

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>August 13, 2014</u>	Action Requested
UDC MEETING DATE: <u>August 20, 2014</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: 901 Sugar Maple Lane - Sugar Maple Plat

ALDERMANIC DISTRICT: Lisa Subeck - District #1

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Sugar Maple, LLC</u>	<u>Knothe & Bruce Architects, LLC</u>
<u>1910 Hawks Ridge Drive #322</u>	<u>7601 University Avenue, Suite 201</u>
<u>Verona, WI 53593</u>	<u>Middleton, Wisconsin 53562</u>

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 Conditional Use

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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URBAN DESIGN COMMISSION
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Project # _____

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	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1001 Sugar Maple Lane - Sugar Maple Plat

ALDERMANIC DISTRICT: Lisa Subeck - District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Sugar Maple, LLC

Knothe & Bruce Architects, LLC

1910 Hawks Ridge Drive #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 Conditional Use

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



August 13, 2014

Al Martin
Urban Design Commission
City of Madison
210 Martin Luther King Jr. Blvd
Madison, Wisconsin 53701

Re: Letter of Intent – Urban Design Commission
901 & 1001 Sugar Maple Lane
Sugar Maple Plat – Lots 45, 46, & 47
KBA Project # 1310

Mr. Al Martin:

The following changes have been made since the Urban Design Commission approved the plans on June 25, 2014. The changes can be seen in the attached drawing set. The new elevations numbered with the letter “A.”

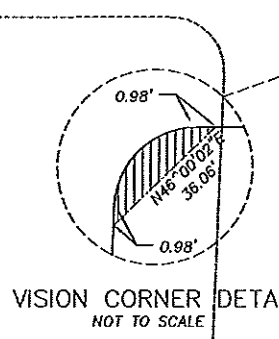
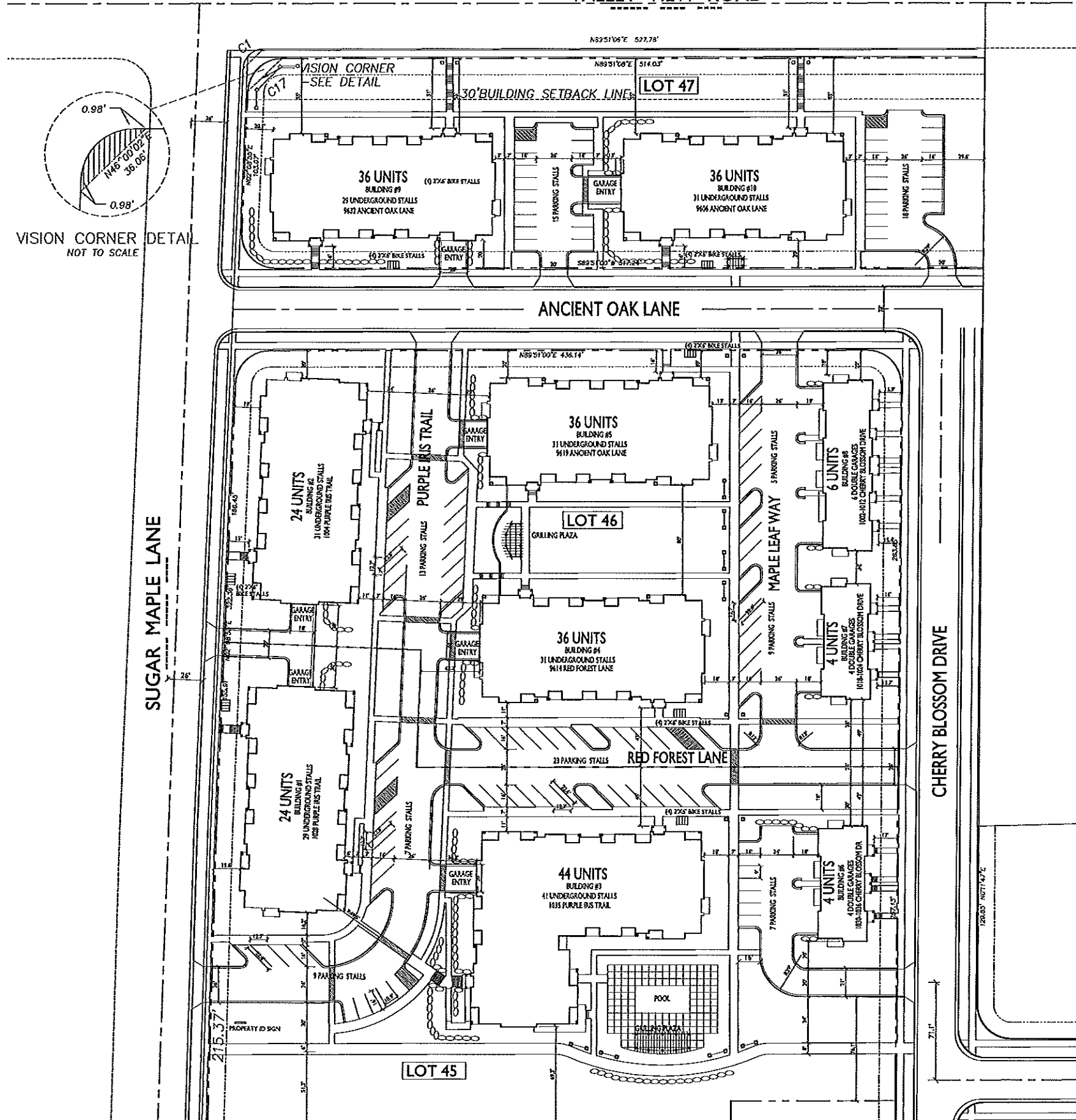
- The width of the dormers has been revised the on the 24, 36, and 44-unit buildings.
- The unit mix has been revised for the 24, 36, and 44-unit buildings.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Bruce', with a long, sweeping horizontal line extending to the right.

J. Randy Bruce, AIA
Managing Member

VALLEY VIEW ROAD



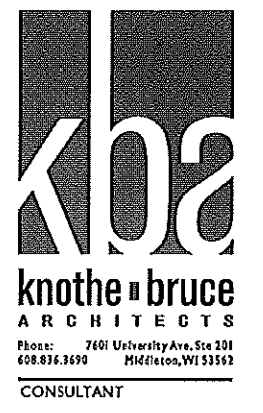
SITE INDEX SHEET

SITE	SITE PLAN
C-1.0	FIRE DEPARTMENT ACCESS PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	OPEN SPACE
C-1.3	LOT COVERAGE
C-1.4	
C-2.1	GRADING AND EROSION CONTROL PLAN
C-2.2	GRADING AND EROSION CONTROL PLAN
C-2.3	SITE UTILITY PLAN
C-2.4	SITE UTILITY PLAN
L-1.0	OVERALL LANDSCAPE PLAN
L-1.1	UNIT LANDSCAPE PLANS
ARCHITECTURAL	
1	BASEMENT PLAN - 36 UNIT BLDG 9
2	BASEMENT PLAN - 36 UNIT BLDG 10
3	FIRST FLOOR PLAN - 36 UNIT BLDG 9 & 10
4	SECOND FLOOR PLAN - 36 UNIT BLDG 9 & 10
5	THIRD FLOOR PLAN - 36 UNIT BLDG 9 & 10
6	LOFT FLOOR PLAN - 36 UNIT BLDG 9 & 10
7	ELEVATIONS - 36 UNIT BLDG 9
8	ELEVATIONS - 36 UNIT BLDG 9
9	ELEVATIONS - 36 UNIT BLDG 10
10	ELEVATIONS - 36 UNIT BLDG 10

SITE DEVELOPMENT STATISTICS - LOT 47

LOT AREA	82,440 SF / 1.89 ACRES
DWELLING UNITS	72 DU
LOT AREA/D.U.	1,145 SF/DU
DENSITY	38.1 UNITS/ACRE
BUILDING HEIGHT	3 STORIES + LOFT
GROSS FLOOR AREA 101,920 SF INCLUDING GARAGE LEVEL	
FLOOR AREA RATIO 1.24 INCLUDING GARAGE LEVEL	
UNIT MIX	
EFFICIENCY	12
STUDIO/LOFT	6
ONE BEDROOM	32
TWO BEDROOM	12
TWO BEDROOM LOFT	10
TOTAL	72
VEHICLE PARKING	
SURFACE	33 STALLS
UNDERGROUND	60 STALLS
GARAGE	-
TOTAL	93 STALLS
BIKE PARKING	
SURFACE - 2x6	8
GARAGE - Wall Hang	16
GARAGE - 2x6	48
TOTAL	72

- GENERAL NOTES:**
1. ALL SIDEWALKS ADJACENT TO PARKING LOTS WILL BE 7 FEET IN WIDTH TO ACCOUNT FOR 2 FEET OF VEHICLE OVERHANG.
 2. APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS REPLACEMENT DUE TO UNDESIRABLE GRADE.
 3. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.



ISSUED
Issued For S.P.S./Initial - January 28, 2014

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
SITE PLAN
LOT 47

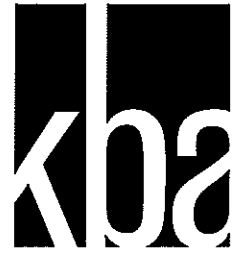
SHEET NUMBER

C-1.0

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1 SITE PLAN
C-1.0 SCALE: 1"=40'-0"





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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

HORIZONTAL SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

2 NORTH ELEVATION - BUILDING 9
7 SCALE: 1/8"=1'-0"



1 EAST ELEVATION - BUILDING 9
7 SCALE: 1/8"=1'-0"

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PROJECT TITLE
Sugar Maple

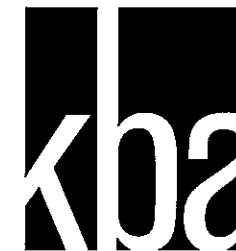
Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT

BUILDING #9

SHEET NUMBER

7

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TYPICAL MATERIALS

ASPHALT SHINGLES

ALUMINUM RAILING

HORIZONTAL SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

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2 SOUTH ELEVATION - BUILDING 9
8 SCALE: 1/8"=1'-0"



1 WEST ELEVATION - BUILDING 9
8 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #9

SHEET NUMBER

8

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- TYPICAL MATERIALS
- ASPHALT SHINGLES
- ALUMINUM RAILING
- HORIZONTAL SIDING
- COMPOSITE PANELS AND TRIM
- PRECAST SILL
- STONE VENEER

2
7 NORTH ELEVATION - BUILDING 9
 SCALE: 1/8"=1'-0"



1
7 EAST ELEVATION - BUILDING 9
 SCALE: 1/8"=1'-0"

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PROJECT TITLE
 Sugar Maple

Madison, WI
 SHEET TITLE
 ELEVATIONS
 36-UNIT

BUILDING #9

SHEET NUMBER

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2 SOUTH ELEVATION - BUILDING 9
8 SCALE: 1/8"=1'-0"

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1 WEST ELEVATION - BUILDING 9
8 SCALE: 1/8"=1'-0"

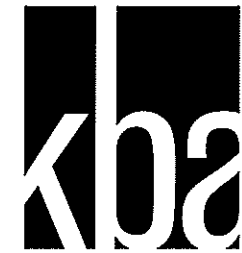
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #9

SHEET NUMBER

8A

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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

HORIZONTAL SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

2 NORTH ELEVATION - BUILDING 10
9 SCALE: 1/8"=1'-0"



1 EAST ELEVATION - BUILDING 10
9 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

SHEET NUMBER

9

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

SHEET NUMBER

10

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2 SOUTH ELEVATION - BUILDING 10
SCALE: 1/8"=1'-0"



1 WEST ELEVATION - BUILDING 10
SCALE: 1/8"=1'-0"



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PROJECT TITLE
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Madison, WI
 SHEET TITLE
 ELEVATIONS
 36-UNIT
 BLDG #10

SHEET NUMBER

9A

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2 NORTH ELEVATION - BUILDING 10
 9 SCALE: 1/8"=1'-0"



1 EAST ELEVATION - BUILDING 10
 9 SCALE: 1/8"=1'-0"



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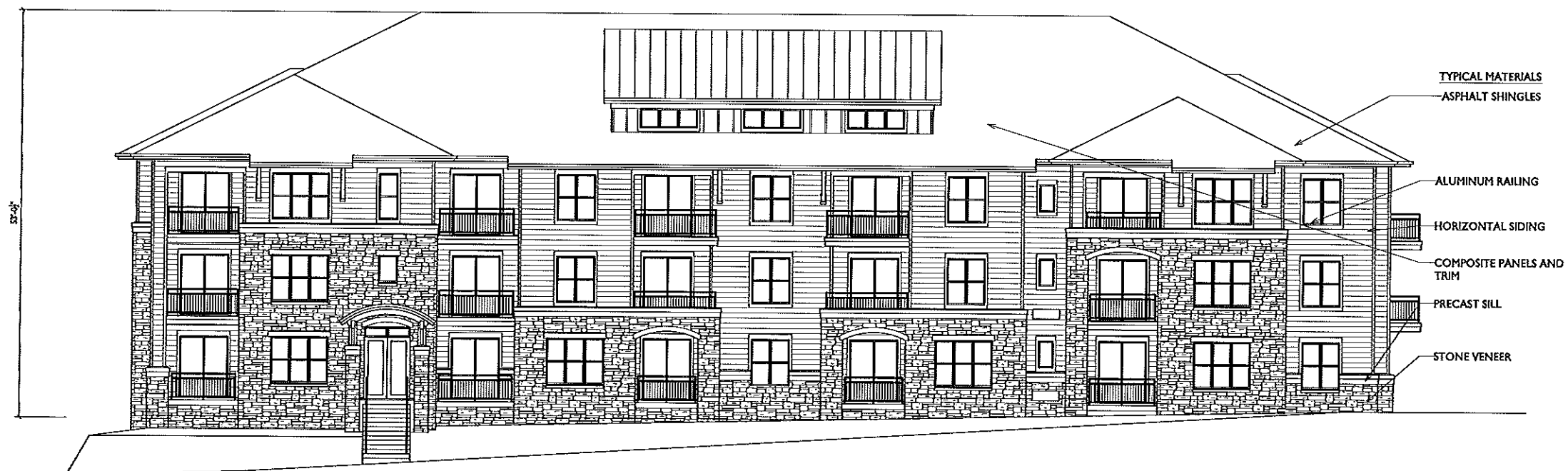
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

SHEET NUMBER

10A

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2
10 SOUTH ELEVATION - BUILDING 10
SCALE: 1/8"=1'-0"



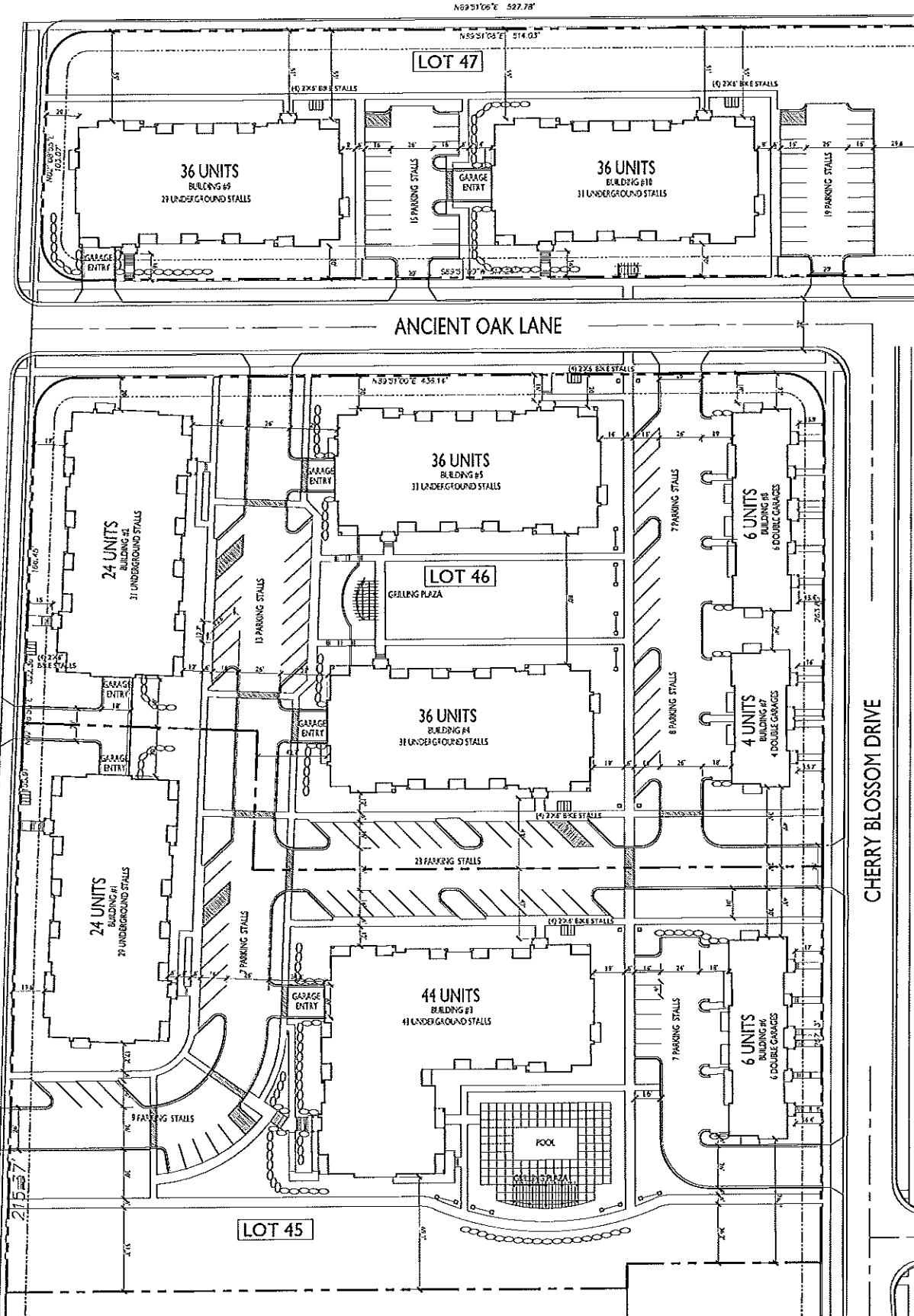
1
10 WEST ELEVATION - BUILDING 10
SCALE: 1/8"=1'-0"

VALLEY VIEW ROAD

SUGAR MAPLE LANE

ANCIENT OAK LANE

CHERRY BLOSSOM DRIVE



SITE PLAN
SCALE: 1"=40'-0"

SITE INDEX SHEET

SITE	
C-1.0	SITE PLAN
C-1.1	FIRE DEPARTMENT ACCESS PLAN
C-1.2	SITE LIGHTING PLAN
C-1.3	OPEN SPACE
C-2.1 GRADING AND EROSION CONTROL PLAN	
C-2.2	GRADING AND EROSION CONTROL PLAN
C-2.3	SITE UTILITY PLAN
C-2.4	SITE UTILITY PLAN
L-1.0 OVERALL LANDSCAPE PLAN	
L-1.1	UNIT LANDSCAPE PLANS
ARCHITECTURAL - LOT 45 & 46	
1	BASEMENT PLAN - 24 UNIT BLDG 1B2
2	FIRST FLOOR PLAN - 24 UNIT BLDG 1B2
3	SECOND FLOOR PLAN - 24 UNIT BLDG 1B2
4	LOFT FLOOR PLAN - 24 UNIT BLDG 1B2
5	ELEVATIONS - 24 UNIT BLDG 1 (BLDG 2 SH)
6	ELEVATIONS - 24 UNIT BLDG 1 (BLDG 2 SH)
7	BASEMENT PLAN - 44 UNIT BLDG 3
8	FIRST FLOOR PLAN - 44 UNIT BLDG 3
9	SECOND FLOOR PLAN - 44 UNIT BLDG 3
10	THIRD FLOOR PLAN - 44 UNIT BLDG 3
11	LOFT FLOOR PLAN - 44 UNIT BLDG 3
12	ELEVATIONS - 44 UNIT BLDG 3
13	ELEVATIONS - 44 UNIT BLDG 3
14	BASEMENT PLAN - 36 UNIT BLDG 4,5,9,10
15	FIRST FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
16	SECOND FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
17	THIRD FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
18	LOFT FLOOR PLAN - 36 UNIT BLDG 4,5,9,10
19	ELEVATIONS - 36 UNIT BLDG 4 (5,9,10 SH)
20	ELEVATIONS - 36 UNIT BLDG 4 (5,9,10 SH)

SITE DEVELOPMENT STATISTICS - LOT 45 & 46

LOT AREA	275,406 SF / 6.32 ACRES	
DWELLING UNITS	180 DU	
LOT AREA/D.U.	1,530 SF/DU	
DENSITY	28.5 UNITS/ACRE	
BUILDING HEIGHT	2-4 STORIES	
GROSS FLOOR AREA	265,543 SF INCLUDING GARAGE LEVEL	
FLOOR AREA RATIO	1.04 INCLUDING GARAGE LEVEL	
UNIT MIX	LOT 45	LOT 46
EFFICIENCY	6	14
STUDIO/LOFT	4	8
ONE BEDROOM	33	42
TWO BEDROOM	18	26
TWO BEDROOM LOFT	13	16
TOTAL	74	106
VEHICLE PARKING		
SURFACE	40	36
UNDERGROUND	69	93
GARAGE	6	10
TOTAL	115	139
BIKE PARKING		
SURFACE - 2x6	8	12
GARAGE - Wall Mtg	28	32
GARAGE - 2x6	52	65
TOTAL	88	109



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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
SITE PLAN

LOT 45 & 46
SHEET NUMBER

C-1.0A

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1 EAST ELEVATION - BUILDING I
5 SCALE: 1/8"=1'-0"

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2 NORTH ELEVATION - BUILDING I
5 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
24-UNIT
BLDG #1

SHEET NUMBER

5

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PROJECT TITLE
Sugar Maple

Madison, WI
 SHEET TITLE
ELEVATIONS
24-UNIT
BLDG #1

SHEET NUMBER

6

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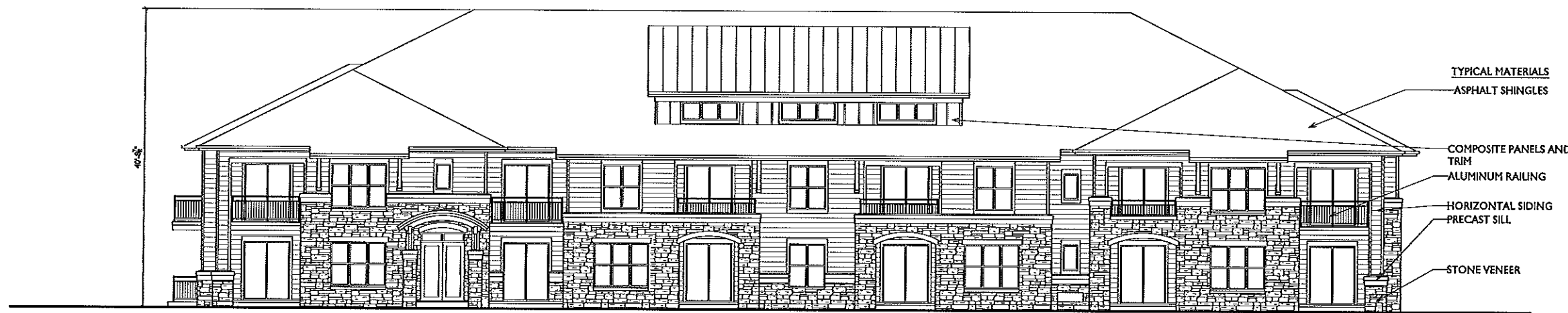
1 WEST ELEVATION - BUILDING I
 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION - BUILDING I
 SCALE: 1/8"=1'-0"



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- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - COMPOSITE PANELS AND TRIM
 - ALUMINUM RAILING
 - HORIZONTAL SIDING
 - PRECAST SILL
 - STONE VENEER

1 EAST ELEVATION - BUILDING I
 SCALE: 1/8"=1'-0"

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2 NORTH ELEVATION - BUILDING I
 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
 SHEET TITLE
ELEVATIONS
24-UNIT
BLDG #1

SHEET NUMBER

5A

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
24-UNIT
BLDG #1

SHEET NUMBER

6A

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1 WEST ELEVATION - BUILDING I
6 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION - BUILDING I
6 SCALE: 1/8"=1'-0"



- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - COMPOSITE PANELS AND TRIM
 - ALUMINUM RAILING
 - HORIZONTAL SIDING
 - PRECAST SILL
 - STONE VENEER

1
14 NORTH ELEVATION - BUILDING 3
 SCALE: 1/8"=1'-0"



2
14 WEST ELEVATION - BUILDING 3
 SCALE: 1/8"=1'-0"

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PROJECT TITLE
Sugar Maple

Madison, WI
 SHEET TITLE
ELEVATIONS
44-UNIT
BLDG #3

SHEET NUMBER

14

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- TYPICAL MATERIALS
- ASPHALT SHINGLES
- COMPOSITE PANELS AND TRIM
- ALUMINUM RAILING
- HORIZONTAL SIDING
- PRECAST SILL
- STONE VENEER

SOUTH ELEVATION - BUILDING 3
 SCALE: 1/8"=1'-0"

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EAST ELEVATION - BUILDING 3
 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
 SHEET TITLE
ELEVATIONS
44-UNIT
BLDG #3

SHEET NUMBER

15

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- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - COMPOSITE PANELS AND TRIM
 - ALUMINUM RAILING
 - HORIZONTAL SIDING
 - PRECAST SILL
 - STONE VENEER

1 NORTH ELEVATION - BUILDING 3
 14 SCALE: 1/8"=1'-0"

ISSUED
 Issue 3 For SP Submittal - January 28, 2014

PROJECT TITLE
 Sugar Maple

Madison, WI
 SHEET TITLE
 ELEVATIONS
 44-UNIT
 BLDG #3

SHEET NUMBER

14 A

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2 WEST ELEVATION - BUILDING 3
 14 SCALE: 1/8"=1'-0"



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1 SOUTH ELEVATION - BUILDING 3
15 SCALE: 1/8"=1'-0"



1 EAST ELEVATION - BUILDING 3
15 SCALE: 1/8"=1'-0"

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Issued For SP Submittal - January 28, 2014

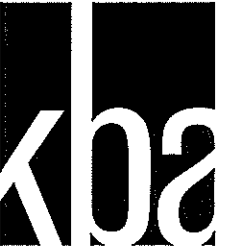
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
44-UNIT
BLDG #3

SHEET NUMBER

15 A

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1 NORTH ELEVATION - BUILDING 4
 SCALE: 1/8"=1'-0"



2 WEST ELEVATION - BUILDING 4
 SCALE: 1/8"=1'-0"

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PROJECT TITLE
 Sugar Maple

Madison, WI
 SHEET TITLE
 ELEVATIONS
 36-UNIT
 BLDG #4

SHEET NUMBER

21

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TYPICAL MATERIALS
ASPHALT SHINGLES

ALUMINUM RAILING

HORIZONTAL SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

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1 SOUTH ELEVATION - BUILDING 4
22 SCALE: 1/8"=1'-0"



PROJECT TITLE
Sugar Maple

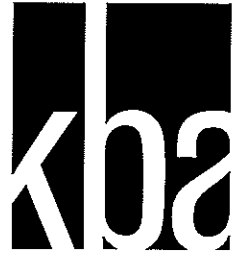
Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #4

SHEET NUMBER

22

2 EAST ELEVATION - BUILDING 4
22 SCALE: 1/8"=1'-0"

PROJECT NO. 1310
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CONSULTANT



- TYPICAL MATERIALS
- ASPHALT SHINGLES
- ALUMINUM RAILING
- HORIZONTAL SIDING
- COMPOSITE PANELS AND TRIM
- PRECAST SILL
- STONE VENEER

1 NORTH ELEVATION - BUILDING 4
21 SCALE: 1/8"=1'-0"

ISSUED
Issued For SP Submittal - January 28, 2014



2 WEST ELEVATION - BUILDING 4
21 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #4

SHEET NUMBER

21A

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ISSUED
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TYPICAL MATERIALS

ASPHALT SHINGLES

ALUMINUM RAILING

HORIZONTAL SIDING

COMPOSITE PANELS AND TRIM

PRECAST SILL

STONE VENEER

1 SOUTH ELEVATION - BUILDING 4
22 SCALE: 1/8"=1'-0"



2 EAST ELEVATION - BUILDING 4
22 SCALE: 1/8"=1'-0"

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #4

SHEET NUMBER

22 A

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