

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

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

DATE SUBMITTED: <u>December 13, 2006</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>December 20, 2006</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 6506 Old Sauk Road, Lots 17 & 18 of Saukborough Plat

ALDERMANIC DISTRICT: Noel Radomski - #19

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Michael Hershberger/Hawk Ridge Homes I, LLC

Knothe & Bruce Architects, LLC

700 Rayovac Drive

7601 University Avenue, Suite 201

Madison, WI 53711

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)

December 13, 2006

Mr. Al Martin  
Urban Design Commission  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701-2985

Re: Lot 17 & 18 of Saukborough Plat  
PUD-SIP  
6506 Old Sauk Road  
Madison, WI

Dear Mr. Martin:

The following project description is submitted together with the plans and application for an Informational Presentation to the Urban Design Commission.

**Organizational structure:**

Owner: Michael Hershberger  
Bill Holley  
Hawk Ridge Homes I, LLC  
700 Rayovac Drive  
Madison, WI 53711  
608-274-3100  
608-274-3200 fax

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: D'Onofrio Kottke & Associates, Inc.  
7530 Westward Way  
Madison, WI 53717  
(608) 833-7530  
(608) 833-1089 fax

Landscape Design: Ken Saiki Design  
303 S Paterson St # 1  
Madison, WI 53703  
608-251-3600  
608-251-233

**Project Description:**

The site is located on the northeast corner of Old Sauk Road and Sauk Ridge Trail and is within the Stonefield Woods-Ridge Neighborhood Association. It is currently occupied with the original farm house and a related barn and outbuildings. A number of existing mature trees are on the site with the concentration of the highest quality oak trees located along the Old Sauk Road right-of-way. The properties surrounding the site are a mixture of multi-family residential and individual homes.

The site is part of an older PUD-SIP that was developed beginning in the early 1980's. The developer will be requesting that the existing PUD be amended to PUD-SIP.

The site has been designed to cluster the cottage homes around the central farmhouse and commons while preserving the majority of the significant mature trees. A private alleyway will provide vehicular access to each of the homes. The locations of the future homes have been predetermined and are indicated by designated building envelopes. The building envelope represents the outside limits of the available building footprint area. In no case shall any building element (except patios or other landscape elements) extend outside of the predetermined envelope. The actual building footprint and exterior appearance will respond to the homebuyer's program.

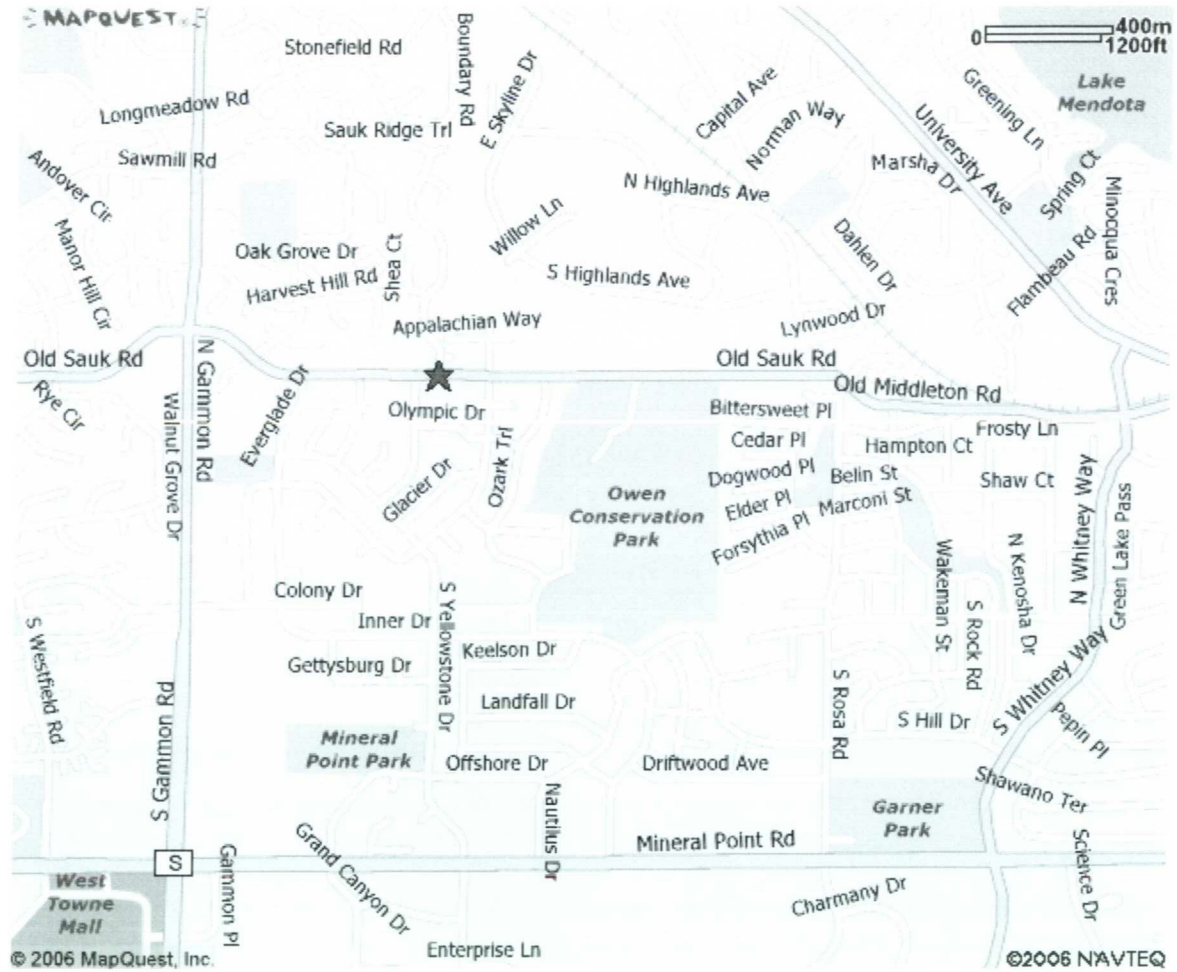
It is the intent that the buildings within this development will have a common architectural theme that will be compatible with the existing farmhouse. However, buildings will be individually designed and will vary to enhance the development's interest and aesthetic value. Architectural details, colors and materials will be chosen to be contextual with the existing farmhouse. The material choices for these homes will be used consistently throughout the development. Materials used will be masonry, horizontal siding and wood trim elements. The exterior materials will be used to differentiate the various elements of the buildings and to provide building facades with appropriate balance, proportion and detailing.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA  
Managing Member



# Site Locator Map

6506 Old Sauk Road

Consultant

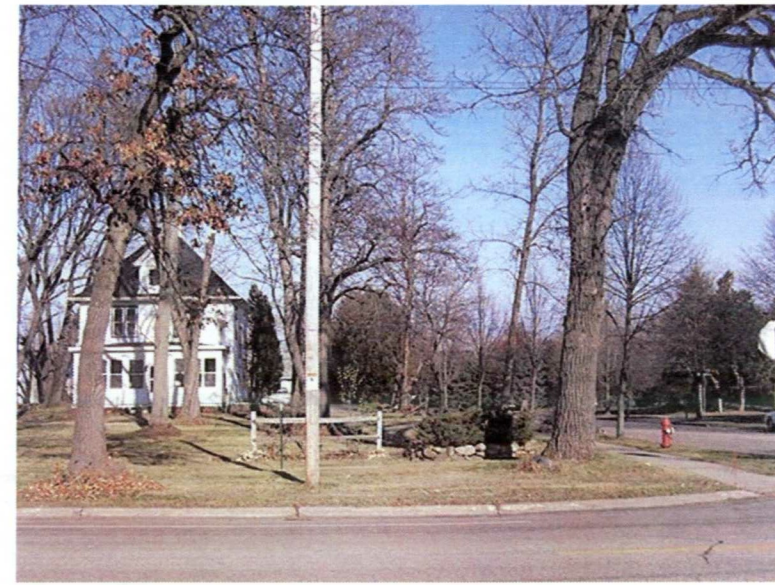
Notes



1. VIEW SOUTH TO OLD SAUK ROAD



2. EXISTING HOUSE



3. INTERSECTION OF OLD SAUK RD. & SAUK RIDGE TR.



4. ADJACENT RESIDENCES



5. ADJACENT RESIDENCE



6. ADJACENT RESIDENCE

Revisions  
December 13, 2006

Project Title  
Saukborough

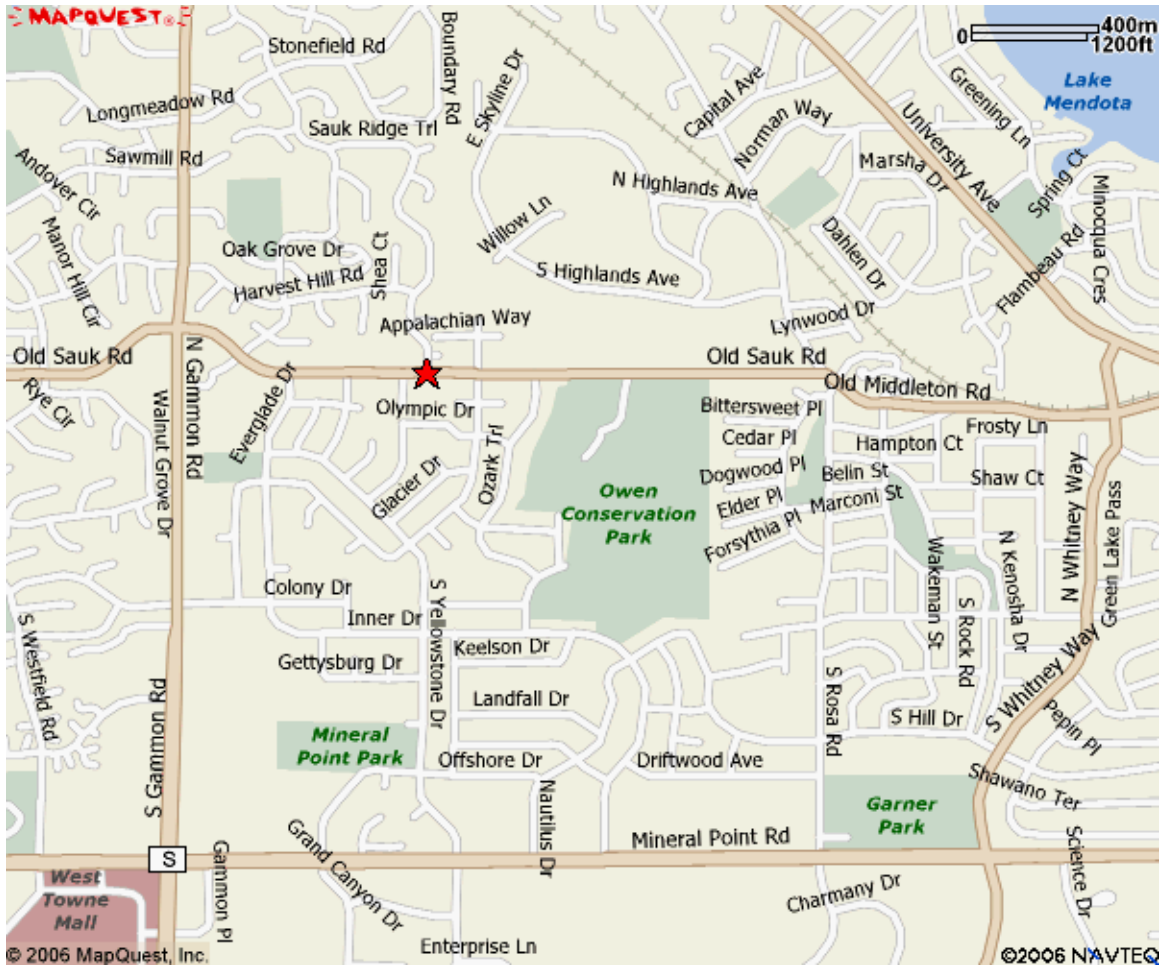
Old Sauk Road  
Drawing Title  
Site Photos

Project No. Drawing No.

0551

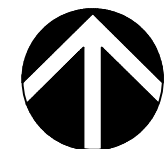
PH-1.1

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# Site Locator Map

6506 Old Sauk Road



DATE: 12-19-05

SCALE: 1" = 20'

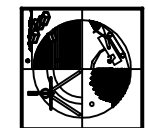
FN: 05-02-171  
DRAWN BY: MKS

TOPOGRAPHIC SURVEY

# LOTS 17 & 18 SAUKBOROUGH

Located in the SE1/4 of the SW1/4 of Section 13, T7N, R8E,  
City of Madison, Dane County, Wisconsin

D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.  
7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
TEL: 608-833-7530  
FAX: 608-833-1099



**LEGEND**

	FOUND 1-1/4" SOLID ROUND IRON STAKE
	FOUND 3/4" SOLID ROUND IRON STAKE
	PLACED 3/4" SOLID ROUND IRON STAKE
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND ELECTRIC & TELEPHONE
	UNDERGROUND CABLE TV
	STORM SEWER
	ELECTRIC TRANSFORMER
	MANHOLE
	CATCH BASIN-INLET
	TELEPHONE PESTAL
	LIGHT POLE
	POWER POLE
	HYDRANT
	VALVE
	SIGN
	CONCRETE
	BOULDER WALL
	WOOD FENCE
	CONC. CURB
	EXIST. CONTOUR
	SPOT ELEVATION (0 DECIMAL PT.)
	NOTE:
	"RECORDED AS" INFORMATION

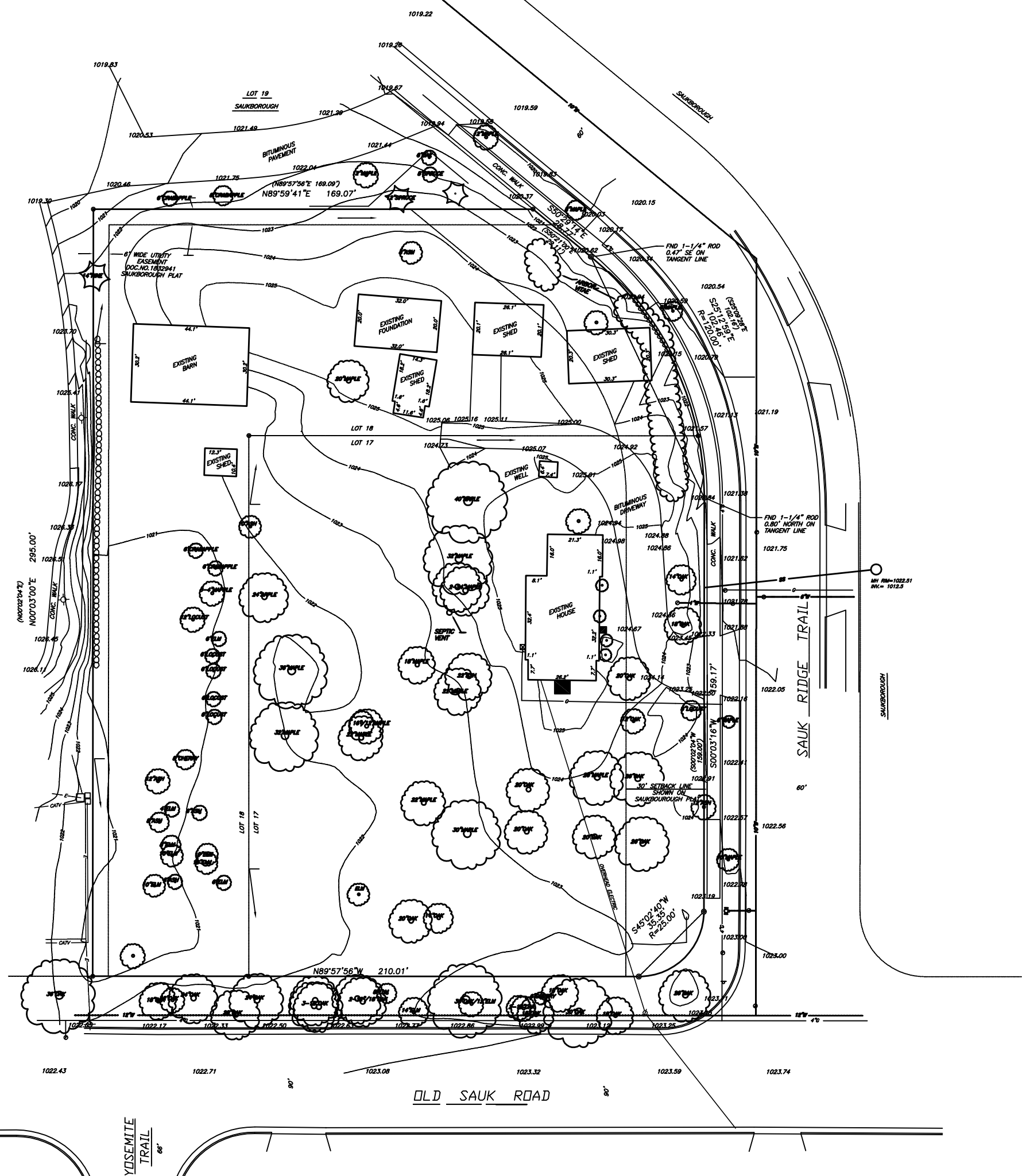
Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the Lot Owner unless modified with the approval of the City Engineer. (As noted on Saukborough Plat.)

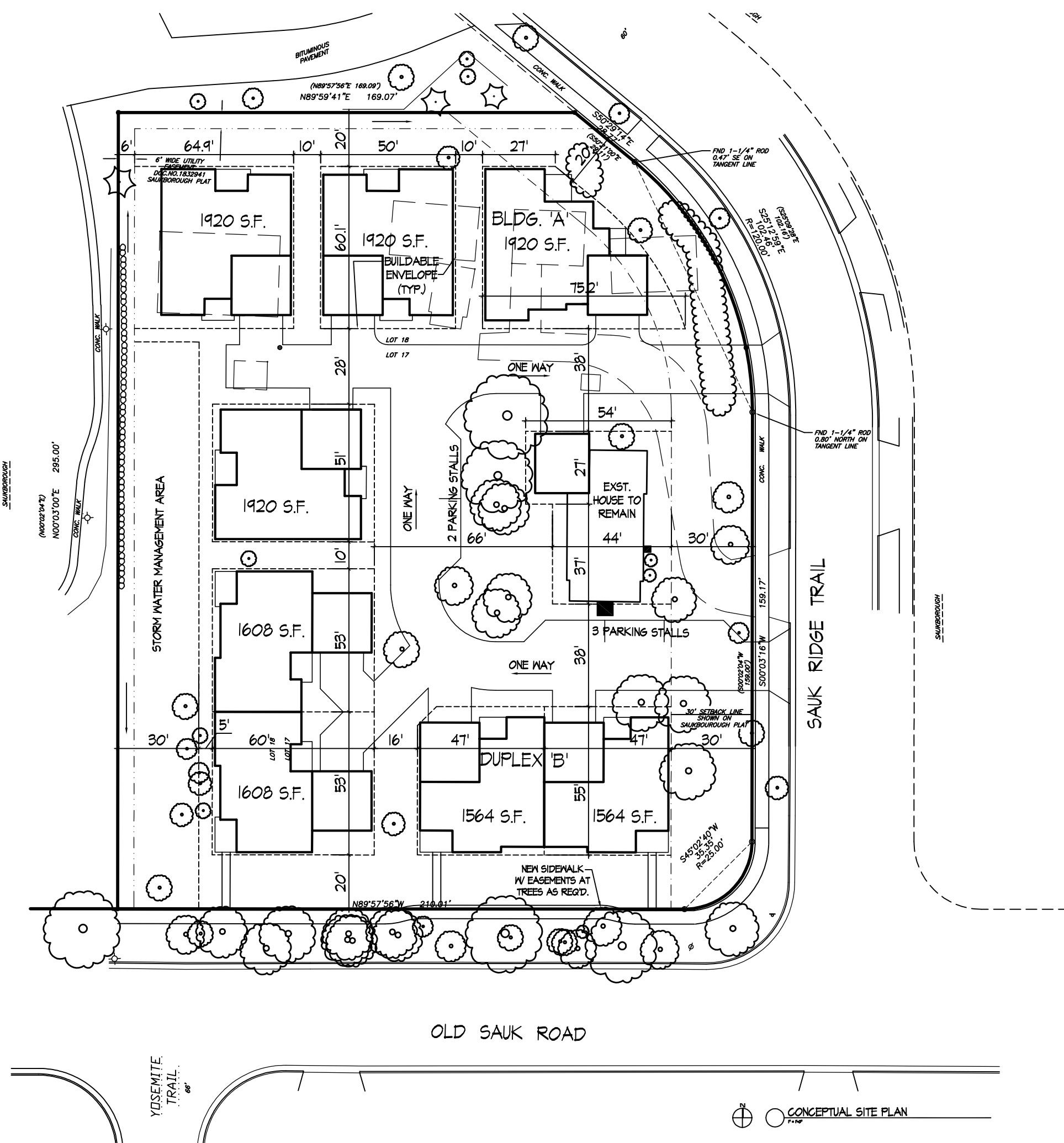
**SURVEYOR'S CERTIFICATE**

I, Wayne D. Baranes, Registered Land Surveyor, S-1561, hereby certify that I made a survey of the land described hereon and that the map hereon is a true representation of that survey according to the information furnished to me.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Wayne D. Baranes  
Registered Land Surveyor, S-1561

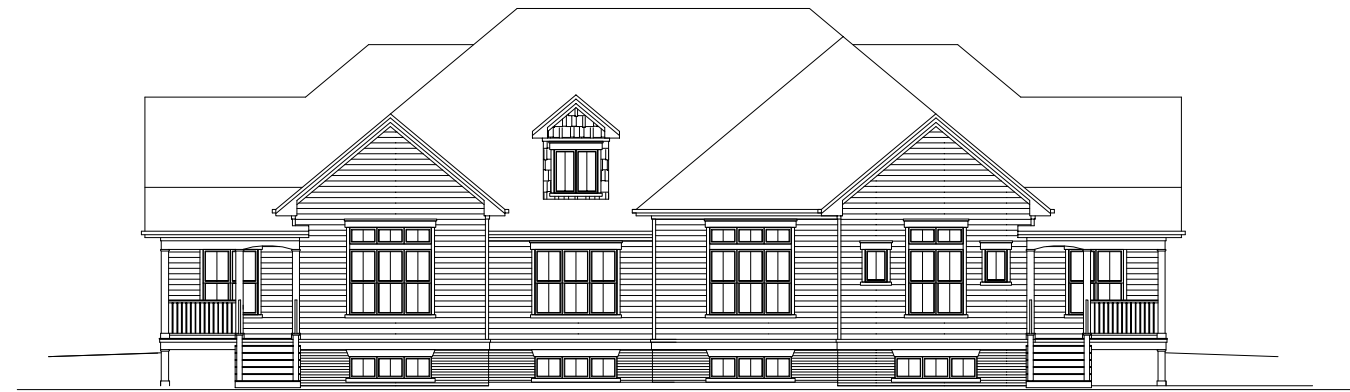






Consultant

Notes



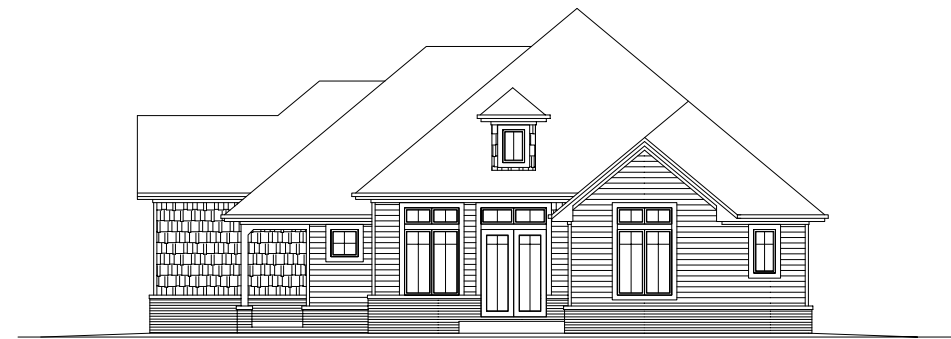
○ EAST ELEVATION- BUILDING 'A'  
1/8" = 1'-0"



○ NORTH ELEVATION- BUILDING 'A'  
1/8" = 1'-0"



○ SOUTH ELEVATION- DUPLEX 'B'  
1/8" = 1'-0"



○ EAST ELEVATION- DUPLEX 'B'  
1/8" = 1'-0"

Revisions  
UDC Info. Submittal - December 13, 2006

Project Title  
Saukborough

Old Sauk Road  
Drawing Title  
Sample Elevations

Project No. Drawing No.  
0551 A-2.1

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