

TO:

Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701

RE:

Letter of Intent – Land USE Application

PROJECT:

**Wingra Creek Residences
1004 & 1032 S. Park Street
Madison, WI**

AYA Project # 59830

The following is submitted together with the plans and application for review by staff and the Planning Commission.

Land Use Application:

With this application we will be requesting a final review of the project development and site plan layout.

Organizational Structure:

Owner/ Developer:

**Wingra Creek Residences, LLC
P.O. Box 620037
Middleton, WI 53562
608-249-2012
Contact: Terrence R. Wall
terrence@twallenterprises.com**

Architect:

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

Engineer:

**Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
608-821-3966
Contact: Joe Doyle
jdoyle@vierbicher.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.

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.

Project Description:

The proposed development consists of 3 buildings of three to four 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.), live-work 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. This is secured and heated parking. Residential apartments extend from the first through the fourth floors with a range of unit types available. The buildings will contain 156 apartment units, 1,965 gsf of commercial, and (5) live-work units totaling 11,301 gsf. We are providing site access via South Street (alley) from Fish Hatchery Road. Residents are encouraged to exit the site by turning Right onto South Park Street.

The UW/ Wingra Clinic plan provided a shared drive for vehicular access to the site from either Park Street or Fish Hatchery. The proposed building has access to the parking level via ramp off this shared drive. 157 heated and secured parking stalls are provided. The parking level also provides room for 156 bicycle parking stalls.

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.

Site Development Data:

Densities:

Lot area	71,647 sf or 1.64
Dwelling units	acres 161 units
Lot Area/ D.U.	445 sf/ unit
Density	99.3 Units/ Acre
Lot Coverage	57,674 sf

Dwelling Unit Mix:

Live/Work:	5 Units
Studio:	43
1 Bedroom:	68
1 Bedroom + Den	8
2 Bedroom:	37
Total:	161

Site Development Data (cont):

Building Height: 3-5 Stories

Floor Area Ratio:

Commercial	1,965 gsf
Live/ Work Space	11,301 gsf
Parking/ Support Spaces	58,767gsf
Residential	167,472 gsf
Gross Floor Area	240,394 gsf
Floor Area Ratio	3.35

Vehicle Parking Stalls:

Lower Level 157

Bicycle parking stalls:

Parking Level 156

Project Schedule

This project will be a phased development with construction of the first phase commencing in spring 2017 with scheduled completion/occupancy slated for spring 2018. The second phase will follow as market conditions dictate and is currently expected to start in 2018.

Hours of Operation:

The residential apartments property will be a professionally managed apartment community. The building will have an on-site management office with of operation are expected to be from 8:00 A.M. – 5:00 P.M., Monday through Friday, with scheduled appointments at other times. The hours of operation for the commercial spaces on the first floor will vary depending on the specific commercial user.

Thank you for your time reviewing our proposal.

Sincerely,

Jeff Davis, AIA

Zoning Text

PD-SIP

Wingra Point Phase II

March 12, 2015

Legal Description: See attached Exhibit A.

- A. **Statement of Purpose:** This original Planned Development zoning district is established to allow for the construction of a mixed-use development with 173 apartments plus 6,000 square feet of commercial space and 5,000 square feet of flex space to allow for residential units, commercial space or live-work units.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Multifamily residential uses as shown in approved plans.
 - 2. Commercial uses as allowed in the TSS District or as allowed in the approved PUD-GDP and reproduced in the attached Exhibit B.
 - 3. Live-work units as shown on the plans.
 - 4. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.211 for the TR-V2 zoning district.
- J. **Signage:** Signage for the residential buildings will be allowed as per the TSS zoning district or as provided in the approved PD-SIP plans or as a minor alteration to the approved PD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.