

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

AGENDA ITEM # _____

Project # _____

| | |
|--|--|
| DATE SUBMITTED: <u>February 28, 2007</u> | Action Requested |
| UDC MEETING DATE: <u>March 7, 2007</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: 301 S. Ingersoll

ALDERMANIC DISTRICT: Judy Olson #6

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

301 S. Ingersoll, LLC/ Rich Arnesen

Knothe & Bruce Architects, LLC

321 E. Main Street

7601 University Avenue, Suite 201

Madison, WI 53701

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

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)



Site Locator Map

301 S. Ingersoll Street

Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS. CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH TO BE COLLECTED IN UNDERGROUND PARKING GARAGES. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(II)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11. FOR THE TYPES OF RACKS ESPECIALLY SEE SUBSECTIONS (B)(6) AND (B)(12). 1W BIKE RACK TO BE USED.

- Revisions
- Plan Commission Submittal - September 20, 2006
 - Progress Printing - January 26, 2007
 - February 12, 2007
 - Final UDC Submittal - February 28, 2007

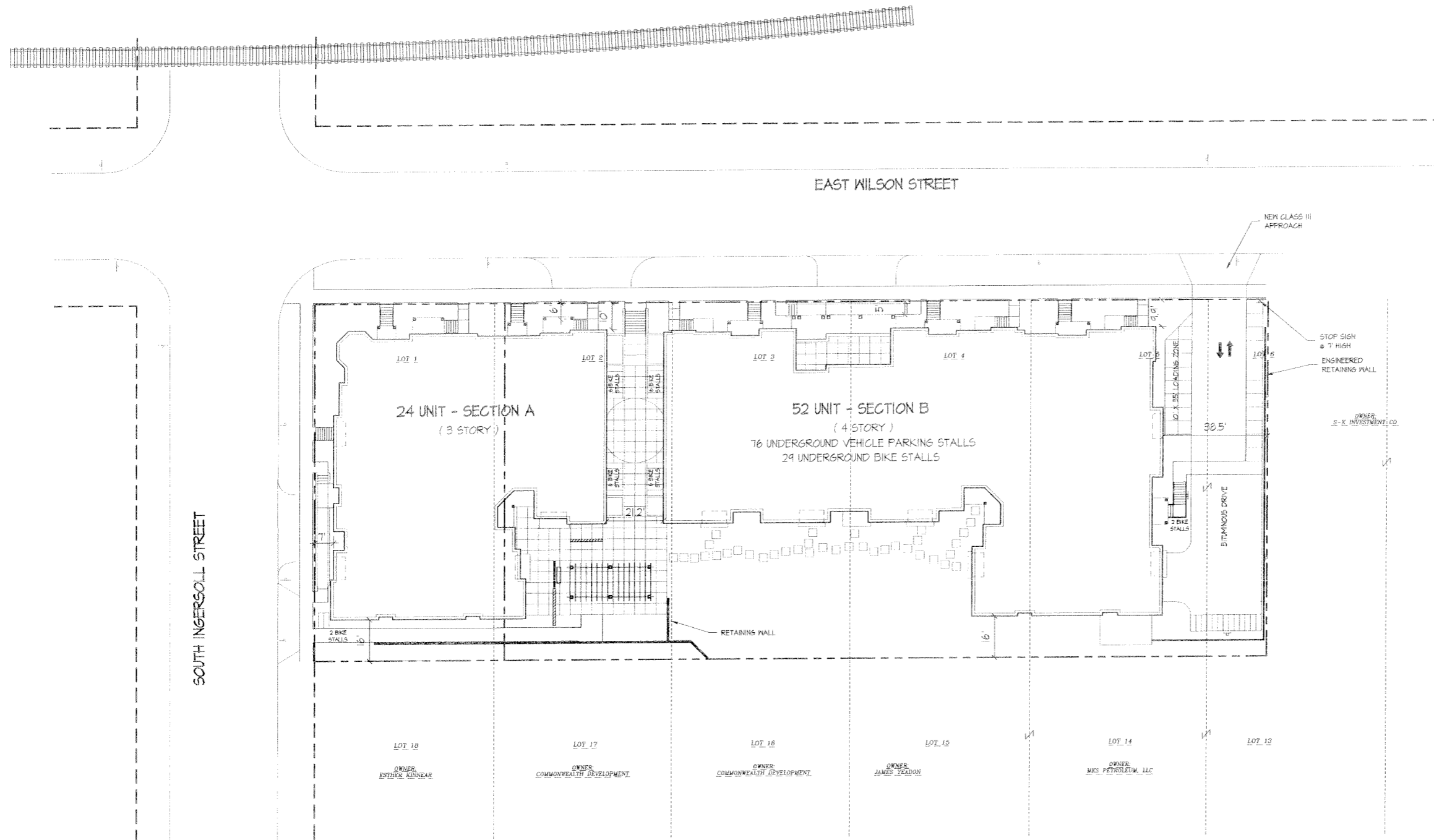
Preliminary Drawing
Not For Construction

Project Title
301 S. Ingersoll St.

Drawing Title
Site Plan

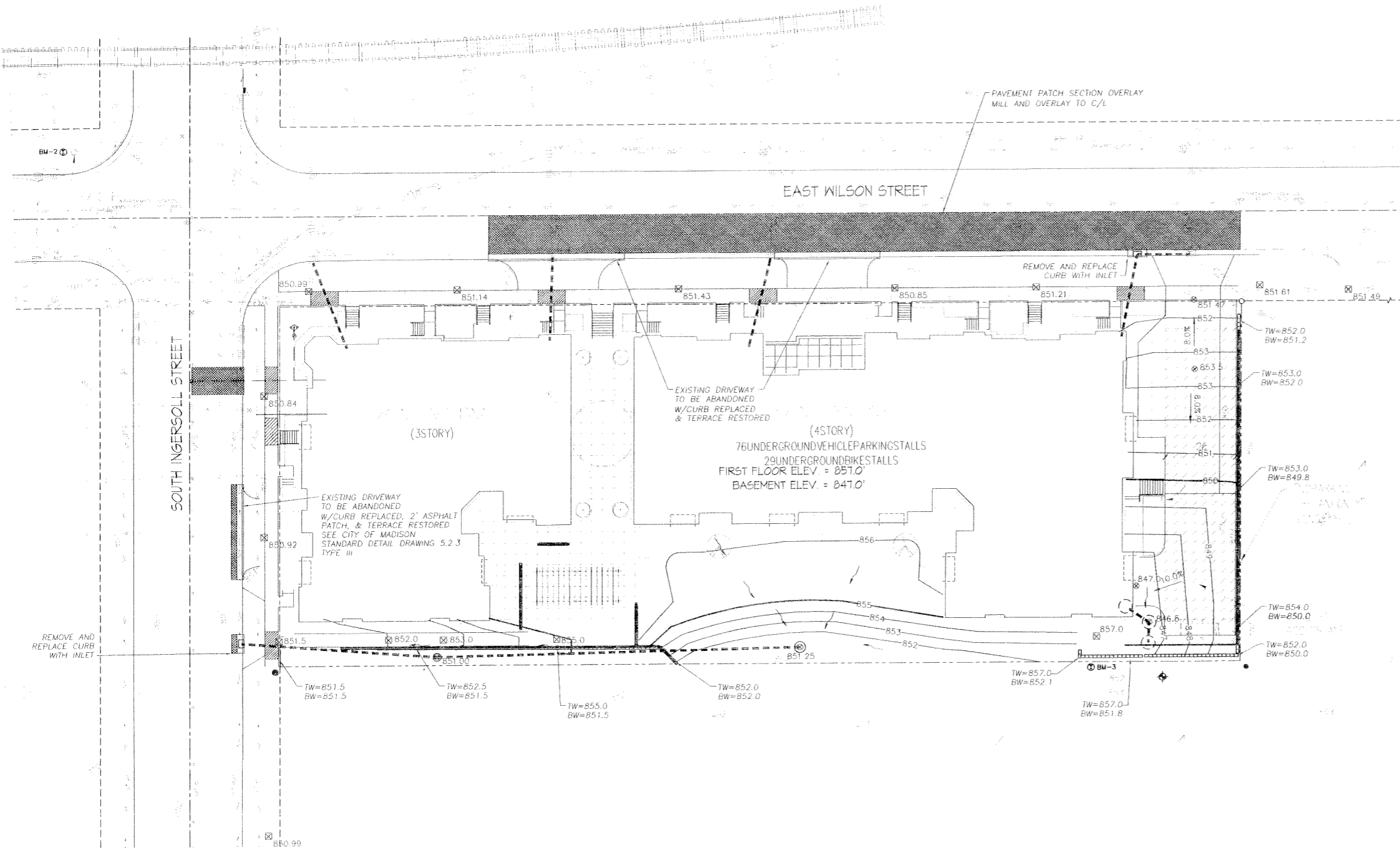
Project No. Drawing No.
0555 C-1.1

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 - C-4.1 LANDSCAPE PLAN

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Revisions
 Plan Commission Submittal 04-20-06
 Final IJC Submittal - February 28, 2007

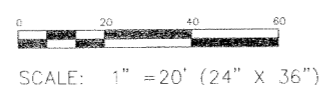
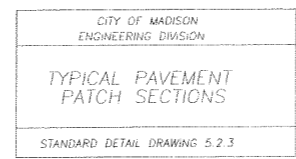
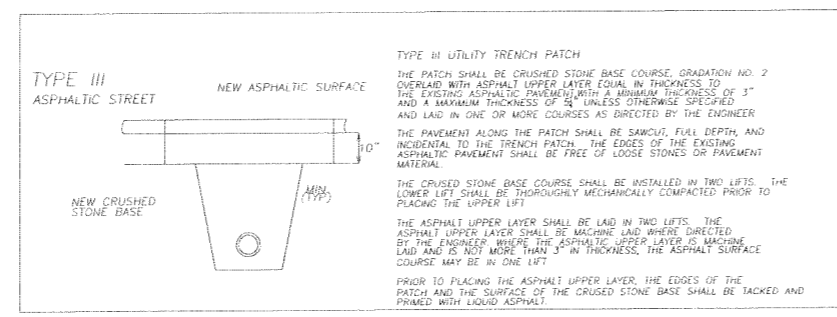
LEGEND

- 850 PROPOSED CONTOUR
- EXISTING CONTOUR
- 850.00 SIDEWALK ELEVATION
- 850.00 PAVEMENT/LAWN ELEVATION
- RETAINING WALL
- DRAINAGE ARROWS
- SIDEWALK REPLACEMENT
- PAVEMENT/CURB REPLACEMENT

GRADING PLAN

1" = 20'

| BENCHMARKS | | |
|------------|-----------|---|
| BENCH MARK | ELEVATION | DESCRIPTION |
| BM-1 | 849.79 | BRASS CAP MONUMENT MARKING THE MEANDER CORNER TO THE CENTER OF SECTION 13, T7N, R9E |
| BM-2 | 854.44 | TOP NUT ON HYDRANT AT NW CORNER OF E. WILSON AND S. INGERSOLL STREETS |
| BM-3 | 851.83 | 1-1/2" IRON PIPE |



Consultant



Notes

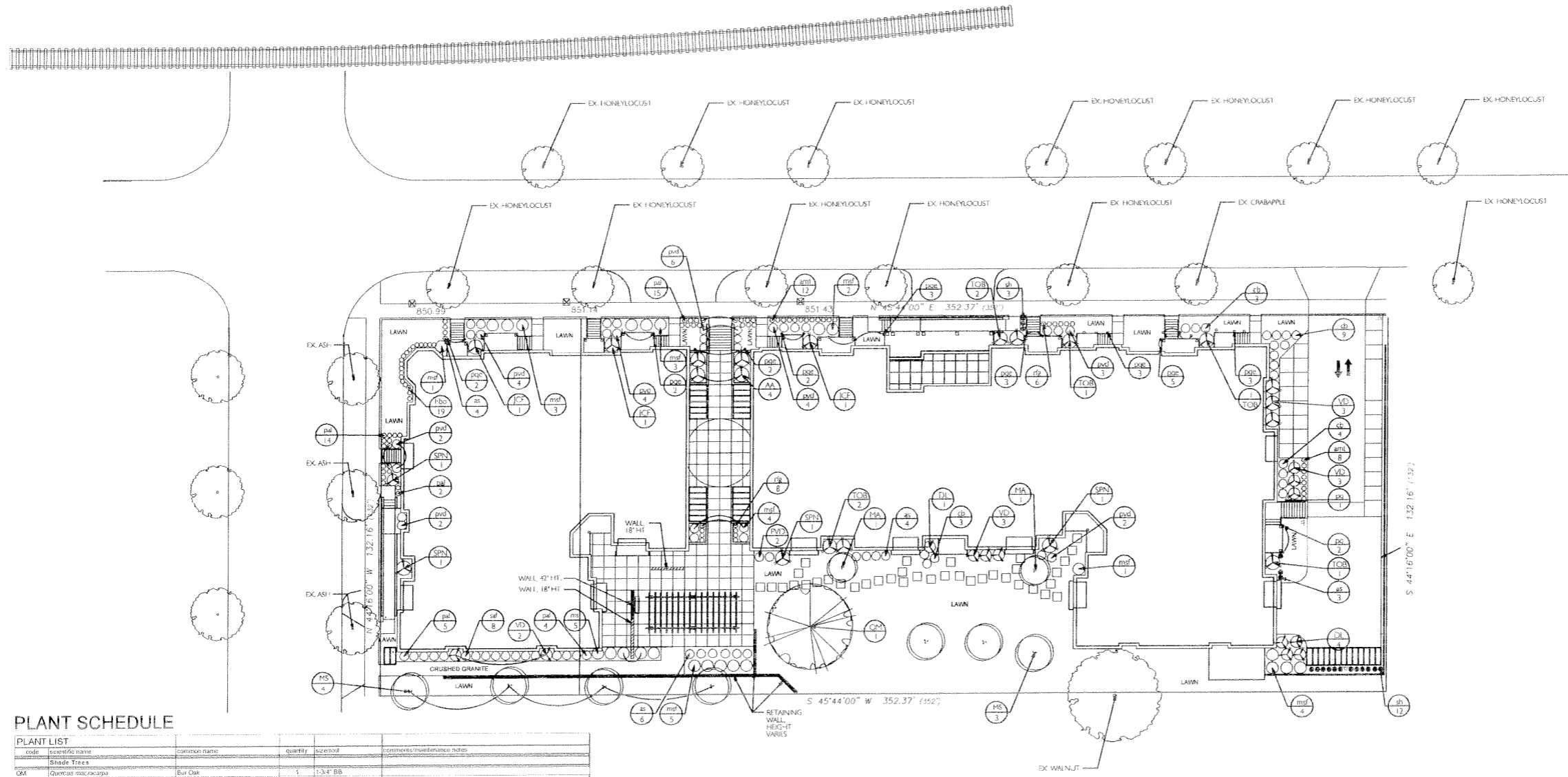
Revisions
REVISED - SEPT 14, 2006
REVISED - FEB. 28, 2007

Project Title
301 S. INGERSOLL ST.

Drawing Title
Landscape Plan

Project No. 0555 Drawing No. L-4.1

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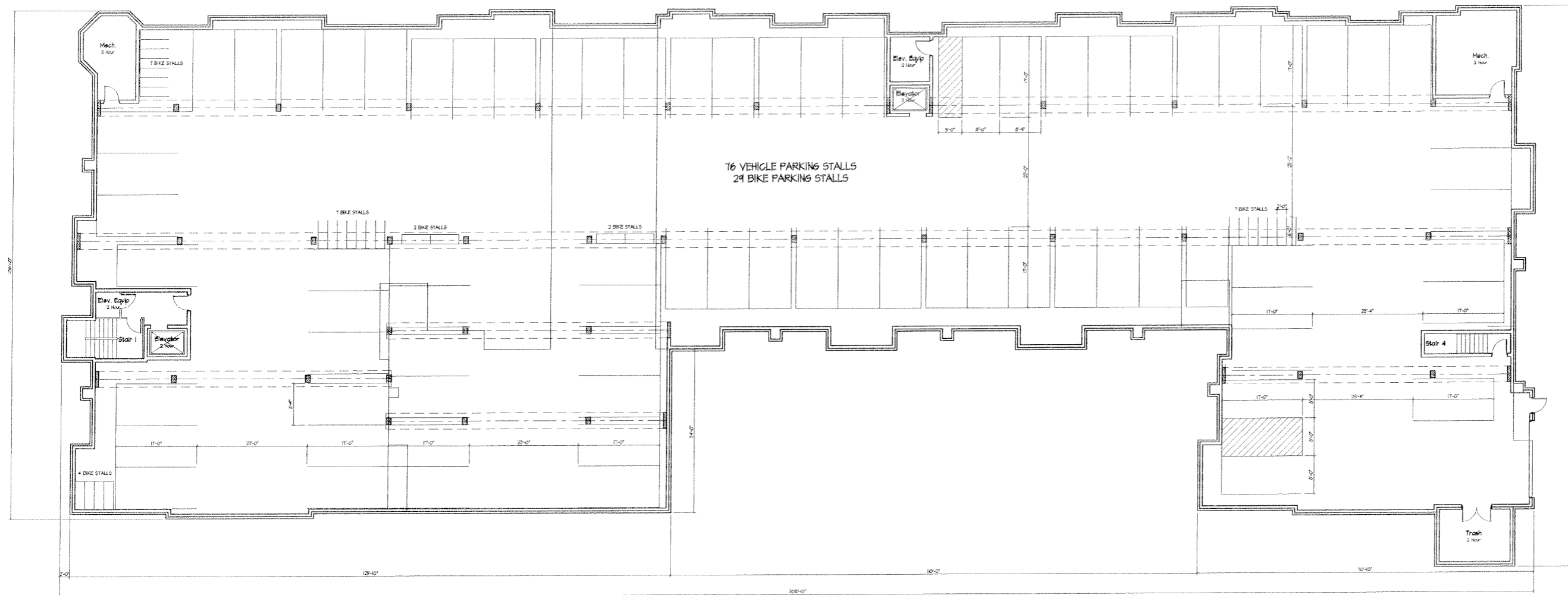
PLANT SCHEDULE

| code | scientific name | common name | quantity | size/height | comments/notes/spacing |
|-------------------------|---|------------------------------|----------|--------------|--|
| Shade Trees | | | | | |
| OM | <i>Quercus macrocarpa</i> | Bur Oak | 1 | 13.4' BB | |
| Ornamental Trees | | | | | |
| MA | <i>Malis adoxata</i> | Asteroid Crabapple | 2 | 1 1/2' Cal | |
| MS | <i>Malus Spring Snow</i> | Spring Snow Crabapple | 7 | 4' Ht./BB | Match specimens; single, straight leader |
| Deciduous Shrubs | | | | | |
| AA | <i>Aronia arbutifolia</i> <i>Bottlebrush</i> | Rac Chokeberry | 4 | 24" Ht. CONT | Spaced 5' O.C. |
| DL | <i>Dwarf Bush</i> | Dwarf Bush Honeysuckle | 5 | 18" Ht. CONT | Spaced 3'-4" O.C. |
| SPN | <i>Salix purpurea</i> <i>Mary's</i> | Dwarf Aitch Blue Willow | 4 | 24" Ht. CONT | Space per plan |
| VD | <i>Viburnum dentatum</i> <i>Chastnut</i> | Blue Mulberry Viburnum | 11 | 24" Ht. CONT | Space per plan |
| Evergreen Shrubs | | | | | |
| JCP | <i>Juniperus chinensis</i> <i>Fairview</i> | Fairview Juniper | 3 | 5 Gal. Cont. | Spaced 4' O.C. |
| TCB | <i>Thuja occidentalis</i> <i>Borlari</i> | Borlari Arborvitae | 7 | 5 Gal. Cont. | Spaced 4' O.C. |
| Perennials | | | | | |
| ML | <i>Monarda mollis</i> <i>Thriller</i> | Thriller Lady's Mantle | 20 | 1 Gal. CONT | Spaced 18" O.C. |
| MO | <i>Monarda mollis</i> <i>Baltimore Oriole</i> | Baltimore Oriole Daylily | 19 | 1 Gal. CONT | Spaced 18" O.C. |
| PL | <i>Panicum virgatum</i> <i>Little Sprig</i> | Little Sprig Russian Sage | 40 | 1 Gal. CONT | Spaced 2' O.C. |
| SL | <i>Solidago rugifolia</i> <i>Black-eyed Susan</i> | Black-eyed Susan | 14 | 1 Gal. CONT | Spaced 2' O.C. |
| SF | <i>Sedum autumnale</i> <i>Autumn Fire</i> | Autumn Fire Sedum | 8 | 1 Gal. CONT | Spaced 18" O.C. |
| Grasses | | | | | |
| AS | <i>Andropogon scoparius</i> | Little Bluestem | 17 | 1 Gal. CONT | Spaced 2' O.C. |
| CS | <i>Calliopsis distachya</i> | Kentucky Bluegrass | 19 | 1 Gal. CONT | Space 3'-6" O.C. |
| MF | <i>Miscanthus sinensis</i> <i>Fortin's Oculis</i> | Fortin's Miscanthus Grass | 28 | 1 Gal. CONT | Spaced per plan |
| PD | <i>Panicum virgatum</i> <i>Dallas Blue</i> | Dallas Blue Grass | 29 | 1 Gal. CONT | Spaced 2' O.C. |
| SP | <i>Spartina patens</i> | Prairie Dropseed | 15 | 1 Gal. CONT | Spaced 24" O.C. |
| Vines | | | | | |
| VE | <i>Vitis rotundifolia</i> <i>Cropsey</i> | Vignola Creeper | 3 | 1 Gal. Cont. | see plan for location and spacing |
| VE | <i>Vitis rotundifolia</i> <i>Engelmann</i> | Engelmann's Virginia Creeper | 25 | 1 Gal. Cont. | see plan for location and spacing |



NOT FOR CONSTRUCTION

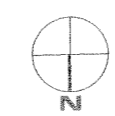
Notes
1. 21 BIKE PARKING STALLS IN EACH BASEMENT. PROVIDE BIKE RACK SECURELY FASTENED TO WALL OR FLOOR. AN ADDITIONAL 6 SURFACE STALLS FOR EACH BUILDING ON SITE FOR 34 STALLS TOTAL.



Revisions
Issued for review - July 5, 2006
Plan Commission Submittal - September 20, 2006

Project Title
301 S. Ingersoll St.

BASEMENT PLAN
1/8" = 1'-0" 26614 SF



Drawing Title
Basement Plan

Project No. Drawing No.
0555 A-1.0

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Revisions
Issued for review - July 5, 2006
Plan Commission Submittal - September 20, 2006

Project Title
301 S. Ingersoll St.

FIRST FLOOR PLAN
3/32" = 1'-0"
28286 SF

Drawing Title
First Floor Plan

Project No. Drawing No.
0555 A-1.1

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Revisions
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Project Title
301 S. Ingersoll St.

○ SECOND FLOOR PLAN
B/32" = 1'-0" 29286 SF



Drawing Title
Second Floor Plan

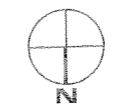
Project No. 0555 Drawing No. A-1.2

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Revisions
 Issued for review - July 5, 2006
 Plan Commission Submittal - September 20, 2006

○ THIRD FLOOR PLAN
 3/8" = 1'-0" 25286 SF

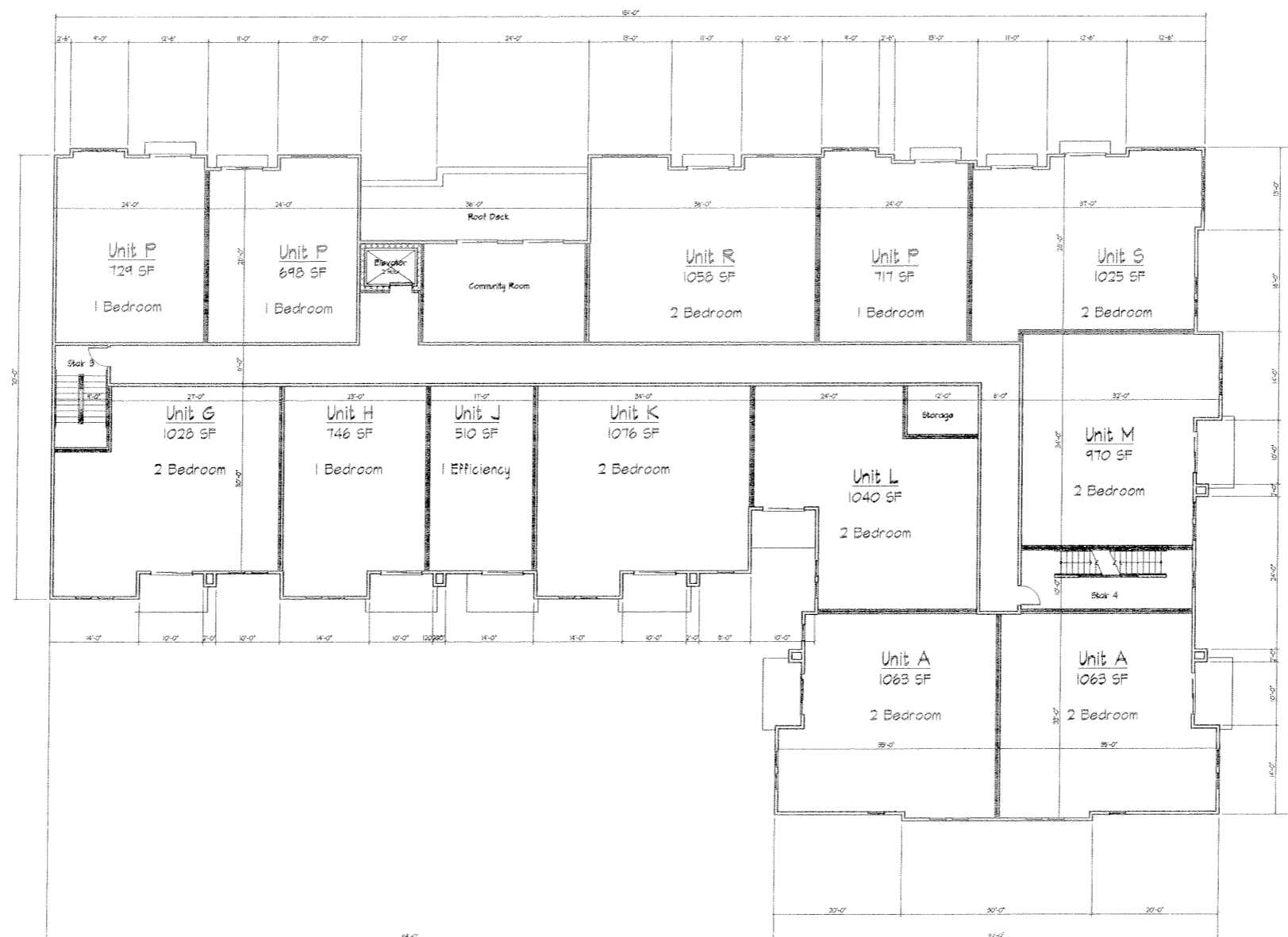


Project Title
 301 S. Ingersoll St.

Drawing Title
 Third Floor Plan

Project No. Drawing No.
 0555 A-1.3

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FOURTH FLOOR PLAN
5/8" = 1'-0" 14881 SF



Revisions
Issued for review - July 5, 2006
Plan Commission Submittal - September 20, 2006

Project Title
301 S. Ingersoll St.

Drawing Title
Fourth Floor Plan

Project No. Drawing No.
0555 A-1.4

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TYPICAL MATERIALS



- HORIZONTAL SIDING-RENAICK GOLDEN OAK (SK2824)
- VERTICAL HARD-TRIM BOARDS-DOWNING SAND (SK2822)
- FASCIA-DOWNING SAND (SK2822)
- SOFFIT & BRACKETS-AURORA BROWN (SK2831)
- HARD-TRIM-DOWNING SAND (SK2822)
- PRECAST BANDS-HEADS & SILLS-ARRISCRAFT INTERNATIONAL/PECAN (SMOOTH)
- WINDOWS-TAN BRICK VENEER
- INTERPACE INDUSTRIES/VERA CRUZ ACCENT-DOWNING SAND (2822)
- PAINTED COLUMNS-NATURAL CHOICE (SKT01)
- DOORS-NATURAL CHOICE (SKT01)
- MASONRY UNIT BAND-PECAN (SMOOTH)
- MASONRY UNIT-PECAN (ROCKED)
- MASONRY UNIT BAND-PECAN (SMOOTH)
- ALUMINUM RAILING-DARK BRONZE

TYPICAL MATERIALS

- HORIZONTAL SIDING-DOWNING EARTH (SK2820)
- HARD-PANELS & TRIM-NATURAL CHOICE (SKT01)
- SOFFIT & FASCIA-NATURAL CHOICE (SKT01)
- HORIZONTAL SIDING-ROYCROFT PEATER (SK2848)
- PRECAST BANDS-ARRISCRAFT INTERNATIONAL/PECAN (SMOOTH)
- ACROSS-WHITE
- BRICK VENEER-INTERPACE INDUSTRIES/CORDOVA
- SHINGLES-OWENS CORNING/CO. ONA SLATE
- PAINTED COLUMNS-NATURAL CHOICE (SKT01)
- ENTRANCE DOORS-NATURAL CHOICE (SKT01)
- ALUMINUM RAILING-DARK BRONZE

Elevation Along East Wilson Street

3/32" = 1'-0"

Revisions

- Issued - September 4, 2006
- Plan Commission Submitted - September 20, 2006
- Progress Printing - January 26, 2007
- Final UCC Submitted - February 28, 2007

ROYCROFT PEATER (SK2848) DOWNING EARTH (SK2820)



Elevation Along Ingersoll

3/32" = 1'-0"

Project Title

301 S. Ingersoll St.

E. Wilson, Madison

Drawing Title
Exterior Elevations

Project No.

0555

Drawing No.

A2.1

Consultant

Notes



○ Rear Elevation
3/32" = 1'-0"



○ Side Elevation
3/32" = 1'-0"

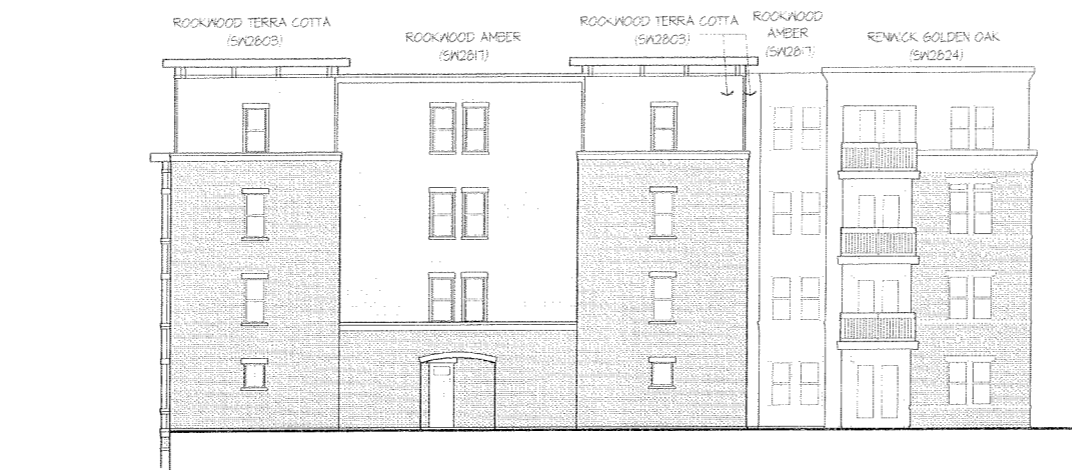
Revisions
Issued - September 4, 2006
Plan Commission Submittal - September 20, 2006
Progress Printing - January 26, 2007
Final UDC Submittal - February 28, 2007

Project Title
301 S. Ingersoll St.

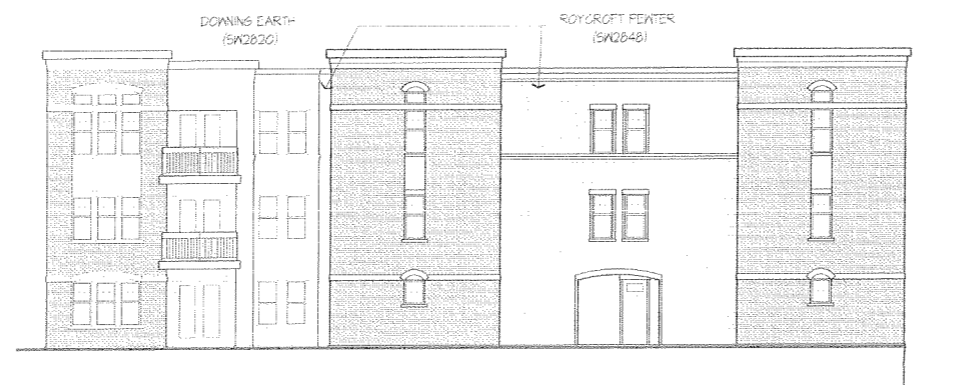
E. Wilson, Madison
Drawing Title
Exterior Elevations

Project No. 0555 Drawing No. A-2.2

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Side Elevation @ Courtyard
 3/32" = 1'-0"



Side Elevation @ Courtyard
 3/32" = 1'-0"

Revisions
 Issued - February 22, 2007
 Final UDC Submit - February 28, 2007

Project Title
 301 S. Ingersoll St.

E. Wilson, Madison
 Drawing Title
 Exterior Elevations

Project No. Drawing No.
 0555 A-2.3

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September 20, 2006
Revised: February 26, 2007

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
M-1 to PUD-GDP-SIP
301 S. Ingersoll Street
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: 301 S. Ingersoll, LLC
P. O. Box 1547
Madison, WI 53701-1547
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen,
Stone House Dev.

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki

Introduction:

The proposed site is located on the southeast corner of Ingersoll and East Wilson Streets. It is currently occupied by the Badger Cab office and garage operation. The adjacent properties are a RB's Pasta to the east and residential uses to the south and west. An Amoco gas station also borders the site on the southeast corner of the site. Plans for the future Central Park include the site to the north across Wilson Street, currently a rail corridor.

This project proposes the redevelopment of this underutilized site for a 76-unit apartment development with under-building parking. The developers will be requesting Federal Housing Tax-Credits and specially structured WHEDA financing to provide highly needed affordable housing opportunities for the Marquette neighborhood. The proposed development is consistent with the East Rail Corridor Plan and the Williamson Street Build Plan. The developers have been working with the alderperson and the neighborhood group to realize the suggestions in these plan documents and to create a redevelopment with an active residential streetscape that respects the neighborhood context.

East Rail Corridor Plan:

The East Rail Corridor Plan generally recommends higher density development with employment to the north of the rail corridor and housing to the south. It specifically recommends housing for this site with a conservation district transition area for the corner of Ingersoll and East Wilson. The plan also states that the new housing be affordable and include a mix of ownership and rental housing. This proposal meets these guidelines by increasing the housing density of the corridor, providing affordable housing options and respecting the existing neighborhood scale.

Williamson Street Build Plan:

The Williamson Street Build Plan outlines the design guidelines for new construction within the plan limits. The site is located within Zone II of the plan which recommends residential use with a maximum three story height and a 1 story bonus for the inclusion of affordable housing. It also identifies several specific design principles and criteria including:

- Define the street edges
- Mend the gaps in the neighborhood fabric
- Integrate, connect and enclose public spaces
- Support a pedestrian / bike-friendly environment
- Open space should be visually connected to the rear yards
- A 16 foot rear yard setback with structured parking
- 70 square feet of open space per bedroom
- Off-street parking for a minimum of .75 stalls/dwelling unit

This redevelopment proposal meets the design standards set out in the East Rail Corridor and Williamson Street Build Plans. Several meetings with neighborhood representatives have been held and general support has been given to the project by the neighborhood board. A larger neighborhood meeting will be held in the near future to provide additional exchange with neighbors.

Project Description:

The site plan was designed to create an urban, pedestrian-oriented streetscape. The two buildings in the development form both a street edge and a rear courtyard. The larger 52 unit four story building houses the community areas of the development and is located on the east end of the site. To provide a better transition to the residential neighbors, the building on the corner of Ingersoll and East Wilson is of a smaller scale with three stories and 24 units. The courtyard is linked to the future Central Park and has both hardscape areas for intensive use and landscaped green space for recreation, plantings and storm water management. The lower two floors of the buildings on the East Wilson Street façade will be two-story, 3-bedroom townhomes with individual entry porches.

The buildings are well articulated to maintain a residential scale and rhythm. Flat roofs are used to minimize the apparent building heights. The exterior materials are masonry in combination with composite wood siding. The siding will have varied deep colors for a striking façade and the masonry detailing will add to the substantial appearance.

Vehicular access to the underground parking garage is accommodated on the east end of the site. Visitor parking will be accommodated on-street. Currently, unrestricted parking is available on the north side of Wilson. The developer, with the neighborhood support, is requesting that the Wilson Street parking be posted as 2 hour parking to better accommodate the neighborhood and development needs. Adequate bicycle parking is provided in the parking garage and in the courtyard area on the site.

Site Development Data:

Dwelling Unit Mix:

| | |
|-------------------------|-----------|
| Studios | 7 |
| One-Bedroom | 23 |
| One-Bedroom + Den | 2 |
| Two-Bedroom | 34 |
| Three-Bedroom Townhomes | <u>10</u> |
| Total dwelling Units | 76 |

Densities:

| | |
|-----------------|-------------------------|
| Lot Area | 41,464 SF or 1.06 acres |
| Lot Area / D.U. | 611 SF/unit |
| Density | 72 units/acre |

Building Height:

3 and 4 Stories

Floor Area Ratio:

| | |
|--------------------------------------|-----------|
| Total Floor Area (excluding parking) | 84,240 SF |
| Floor Area Ratio | 2.0 |

Vehicular Parking Standards (R-6)

| | | |
|--------------|-------------------|--------------|
| Studios | (7 X .50 /unit) | 3.5 spaces |
| One Bedrooms | (25 X 1.25 /unit) | 31.25 spaces |
| Two Bedrooms | (34 X 1.50 /unit) | 51 spaces |

Letter of Intent – PUD-GDP-SIP
301 S. Ingersoll Street
September 20, 2006
Revised: February 26, 2007
Page 4 of 4

| | |
|--|--------------------|
| <u>Three Bedrooms (10 X 1.75/unit)</u> | <u>17.5 spaces</u> |
| Total Required Parking | 103 spaces |

| | | |
|------------------------|------------------------|------------------|
| Bicycle parking | | |
| Units 1-50 | (1 space/unit) | 50 spaces |
| <u>Units 50 – 76</u> | <u>(.5 space/unit)</u> | <u>13 spaces</u> |
| Total Required Parking | | 63 spaces |

Provided Vehicular Parking Ratio:

| | | | |
|----------------------------------|-----------|----|-----------------|
| Automobile parking (underground) | 76 stalls | or | 1.0 stalls/unit |
| Bicycle parking (underground) | 29 stalls | or | .4 stalls/unit |
| Bicycle parking (surface) | 39 stalls | or | .5 stalls/unit |

Loading:

Off-street loading will be provided for this project in the drive lane at the east end of the site.

Project Schedule:

It is anticipated that construction will start in the spring of 2006 and be completed in spring of 2008.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the City. The redevelopment achieves the goals of Madison's adopted development plans and provides new affordable housing in the central city while promoting pedestrian, bicycle and mass-transit circulation.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA
Managing Member

301 S. Ingersoll Street
Demolition of Existing Buildings/Structures

September 20, 2006



Project # 0555
Color Selections

301 S. Ingersoll Street
Stonehouse Development

Presented at Final UDC Meeting: March 7, 2007

Material

Brand

Colors

52 Unit Building

| | | |
|------------------------------|--------------------------|-------------------------------|
| Trim | Sherwin Williams | Downing Sand (SW2822) |
| Siding | Sherwin Williams | Aurora Brown (SW2837) |
| Siding | Sherwin Williams | Renwick Golden Oak (SW2824) |
| Siding | Sherwin Williams | Rookwood Terra Cotta (SW2803) |
| Siding | Sherwin Williams | Rookwood Amber (SW2817) |
| Brick | Interpace Industries,Inc | Vera Cruz –King |
| Base Masonry Units | Arriscraft International | Pecan (Rocked) |
| Window heads, sills, banding | Arriscraft International | Pecan (Smooth) |
| Windows | to be determined | tan |
| Aluminum Railing | T.B.D. | Dark Bronze |

24 Unit Building

| | | |
|----------------------------|-------------------------------|--------------------------|
| Trim | Sherwin Williams | Natural Choice (SW7011) |
| Siding | Sherwin Williams | Roycroft Pewter (SW2848) |
| Siding | Sherwin Williams | Downing Earth (SW2820) |
| Brick | Interpace Industries,Inc | Cordova –King |
| Window heads, sills, bands | Arriscraft International | Pecan –smooth |
| Shingles | Owens Corning Oakridge Pro 40 | Colonial Slate |
| Windows | to be determined | white |
| Aluminum Railing | T.B.D. | Dark Bronze |

Zoning Text

PUD-SIP

301 S. Ingersoll Street

September 20, 2006

Revised: January 02, 2007

Legal Description: The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a residential development with 76 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as allowed in the R-6 zoning district.
 - 2. 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 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. 28.03 for the R-6 zoning district.
- J. **Signage:** Signage will be allowed as per the R-6 zoning district as approved by the Urban Design Commission.
- 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.