

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>2/6/08</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC MEETING DATE: <u>FE 27, 2008</u>	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 733 CO. HWY M

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
KENTON PETERS - OWNER ; KENTON PETERS & ASSN ARCHITECT

CONTACT PERSON: KENTON PETERS
Address: 155 E. WILSON ST, MADISON
Phone: 255-5656
Fax: 255-0120
E-mail address: KENTONPETERS@SBCGLOBAL.NET

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 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.

5. Required Submittals:

Site 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:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: 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.

Filing Fee: \$ 1,000 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

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* the Madison Comprehensive *Plan, which recommends:*
amendment required for residential use *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:*
Waiver attached

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 Counter and Planning Unit staff; note staff persons and date.

Planner Interdept. Mtg Date 10/26/06 | Zoning Staff Interdept. Mtg Date 10/26/06

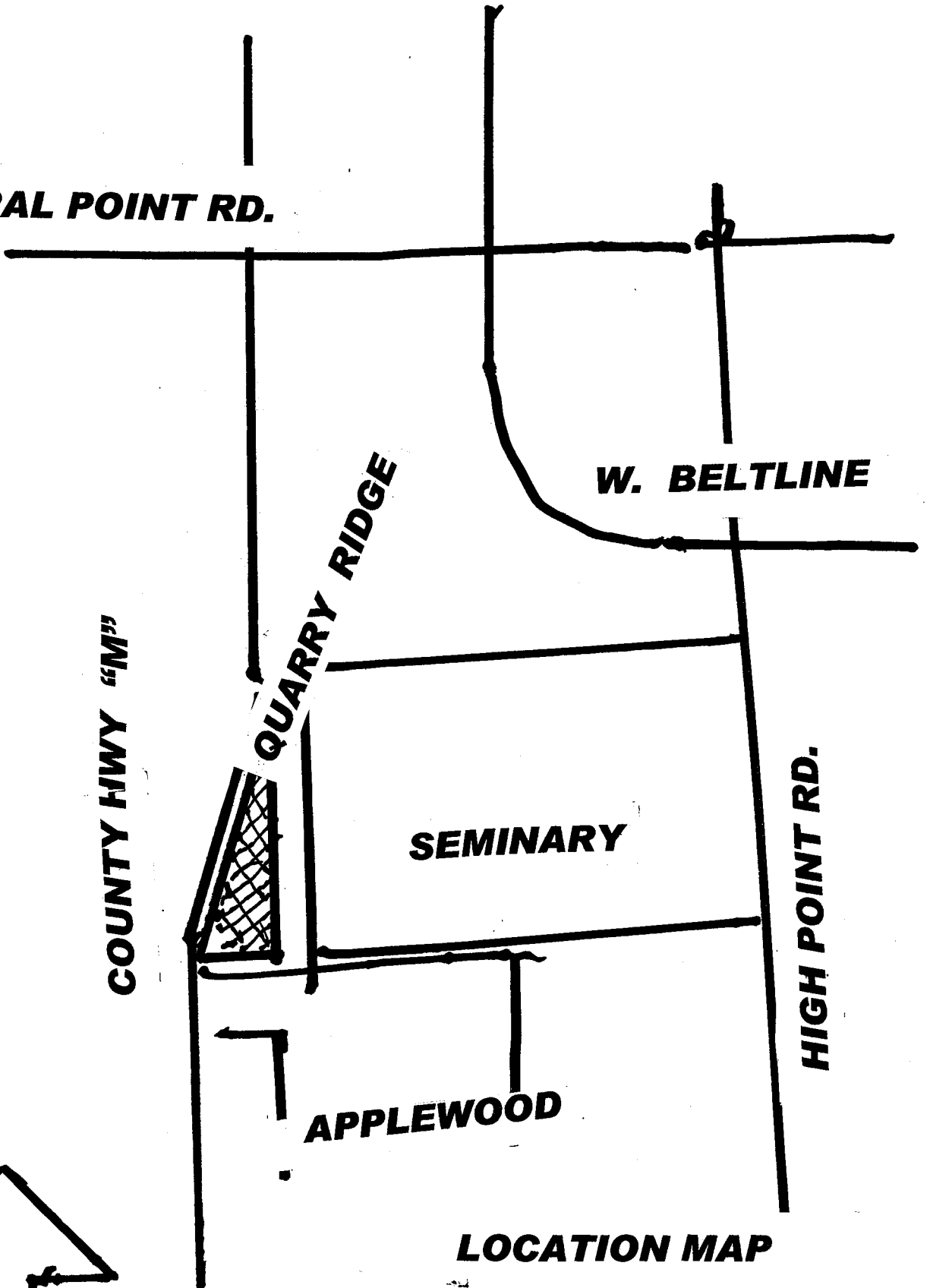
The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Matthew Aro Date 12/5/2006

Signature  Relation to Property Owner Architect/Agent

Authorizing Signature of Property Owner  Date 12/5/2006

MINERAL POINT RD.



W. BELTLINE

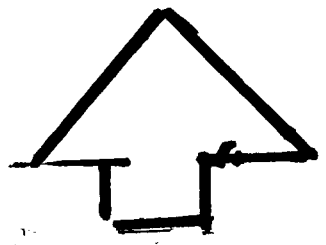
QUARRY RIDGE

COUNTY HWY "M"

SEMINARY

HIGH POINT RD.

APPLEWOOD



NORTH

LOCATION MAP

**NEIGHBORHOOD OF
QUARRY RIDGE**

EXHIBIT A

PROJECT NAME: QUARRY RIDGE APARTMENTS

LEGAL DESCRIPTION:

Part of the Northwest 1/4 of the Southeast 1/4 of Section 27, T8N, R9E, Town of Middleton, Dane County, Wisconsin, to wit: Beginning at a point at the intersection of the North line of Applewood Hill plat and the East line of the said Northwest 1/4 of the Southeast 1/4 of the said Section 27; thence continuing along the North line of the said Applewood Hill plat, S88°28'01"W, 367.29 feet to the East line of County Trunk Highway M and a point on a curve; thence Northeasterly along said East line, on a curve to the right which has a radius of 11,560 feet and a chord which bears N23°54'31"E, 513.18 feet; thence continuing along the said East line of County Trunk Highway M, N22°38'13"E, 132.60 feet; thence continuing along the said East line of County Trunk Highway M, N67°21'47"W, 30.00 feet; thence continuing along the said East line of County Trunk Highway M, N22°38'13"E, 404.41 feet to the intersection of the East line of the said Northwest 1/4 of the Southeast 1/4 of Section 27; thence along said East line, S1°10'30"W, 966.71 feet to the point of beginning.

ZONING TEXT

PROJECT NAME: QUARRY RIDGE APARTMENTS (PUD-GDP)

LEGAL DESCRIPTION: *The lands subject to this planned unit development shall include those described in Exhibit A attached hereto.*

STATEMENT OF PURPOSE: *This zoning district is established to allow for the construction of residential units, as shown on the approved plans.*

PERMITTED USES: *Multiple family dwellings up to **66DU**. On-site management office for purpose of leasing/renting and maintenance.*

LOT AREA: *See exhibit A.*

FLOOR AREA RATIO: *The floor area shall be as indicated on the approved plans. The maximum building height shall be as shown on the approved plans.*

YARD REQUIREMENTS: *Yard areas shall be provided as shown on the approved plans.*

LANDSCAPING: *Landscaping shall be as shown on the approved plans.*

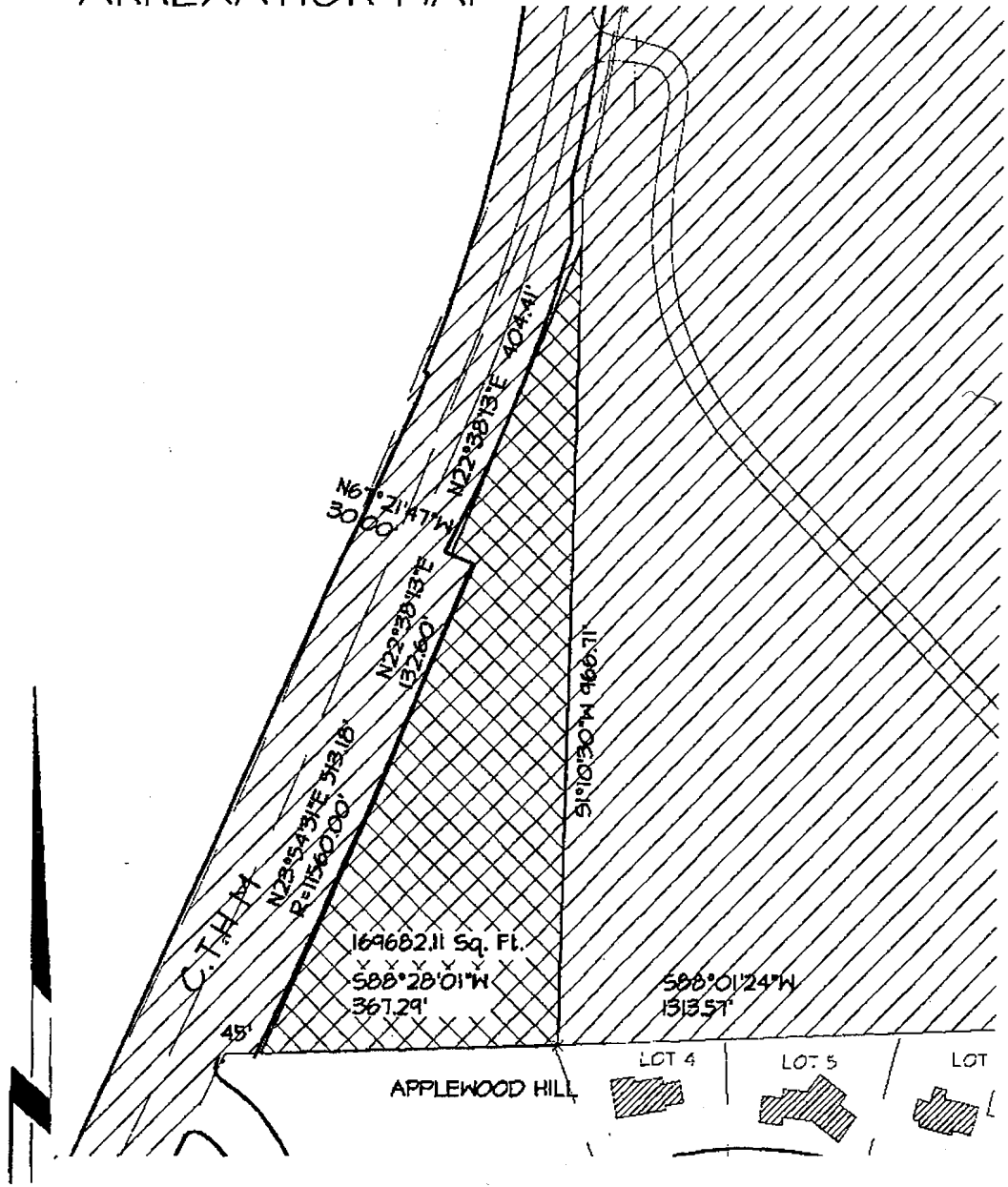
ACCESSORY OFF-STREET PARKING AND LOADING: *As shown on the approved plans.*

SIGNAGE: *Signage will be allowed as per Chapter 31 of the Madison General Ordinances and as indicated on the approved plans.*

FAMILY DEFINITION: *The family definition of this PUD-GDP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R4 district.*

ALTERATIONS AND REVISIONS: *No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations and additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.*

ANNEXATION MAP



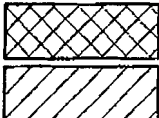
SCALE 1" = 200'



ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE DANE COUNTY COORDINATE SYSTEM

AUGUST 22, 2006
060299

LEGEND



AREA TO BE ANNEXED
AREA WITHIN CITY OF MADISON

ORDINANCE ---
I.D. NUMBER ---
DATE ADOPTED ---
DATE PUBLISHED ---
ALD. DISTRICT ---
AREA SQ. MILES --- 0.006
DRAWN BY ARNOLD & O'SHERIDAN, INC.



155 E. Wilson Street Suite 100
PO Box 2319
Madison, WI 53701
608. 220 2382

December 4, 2006

Alderman Paul Skidmore

Dear Alderman Skidmore,

This letter is to inform you of a proposed 3.9 acre PUD-GDP residential development located on County Hwy M south of Watts road, west of the seminary property. We are seeking a waiver of the 30 day advance notice requirement prior to application to the plan commission for rezoning.

Your signature below indicates that you will waive the 30 day notice requirement and the applicant may submit the application materials to the plan commission.

Thank you for your review of this matter.

A handwritten signature in black ink, appearing to read "Matthew Aro".

ARO Architecture, LLC
Matthew Aro, AIA

The 30 day notice requirement is hereby waived.

A handwritten signature in black ink, appearing to read "Paul Skidmore".

Alderman Paul Skidmore

Date

12/4/06

UNANIMOUS PETITION FOR ATTACHMENT

In accordance with the Final City of Madison and Town of Middleton Cooperative Plan under Section 66.0307, Wisconsin Statutes, dated September 29, 2003 (the "Cooperative Plan"), namely, Section 12.01 of the Cooperative Plan and Section 66.0307(10) of the Wisconsin Statutes, the undersigned constituting all of the owners of real property in the following described territory of the Town of Middleton, Wisconsin (the "Town") hereby petition the City of Madison, Wisconsin (the "City") for attachment to the City of the property described in paragraph 1 below and in this regard request and represent as follows:

1. The undersigned is the owner of the real property located in the Town as described on Exhibit A attached hereto referred to as the "Territory to be Attached". Further, the undersigned is desirous of having the Territory to be Attached detached from the Town and attached to the City. The purpose of this Petition is for attachment of said Territory to be Attached to the City.


2. A scale map showing the boundaries of the above described Territory to be Attached and showing the relation to the City and the Town is included in Exhibit B.

3. The Territory to be Attached is contiguous to the City and within the Boundary Adjustment Area of the Cooperative Plan.

4. The undersigned is of the belief that the Territory to be Attached meets all requirements for attachment under Section 66.0307(10) Wisconsin Statutes and under the Cooperative Plan.

5. The Territory to be Attached has zero residents and zero electors.

WHEREFORE, the undersigned property owner respectfully requests attachment of the Territory to be Attached described in Paragraph 1 above to the City of Madison pursuant to the provisions of Section 12.01 of the Cooperative Plan and Section 66.0307(10), Wisconsin Statutes.

<u>Signature of Petitioner</u>	<u>Owner</u>	<u>Description of Property</u>	<u>Date</u>
Kenton Peters By:  Kenton Peters	Owner	Exhibit A	11/4/06

February 6, 2008

The Neighborhood of Quarry Ridge

This letter of intent is submitted to introduce the Neighborhood of Quarry Ridge, an assembly of five buildings, linked together to form a very tight knit and cohesive, modest sized neighborhood of approximately 110 to 130 residents. This new neighborhood is to be located one mile south of Mineral Point Road on County Highway M. The site is contiguous with the west property line of Bishop O'Connor Seminary, and directly east across "M" from the site of the new UW Research Park site. Quarry Ridge will consist of 66 one and two bedroom rental apartment units.

Development of this project is motivated in direct response to the dynamic growth that is occurring in the southwestern sector of Madison and the explosive growth of Verona. Adding to this growth in residents is the very enviable introduction of new industries into that sector of Dane County such as EPIC, with a projected work force of 3500 employees. Many of these

new employees will be young, many single, well educated, who are starting their careers. Quarry Ridge is tailored specifically for this type of resident.

The site of Quarry Ridge Neighborhood has a number of attractive and beneficial attributes:

- ***It is extremely well located; close to the vitality of west Madison shopping and recreation, yet just a short drive to the job sites south of the site.***
- ***The site is peaceful, a destination location without thru traffic: quiet, exclusive, and just the right size for a comprehensible neighborhood of approximately 120 residents. The new Research Park just across the road will undoubtedly be an employment location for many of the residents of Quarry Ridge Neighborhood.***
- ***The 3.9 acre site is heavily wooded, giving it a rural park like setting. Heavy plantings along the highway provide visual and acoustic privacy for these residents. Yet, the hillside***

upon which the buildings will sit allows a beautiful view to the west to the horizon.

- **The plot of land that is Quarry Ridge, is the site of an old abandoned quarry, a source of the characteristic Madison sand stone. But this quarry, an open scar in the earth, could be a dangerous hazard. By sensitive and careful site design, the project actually incorporates this "scar" into the structure, utilizing this pre-dug hole as the enclosed parking garage for parking residents cars; and, concealing this usually unsightly function from any view.**
- **This unique site design approach also leaves a major portion of the heavily wooded, uphill portion of the site in its natural state providing an almost impenetrable, woodland buffer between this new development and the Applewood subdivision to the south.**
- **The natural integrity and character of the land of the site will be renewed and perpetuated thru the extensive use of the natural sand stone from the quarry, in the various low stone**

walls that are important elements in the landscape development of the new project.

Project Design

The dwelling units are assembled in five, three story buildings, all of similar, basic layout plan. This plan allows most of the apartments to occupy a corner position. This arrangement will give at least two exposures and provide abundant daylight, so important in this 44 degree latitude and also provide energy conservation. The north and south ends of the composition step down from three to two to one story to reflect the natural slope of the hillside setting and to reduce the apparent mass of the architectural composition. Additionally, the south end steps down out of deference to the large, two story single family home sitting on the one acre lot in Applewood, immediately to the south. This is another measure incorporated into the design of Quarry Ridge in a sincere effort to recognize the concerns of the residents of Applewood regarding their anxiety over the encroaching urbanization that, as they see it, threatens their bucolic, country setting.

Another feature of the design of Quarry Ridge is the linking of the five buildings together at the third floor. The effect of this feature is to create a powerful architectural connectivity and unity, while reducing the apparent scale of the entire composition thru the introduction of the four, two story high openings between building elements, allowing views to the west, and preserving the double exposure of many of the apartments. These openings also serve as much needed fire department access to all sides of the buildings.

Schedule, Team, Materials

Regarding schedule, developer, design team, and materials for the exterior, decisions on these matters will be made promptly upon receipt of a positive response to this petition for approval of the General Development Concept.

Currently, the Developer, Designer and contact person is Kenton Peters AIA, Architect.

As a final comment in this Letter of Intent, I wish to address the issue of density, that is,,

how many units are appropriate for this site?

I have proposed 66. Planning Section staff has objected. They say 40 is enough. My position is based on prudent land use, a consistency with stated City policy for greater densities, energy, conservancy and sustainability objectives and on the reality of the design quality of the actual proposal submitted for approval.

The staff position is based on acceptance of the complaint of the Applewood subdivision that the addition of any number of units over 40 will be dumpish the rural life style of this high end, 40 year old subdivision of 43 large homes on 50 acres, that is facing the reality that they are engulfed by the dynamic urbanization that surrounds them. Their demand is that the extremely low density of their homesteads be perpetuated on the lands around them, such as Quarry Ridge. And, unfortunately for the City as a whole, the City plan Department staff,, contrary to the policy and prudence for greater densities and more effective use of our land, has bought into their demand. This support by OUR

City staff is surprising inasmuch as Applewood is in the Town of Middleton, and not a part of Madison, and have refused to join the rest of us.

Now, I will present the positive side of this issue. The Neighborhood of Quarry Ridge deserves to be built, and built the way it is designed. For the following reasons:

- **The site is ideal for a multi-family development and not suited for single family or duplex because of the terrain and open quarry.**
- **The market demand is present and is growing rapidly.**
- **It is consistent with the land use plan designated for that area. There are already projects just a block north that is over 22 units per acre. The land use plan for the PIONEER NEIGHBORHOOD to the west calls for MEDIUM DENSITY, OVER 25 UNITS per acre just 150 yards south on Hwy. M.**
- **This is and INFILL site. The City now surrounds it. That is except for Applewood.**
- **When consistent with a high quality of life, it makes good sense to maximize the tax base**

potential of higher densities and not sacrifice that much needed tax base for a nostalgic, anachronistic cause.

- **Because of the high costs for utility extensions and rock excavation, the project is economically feasible only at the unit densities proposed.**
- **This site is the type of site upon which urban development should occur. It is NOT class A farm land. It is best suited for the purpose proposed.**
- **And probably most important. Because of the uniqueness of the site and the sensitivity of the design, it will be a wonderful place to live.**

Stormwater Management and Erosion Control

A positive, proactive plan to address the environmental cancers related to storm water will be incorporated and implemented into the development of Quarry Ridge. A professional engineer specializing in this field is included in the design team. In conceptual terms, measures to be incorporated are:

Infiltration: although the soil of the site has an infiltration rate less than 0.6 inches per hour, and therefore exempt from DNR requirements, a number of bioretention areas will be introduced into the site that will significantly reduce runoff. These areas are shown on the drawings.

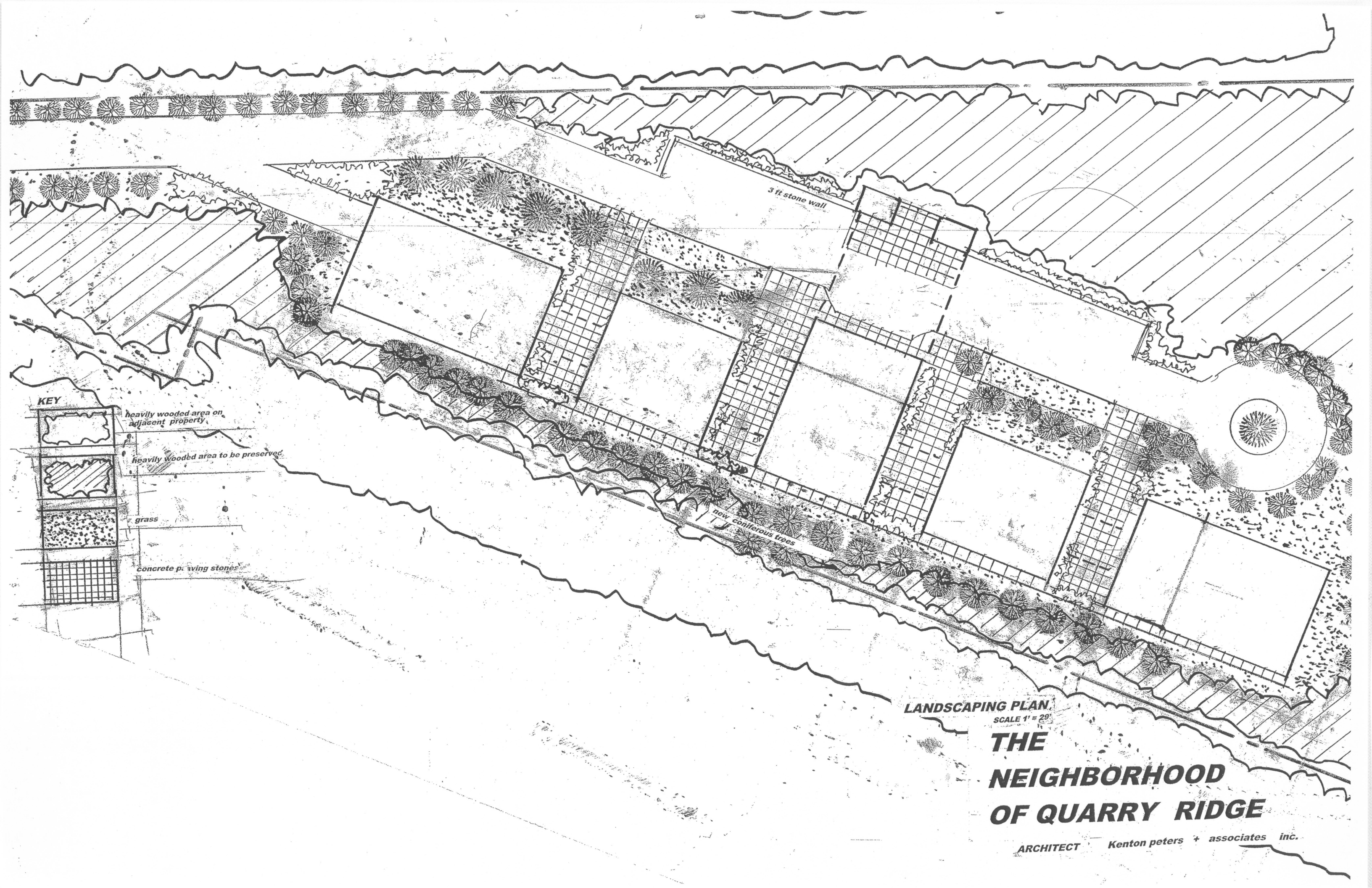
80%TSS Control: Control of Total Suspended Solids is provided by the Bioretention facilities as shown on the drawings. These facilities will be constructed according to the WDNR Technical Standards (No. 1004), and consist of 2 foot deep trenches filled with bio-engineering soil (30% compost, 30% loamy topsoil, and 40% sand) underlain with perforated drain pipes.

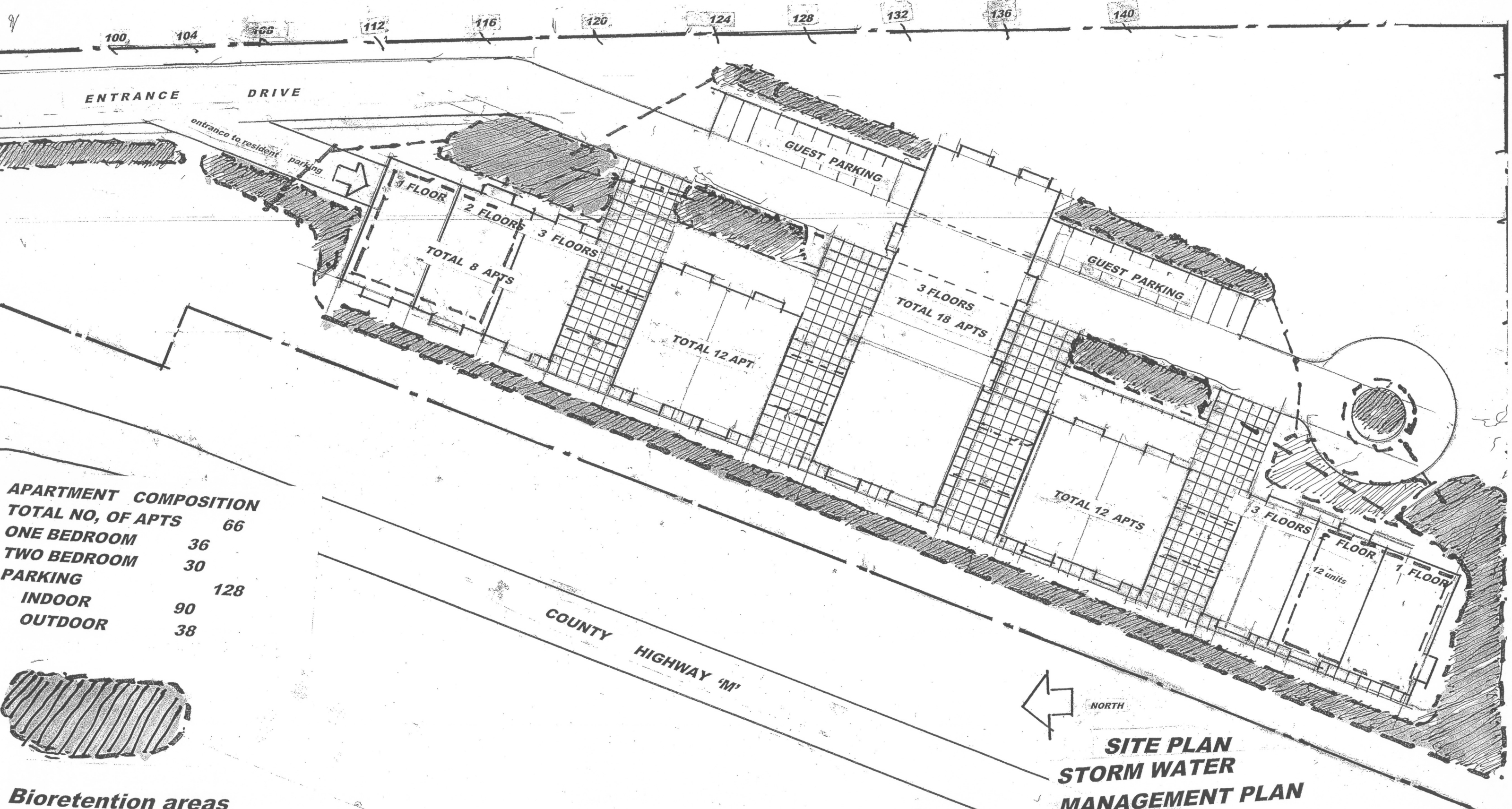
Erosion Control: To be provided by silt fences, tracking pads, stone weeper dams, and the use of polymer to stabilize the hillside during construction.

The site is not in the Sugar River Drainage Area, therefore the 100 year retention \ rquirement does not apply.

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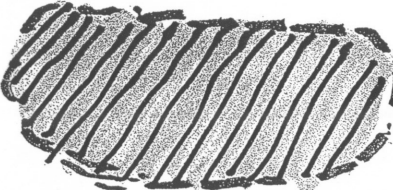
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APARTMENT COMPOSITION

TOTAL NO, OF APTS	66
ONE BEDROOM	36
TWO BEDROOM	30
PARKING	128
INDOOR	90
OUTDOOR	38


Bioretention areas

**SITE PLAN
 STORM WATER
 MANAGEMENT PLAN
 CONCEPT
 NEIGHBORHOOD
 OF QUARRY RIDGE**

ARCHITECT **Kenton peters + associates inc.**

100 104 108 112 116 120 124 128 132 136 140

ENTRANCE DRIVE

entrance to resident parking

GUEST PARKING

GUEST PARKING

1 FLOOR

2 FLOORS

3 FLOORS

TOTAL 8 APTS

TOTAL 12 APT

3 FLOORS
TOTAL 18 APTS

TOTAL 12 APTS

3 FLOORS

12 units

2 FLOOR

1 FLOOR

APARTMENT COMPOSITION	
TOTAL NO, OF APTS	66
ONE BEDROOM	36
TWO BEDROOM	30
PARKING	
INDOOR	90
OUTDOOR	38
	128

COUNTY HIGHWAY 'M'



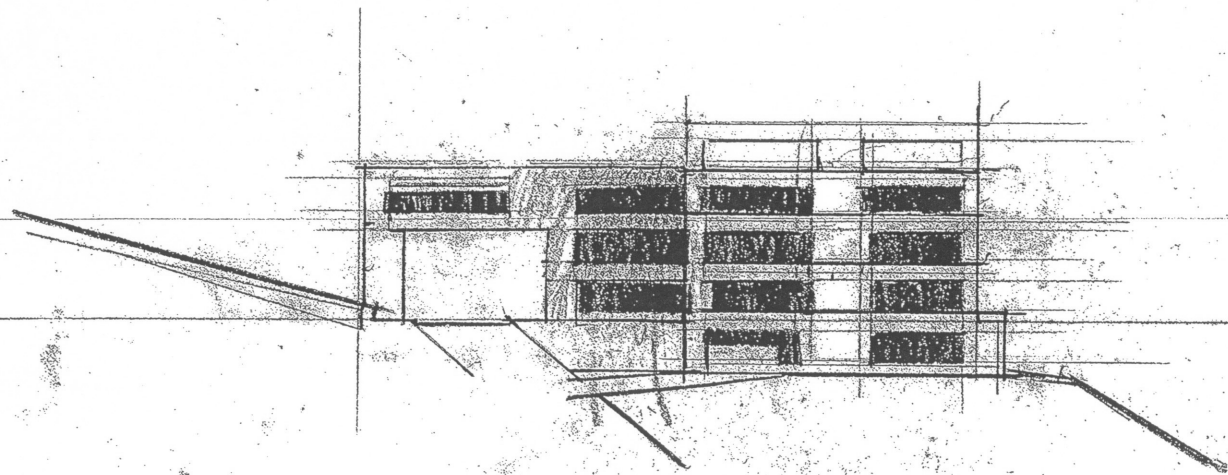
NORTH

SITE PLAN

SCALE 1' = 29'

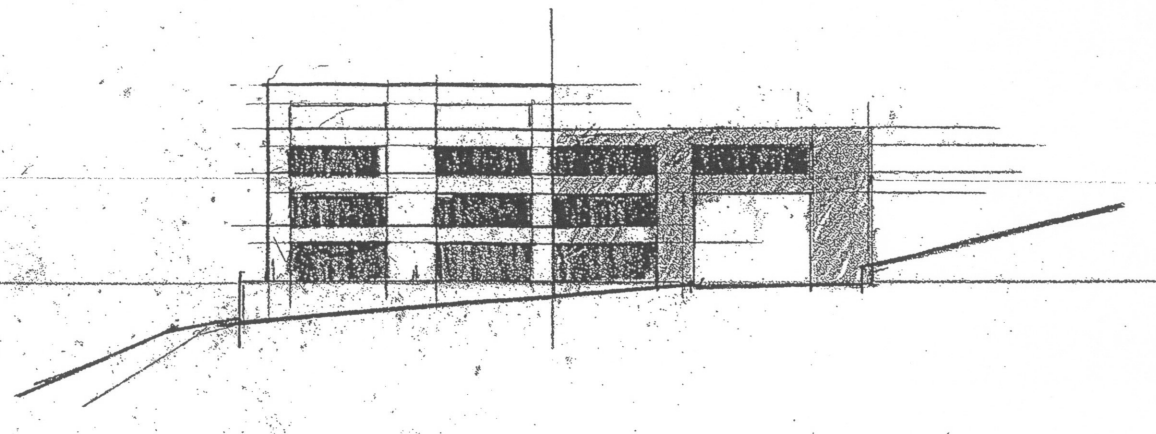
**THE
NEIGHBORHOOD
OF QUARRY RIDGE**

ARCHITECT *Kenton peters + associates inc.*



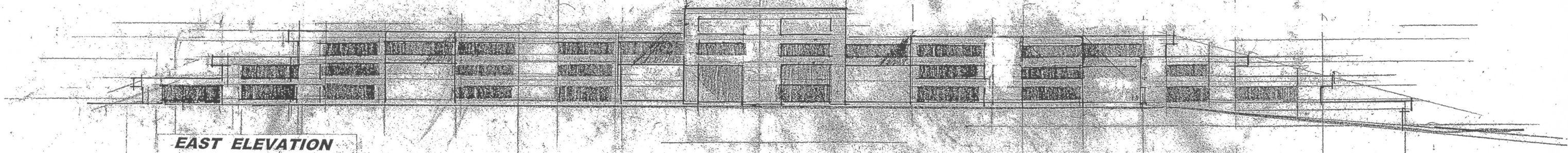
NORTH ELEVATION

1" = 20'



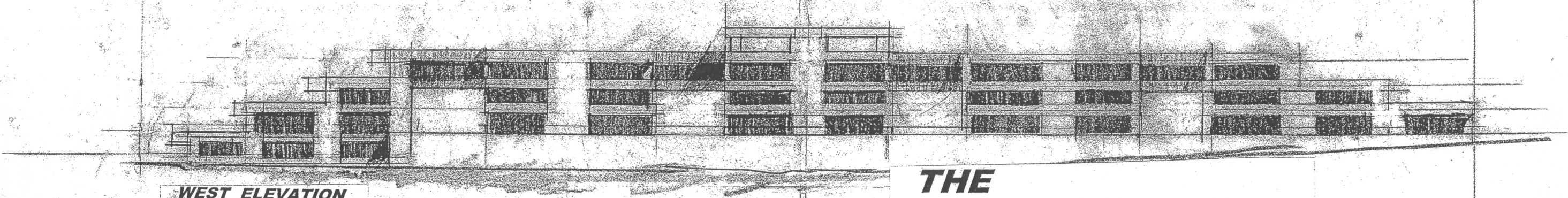
SOUTH ELEVATION

1" = 20'



EAST ELEVATION

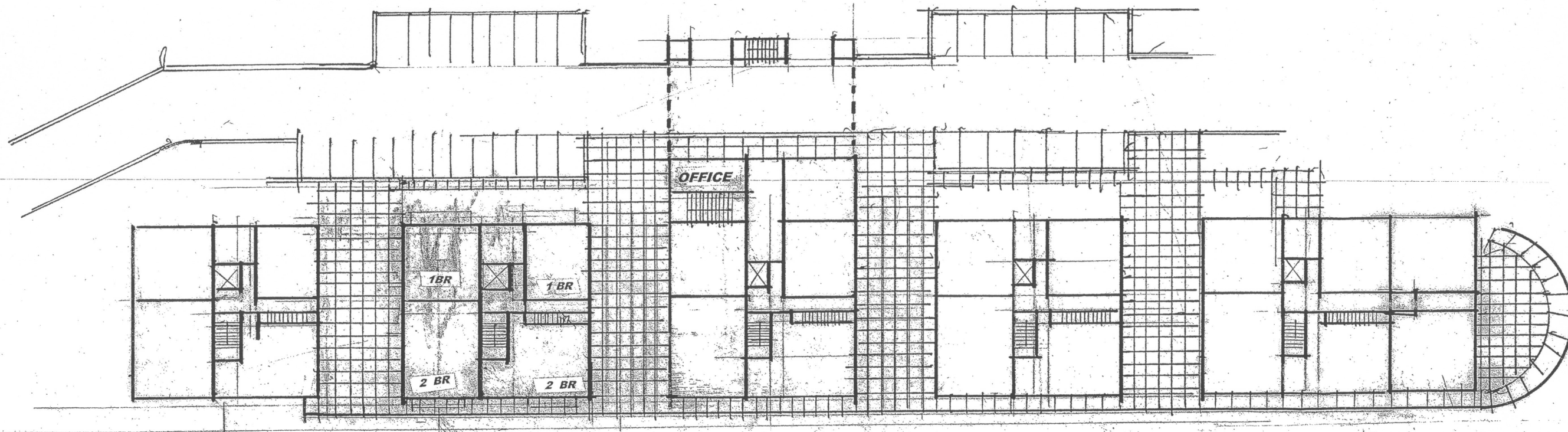
1" = 20'



WEST ELEVATION

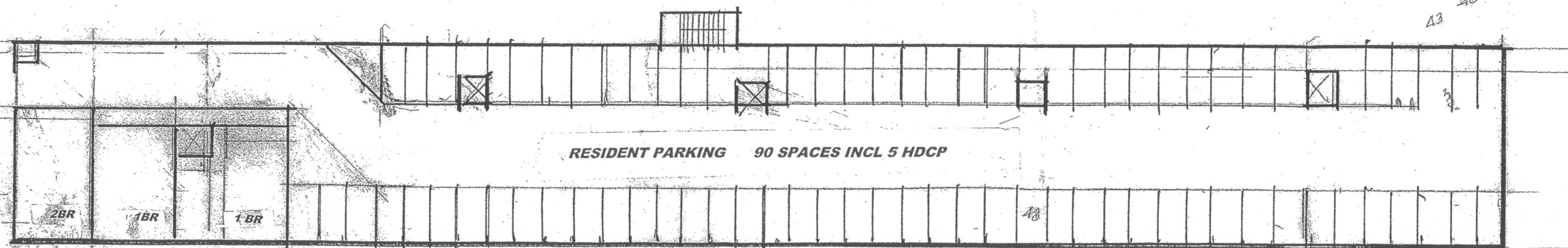
1" = 20'

**THE
NEIGHBORHOOD
OF QUARRY RIDGE**



THE NEIGHBORHOOD OF QUARRY RIDGE

FIRST FLOOR



RESIDENT PARKING 90 SPACES INCL 5 HDCP

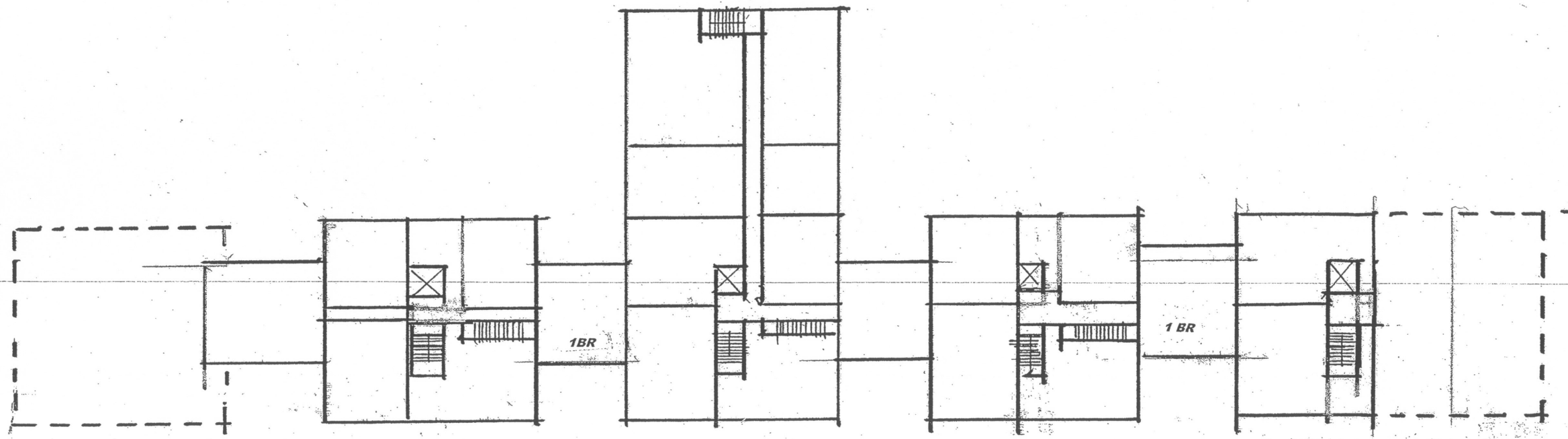
2BR

1BR

1BR

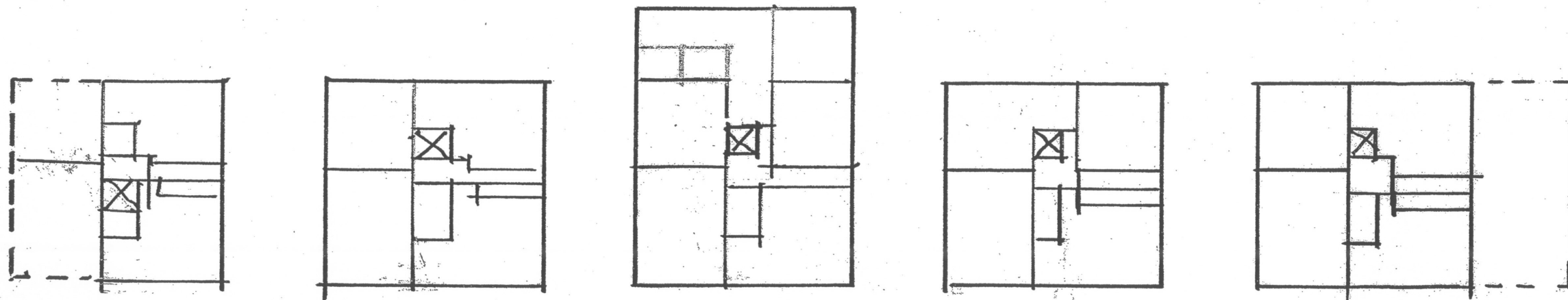
BASEMENT

**THE
NEIGHBORHOOD
OF QUARRY RIDGE**



THIRD FLOOR

3/12/07



SECOND FLOOR

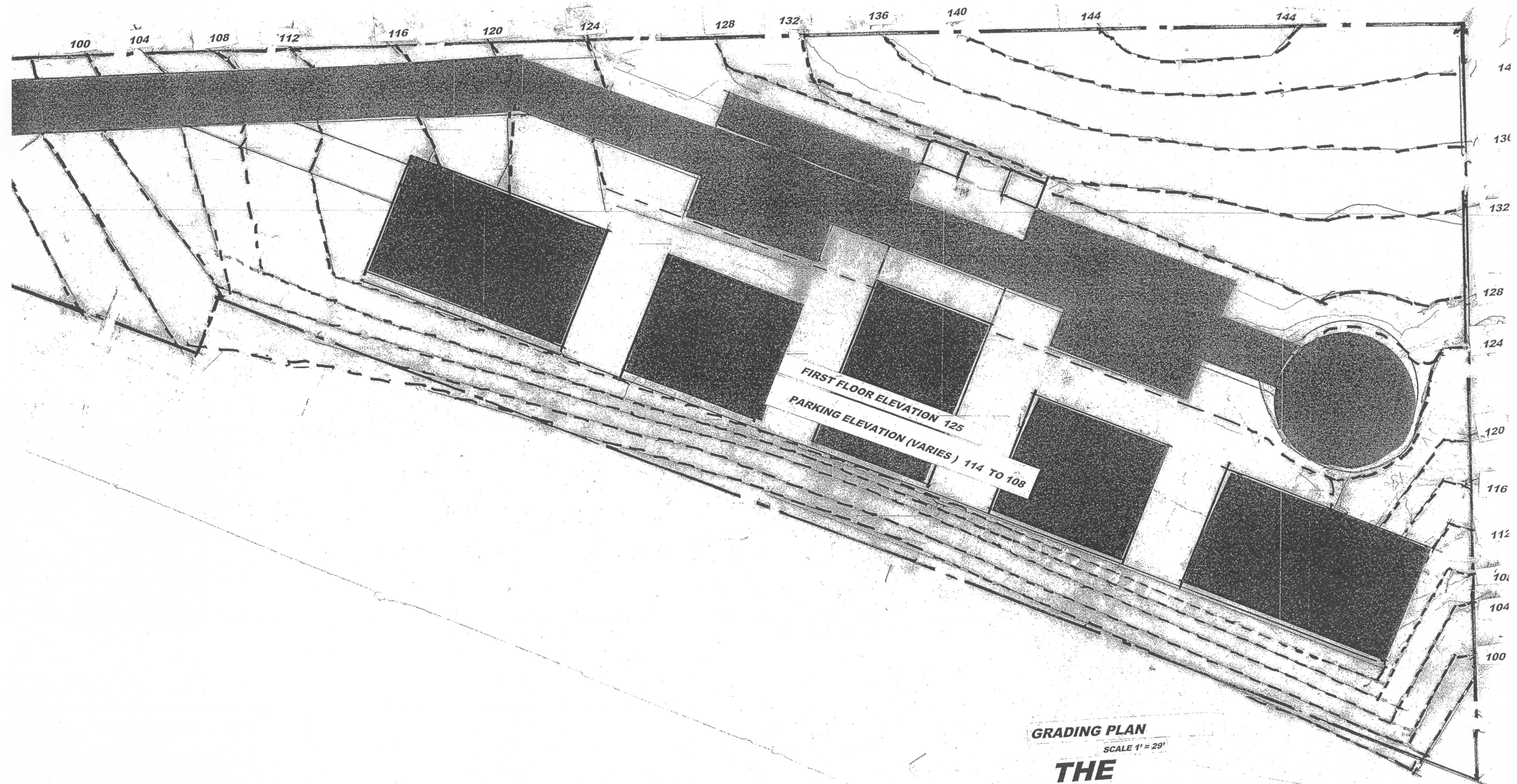
THE NEIGHBORHOOD OF QUARRY RIDGE



8/15/07

kenton

kenton peters associates architects



GRADING PLAN

SCALE 1" = 29'

THE NEIGHBORHOOD OF QUARRY RIDGE

ARCHITECT **Kenton peters + associates inc.**