



# 2014-2015 City of Madison Project Review

Department of Planning and Community  
and Economic Development

December 2015





Projects Complete

# 529-557 STATE STREET (THE HUB)



Image Source: <http://huboncampus.com/madison/>

Frances State, LLC & Mullins Family, LLC

Proposed Mixed-Use Building – 29,000 sf. Commercial & 329 Residential Units



# 305-325 WEST JOHNSON STREET (OVATION)



Hovde Properties

12 Story Mixed-Use - 250 Apartments and 60,000 sf. of Retail & Office

# 415 WEST JOHNSON STREET (DOMAIN)



Domain Apartments, LLC  
12 Story – 319 Apartments



# 626 LANGDON STREET



Roundhouse Apartments, LLC

Construct 119-Unit Addition and Renovate Existing Apartment Building

# 330 SOUTH BEDFORD ST. (FINDORFF YARDS)



JH Findorff and Son, Inc.

22,600 sf. Addition to Existing Office Building & Separate 80-Unit Apartment Building with Shared Parking



# 306 WEST MAIN STREET



The Alexander Company, Inc.  
176 Apartments



# 504 WEST MAIN STREET



Keller Real Estate Group

Proposed Mixed-Use Building with 18 Units & 3,200 sf Retail

# 1018-1022 MOUND STREET



The Gallina Companies

Proposed Apartment Building with 74 Units



# 702 NORTH MIDVALE BLVD. (HILLDALE)



Hilldale Shopping Center, LLC.

Convert Enclosed Retail Spaces into Open Air Spaces

# 617 NORTH SEGOE ROAD



Stoddard Arms, LLP  
155-Unit Apartment Building



# 1924 ATWOOD AVENUE



CMI Management, Inc.

50 Units

# 2158 ATWOOD AVENUE



Prime Urban Properties

Mixed-use Building with 2,900 sf. Retail and 32 Units



# 9414 SILICON PRAIRIE PARKWAY



John McKenzie

286 Apartment Units in 8 Buildings



# Projects Under Construction



# 115 SOUTH HAMILTON & 25 WEST MAIN



Eastern Elevation along Carroll St.



Perspective Northeast along Carroll St.

## Urban Land Interests

Office Renovation & Addition (+47,000 sf.), 7,500 sf. commercial, 96 units & 550 underground parking stalls

# 22 SOUTH CARROLL STREET



Park Hotel Inc./ The Mullins Group, LLC.

Renovation of Existing Hotel



# 425-435 WEST JOHNSON STREET



Les Orsoz

Mixed-Use Building with 2,100 sf. Retail & 160 Units

# 202 E. WASHINGTON AVE. – AC HOTEL



North Central Group

Construction of 164-room Key Hotel



# 17, 19, 25 N.WEBSTER & 201 E.MIFFLIN



Rouse Management

Proposed 6-Story, 58 Apartment Building

# 114 NORTH BEDFORD STREET



CA Ventures

Proposed Residential Building w/ 185 Units



# 330 EAST WILSON STREET



Palladia, LLC

Proposed Mixed-Use Building with 1,300 sf. Commercial & 30 Units

# 800 BLOCK OF EAST WASHINGTON



Gebhardt Development

Proposed Mixed-Use Building – 132,500 sf. Commercial/Office Space & 246 Units



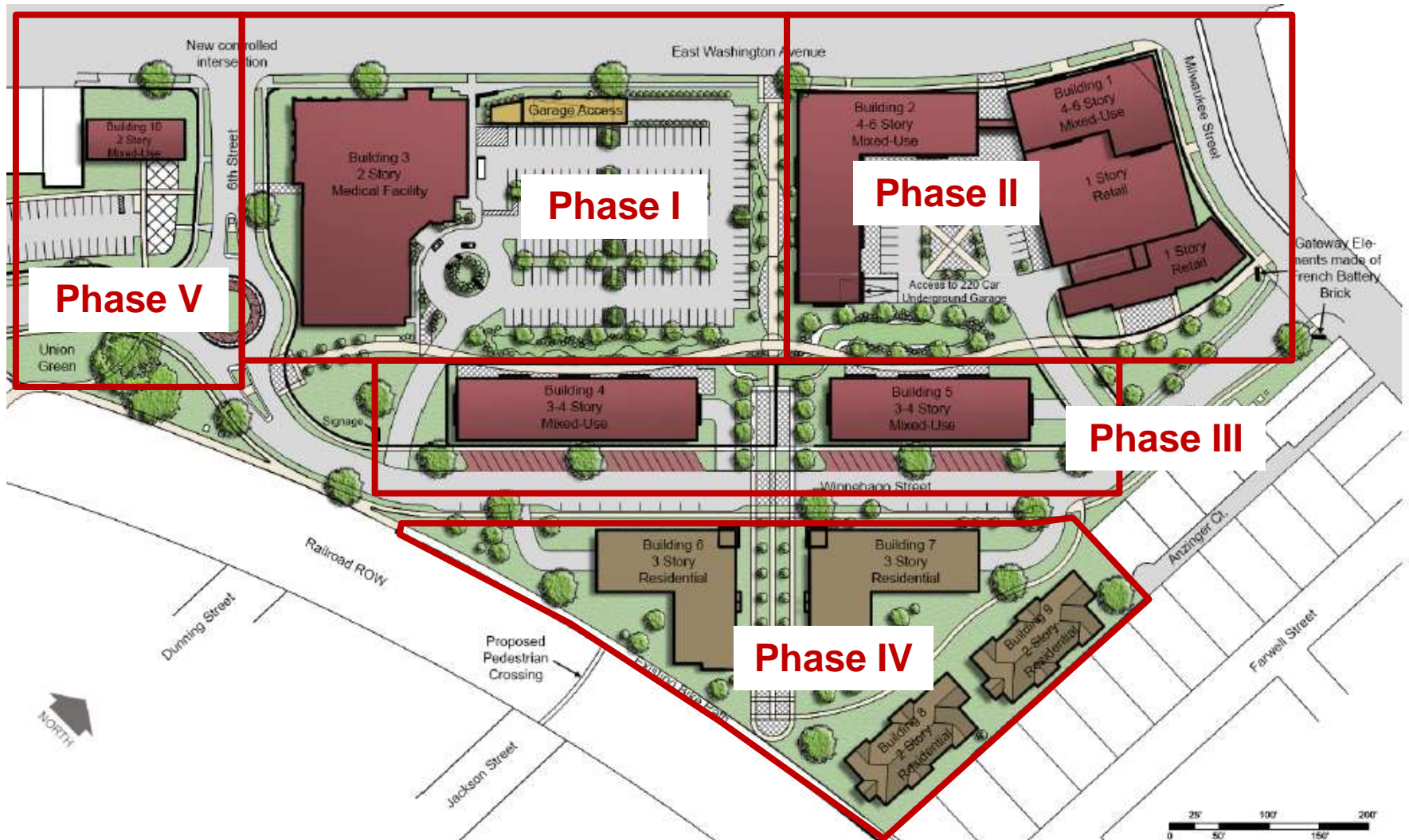
# 1200-1212 EAST WASHINGTON AVENUE



McGrath Property Group

Proposed Residential Building with 72 Units in 2 Buildings

# Union Corners



Gorman & Co.

Mixed-Use Master Plan



# 2304, 2504 & 2507 Winnebago St. (Union Corners Phase I)

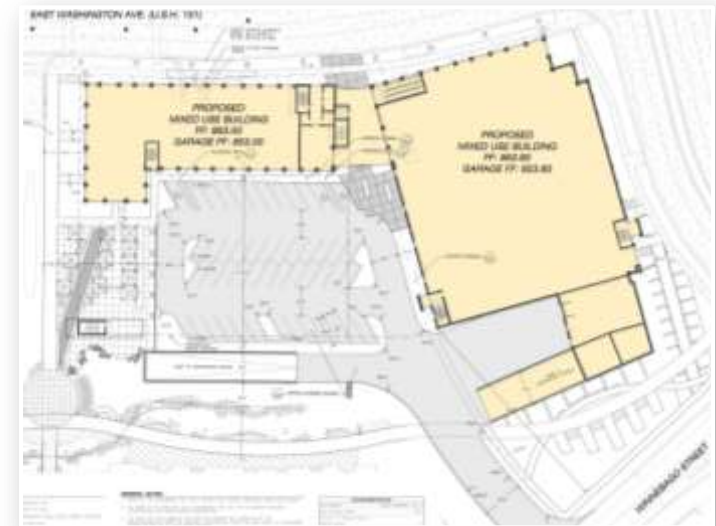


UW Health

2-story, 60,000 gs. Medical Facility

# 2524 WINNEBAGO STREET\*

## (UNION CORNERS PHASE II) (\*APPROVED ONLY)



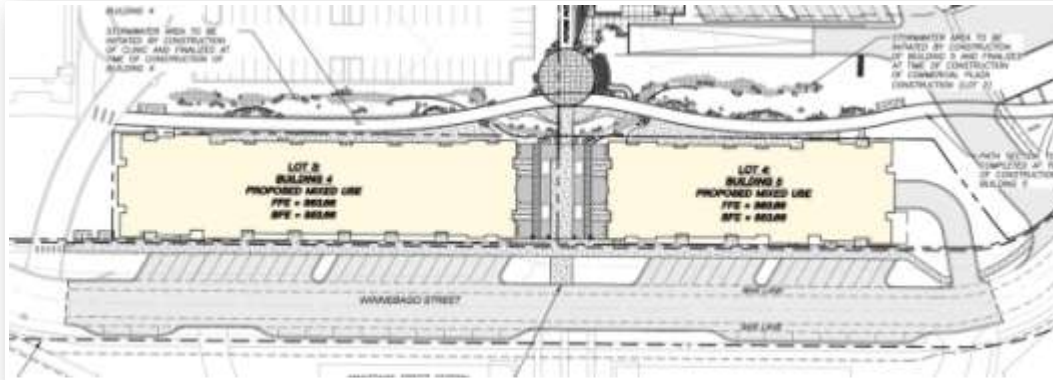
Gorman and Co.

Mixed-use Building with 28,000 sf. Grocery, 10,000 sf. Commercial and 100 Apartments



# 2500 WINNEBAGO STREET\*

## (UNION CORNERS PHASE III) (\*APPROVED ONLY)



Gorman & Co.

Proposed Mixed-Use Buildings with 18,000 sf. Commercial & 90 Units

# 448 SOUTH PARK STREET (LANE'S BAKERY)



JD McCormick Company, LLC

40 Units w/ 6,500 sf. 1<sup>st</sup> Floor Retail



# 900 JOHN NOLEN DRIVE



T Wall Enterprises, LLC

Proposed Mixed-Use Building – 16,000 sf. Office with 80 Units

# 502 APOLLO WAY



○ SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION  
SCALE: 1/8" = 1'-0"

Dan Schmidt - Forward Management, Inc.

105 Unit Apartment Building



# 709 RETHKE AVENUE



Heartland Housing, Inc. & City of Madison

60 Supportive Housing Units & 2,000 sf. non-Residential Space

# GRANDVIEW COMMONS NORTH



## Veridian Homes

190 Single-family Lots, 8 Lots For Four-Unit Residences, 12 Lots For Two-family-twin Residences, 2 Lots For 200 Future Multi-family Units & 11 Outlots For Public Park, Stormwater Management , & Private Open Space



# 5817 HALLEY WAY\* (GRANDVIEW COMMONS)

(\*APPROVED ONLY)



Scott Frank

82-Unit Senior Residential

# 5851 GEMINI DRIVE\* (GRANDVIEW COMMONS)

(\*APPROVED ONLY)



Dan Brinkman - DSI Real Estate Group  
2,000-15,000sf. of Commercial & 82 Units



# 841 JUPITER DRIVE\*\* (GRANDVIEW COMMONS)

(\*\*NOT YET APPROVED)



Fusion Apartments, LLC.

Proposed 54-unit Apartment Building at Grandview Commons

# 6011 & 6033 GEMINI DRIVE\*\* (GRANDVIEW COMMONS TOWN CENTER) (\*\*NOT YET APPROVED)



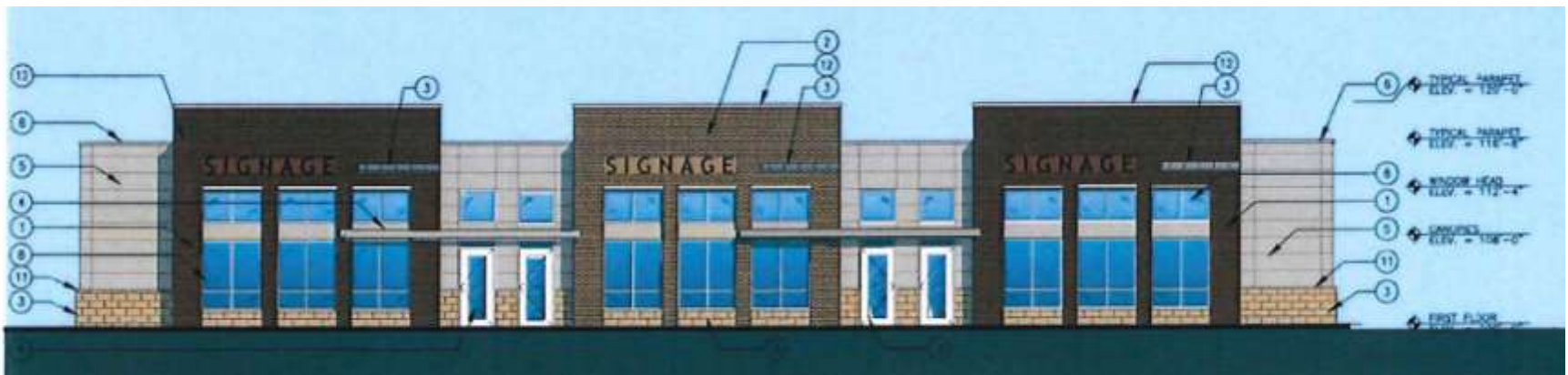
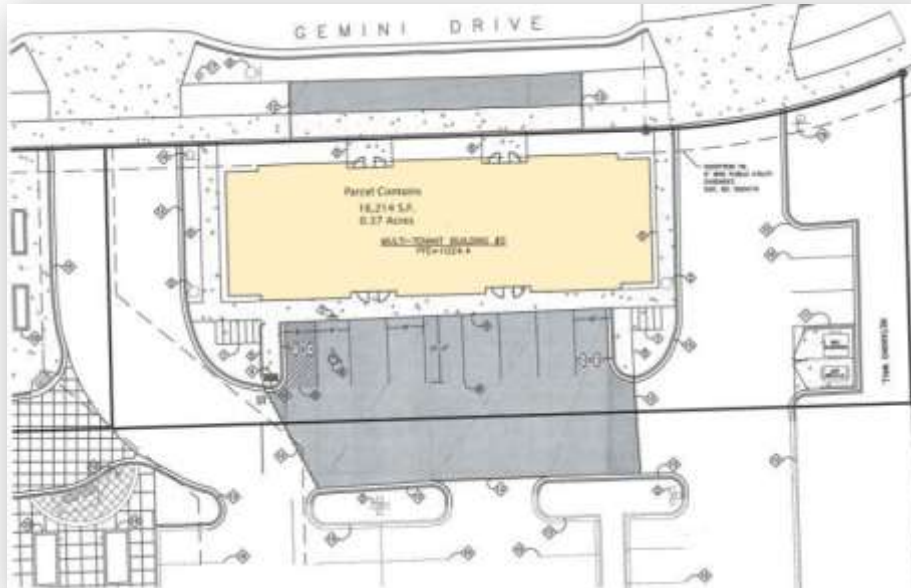
DSI Real Estate

Proposed redesign of the Town Center Plan with five 1-2 story mixed-use buildings with civic plazas and central parking.



# 6012 GEMINI DRIVE\*\* (GRANDVIEW COMMONS)

(\*\*NOT YET APPROVED)



Elkhead Capital, LLC.

Proposed 3,955 sf. Multi-Tenant Commercial Building at Grandview Commons Town Center

# BIRCHWOOD POINT – 10203 MINERAL POINT RD.

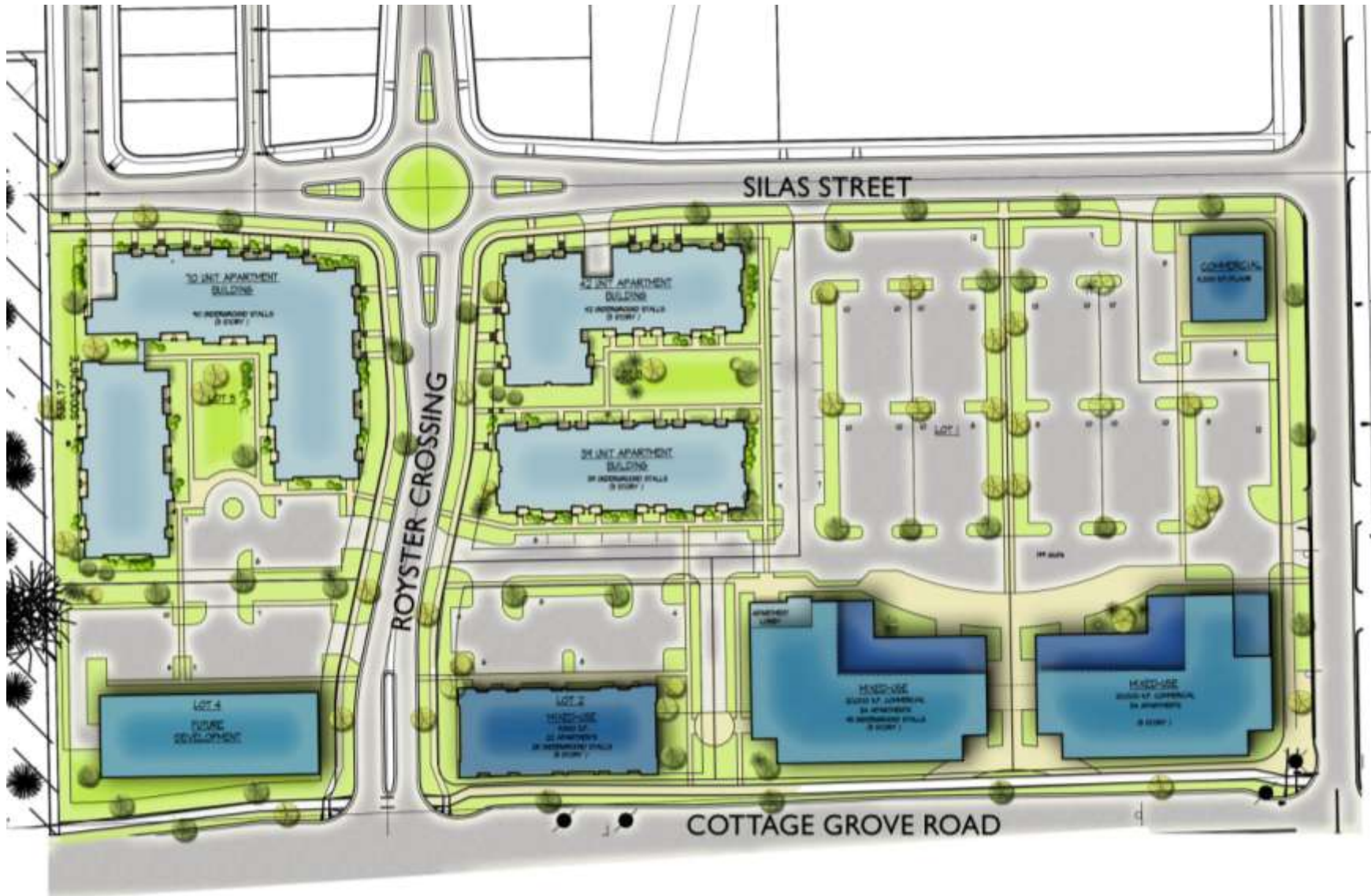


Jeff Rosenberg - MRVEC Acquisitions, LLC

230 Single-Family Residential Lots, 1 Lot For Future Multi-family Development, 41 Public Outlots, & 1 Outlot



# ROYSTER CORNERS



## Ruedebush Development

Proposed Mixed-Use Development, Phase 1 includes 12,500 sf. Commercial Space & 173 Apartment Units

# 516 COTTAGE GROVE RD.\* (ROYSTER CORNERS)

(\*APPROVED ONLY)



RDC Development, LLC.

Proposed Mixed-Use Building with 41,200 sf Commercial & 89 Units



# 9603 PARAGON STREET



Ziegler at Elderberry, LLC

Construct Residential Building Complex with 146 Apartments in 4 Buildings

# 740 JENIFER STREET

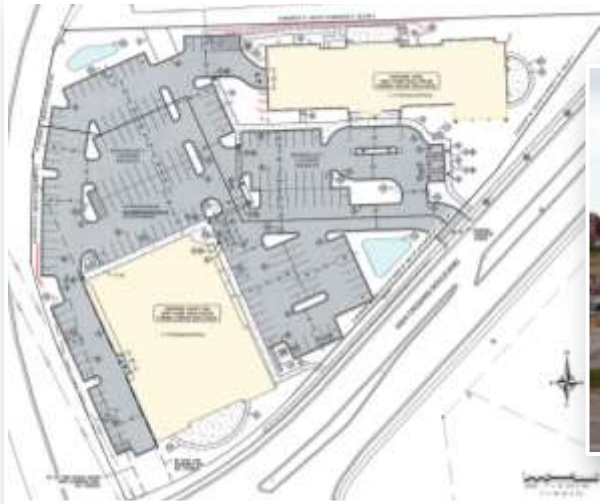


Renaissance Project Group

Renovate existing single-family residence and construct new 12-unit apartment building



# 5110 HIGH CROSSING BOULEVARD



Rendering of the Holiday Inn Express

Young Crossing, LLC

Construction a 60,650 square-foot health club and 106-room hotel



Rendering of the Gold's Gym

# 8210 HIGHVIEW DRIVE



All Saints Cottages and Condos, Inc.

Construct Phase III of All Saints Campus, 50 Age-Restricted Apartments, 60-Unit Community-based Residential





# Approved Projects

# 510 UNIV. AVE. & 435 W.GILMAN ST. (THE HUB II)



Mullins Group

Proposed Mixed-use Building w/ 8,750 sf. Commercial, 3,000 sf. Flex & 348 Apartments



# 740 UNIVERSITY AVE – UW MUSIC



UW-Madison School of Music Performance

Construction 75,000 sf. Music Performance Facility (In Two Phases, 32k & 43K)

# 1004-1032 PARK STREET



## TWall Residential

Proposed mixed-use building with 9,350 sq. ft. of commercial space and 173 apartments



# 706 WILLIAMSON STREET



Blount Street, LLC – Martin Rifken

55 Apartments & 7,800 sf. Commercial

# 2107-2249 SHERMAN AVENUE



McKenzie Place, LLC

Demolish 3 commercial buildings to construct 6,700 sf. of commercial space and 60 apartments



# 4103-4119 PORTAGE ROAD



## TWall Residential

Proposed Residential Buildings w/ 284 apartments in 3 buildings with pool and clubhouse.

# 723 STATE STREET – ST. PAUL'S



St. Paul University of Wisconsin Catholic Foundation  
Revised plans for place of worship and student center.



# 1000 OAKS



Jeff Rosenberg - VH South Pointe Land, LLC

259 Single-Family Lots, 11 Lots For Two-family Residences & 9 Outlots for Public Park, Stormwater Mgmt. & Private Open Space

# 1902 TENNYSON LANE



Keller Development, LLC.

Proposed Residential Building with 72 Units in 2 Buildings



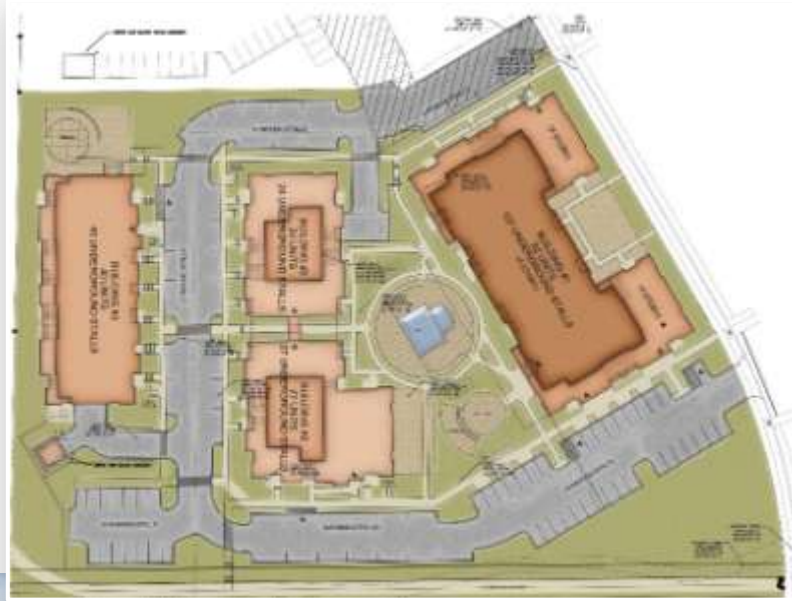
# VILLAGE AT AUTUMN LAKE



## Veridian Homes

542 single-family units, 22 two-family-twin units, 8 four-unit dwellings, 48 townhouse units and 332 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be maintained privately

# 518-542 JUNCTION ROAD



LZ Ventures, LLC.

Proposed Mixed-Use Building with 7,125 sf. Commercial & 176 Residential Units



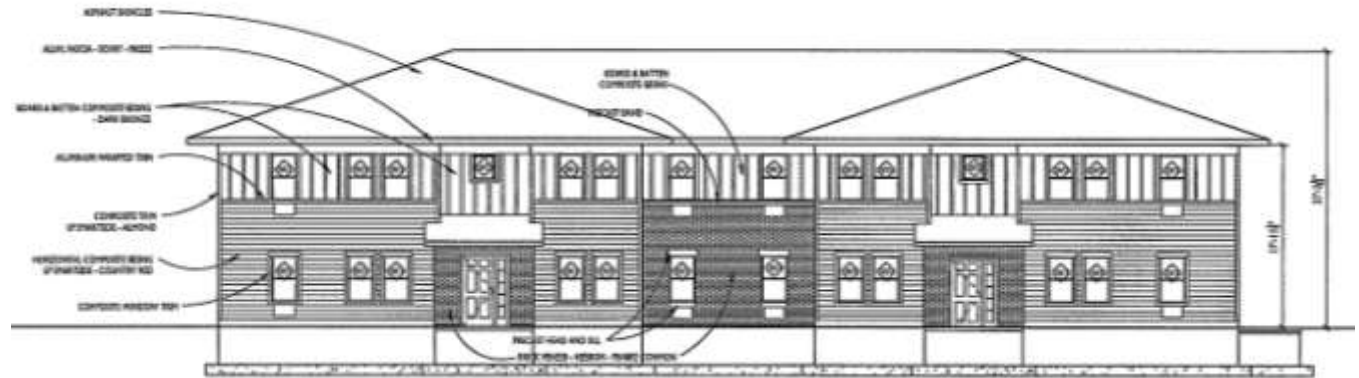
# 906-910 WILLIAMSON STREET



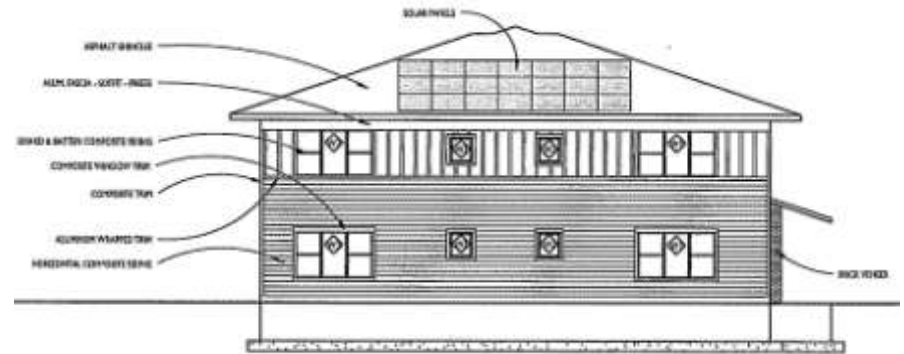
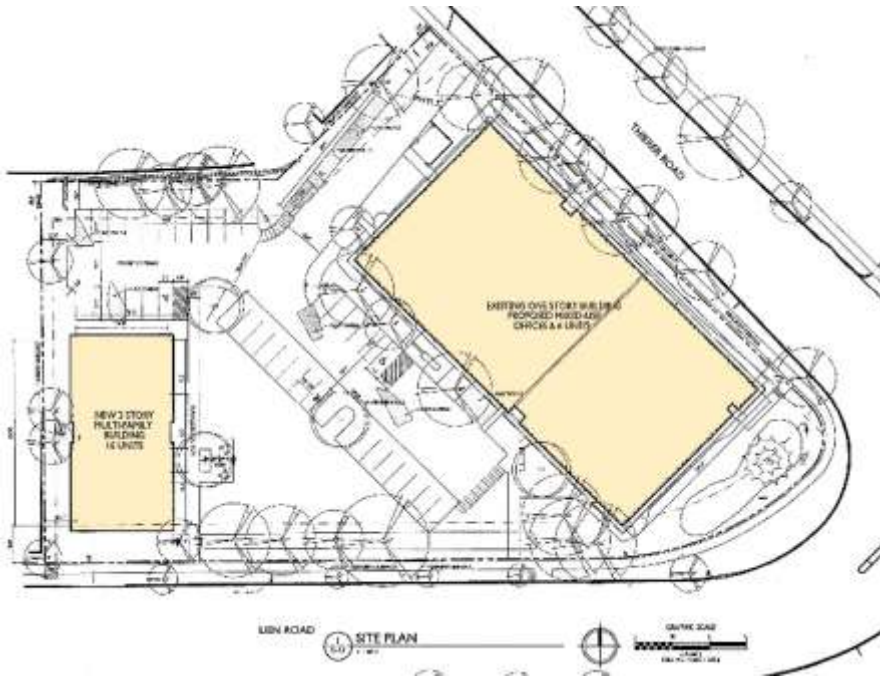
Louis Fortis

Proposed Mixed-Use Building with 4,600 sf. Commercial & 26 Residential Units

# 4130 LIEN ROAD



The Proposed 16-unit Multi-Family Building



## Porchlight, Inc.

Proposed conversion into a Mixed-Use Building with 16,700 sf. of limited food production & processing, a contractor shop, offices, and 6 dwelling units, and construction of a separate 16-unit multi-family building



# Current Projects



# 1605 LINDEN DRIVE



Board of Regents, University of Wisconsin System

Proposed three-story, 54,650 sf. Addition to Babcock Hall Research and Instructional Building on the UW-Madison Campus



# 615 FORWARD DRIVE



## Gray TV

Proposed new 29,823 sf. Television Studio and Support Facilities, Site Improvements to Employee and Visitor Parking

# AUTUMN RIDGE RESERVE



Encore Investments, LLC.

Rezoned 51 Platted Single-Family lots



# 820 SOUTH PARK STREET



ELEVATION ALONG DEPLAINE CT

JT Klein Company, Inc.

Proposed 46-unit Multi-Family Apartment Building

# 7933 TREE LANE



Heartland Housing, Inc.

Proposed 45-unit Apartment Building



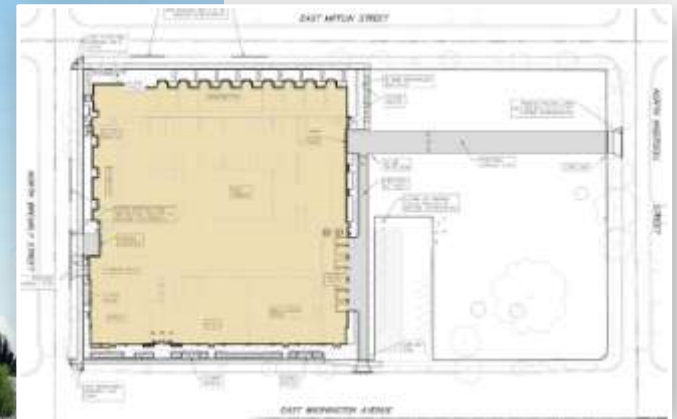
# 427-439 WEST MIFFLIN STREET



Mifflin St. Elevation

Madison Development Corporation  
Proposed 46-unit Apartment Building

# 1002-1046 EAST WASHINGTON AVENUE



Stone House Development, Inc.

Proposed Mixed-Use Building with 55,600 sf. Office; 23,300 sf. Commercial & 128 Residential Units



# 1933 OBSERVATORY DRIVE (MEAT SCIENCE AND MUSCLE BIOLOGY BUILDING)



UW Madison

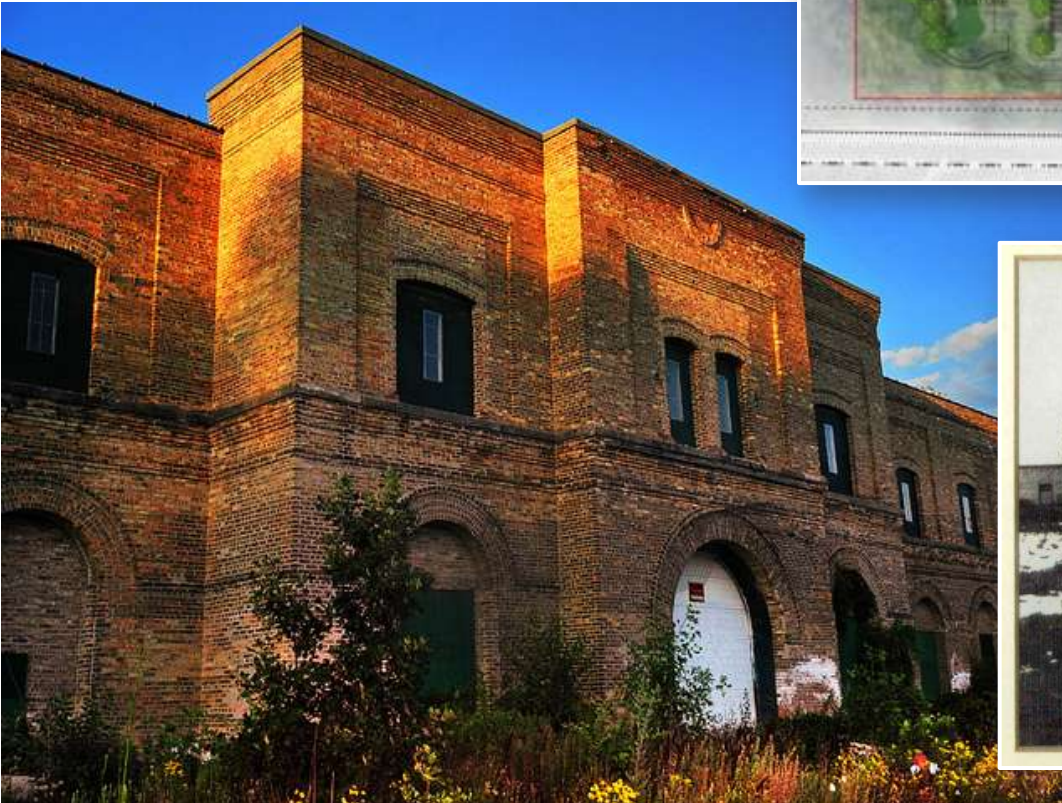
Proposed 2-story, 61,600 gsf. teaching, research, and outreach facility



# 2015-16 Project Pipeline



# GARVER FEED MILL SITE



City of Madison

Renovation of Historic Feed Mill

# 800S EAST WASHINGTON AVE (THE COSMOS)



## Gebhardt Development

Proposed Mixed-Use Building with 154,000 sf. Office; 16,000 sf. Commercial; 35,000 sf. Performing Arts Center & 6,000 sf. Culinary Center



# KING STREET HOTEL



King Street Hotel, LLC.

Approximate 36-room Boutique Hotel and Restaurants



# UNIVERSITY HILL FARMS



State of Wisconsin

RFP for 600,000sf. Office along with Ancillary Mixed-Use Development



# Top Rated Madison, Wisconsin

One of the 15 Hottest American Cities for 2015 - MSN Money, December 2014

#1 in Top 100 Best Places to Live - Livability.com, September 2014

#1 Greenest City in America - Nerdwallet, April 2014

#1 Most Compact Mid-Sized City in the US - www.smartgrowthamerica.org

#2 Best City for Recreational Activities - Nerdwallet, August 2013

#3 in 15 Best Cities for Young Adults - Forbes, January 2014

#3 Healthiest City - Livability.com, April 2015

#9 in Top 25 Tech Hot Spots - The Atlantic Cities, October 2013

- 8 Best-Of Lists
- AcHighlighting...
  - Cap East
  - Bio-Ag Gateway
  - CIC
  - Downtown Core
- Current Activities
- Madison's Community as a Leader

Contact Natalie Erdman, Director  
(608) 266-4635 | [nerdman@cityofmadison.com](mailto:nerdman@cityofmadison.com)  
[www.cityofmadison.com](http://www.cityofmadison.com)



## Develop With Us



Innovation Districts



Research Development



Infill Development