

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

**AGENDA ITEM #** \_\_\_\_\_

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>December 8, 2010</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>December 15 2015</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: 1012 Fish Hatchery Road

ALDERMANIC DISTRICT: Julia Kerr- District #13

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Tom Sather/ Silverstone Partners

Knothe & Bruce Architects, LLC

7447 University Ave., Suite 210

7601 University Avenue, Suite 201

Middleton, WI 53562

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](mailto: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)

November 03, 2010



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

Re: Letter of Intent  
Amended PUD-GDP  
1012 Fish Hatchery Road  
Madison, Wisconsin

Dear Mr. Murphy:

This Amended PUD-GDP is being submitted to allow for a new workforce housing project rather than the previously approved senior housing. Due to the change from 62 senior units to 63 workforce units a change to the underground parking has increased to a 1:1 ratio. The enlarged rear courtyard has been redesigned and enhanced with raised planters, landscaping and bike parking.

**Site Development Data:**

	<u>Amendment</u>	<u>Previously Approved</u>
<u>Densities:</u>		
Lot Area	33,000 S.F.	same
Acres	0.75	same
Dwelling Units	63 units	62 units
Lot Area/D.U.	523.8 S.F./unit	532 S.F./unit
Density	84 units/acre	82 units/acre
<u>Dwelling Unit Mix:</u>		
One-Bedroom	35	35
Two Bedroom	21	27
<u>Three-Bedroom</u>	<u>7</u>	<u>0</u>
Total dwelling Units	63	62
<u>Vehicle Parking Stalls</u>		
Surface	3	3
<u>Underground</u>	<u>63</u>	<u>49</u>
Total	66	52
Ratio	1.04 stalls/unit	.84 stalls/unit
<u>Bicycle Parking Stalls</u>		
Surface	24	4
<u>Underground</u>	<u>46</u>	<u>52</u>
Total	70 (50 + 13(.5) = 57 required)	56

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Amended PUD-GDP-Letter of Intent  
1012 Fish Hatchery Road  
November 3, 2010  
Page 2 of 2

**Project Schedule:**

It is currently anticipated that construction will begin once the development approvals are in place in the spring of 2011. Construction for the entire project will be completed within twelve months. The scheduled start date may vary depending on financing or market conditions.

Thank you for your time in reviewing our amendment.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member



**Locator Map**  
**1012 Fish Hatchery Road**

**SHEET INDEX:**

**SITE**  
C-1.1 SITE PLAN  
C-1.2 FIRE DEPT ACCESS PLAN  
C-2.1 SITE GRADING  
C-3.1 SITE UTILITY  
L-4.1 LANDSCAPE PLAN

**ARCHITECTURAL**  
1. BASEMENT & FIRST FLOOR PLANS  
2. SECOND, THIRD & FOURTH FLOOR PLANS  
3. ELEVATIONS  
4. ELEVATIONS

**SITE DEVELOPMENT DATA:**

**DENSITIES:**  
LOT AREA 33,000 Sq.Ft. / 0.75 ACRE  
DWELLING UNITS 63 UNITS  
LOT AREA / DU 523.8 Sq.Ft. / UNIT  
DENSITY 84 UNITS / ACRE

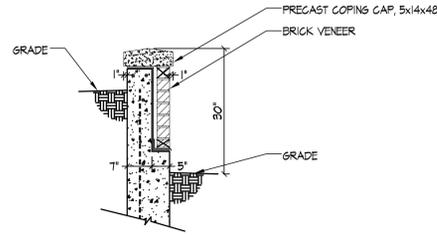
**DWELLINGS UNIT MIX:**  
ONE BEDROOM 35  
TWO BEDROOM 21  
THREE BEDROOM 7  
TOTAL 63

**BUILDING HEIGHT:** 4 STORIES (54' HIGH)

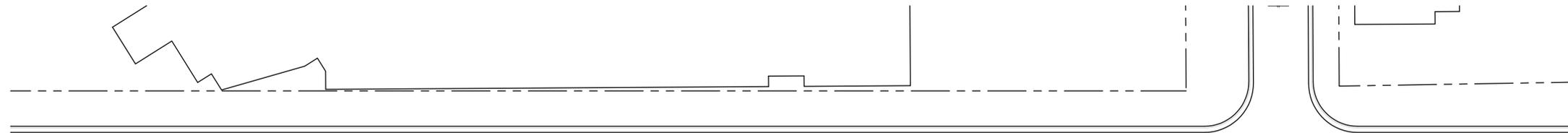
**FLOOR AREA:**  
Gross Floor Area 66,200 S.F.  
(Excludes underground parking)  
FLOOR AREA RATIO = 2.0

**VEHICLE PARKING STALLS:**  
SURFACE 3  
UNDERGROUND 63  
TOTAL 66  
RATIO 1.04 STALLS / UNIT

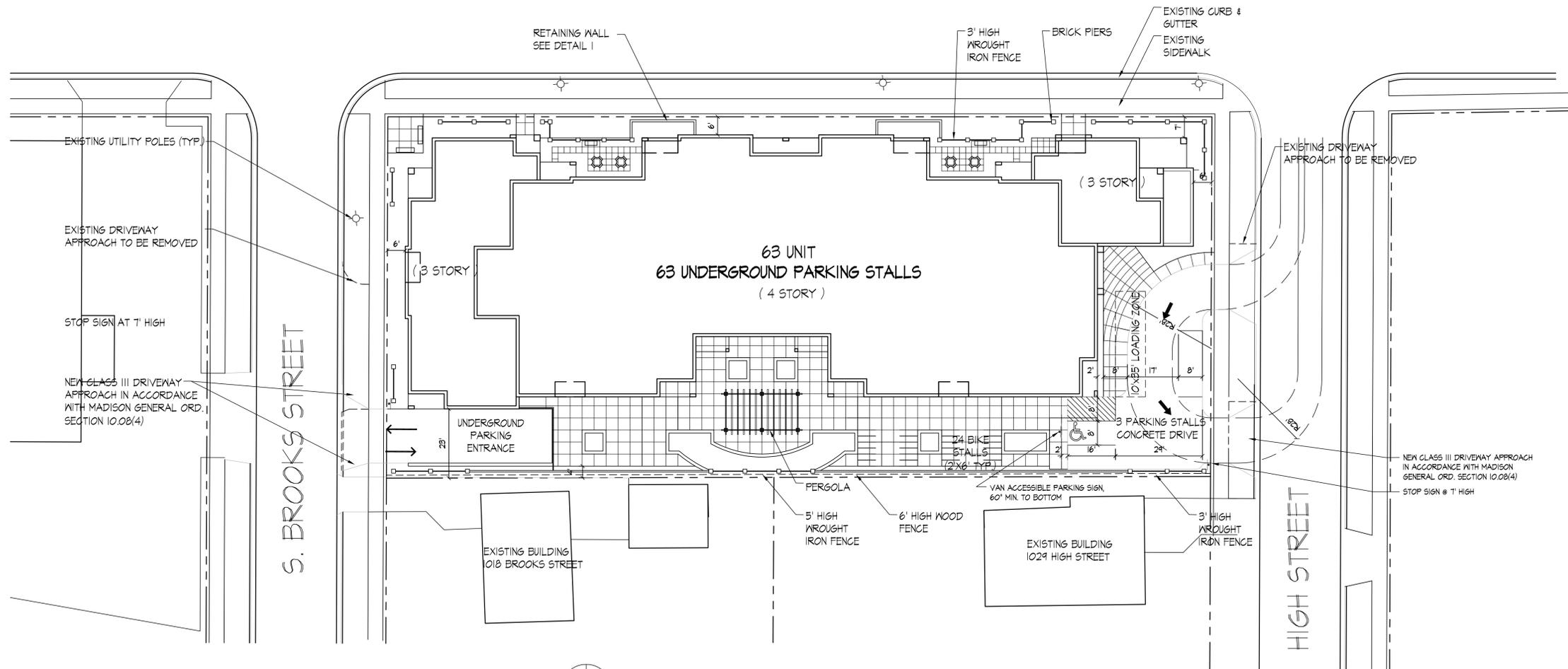
**BICYCLE PARKING STALLS:**  
SURFACE 24  
UNDERGROUND 46  
TOTAL (2'x6') 70 (50 units + 5(13 units) = 57 required)



**1 RETAINING WALL SECTION**  
1/2" - 1'-0"



## FISH HATCHERY ROAD



**1 SITE PLAN**  
1" = 20'-0"

**Notes**

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. RAMPES 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 TRASH ROOMS IN THE BUILDING BASEMENTS.

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, (SEE SUBSECTIONS (3)(a) AND (3)(b)2a). BIKE RACKS SHALL BE SINGLE POLE "CLASSIC BOLLARD" STYLE BY MADROX OR EQUIVALENT.

9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

**Revisions**

AMENDED PUD-GDP - NOVEMBER 9, 2010  
UDC FINAL SUBMITTAL - DECEMBER 8, 2010

Project Title  
**1012 Fish Hatchery Road**

Drawing Title  
**Site Plan**

Project No. Drawing No.

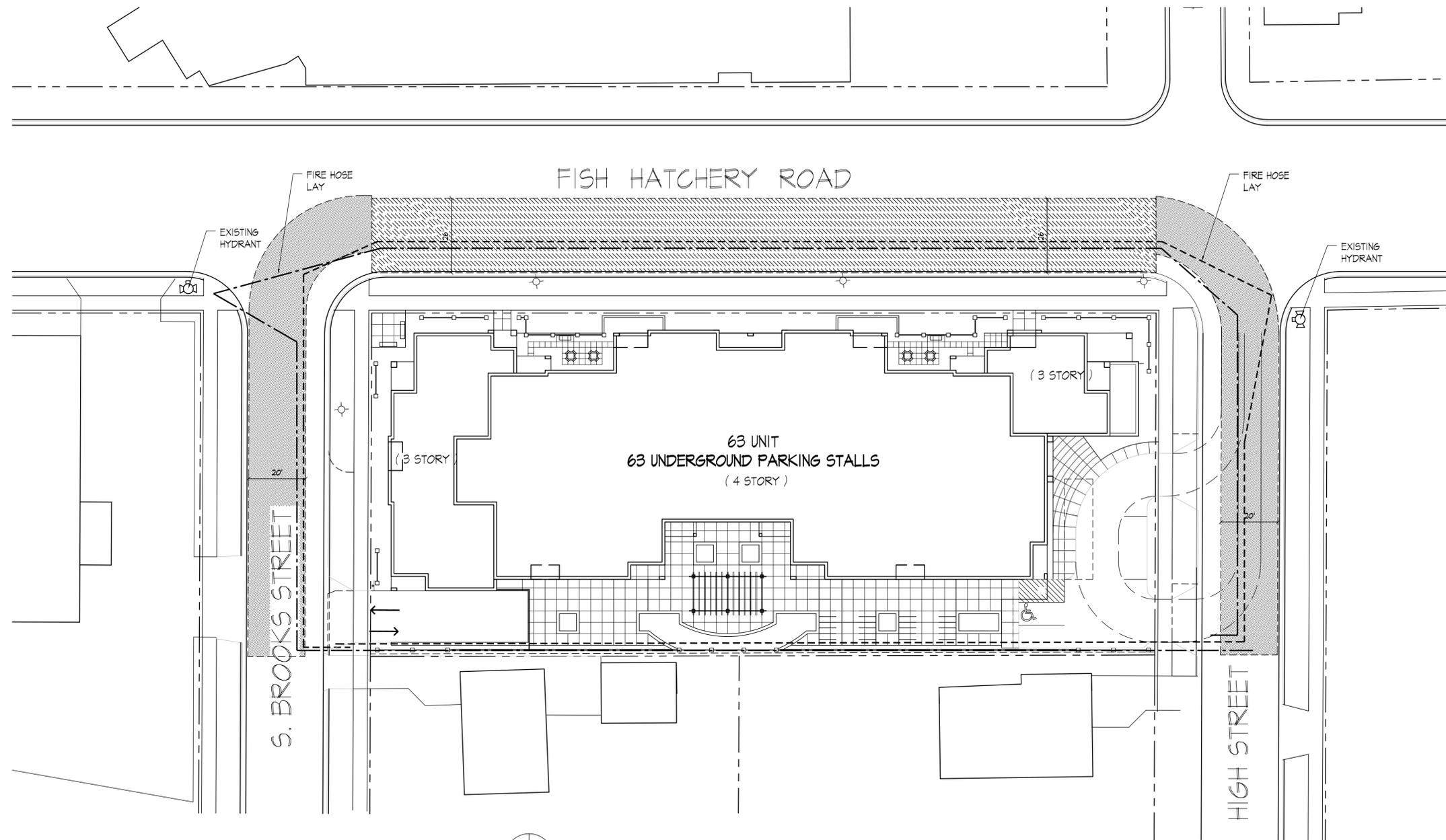
**0928**

**C-1.1**

Consultant

Notes

-  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
-  = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)



Revisions

Plan Commission Submittal - Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Fire Dept. Access Plan

Project No.

0928

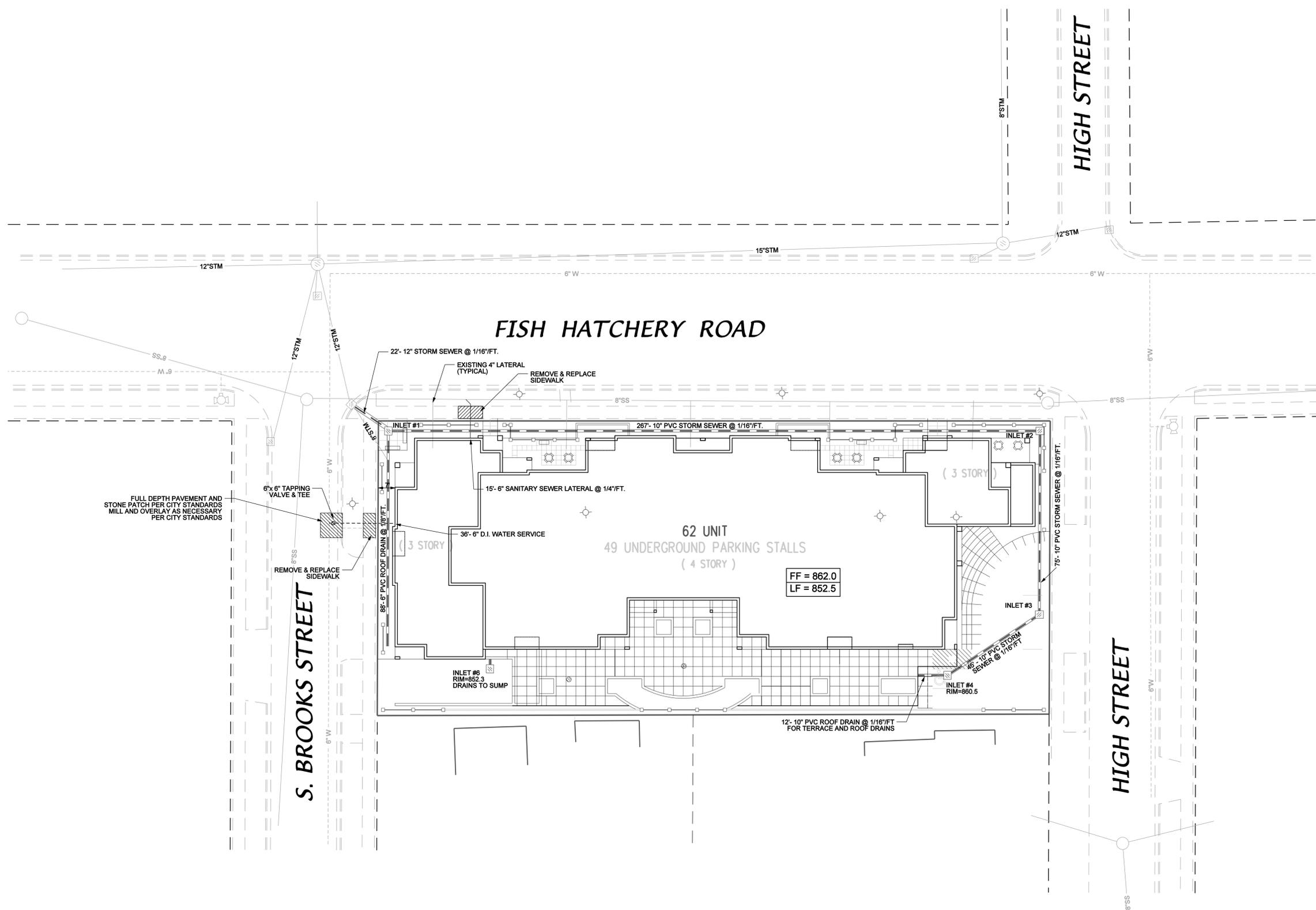
Drawing No.

C-1.2

 **FIRE DEPARTMENT ACCESS PLAN**  
1" = 20'-0"

  
SCALE : 1" INCH = 20 FOOT (24"x36")





SITE UTILITY NOTES

- 1) The location of existing utilities shown on the plans are approximate. Protection of existing utilities is the Contractor's responsibility.
- 2) All sanitary sewer, water main and storm sewer work shall conform with the City of Madison Standard Specifications.
- 3) All roof drains to be connected to the storm sewer with 6" PVC @ 1/4" per foot slope.

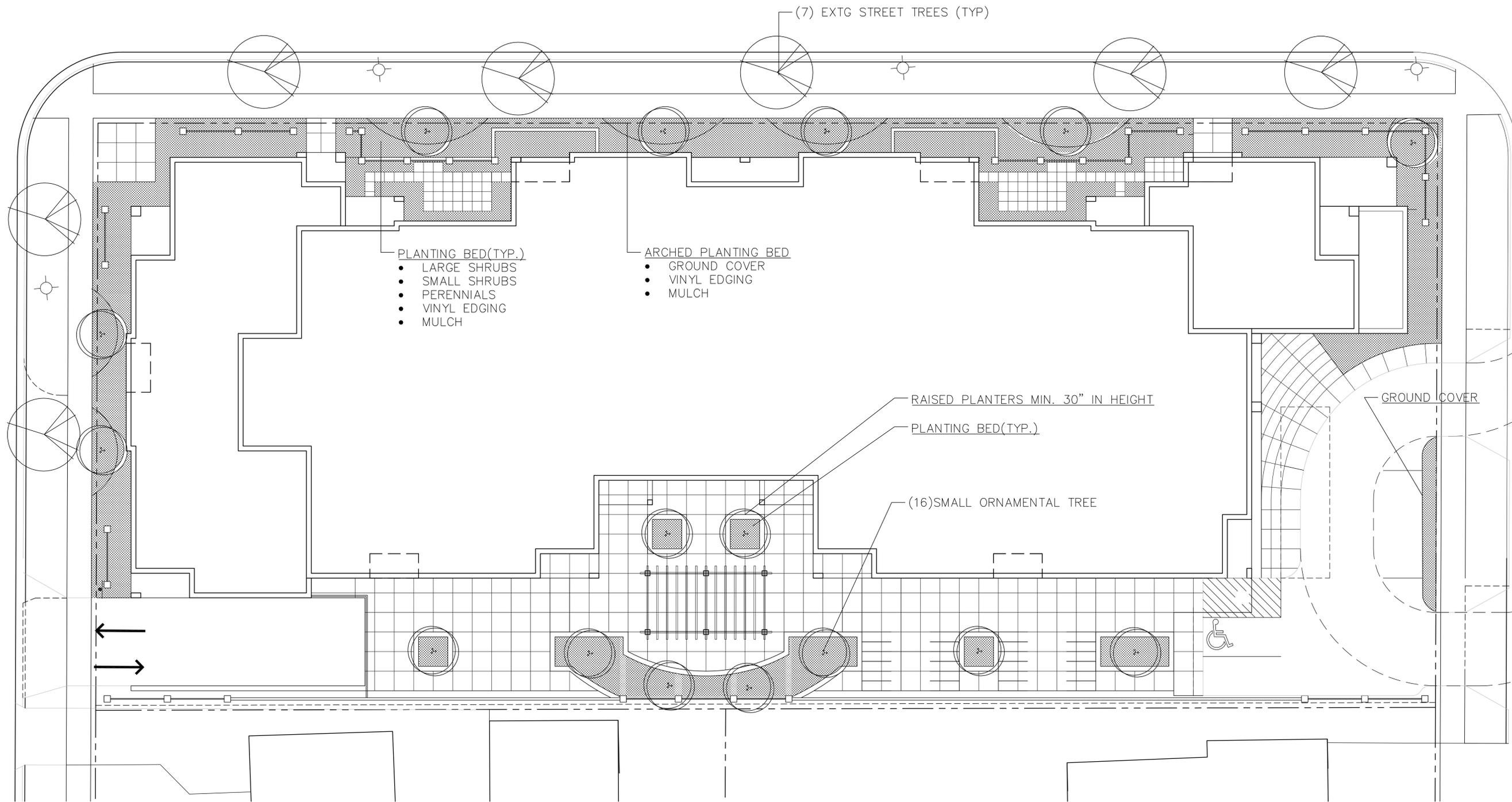
LEGEND

- SANITARY SEWER
- - - WATER MAIN
- STORM SEWER
- /○ STORM INLET



SCALE: 1" = 20' (24"x36")





Revisions  
Plan Commission Submittal - Nov. 3, 2010

Project Title  
1012 Fish Hatchery Road

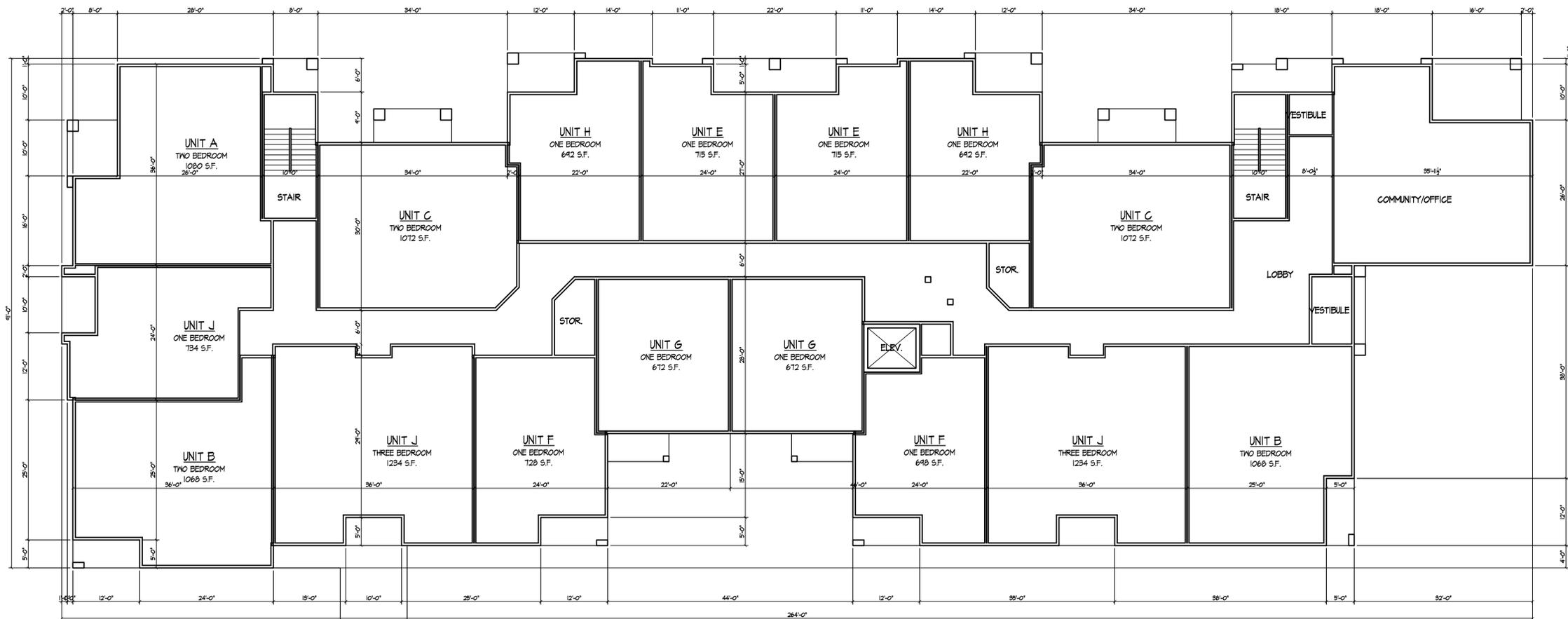
Drawing Title  
Landscape Plan

Project No. Drawing No.

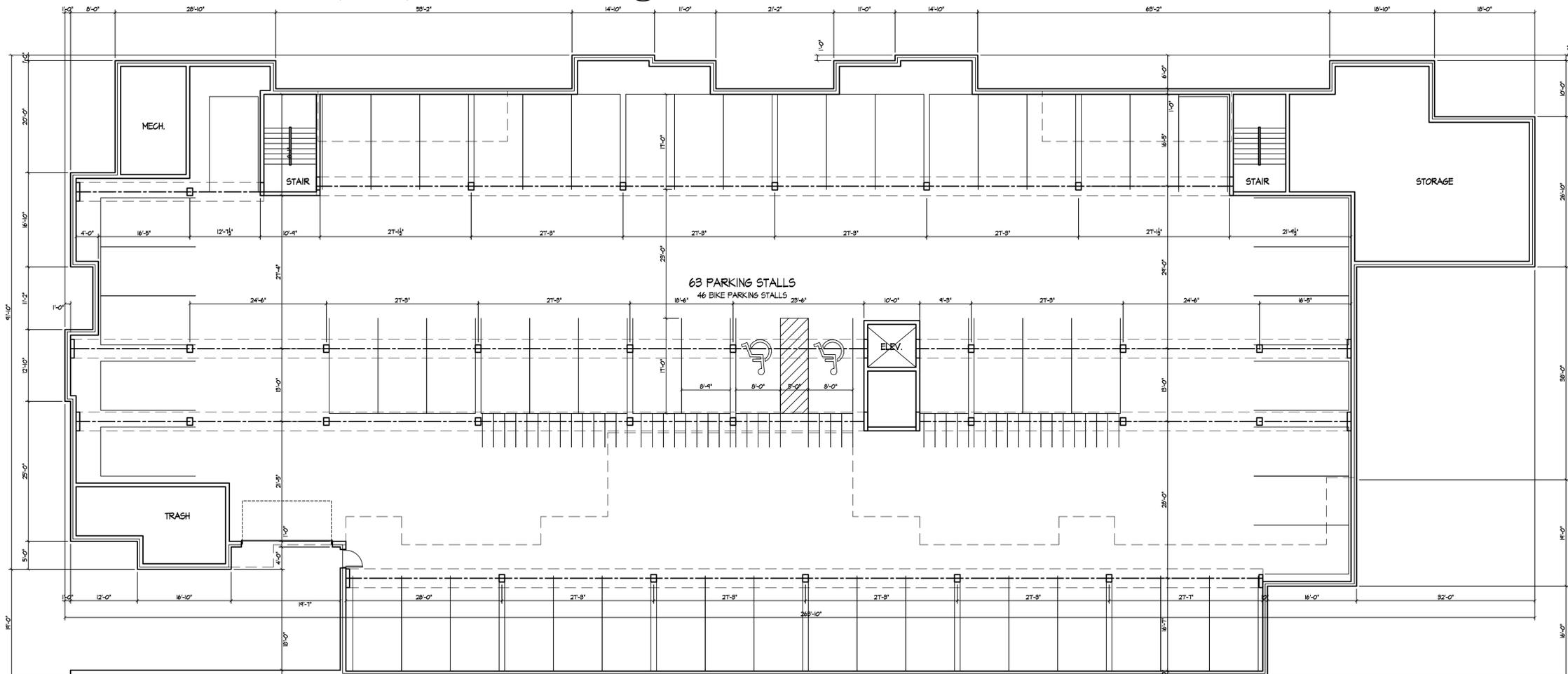
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L-4.1

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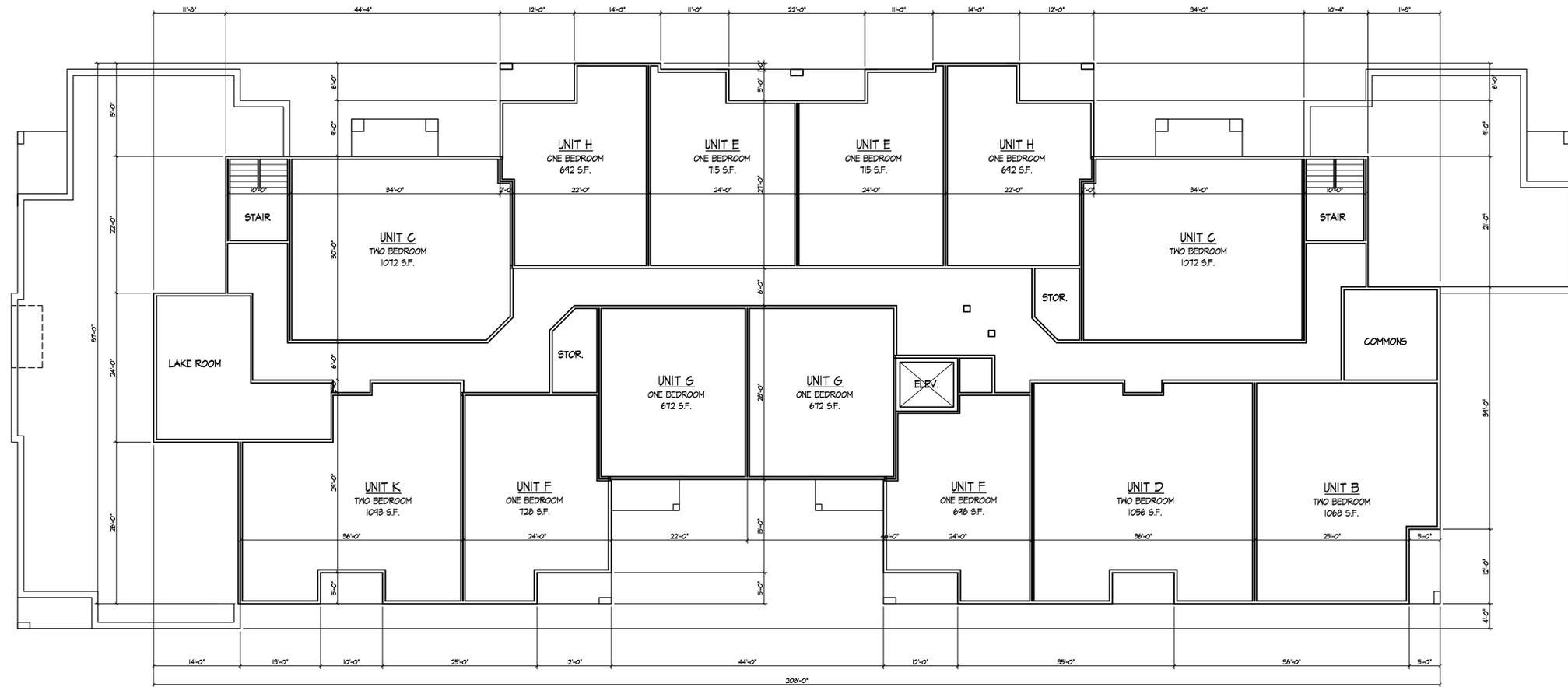
**FIRST FLOOR PLAN**  
1/8" = 1'-0"



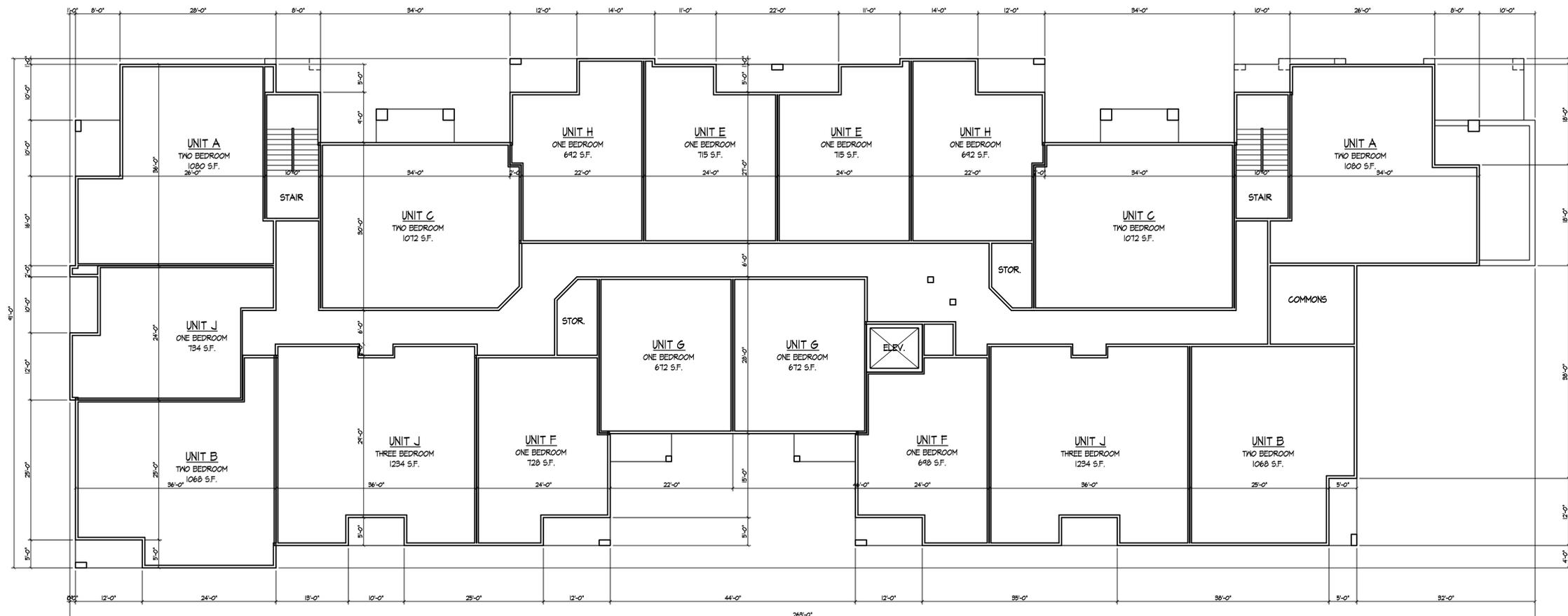
**BASEMENT FLOOR PLAN**  
1/8" = 1'-0"

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Notes



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



**SECOND & THIRD FLOOR PLAN**  
1/8" = 1'-0"

Revisions  
Plan Commission Submittal - Nov. 3, 2010

Project Title  
1012 Fish Hatchery Road

Drawing Title  
Second, Third & Fourth Floor Plans  
Project No. Drawing No.

0928 2

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**SOUTH ELEVATION ALONG HIGH STREET**  
3/8" = 1'-0"



**EAST ELEVATION ALONG FISH HATCHERY**  
3/8" = 1'-0"



**NORTH ELEVATION ALONG BROOK STREET**  
3/8" = 1'-0"

Revisions

Plan Commission Submittal -Nov. 3, 2010

Project Title

1012 Fish Hatchery Road

Drawing Title

Elevations

Project No.

0928

Drawing No.

3

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Notes



REAR ELEVATION  
3/32" = 1'-0"

Revisions

Plan Commission - DEC. 14, 2009

Project Title

1012 Fish Hatchery Road

Drawing Title

Elevations

Project No.

0928

Drawing No.

4

## **Zoning Text**

Amended PUD-GDP

1012 Fish Hatchery Road

November 03, 2010

**Legal Description:** The lands subject to this GDP are Lots 1, 2, 3, 4 and 5, Block 2, Fiore Plat, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a multifamily development with 63 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
  - 1. Multifamily residential uses as shown on the approved plans.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses, including 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 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 for the residential uses shall be limited to the maximum permitted in the R-5 district for the residential uses and as approved by the Urban Design Commission and Zoning Administrator.
- 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.