

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>January 28, 2009</u>	Action Requested
UDC MEETING DATE: <u>February 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

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)

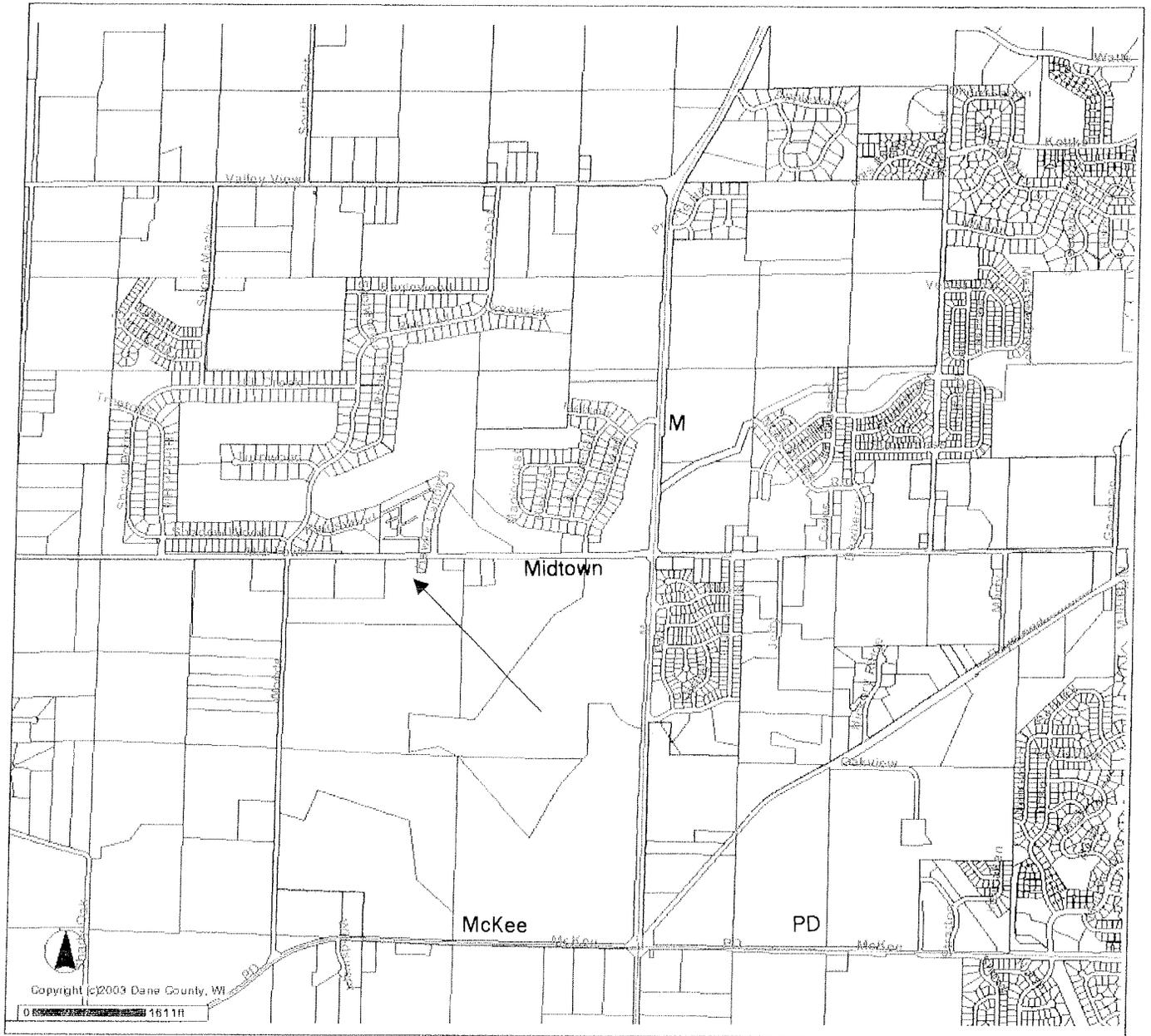
(See Section C for:)

- 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

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

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

SHEET INDEX
C-1] SITE PLAN
C-2] GRADINGS & EROSION CONTROL PLAN
L-1] LANDSCAPE PLAN
A-1] TYP. FLOOR PLANS & ELEVATIONS

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(1)-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 (B)(a) AND (B)(1)(2d)).

Revisions

PLAN COMMISSION SUB. - JAN. 07, 2004
FINAL UDC SUB. - JAN. 28, 2004

Project Title

Lot #1 OF CSM 11998
4202 Silverstone Lane

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

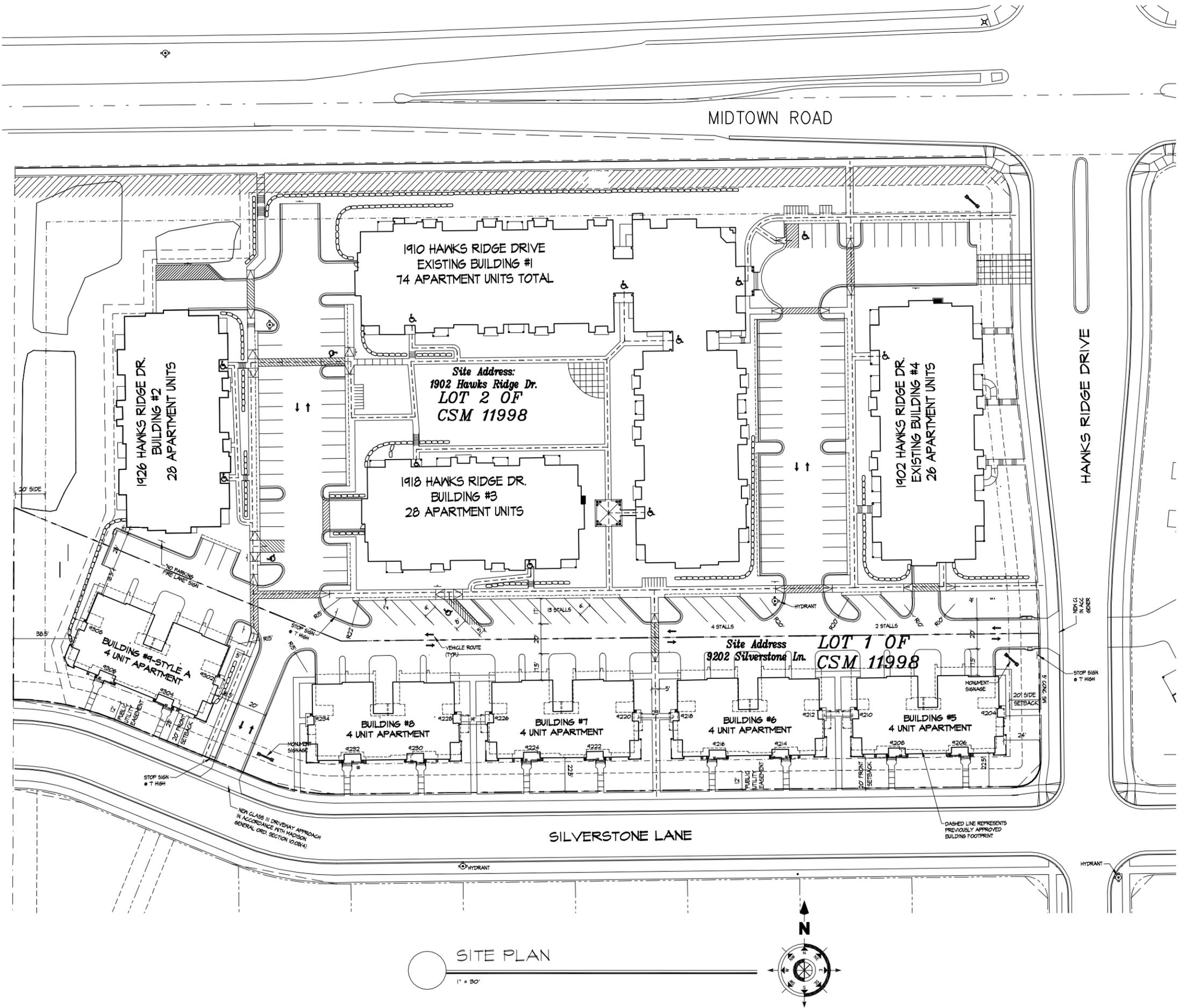
Drawing Title
Site Plan

Project No.

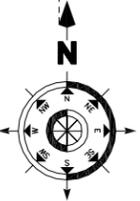
0531

Drawing No.

C-1.1

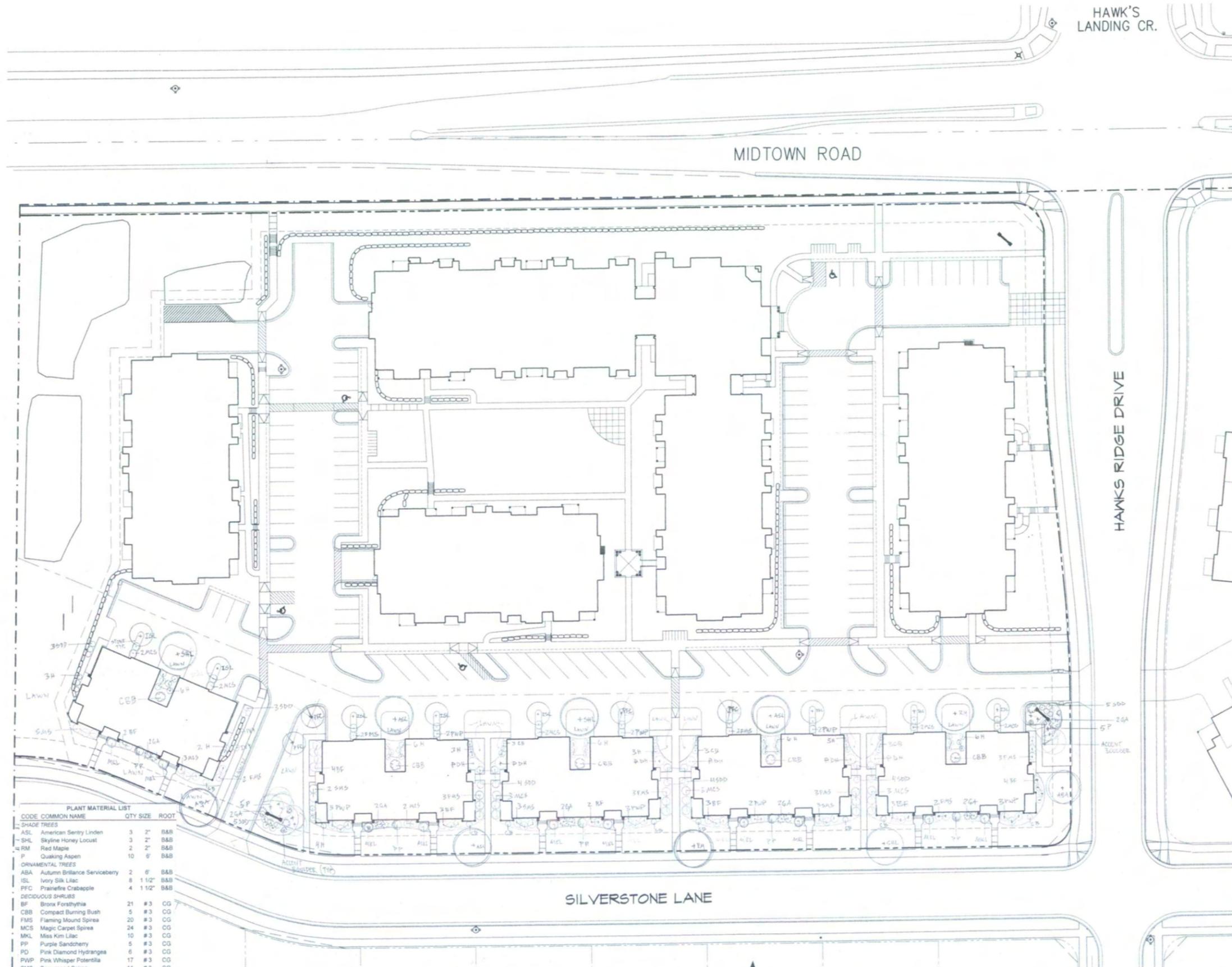


SITE PLAN
1" = 30'



Consultant

Notes



PLANT MATERIAL LIST

CODE	COMMON NAME	QTY	SIZE	ROOT
SHADE TREES				
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
ORNAMENTAL TREES				
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
DECIDUOUS SHRUBS				
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
EVERGREEN SHRUBS				
GA	Globe Arborvitae	14	#3	CG
PERENNIALS				
H	Hosta	40	#1	CG
SDD	Shells d'Ore Daylily	28	#1	CG
CB	Coral Bells	17	#1	CG
IVY	Englemann Ivy	2	#1	CG

LANDSCAPE PLAN

1" = 30'



HAWK'S
LANDING CR.

MIDTOWN ROAD

HAWKS RIDGE DRIVE

SILVERSTONE LANE

Revisions

PLAN COMMISSION SUB. - JAN. 07, 2004

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

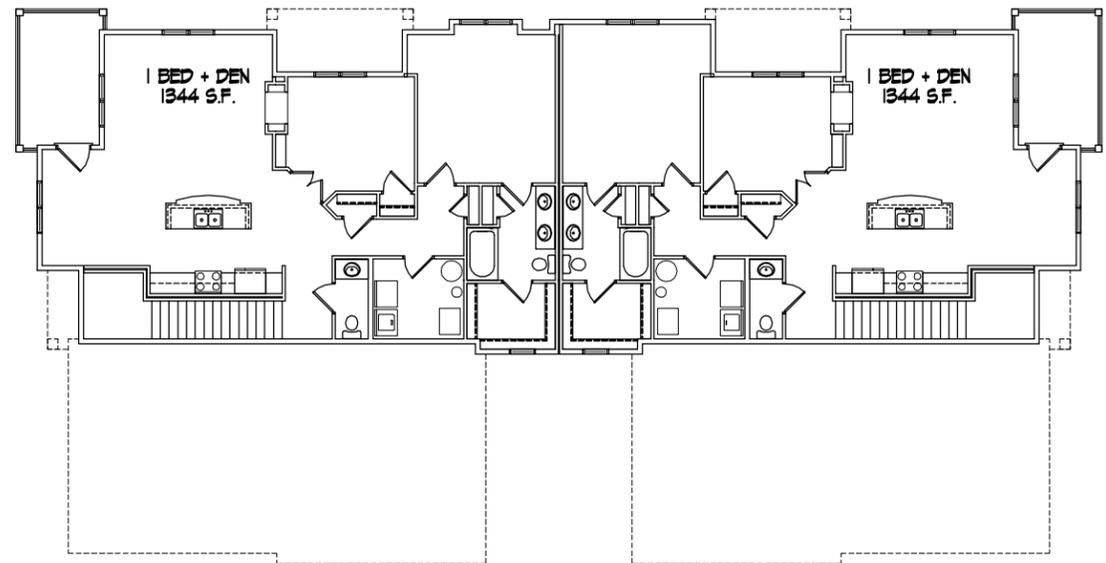
Drawing No.

L-1.1

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



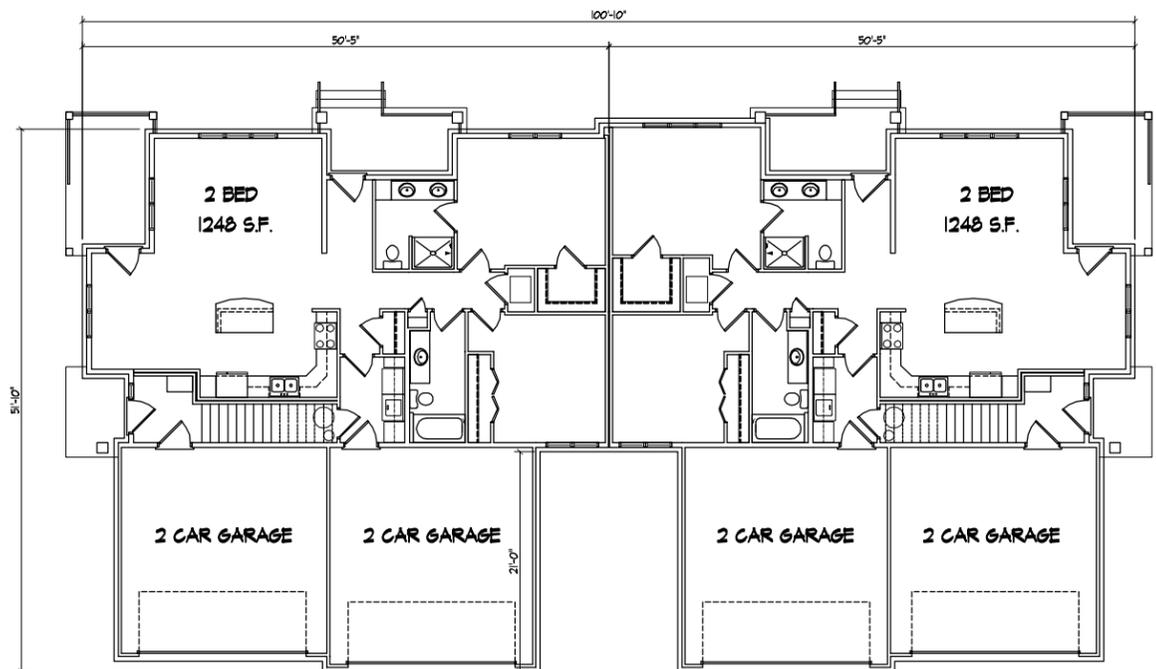
○ SECOND FLOOR PLAN
1/8" = 1'-0" 2,688 S.F.



○ TYP. SIDE ELEVATION
1/8" = 1'-0"



○ TYP. NORTH ELEVATION
1/8" = 1'-0"



○ FIRST FLOOR PLAN
1/8" = 1'-0" 2,496 S.F.