

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>November 21, 2005</u>	Action Requested
UDC MEETING DATE: <u>December 07, 2005</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 3270 & 3276 Maple Grove Drive

ALDERMANIC DISTRICT: #7 - Zach Brandon

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Fred Miller – Miller Construction, LLC

Knothe & Bruce Architects, LLC

2318 Vondron Road

7601 University Avenue, Suite 201

Madison, WI 53718

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com



*11:59 a.m.
JR*

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 50,000 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)



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Site Locator Map

3270 & 3276 Maple Grove Drive
Madison, WI

SITE DEVELOPMENT STATISTICS:

LOT AREA 154,912 S.F. OR 3.56 ACRES
 DWELLING UNITS 84 Condominiums
 LOT AREA/D.U. 1844 S.F./D.U.
 DENSITY 23.6 UNITS / ACRE

	BUILDING #1	BUILDING #2
TWO BEDROOM	32	51
THREE BEDROOM	10	11
TOTAL	42	42

PARKING PROVIDED:

UNDERGROUND STALLS	108
SURFACE	60
TOTAL PARKING	162

PARKING/D.U. 2.0 / D.U.

BIKE PARKING PROVIDED:

UNDERGROUND STALLS	40
SURFACE	27
TOTAL PARKING	67

BIKE PARKING/D.U. 1.25 / D.U.

SHEET INDEX

- C-1.1 SITE PLAN
- C-1.2 SITE GRADING PLAN
- C-1.3 SITE UTILITY PLAN

L-1.1 LANDSCAPE PLAN

- A-1.0 TYPICAL BASEMENT PLAN-BLDG #1 & #2
- A-1.1 TYPICAL FIRST FLOOR PLAN - BLDG #1 & #2

- A-2.1 ELEVATIONS - BLDG #1
- A-2.2 ELEVATIONS - BLDG #2

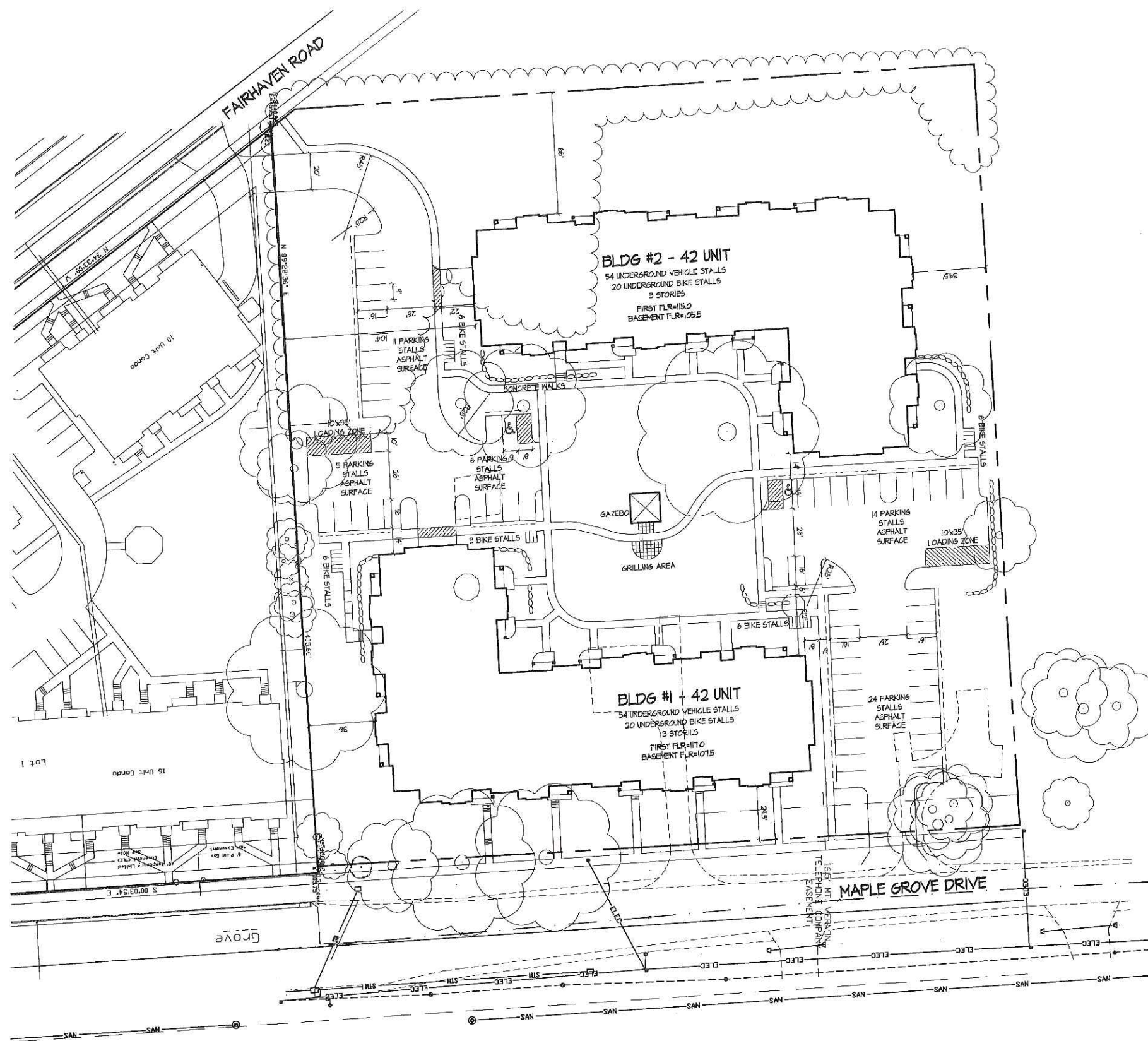
Revisions
 PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005
 INITIAL UDC SUBMITTAL - OCTOBER 12, 2005
 FINAL UDC SUBMITTAL - NOVEMBER 21, 2005

Project Title
Maple Grove
Condominium Homes
 3270 & 3276 Maple Grove Drive

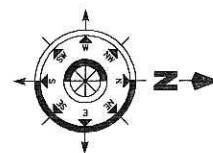
Drawing Title
Site Plan

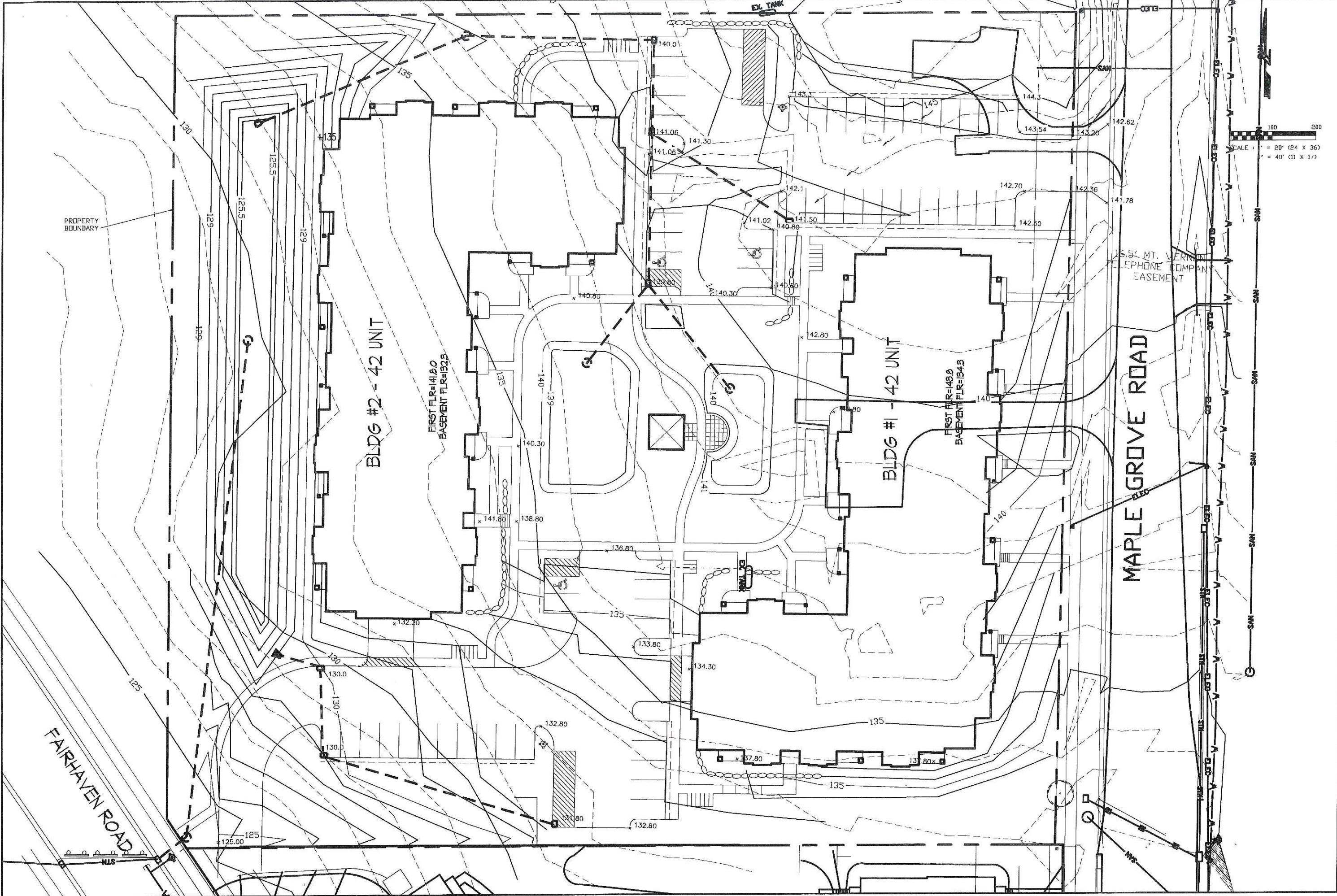
Project No.
0525

Drawing No.
G-1.1



SITE PLAN
 SCALE: 1" = 30'





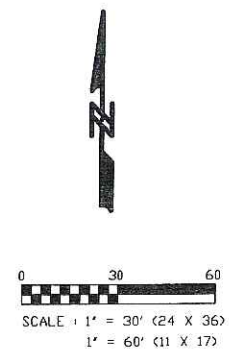
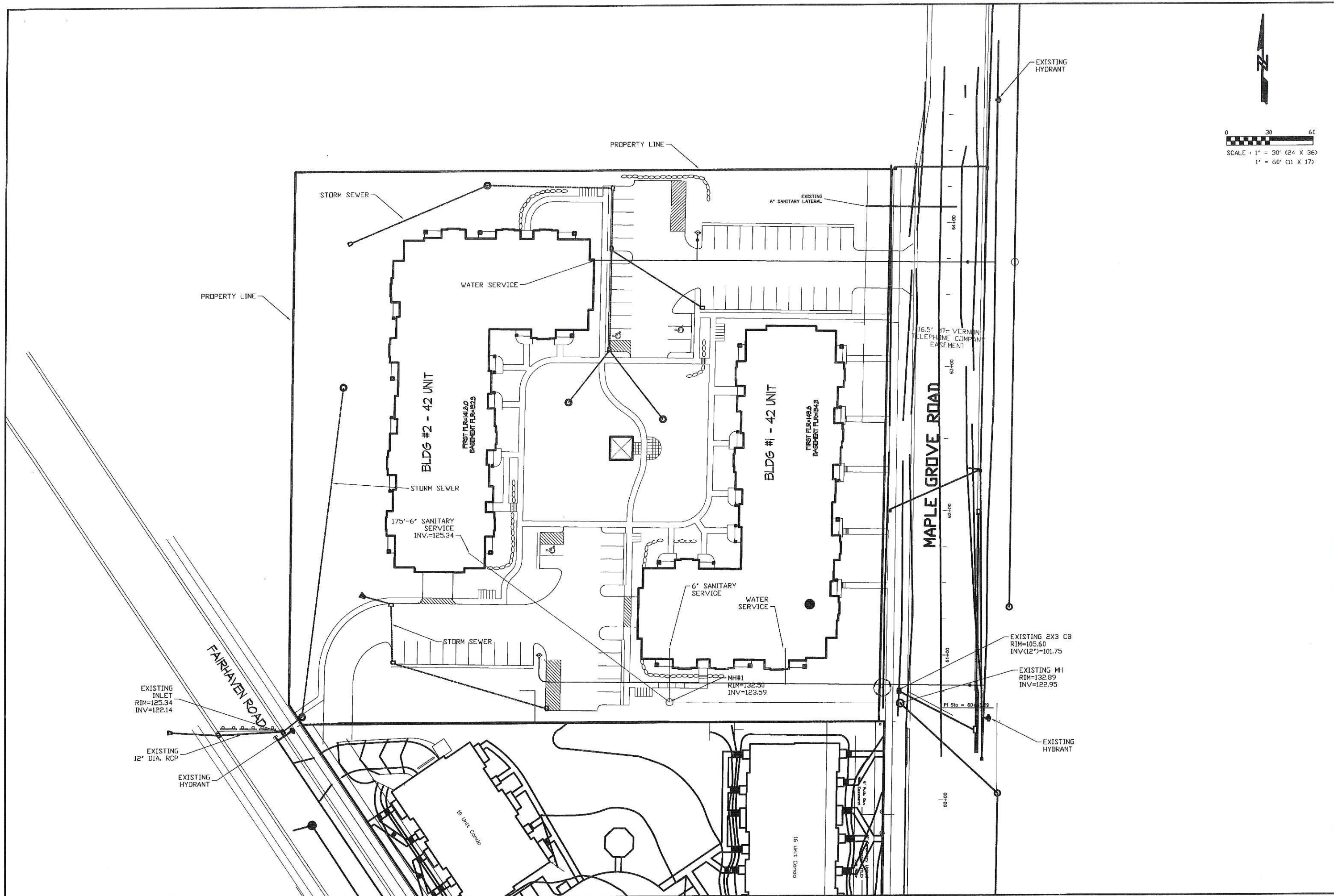
Calkins Engineering, LLC
 5010 Veges Road
 Madison, WI 53718
 (608) 838-0444

DATE: 09-20-05
 REVISIONS:
 11-17-05

DRAWING NAME: P:\MIDG\VIEW\POINT\BASETOP.DWG
 P/N: MIDG

MAPLE GROVE CONDOMINIUMS
GRADING PLAN

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors



Calkins Engineering, LLC
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444

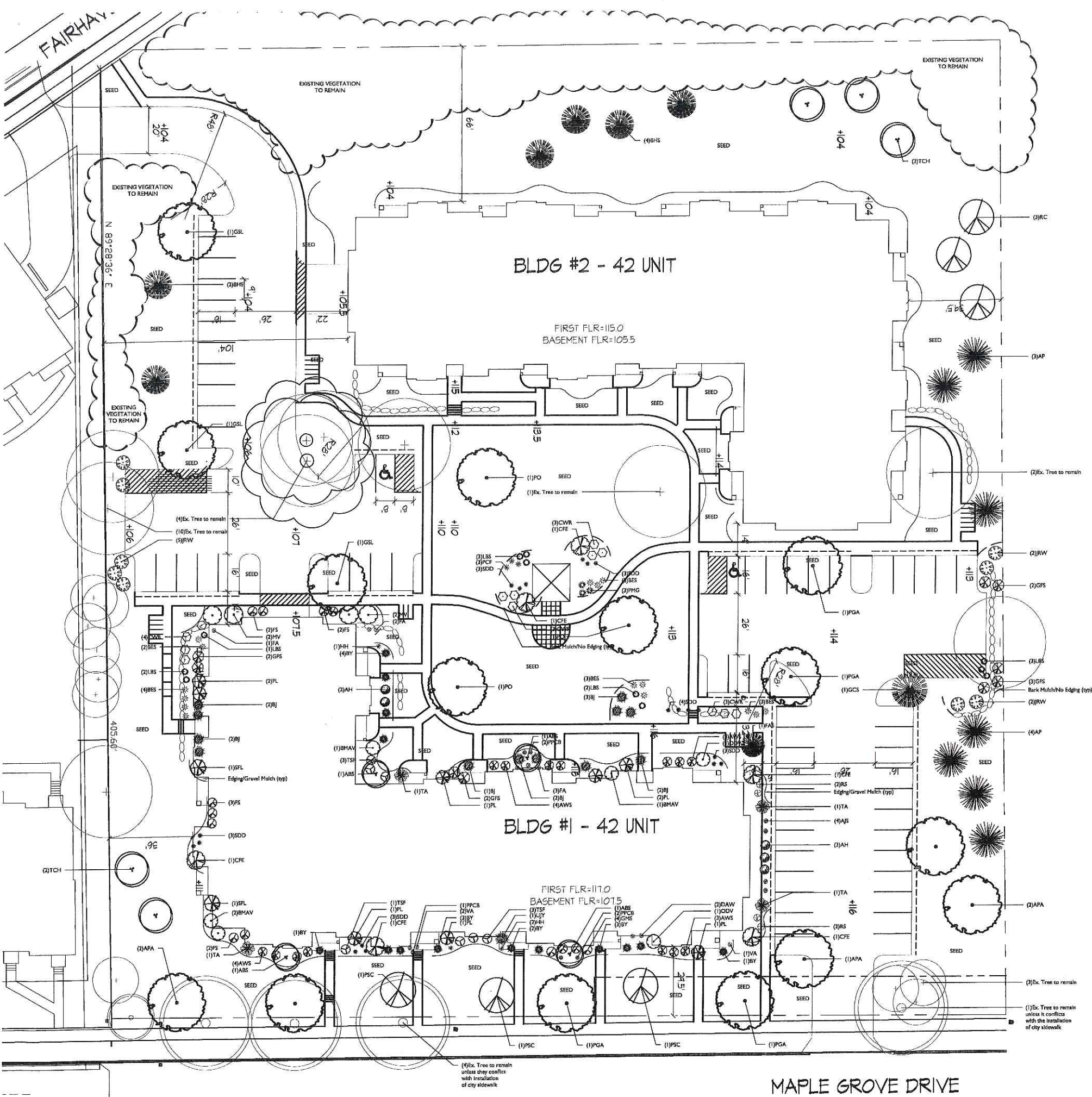
DATE: 09-20-05
 REVISIONS:

MAPLE GROVE CONDOMINIUMS
UTILITY PLAN

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

DRAWING NAME: P:\MID5\DWG\E_POINT\BASE\TOPD.DWG

FN: M106



Plant Material List

Quantity	Code Name	Scientific Name	Planting Size
4	ABS	Aucunum Brill Serviceberry	4' B&B
5	APA	Autumn Purple White Ash	2' B&B
3	GSL	Greenspire Litchford Linden	2' TS
4	PGA	Palmetto Green Ash	2' B&B
3	PO	Pin Oak	2' B&B
3	PSC	Pink Spines Crabapple	1 1/2' B&B
3	RC	Robinson Crabapple	1 1/2' B&B
5	TCH	Thick Cockspur Hawthorn	6' B&B

Quantity	Code Name	Scientific Name	Planting Size
7	AP	Austrian Pine	5' B&B
14	BY	Berryhill Yew	18" B&B
6	BHS	Black Hills Spruce	5' B&B
12	BJ	Buffalo Juniper	#2 CONT.
1	FAS	Fat Albert Blue Spruce	5' B&B
1	GCS	Green Colorado Spruce	5' B&B
4	TA	Teddy Himation Arborvitae	4' B&B
1	UJY	Upright Japanese Yew	18" B&B

Quantity	Code Name	Scientific Name	Planting Size
4	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
15	BES	Black-eyed Susan	#1 CONT.
2	DAW	Deutschland Astilbe (white)	#1 CONT.
6	FA	Fanal Astilbe (red)	#1 CONT.
3	H4	Halcyon Hosta (blue 12-24")	#1 CONT.
11	LBS	Little Bluestem	#1 CONT.
5	PPCB	Palace Purple Coral Bells	#1 CONT.
3	PCF	Purple Coneflower	#1 CONT.
3	PMG	Purple Maiden Grass	#1 CONT.
4	RS	Russian Sage	#1 CONT.
19	SDD	Scilla De Oro Daylily (gold 18" R)	#1 CONT.
3	VA	Visions Astilbe (raspberry)	#1 CONT.

Quantity	Code Name	Scientific Name	Planting Size
5	AH	Annabelle Hydrangea	#2 CONT.
14	AWS	Anthony Waterer Spiraea	#2 CONT.
4	BMAV	Blue Muffin Arnd Viburnum	#5 CONT.
13	CWR	Carefree Wonder Rose	#2 CONT.
6	CFE	Chicago Fire Winged Euonymus	#5 CONT.
9	FS	Froebel Spirea	#2 CONT.
4	GMS	Gold Mound Spirea	#2 CONT.
9	GFS	Goldflame Spirea	#2 CONT.
9	JRW	Java Red Weigela	#2 CONT.
4	MV	Mohican Viburnum	#5 CONT.
2	ODV	Onondaga Sargent Viburnum	4' B&B
8	PL	Pallidin Lilac	#3 CONT.
2	SFL	Sensation Lilac	#5 CONT.
7	TSF	Texas Scarlet Floweringquince	#2 CONT.

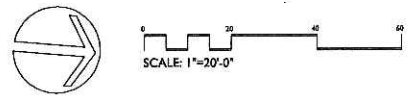
- GENERAL NOTES**
- A) Areas labeled "Bark Mulch" to receive a mixture of hardwood shredded bark mulch spread to a 3" depth over pre-emergent.
 - B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3' wide beds for shrub groupings).
 - C) "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.
 - D) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.
 - E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
 - F) Areas labeled "Seed" shall receive a mixture of the following types:
 - 40% Palmer Ryegrass
 - 20% Baron Bluegrass
 - 20% Nassau Bluegrass
 - 20% Penstemon Creeping Red Fescue
 - G) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed gravel mulch spread to a 3"-4" depth over fabric weed barrier.

CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS	
Number of parking Stalls	65
Number of 2" Min. Cal. Trees Required	305
Number of Landscape Points Required	

SOLUTION	
8 Canopy Trees (2"-2 1/2") @ 35 pts.	280
14 Canopy Trees or Small Ornamental Trees (1 1/2"-2'0") @ 15 pts.	210
14 Deciduous Shrubs @ 2 pts.	28
Evergreen Shrubs @ 3 pts.	42
Evergreen Trees (3' Ht.) @ 15 pts.	120
Decorative Wall or Fence @ 5 pts. per 10 Lf.	-
Earth Berm per 10 Lf.	-
Average Ht. - 30" @ 5 pts.	-
Average Ht. - 15" @ 2 pts.	-
TOTAL POINTS	428

TRESCAPE AND TYPICAL FOUNDATION PLANTINGS



the bruce company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 W. BELTLINE HWY
P.O. BOX 502330
MIDDLETON, WI 53552-0339
TEL (808) 839-7941
FAX (808) 831-8286

MAPLE GROVE CONDOMINIUM HOMES
3270 & 3276 Maple Grove Drive
MADISON, WISCONSIN

Checked By: MH/SS
Drawn By: SVWS
9/16/05
PLAN COMMISSION
SUBMITTAL 9/21/05

Revised:
Revised:
Revised:
Revised:
Revised:

KBA Job # 0525

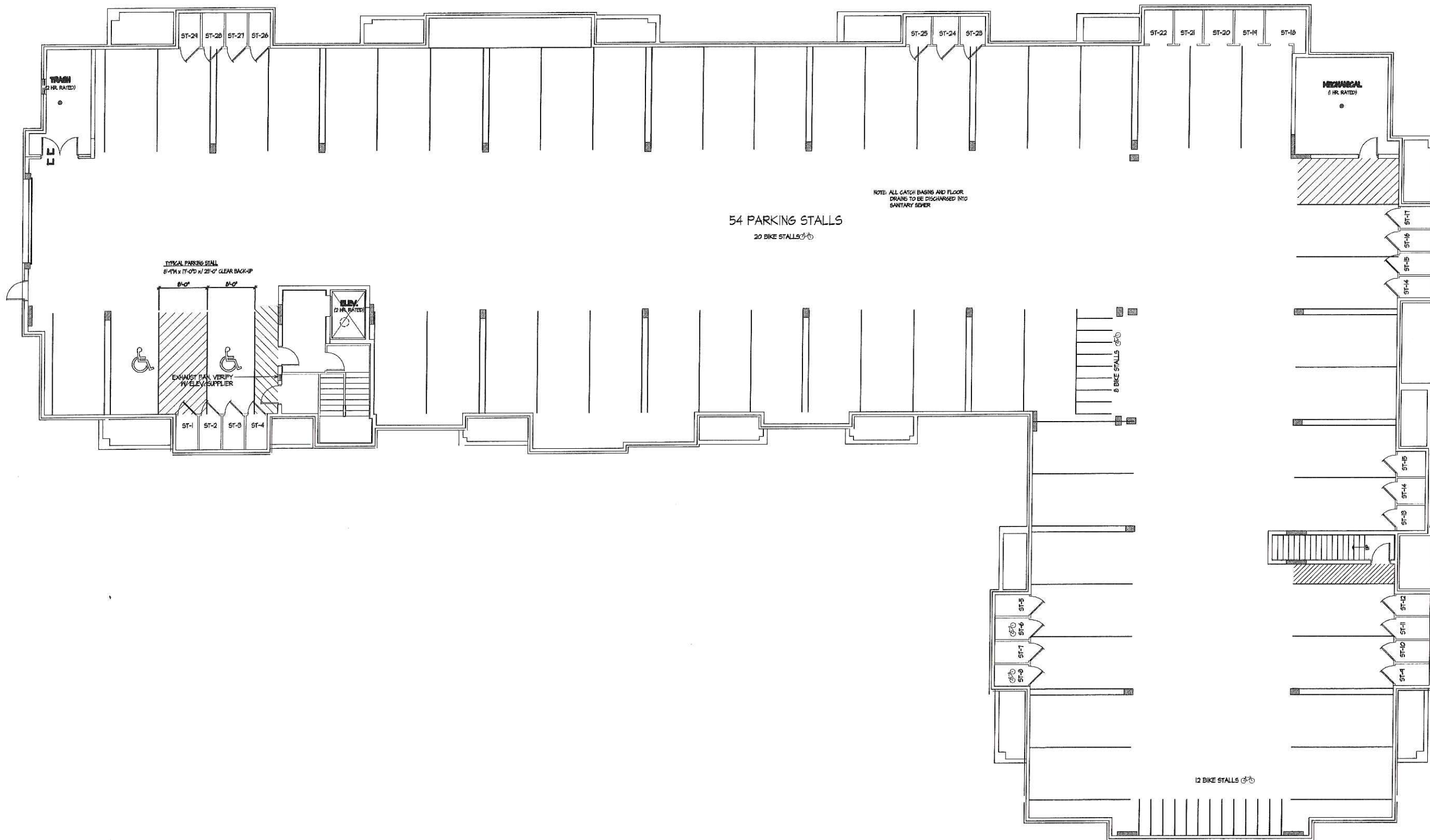
L-1.1

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Notes

- (1) BIKE PARKING STALL PROVIDED IN EACH STORAGE LOCKER AS NOTED WITH



Revisions

- PLAN CONSTRUCTION SUBMITTAL - SEPTEMBER 21, 2005
- INITIAL LDC SUBMITTAL - OCTOBER 12, 2005
- INITIAL LDC SUBMITTAL - OCTOBER 12, 2005

Project Title
**Maple Grove
Condominium Homes**
3270 & 3276 Maple Grove Drive

42 Unit Building
Drawing Title
Typ. Basement Plan
Building # 2 (#1 similar)

Project No. Drawing No.
0525 A-1.0

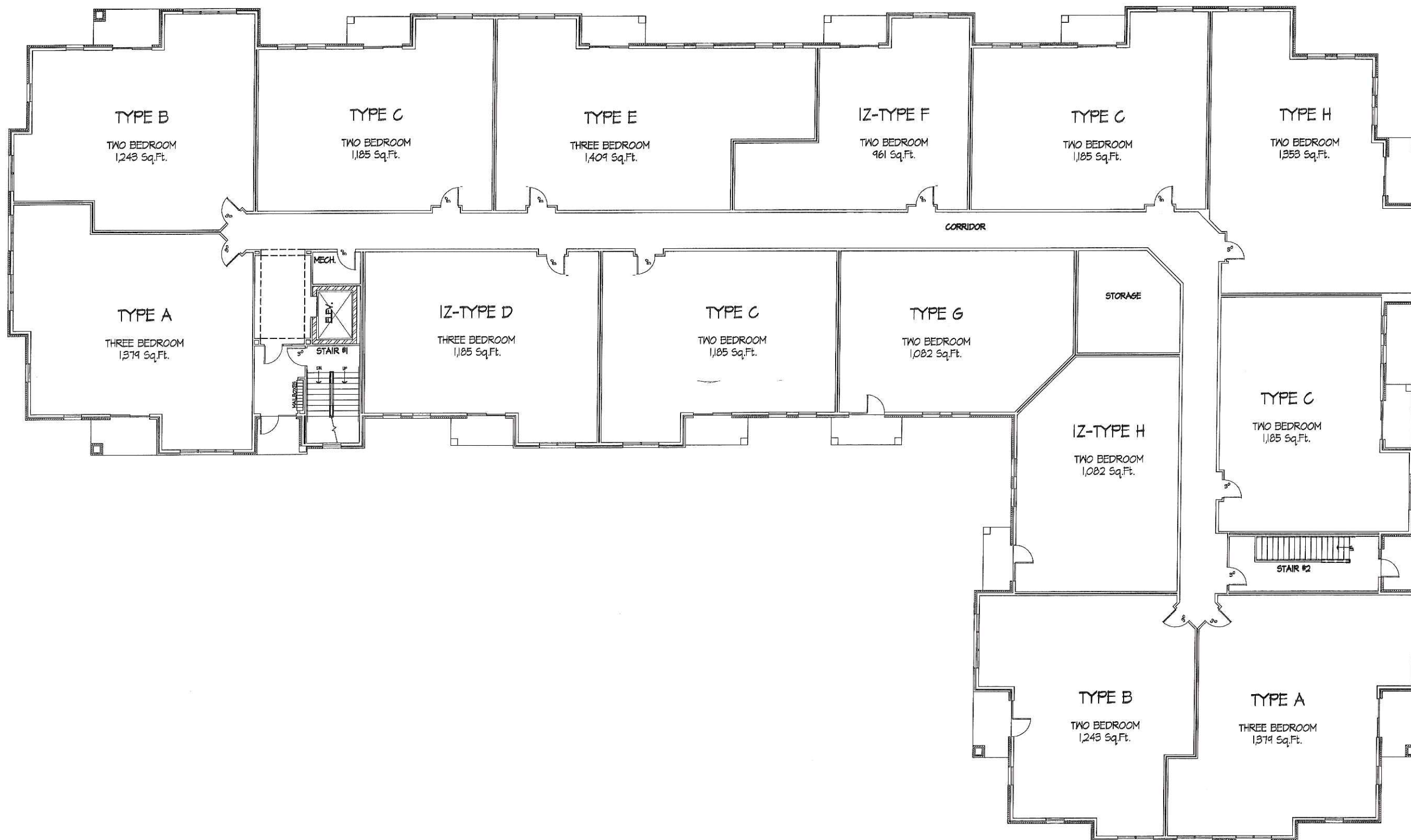
TYPICAL BASEMENT FLOOR PLAN
1/8" = 1'-0"



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Notes



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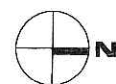
42 Unit Building

Drawing Title
Typ. First Floor Plan
Building # 1

Project No. Drawing No.
0525 A-1.1

TYPICAL FIRST FLOOR PLAN

1/8" = 1'-0"





FRONT (STREET) ELEVATION
382' x 1-0"



- TYPICAL MATERIALS:
- Asphalt Shingles
 - Alum. Wrapped Fascia
 - Hard-Plank Frieze Board
 - Vinyl Siding 4" Exposure (TYP.)
 - Precast Sill
 - Brick Veneer
 - Hard-Plank Bond Board
 - Vinyl Siding 6" Exposure (TYP.)

SIDE ELEVATION
382' x 1-0"



SIDE ELEVATION
382' x 1-0"

Revisions
Issued - June 29, 2005
Plan commission Submittal - September 21, 2005
Initial UDC Submittal - October 12, 2005
Final UDC Submittal - November 21, 2005



BACK (COURTYARD) ELEVATION
382' x 1-0"

Project Title
**Maple Grove
Condominium Homes**
3270 & 3276 Maple Grove Drive

42 Unit Building
Drawing Title
Elevations
Building #1

Project No. **0525** Drawing No. **A-2.1**

Consultant

Notes



REAR ELEVATION
 552' x 1-0"



SIDE ELEVATION
 552' x 1-0"

- TYPICAL MATERIALS:
- Asphalt Shingles
 - Alum. Wrapped Fascia
 - Hardi-Plank Frieze Board
 - Vinyl Siding 4" Exposure (TYP.)
 - Precast Sill
 - Brick Veneer
 - Hardi-Plank Bond Board
 - Vinyl Siding 6" Exposure (TYP.)



SIDE ELEVATION
 552' x 1-0"

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FRONT (COURTYARD) ELEVATION
 552' x 1-0"

Project Title
**Maple Grove
 Condominium Homes**
 3210 & 3216 Maple Grove Drive

42 Unit Building
 Drawing Title
Elevations
 Building #2

Project No. Drawing No.
0525 A-2.2