



Location

1012 Fish Hatchery Road

Applicant

Wingra Point, LLC/J. Randy Bruce - Knothe & Bruce Architects

From: C3

To: PUD-GDP

Existing Use

Surface Parking Lot

Proposed Use

General Development Plan for Future Construction of 62-Unit Apartment Building

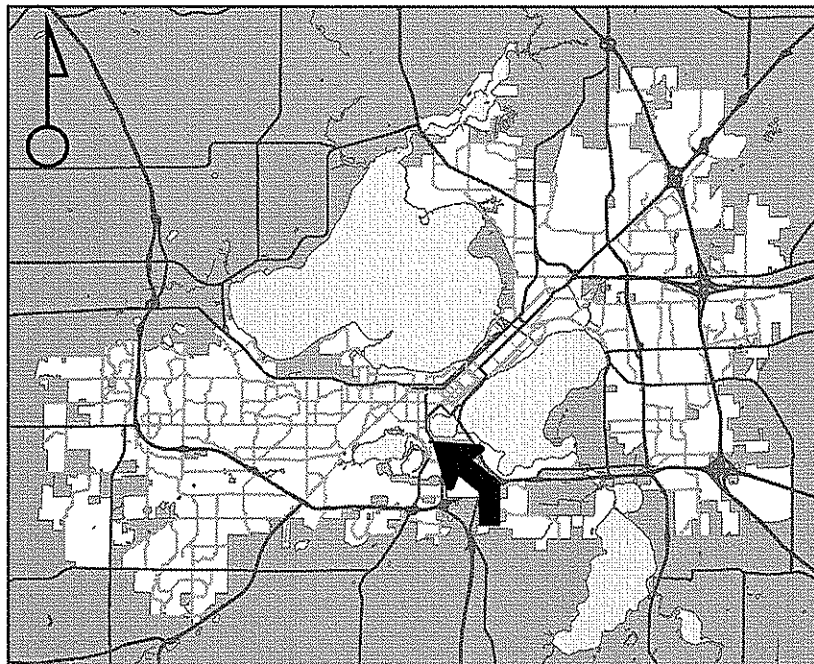
Public Hearing Date

Plan Commission

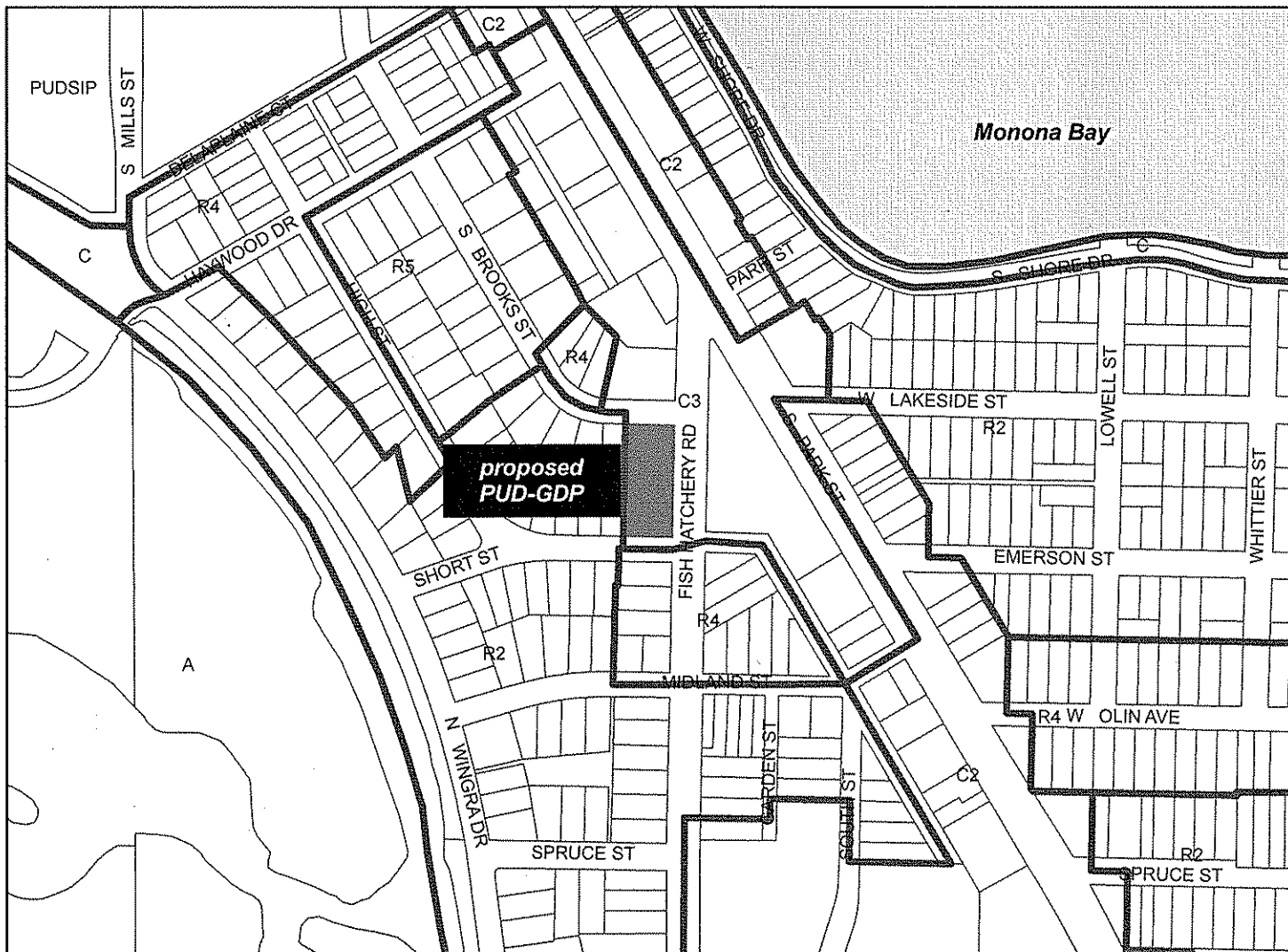
14 December 2009

Common Council

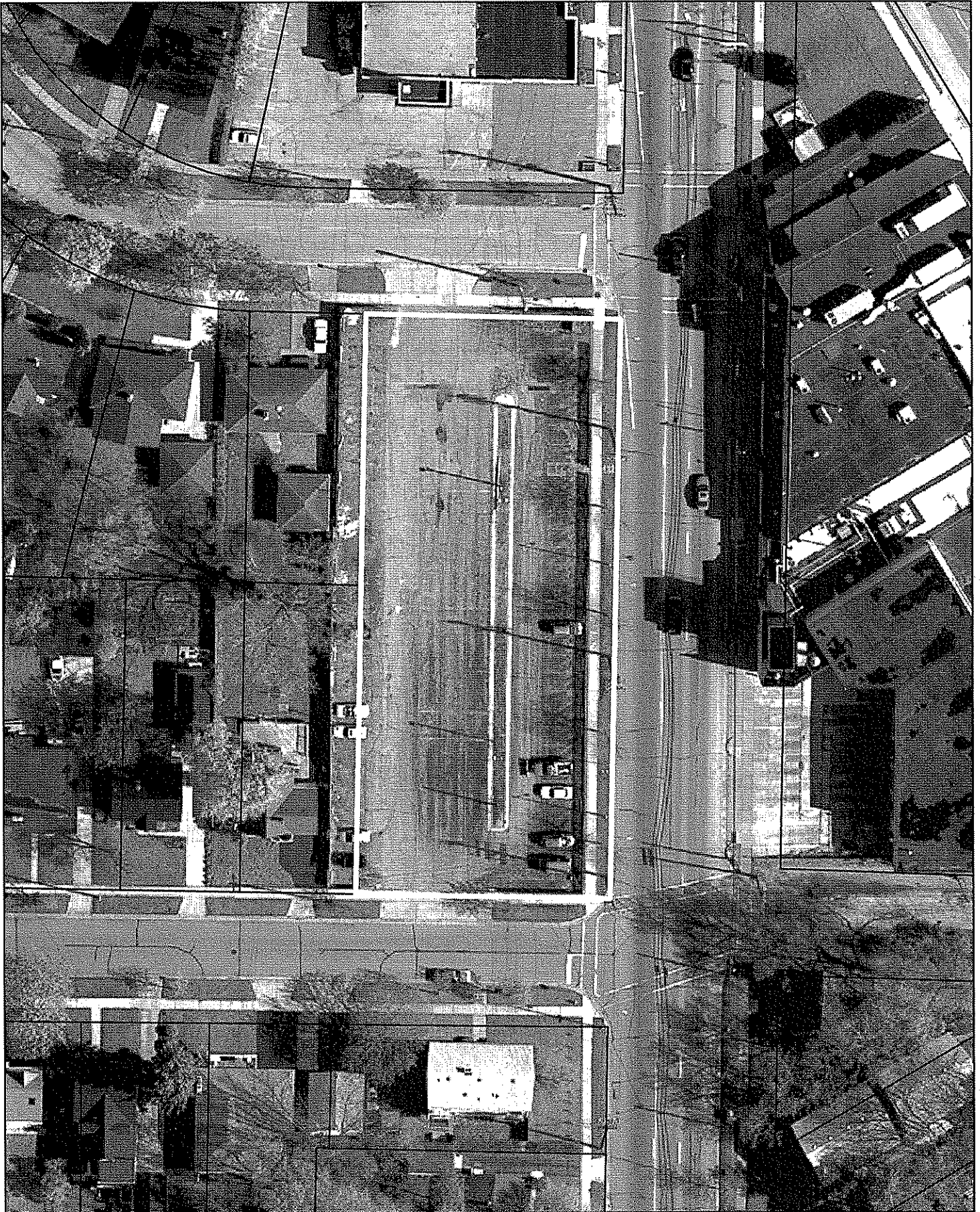
05 January 2010



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1250</u> Receipt No. <u>104634</u>
Date Received	<u>10/14/09</u>
Received By	<u>AJP</u>
Parcel No.	<u>0709-262-1601-5</u>
Aldermanic District	<u>13-Ken</u>
GQ	<u>VDD #7</u>
Zoning District	<u>C3</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>10/14/09</u>

1. Project Address: 1013 Fish Hatchery Road Project Area in Acres: 0.75
Project Title (if any): Fish Hatchery Development

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.:	<input checked="" type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: _____ to _____	<input checked="" type="checkbox"/> Ex. Zoning: <u>C3</u> to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tom Sather Company: Silverstone Partners, Inc.
Street Address: 7447 University Ave, Ste 210 City/State: Middleton, WI Zip: 53562
Telephone: (608) 834-2291 Fax: (608) 834-2299 Email: sather@silverstonepartners.com

Project Contact Person: J. Randy Bruce Company: Knothe + Bruce Architects, LLC
Street Address: 7001 University Ave. St. 201 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Wingra Point, LLC
Street Address: 980 N. Michigan Ave #1280 City/State: Chicago, IL Zip: 60611

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A 4 story, 62 unit apartment building and parking for 47 cars.

Development Schedule: Commencement Fall, 2010 Completion Fall, 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$1250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans: → The site is located within the limits of WINGRA CREEK BUILD Plan, which recommends: MEDIUM-DENSITY RESIDENTIAL for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request: → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: KERR, BAY CREEK, GREENBUSH & MONONIA BAY NEIGH. ASSOCIATIONS 9/11/09
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: BRIAN MURPHY Date: 8/19/09 Zoning Staff: _____ Date: _____

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name J. RANDY BRUCE Date 10/14/09

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 10.9.09
WINGRA POINT LLC
Fritz L. Duda, AUTHORIZED AGENT

October 14, 2009

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
Rezoning from C-3 to GDP
1012 Fish Hatchery Road
Madison, Wisconsin

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: Wingra Point, LLC
980 N. Michigan Avenue #1280
Chicago, IL 60611
312-377-9106
Contact: Fritz Duda

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

Developer: Silverstone Partners, LLC
7447 University Avenue, Suite 210
Middleton, WI 53562
608-824-2291
Contact: Tom Sather
sather@silverstonepartners.com

Landscape Design: Paul Skidmore
Landscape Architect, LLC
13 Red Maple Trail
Madison, WI 53717
(608) 826-0032
paulskidmore@tds.net

Engineer: D'Onofrio, Kottke and Associates
7530 Westward Way
Madison, WI 53717
608-833-7530
608-833-1089 fax
Contact: Dan Day
dday@donofrio.cc

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

Introduction:

The proposed site is located on the west side of Fish Hatchery Road and extends between South Brooks Street and High Street. It is currently a surface parking lot and is surrounded by one and two family residences to the west and commercial uses along South Park Street. Park Street and Fish Hatchery are both primary arterials to downtown Madison and five bus lines serve the intersection.

The site is part of the Bancroft Dairy site that was recently purchased by Wingra Point, LLC. This parcel is the first phase of the larger redevelopment. Future submittals will address the site at the corner of Fish Hatchery Road and Park Street.

This PUD-GDP is being submitted to allow for senior housing for moderate income residents under the Section 42 tax-credit plan. Application for the tax-credits will be made to WHEDA in January and the tax-credit awards should be made in May, 2010. If the tax-credits are awarded then a PUD-SIP will be submitted in June, 2010, with construction scheduled for late Fall of 2010.

Wingra Creek BUILD plan:

The site is within the recently adopted Wingra Creek BUILD redevelopment plan. The redevelopment plan suggests medium to higher density residential with a target density of 30 to 50 dwelling units per acre. The plan also suggests that this area would be excellent for a retirement community.

The proposed project will have a density of approximately 80 units per acre. The higher densities are mitigated by several factors including the 55 and up age limitation and the smaller apartment unit sizes typical for that tenant population. In addition, the senior housing does not require significant parking or generate traffic. Over 30% of the site can remain open for landscaping.

Project Description:

The General Development Plan proposes a 4 story, 62 unit apartment building with underground parking for 44 cars. The building provides a residential street-edge along Fish Hatchery Road, High Street and Brooks Street, creating a pedestrian friendly environment. Compact landscaped front yards surround the residential streets, and street trees will line all three sides of the site to soften the architecture and shade the sidewalks.

Vehicular access to the underground parking will be available on Brooks Street. The surface parking area for three stalls will be accessed from High Street and will provide parking for visitors. An additional four parking stalls will be available for guests in the underground parking garage with the remaining 40 stalls available for residents. Bicycle parking can be provided both underground and on surface to accommodate the needs of the public and residents.

The building will have an attractive architectural presence and will use a combination of masonry and fiber-cement horizontal siding for a durable and low maintenance exterior. Included in the PUD-GDP submittal package are representative exterior building elevations which will be further defined with the PUD-SIP.

Site Development Data:

Densities:

Lot Area	33,000 sf
Acres	0.75
Dwelling Units	62 units
Lot Area/D.U.	532 s.f./unit
Density	82 units/acre

Dwelling Unit Mix:

One-Bedroom	36
Two-Bedroom	26
Total dwelling Units	62

Building Heights:

4 Stories

Floor Area:

Gross Floor Area (Excludes Underground parking)	65,000 s.f.
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Floor Area Ratio:

1.97

Vehicle Parking Stalls

Surface	3
Underground	44
Total	47
Ratio	0.75 stalls/unit

Bicycle Parking Stalls

Surface	20
Underground	36
Total	56

Loading:

One off-street loading zone will be provided for this project located in the drive aisle.

Project Schedule:

It is currently anticipated that construction will begin once the development approvals are in place in the fall of 2010. Construction for the entire project will be completed within twelve months. The scheduled start date may vary depending on financing or market conditions.

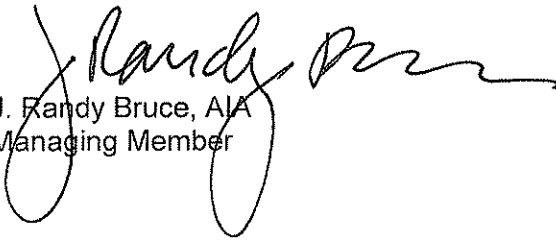
Letter of Intent
Fish Hatchery Development
October 14, 2009
Page 4 of 4

Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The residential redevelopment achieves many of the goals of the Wingra Creek BUILD Master Plan and provides affordable, high-quality rental housing for senior residents in a location that will minimize automobile traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

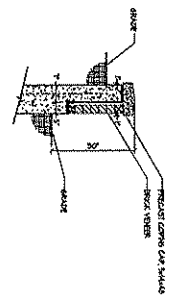
GDP

1012 Fish Hatchery Road

October 14, 2009

Legal Description: The lands subject to this GDP are Lots 1, 2, 3, 4 and 5, Block 2, Fiore Plat, City of Madison, Dane County, Wisconsin.

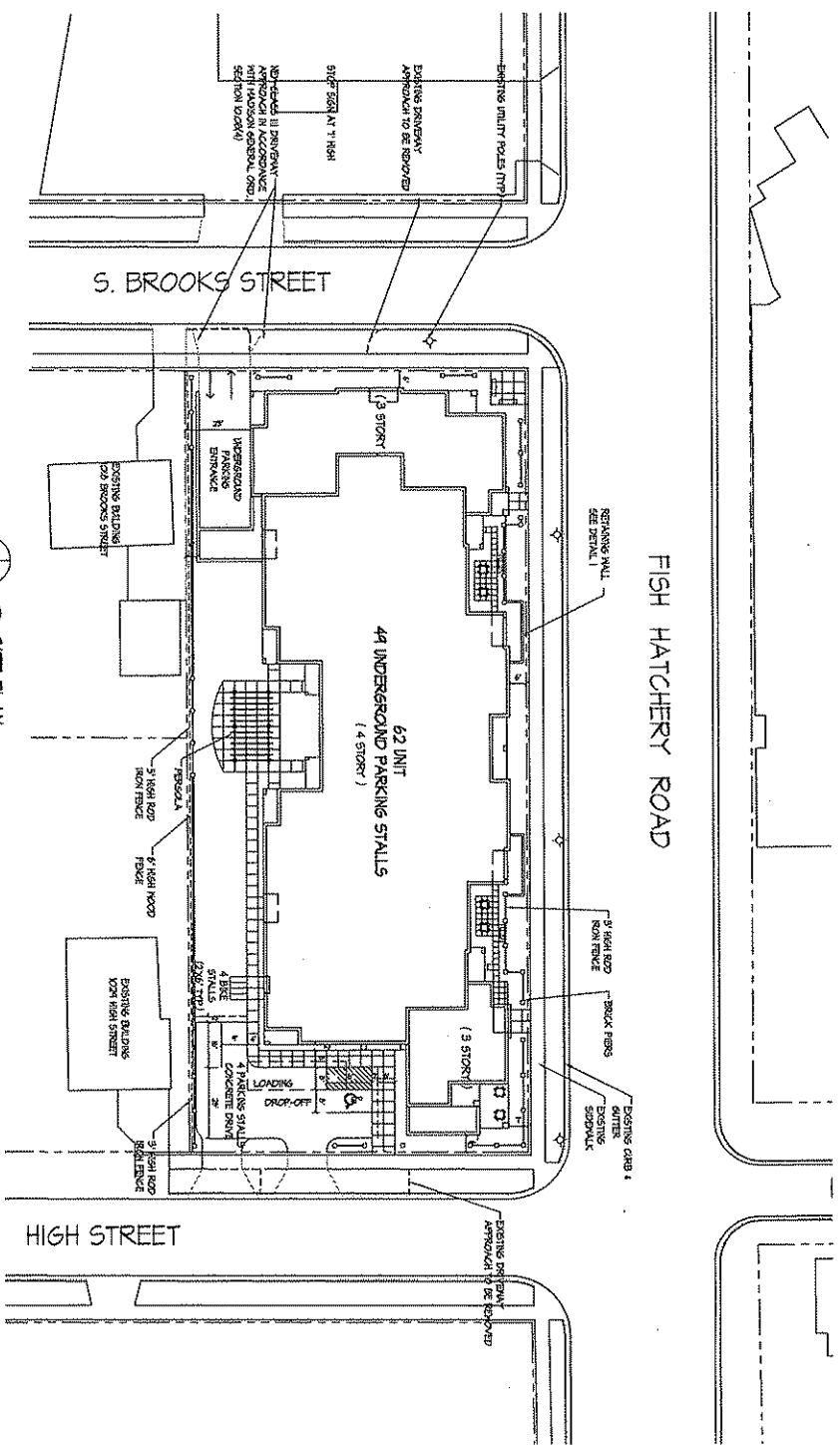
- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a multifamily development with 62 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
 - 1. Multifamily residential uses as shown on the approved plans.
 - 2. Accessory 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-5 zoning district.
- J. **Signage:** Signage for the residential uses shall be limited to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- 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.



1 RETAINING WALL SECTION
1/2" = 1'-0"

SITE DATA	
OWNER	STATE OF WISCONSIN
PROJECT	44 UNDERGROUND PARKING STALLS
DATE	10/15/2010
SCALE	AS SHOWN
DESIGNER	KNOTHE & BRUCE ARCHITECTS
PROJECT NO.	0922B
DATE	10/15/2010
PROJECT LOCATION	1012 FISH HATCHERY ROAD, MILWAUKEE, WI
PROJECT NO.	0922B
DATE	10/15/2010

SITE DATA	
OWNER	STATE OF WISCONSIN
PROJECT	44 UNDERGROUND PARKING STALLS
DATE	10/15/2010
SCALE	AS SHOWN
DESIGNER	KNOTHE & BRUCE ARCHITECTS
PROJECT NO.	0922B
DATE	10/15/2010
PROJECT LOCATION	1012 FISH HATCHERY ROAD, MILWAUKEE, WI
PROJECT NO.	0922B
DATE	10/15/2010



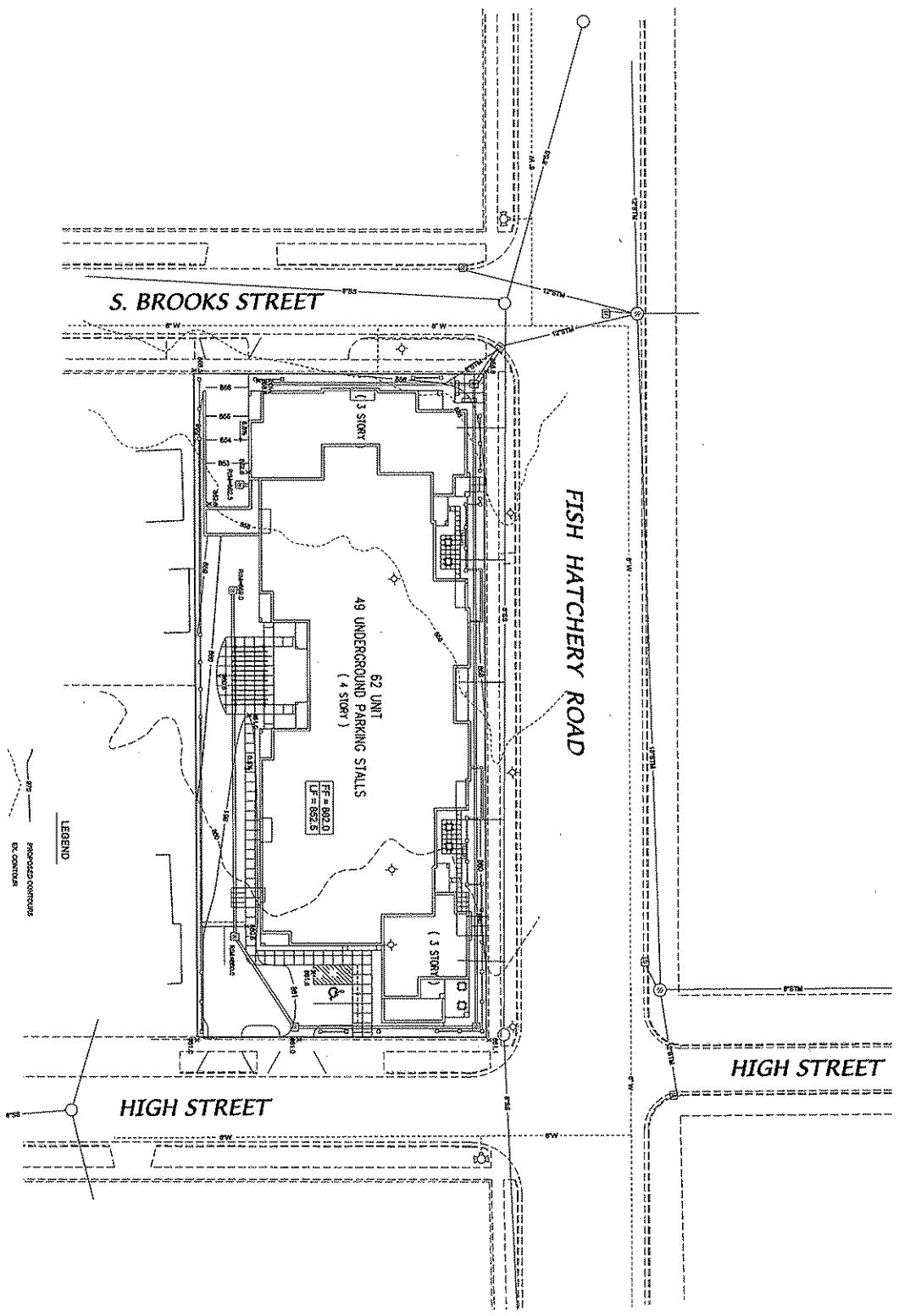
SITE PLAN
1" = 20'

SCALE: 1" = 20' (24"x36")

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Suite 201
Madison, Wisconsin 53722
608-261-1490 Fax: 608-261-1494

- Notes:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL BUILDING CODE (IBC) AND THE 2009 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

Project No: 1012 Fish Hatchery Road
Drawing No: 0922B
Scale: 1" = 20' (24"x36")
Date: 10/15/2010



LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	STREAMLINE
	SPOT GRADE
	TOP OF WALL
	CATCHBASIN INLET
	SILT FENCE
	STONE TYPHOON AND

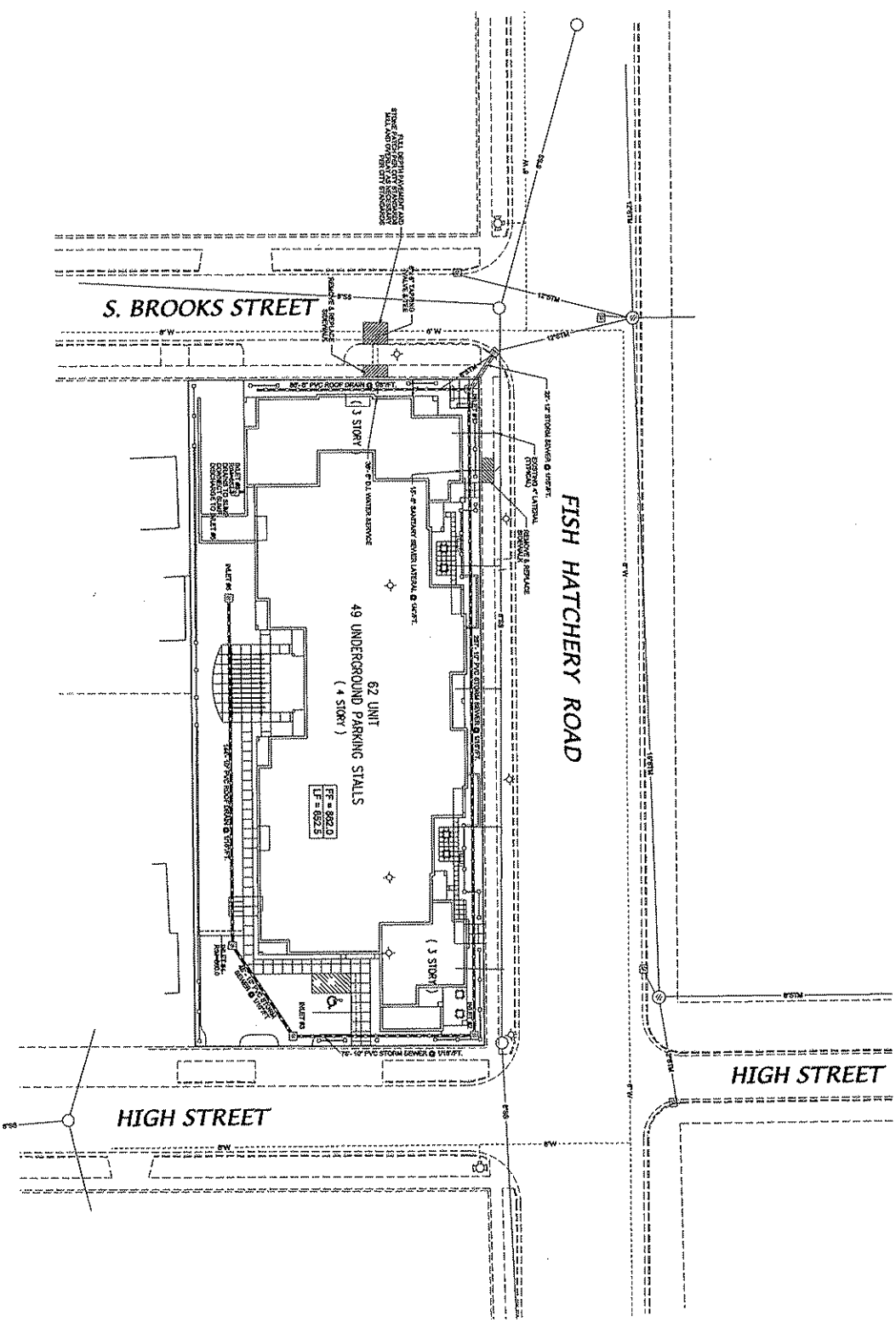
SCALE 1" = 40'

KNOTHE & BRUCE ARCHITECTS
 7461 University Avenue, Suite 201
 Middleton, Wisconsin 53524
 608.833.8100 Fax 608.833.8101
 www.knotheandbruce.com
 PROJECT ARCHITECTS AND ENGINEERS, INC.
 1000 Wisconsin Avenue, Suite 1000
 Madison, Wisconsin 53703
 608.255.1100 Fax 608.255.1101
 www.projectsai.com
 PROJECT ARCHITECTS AND ENGINEERS, INC.

Author:
 Date: 11/14/2009
 Project: 1012 Fish Hatchery Road

Project Title:
 1012 Fish Hatchery Road

Drawing Title:
 Preliminary Site Grading Plan
Project No.: 0928
Drawing No.: C-21



NOTES:

1. All utility lines shown on this plan are approximate. Protection of existing lines is the Contractor's responsibility.
2. All utility lines shown on this plan are approximate. Protection of existing lines is the Contractor's responsibility.
3. All notes shown in this document shall be read in conjunction with the drawings.

LEGEND

- SANITARY SERVICE
- WASTE MAIN
- FRESH WATER
- PROPOSED

SCALE: 1" = 20'

Drawing Title: Preliminary Site Utility Plan
 Project No.: 0000
 Drawing No.: C-31

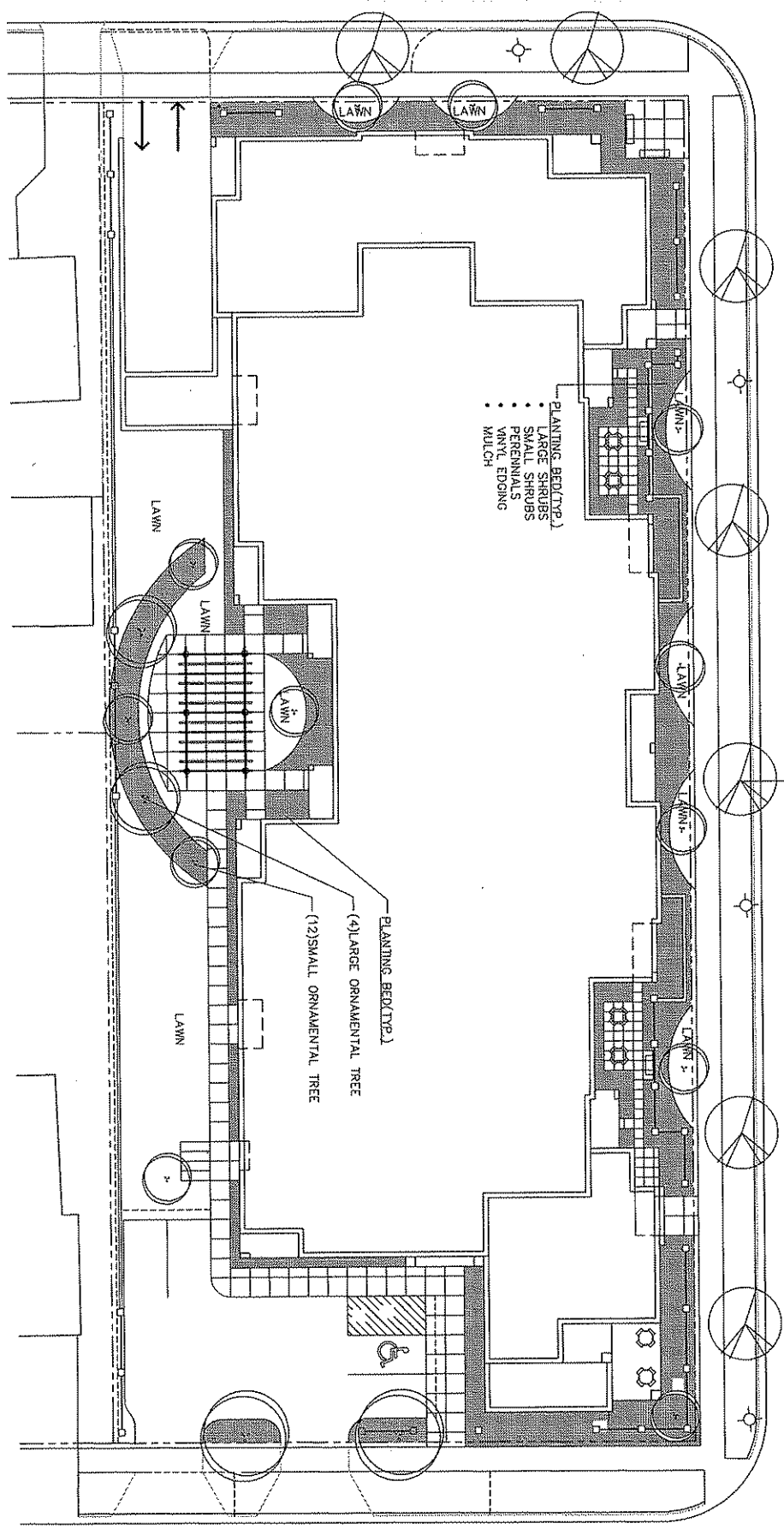
Project Title: 1012 Fish Hatchery Road

Date: 11/14/09
 Drawn: [Name]
 Checked: [Name]

KNOTHE & BRUCE ARCHITECTS
 7611 University Avenue, Suite 202
 Madison, Wisconsin 53713
 608.261.3100 Fax: 608.261.3101
 www.knotheandbruce.com
 2008 National Green Building Conference
 2008 National Green Building Conference
 2008 National Green Building Conference
 2008 National Green Building Conference
 2008 National Green Building Conference

KNOTHE & BRUCE ARCHITECTS
7801 University Avenue, Suite 201
Madison, Wisconsin 53142
608.263.0000 Fax: 608.263.9134

DATE: _____
DRAWN BY: _____
CHECKED BY: _____



- PLANTING BED(TYP.)
- LARGE SHRUBS
- SMALL SHRUBS
- PERENNIALS
- WINTER EDGING
- MULCH

(7) EXISTING STREET TREES (TYP)

PLANTING BED(TYP.)

(4) LARGE ORNAMENTAL TREE

(12) SMALL ORNAMENTAL TREE



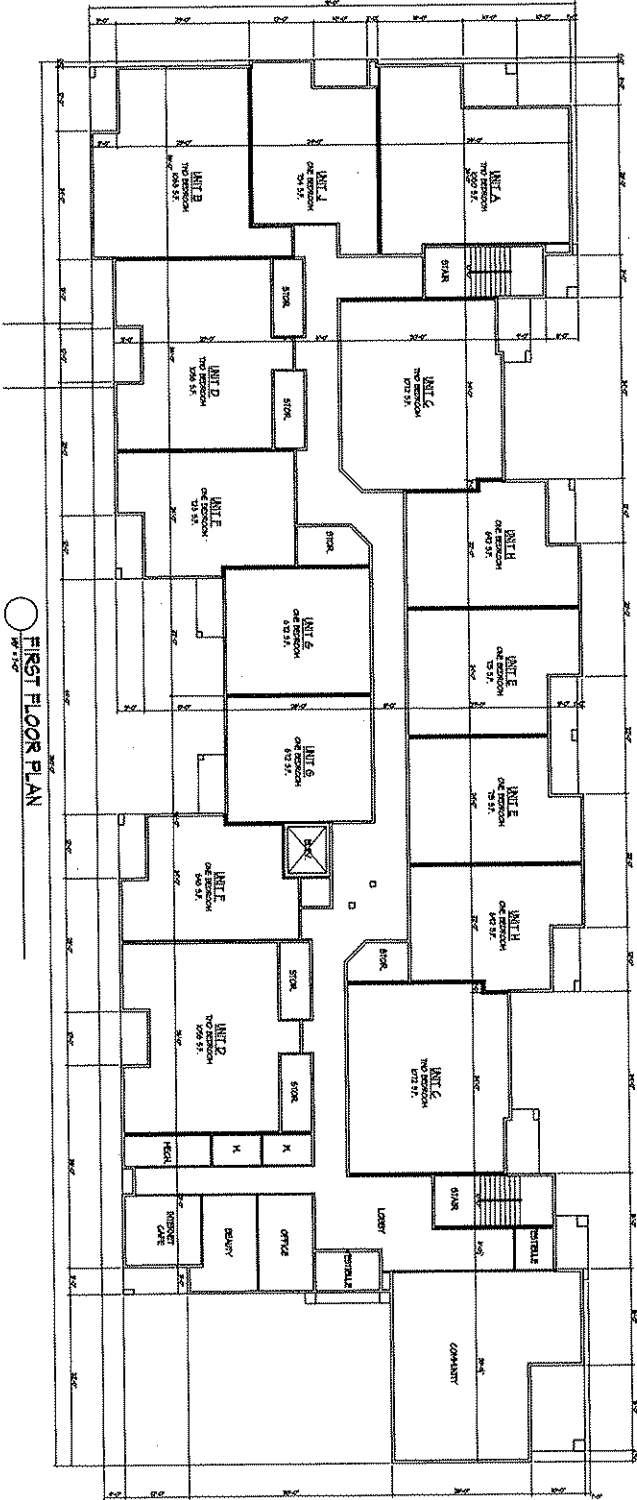
SCALE: 1" = 20' (24" x 36")

Landscape Plan
Project: _____
Drawing No: **042B**
Date: **1-4-1**

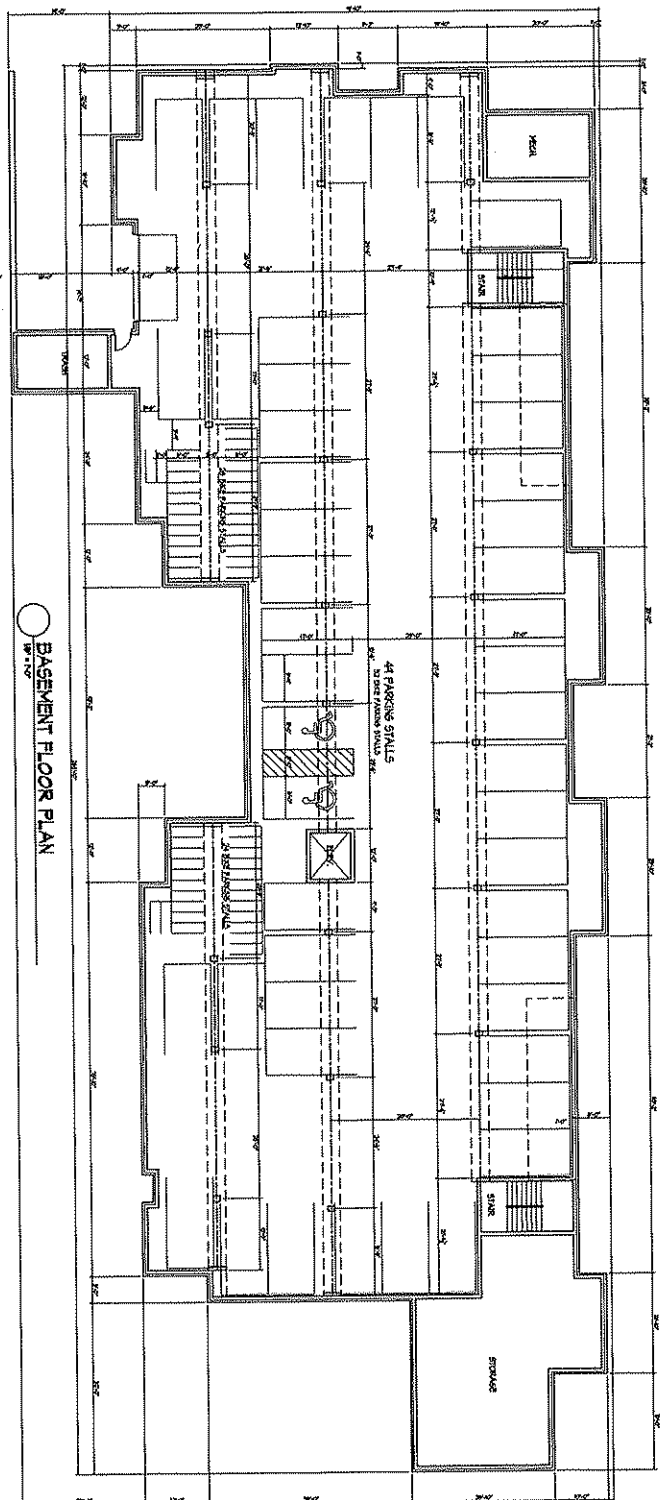
1012 Fish Hatchery Road

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

KNOTHE & BRUCE ARCHITECTS
 1761 University Avenue Suite 250
 Berkeley, CA 94704
 Tel: 415.863.9199 Fax: 415.863.9194



FIRST FLOOR PLAN
 17-110



BASEMENT FLOOR PLAN
 17-110

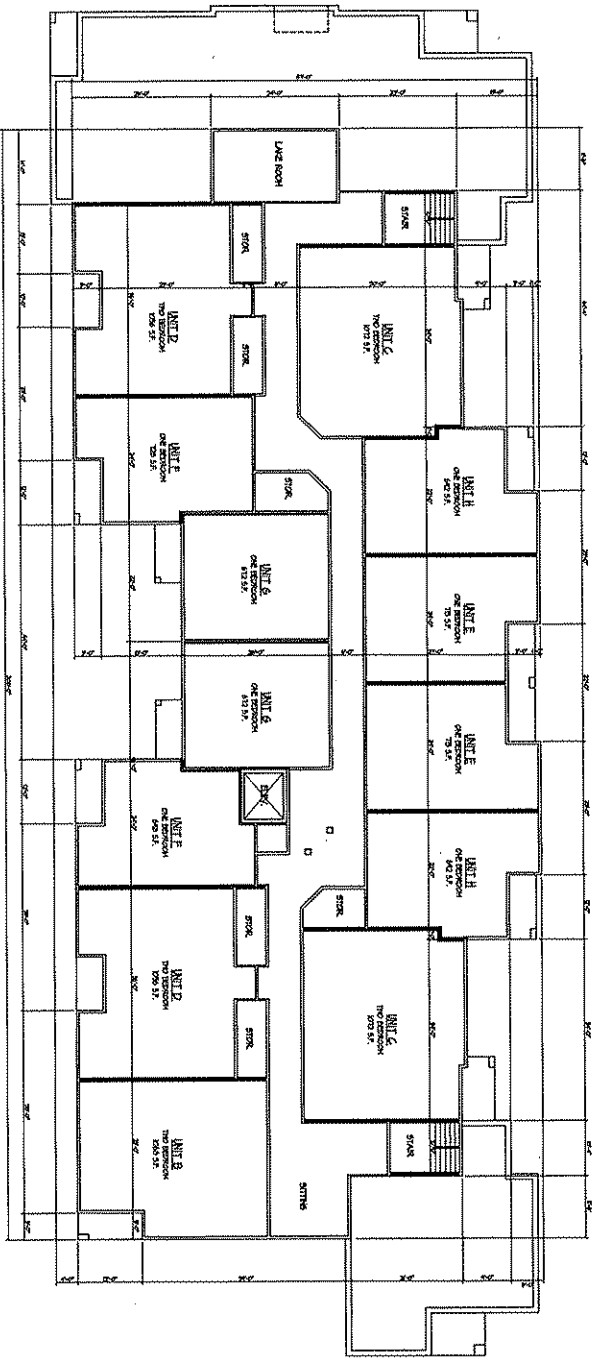
Basement & First Floor Plan
 0426

Project: 1012 Fish Hatchery Road
 Date: Sept. 21, 2004
 Drawn by: [Name]
 Checked by: [Name]
 Project No.: 0426

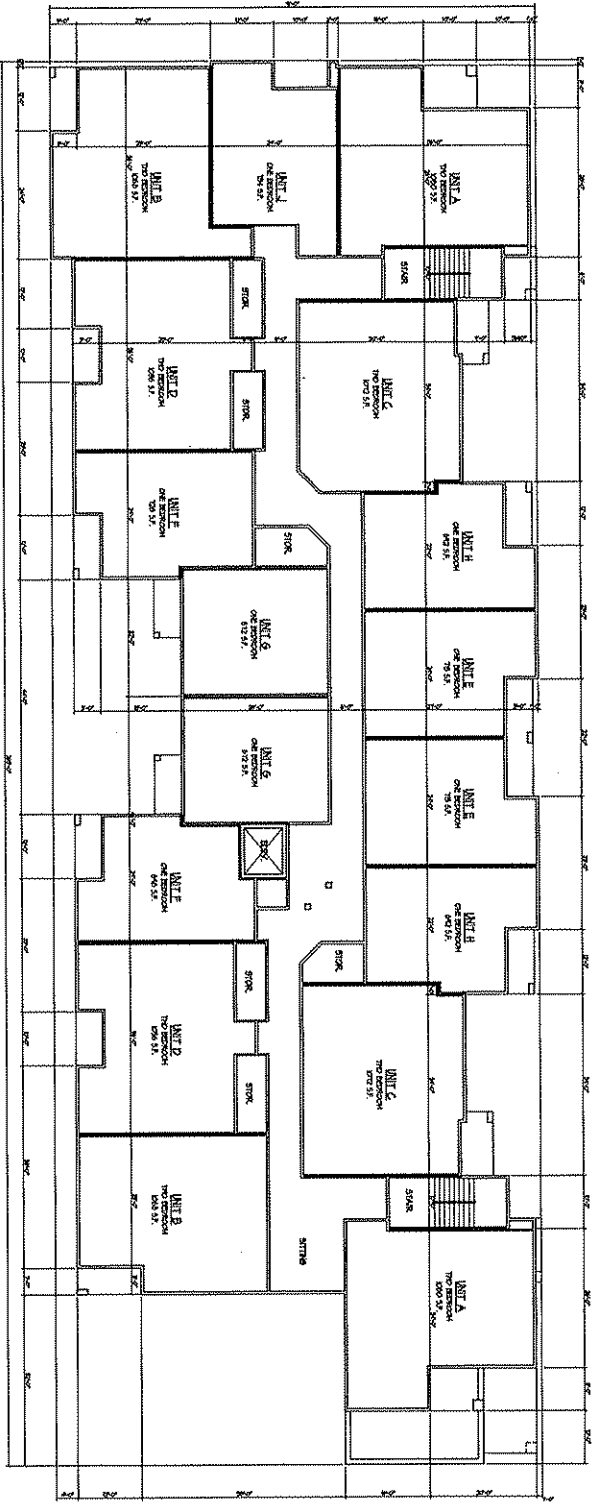
KNOTHE & BRUCE ARCHITECTS

7101 University Avenue, Suite 201
 Portland, Wisconsin 53162
 608.872.3100 Fax 608.444.0314

Client: _____



FOURTH FLOOR PLAN



SECOND & THIRD FLOOR PLAN

Revision:
 1000 - Sept. 28, 2004
 500 - Structural - October 14, 2004
 1000 - Final Schedule - October 28, 2004
 002 - Final Schedule - November 23, 2004

Project:
 1012 Fish Hauling Road

Drawn by:

Checked by:

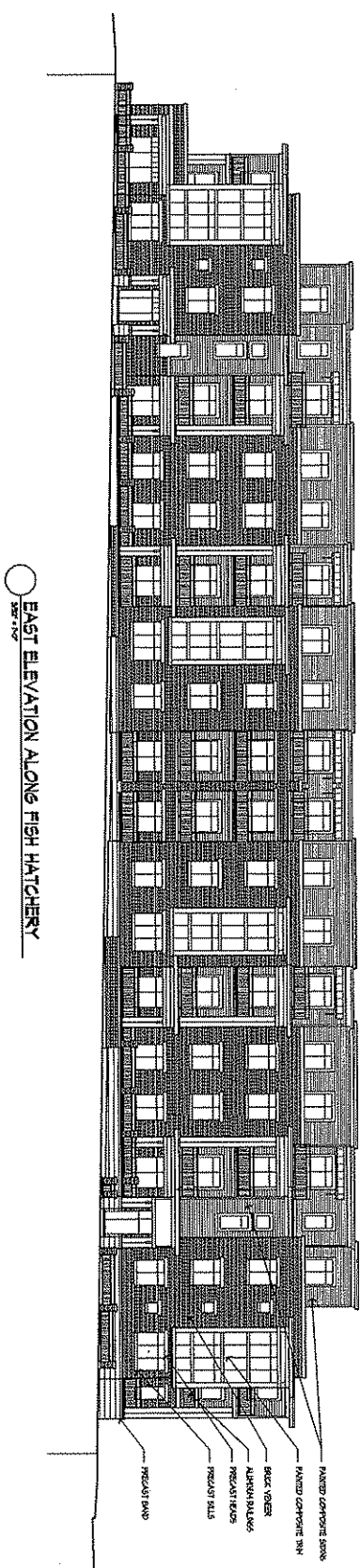
Scale:

Project No.:
 09128

Sheet No.:
 2

KNOTHE & BRUCE ARCHITECTS
 1681 University Avenue, Suite 201
 Madison, Wisconsin 53726
 608-262-1100 Fax 608-262-1114

Sheet _____



EAST ELEVATION ALONG FISH HATCHERY

- TYPICAL MATERIALS
- PAINTED COMPOSITE STONE
- PAINTED COMPOSITE SIM
- BRICK OVER
- ALUMINUM PANELS
- PRECAST PANELS
- PRECAST SLABS
- PRECAST PAVING

Revisions:
 Based - Sept. 28, 2004
 GMP Selected - October 14, 2004
 100% RFP Selected - October 29, 2004
 100% RFP Awarded - November 21, 2004

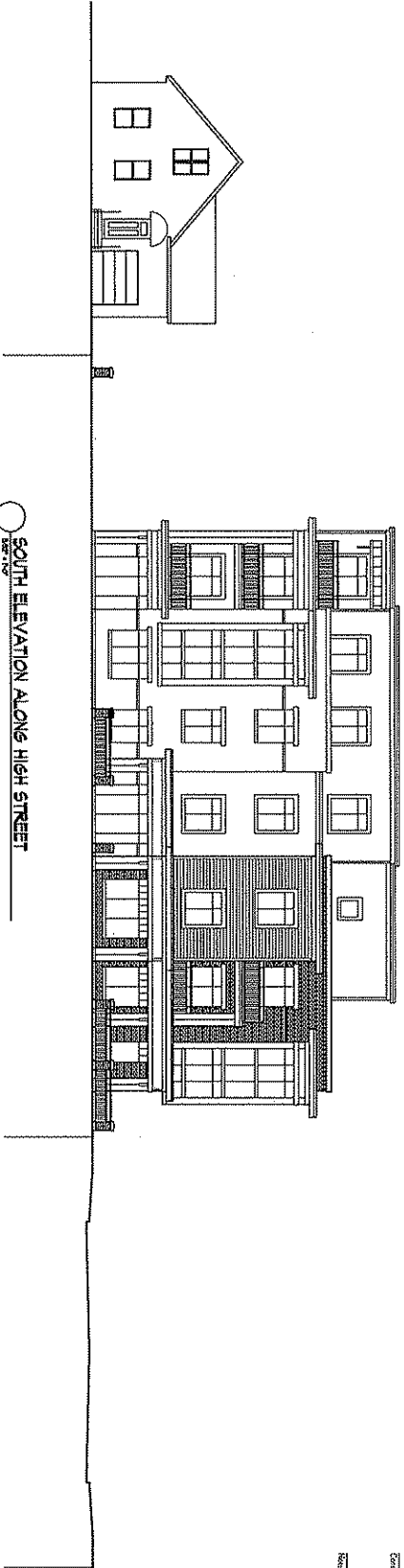
Project Name
1012 Fish Hatchery Road

Drawn By	Checked By
Elevations	
Project No.	0428
Sheet No.	3

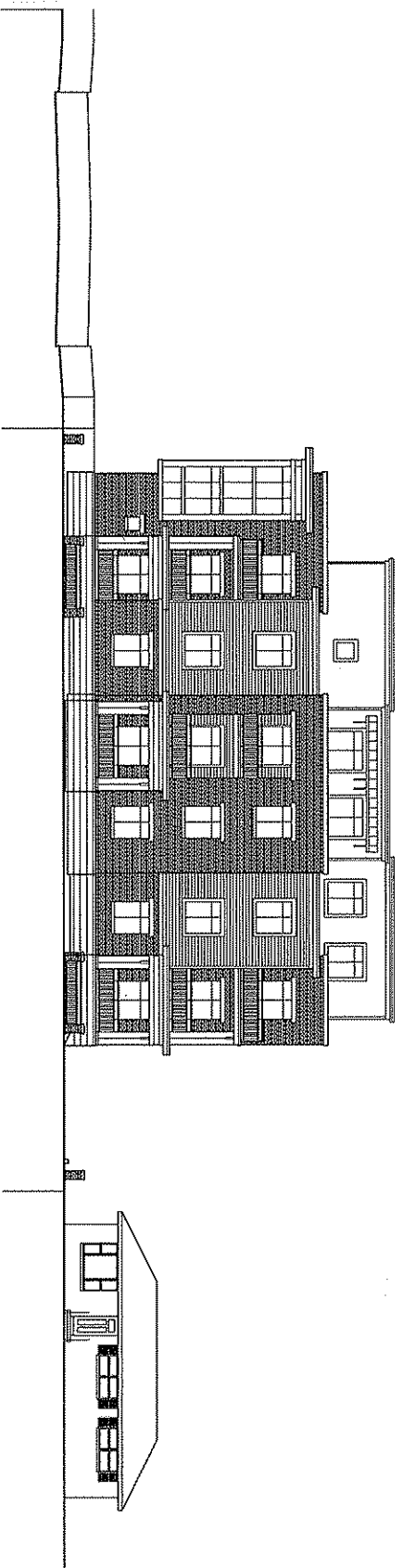
**KNOTT
& BRUCE
ARCHITECTS**

7691 University Avenue, Suite 200
Madison, Wisconsin 53712
608.263.1000 Fax 608.263.1014

Scale:



○ SOUTH ELEVATION ALONG HIGH STREET



○ NORTH ELEVATION ALONG BROOK STREET

Notes:

Issued - Sept. 24, 2004
60% Schematic - October 14, 2004
100% Final Schematic - October 28, 2004
100% Final Schematic - November 23, 2004

Project Title:

1012 Fish Halibury Road

Drawn By:
Elevations

Project No.:

0426

Sheet No.:

3

Scale: _____