

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>March 14, 2007</u>	Action Requested
UDC MEETING DATE: <u>March 21, 2007</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: 6506 Old Sauk Road, Lots 17 & 18 of Saukborough Plat

ALDERMANIC DISTRICT: Noel Radomski - #19

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Michael Hershberger/Urban Solutions, Inc.

Knothe & Bruce Architects, LLC

700 Rayovac Drive

7601 University Avenue, Suite 201

Madison, WI 53711

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)

February 07, 2007

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Lot 17 & 18 of Saukborough Plat
PUD-SIP
6506 Old Sauk Road
Madison, WI

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:	Michael Hershberger Urban Solutions, Inc. 700 Rayovac Drive Madison, WI 53711 608-274-3100 608-274-3200 fax	Architect:	Knothe & Bruce Architects, LLC 7601 Elmwood Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax rbruce@knothebruce.com
Engineer:	D'Onofrio Kottke & Associates, Inc. 7530 Westward Way Madison, WI 53717 (608) 833-7530 (608) 833-1089 fax	Landscape Design:	Ken Saiki Design 303 S Paterson St # 1 Madison, WI 53703 608-251-3600 608-251-2330 fax

Introduction:

The subject site is located on the northwest corner of Old Sauk Road and Sauk Ridge Trail and is within the Woodland Hills Neighborhood Association. It also sits directly east of the Saukborough Homeowner's Association. It is lots 17 & 18 of Saukborough Plat. The properties surrounding this site are a mixture of multi-family residential and individual homes. The site is currently zoned PUD-GDP and this application requests rezoning to PUD-SIP.

Site Development Data

Densities:

Dwelling Units	9 Units
Lot Area	66,952 S.F. (1.5 acres)
Lot Area / D.U.	7,439 S.F./D.U.
Density	6 D.U./acre

Dwelling Unit Mix:

Two bedrooms	9
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Site Coverage:

	<u>Area</u>
Building Coverage (Example as shown)	21,331 S.F. (31.8%)
Pavement Coverage	8,815 S.F. (13.1%)
Open Space	20,950 S.F. (31.3%)
Usable Open Space	18,412 S.F. (27.5%)
Usable Open Space/Unit	2,101 S.F./D.U.

Vehicular Parking Ratio:

Garage	18 stalls
<u>Surface Parking</u>	<u>2 stalls</u>
Total Parking	20 stalls
Parking Ratio	2.2 stalls/D.U.

Bicycle Parking Ratio:

Garage	9 stalls
Parking Ratio	1 stall/D.U.

Site and Building Architecture:

The buildings within this development will have a common architectural theme. However, buildings will be individually designed and will vary to enhance the development's interest and aesthetic value. Architectural details, colors and materials will be chosen to complement the existing farmhouse and also maintain compatibility with the surrounding neighborhood. This will allow for a variety of building designs and an interesting architecture.

Building Envelope

The locations of the homes have been predetermined and are indicated by a designated building envelope. The building envelope represents the outside limits of the available building footprint area. In no case shall any building element (except patios or other landscape elements) extend outside of the predetermined envelope.

Building Massing

The overall volume of each building is limited both by the building footprint and building height. The building height maximum is 2 ½ stories or 35 feet. The massing of the buildings will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

Exterior Materials & Details

The material choices for these homes will be used consistently throughout the development. Materials used will be masonry, horizontal siding and wood trim elements. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing. Similar architectural details will be consistently used throughout the development to provide a cohesive architecture. Slight variations in the dimensions and materials will be allowed to accommodate construction methods.

Windows

Window openings will vary as room layouts are adapted for specific residents. The window sizes and the grille pattern will be chosen to emphasize the vertical dimension of the windows. Windows may be single windows, paired or in groups as is necessary to provide the proper light and ventilation to the interiors. Window and door openings will be distributed across all four building facades. Windows may be wood, aluminum-clad wood, or vinyl. Window shutters may also be used as decorative trim.

Doors

Exterior entry and vehicular (garage) door styles will be limited to one of the selected styles. The door styles will be consistent throughout the development. Entry door colors may vary to allow individualization; vehicular doors will be painted to match the siding color for the building.

Roof

The roof forms will be a combination of hipped and gable roofs. A dimensional asphalt or fiberglass shingle will be used.

Detailed Landscaping

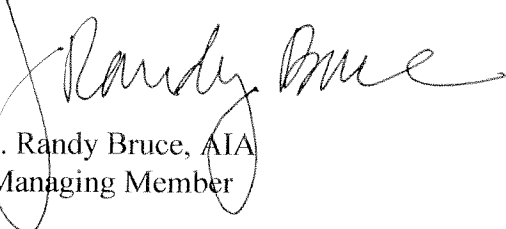
An overall landscaping plan has been prepared that provides for the street tree, buffer yard, and common area plantings. Foundation plantings will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list. Landscape plans for individual buildings will be submitted on a house-by-house basis.

Project Schedule & Management:

Construction is proposed to begin in the Spring of 2007 and be completed by the Spring of 2009.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

Legal Description: Lots 17 & 18 of Saukborough Plat, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 9 unit residential development.
- B. **Permitted Uses:** Following are permitted uses within the PUD-SIP district:
 - 1. Single family and two-unit 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-2 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-2 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- 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.

Existing House Photos

6506 Old Sauk Road



1. East Elevation –faces Sauk Ridge Trail



2. North Elevation



3. West Elevation



4. South Elevation – Faces Old Sauk Road

Consultant

Notes

1. MAXIMUM SLOPE AT ALL HANDICAP ACCESSIBLE WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 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. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
5. SEE LANDSCAPE PLAN.
6. SEE LETTER OF INTENT FOR SITE DEVELOPMENT DATA.

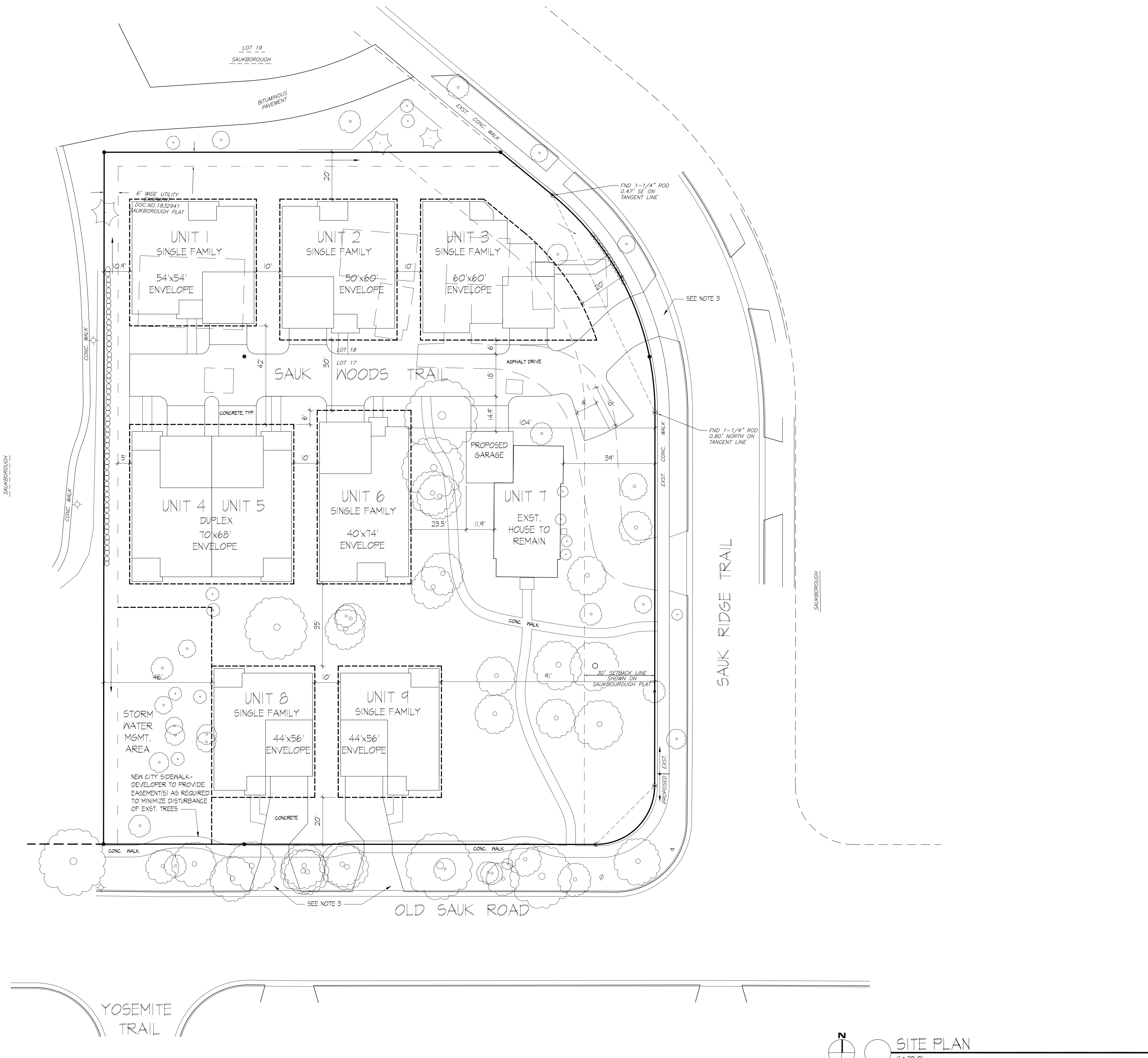
SHEET INDEX:	
SITE PLAN	C-1.1
GRADING PLAN	C-1.2
UTILITIES PLAN	C-1.3
LANDSCAPE PLAN	L-1.1
SAMPLE ELEVATIONS	A-2.1

Revisions
ISSUED TO UDC. - DECEMBER 13, 2006
SIP SUBMITTAL - FEBRUARY 1, 2006

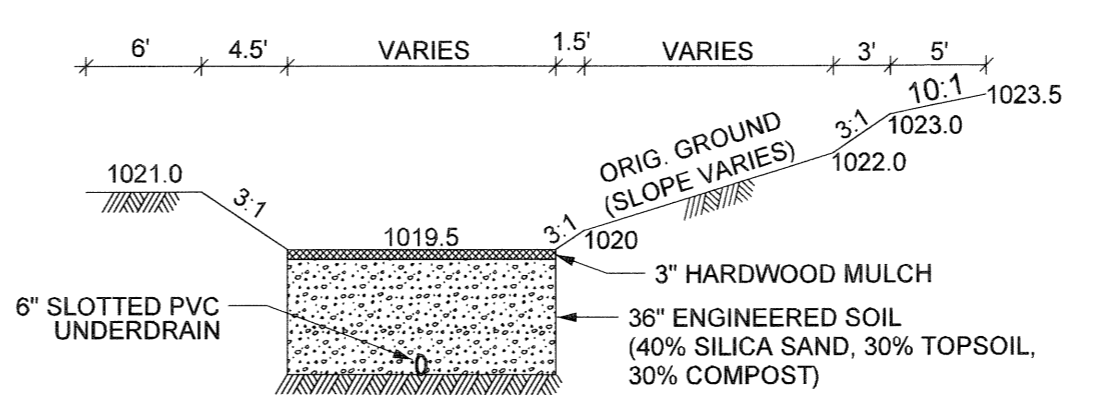
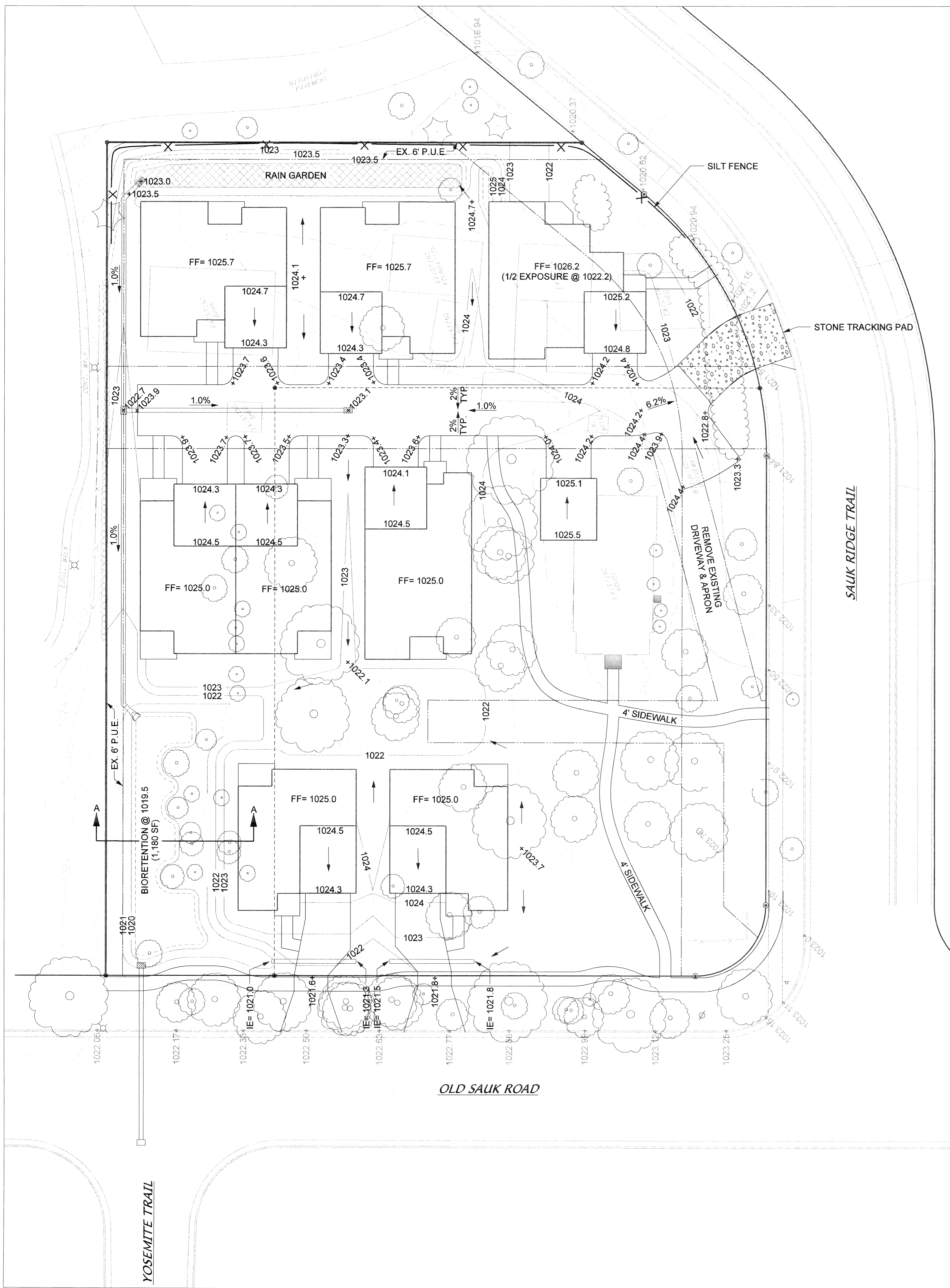
Project Title
6506 Old Sauk Trail

Lots 17 & 18
Drawing Title
Site Plan

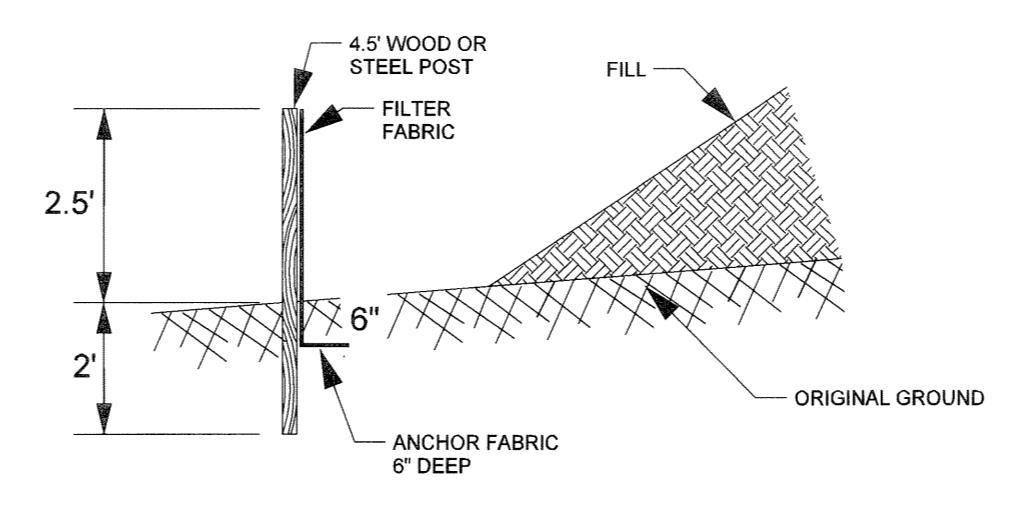
Project No. **0551** Drawing No. **C-1.1**



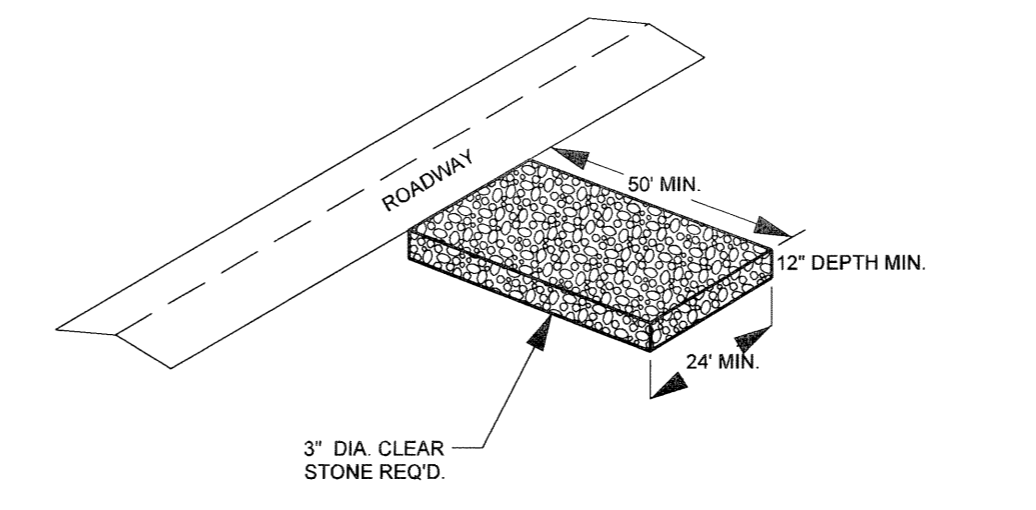
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BIORETENTION SECTION A - A



SILT FENCE DETAIL NOT TO SCALE



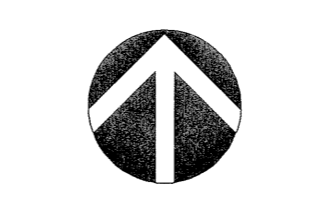
STONE TRACKING PAD DETAIL NOT TO SCALE

LEGEND

- PARCEL BOUNDARY
- EXISTING LOT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DRAINAGE ARROW
- EXISTING DRIVEWAY/SIDEWALK EDGE
- PROPOSED DRIVEWAY/SIDEWALK EDGE
- EXISTING CURB & GUTTER
- EXISTING BOULDER RETAINING WALL
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING GAS/ELECTRIC/CABLE/PHONE
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING BUILDING W/ DIMENSIONS
- PROPOSED BUILDING W/ FIRST FLOOR ELEV
- SILT FENCE

EROSION CONTROL NOTES

- 1) All existing structures except house are to be demolished.
- 2) Prior to initial site grading, silt fence shall be installed as shown on the plan.
- 3) A temporary straw bale inlet filter shall be installed as soon as the yard inlets are set and maintained until permanent cover is established. The filters shall be inspected after every rainfall and cleaned as necessary.
- 4) Erosion control is the responsibility of the Contractor until acceptance of this project. Erosion control measures as shown on the approved plan shall be the minimum precautions allowed. The contractor shall be responsible for recognizing and correcting erosion control problems that are a result of construction activities.
- 5) Additional erosion control measures, as requested in writing by the City inspector, shall be installed within 24 hours.
- 6) Any stockpiles on site for more than 10 days shall be stabilized with mulch, vegetative cover, tarp or other means approved by the City inspector. Any stockpiles shall be located in the area south of the proposed building.
- 7) All disturbed areas are to be restored in accordance with the Landscape Plan, but at a minimum, lawn areas are to be restored with seed, fertilizer and mulch.
- 8) Any disturbed areas within the public street right-of-way shall be restored with 4" topsoil, seed, fertilizer and mulch.



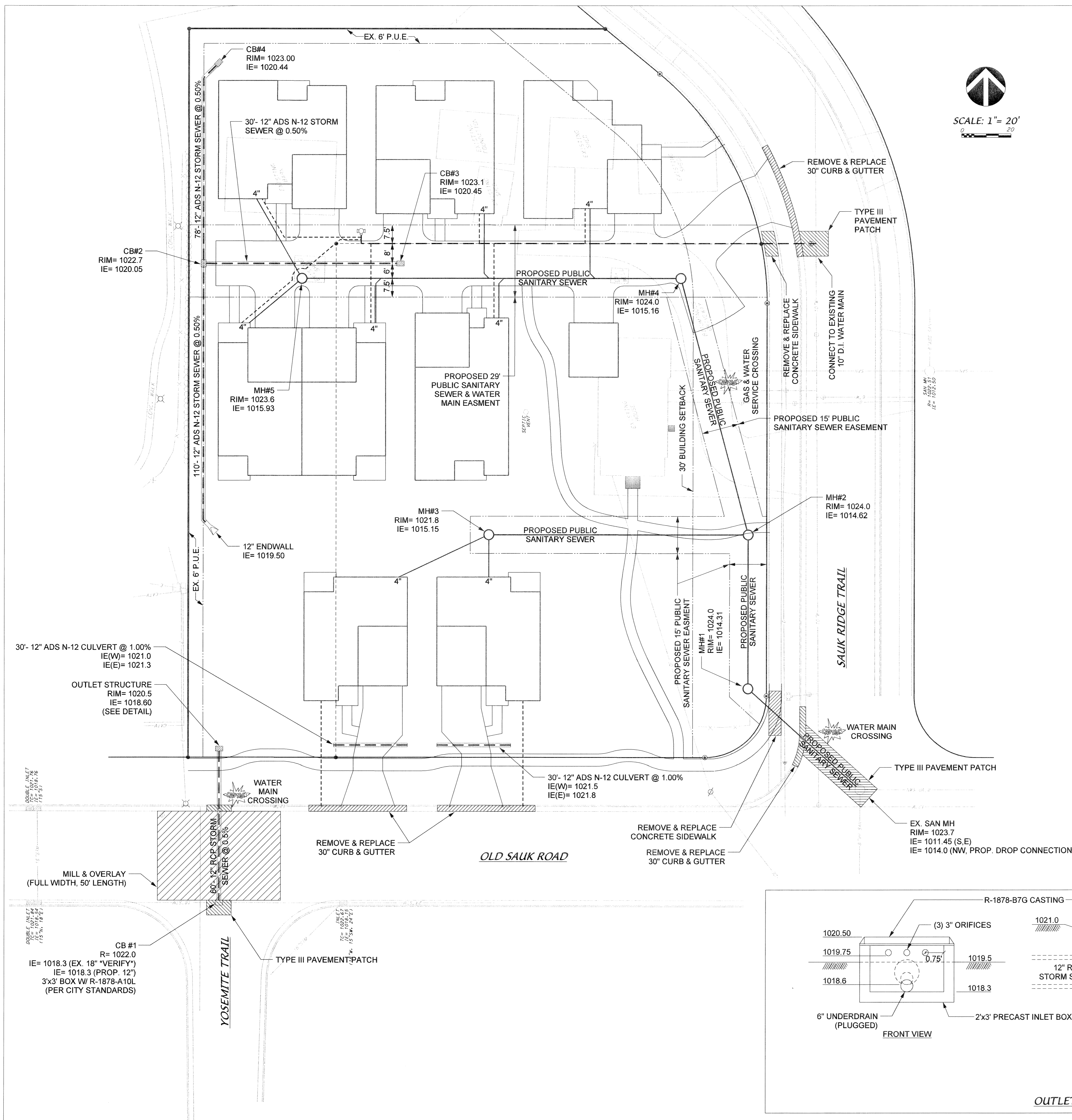
SCALE: 1" = 20'

LEGEND

	PARCEL BOUNDARY
	EXISTING LOT LINE
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	EXISTING DRIVEWAY/SIDEWALK EDGE
	PROPOSED DRIVEWAY/SIDEWALK EDGE
	EXISTING CURB & GUTTER
	EXISTING BOULDER RETAINING WALL
	EXISTING FENCE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING GAS/ELECTRIC/CABLE/PHONE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING INLET
	PROPOSED INLET
	EXISTING BUILDING W/ DIMENSIONS
	PROPOSED BUILDING



SCALE: 1" = 20'



UTILITY NOTES

- 1) Proposed public sanitary sewer and water main is shown here for schematic purposes only. Refer to City-issued utility plans for construction.
- 2) All site utilities shall conform to the City of Madison Standard Specifications, dated March 2004, and all subsequent addendums.
- 3) Site utility contractor shall notify the City of Madison prior to making any connections to the sanitary sewer water main.
- 4) The contractor shall make himself familiar with existing utilities and be responsible for their protection during construction.

Revisions

Revised - December 11, 2006
Info UDC Submittal - January 3, 2007
SIP Submittal - February 7, 2007

Project Owner

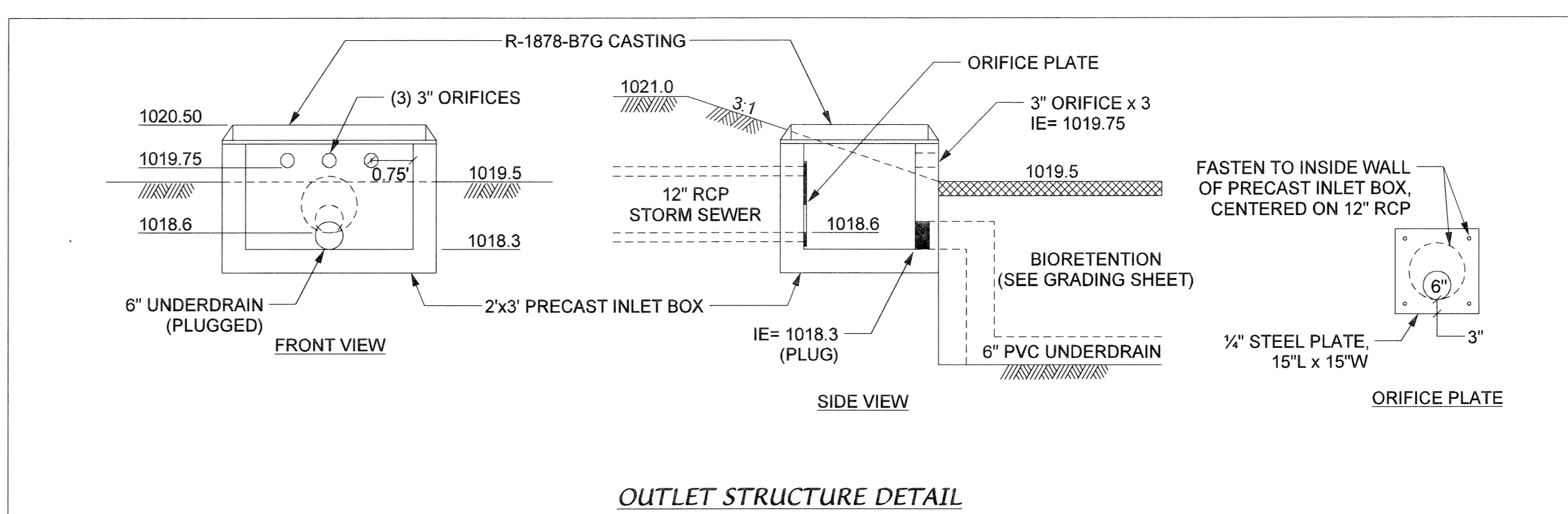
Urban Solutions

Project Title
6506 Old Sauk Road

Lots 17 & 18, Saukborough Plat
Drawing Title

Utility Plan

Project No. 0551
Drawing No. C-1.3



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Consultant



Notes

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- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- LANDSCAPE PLANS FOR INDIVIDUAL LOTS WILL BE SUBMITTED ON A HOUSE-BY-HOUSE BASIS.

**PRELIMINARY
NOT FOR CONSTRUCTION**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
**CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE**
TOD (FOR THE HEARING IMPAIRED)(800)542-2289
WS STATUTE 182.075 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

Revisions

- Revised - Dec. 26, 2006
- Revised - Jan. 2, 2007
- Info UDC Submittal - January 03, 2007
- SIP Submittal - February 7, 2007

Project Title

Lots 17 & 18, Saukborough Plat
6506 Old Sauk Road

Drawing Title

Site Landscape Plan

Project No.

0551

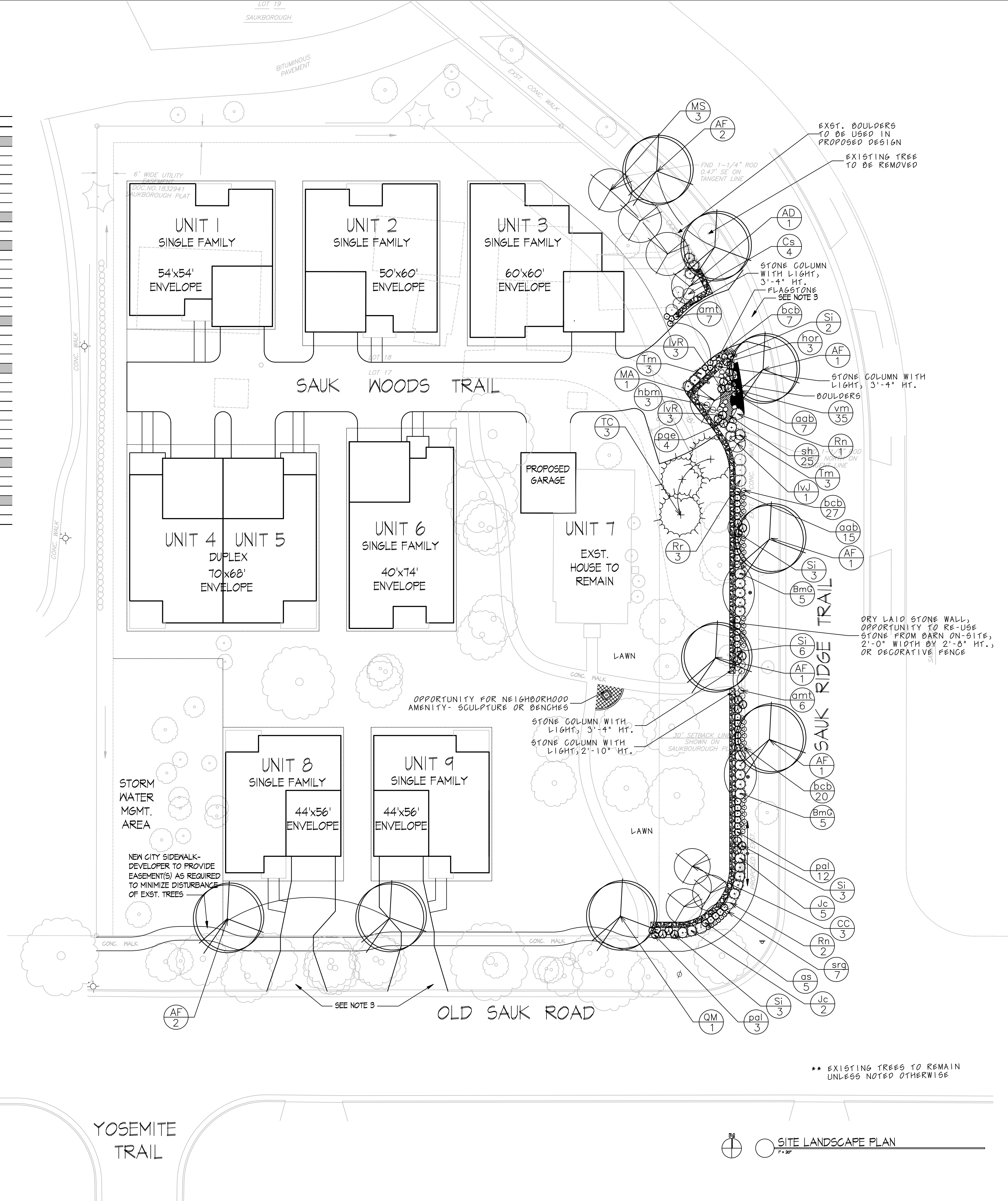
Drawing No.

L-1.1

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PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	Comments
Deciduous Trees					
AD	<i>Amelanchier x 'Princess Diana'</i>	Princess Diana Serviceberry	1	4' Ht./BB	Prune as needed; multistemmed
AF	<i>Acer x freemanii 'Celebration'</i>	Celebration Freeman Maple	8	2.5" Cal.	Match specimens
CC	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	3	2" Ca./BB	Multistemmed
MS	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	3	4' Ht./BB	
MA	<i>Malus 'Adirondak'</i>	Adirondak Crabapple	1	5' Ht./BB	
QM	<i>Quercus macrocarpa</i>	Bur Oak	1	1-3/4" B&B	
Evergreen Trees					
TC	<i>Tsuga canadensis</i>	Canadian Hemlock	3	5' Ht./BB	
Deciduous Shrubs					
Cs	<i>Cornus sericea 'Flaviramea'</i>	Yellow Twig Dogwood	3	36" Ht./Cont.	
IvJ	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Holly	1	24" Ht./Cont	
IvR	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Holly	6	18" Ht./Cont.	
Rn	<i>Rosa 'Nearly Wild'</i>	Nearly Wild Shrub Rose	1	24" Ht./Cont.	
Rr	<i>Rosa x rugosa 'Blanc Double de Courbert'</i>	Blanc Double de Courbert Rose	3	24" Ht./Cont.	
Si	<i>Stephanandra incisa 'Crispa'</i>	Cutleaf Stephanandra	17	12" Ht./Cont.	
Evergreen Shrubs					
BmG	<i>Buxus x 'Green Mound'</i>	Green Mound Boxwood	10	24" Ht./Cont.	
Jc	<i>Juniperus chinensis 'Kallys Compacta'</i>	Kallays Compact Juniper	7	18" Ht./Cont.	
Tm	<i>Taxus x media 'Tauntonii'</i>	Taunton Yew	6	24" Spd./Cont. pr BB	
Perennials					
amt	<i>Alchemilla mollis 'Thriller'</i>	Thriller Lady's Mantle	13	1 Qt. Pot	
aab	<i>Astilbe x arendsiis 'Bridal Veil'</i>	Bridal Veil Astilbe	22	1 Qt. Pot	
bcB	<i>Bergenia cordata 'Baby Doll'</i>	Baby Doll Bergenia	54	1 Qt. Pot	
hbm	<i>Hosta 'Blue Mammoth'</i>	Blue Mammoth Hosta	3	1 Qt. Pot	
hor	<i>Hosta 'Royal Standard'</i>	Royal Standard Hosta	3	1 Qt. Pot	
pal	<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage	15	1 Qt. Pot	
ske	<i>Sedum kamtschaticum 'ellacombeanum'</i>	Yellow Stonecrop	0	1 Qt. Pot	
srg	<i>Sedum x Rosy Glow</i>	Rosy Glow Stonecrop	7	1 Qt. Pot	
Grasses					
as	<i>Andropogon scoparius 'The Blues'</i>	The Blues Little Bluestem	5	1 Gal. Cont.	
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed	25	1 Gal. Cont.	
Groundcovers/Vines					
pqe	<i>Parthenocissus quinquefolia 'Englemanni'</i>	Engelman's Virginia Creeper	4	1 Qt. Pot	
vm	<i>Vinca minor</i>	Periwinkle	35	2-3" Pot	

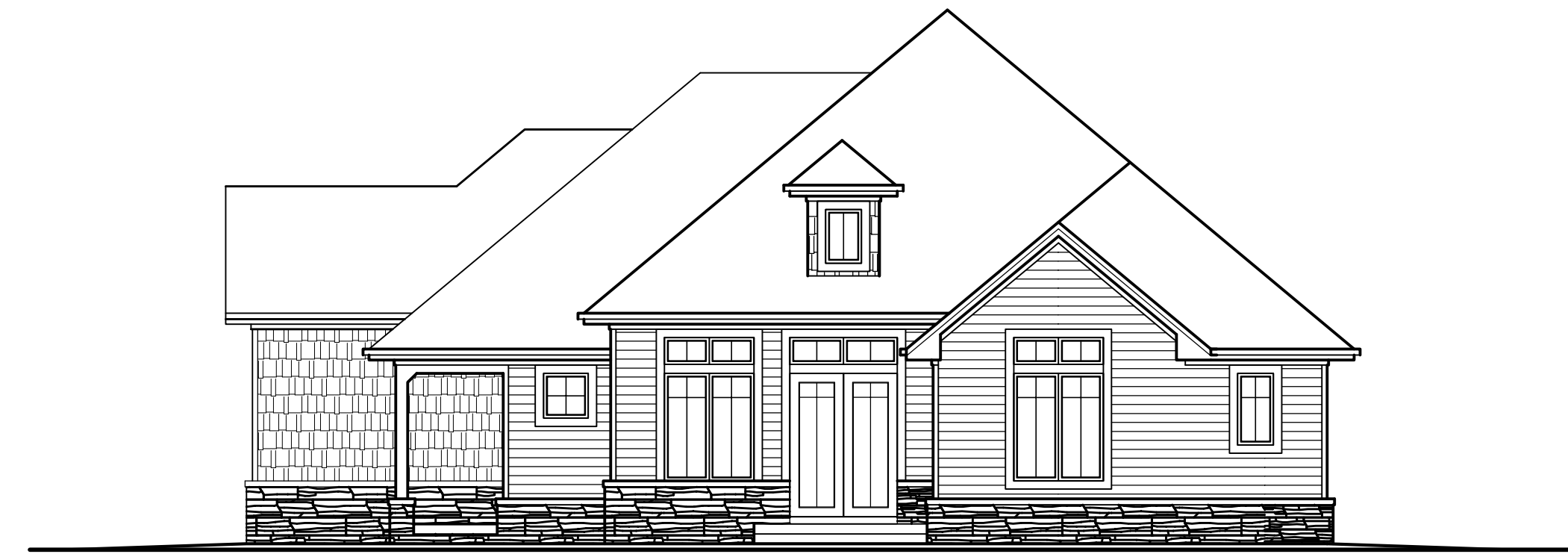


YOSEMITE TRAIL

● SITE LANDSCAPE PLAN



EXAMPLE EAST ELEVATION- UNIT 3
1/8" = 1'-0"



EXAMPLE NORTH ELEVATION- UNIT 3
1/8" = 1'-0"



EXAMPLE SOUTH ELEVATION- UNIT 9
1/8" = 1'-0"



EXAMPLE EAST ELEVATION- UNIT 9
1/8" = 1'-0"

Revisions
UDC Info. Submittal - December 13, 2006
UDC Info. Submittal - January 3, 2007
SIP Submittal - February 1, 2007

Project Title
6506 Old Sauk Trail

Lots 17 & 18
Drawing Title
Example Elevations

Project No. Drawing No.
0551 A-2.1

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