

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>February 25, 2009</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>March 4, 2009</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: 9202 Silverstone Lane

ALDERMANIC DISTRICT: Jed Sanborn- District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

B & H Madison, LLC/ Tim McKenzie

Knothe & Bruce Architects, LLC

1910 Hawks Ridge Drive, Suite 322

7601 University Avenue, Suite 201

Verona, WI 53593

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](mailto: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)

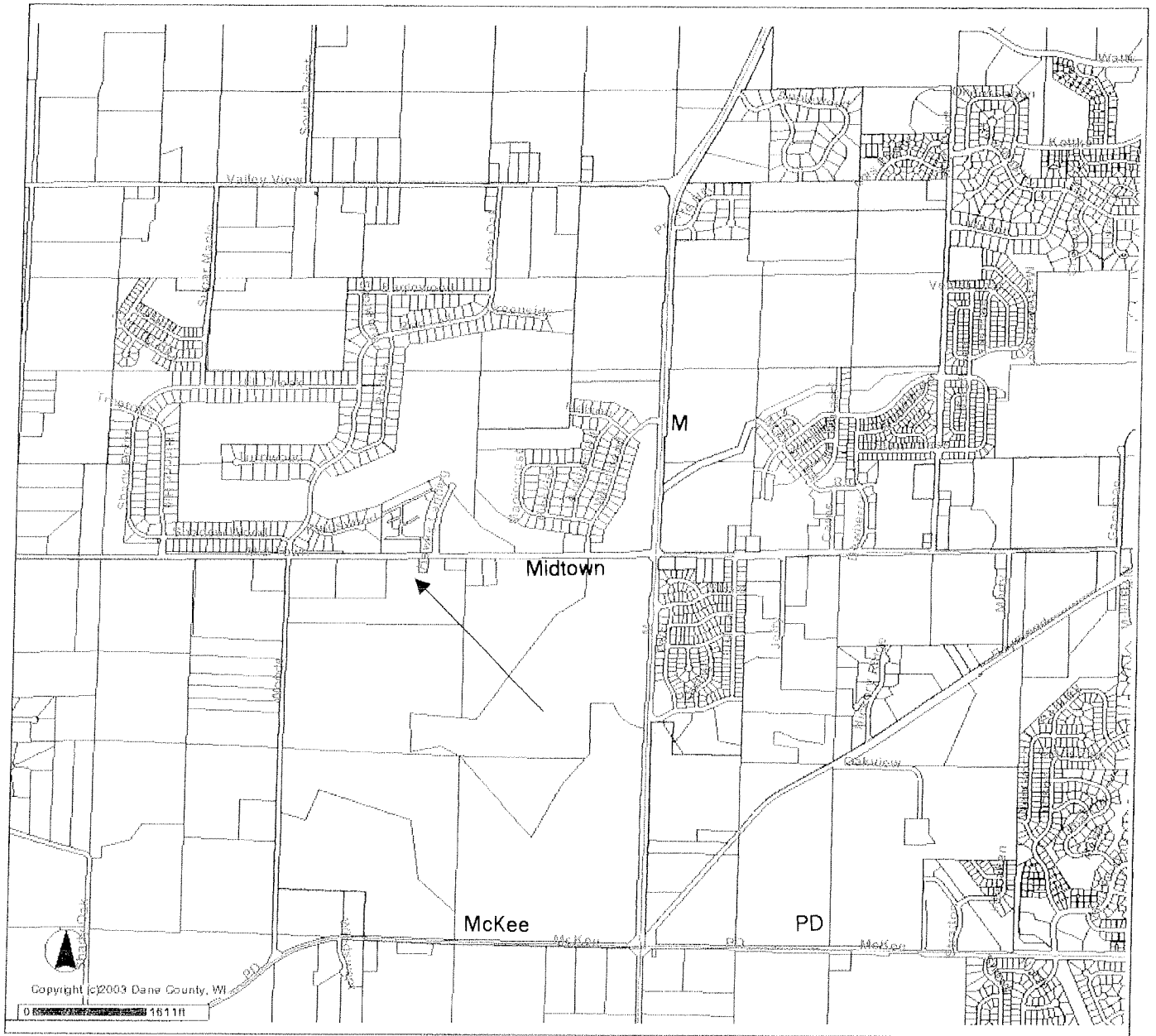
(See Section C for:)

- 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

9202 Silverstone Lane

January 07, 2009

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

Re: Letter of Intent  
Major Alteration to an Approved SIP  
1902 Hawks Ridge Drive and 9202 Silverstone Lane  
(Aspen Hill, A.K.A Hawks Ridge Apartments & Condominiums)  
Lot 1 of CSM 11998

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: B & H Madison, LLC  
1910 Hawks Ridge Drive Ste 322  
Verona, WI 53593  
608-848-0111  
608-848-6013 fax  
Contact: Tim McKenzie

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](mailto:rbruce@knothebruce.com)

Engineer: Burse Surveying & Engineering, Inc.  
1400 E. Washington Avenue  
Suite 158  
Madison, WI 53703  
(608) 250-9263  
(608) 838-9266 fax  
Contact: Michelle Burse  
[burse@chorus.net](mailto:burse@chorus.net)

Landscape Design: Herman Landscape Service, Inc.  
6606 Seybold Rd.  
P.O. Box 45017  
Madison, WI 53744-5017  
(608) 288-9400

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

This application for an "Alteration to an Approved PUD-SIP" concerns a development located on the south side of Mid-town Road in the Hawks Ridge Estates subdivision plat. The development plan for this property was originally approved on October 5, 2006 for a 176 multifamily units including 156 apartments and 20 condominium townhomes. Of the 156 apartment units, 100 are completed with the additional 56 units under construction. The apartments have been well accepted in the marketplace and the property enjoys strong occupancy.

The alteration proposes revisions to the five 4-unit buildings, which were designed as townhome condominiums. Given the condominium market conditions, the owner is proposing that these buildings be revised to 4-unit garden apartment buildings. The site plan, landscape plan, grading plan and exterior building architecture remains very similar to the originally approved plans while the proposed revisions to the building interior provides a premium apartment home. The intent of this revision will be to include the 20 units into the existing 156-unit apartment community.

Sincerely,

J. Randy Bruce, AIA  
Managing Member

## **Zoning Text**

Major Alteration to an approved PUD-GDP-SIP  
9202 Silverstone Lane  
January 7, 2009

**Legal Description:** Lot #1 of CSM 11998

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 176-unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses:
  - 1. Multifamily residential buildings.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including recreational facilities and 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 and surface 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- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP. Signage shall be approved by the Urban Design Commission and zoning.
- 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.

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 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 AND RECYCLING TO BE COLLECTED IN PRIVATE GARAGES OR TRASH ROOM IN THE BASEMENT.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0500(11)-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. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, FOR THE TYPES OF RACKS (SEE SUBSECTIONS (3)(a) AND (3)(h)(2d)).

Revisions

- PLAN COMMISSION SUB. - JAN. 07, 2009  
FINAL UDC SUB. - JAN. 28, 2009  
RESUBMIT FINAL UDC SUB. - FEB. 25, 2009

Project Title

Lot #1 OF CSM 11998  
4202 Silverstone Lane

ASPEN HILL  
Bldgs #5-#9 / 4 Unit  
(AKA Hawks Ridge)

Drawing Title  
Site Plan

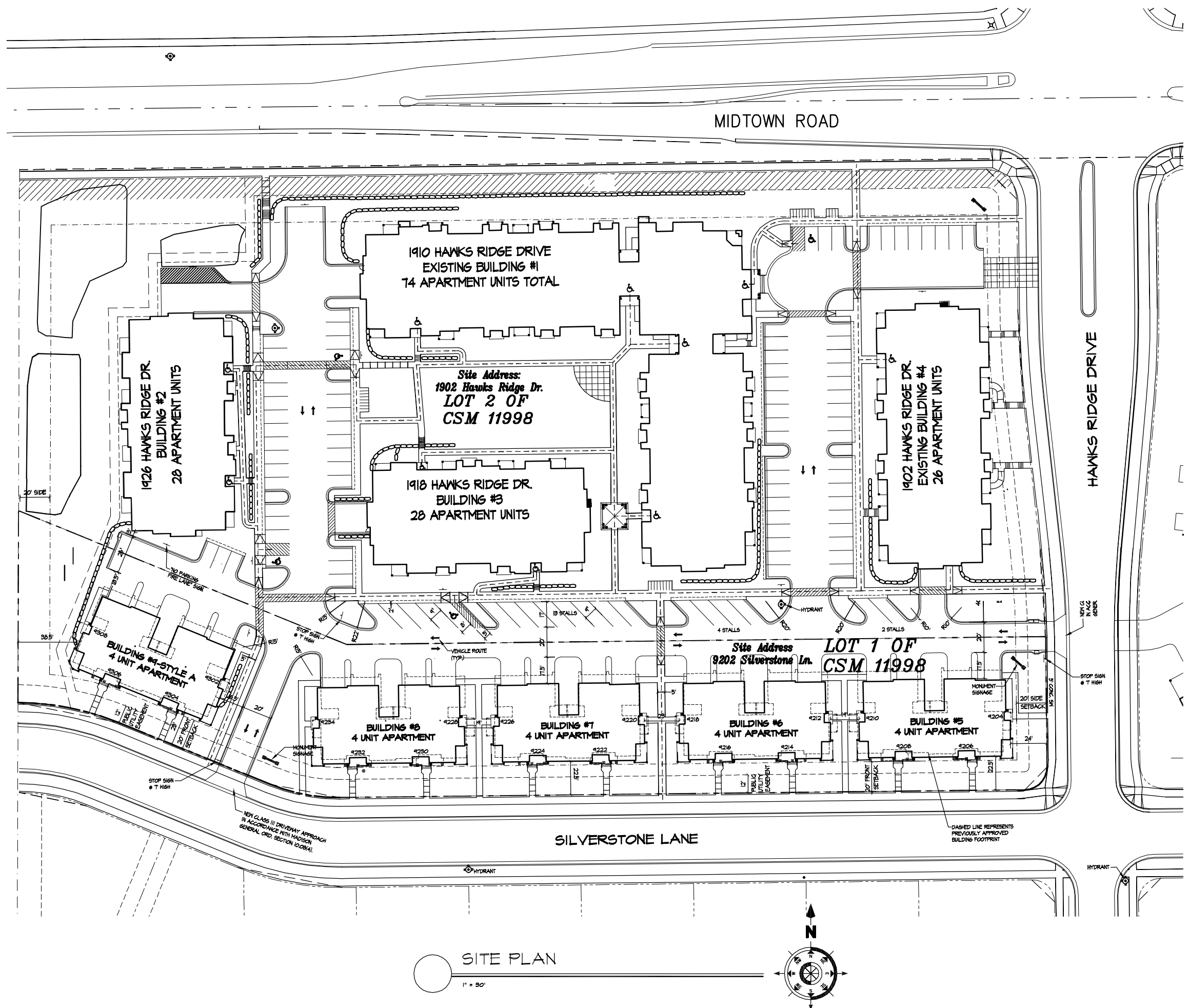
Project No.

0531

Drawing No.

C-1.1

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SHEET INDEX

C-1.1	SITE PLAN
C-2.1	GRADING & EROSION CONTROL PLAN
L-1.1	LANDSCAPE PLAN
A-1.1	TYP. FLOOR PLANS & ELEVATIONS

SITE PLAN  
1" = 30'

**GENERAL NOTES/SPECIFICATIONS:**

- All erosion control measures shall be installed prior to clearing and grubbing. The Contractor is responsible for the implementation and maintenance of erosion control measures until vegetation is re-established. The Contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities.
- All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Sediment deposit shall be removed when deposits reach one-half of the height of the device.
- All debris tracked onto public streets shall be swept or scraped clean (not hydraulic flushing) before the end of each workday.
- WDOT Type D inlet protection shall be installed in all open grate storm sewer catch basins as soon as installed. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pal.htm>
- All disturbed areas shall be seeded immediately after grading activities have been completed.
- Erosion control devices shall comply with City of Madison ordinances and WDR standards found at <http://dnr.wi.gov/org/water/wm/nps/stormwater/techstds.htm>.
- All temporary rock check dams shall be removed after final site stabilization.
- All disturbed ground left inactive for 7 days shall be stabilized by mulching, temporary or permanent seeding, sodding, covering with tarps, or equivalent control measures. Seeding and sodding may only be used from May 1st to September 15th of any year. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
- Runoff Rate, Sediment, Thermal, and Oil and Grease Control have been satisfied at the plot level.

**TIME SCHEDULE: Building #1**

- April 1, 2007 Install erosion control devices, construct swale, strip topsoil and seed and mulch stockpiles, if applicable.
  - April 2, 2007 - June 30, 2008 Construct building 1, parking lot, and utilities.
  - June 30, 2008 Restore all pervious disturbed areas, seed and mulch for area around building 1
- Schedule for subsequent buildings is yet to be determined

**RESTORATION NOTES:**

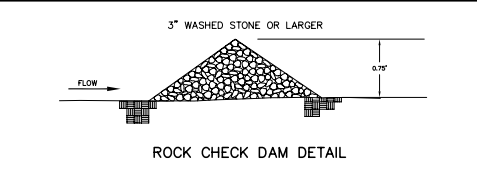
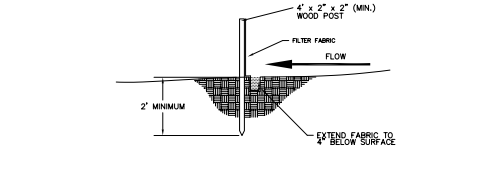
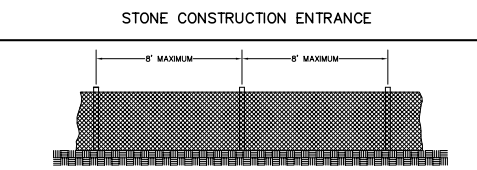
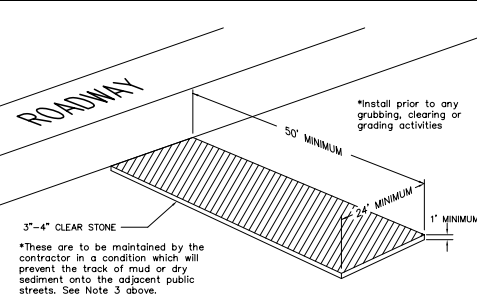
All disturbed areas, except street pavement, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed and mulch. Restoration will occur as soon after the disturbance as practical. Seed mixture 40 shall be used on all areas. Mixtures shall be in accordance with section 6.30 of D.O.T. specifications. An equal amount of annual ryegrass shall be added to the mix. Seed mixtures shall be applied at the rate of four (4) pounds per 1,000 square feet. Fertilizer shall be applied at the rate of four (4) pounds per 1,000 square feet. Fertilizer shall meet the minimum requirements that follow: nitrogen, not less than 16%; phosphoric acid, not less than 6%; potash, not less than 6%.

**OWNER:**

T.R. McKenzie, Inc.  
Attn: Tim McKenzie  
7704 Terrace Avenue  
Middleton, WI 53562  
Phone: (608) 836-0900

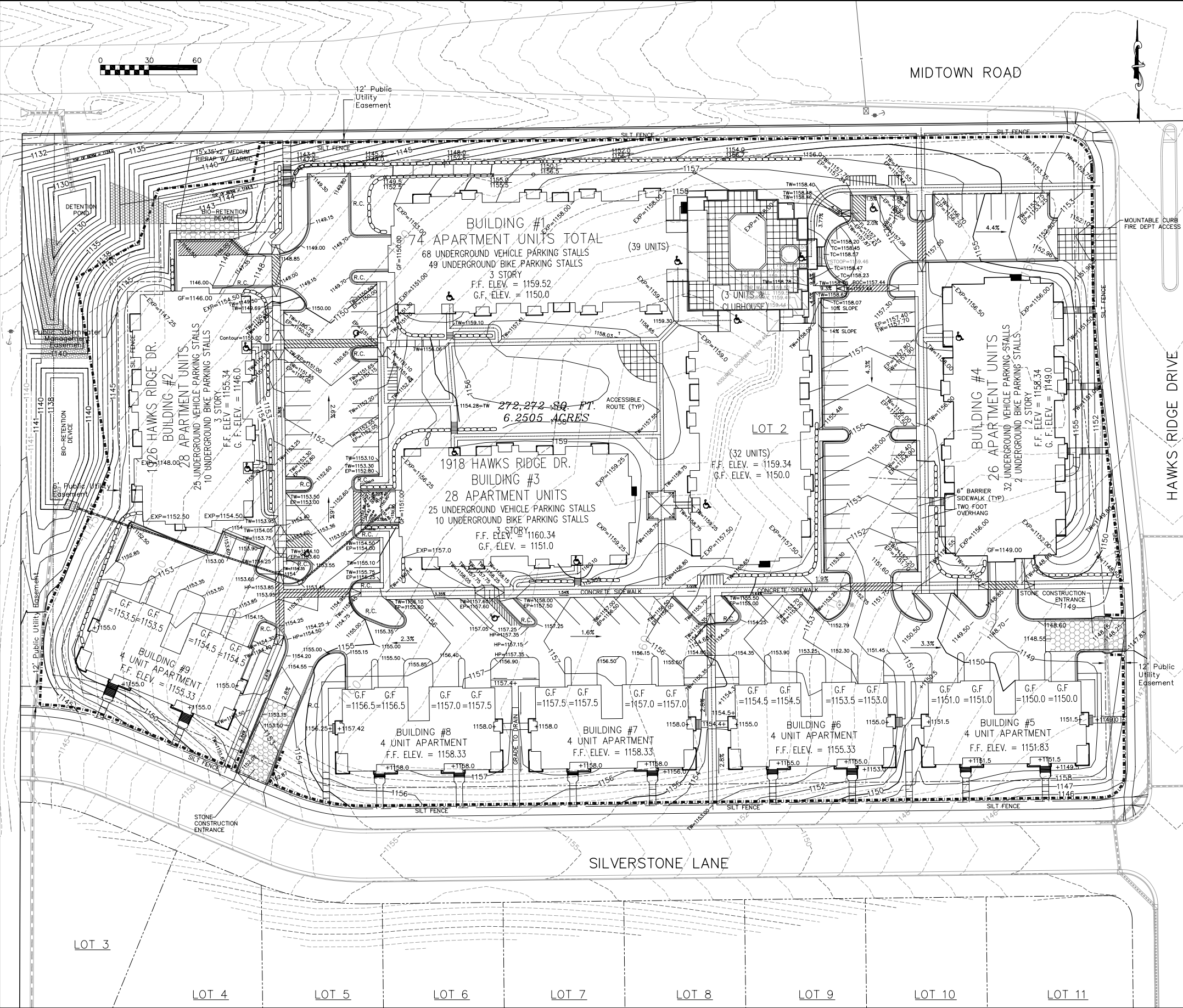
**ENGINEER:**

Burse Surveying and Engineering, Inc.  
Attn: Michelle Burse  
1400 E. Washington Avenue, Suite 158  
Madison, WI 53703



**LEGEND:**

SILT FENCE	-----
REJECT CURB (R.C.)	=====
TRANSFORMER	T



**Burse**  
Surveying and Engineering, Inc.  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703  
Phone: 608-250-9205  
Fax: 608-250-9266  
e-mail: burse@chorus.net  
www.burseurveying.com

**APPROVALS:**

DESIGNED BY	RE
CHECKED BY	RE
DRAWN BY	MLB
SCALE	MLB
DATE	MLB

**ASPEN HILL APARTMENTS**  
HAWKS RIDGE ESTATES  
MADISON, WI  
T.R. McKenzie, Inc.  
7704 Terrace Avenue  
Middleton, WI 53562

**PROJECT #:** BSE966-06  
**PLOT DATE:** 01-06-2009

**REVISION DATES:**

11-13-2006
07-19-2007
11-13-2007
05-02-2008
05-06-2008
01-06-2009

**ISSUE DATES:**

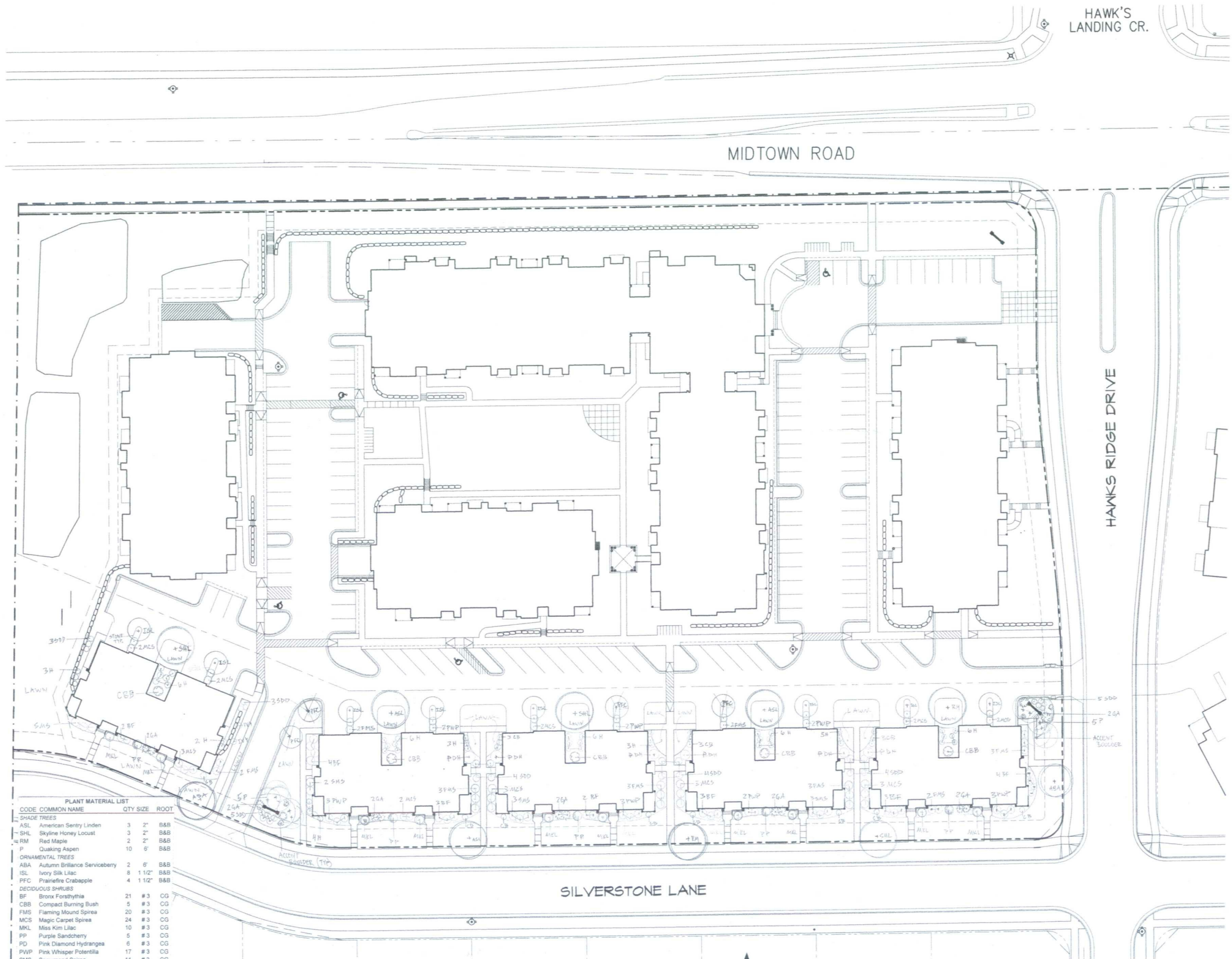
11-13-2006
07-19-2007
11-13-2007
05-05-2008
05-06-2008
01-06-2009

**GRADING AND EROSION CONTROL PLAN**

**Burse**  
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**DRAWING NUMBER**  
**C 2.1**





CODE	COMMON NAME	QTY	SIZE	ROOT
<b>SHADE TREES</b>				
ASL	American Sentry Linden	3	2"	B&B
SHL	Skyline Honey Locust	3	2"	B&B
RM	Red Maple	2	2"	B&B
P	Quaking Aspen	10	6"	B&B
<b>ORNAMENTAL TREES</b>				
ABA	Autumn Brilliance Serviceberry	2	6"	B&B
ISL	Ivory Silk Lilac	8	1 1/2"	B&B
PFC	Prairiefire Crabapple	4	1 1/2"	B&B
<b>DECIDUOUS SHRUBS</b>				
BF	Bronx Forsythia	21	#3	CG
CBB	Compact Burning Bush	5	#3	CG
FMS	Flaming Mound Spirea	20	#3	CG
MCS	Magic Carpet Spirea	24	#3	CG
MKL	Miss Kim Lilac	10	#3	CG
PP	Purple Sandcherry	5	#3	CG
PD	Pink Diamond Hydrangea	6	#3	CG
PWP	Pink Whisper Potentilla	17	#3	CG
SMS	Snowmond Spirea	11	#3	CG
<b>EVERGREEN SHRUBS</b>				
GA	Globe Arborvitae	14	#3	CG
<b>PERENNIALS</b>				
H	Hosta	48	#1	CG
SDD	Stella d'Ore Daylily	28	#1	CG
CB	Coral Bells	17	#1	CG
IVY	Englemann Ivy	2	#1	CG

## LANDSCAPE PLAN

1" = 30'



Revisions  
PLAN COMMISSION SUB. - JAN. 07, 2009

Project Title  
Lot #1 OF CSM 11998  
4202 Silverstone Lane

ASPEN HILL  
Bldgs #5-#9 /4 Unit  
(AKA. Hawks Ridge)

Drawing Title  
Landscape Plan

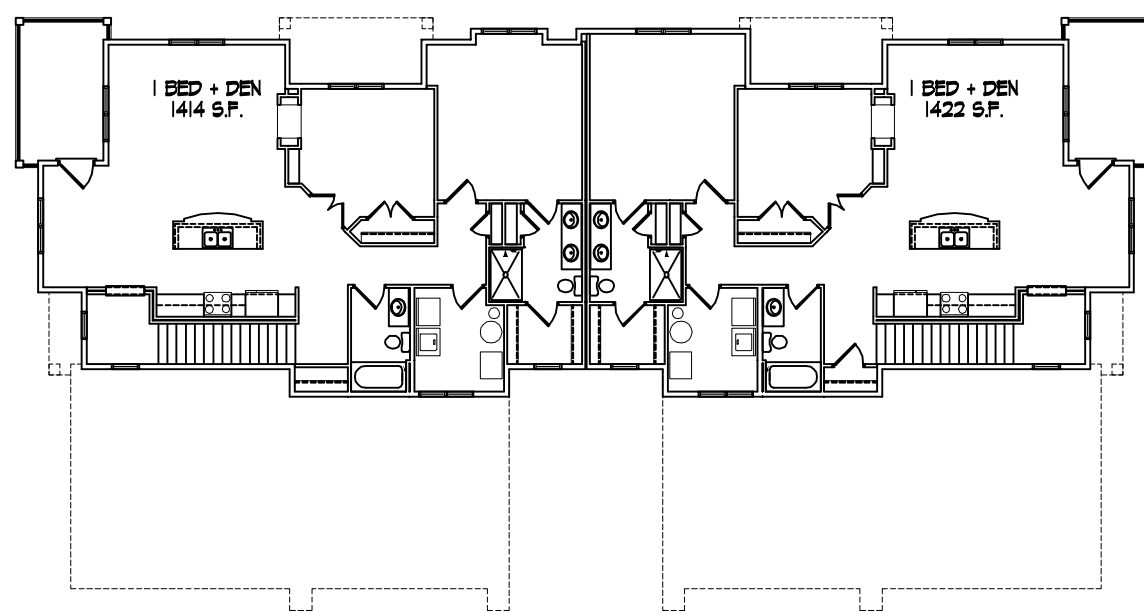
Project No. 0531 Drawing No. L-1.1

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**TYP. SOUTH ELEVATION ALONG SILVERSTONE LANE**  
1/8" = 1'-0"



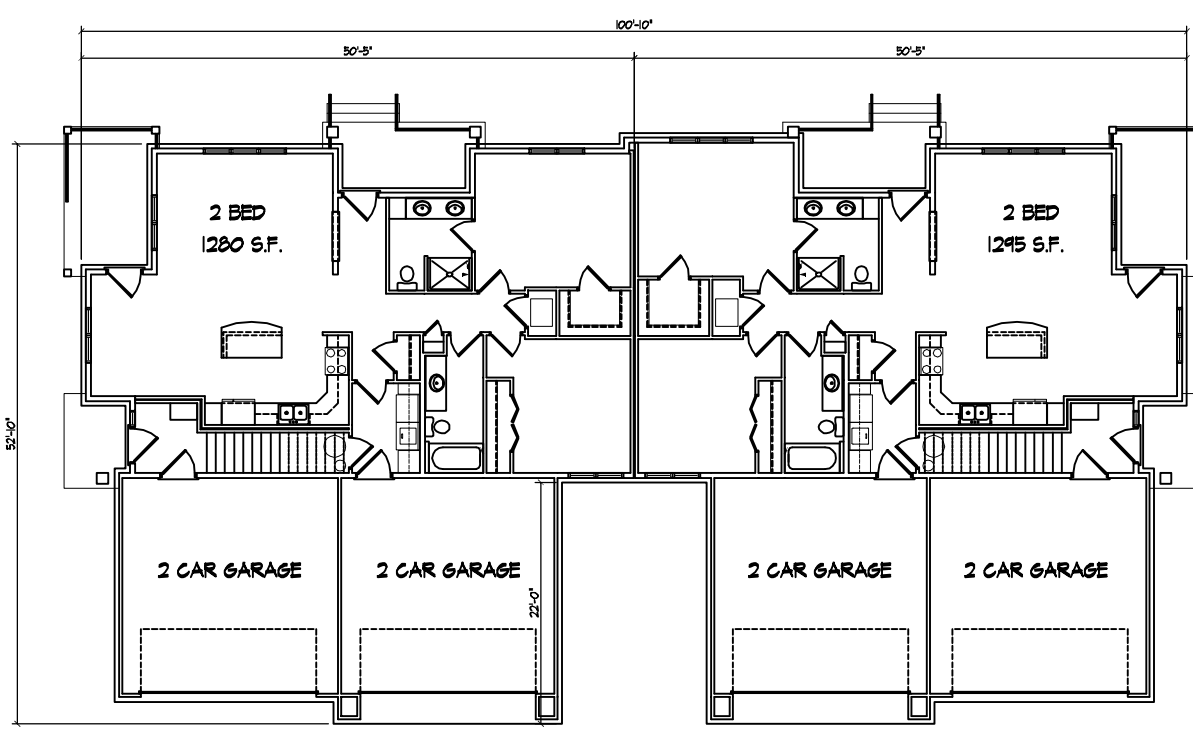
**SECOND FLOOR PLAN**  
1/8" = 1'-0" 2460 S.F.



**TYP. SIDE ELEVATION**  
1/8" = 1'-0"



**TYP. NORTH ELEVATION**  
1/8" = 1'-0"



**FIRST FLOOR PLAN**  
1/8" = 1'-0" 2496 S.F.

Revisions  
 PLAN COMMISSION SUB. - JAN. 07, 2004  
 FINAL UDC SUB. - JAN. 20, 2004  
 RESUBMIT FINAL UDC SUB. - FEB. 25, 2004

Project Title  
**Lot #1 OF CSM 11998**  
 4202 Silverstone Lane

**ASPEN HILL**  
 Bldgs #5-#9 /4 Unit  
 (AKA Hanks Ridge)

Drawing Title  
**Typical Floor Plans & Elevations**

Project No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

**0531** **A-1.1**

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