

# CITY OF MADISON

# Proposed Conditional Use

Location: 5309 & 5341 Brody Drive

Project Name: Sleepy Hollow Condominiums

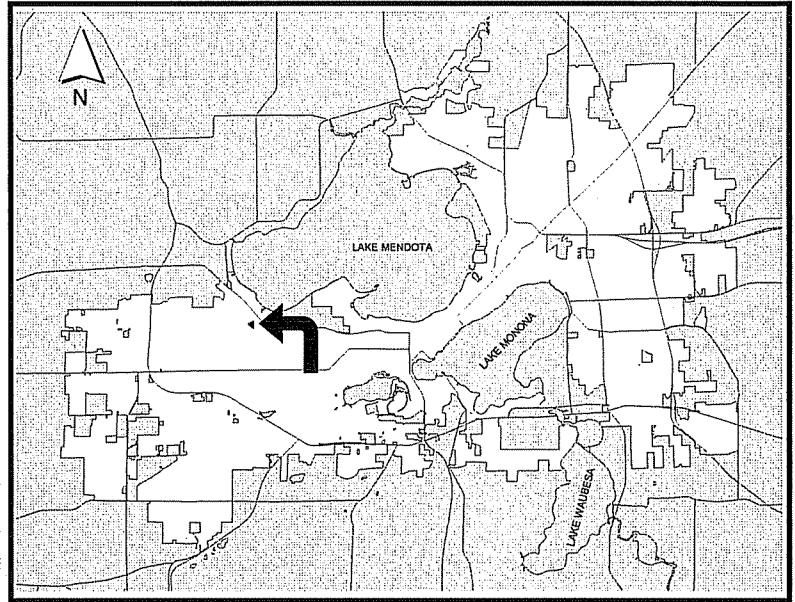
Applicant: Jay Bruner - Sleepy Hollow Investments/  
J Randy Bruce - Knothe Bruce Architects

Existing Use: 124 Unit Planned  
Residential Development

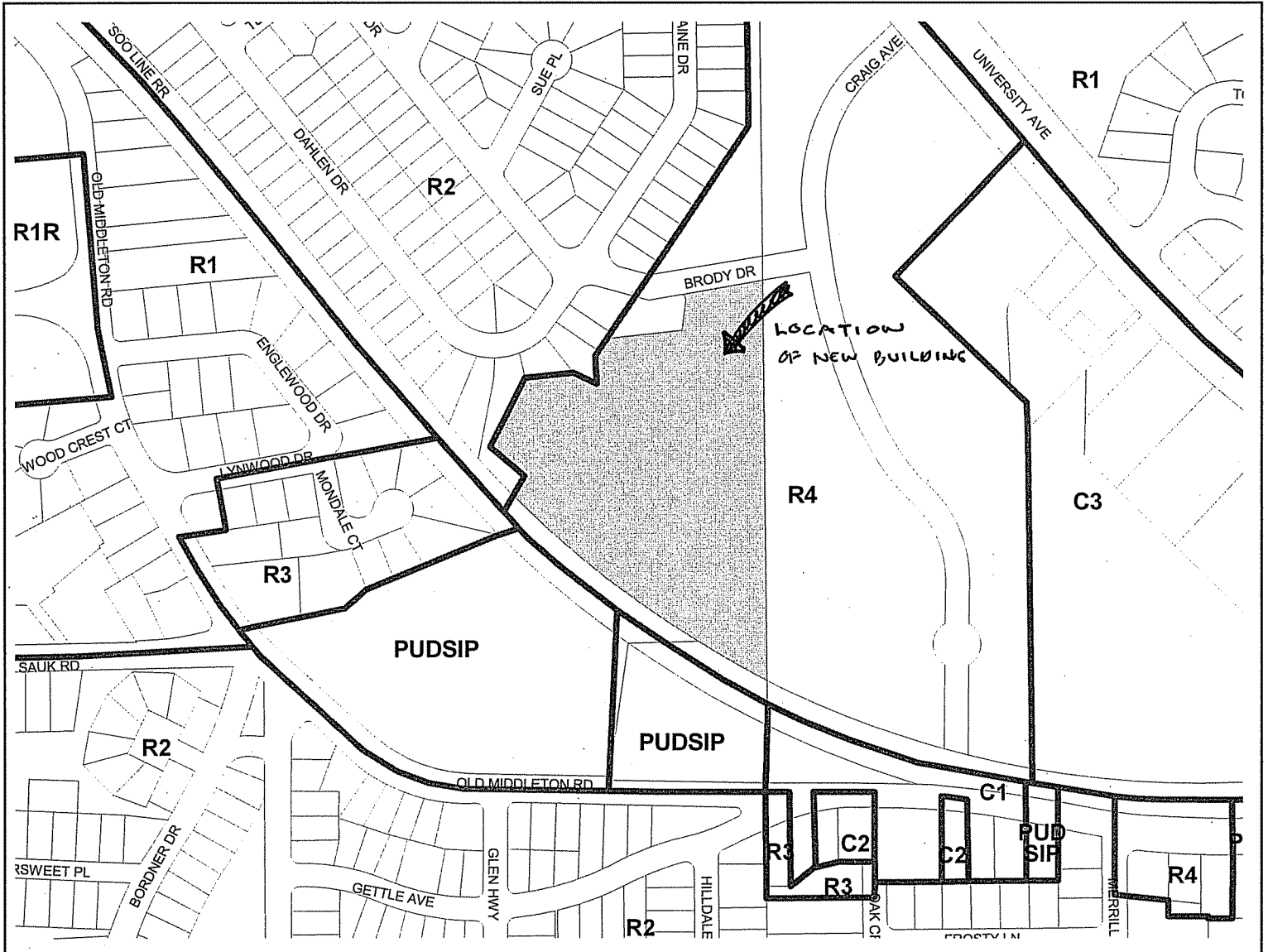
Proposed Use: Build New 16-Unit Condo Building  
on Site of Existing 124-Unit Residential Development

Public Hearing Date:

Plan Commission 03 April 2006



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

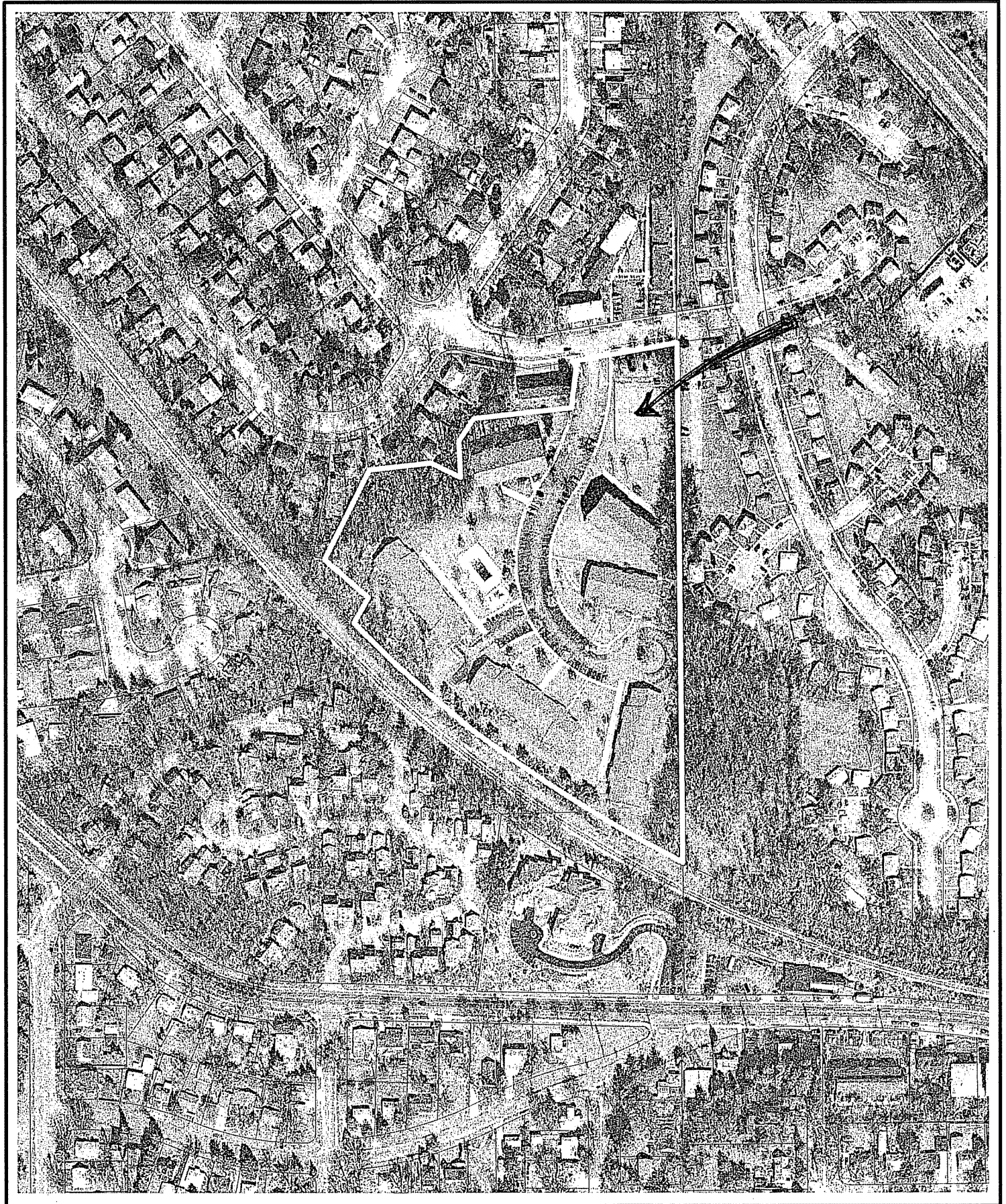


# 5309 & 5341 Brody Drive

100 0 100 Feet



*Date of Aerial Photography - April 2000*



# 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.
- 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$ 850<sup>00</sup> Receipt No. 68189  
 Date Received 2-8-06  
 Received By RT  
 Parcel No. 0709-183-0899-5  
 Aldermanic District 19, Noel Radomski  
 GQ Existing Conditional Use  
 Zoning District R4  
**For Complete Submittal**  
 Application ✓ Letter of Intent ✓  
 IDUP N/A Legal Descript. ✓  
 Plan Sets ✓ Zoning Text N/A  
 Alder Notification ✓ Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. ✓ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

**1. Project Address:** 5309 & 5341 Brody Drive **Project Area in Acres:** <1 acre

**Project Title (if any):** Sleepy Hollow Condominiums

**2. This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use  Demolition Permit  Other Requests (Specify): Alteration for existing Conditional Use / PRD.

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Jay Bruner Company: Sleepy Hollow Investments, LLC  
 Street Address: 632 Struck St. City/State: Madison, WI Zip: 53719  
 Telephone: (608) 273-9390 Fax: (608) 273-1047 Email: jayb@brunerrealtyinc.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC  
 Street Address: 7601 University Ave., Suite 201 City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): same as applicant  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: \_\_\_\_\_  
Addition of a 16-unit condominium building with underground parking to an existing 124-unit condominium development.

Development Schedule: Commencement: Spring 2006 Completion: Fall 2006

CONTINUE →

**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 ½ 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:** \$ 850.00 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](mailto: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 \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.*

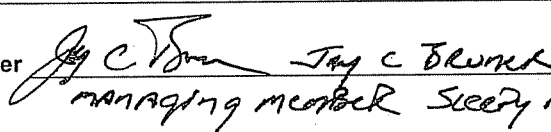
**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:  
 → *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*  
#19 Noel Radomski (12/14/05 & 1/17/06); Spring Harbor Neighborhood Assoc - Carrie Dellinger (1/17/06)  
*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 Pete Olson Date 11/22/05 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name J. Randy Bruce Date 02/08/06

Signature  Relation to Property Owner Architect

Authorizing Signature of Property Owner  Date 2/8/06  
*managing member Seedy Hollow, MN, LLC*

February 08, 2006

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701-2985

Re: Letter of Intent  
Major Alteration to a PRD  
Sleepy Hollow  
5309 Brody Drive  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and plan commission consideration of approval.

**Organizational structure:**

Owner: Jay Bruner  
Sleepy Hollow Investments, LLC  
P.O. Box 45078  
Madison, WI 53744-5078  
608-273-9390  
608-273-1047 fax  
jbruner@brunerrealtyinc.com

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

Landscape Design: Barnes, Inc.  
6433 Nesbitt Road  
Madison, WI 53719  
608-845-3230

9

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

**Introduction:**

The existing Sleepy Hollow development is located on the near west side of Madison on the south side of Brody Drive. The project was originally approved as a 124 unit apartment development in July, 1979. Bruner Realty & Management has recently renovated and converted the apartments to a condominium community. A portion of the original parcel contained a tennis court, which has since been demolished. This lot area is approximately 38,000 square feet and borders Brody Drive.

This proposal requests a major alteration to an existing PRD to allow for an addition to the Sleepy Hollow development and the construction of a new 16 unit condominium building on this under-utilized portion of the site.

**Site Development Data:**

	<u>Original Approval</u>	<u>Addition</u>	<u>Total</u>
<b><u>Lot Areas:</u></b>			
Lot area	420,812 S.F.		
Lot Area/Unit	3,394 S.F./Unit		
<b><u>Dwelling Units:</u></b>			
Two-Bedroom	74	16	90
One-Bedroom	<u>50</u>	<u>0</u>	<u>50</u>
Total	124	16	140
<b><u>Approx. Unit Size:</u></b>			
Two-Bedroom	960-1,150 S. F.		
One-Bedroom	670-760 S. F.		
<b><u>Parking Provided:</u></b>			
Covered Parking	116	28	144
Surface Stalls	<u>118</u>	<u>0</u>	<u>118</u>
Total Stalls	234	28	262
Vehicular Parking Ratio	1.89/D.U.		1.87/D.U.
Bicycle Stalls (Underground)	0	15	
Bicycle Stalls (Surface)	<u>0</u>	<u>3</u>	
Total	0	18	
Bicycle Parking Ratio	0	1.1/D.U.	
<b><u>Open Space:</u></b>			
Usable Open Space	281,020 S.F.		251,000 S.F.
Usable Open Space/Unit	2,267 S.F./Unit		1,793 S.F./Unit

**Building Architecture:**

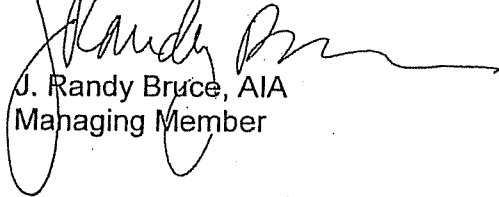
The new building has been designed to be an extension of the existing renovated condominiums. The exterior materials and color selections will be substantially similar to those existing. The buildings feature fiber-cement board horizontal siding and trim to give an attractive and durable exterior.

**Project Schedule & Management:**

It is anticipated that construction will begin in April of 2006 or as soon as all necessary approvals and permits are obtained. Completion is projected to be November of 2006.

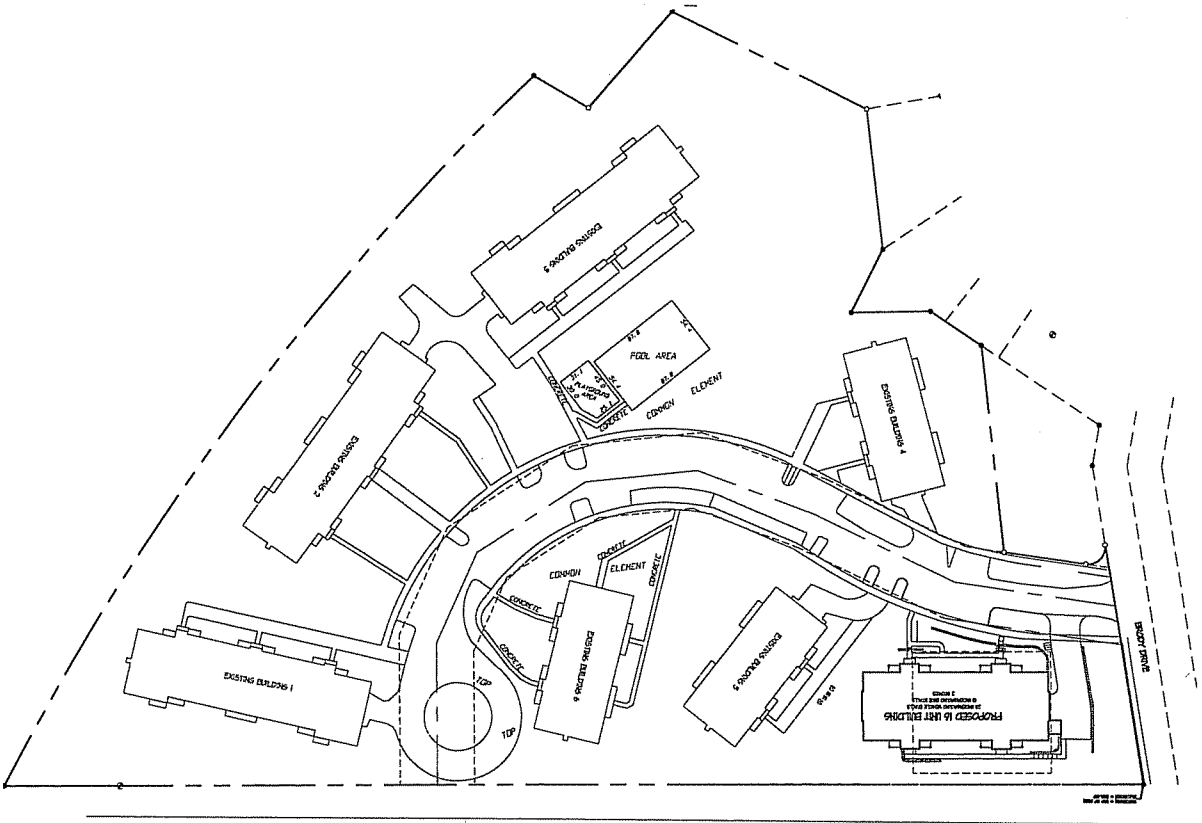
Thank you for your time in reviewing our proposal.

Very truly yours,

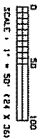
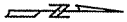


J. Randy Bruce, AIA  
Managing Member





- SHEET INDEX**
- C-11 OVERALL SITE PLAN
  - C-12 SITE PLAN
  - C-21 SITE SKETCH PLAN
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  - A-11 BASEMENT PLAN
  - A-12 FIRST FLOOR PLAN
  - A-13 SECOND FLOOR PLAN
  - A-21 ELEVATIONS



SCALE: 1" = 50' (24 X 36)

**OVERALL SITE PLAN**  
1" = 50'

**KNOTHE & BRUCE ARCHITECTS**  
7401 University Avenue Suite 201  
Madison, Wisconsin 53702  
(608) 278-9100 Fax (608) 278-9101

**PROJECT**  
SLEEPY HOLLOW CONDOMINIUMS  
5304 & 5341 BRADY DRIVE  
MADISON, WISCONSIN  
DATE: FEB. 04, 2004  
DRAWN BY: J. BENTLEY  
CHECKED BY: J. BENTLEY

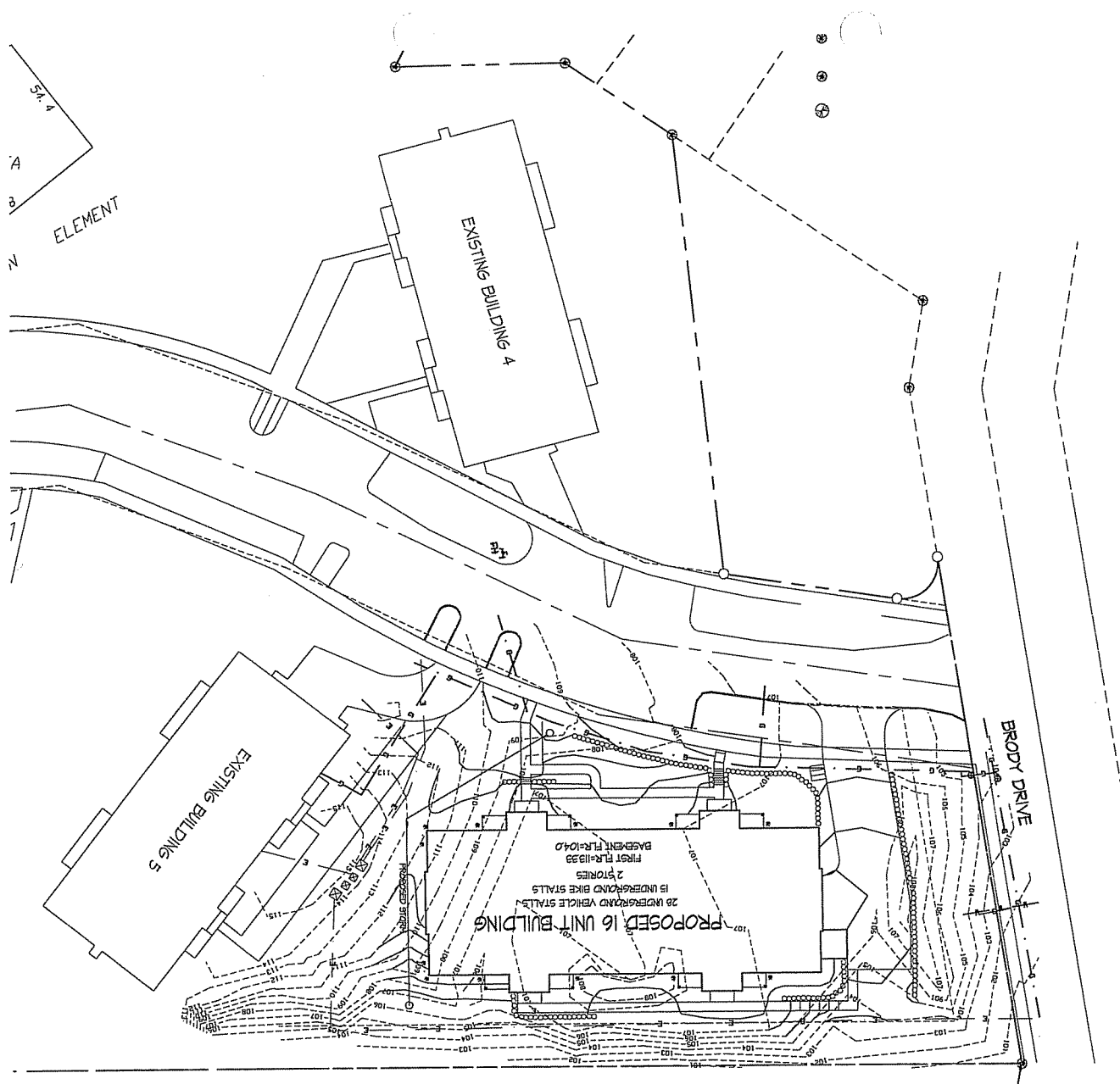
**PROJECT**  
SLEEPY HOLLOW CONDOMINIUMS  
5304 & 5341 BRADY DRIVE  
MADISON, WISCONSIN

**DATE**  
FEB. 04, 2004  
**PROJECT**  
SLEEPY HOLLOW CONDOMINIUMS  
5304 & 5341 BRADY DRIVE  
MADISON, WISCONSIN

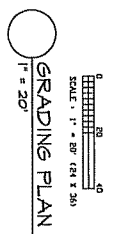
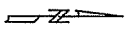
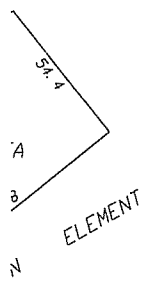
**NO.**  
0554  
**DATE**  
FEB. 04, 2004  
**PROJECT**  
SLEEPY HOLLOW CONDOMINIUMS  
5304 & 5341 BRADY DRIVE  
MADISON, WISCONSIN







BENCHMARK = TOP OF PIPE  
ELEVATION = 100.00'



GRADING PLAN

Project Title  
**Sleepy Hollow  
 Condominiums**  
 5504 & 5541 Brody Drive

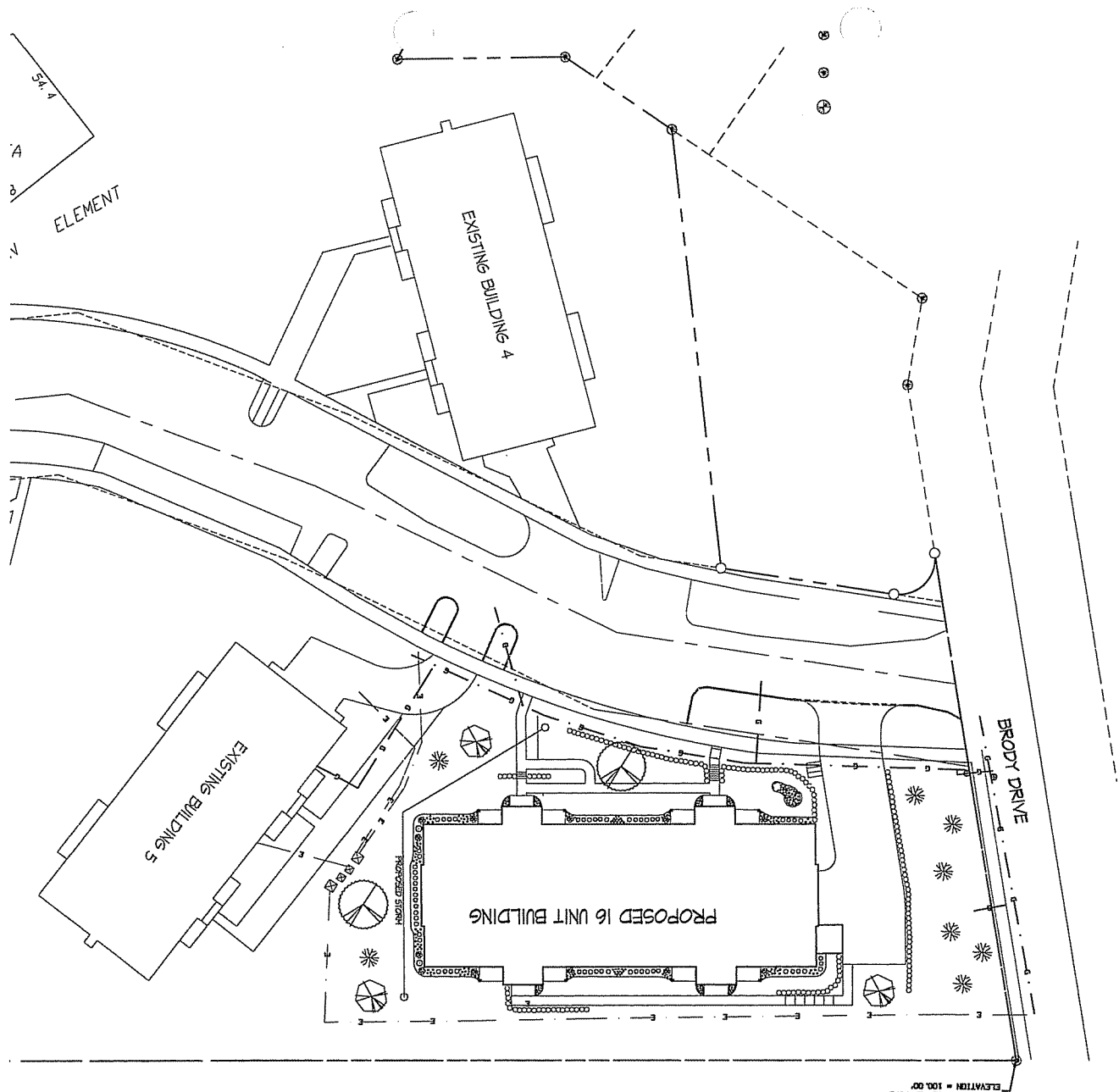
Drawing Title  
**Grading Plan**

Project No.  
**0554**

Drawing No.  
**C-2.1**

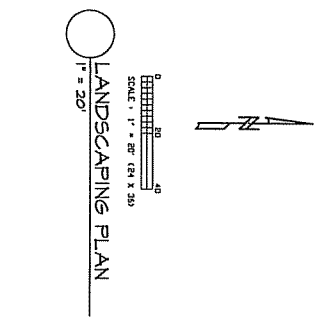
Revision  
 REVISIONS  
 1. 05/04/2008  
 PLAN CONVERSION SUBMITTAL - FEB. 01, 2008

**KNOTHE  
 & BRUCE  
 ARCHITECTS**  
 7401 University Avenue Suite 201  
 Middleton, Wisconsin 53522  
 608-835-3900 Fax 608-835-0934



ELEVATION = TOP OF FIRE  
ENCUMBRANCE = 100.00'

PLANT LIST	
SYM	DESCRIPTION
1	COYOTE PLANT
2	RED SPIDER GLADIOLUS
3	RED SPIDER GLADIOLUS
4	RED SPIDER GLADIOLUS
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7	RED SPIDER GLADIOLUS
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99	RED SPIDER GLADIOLUS
100	RED SPIDER GLADIOLUS



LANDSCAPING PLAN  
1" = 20'

OWNER: Sleepy Hollow Condominiums  
5304 & 5341 Brody Drive

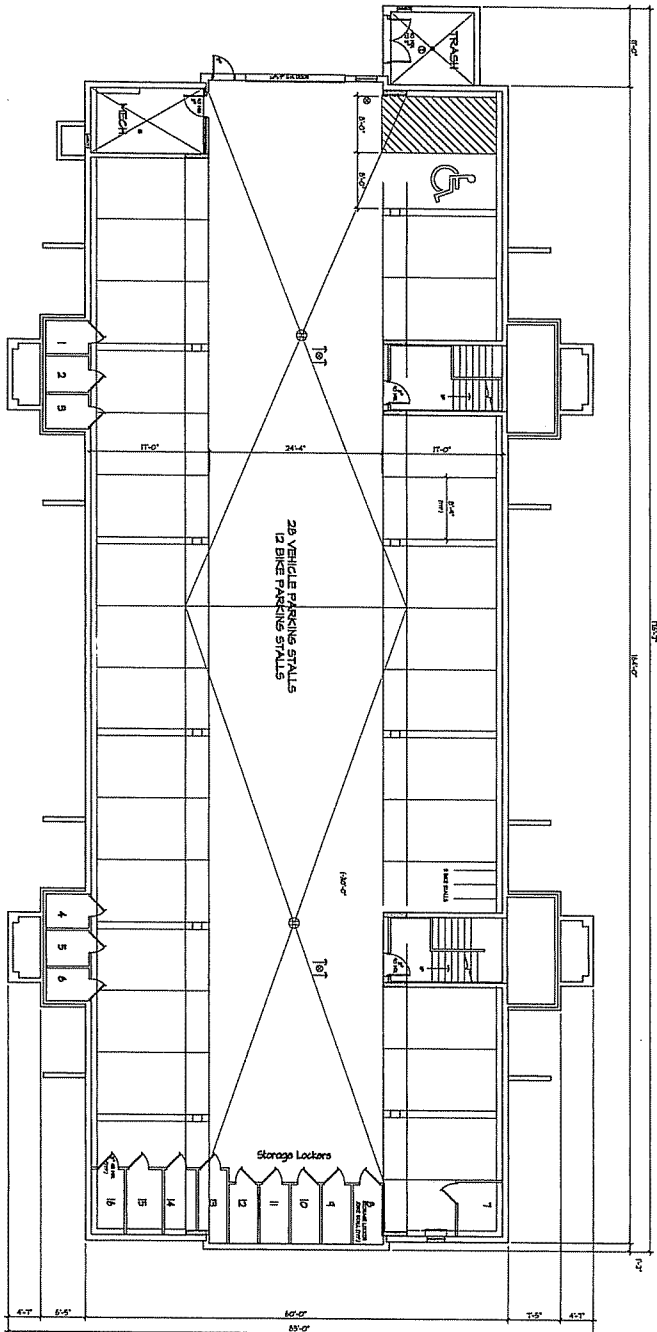
DATE: 05/14/2009

PROJECT: 0554

DESIGNER: C-41

**KNOTHE & BRUCE ARCHITECTS**  
701 University Avenue, Suite 201  
Ann Arbor, MI 48106-1300  
Tel: 734-769-4334

REVISIONS: FEB. 05, 2009  
PLAN CORRECTION SUBMITTAL - FEB. 05, 2009



**BASEMENT FLOOR PLAN**  
1/8" = 1'-0"

**KNOTHE & BRUCE ARCHITECTS**  
 7071 Liberty Avenue, Suite 201  
 Middleton, Wisconsin 53522  
 608-838-3990 Fax 608-838-6934

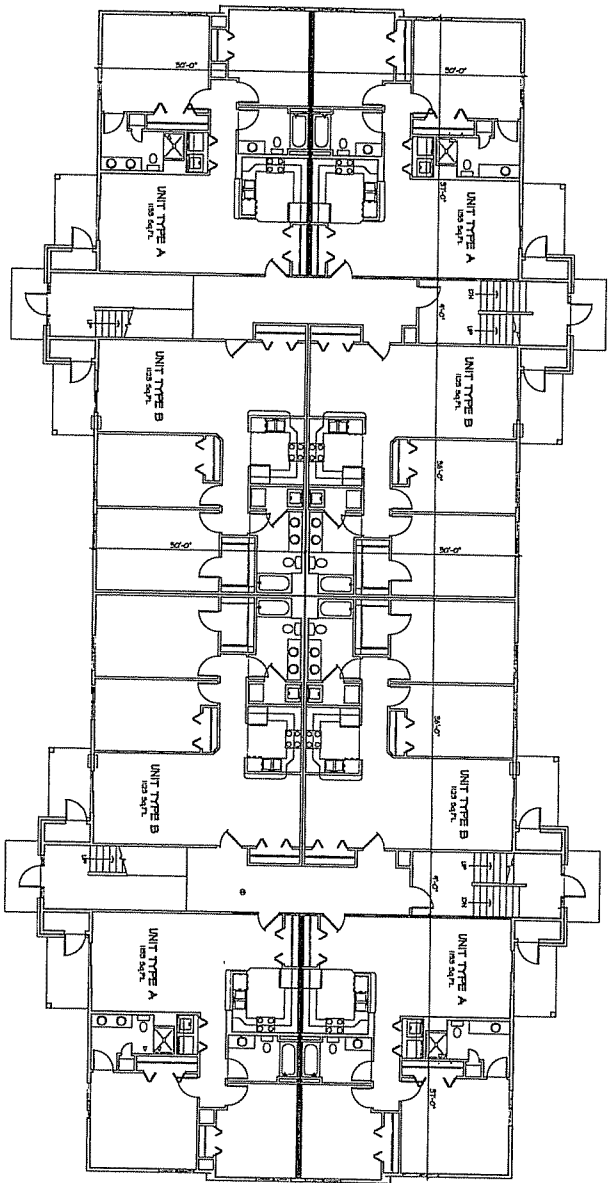
**Project:**  
 PLAN CONVERSION SUBMITTAL - FEB. 04, 2006

**Project Title:**  
 Sleepy Hollow  
 Condominiums  
 5304 & 5341 Brody Drive

**Drawn By:**  
 Basement Floor Plan  
**Project No.:**  
 0554  
**Design No.:**  
 A-11

**KNOTHE & BRUCE ARCHITECTS**  
 740 University Avenue, Suite 201  
 Durham, NC 27701  
 408.383.3400 Fax 408.383.3414

Contract: \_\_\_\_\_  
 Name: \_\_\_\_\_



**FIRST FLOOR PLAN**  
 FLOOR AREA = 102512 S.F.  
 1/8" = 1'-0"

Project Title  
**Sleepy Hollow  
 Condominiums**  
 5304 & 5341 Brody Drive

Revision  
 PLAN COMMISSION SUBMITTAL - FEB. 03, 2006

Drawing Title  
**First Floor Plan**

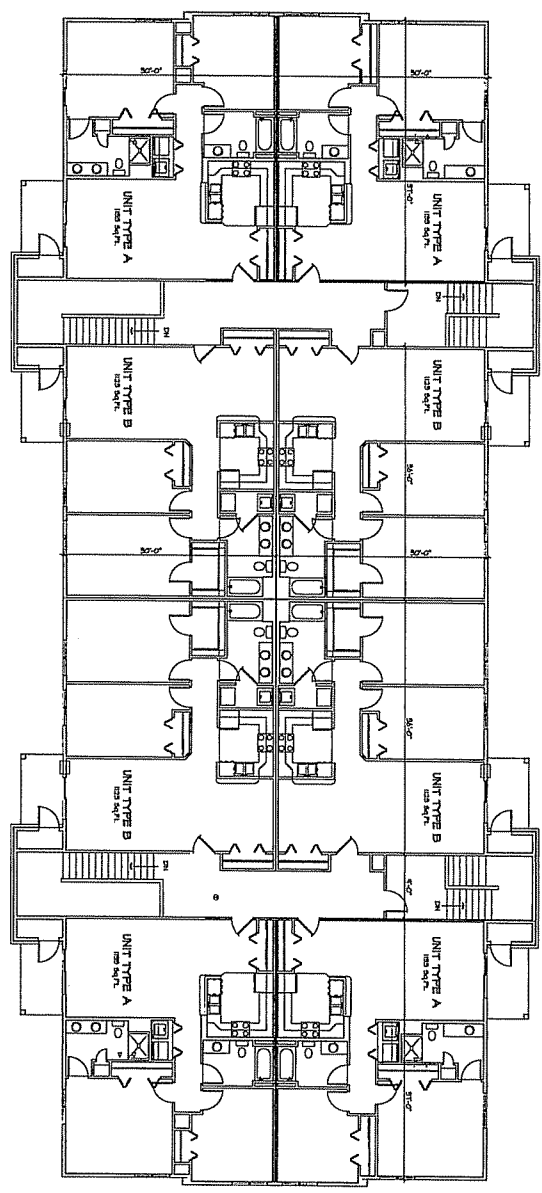
Project No. **0554** Drawing No. **A-12**

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**KNOTHE & BRUCE ARCHITECTS**  
 7901 University Avenue Suite 201  
 Middleton, Wisconsin 53542  
 408-834-3480 Fax 408-834-6934

Contract

Notes



**SECOND FLOOR PLAN**  
 FLOOR AREA = 10,542 S.F.

Project  
 PLAN COMMISSION SUBMITTAL - FEB. 09, 2006

Project Title  
 Sleepy Hollow  
 Condominiums  
 5304 & 5341 Brody Drive

Drawn By  
 Second Floor Plan

Project No.  
 0554

Drawn By  
 A-13

Scale  
 1/8" = 1'-0"

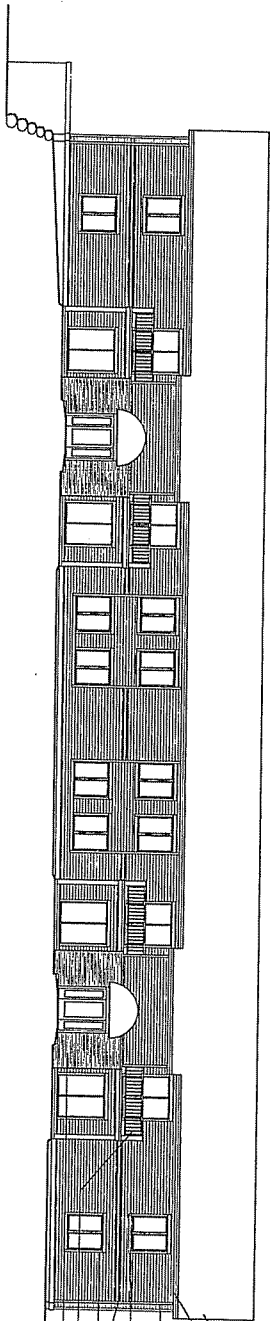
TYPICAL MATERIALS SCHEDULE WITH COLOR BLEND

**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue Suite 201  
 Durham, NC 27701  
 408.383.3190 Fax 408.383.3194

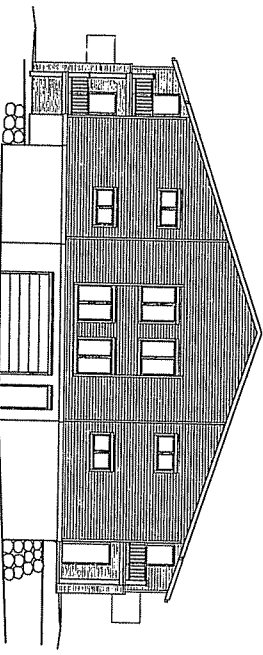
Contract

Notes

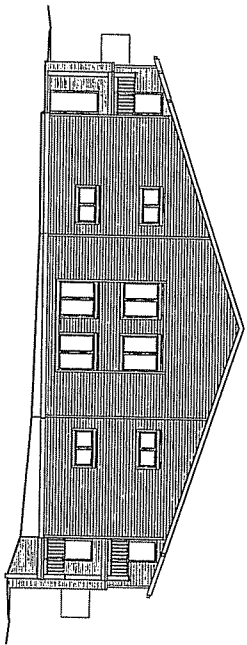
- Arched Single
- Arch. Hipped Gable Trim & Soffit
- Fluted Panel, Edge Board
- 1 Fiber-cement Board
- Fiber-cement tapered column - match with modern trim
- Fiber-cement trim
- Aluminum Railings
- Dark Veneer - Alum. Pulverized (orange)



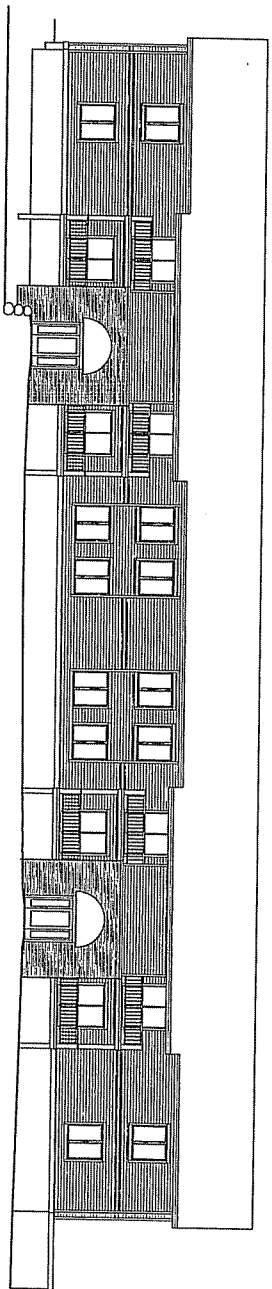
○ WEST END ELEVATION  
 1/8" = 1'-0"



○ NORTH END ELEVATION  
 1/8" = 1'-0"



○ SOUTH END ELEVATION  
 1/8" = 1'-0"



○ EAST END ELEVATION  
 1/8" = 1'-0"

DATE: FEBRUARY 2006  
 REVISIONS: FEB. 03, 2006  
 PLAN CONNECTION SEVENTH, TERN 03, 2006

PROJECT: Sleepy Hollow  
 Condominiums  
 5304 & 5341 Brody Drive

Drawing Title: Elevations

PROJECT NO: 0554  
 DRAWING NO: A-21

DATE: FEBRUARY 2006