

13002.00 – the GLEN – Plan Comm. Letter of Intent

Heather Stouder
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Re Planning Commission Submittal – Letter of Intent
the GLEN – A Patrick Properties Development

Dear Heather and Committee Members,

the GLEN – by Patrick Properties

Action Requested

Approval for conditional-use and demolition.

Introduction

The Glen is a proposed new mixed-use project located at 3414 Monroe Street. It is comprised of 35,798 gross square feet on four levels above grade and one level of below grade parking. The grade level includes limited commercial space, residential lobby and parking for commercial space use. Levels two through four provide a total of 19 rental residential units including a mix of studio, one, two, and three bedroom units. All units, except two, have exterior space in the form of a balcony or terrace and have been designed to maximize views to the adjoining amenities while trying to respect sensitive adjacencies. The below grade parking provides 20 spaces dedicated to the 19 residential units. In addition to the vehicle parking spaces below grade there are 22 bike parking stalls to serve the residence of the apartment units. The main level provides 6 exterior bicycle parking spaces and 9 exterior automobile parking spaces. The project also provides a dog water station along Glenway Street to provide community convenience and benefit to the many neighbors passing by this active corner.

Design

The architectural solution for the Glen is composed of a series of wood clad forms highlighted with details of natural plaster. These forms are supported by a masonry base that is eroded along the street scape, allowing the forms above to float over the commercial space. The step back at the first floor allows the building to present an improved pedestrian experience along the sidewalk while also improving street level views. The wood forms are modulated and scaled to transition to the single family residential scale ascending Glenway's street scape as well as the adjoining neighbors. The wood forms are articulated with a combination of large windows and natural plaster elements that step back to help articulate the massing. The fourth level is set back on all four sides as it caps the building as a plaster clad form. Usable exterior space is provided for the residential units via balconies and terraces that are located and designed to maximize the views to the adjoining arboretum while trying to minimize impact on immediate neighbors. The building form is purposefully setback from the East and North property lines to help mitigate impact on adjoining neighbors. Extensive (tray system) green roofs are provided at the building step-backs/terraces. The primary

materials of masonry, wood, and plaster are purposely used and executed in the composition to be respectful of the neighborhood and adjoining properties while striving to represent a building of the period and continued evolution of our neighborhoods, city and its rich history.

Site / Landscape

The building massing is held back along the Monroe Street and Glenway elevations, to soften the pedestrian experience as one passes the building. The main mass sits on plinth that is 30" high along Monroe Street and tappers to at grade access as one moves up Glenway. A 24" wide band of hearty ornamental grasses line this plinth and soften the edge as the site abuts the public sidewalk. Groundwater is channeled to the East side of the site and passes through a series of weirs that terminate in a rain garden located at the SE corner of the site. This feature creates a visible landscape and water treatment feature along this side of the building and is intended to also soften the impact on the adjoining property. The North edge of the site is lined with screen landscape and a cedar fence to help protect the privacy of the adjoining property. The screening fence is designed with a horizontal wood slats to tie in with the neighbors carefully crafted wood rails and screens of a similar design. A similar wood screen wall is located along the East edge of the site to help control automobile headlights impact on the property to the East.

Zoning

The site is zoned TSS (Traditional Shopping Street District). The proposed design is in compliance with the prescribed City zoning requirements and the adopted neighborhood development plan. It is also the direct result of site responsive design informed by community concerns shared with the design team in previous neighborhood meetings, presentations to Landmarks Commission, and comments from City of Madison Planning. Several concerns addressed included but were not limited to looking at the breakdown of scale to avoid the perceived "big dumb box feel" of the neighboring development project, sensitivity to the pedestrian experience along the street, scale and massing stepping back a bit at the SE corner of the site to help preserve views of the adjoining property, material palette compatibility, parking / traffic concerns and sustainability.

Project Team

Owner	Patrick Properties	Patrick Corcoran
Architect	Cās ₄ Architecture, LLC	Paul Cuta
Contractor	Krupp	Scott Vukobrat

Existing Conditions

See attached Photos

Proposed Uses

Commercial	3,492	Rentable Square Feet
Residential & General Use	22,426	Gross Square Feet
Below Grade Parking	9,880	Gross Square Feet

Hours of Operation

Typical hours of operation are:

Commercial	7:30 am – 6:00 pm	Monday – Friday
Residential	24/7	

Building Square Footage

35,798 gsf (within building exterior walls from below grade parking through 4th floor)

Number of Dwelling Units

Nineteen (19)

- 2 – Studio Units
- 8 – One-Bedroom Units
- 5 – Two-Bedroom Units
- 4 – Three-Bedroom Units

Auto & Bike Parking Stalls

Bicycle Parking	28	(22 Interior Residential, 2 Residential Guest, 4 Business)
Auto Parking	29	(9 Exterior for Commercial, 20 Interior for Residence)
Accessible	2	(1 Exterior for Commercial, 1 Interior for Residence)
Non-Accessible	27	(8 Exterior for Commercial, 19 Interior for Residence)

Lot Coverage and Usable Open Space:

Lot Size 13,168 sf

Pervious Area:

Landscape	1,520 SF
Green Roof	2,170 SF
Pervious Pavement	1,317 SF
Total	5,007 SF

Proposed ISR 62%

Residential Balconies & Terraces 2,527 SF

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Value of Land

\$200,000 - \$300,00

Estimated Project Cost

\$3,500,000 (\$2,900,000 construction cost)

Number of Construction & Full-Time Equivalent Jobs Created

Commercial Space	10 FTE's
Construction Jobs	15-30 FTE's

Public Subsidy Requested

None.

Paul M. Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File