

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>August 11, 2010</u>	Action Requested
UDC MEETING DATE: <u>August 18, 2010</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: 700 block Segoe Road

ALDERMANIC DISTRICT: District #11, Chris Schmidt

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Stone House Development, Inc.

Knothe & Bruce Architects, LLC

321 E. Main Street

7601 University Avenue, Suite 201

Madison, WI 53703

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

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Middleton, Wisconsin 53562

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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)

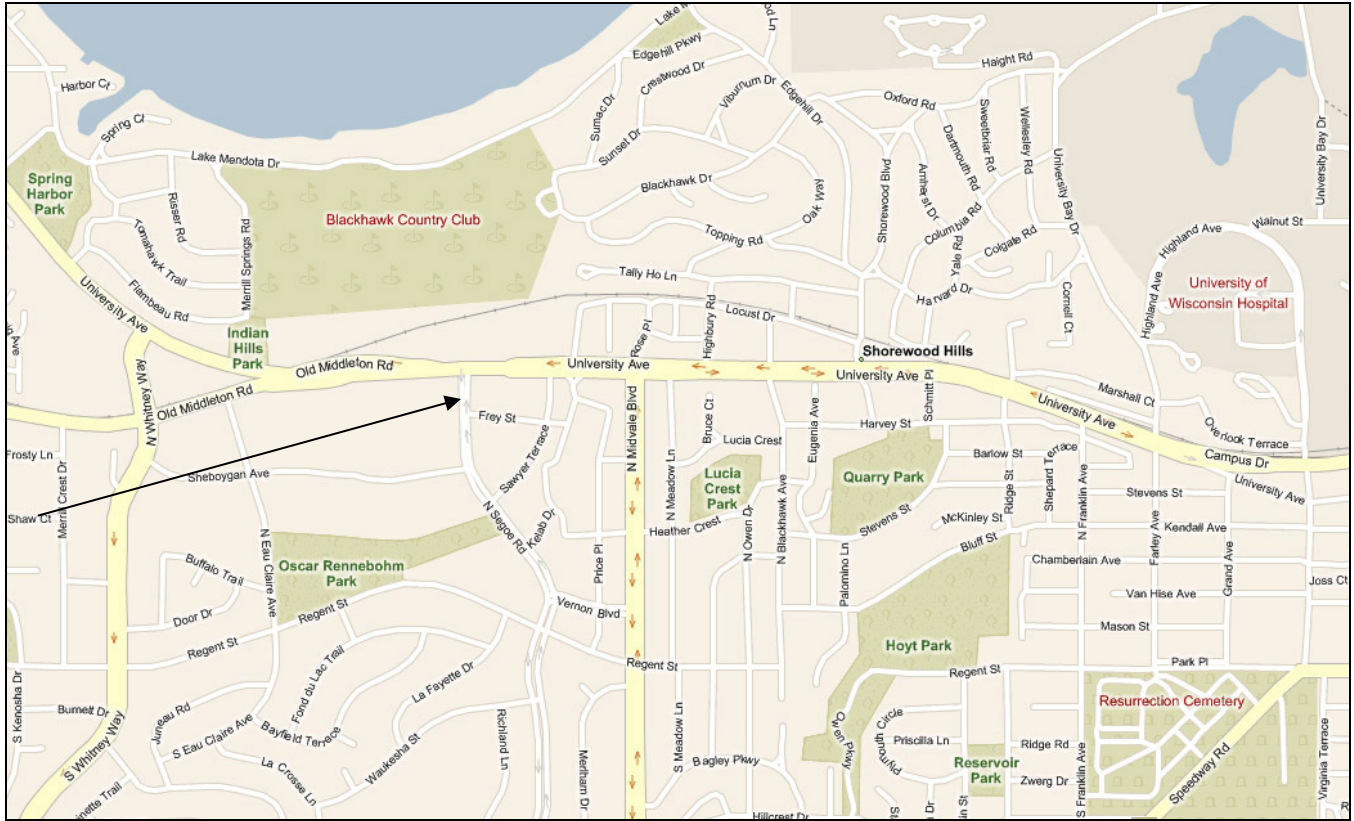
(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

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

Re: 700 Block of Segoe Road

Locator Map



Consultant

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. RAMP 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. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS (B)(e) AND (B)(h)(2d))
8. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
9. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
10. SIGNAGE APPROVALS ARE NOT GRANTED BY THE PLAN COMMISSION. SIGNAGE MUST BE APPROVED BY THE URBAN DESIGN COMMISSION OR STAFF. SIGN PERMITS MUST BE ISSUED BY THE ZONING SECTION OF THE DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT PRIOR TO SIGN INSTALLATIONS.

SHEET INDEX:

SITE	
C-1.1	SITE PLAN
C-1.2	VICINITY SITE PLAN
C-1.3	SITE LIGHTING PLAN
C-1.4	SITE FIRE DEPT ACCESS PLAN
C-2.1	SITE GRADING & EROSION CONTROL PLAN
C-2.2	SITE SPOT ELEVATION PLAN
C-3.1	SITE UTILITY PLAN
C-4.1	PLANTING PLAN
C-4.2	PLANT SCHEDULE & DETAILS

ARCHITECTURAL	
1	BASEMENT & GROUND FLOOR PLANS
2	FIRST & SECOND FLOOR PLAN
3	THIRD & FOURTH FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS

PROPOSED TARGET

SITE DEVELOPMENT STATISTICS	
LOT AREA	58,909 S.F./1.35 ACRES
DWELLING UNITS	96 D.U.
LOT AREA/ D.U.	613.6 S.F./D.U.
DENSITY	71 UNITS/ACRE
BUILDING HEIGHT	4 STORY
GROSS FLOOR AREA	109,970 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	1.86
UNIT MIX	
ONE BEDROOM	44
TWO BEDROOM	42
THREE BEDROOM T.H.	10
TOTAL	96
VEHICLE PARKING	
UNDERGROUND	120 (INCL. 3 ACCESSIBLE)
SURFACE	20 (INCL. 2 VAN ACCESSIBLE)
TOTAL	140 (INCL. 5 ACCESSIBLE)
BIKE PARKING	
UNDERGROUND	57
SURFACE	17
TOTAL	74 (50 + 5(46)=73 REQUIRED)

Revisions

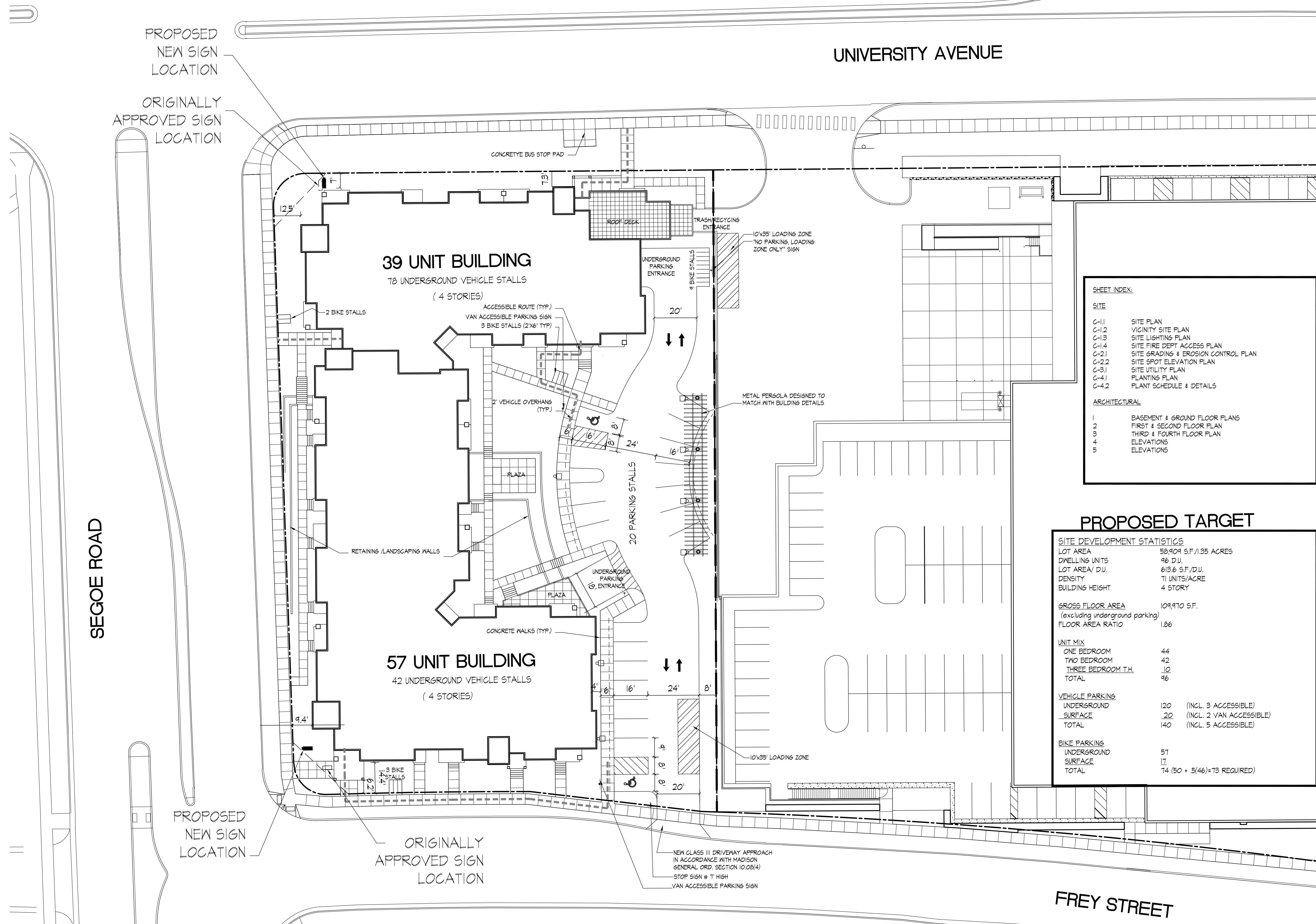
- Neighborhood Meeting - May 1, 2010
 Informational UDC Submittal - May 26, 2010
 Plan Com. Submittal - June 23, 2010
 Final UDC Submittal - August 11, 2010

Project Title
Hilldale Place

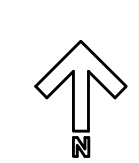
700 Block N. Segoe Road
 Drawing Title
Site Plan

Project No. 1007 Drawing No. C-1.1

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Site Plan
 1" = 20'



PROPOSED NEW SIGN LOCATION

ORIGINALLY APPROVED SIGN LOCATION

PROPOSED NEW SIGN LOCATION

ORIGINALLY APPROVED SIGN LOCATION

SEGOE ROAD

UNIVERSITY AVENUE

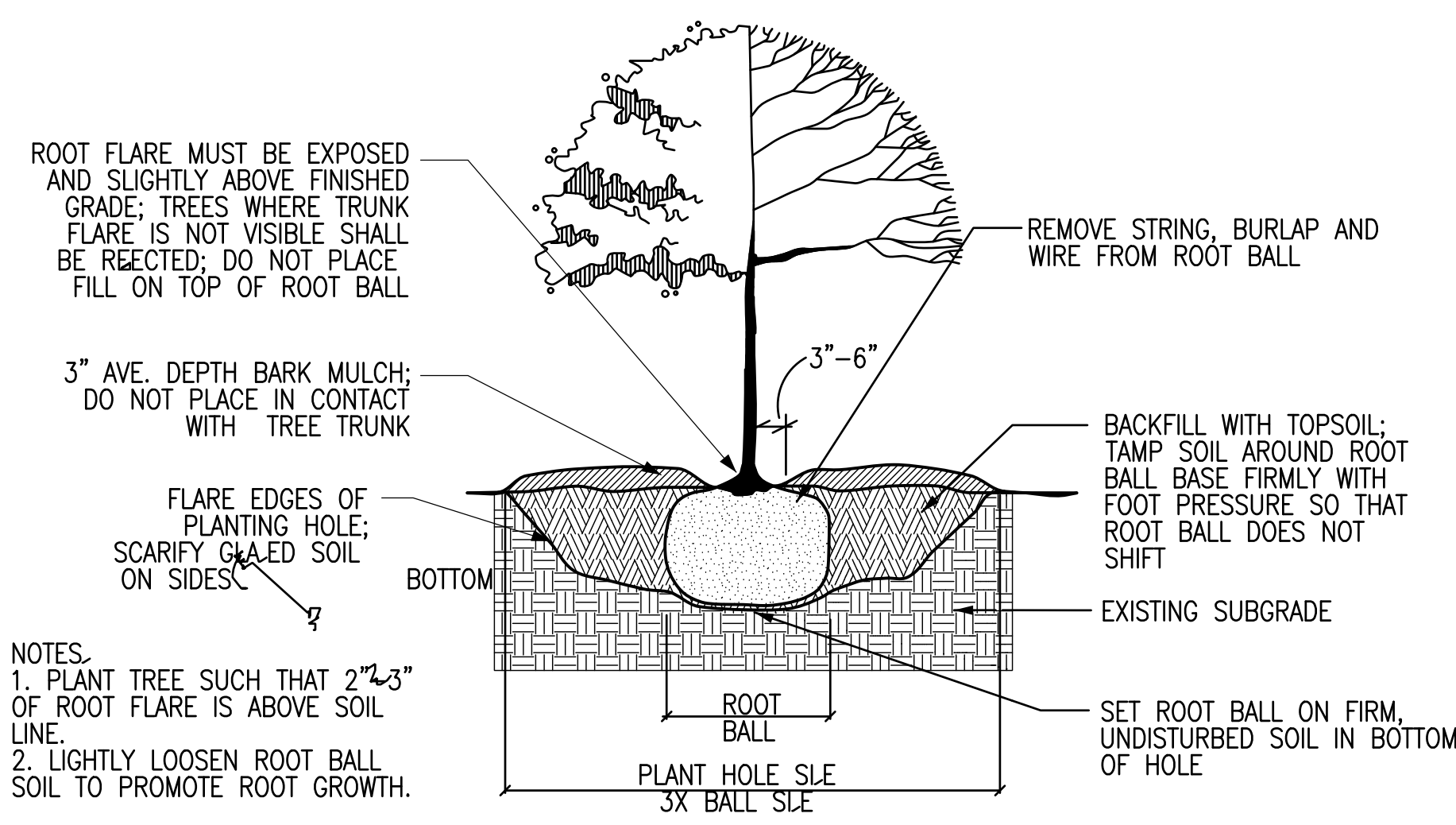
FREY STREET

39 UNIT BUILDING

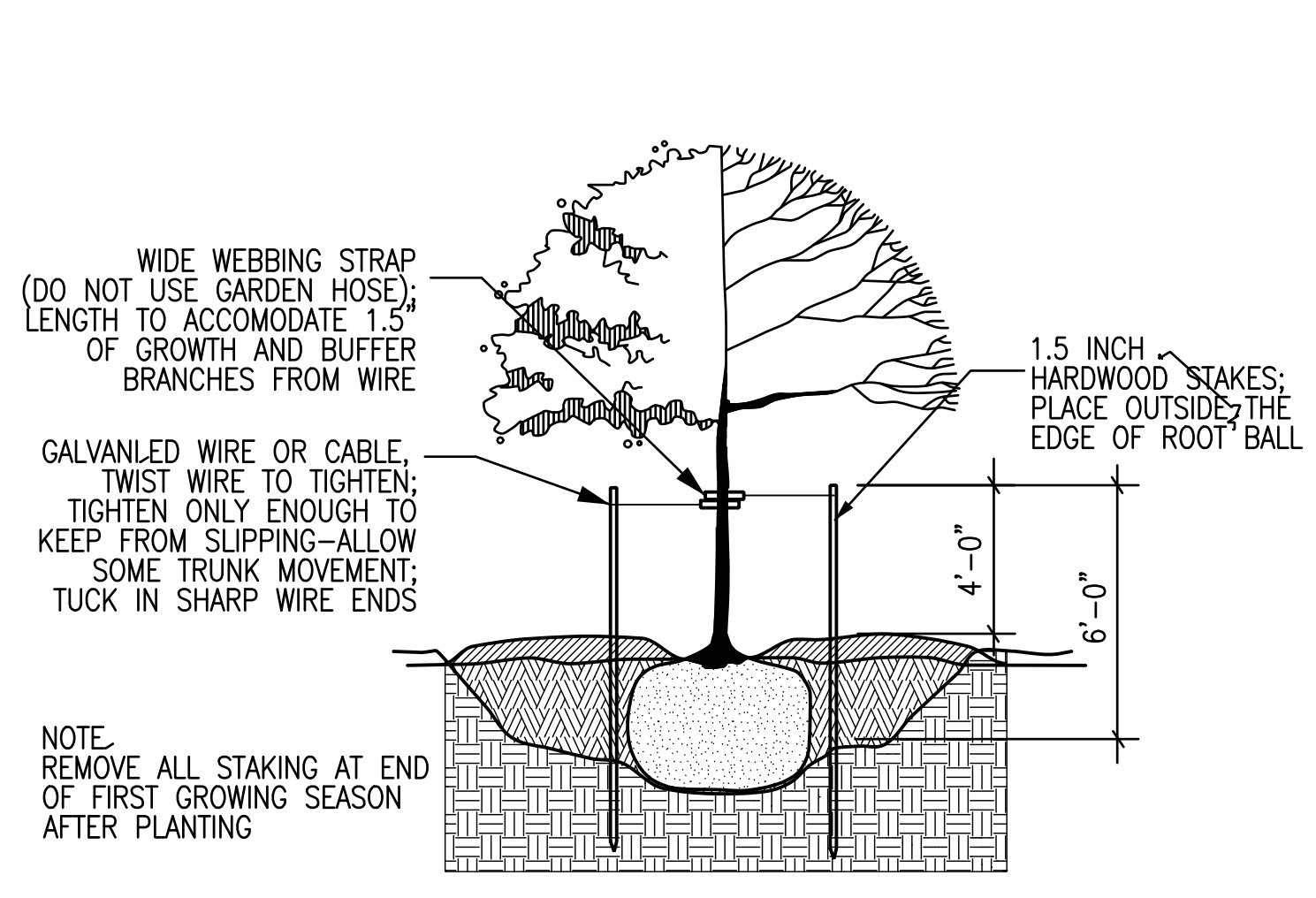
78 UNDERGROUND VEHICLE STALLS
 (4 STORIES)

57 UNIT BUILDING

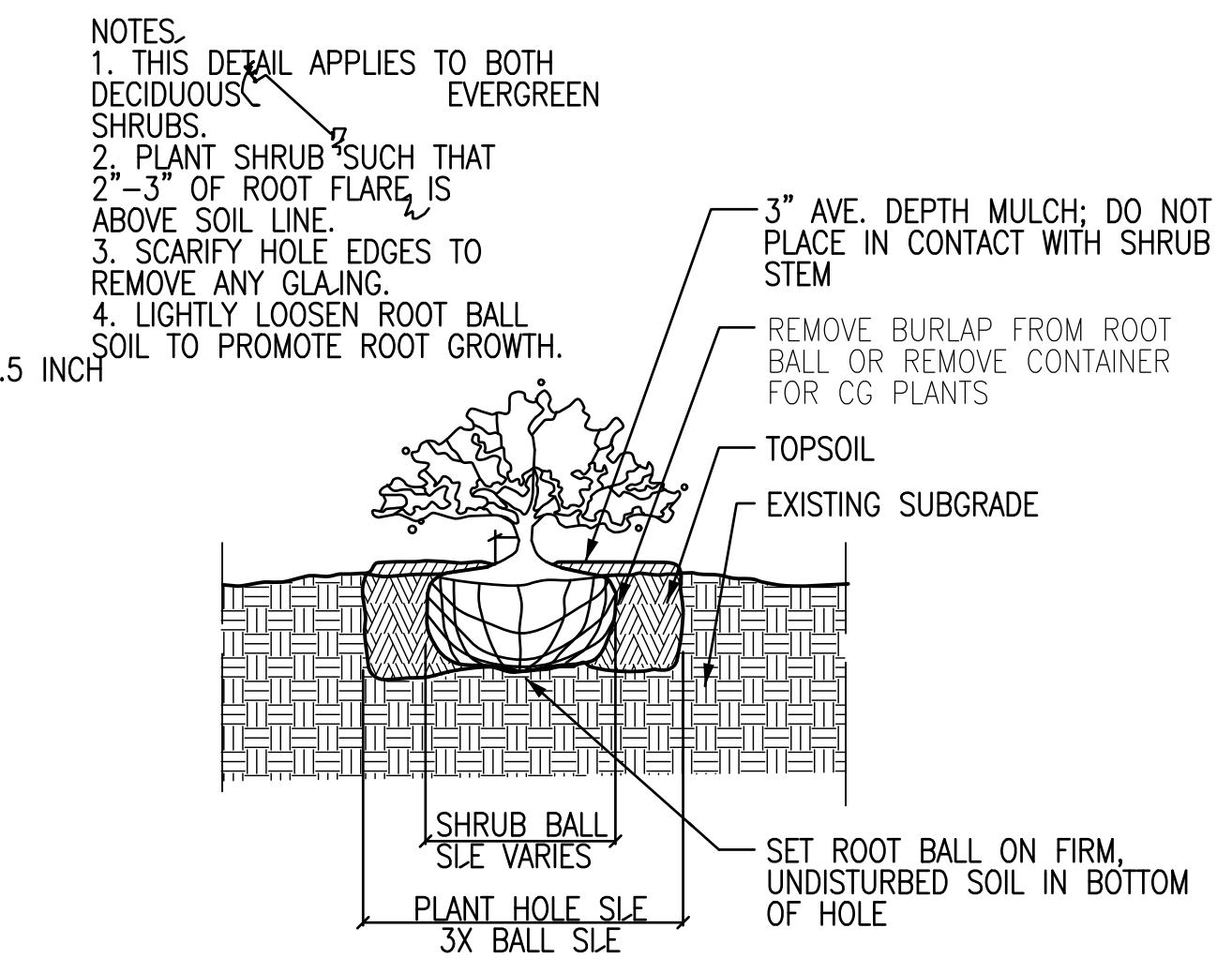
42 UNDERGROUND VEHICLE STALLS
 (4 STORIES)



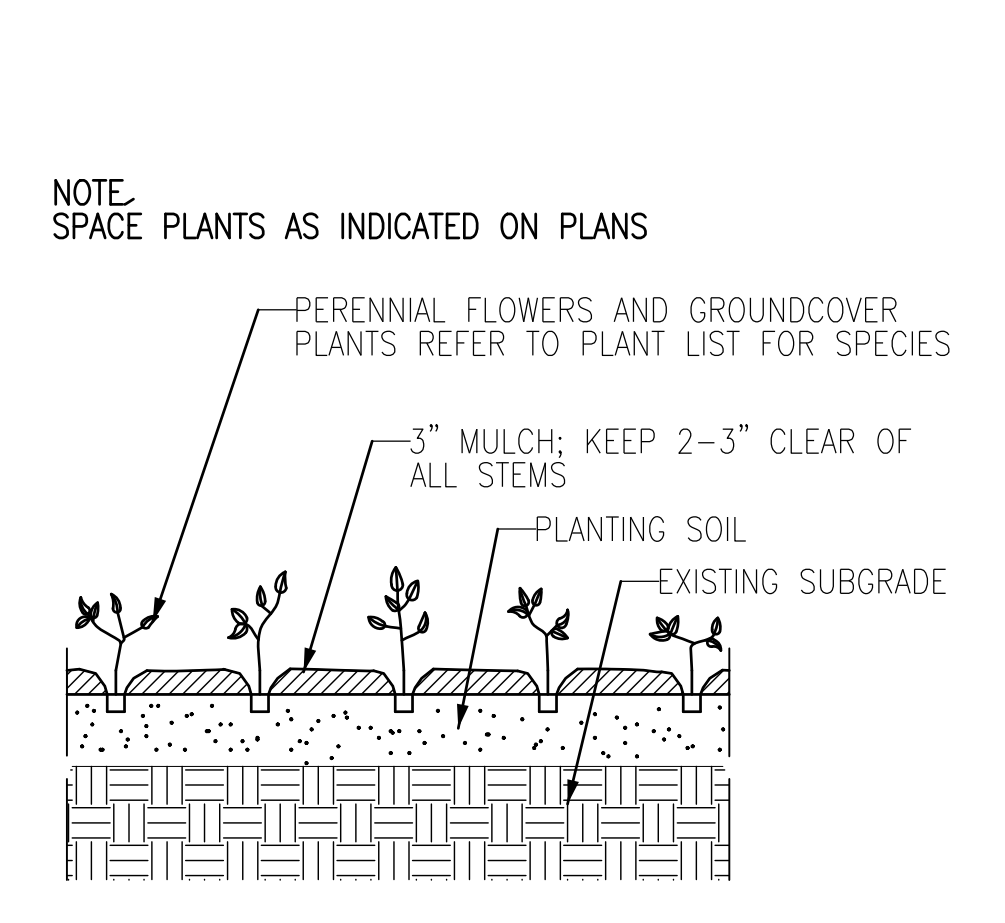
1 TREE PLANTING DETAIL
L-2 NTS



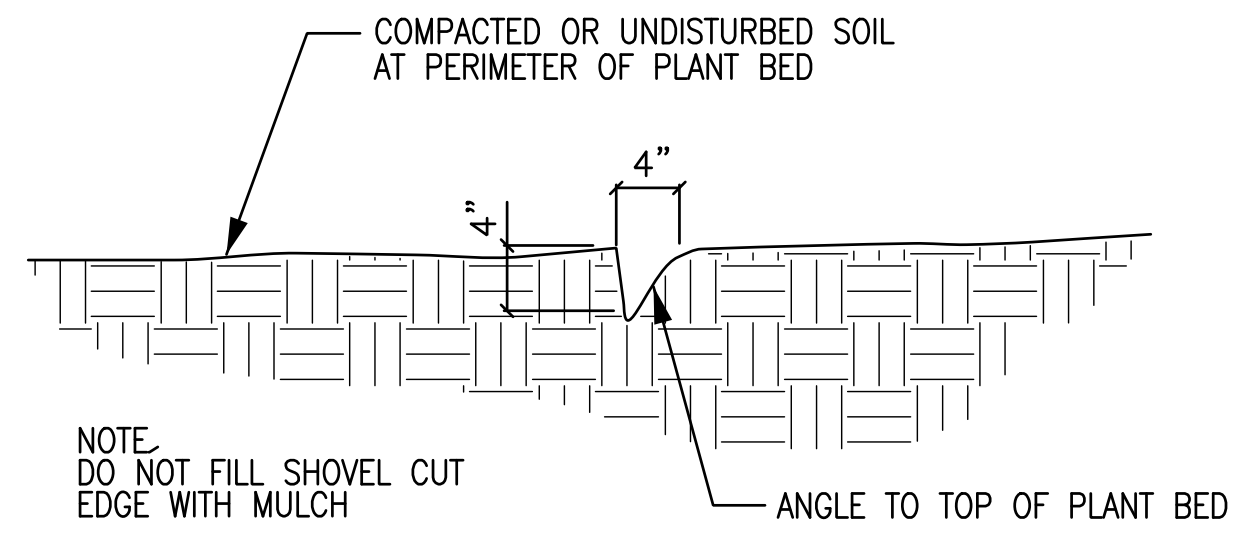
2 TREE STAKING DETAIL
L-2 NTS



3 SHRUB PLANTING DETAIL
L-2 NTS



4 PERENNIAL PLANTING DETAIL
L-2 NTS



5 SHOVEL-CUT EDGE
L-2 NTS

City of Madison - Landscape Worksheet					
Number of Parking Stalls					20
Total Sq. Footage of Storage Area					-
Number of Canopy Shade Trees					
Required - 2" - 2 1/2" cal.					2
No. of Landscape Points Required					98
Points for Loading Area Required					75
Number of Points Required					173
Credits					
Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree: 2" - 21/2"	35	4	140		0
Deciduous Shrub	2	49	98		0
Evergreen Shrub	3	6	18		0
Decorative Wall or Fence (per 10 L.F.)	5		0		0
Earth Berm (per 10 L.F.)					0
Avg. Height 30"	5		0		0
Avg. Height 15"	2		0		0
Evergreen Trees	15	1	15		0
3' height minimum					0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	1	15		0
		Sub-Totals	286		0
				Total Points	286

PLANT SCHEDULE AND DETAILS
NTS

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
Deciduous Trees						
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	5	3" cal.	B&B	
CO	<i>Celtis occidentalis</i> 'Windy City'	Windy City Hackberry	2	3" cal.	B&B	
GD	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2	2.5" cal.	B&B	
UH	<i>Ulmus</i> 'Homestead'	Homestead Elm	6	2.5" cal.	B&B	
Ornamental Trees						
CA	<i>Cornus alternifolia</i>	Pagoda Dogwood	1	6' ht.	B&B	Multi-stem; min. 3 leaders
CC	<i>Carpinus caroliniana</i>	Muscle Wood	1	6' ht.	B&B	Multi-stem; min. 3 leaders
MD	<i>Malus x David</i>	David Crabapple	2	5' ht	B&B	Multi-stem; min. 3 leaders
MRS	<i>Magnolia sellae</i> 'Royal Star'	Royal Star Magnolia	1	6'	B&B	
VP	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	1	6' ht.	B&B	Multi-stem; min. 3 leaders
Deciduous Shrubs/Vines						
Aa	<i>Amelanchier alnifolia</i> 'Regent'	Regent Serviceberry	7	#5	cont.	
Ab	<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry	1	#5	cont.	
Am	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	19	2' ht.	cont.	
Ca	<i>Ceanothus americanus</i>	New Jersey Tea	24	#1	cont.	
Car	<i>Clethra alnifolia</i> 'Ruby Spice'	Rubey Spice Clethra	21	#2	cont.	
Cas	<i>Clethra alnifolia</i> 'Sixteen Candles'	Sixteen Candles Clethra	22	#2	cont.	
Cr	<i>Campsis Radicans</i>	Common Trumpet Vine	8	#2	cont.	
Csa	<i>Cornus sericea</i> 'Allemand compact'	Allemand Compact Dogwood	17	#2	cont.	
Dr	<i>Diervilla rivularis</i> 'Morton'	Summer Stars Diervilla	39	18" ht.	cont.	
Hm	<i>Hydrangea macro</i> 'All Summer Beauty'	All summer Beauty Hydrangea	11	#3	cont.	
Hv	<i>Hamamelis virginiana</i>	Common Witchazel	2	5' ht.	B&B	
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Eastern Ninebark	3	2' ht.	cont.	
Rnw	<i>Rosa</i> 'Nearly Wild'	Nearly Wild Rose	26	#2	cont.	
Sb	<i>Spirea betulifolia</i> 'Tor'	Birchleaf Spirea	33	#2	cont.	
Sm	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	4	#5	cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Viburnum	4	3' ht.	cont.	
Evergreen Shrubs						
Jcs	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5	#5	cont.	
Jh	<i>Juniperus horizontalis</i> 'Pulmosa Compacta'	Andorra Compact Juniper	6	#5	cont.	
Jsf	<i>Juniperus scopulorum</i> 'Fairview'	Fairview Juniper	1	5' ht.	B&B	
Pac	<i>Picea clauca</i> 'Conica'	Dwarf Alberta Spruce	2	#5	cont.	
Pan	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	1	#5	cont.	
Pap	<i>Picea abies</i> 'Pumila'	Compact Norway Spruce	14	#3	cont.	
Ro	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	2	#5	cont.	
Tc	<i>Taxus cuspidata</i> 'Dwarf Bright Gold'	Dwarf Bright Gold Yew	2	#5	cont.	
Tm	<i>Thuja occidentalis</i> 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	16	18" ht.	cont.	
Tt	<i>Taxus x media</i> 'Tauntonii'	Taunton Yew	19	2' ht.	cont.	
Perennials/Grasses/Groundcovers						
ah	<i>Achillea hybrida</i> 'Dwarf Gold'	Dwarf Gold Yarrow	36	1 qt.	cont.	
at	<i>Astilbechinensis taquetii</i> 'Purpurkerze'	Purple Candles Astilbe	29	1 qt.	cont.	
ccb	<i>Campanula carpatica</i> 'Blue Chips'	Blue Chips Campanula	58	1 qt.	cont.	
cl	<i>Chasmanthium latifolium</i>	Northern Sea Oats	6	1 qt.	cont.	
cp	<i>Carex pennsylvanica</i>	Pennsylvania Sedge	20	1 qt.	cont.	
dm	<i>Digitalis mertonensis</i>	Perennial Foxglove	30	1 qt.	cont.	
ep	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	32	1 qt.	cont.	
epk	<i>Echinacea purpurea</i> 'Kim's Mophead'	Mophead Coneflower	36	1 qt.	cont.	
hs	<i>Helictotrichon sempervirens</i> 'Saphirsprudel'	Blue Oat Grass	30	1 qt.	cont.	
mh	<i>Monarda hybrid</i> 'Jacob Kline'	Jacob Kline Monarda	53	1 qt.	cont.	
ms	<i>Matteuccia struthiopteris</i>	Ostrich Fern	48	1 qt.	cont.	
nf	<i>Nepeta faassenii</i> 'Walkers Low'	Walkers Low Catmint	33	1 qt.	cont.	
pr	<i>Panicum virgatum</i> 'Rotstrahlbusch'	Red Switch Grass	21	1 qt.	cont.	
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	13	1 qt.	cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	14	1 qt.	cont.	
Bioretention Mix						
	<i>Carex vulpinoidea</i>	Fox sedge	225	2.5"	cont.	Include equal quantities of each species and arrange randomly throughout the planting area. Plant 1'-0" O.C.
	<i>Elymus canadensis</i>	Canada wild rye	225	2.5"	cont.	
	<i>Panicum virgatum</i>	switchgrass	225	2.5"	cont.	

Revisions
PUD-5/1P Submittal - August 11, 2010

Project Title
Hilldale Place
700 Block
N. Segoe Road

Drawing Title
Plant Schedule
and Details

Project No. Drawing No.

C-4.2

Consultant

Notes



○ PARTIAL ELEVATIONS ALONG SEGOE
1/4" = 1'-0"



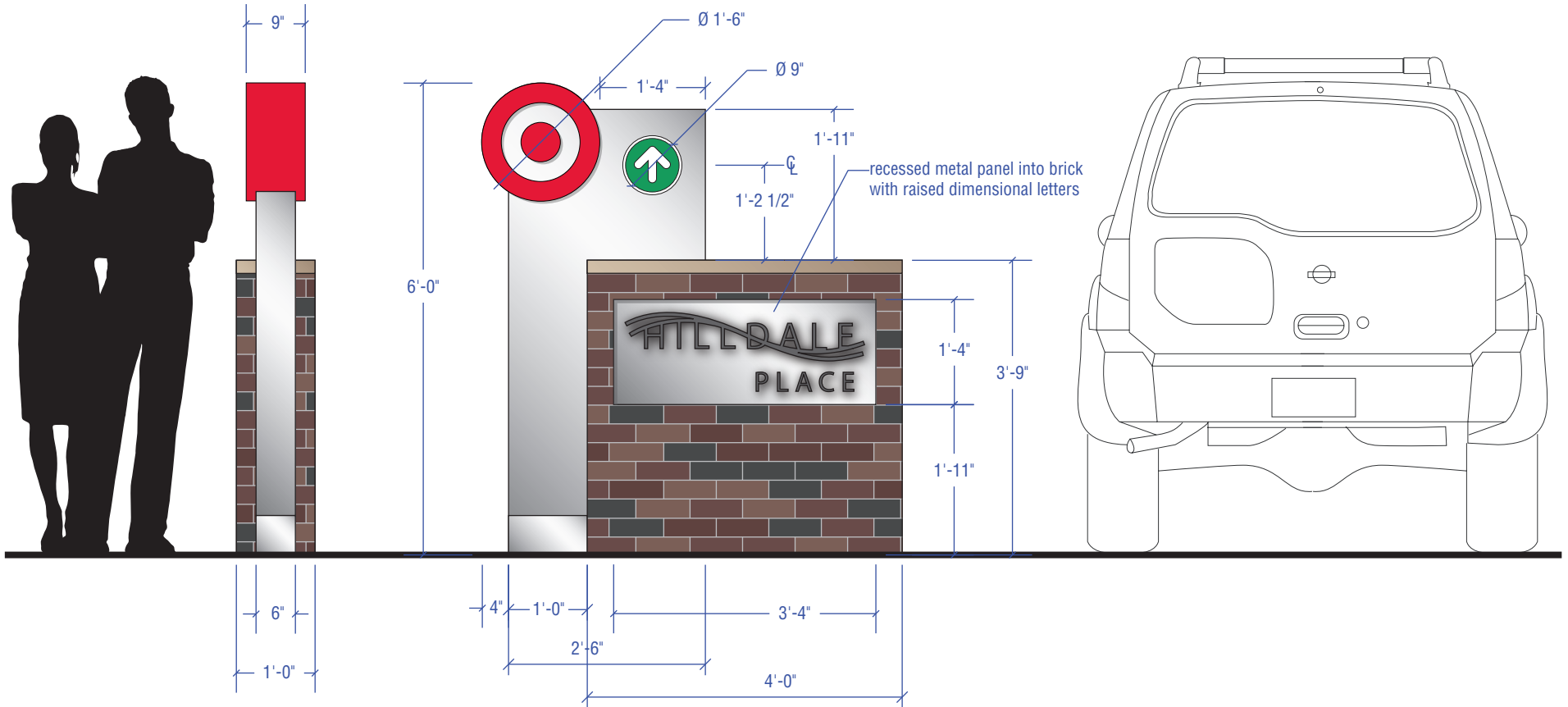
○ PARTIAL ELEVATION ALONG FREY
1/4" = 1'-0"

Revisions
Final UDC Submittal - August 11, 2010

Project Title
Hilldale Place

700 Block N. Segoe Road
Drawing Title
**Partial Elevations
Signage**

Project No. Drawing No.
1007 8



Sign Type Option A1b



PRIMARY DIRECTIONAL Sign Type Options A1b

- illuminated free standing sign
- (SCALE: 1/2" = 1'-0")

NOTE:

Reference Target Property Development's Fabrication Details pages 1.0 and 1.2 for further fabrication details.

