

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: <u>10/16/13</u>	Action Requested
UDC MEETING DATE: <u>10/23/13</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

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PROJECT ADDRESS: 2628 Arbor Drive

ALDERMANIC DISTRICT: 13 - Sue Ellingson

OWNER/DEVELOPER (Partners and/or Principals) Jim Cororan ARCHITECT/DESIGNER/OR AGENT: Knothe & Bruce Architects, LLC

2607 Monroe St Suite 15 7601 University Ave Suite 201
Madison, WI ~~53701~~ 53711 Middleton, WI 53562

CONTACT PERSON: Randy Bruce

Address: 7601 University Ave Suite 201

Phone: 608-836-3690

Fax: _____

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) minor alteration
- 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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

October 16, 2013

**KNOTHE
& BRUCE**
architects

Al Martin
Urban Design Commission
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: UDC Submittal for Minor Alteration
2628 Arbor Drive
Madison, Wisconsin

Dear Mr. Martin,

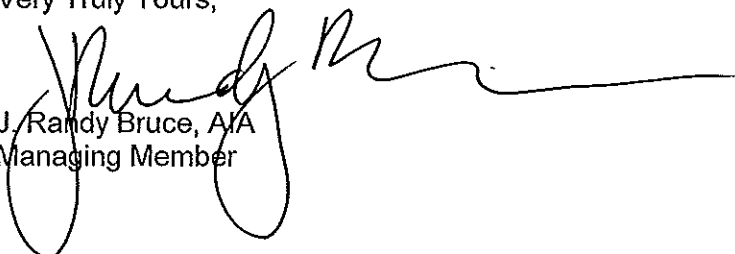
Attached are the drawings for a minor alteration for Wingra Shores Apartments, located at 2628 Arbor Drive. The revisions to the previously approved plans are described below and shown on the attached drawings, which are submitted for review and approval by the Urban Design Commission

A-2.1 & A-2.2 Elevations:

- The roofline on the Southeast Elevation (along Arbor Drive) has been modified to remove the four parapet elements at the upper roof level. This revision is made to reduce the perceived height of the building and limit the attention that is drawn to the upper level.
- One window on the fourth floor of the Southeast Elevation was removed due to a floor plan revision.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


J. Randy Bruce, AIA
Managing Member

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Consultant

Notes

1. MAXIMUM SLOPE AT ALL ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT ACCESSIBLE RAMPS 1:12. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES. MAXIMUM SLOPE AT ACCESSIBLE PARKING 5%.
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 (UNLESS NOTED OTHERWISE) IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH TO BE COLLECTED IN DESIGNATED TRASH ROOMS. RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
5. SEE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COM 62.0500(1)-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 WITH MADISON GENERAL ORDINANCE 28.11. SEE SUBSECTIONS (B)(6) AND (B)(7)(2) FOR TYPES OF RACKS ALLOWED.
8. THE APPLICANT SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
9. ALL SIDEWALK, CURB AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
10. ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS.
11. ALL DAMAGE TO PAVEMENT ON ARBOR DR. OR KNICKERBOCKER ST. SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

Revisions

- Submittal - February 18, 2013
- Issued - February 21, 2013
- Issued for Construction - April 26, 2013
- Issued for Plan Approval - July 5, 2013
- Revision #3 - August 19, 2013

Project Title

Wingra Shores
Apartments

2628 Arbor Drive
36 Unit Building - Madison, WI

Drawing Title
Site Plan

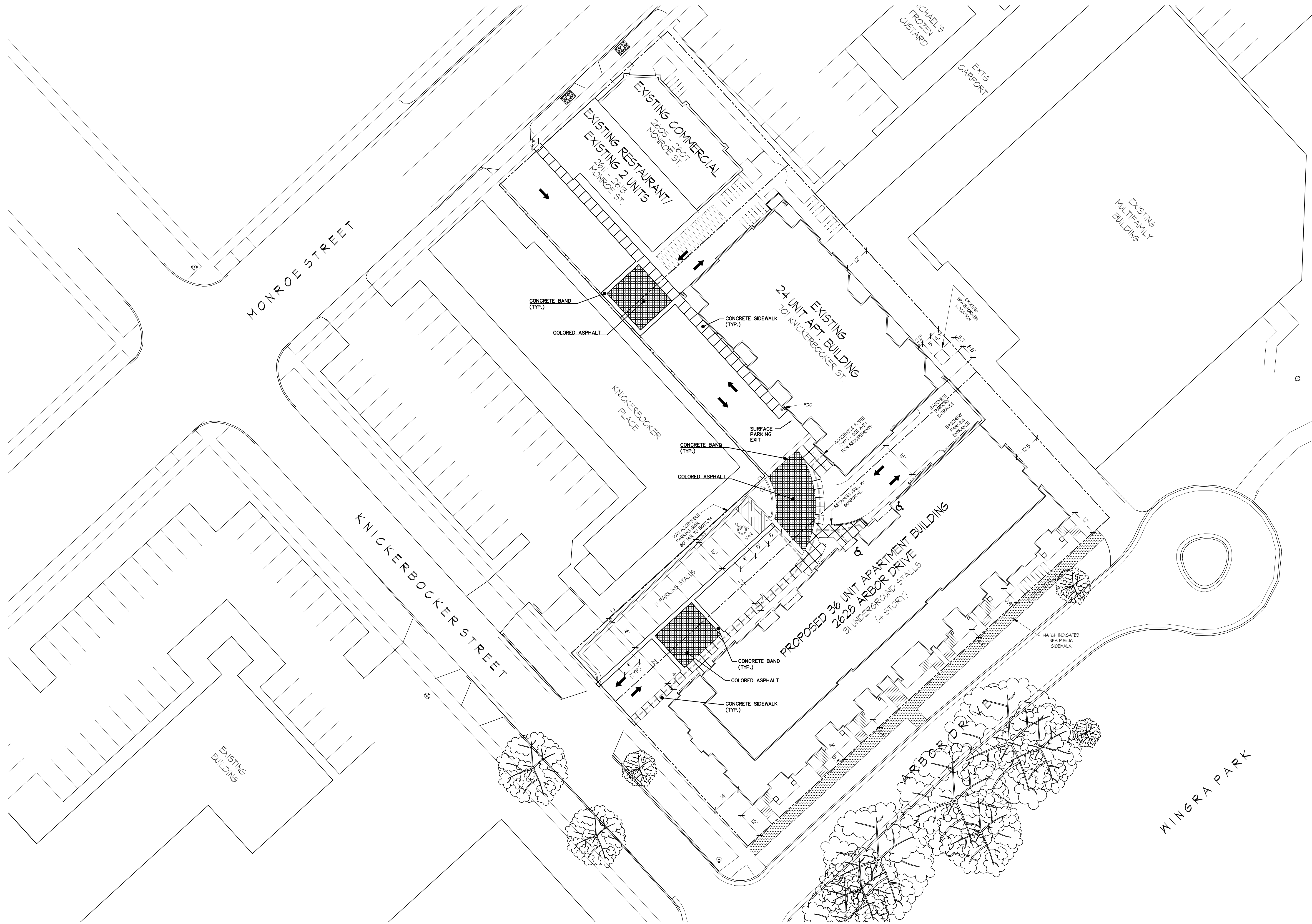
Project No.

0522

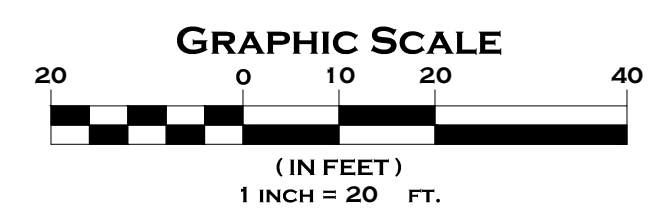
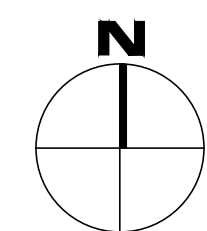
Drawing No.

C-1.1

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SITE PLAN - PHASE III
1" = 20'



EXTERIOR MATERIAL SCHEDULE			
BUILDING MATERIAL	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	SAF TIMBERLINE	WILLIAMSBURG SLATE BLEND
ROOF	WATERPROOF MEMBRANE	T.B.D.	BLACK
ROOF TRANSITION CAP	ALUMINUM	ALCOA	T.B.D.
DRIP EDGE	ALUMINUM		TERRA BRONZE
GUTTER	ALUMINUM		TERRA BRONZE
FASCIA	WOOD COMPOSITE	LP SMART SIDE	SM 2848 ROYCROFT BRASS
VENTED SOFFIT	ALUMINUM	MASTIG HOME EXTERIORS	TERRA BRONZE
DOWNPOUT	ALUMINUM		TERRA BRONZE
DOWNPOUT @ PRAIRIE STONE	ALUMINUM		DESSERT SAND
FRIEZE BOARD	WOOD COMPOSITE	LP SMART SIDE	SM 2848 ROYCROFT BRASS
T EXPOSURE HORIZONTAL SIDING	WOOD COMPOSITE	LP SMART SIDE	SM 2848 ROYCROFT BRASS
TRIM	WOOD COMPOSITE	LP SMART SIDE	SM 2848 ROYCROFT BRASS
COMPOSITE PANEL	WOOD COMPOSITE		SM 2842 ROYCROFT SUEDE
WINDOWS	VINYL	WEATHERSHIELD - VISIONS 9000	TAN
WINDOW FLASHING @ MASONRY	ALUMINUM	KAYNAR 500	ALMOND
WINDOW FLASHING @ COMPOSITE	ALUMINUM		TERRA BRONZE
SEALANT @ WINDOWS	T.B.D.	T.B.D.	MATCH TRIM COLOR
RAILING	ALUMINUM	SUPERIOR	DARK BRONZE
DECK BOARDS	COMPOSITE	TREX	WINCHESTER GREY
DECK SKIRT / TRIM	WOOD COMPOSITE	LP SMART SIDE	SM 2848 ROYCROFT BRASS
FLASHING @ DECK EDGE	ALUMINUM		TERRA BRONZE
FLASHING @ DECK LEDGER	ALUMINUM		TERRA BRONZE
WALKABLE DECK MEMBRANE	VINYL	DURADECK	SURCOSEAL SUEDE
ENTRANCE DOORS	ALUMINUM	KAWNEER	DARK BRONZE
OVERHEAD GARAGE DOOR	ALUMINUM	MAYNE DALTON	ALMOND
BRICK	MASONRY KING SIZE	BORAL	BRIDGETON
MASONRY ACCENT PIECES @ BRICK	PRAIRIE STONE (4x4x12)	NORTH FIELD BLOCK	BUFF GROUNDFACE
WALKABLE DECK MEMBRANE	VINYL	DURADECK	SURCOSEAL SUEDE
PVC WATERPROOFING MEMBRANE @ CANOPIES	PVC		TAN
STONE VENEER	STONE	HALQUIST	CHILTON WEATHEREDGE BROWN
PRECAST BANDS, SILLS, HEADS	PRAIRIE STONE	NORTH FIELD BLOCK	BUFF
MORTAR @ STONE & BRICK	MORTAR		PS410 BEACH SAND
THINSULCRETE			SM 1564 STUCCO



A SOUTHWEST ELEVATION (KNICKERBOCKER STREET)
1/8" = 1'-0"



B SOUTHEAST ELEVATION (ARBOR DRIVE)
1/8" = 1'-0"

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ORIGINAL

Project Title
Wingra Shores Apartments

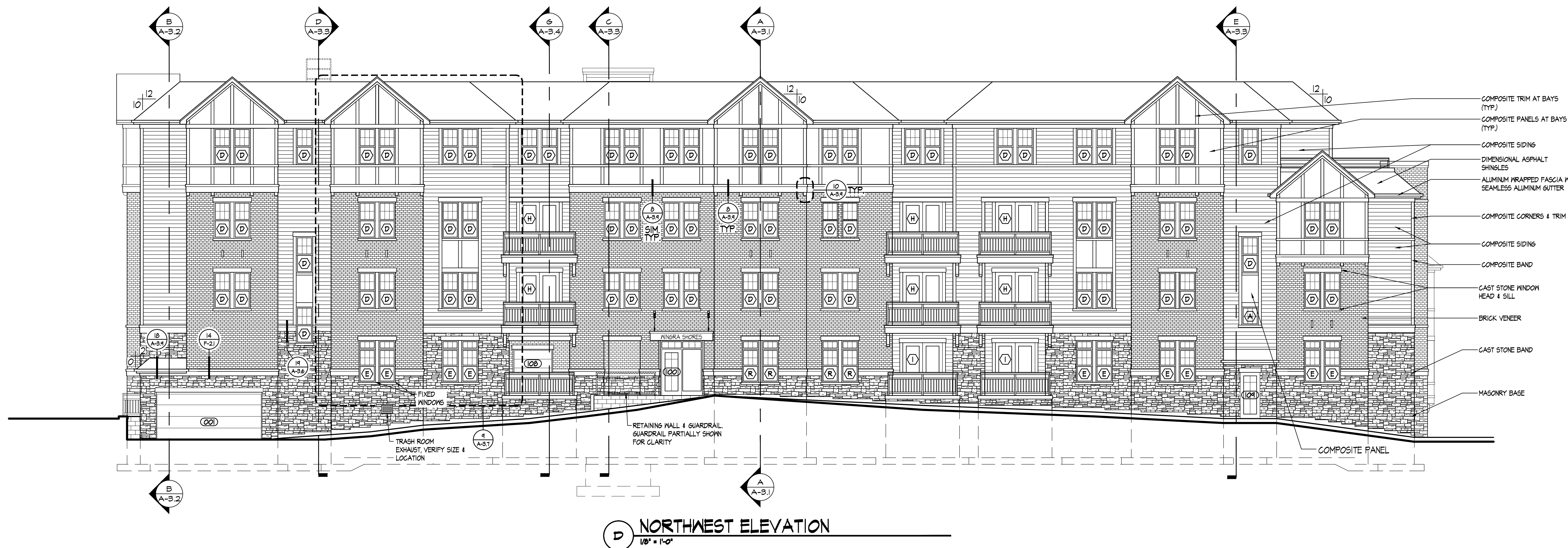
2628 Arbor Drive
 36 Unit Building - Madison, WI
 Drawing Title
Elevations

Project No. **0522** Drawing No. **A-2.1**

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C NORTHEAST ELEVATION
1/8" = 1'-0"



D NORTHWEST ELEVATION
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A-2.2

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STONE VENEER	STONE	HALQUIST	CHILTON WEATHEREDGE BROWN
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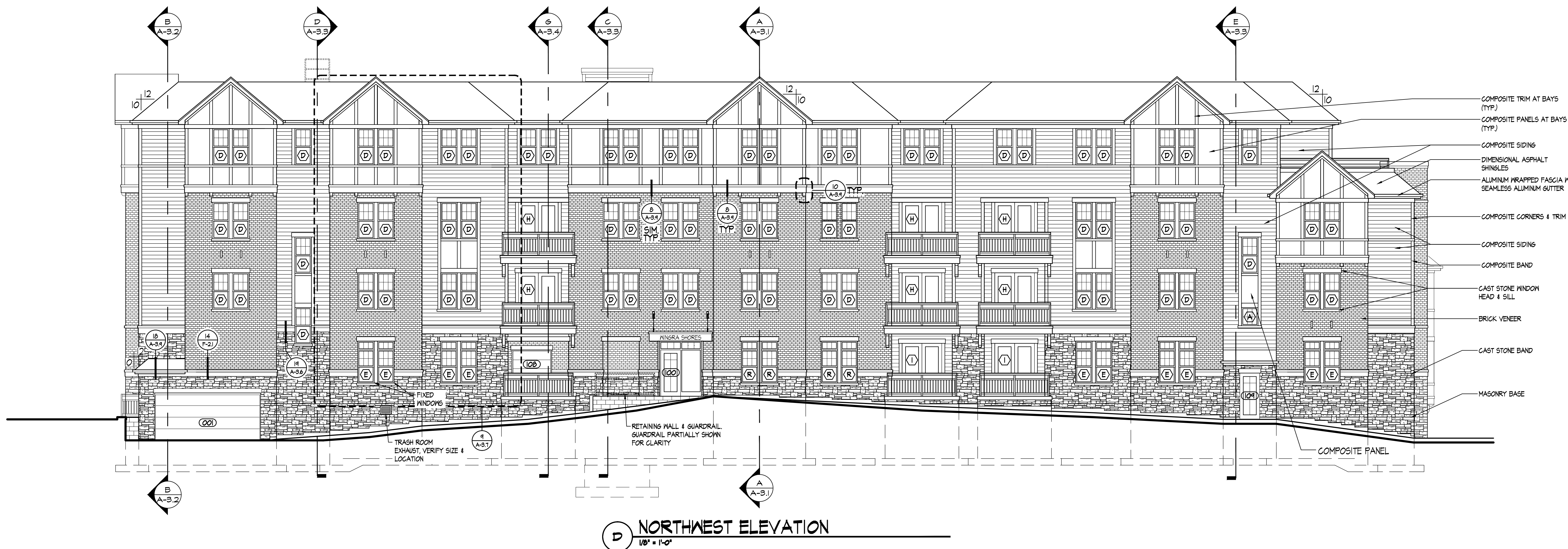
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