



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: 10/28/2014

UDC Meeting Date: 11/05/2014

Combined Schedule Plan Commission Date (if applicable): _____

☐ Informational Presentation

☒ Initial Approval

☐ Final Approval

1. Project Address: WINBRA SCHOOL 718 GILMORE MADISON 53711
Project Title (if any): OUT DOOR CLASSROOM

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: WINBRA SCHOOL

Street Address: 718 GILMORE

Telephone: (608) 238-2525 Fax: (608) 238-6316

Company: _____

City/State: _____ Zip: _____

Email: _____

Project Contact Person: PAUL BRAHCE, HEAD OF SCHOOL

Street Address: 718 GILMORE

Telephone: (608) 238-2525 Fax: (608) 238-6316

Company: _____

City/State: _____ Zip: _____

Email: _____

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 MATT TUCKER + AL MARTIN on 10/21/2014.

(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 PAUL BRAHCE

Relationship to Property HEAD OF SCHOOL

Authorized Signature _____

Date 10/28/2014



Established 1972

Matt Tucker
Zoning Administration
City of Madison
210 Martin Luther King Jr. Blvd.
Madison, WI 53711

Dear Matt,

The intent of this letter is to present our rationale for the addition of an Outdoor Classroom structure on Wingra property adjacent to our school, and to secure appropriate authority from the city to proceed with its construction.

Students at Wingra School spend time outdoors nearly every day of the school year. In addition to regular mid-day recess and PE activities, classes often meet outdoors – either to take advantage of the natural habitat for science or nature-study, or simply to experience regular classroom activities in a different setting. Options for outdoor sessions are limited by the weather, lack of intentional work areas and lack of storage for classroom materials. The addition of an Outdoor Classroom will provide a sheltered area for classes to meet that is protected from the elements, easily accessed, and designed to support a range of typical classroom activities.

After reviewing several options, we concluded the optimal location for our Outdoor Classroom is on the lawn adjacent to the southwest wing of our building, in a readily accessible area. This space was not otherwise slated for development, and in current-use patterns, is already a natural gathering space when classes go outdoors. The addition of a covered structure would allow the space to be more fully and regularly utilized.

While exploring the possibility of adding an Outdoor Classroom to our school, we met with members of the Parks and Gardens committee of the Dudgeon Monroe Neighborhood Association to ask for their suggestions and seek their support. The response was enthusiastically positive and members of that committee have been generous sharing their expertise and helping us promote the Outdoor Classroom in the wider neighborhood.

Thank you for considering this request. We are excited about moving forward on this project and improving our facilities with the addition of this outdoor learning space.

Sincerely,

Paul Brahce
Head of School



Parks & Gardens Committee

3 July 2014

Richard Wagner

City of Madison
Urban Design Commission

Mr. Wagner,

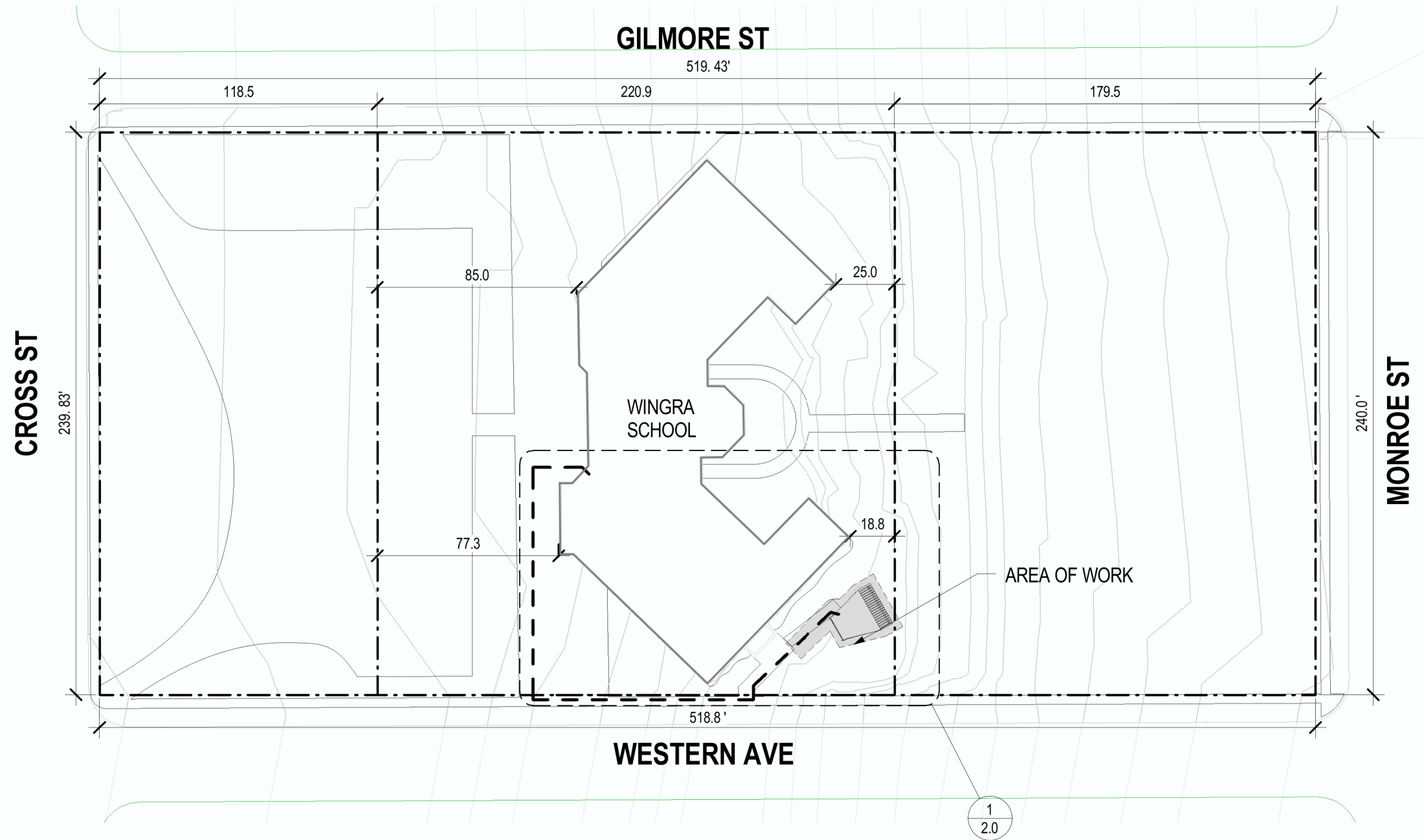
This letter is to document that members of the Dudgeon Monroe Neighborhood Association Parks & Gardens Committee have been in communication with representatives from Wingra School regarding their plans for building an outdoor classroom on school property.

We've met with Wingra School's committee that are developing this great project and reviewed drawings, made suggestions and offered our assistance to them for moving ahead with the project. In addition, we've posted concept drawings and contact information in the SW Path information kiosk we help maintain on Glenway Street and expect to provide information about the outdoor classroom in a future publication of our neighborhood association newsletter and on our website.

We want you to know that we fully support the project.

Peter Nause
Landscape Architect

Parks & Gardens Committee Chair
Dudgeon Monroe Neighborhood Association



1 Site Plan
1" = 50'-0"

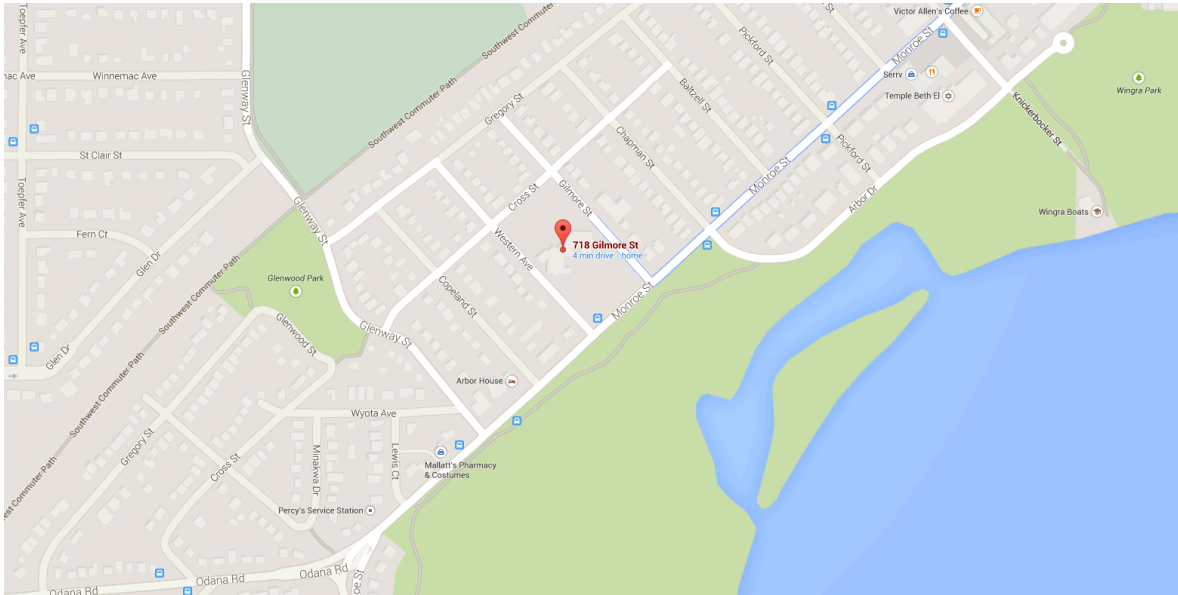


Cell: 608.332.7797
Email: tehirsch@gmail.com

14 North Allen Street
Madison, WI 53726-3924

Wingra School - Outdoor Classroom

Locator Map



Contextual Photo's



Looking W towards Gilmore Street



Looking E from Gilmore Street




Looking SE from Gilmore Street

Document Number	Document Title
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN City of Madison Date:	
Project Name:	
1. Legal Description of Property:	
LOTS 4, 5, 6, 7, 8, 19, 20, 21, 22, 23 AND PORTIONS OF LOTS 3, 9, 18, AND 24 OF BLOCK 21 OF THE PLAT OF THE FIRST ADDITION TO WINGRA	
2. Property Address: 718 GILMORE MADISON, WI 53711	
3. The SIP for the above-described property is hereby amended by (description of change):	
ADDITION OF AN OUTDOOR CLASSROOM	
Recording Area	Name and Return Address:
	WINGRA SCHOOL ATTN: PAUL BRANCE 718 GILMORE MADISON, WI 53711
Parcel Identification Number (PIN)	
070928226012	
and shown on the: DRAWINGS	

4. This proposed amendment is authorized according to the SIP text recorded as: Document No. 4405821, 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.

No FAXED copies please!

 10/28/2014
 Owner's Signature Date Director, Department of Planning & Community & Economic Development Date

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.



City of Madison

APPLICATION FOR ALTERATION OF EXISTING PLANNED DEVELOPMENT

FOR OFFICE USE ONLY

Date: _____

LNDMAP: _____

Parcel # _____

TO ZONING ADMINISTRATOR:

The undersigned owner (contract owner) of property herein described hereby applies for approval to make alterations to an existing planned development.

Location of Property/Street Address: Wingra School Ald. District: 13
718 Gilmore Street
Madison, WI 53711

Proposed Alteration (Describe): Addition of an outdoor Classroom open structure
(18' x 20') on Wingra School property adjacent to SW side
of the building.

For no exterior changes to the site or parking lot, please include five (5) sets of construction and plot plans indicating the proposed alteration with the application. If exterior changes are proposed to the site or parking lot, eight (8) sets of construction and parking lot plans are required with the application. The application fee is \$100, in addition to applicable site plan review fees, and a recording fee of \$30 payable to **Dane County Register of Deeds** is required.

Section 28.098(6). states: "No alteration of a Planned Development District shall be permitted unless approved by the City Plan Commission, provided however, the Zoning Administrator may issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development and are consistent with the concept approved by the Common Council. If the change or addition constitutes a substantial alteration of the original plan, the procedure in Sec. 28.097(5) shall be required."

Respectfully submitted,

Name Paul Brance, Head of School Address 718 Gilmore Street
Madison, WI 53711
Telephone (608) 238-2525 ext.225 Email paul@wingraschool.org

ALDER'S RECOMMENDATION:

THIS LOOKS LOVELY

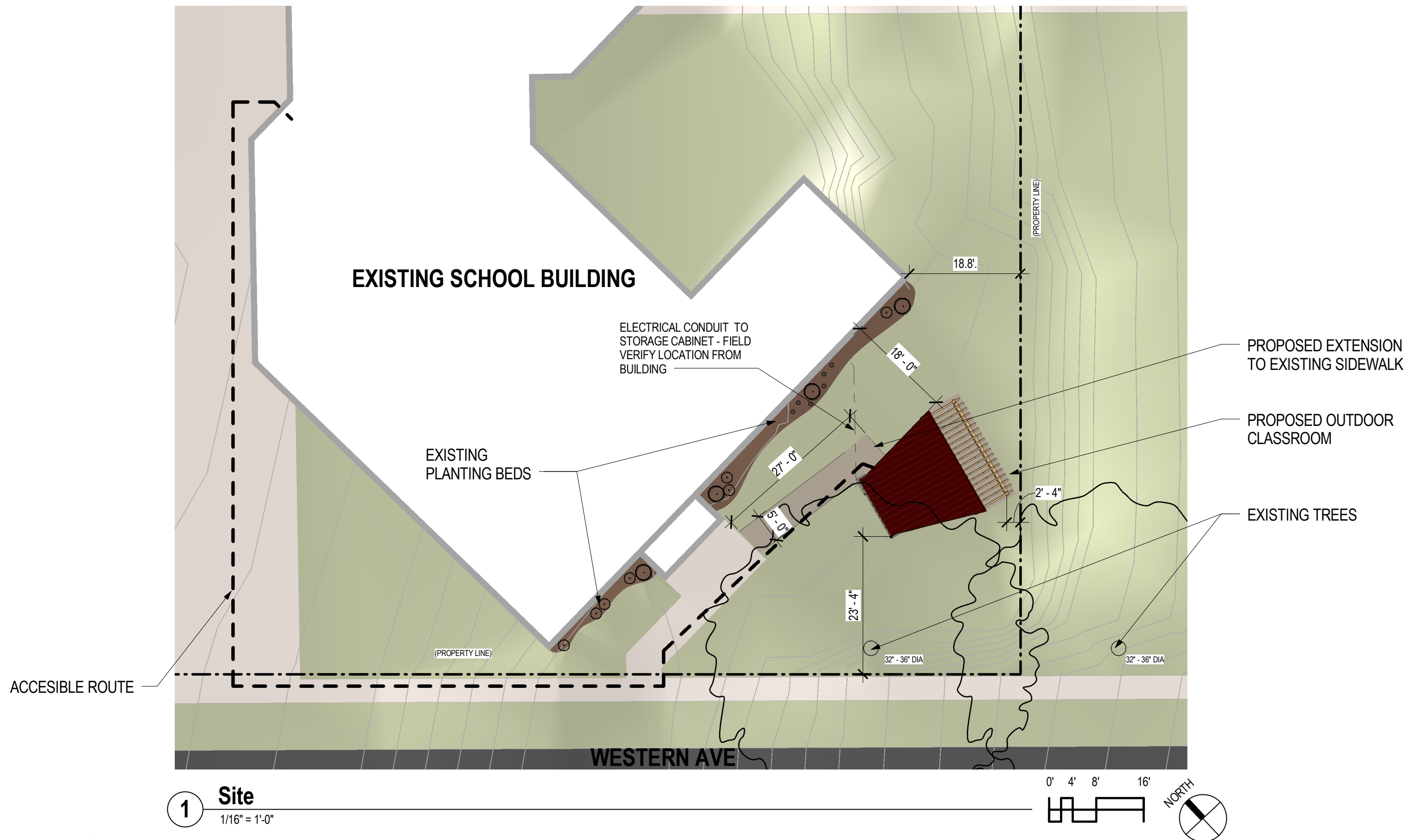
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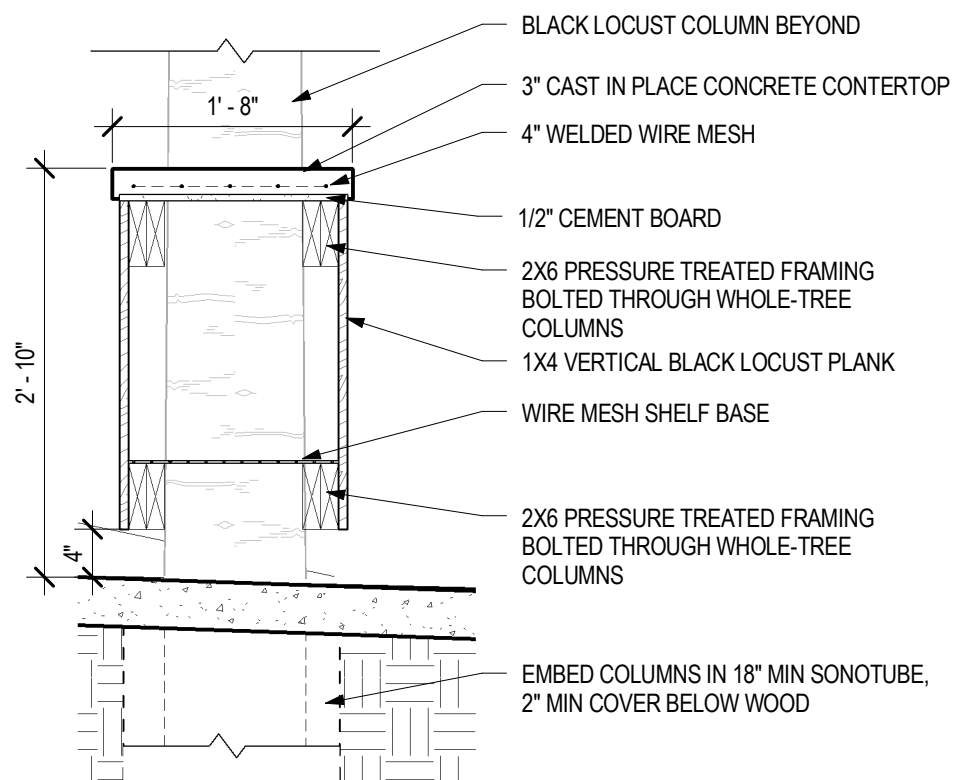
DIRECTOR OF PLANNING'S COMMENTS:

☐ Administrative Approval

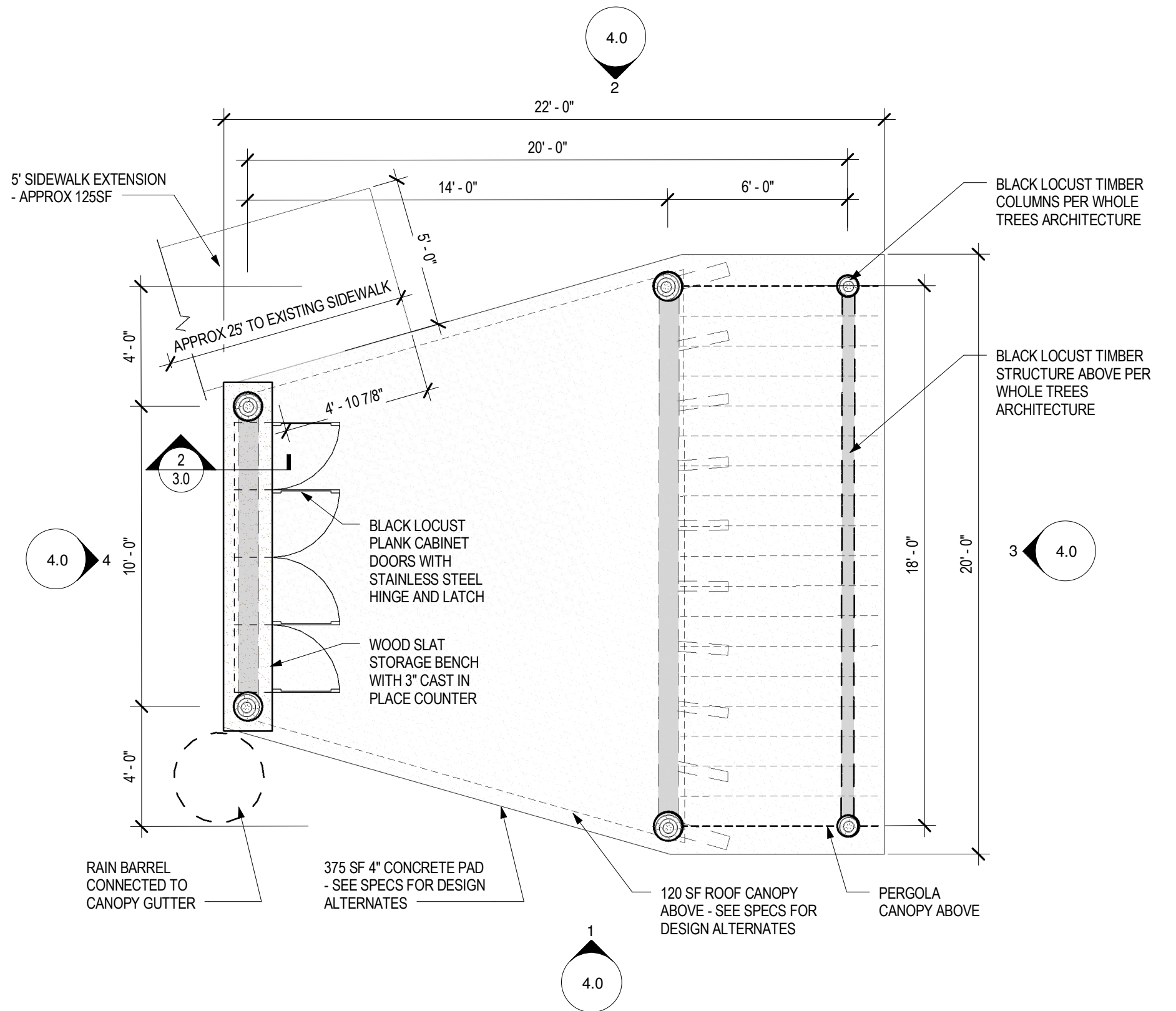
☐ Refer to Plan Commission

Signature: _____ Date: _____

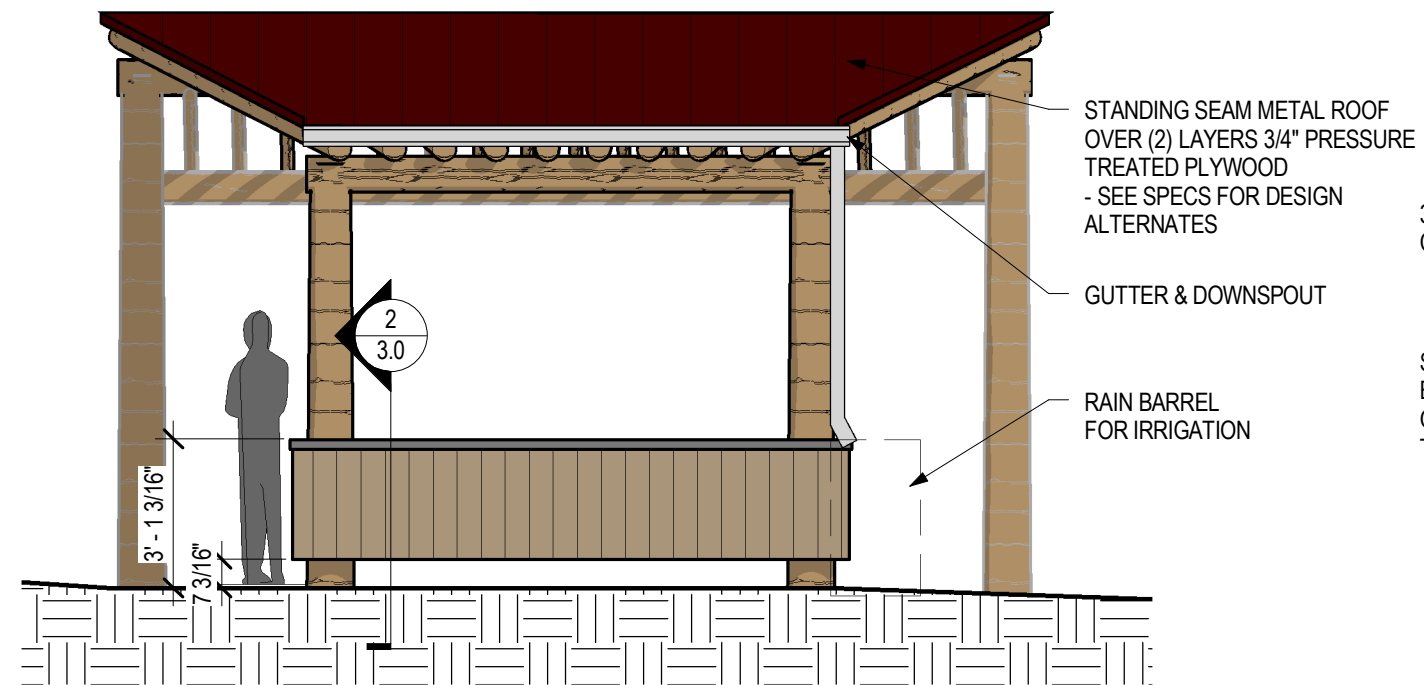




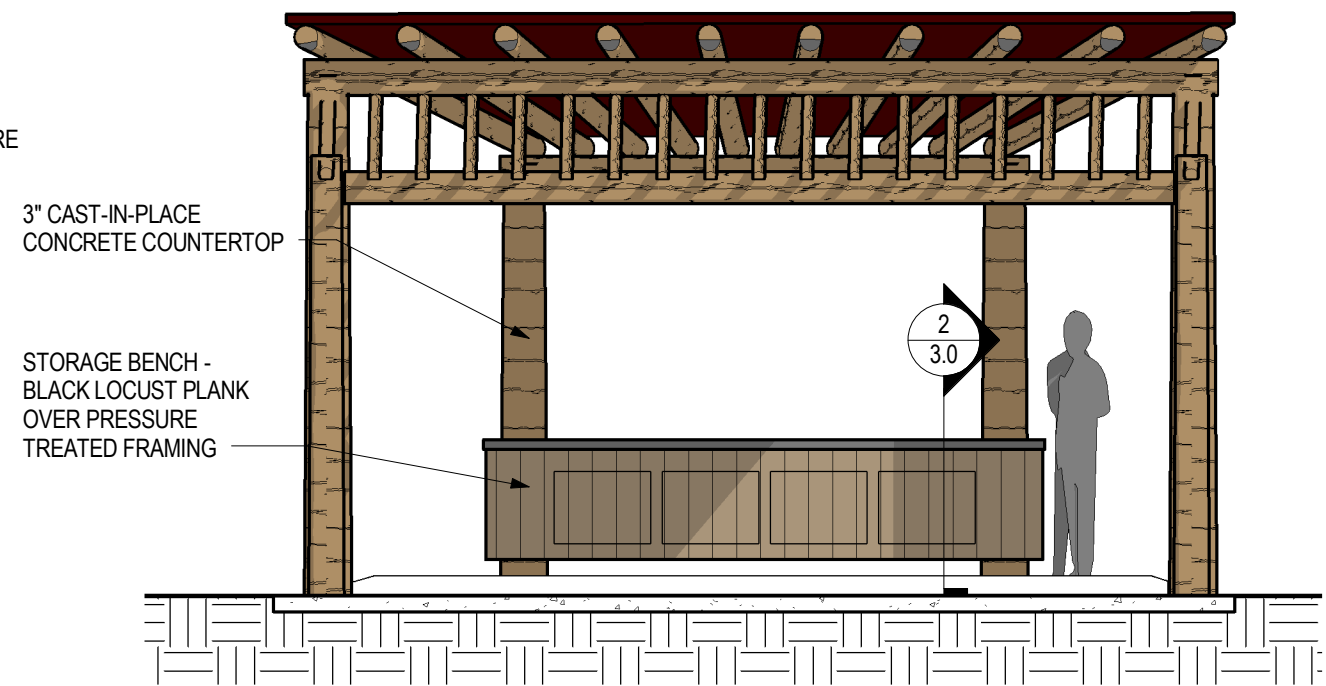
2 STORAGE CABINET SECTION
3/4" = 1'-0"



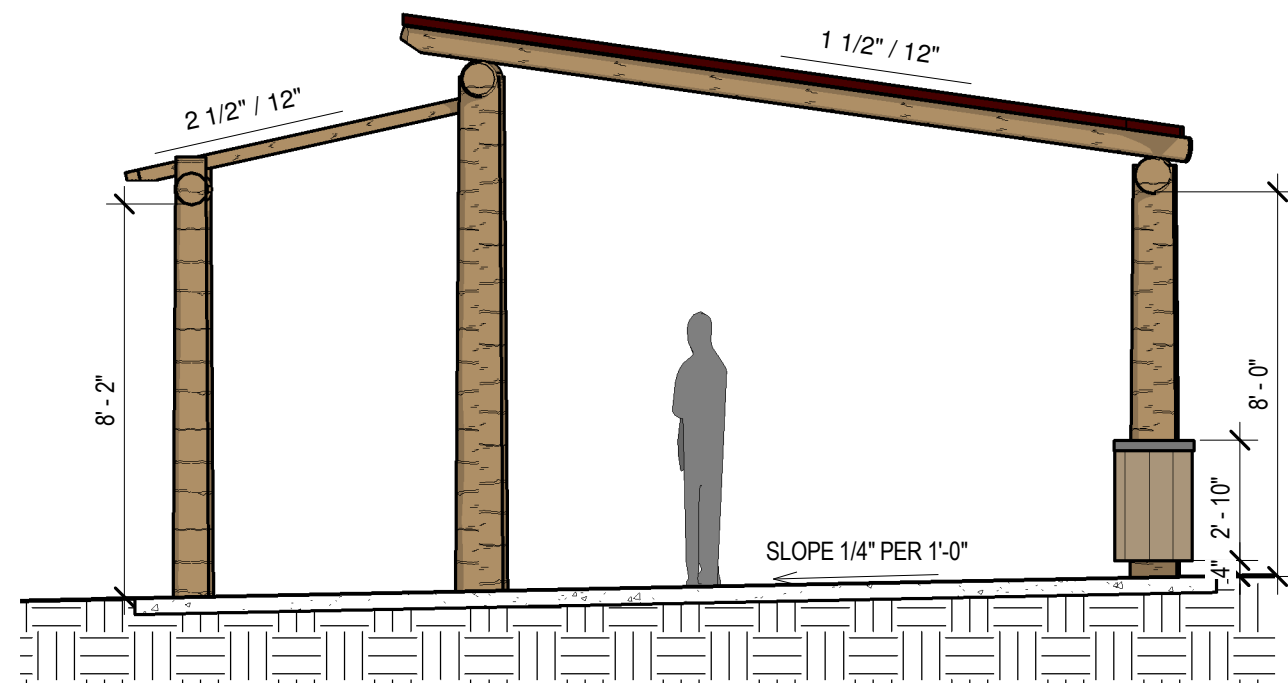
1 PLAN
1/4" = 1'-0"



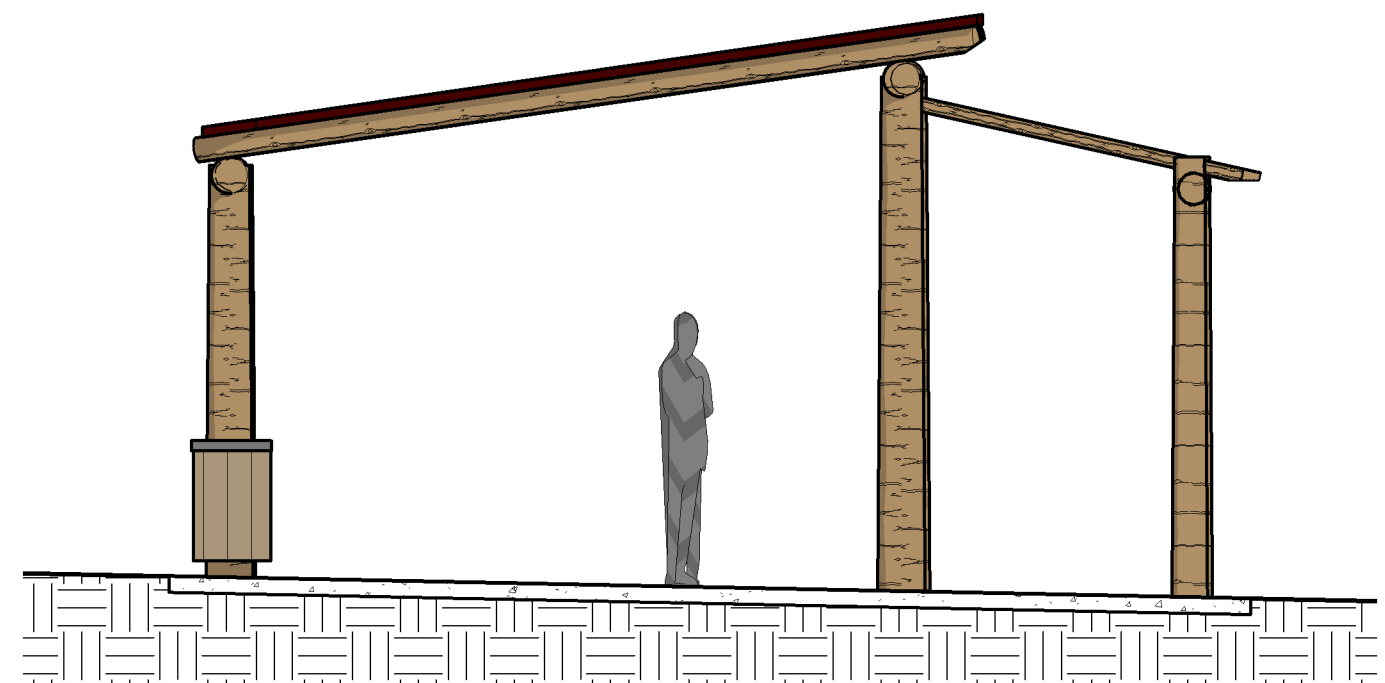
4 WEST
1/4" = 1'-0"



3 EAST
1/4" = 1'-0"



2 NORTH
1/4" = 1'-0"



1 SOUTH
1/4" = 1'-0"