

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: DECEMBER 12, 2005

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: DEC. 21, 2005

☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 1833 WINNEBAGO ST.

ALDERMANIC DISTRICT: 6TH

OWNER/DEVELOPER (Partners and/or Principals)

KENNEDY POINT L.L.C.

ARCHITECT/DESIGNER/OR AGENT:

SGN + A

2020 EASTWOOD DRIVE

1190 W. DRUID HILLS DRIVE #T-65

MADISON, WI 53704

ATLANTA, GA 30329

CONTACT PERSON: BRUCE SIMONSON

Address: 1190 W. DRUID HILLS DR. #T-65

ATLANTA, GA 30329

Phone: (404) 634-4466 x102

Fax: (404) 634-4433

E-mail address: bsimonson@sgnplusa.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)

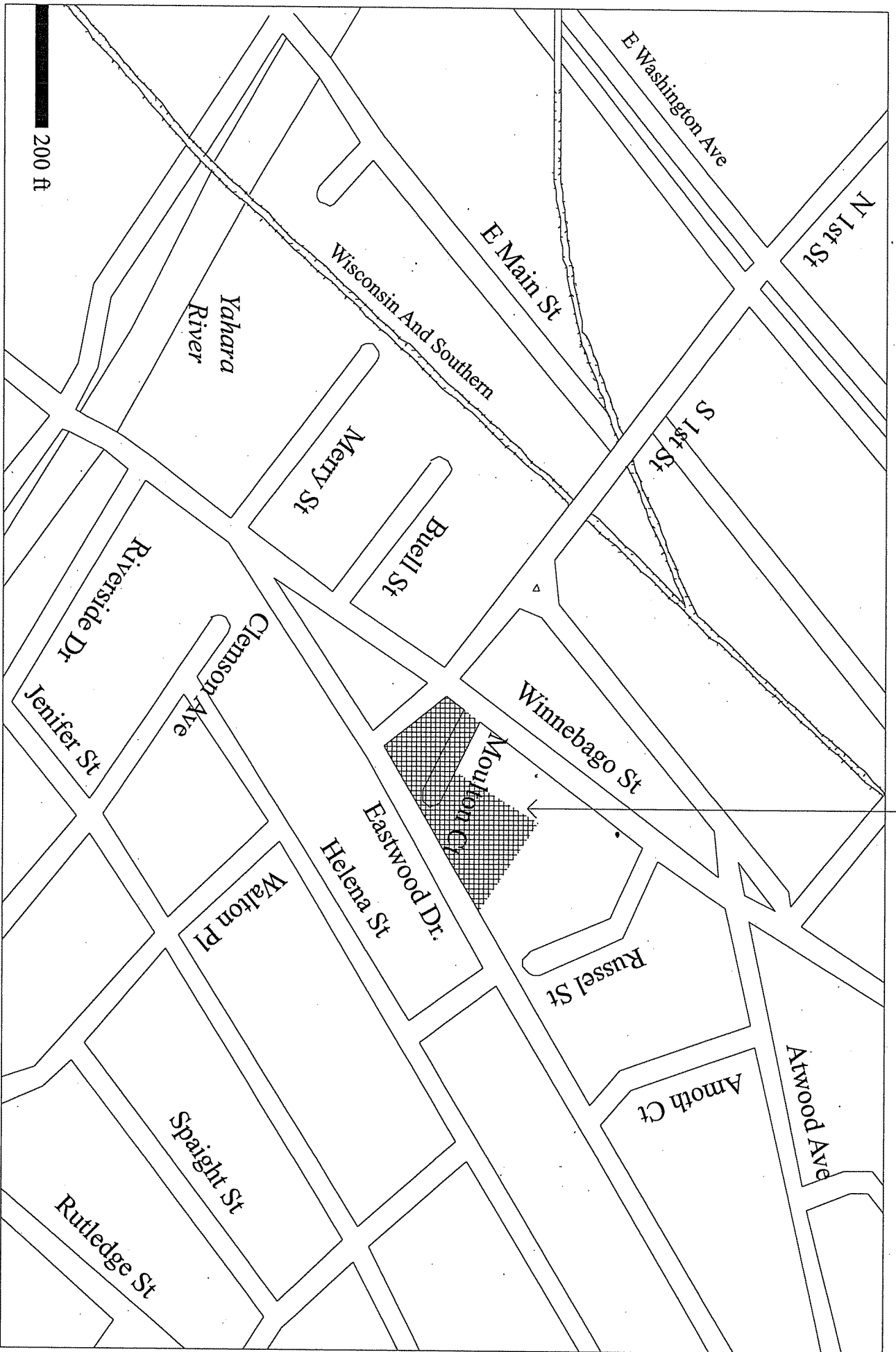
(See Section D for:)

Comprehensive Design Review* (Fee required)

Street Graphics Variance* (Fee required)

Other _____

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

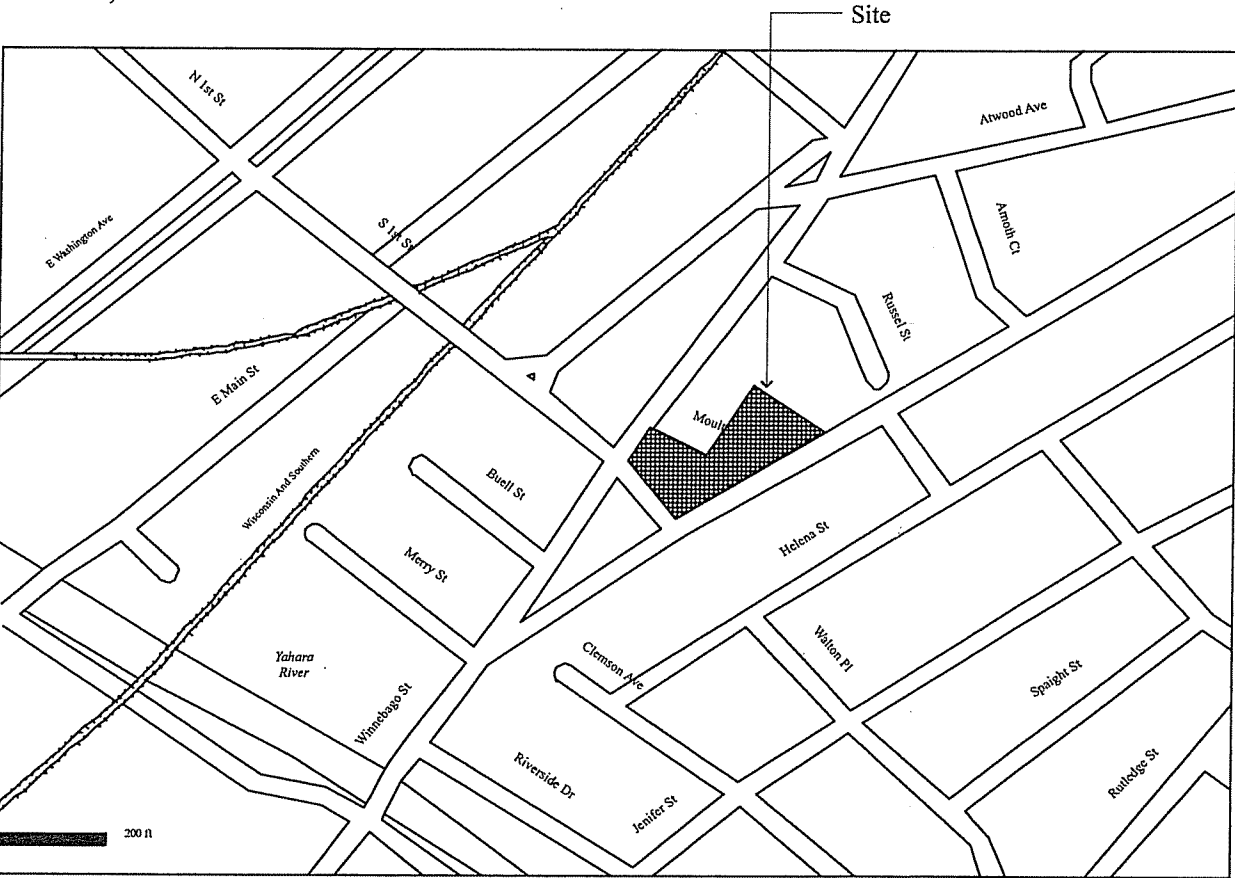


Site

Kennedy Point Condominiums

A Residential Project at 1835 Winnebago Street
Madison, Wisconsin

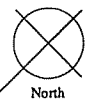
December, 14 2005



Owner • Developer
Kennedy Point L.L.C.
2020 Eastwood Drive
Madison, Wisconsin 53704

Architects • Planners
SIMONSON GERMANY NONEMAKER + ASSOCIATES, INC.
1190 West Druid Hills Drive, Suite T-65
Atlanta, Georgia 30329
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Landscape Architects • Civil Engineers
SCHREIBER / ANDERSON ASSOCIATES, INC.
717 John Nolen Drive
Madison, Wisconsin 53713
Telephone (608) 255-0800

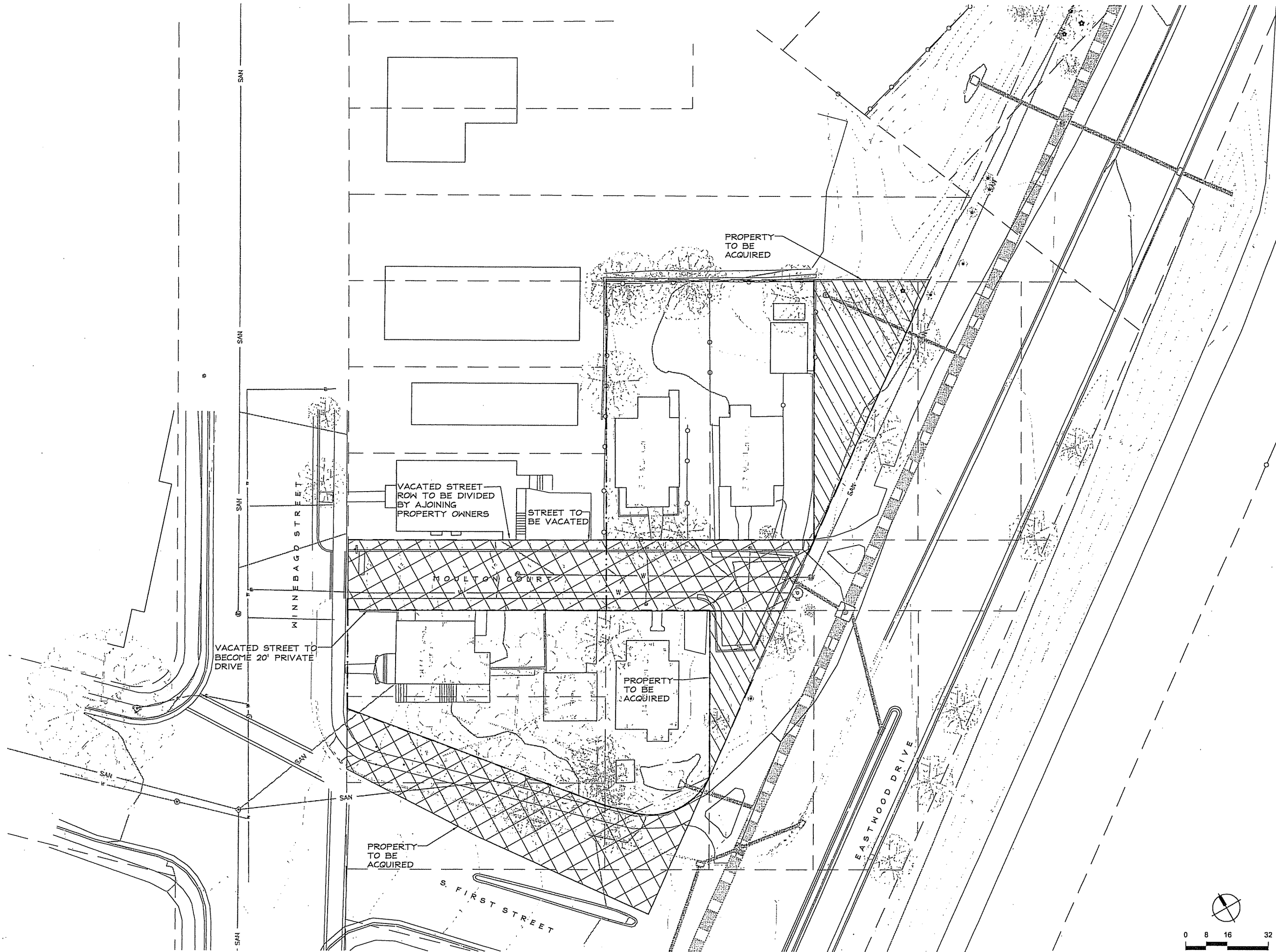


Location Map

Site Data	
Site Area: 27,033 s.f.	Site Area per Bedroom 436 square feet per bedroom
Density: .62 acres 68 units per acre	Total Usable Open Space: 14,410 s.f. Usable Open Space per Unit: 343 s.f. / unit Usable Open Space per Bedroom: 232 s.f. / bedroom
Site Area per Unit: 643 square feet per unit	Parking Data Enclosed Parking: 44 stalls + 14 tandems (1 accessible stall (1 van accessible) provided)

Building Data		
Proposed New Construction: 80,320 s.f.		
Parking - 20,184 square feet		
Residential - 60,648 square feet		
Total Dwelling Units: 42		
Total No. of Bedrooms: 62		
One Bedrm.	Two Bedrm.	Two Bedrm. + Study
A-1: 4	B-1: 3	C-1: 1
A-2: 8	B-2: 3	C-2: 1
A-3: 3	B-3: 4	
A-4: 3	B-4: 3	
A-5: 3	B-5: 1	
A-5a: 3	B-6: 1	
	B-7: 1	
24	16	2

Index of Drawings	
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	Winnebago Ave. Elevation
A9	Eastwood Drive Elevation
	Moulton Court Elevation
A10	Rendering





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717 John Nolen Drive, Madison, WI 53713
Ph: 608-255-0800 Fax: 608-255-7750

Revisions:

Date:	Description:

GDP-SIP SUBMITTAL

Kennedy Point Condominiums

Madison, Wisconsin

A Residential Development by Krupp Construction Madison, Wisconsin

Sheet Title:
Existing
Conditions

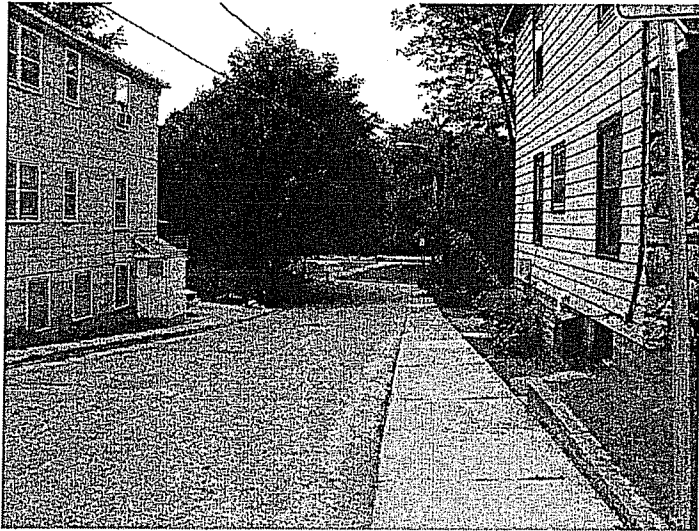
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C1

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VIEW LOOKING WEST TO EAST



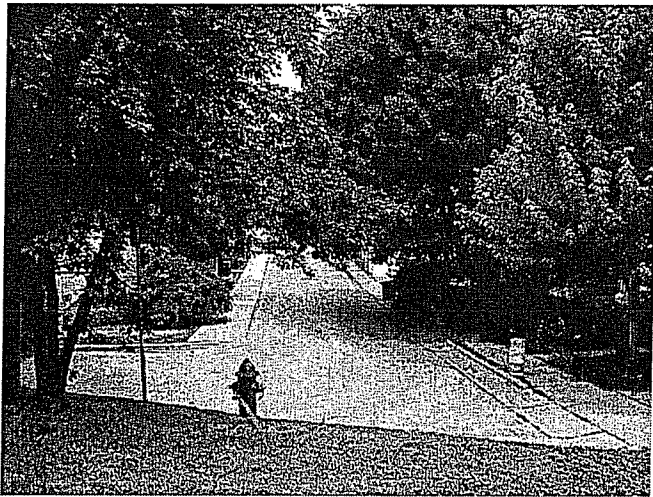
VIEW SOUTH DOWN MOLTEN CT.



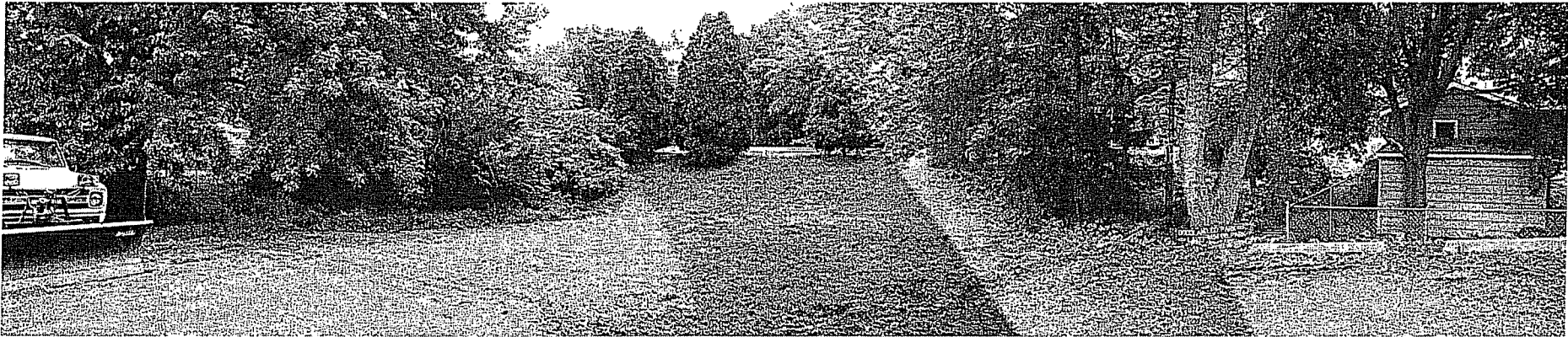
VIEW EAST DOWN EASTWOOD



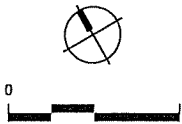
VIEW WEST DOWN EASTWOOD



VIEW NORTH UP MOLTEN CT.



VIEW OF EAST END OF SITE



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Madison, Wisconsin

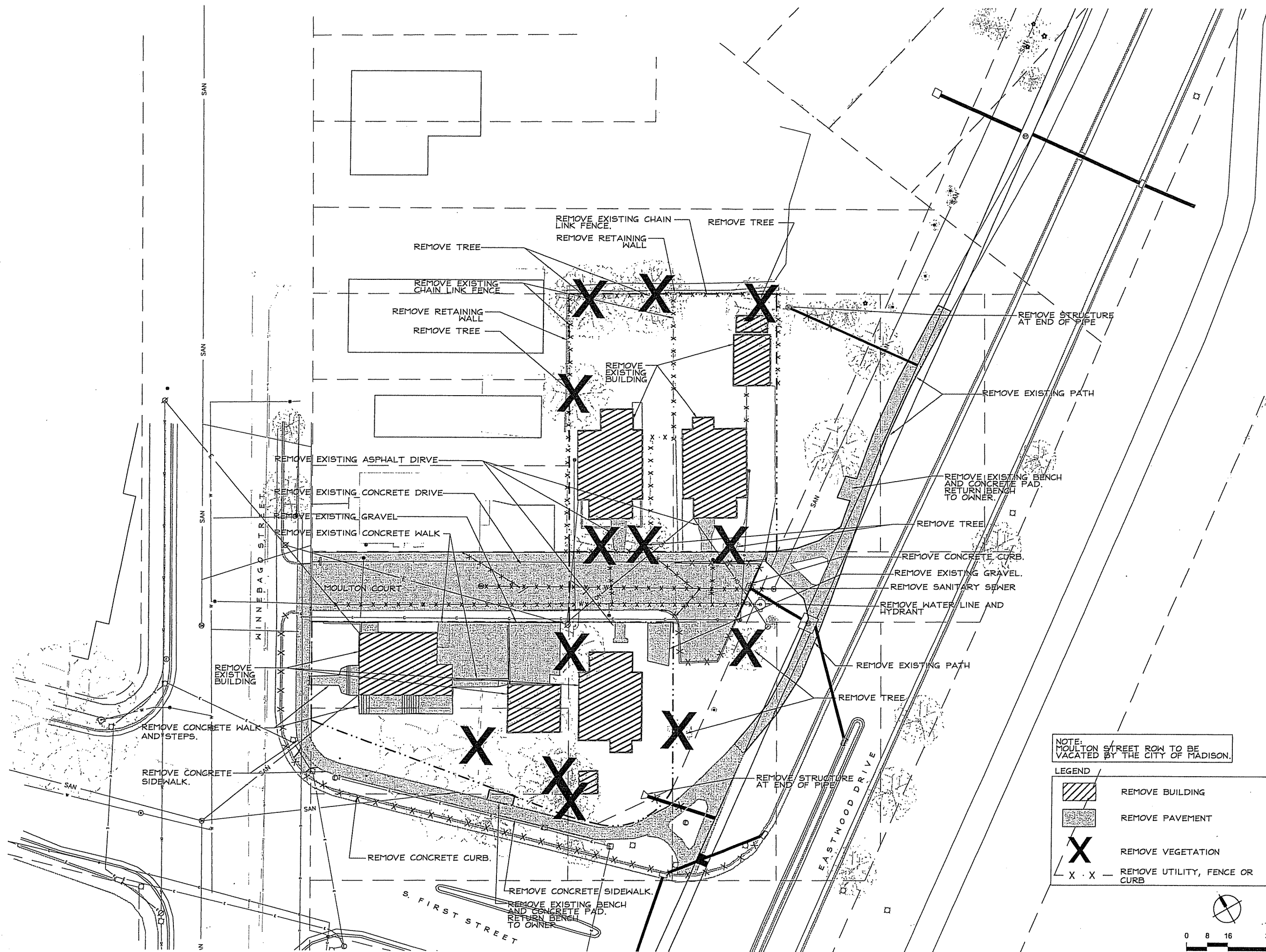
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Sheet Title:
Existing
Conditions
Photos

Date:
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Sheet Number:

C2



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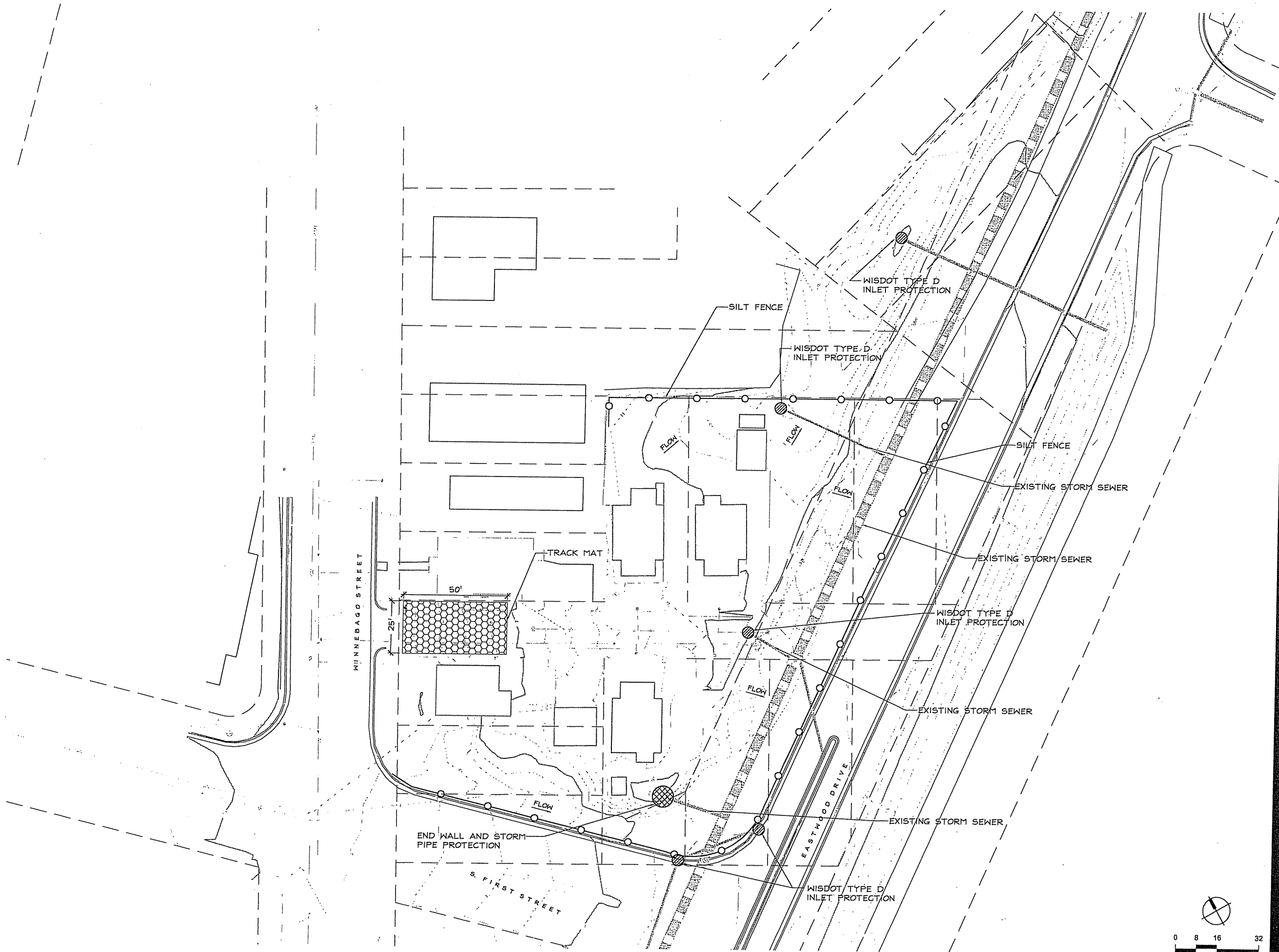
GDP-SIP SUBMITTAL
Kennedy Point Condominiums
Madison, Wisconsin
A Residential Development by Krupp Construction Madison, Wisconsin

Sheet Title:
Demolition
Plan

Date:
30 November 2005

Sheet Number:

C3



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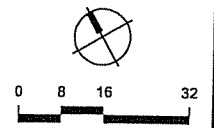
GDP-SIP SUBMITTAL
Kennedy Point Condominiums
Madison, Wisconsin
A Residential Development by Krupp Construction Madison, Wisconsin

Sheet Title:
Erosion
Control Plan

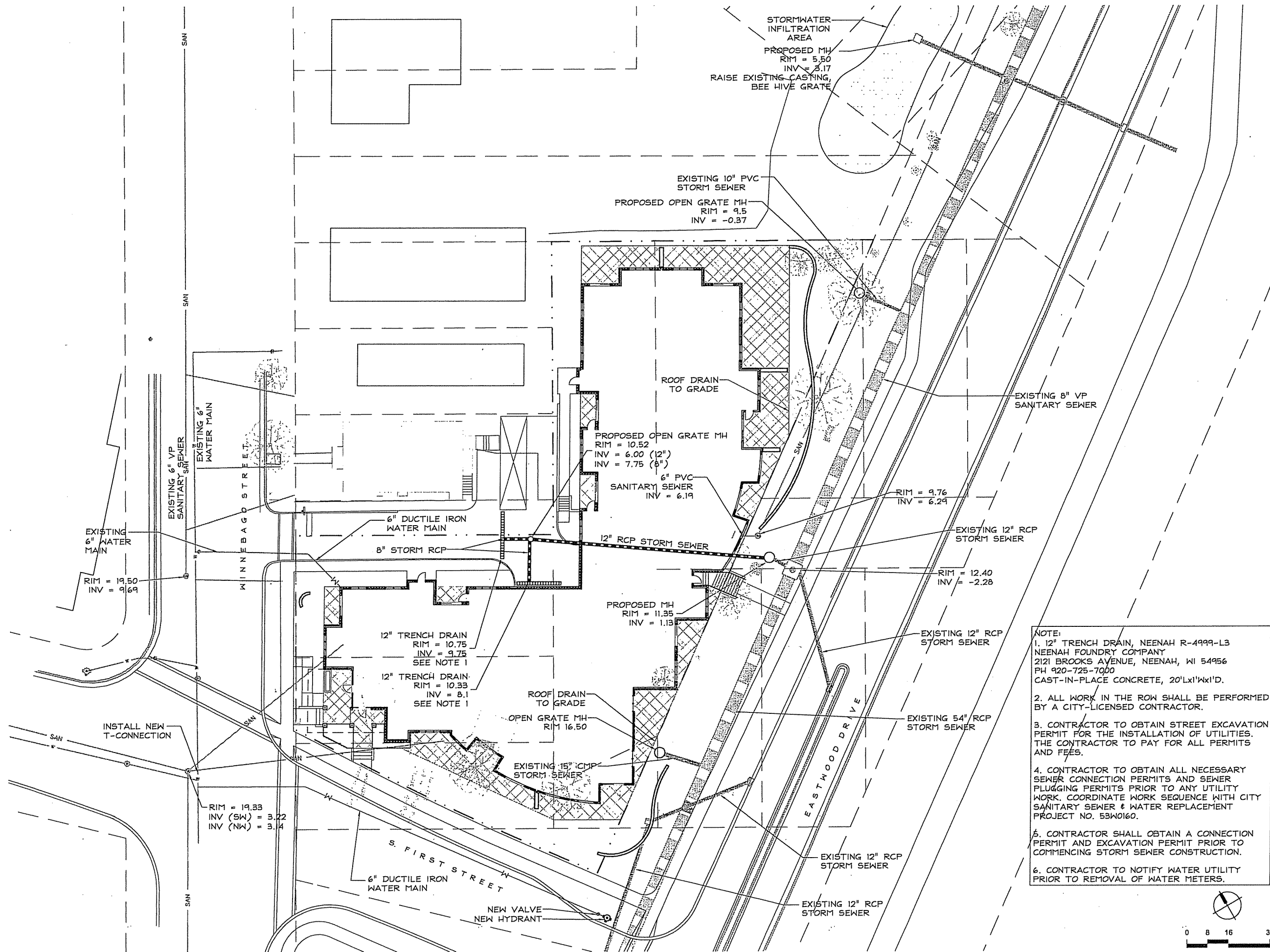
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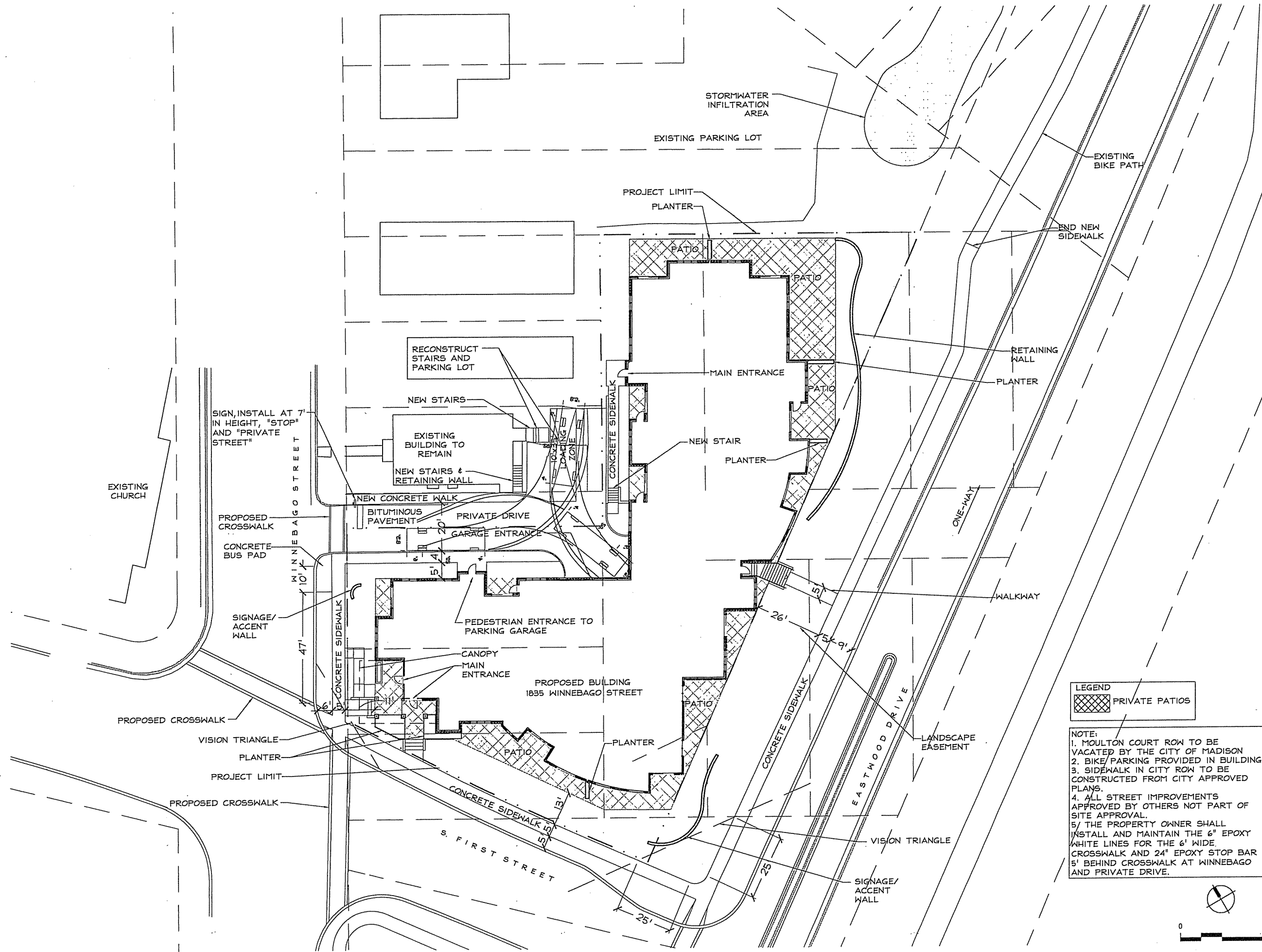
Sheet Title:
 Utility Plan

Date:
 30 November 2005

Sheet Number:

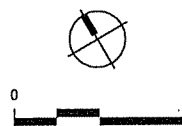
C6

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LEGEND
 PRIVATE PATIOS

NOTE:
 1. MOULTON COURT ROW TO BE VACATED BY THE CITY OF MADISON
 2. BIKE/PARKING PROVIDED IN BUILDING
 3. SIDEWALK IN CITY ROW TO BE CONSTRUCTED FROM CITY APPROVED PLANS.
 4. ALL STREET IMPROVEMENTS APPROVED BY OTHERS NOT PART OF SITE APPROVAL.
 5/ THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN THE 6" EPOXY WHITE LINES FOR THE 6' WIDE CROSSWALK AND 24" EPOXY STOP BAR 5' BEHIND CROSSWALK AT WINNEBAGO AND PRIVATE DRIVE.



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Date:	Description:

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Kennedy Point Condominiums

Madison, Wisconsin

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Sheet Title:

Site Plan

Date:

30 November 2005

Sheet Number:

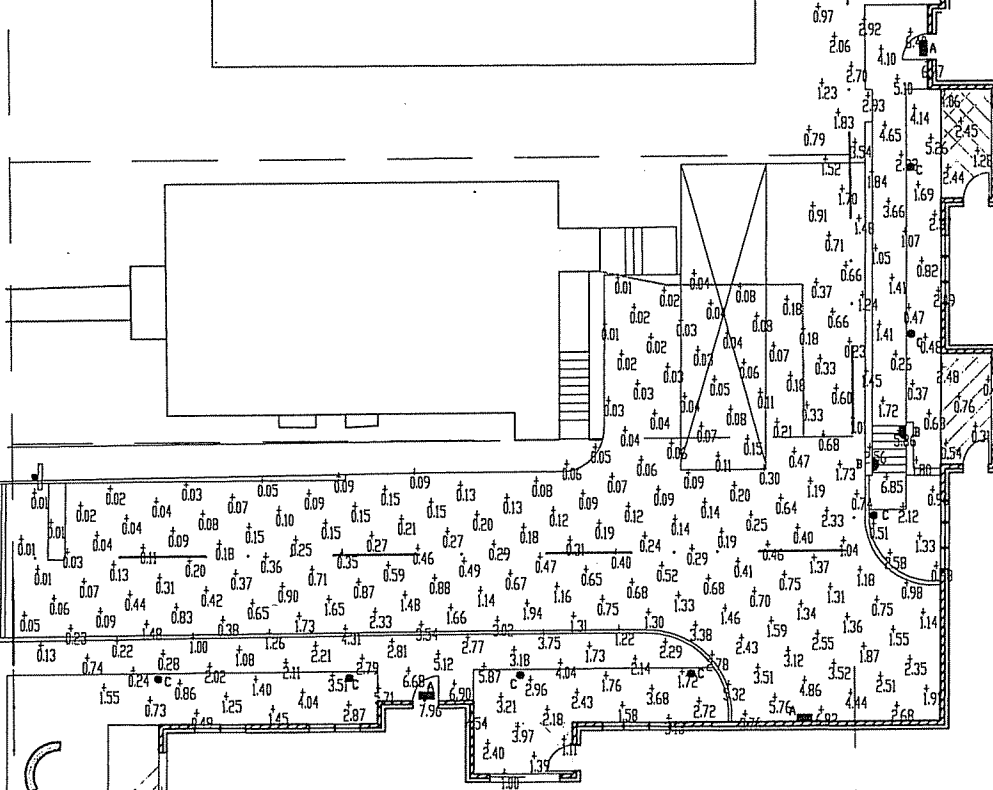
C7

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CALCULATION SUMMARY									
AREA NAME	GRID / TYPE	#	PT	SP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Pathway	4-foot / H-H	295				14.00	11.39	17.96	1.01
								50.73	11.50

Kennedy Point LUMINAIRE SCHEDULE						
TYP	SYM	DESCRIPTION	LAMP	LUMENS	ILLF	QTY
A	■	COOPER LIGHTING (1) "WALL" ENV-42-WS-XX-EB-3S	(1)	4200	0.90	3
B	◐	LIGHTTECH INC. (1) "STEP" SLB110-32-W	(1)	2400	0.90	2
C	●	(1) "BOLL"	(1)	3200	0.90	7

WINNEBAGO STREET



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Kennedy Point Condominiums
Madison, Wisconsin
A Residential Development by Krupp Construction Madison, Wisconsin

Sheet Title:
Lighting Plan

Date:
30 November 2005

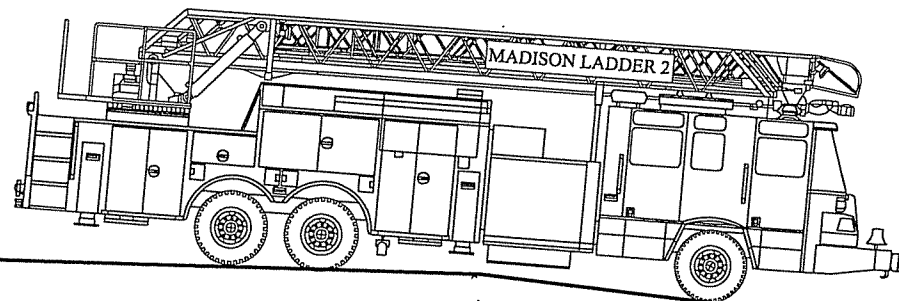
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C8

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RAIN GARDEN		FULL TO PARTIAL SUN
BOTANICAL NAME	COMMON NAME	
WILDFLOWERS/GRASSES		
Aster novae-angliae	New England Aster	
Coreopsis lanceolata	Sand Coreopsis	
Eupatorium perfoliatum	Boneset	
Euphorbia corollata	Flowering Spurge	
Liatris aspera	Rough Blazing Star	
Monarda fistulosa	Wild Bergamot	
Physostegia virginiana	Obediant Plant	
Rudbeckia subtomentosa	Sweet Coneflower	
Schizachyrium scoparium	Little Blue Stern	
Solidago Riddelli	Riddell's Goldenrod	
Tradescantia ohiensis	Spiderwort	
Zizia aurea	Goldern Alexander	
SEDGES		
Carex vulpinoidea	Fox Sedge	
NOTES		
- Create a matrix using the sedge species, spaced evenly throughout the rain garden - Plant wildflowers in "drifts", creating clusters of the same species together		

LANDSCAPE PLANT LEGEND						
Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
SHADE TREES						
GT	Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	B&B	7	
QS	Quercus x schuettei	Hybrid Swamp/Bur Oak	2" Cal.	B&B	2	
ORNAMENTAL TREES						
CC	Cercis canadensis	Eastern Redbud	6' Ht.	Cont.	3	Multi-stem
Pc	Pyrus callerranna 'Chanticleer'	Chanticleer Pear	6' Ht.	Cont.	3	Upright form
EVERGREEN TREES						
PG	Picea glauca var. densata	Black Hill's Spruce	6-7' Ht.	Cont.	7	Upright dense evergreen
EVERGREEN SHRUBS						
Jc	Juniperus chinens 'Sea Green'	Sea Green Juniper	3-4' Ht.	Cont.	3	5'-0" spacing O.C.
To	Thuja occidentalis 'Bail John'	Technito Arborvitae	5-6' Ht.	Cont.	12	4'-0" spacing O.C.
DECIDUOUS SHRUBS						
Cm	Cornus mas 'Golden Glory'	Golden Glory Cornelian	#5	Cont.	7	8'-0" spacing O.C.
Cp	Cornus pumila	Dwarf Dogwood	#5	Cont.	17	3'-0" spacing O.C.
Fg	Fothergilla gardenii	Dwarf Fothergilla	#5	Cont.	10	3'-0" spacing O.C.
Ij	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	#2	Cont.	4	5'-0" spacing O.C.
ir	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	#2	Cont.	17	4'-0" spacing O.C.
Ra	Rhus aromatica 'Gro Low'	Gro-Lo Sumac	#2	Cont.	9	7'-0" spacing O.C.
Vj	Viburnum x judii	Judd Viburnum	#5	Cont.	3	8'-0" spacing O.C.
Wf	Weigela florida 'Snowflake'	Minuet Weigela	#2	Cont.	22	3'-0" spacing O.C.
GROUNDCOVERS / PERENNIALS / GRASSES						
aa	astilbe x arendsii 'Fanal'	Fanal Astilbe	#1	Cont.	20	18" spacing O.C.
ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#1	Cont.	41	2'-0" spacing O.C.
ep	Echinacea purpurea	Purple Coneflower	#1	Cont.	15	18" spacing O.C.
hf	Hosta fortunei 'Alba picta'	Variagated Hosta	#1	Cont.	32	Varigated variety
hl	Helianthus x Lemon Queen	Hybrid Sunflower	4.5"	Cont.	22	max. 4-5' Ht.
hs	Hemerocallis 'Stella D' Oro'	Stella Daylily	#1	Cont.	26	Yellow Flower
pa	Phlox x arendsii 'Hilda'	Arends Phlox	4.5"	Cont.	81	1.5' Ht. x 2' Spread
rf	Rudbeckia fulgida speciosa	Showy Coneflower	#1	Cont.	33	Or similar
sh	Sporobolus heterolepsis	Northern Dropseed	#1	Cont.	36	2'-0" spacing O.C.



19.60 FS

11%

10.65 FS

0 2 4 8

SECTION A-A'

Schreiber/Anderson Associates, Inc.

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Kennedy Point Condominiums

Madison, Wisconsin

A Residential Development by Krupp Construction Madison, Wisconsin

Sheet Title:
Landscape
Legend

Date:
30 November 2005

Sheet Number:

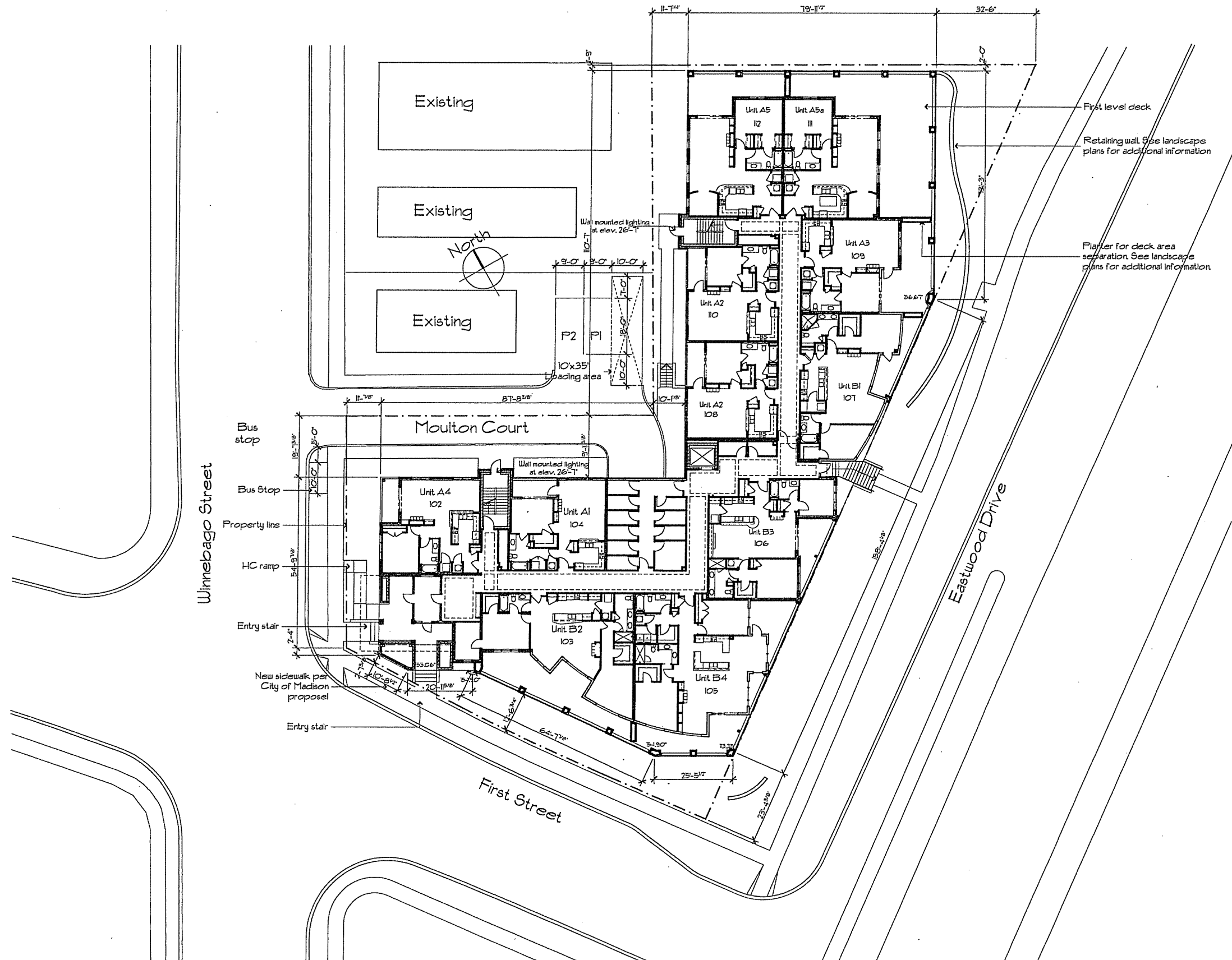
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Architectural Site Plan
Scale: 1/16" = 1'-0"

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Date:	Description:

Sheet Title:
Architectural Site Plan

Date:
30 November 2005

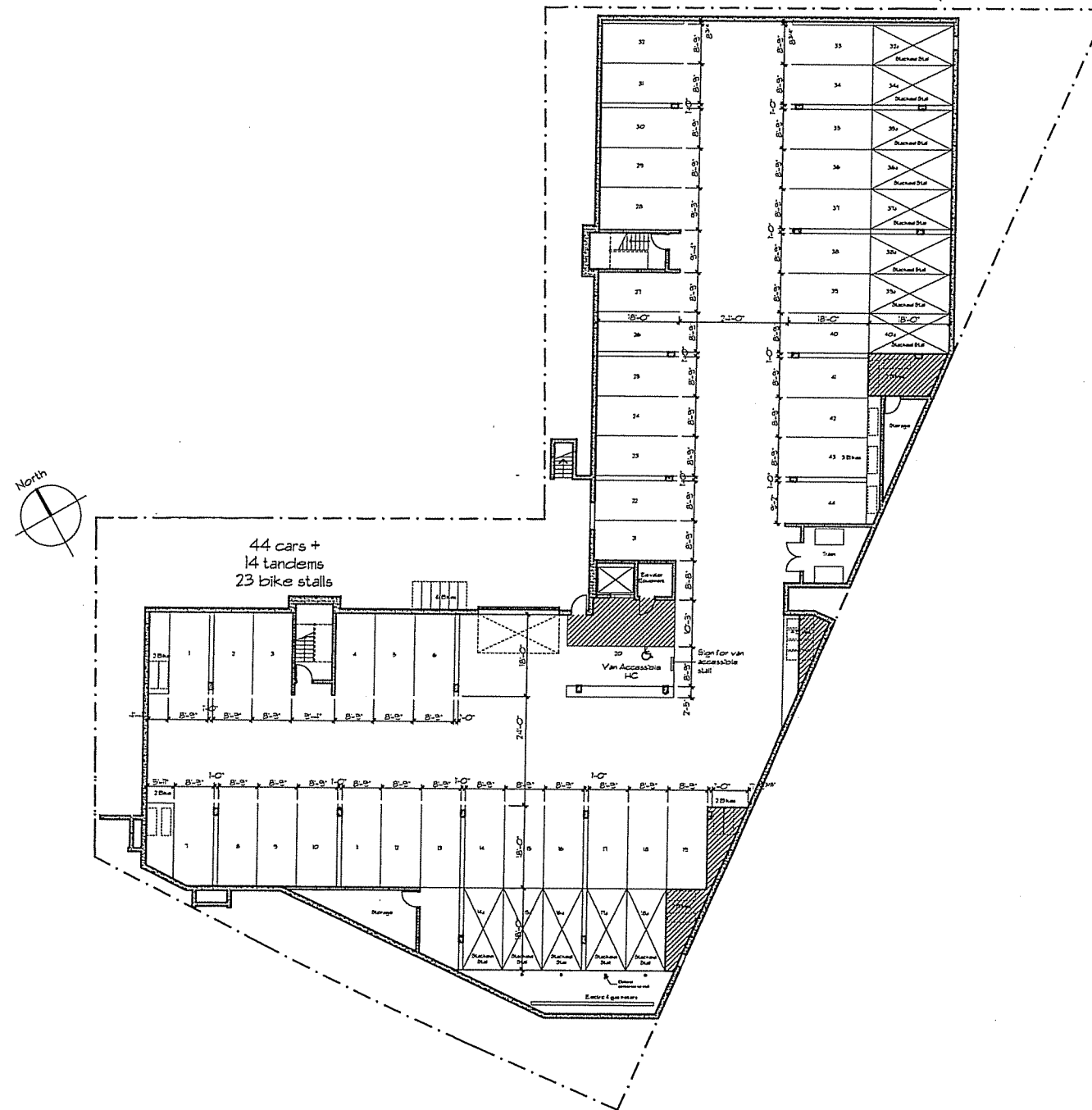
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A1

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Madison, Wisconsin
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Parking Level Plan
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Sheet Title:
Parking Level Plan

Date:
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Kennedy Point Condominiums
Madison, Wisconsin

A Residential Development by Krupp Construction Madison, Wisconsin

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Date:	Description:

Kennedy Point Condominiums
Madison, Wisconsin

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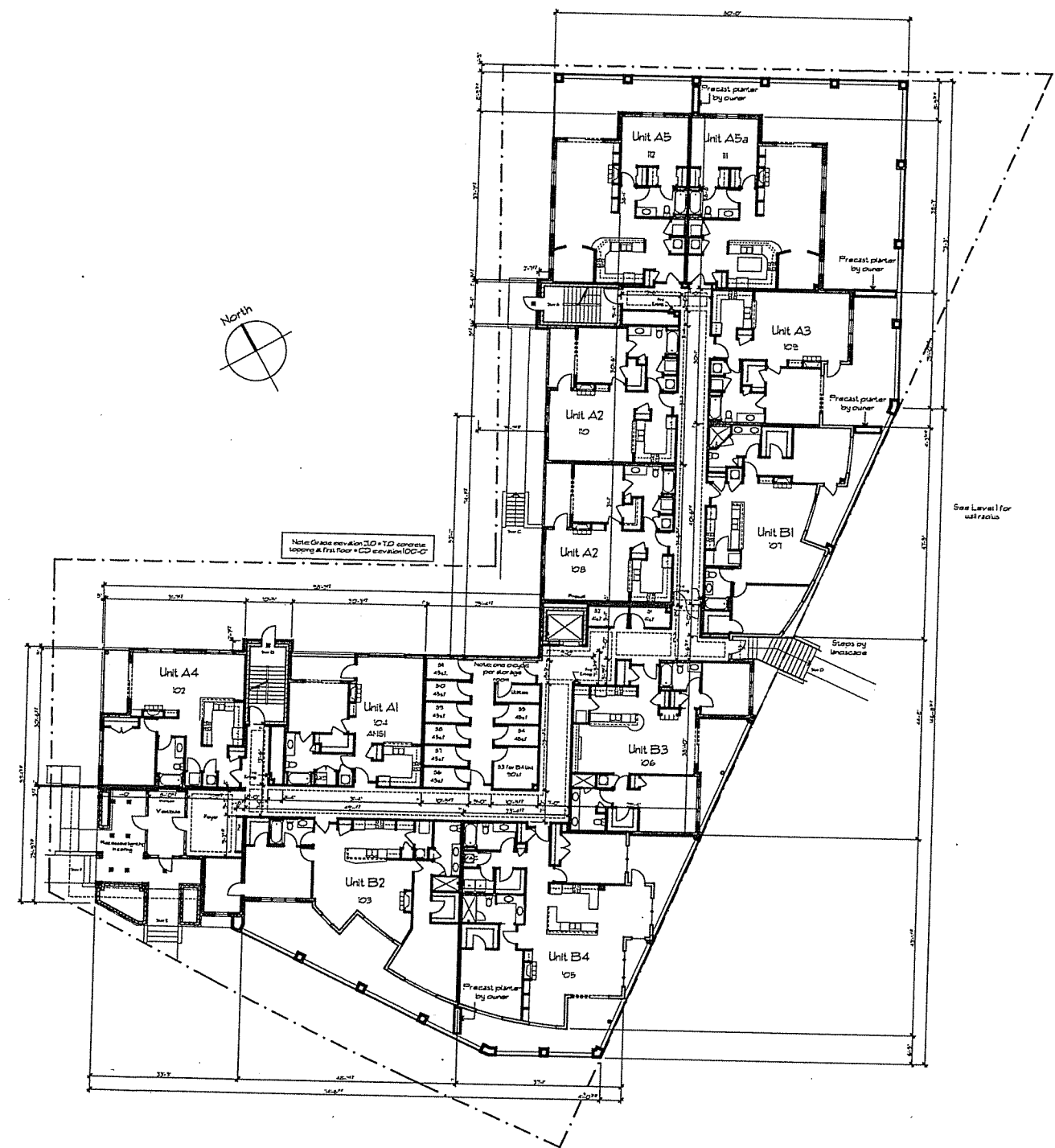
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First Level Plan

Date:
30 November 2005

Sheet Number:

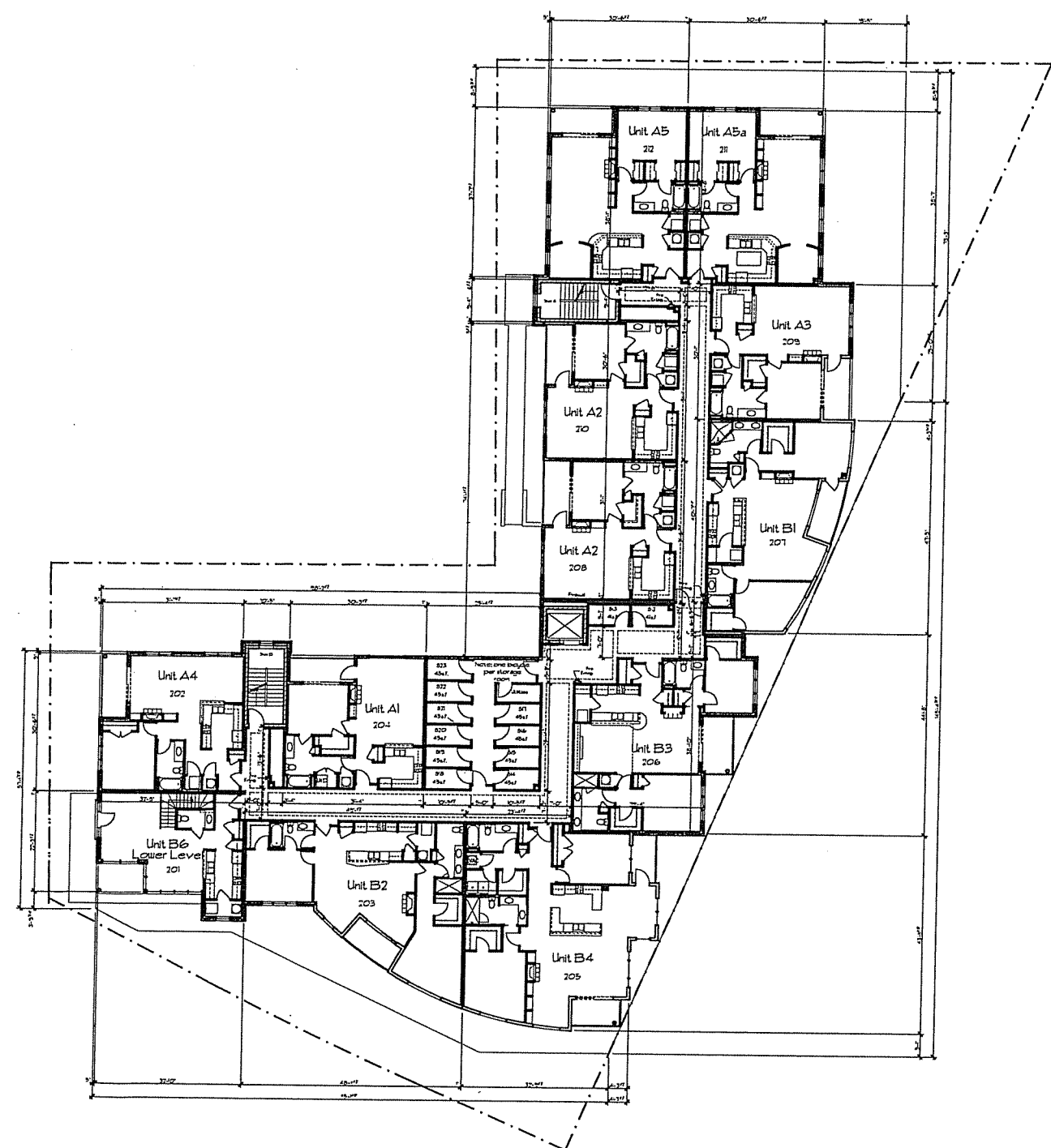
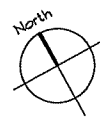
A3

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First Level Plan

Scale: 1/16" = 1'-0"



Second Level Plan
Scale: 1/16" = 1'-0"

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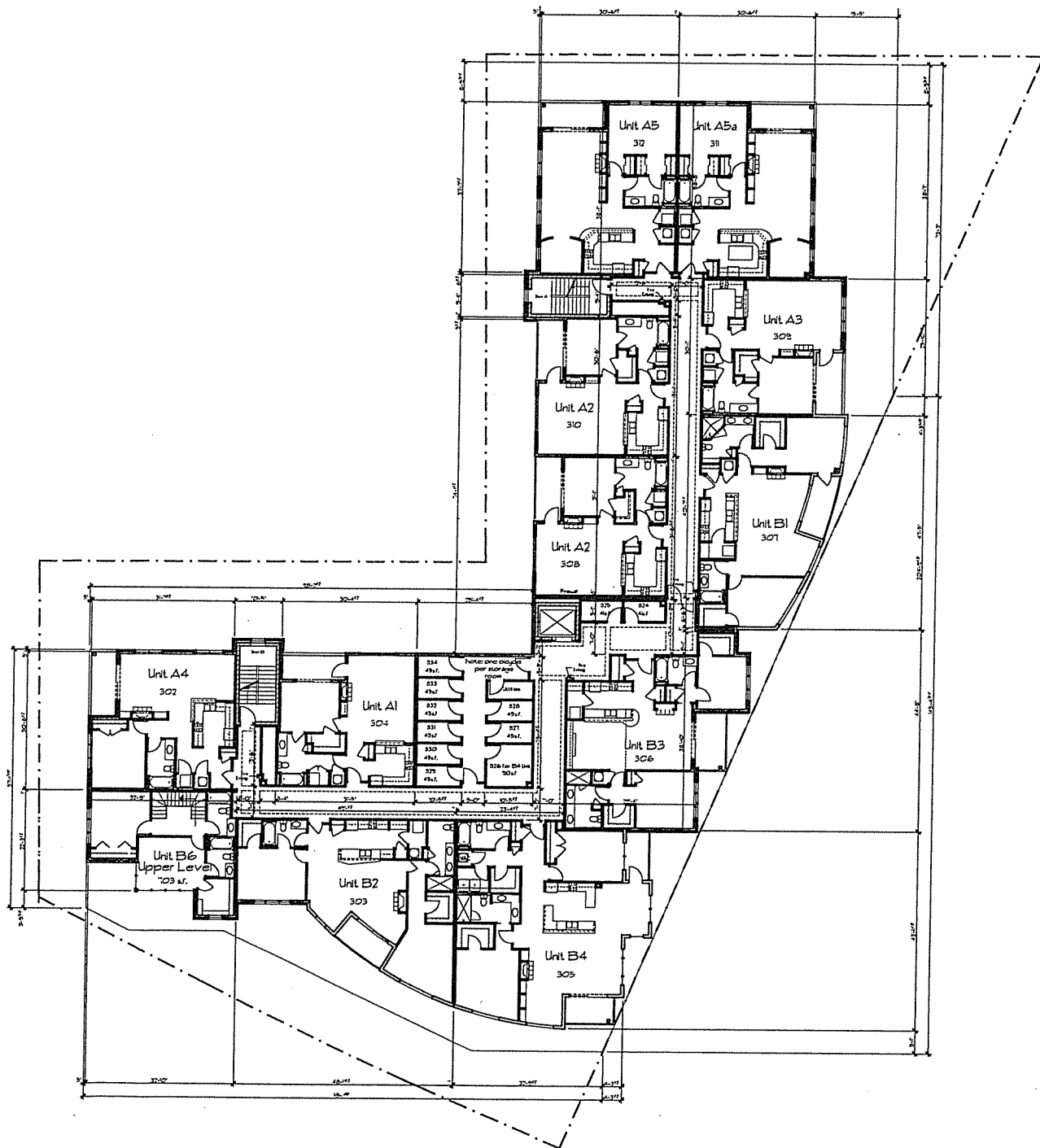
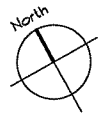
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Sheet Title:
Second Level Plan

Date:
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Sheet Number:

A4



Third Level Plan
Scale: 1/16" = 1'-0"

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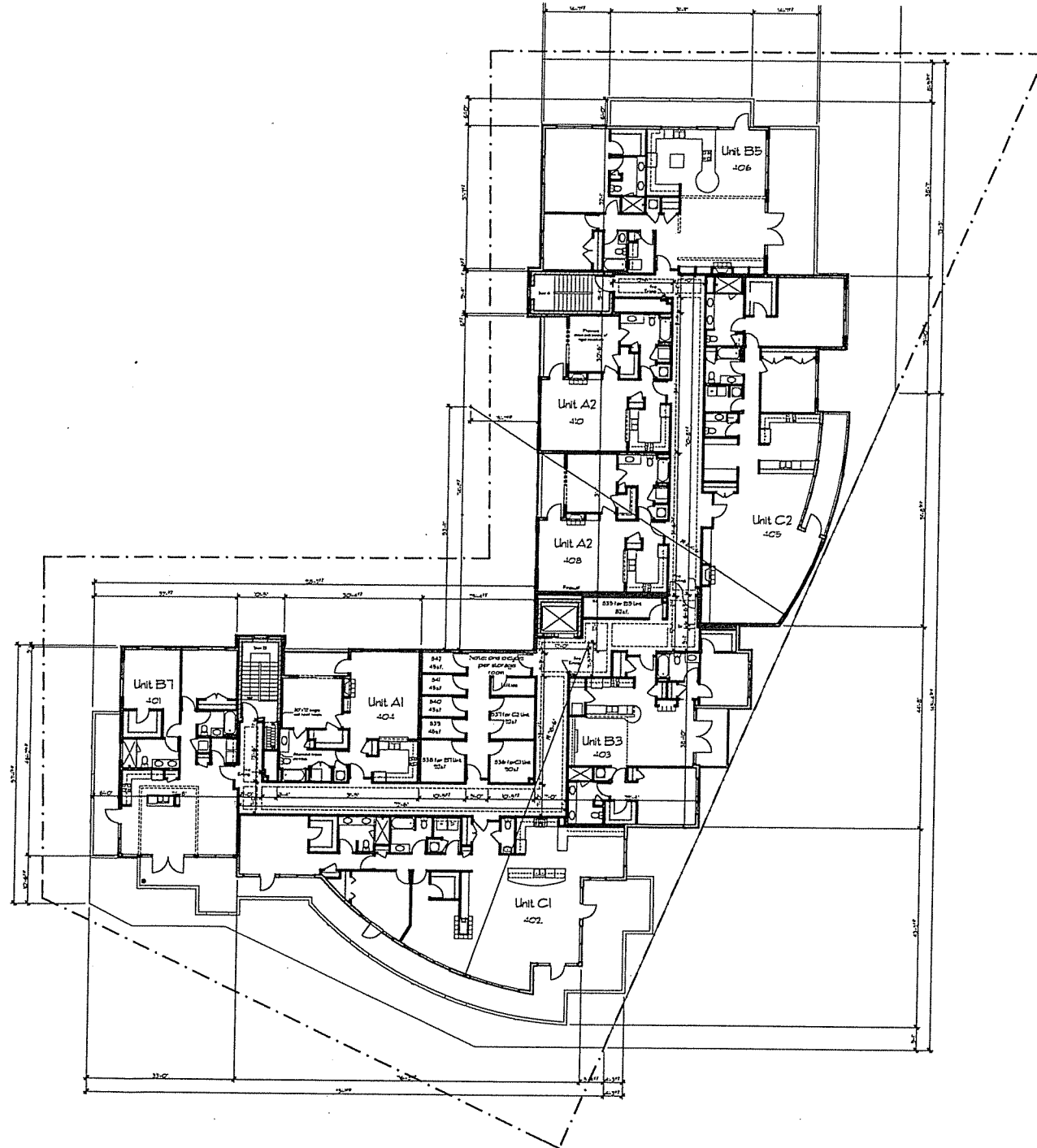
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Sheet Title:
Third Level Plan

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Sheet Number:

A5



Scale: 1/16" = 1'-0"

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Madison, Wisconsin

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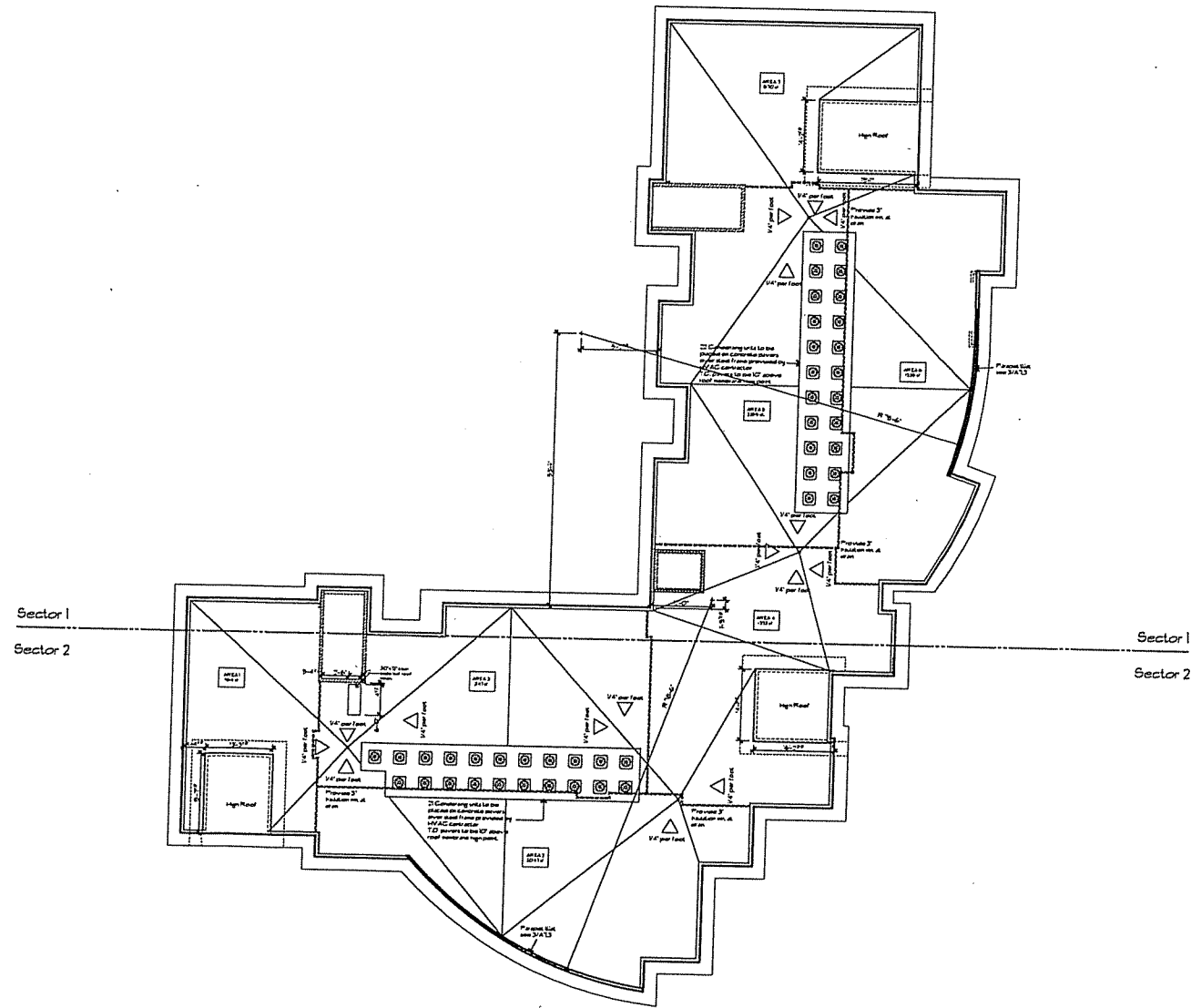
Sheet Title:
Roof Plan

Date:
30 November 2005

Sheet Number:

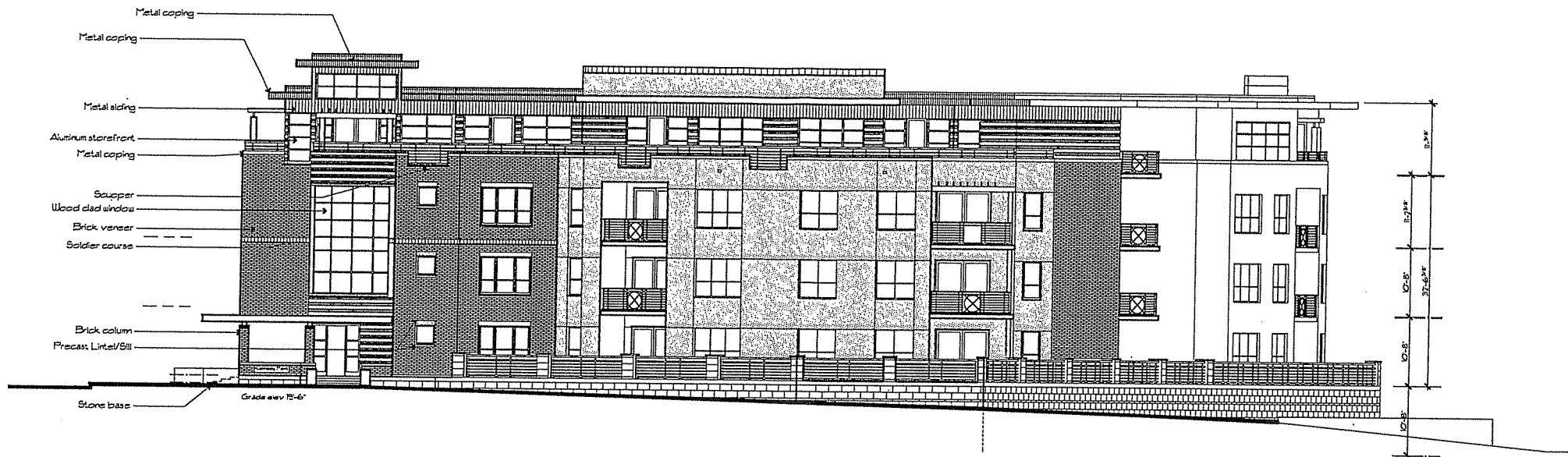
A7

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Roof Plan

Scale: 1/16" = 1'-0"



South Elevation - First Street

Scale: 3/32" = 1'-0"



West Elevation - Winnebago Street

Scale: 3/32" = 1'-0"

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Kennedy Point Condominiums
Madison, Wisconsin

A Residential Development by Krupp Construction Madison, Wisconsin

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Sheet Title:

Elevations

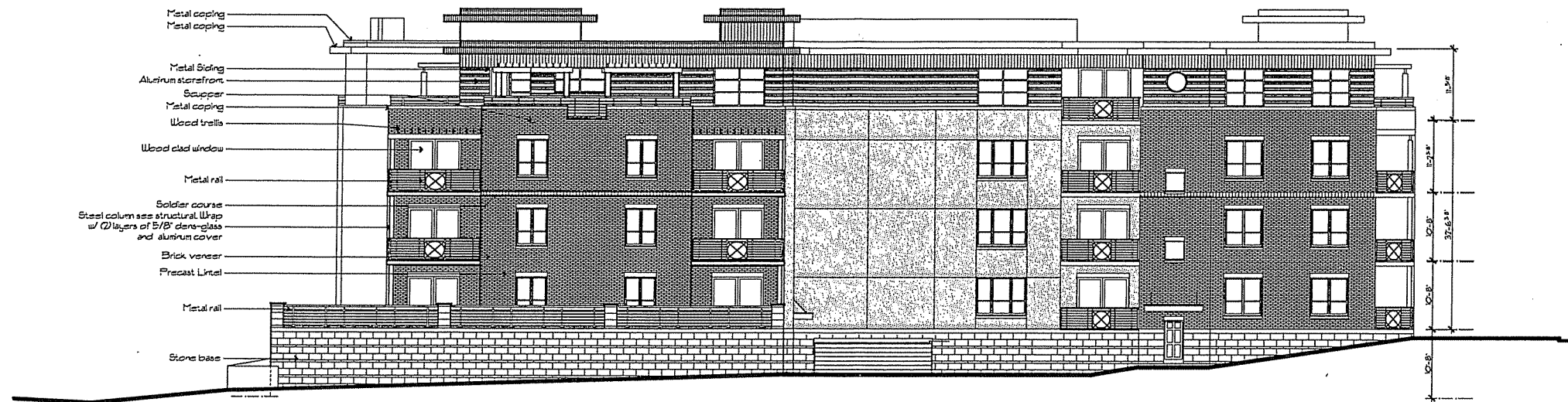
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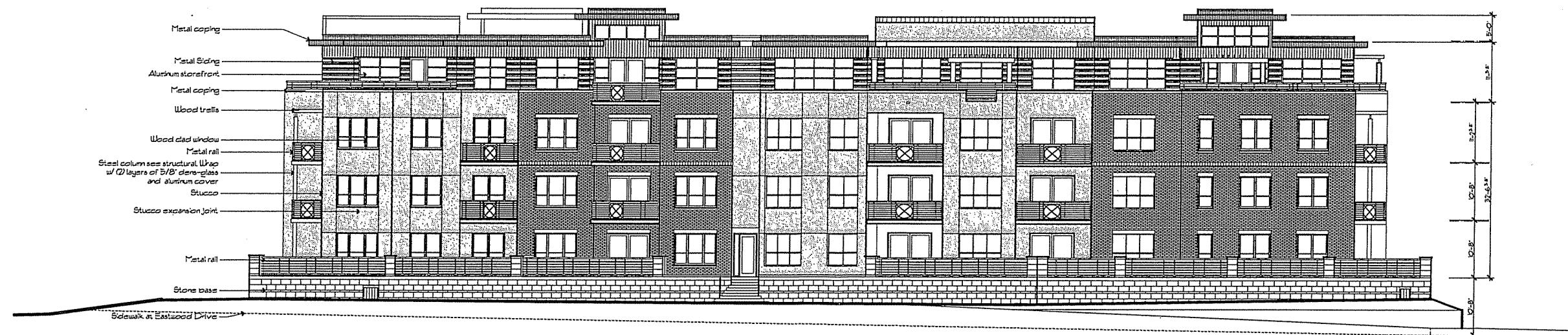
A8

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North Elevation

Scale: 3/32" = 1'-0"



East Elevation - Eastwood Drive

Scale: 3/32" = 1'-0"

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Planning Architecture Landscape Architecture

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Revisions:

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Kennedy Point Condominiums
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Sheet Title:

Elevations

Date:

30 November 2005

Sheet Number:

A9



Rendering at Entry

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Kennedy Point Condominiums

Madison, Wisconsin
A Residential Development by Krupp Construction Madison, Wisconsin

Revisions:

Date:	Description: