Required bicycle parking: 20 bike stalls

Required loading zone: 1 at 10'x35'

We appreciate the Urban Design Commission's consideration of this project.

Sincerely,

Mark C. Engman, AIA
BWZ Architects

Key Project Features

Whole-Block parcel area: 2.87 acres

Mid-Block purchase area: 1.32 acres

Existing building area: 32,500 sf

Proposed demolition: 2,500 sf

Proposed extension: 13,900 sf

Proposed renewal: 30,000 sf

Proposed total area: 43,900 sf

Proposed owner: Wingra School

Continuing tenant: New Morning Nursery School

Staff count: approximately 31 teachers and staff combined

Hours of operation: 8:00 a.m. to 4:00 p.m.

Existing parking count: 12 stalls including 1 accessible stall

Required parking count: 20 stalls

The current site includes a north playground, a central building location, and a south lawn. Wingra School is seeking to purchase the center section and a modest portion of the north playground to support their existing and future space needs. The proposed mid-block purchase is 1.32 acres.

The property currently experiences some water runoff problems, so a major project goal is on-site stormwater management. Building and site improvements allow for more pervious area and the introduction of rain gardens designed to accommodate water runoff. The surface parking lot that is currently non-conforming will be replaced, the children's outdoor playground will be improved, and the entry sequence will be enhanced with seating and landscaping.

The east parking lot off Gilmore Street will have four stalls including one accessible stall, and one 10' x 35' loading zone for deliveries and trash pickup. Twenty bicycle parking slots are provided; ten at the north entrance and ten at the west entrance. Trash dumpsters will be located on a concrete pad at the west end of the loading zone. Fire truck access is improved with a dedicated through-block fire lane to the north.

Student Drop-off and Pick-up

Wingra School intends to prepare a Traffic Safety Plan, similar to Randall Elementary School, as a site-specific guide for students and parents. That plan will anticipate all possible modes of transportation (bus, walk, bike and drive) as well as site constraints. Discussions with Traffic Engineering have explored posting "No Parking" along the east side of Western Avenue for attended vehicles only, and posting "15 Minute Parking" at the lot off Gilmore Street for nursery school and other short term traffic. Wingra School is also exploring an agreement with the neighboring church regarding a shared parking arrangement.

Demolition

A minor amount of demolition is anticipated related to the proposed north extension and the removal of the existing boiler equipment. The exposed boiler room and roofs to the west will be removed.

Renewal

All space retained after demolition is scheduled for complete remodeling. The basic structural and architectural elements will be saved, but most engineering systems will be replaced. Interior elements will be selectively upgraded to match the owner's space needs. The new layout will allow accessibility conforming to ADA requirements. The entire building will be provided with an automatic fire protection system.

Extension

A new extension on the north side of the existing building is planned to connect a welcoming entrance with the existing playground. Externally, the extension will conceal the underdeveloped north elevation and present a more unified, attractive face to the neighborhood. Internally, the extension will add a double height commons area for multiple uses with a variety of support and educational spaces.

Building Materials

The existing facility, which has no historic designation, was originally constructed in the 1920s and vertically extended in the 1930s. Exterior materials include old-fashioned wire-cut brick with smooth limestone trim at all doors, windows, belt courses, and parapet caps. Proposed work scope will involve repair of existing materials and selection of new materials that match existing conditions as closely as possible. New construction seeks to correct current inadequacies with an attractive and functional intervention that unifies the entire building. The design of an accessible green roof terrace will enhance educational options while capturing great views of the UW Arboretum and Lake Wingra.

Project Schedule

At this time, the owner is anticipating starting construction in spring 2008 and completing construction in fall 2009. Construction sequencing will be designed to accommodate continuous operation during the academic year and accelerated construction during the summer recess.

Summary

The proposed improvements for the Dudgeon Center include demolition, remodeling, and new construction consistent with the mission and the budget of the owner. The appearance of the site will be significantly improved with new building elements, landscaping, hard surfaces, and lighting. Deferred maintenance issues will be addressed, and a more welcoming destination will be provided for students, staff, and community users.

Project Team

Owner	Joyce Perkins (Director) Wingra School 3200 Monroe St. Madison, WI 53711 608-238-2525
Architect	BWZ Architects 2211 Parmenter St. Middleton, WI 53562 608-831-2900
Civil Engineering	Hofmeister Engineering & Surveying 15626 West Holt Road Brooklyn, WI 53521 608-455-1044
MEPS Engineering	KJWW Engineers 802 W. Broadway, Suite 312 Madison, WI 53713 608-223-9600
Landscape Architect	L. J. Geer Design 2554 East Johnson Street Madison, WI 53704 608-244-6369



February 9, 2007

Urban Design Commission
 City of Madison
 Madison, WI 53703

RE: Letter of Intent
 Dudgeon Center Renewal and Extension
 3200 Monroe Street
 Madison, WI 53711

Dear Commission Members:

We hereby submit this letter of intent to construct an extension and renewal project for the Dudgeon Center located at 3200 Monroe Street in Madison.

Overview

This project involves the purchase of property and improvements at 3200 Monroe Street. The current primary building tenant, Wingra School, is an independent K-8 school seeking to modernize the existing 30,000 square foot facility and construct an 8,000-15,000 square foot extension toward the north. The current secondary tenant, New Morning Nursery School, is intending to remain in the facility as a tenant.

The current population of Wingra School is 140 students with 25 adult teachers and support staff. The current population of New Morning Nursery School is 30 children with 6 adult teachers and support staff. The proposed north extension is not intended to add to either student or adult populations.

Project goals for the building include a welcoming entry, full accessibility, envelope improvements, life safety improvements, energy efficiency, thermal comfort, and educational support. Project goals for the site include a significant modernization of the north playground, a dedicated fire lane for emergency vehicle access, parking and drop-off features, stormwater management, and a modest regrading of the south lawn. Both the north playground and the south lawn will continue to be owned by the City of Madison.

An ad hoc advisory neighborhood committee has been convened to work with Wingra School representatives on building and site improvements. A neighborhood public meeting organized by Alderperson Golden was conducted January 31, 2007. Both Wingra School and New Morning Nursery School recognize the importance of this site to the neighborhood, and are committed to the careful renewal of this property for the benefit of everyone.

Site

The existing whole-block parcel is 2.87 acres (124,800 sf) on Madison's near west side, bounded by Monroe Street, Western Avenue, Cross Street, and Gilmore Street. The immediate neighborhood context is primarily single family residential, with the exception of a Moravian church to the northeast. The general context includes the Glenway golf course area to the north and the Lake Wingra/UW Arboretum area to the south and east.



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**The Dudgeon Center
Renewal and Extension Project**

3200 Monroe Street
Madison, WI 53705

UDC Submittal Set
February 14, 2007
for
UDC Initial & Final Approval
February 21, 2007

Architect
BWZ Architects
2211 Parmenter Street
Middleton, WI 53562

Landscape Architect
LJ Geer Design
P.O. Box 14608
Madison, WI 53708

Engineer
KJWW Engineers
802 W. Broadway, Suite 312
Madison, WI 53713

Educational Planning
Fielding Nair Intl. Inc.
1115 Oak Way Drive
Madison, WI 53705

Cost and Sequencing
Thomason Clark Corp.
949D N. Plum Grove Road
Schaumburg, IL 60173



