

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>September 15, 2010</u>	Action Requested
UDC MEETING DATE: <u>September 22, 2010</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 9401 Mid Town Road

ALDERMANIC DISTRICT: Jed Sanborn- District #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Aspen Hill Apts, LLC/Tim McKenzie

Knothe & Bruce Architects, LLC

1902 Hawks Ridge Drive, Suite 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 _____

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

September 8, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
Conditional Use
9401 Mid Town Road
Lot 55 of the First Addition to Hawks Ridge Estates
Aspen Hill Apartments Phase II

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: Aspen Hill Apartments, LLC
1902 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 fax
Contact: Tim McKenzie

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

Landscape Design: Herman Landscape Service, Inc.
6606 Seybold Rd.
P.O. Box 45017
Madison, WI 53744-5017
(608) 288-9400

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com

Introduction:

This development is located on the south side of Mid Town Road on Lot 55 of the First Addition to Hawks Ridge Estates subdivision plat. The site is designated for multifamily use and is currently being rezoned to R-5.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. Access to the site from Silverstone Lane and Hawkstone Way are designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks loop through the site connecting Midtown Road to Silverstone Lane and Hawkstone Way.

The two 4-unit apartments give a residential appearance to the development and provide a transition to the existing neighborhood to the south.

The three-story apartment buildings are located on the northern portion of the site along Midtown Road. These will have underground parking with additional surface parking provided in smaller surface parking areas. The community center and swimming pool are located in the Aspen Hill Phase I development just east of Lot 55.

There are a variety of building configurations, sizes and heights, which will create a rich and interesting environment. The building elements, materials and style will be a continuation of the existing Aspen Hills Phase I development.

Site Development Data:

Densities:

Lot Area	126,235 S.F. or 2.89 acres
Dwelling Units	64 units
Lot Area / D.U.	1,972.4 S.F./unit
Density	22 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #10</u>	<u>Bldg #11</u>	<u>Bldg #13</u>	<u>Bldg #14</u>	<u>Total</u>
Efficiency	4	4	-	-	8
Studio + Loft	5	5	-	-	10
One Bedroom	6	6	-	-	12
One Bedroom + Loft	1	1	-	-	2
<u>Two Bedroom</u>	<u>12</u>	<u>12</u>	<u>4</u>	<u>4</u>	<u>32</u>
Total	28	28	4	4	64

Building Height: 2-3 Stories (20'-35' high)

Floor Area Ratio:

Bldg #13	30,900 S.F.
Bldg #12	30,900 S.F.
Bldg #11	5,696 S.F.
<u>Bldg #10</u>	<u>5,696 S.F.</u>
Gross Floor Area (Excludes parking)	73,192 S.F.

Ratio 0.41

Vehicle Parking Stalls

Surface	60
Garage	16
<u>Underground</u>	<u>50</u>
Total	126
Ratio	1.96 stalls/unit

Bicycle parking Stalls

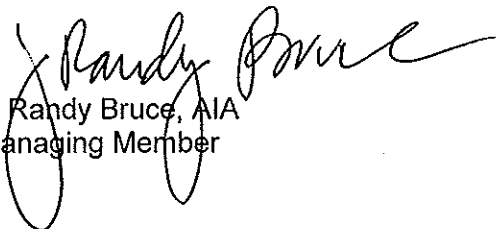
Surface	29
Garage	8
<u>Underground</u>	<u>20</u>
Total	57 (50 + .5(14) = 57 required)

Project Schedule:

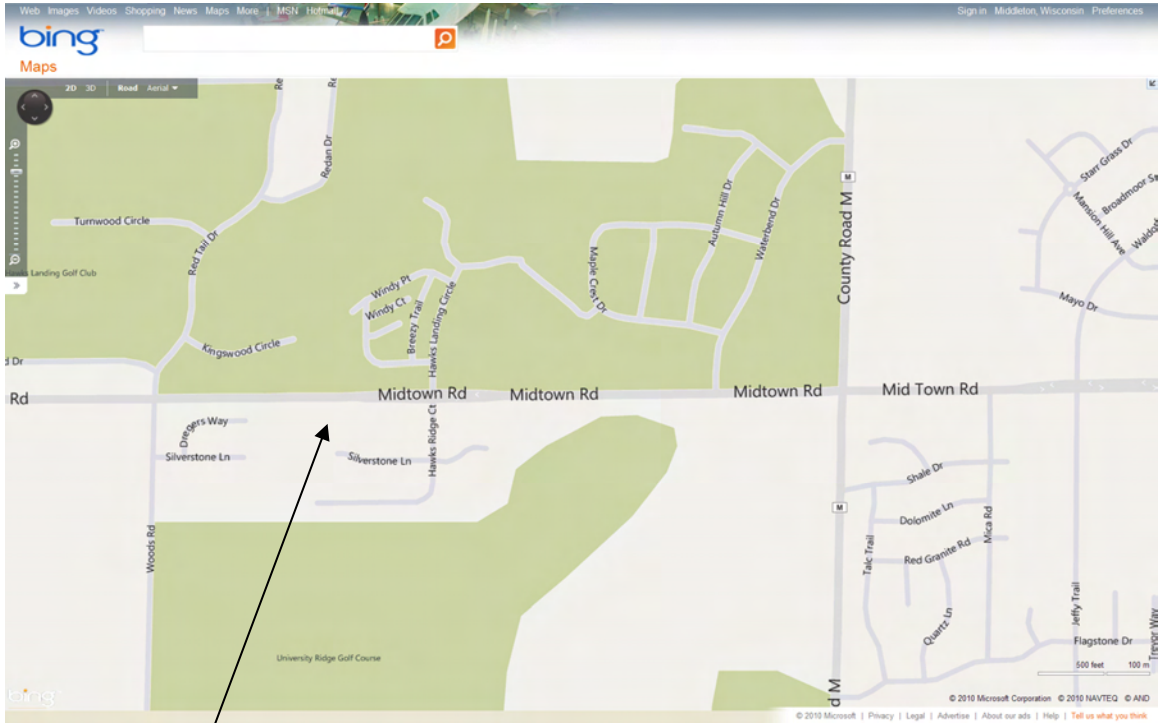
This project will be a phased development with construction planned to start in fall of 2010. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2012.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member



Locator Map
9401 Mid Town Road
Lot 55 of the First Addition to Hawks Ridge Estates

Aspen Hill Apartments Phase II

9401 Mid Town Road- Lot 55 of the First Addition to Hawks Ridge Estates



View from Mid Town Road looking South



View from Dregers Way looking East



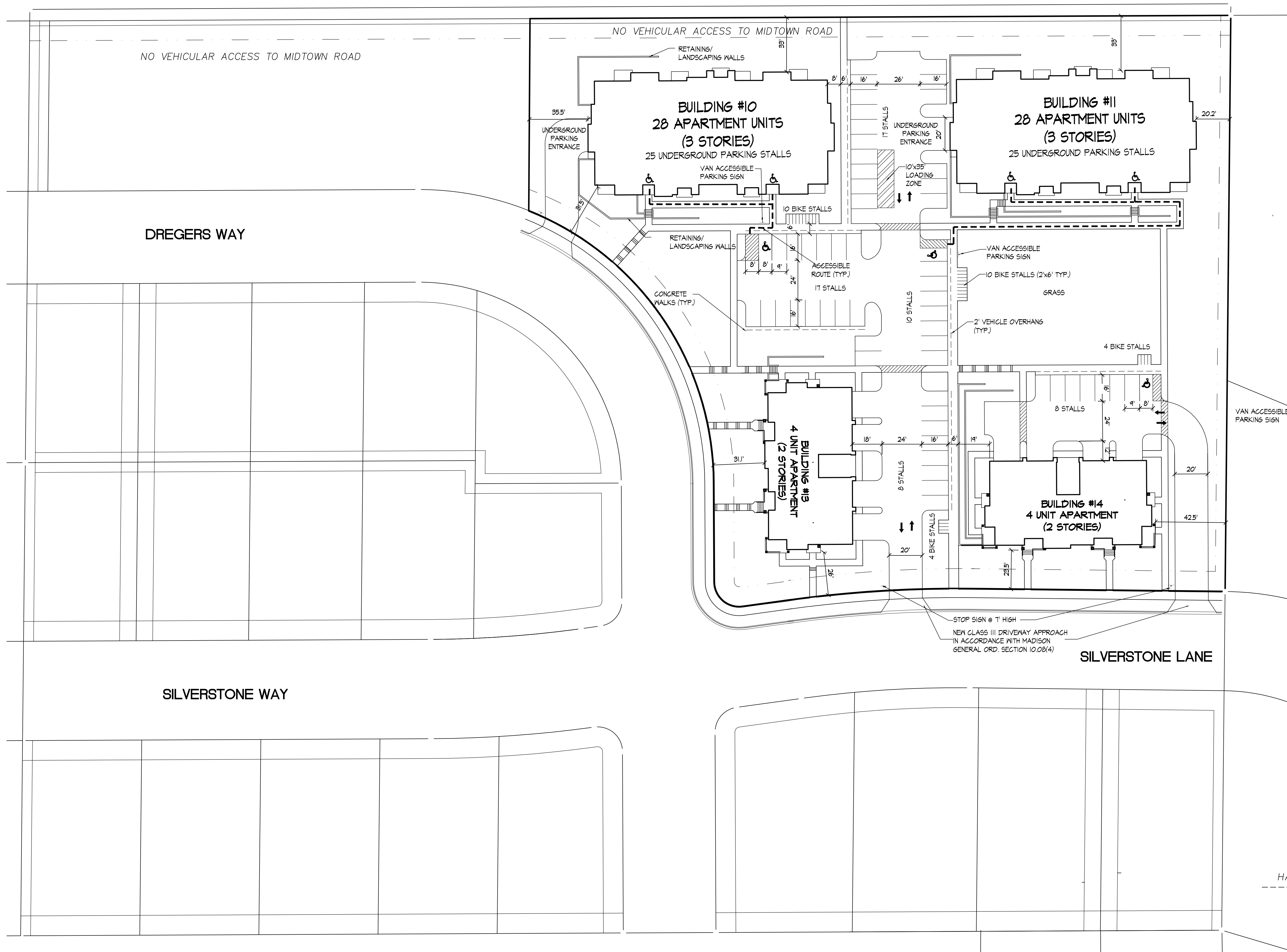
Views from Silverstone Way looking West



View from end of Silverstone Way looking north and east at Aspen Hill Apartments Phase I



MID TOWN ROAD



SITE DEVELOPMENT STATISTICS	
LOT AREA	126,235 S.F./2.89 ACRES
DWELLING UNITS	64 D.U.
LOT AREA/ D.U.	1,972.4 S.F./D.U.
DENSITY	22 UNITS/ACRE
BUILDING HEIGHT	2-3 STORIES
GROSS FLOOR AREA	
(excluding underground parking)	73,142 S.F.
FLOOR AREA RATIO	0.58
UNIT MIX	
ONE BEDROOM	14
TWO BEDROOM	32
EFFICIENCY	8
STUDIO W/ LOFT	10
TOTAL	64
VEHICLE PARKING	
UNDERGROUND	50 (INCL. 2 ACCESSIBLE)
GARAGE	16
SURFACE	60 (INCL. 3 VAN ACCESSIBLE)
TOTAL	126 (INCL. 5 ACCESSIBLE)
BIKE PARKING	
UNDERGROUND	22
GARAGE	8
SURFACE	28
TOTAL	58 (50 + 5(14)=57 REQUIRED)

Notes

- 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.
- 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.
- ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4)
- ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS OR IN PRIVATE GARAGES.
- SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
- ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
- BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)(2a)).
- ALL CITY SIDEWALK, CURB AND BUTTER, WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
- ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.
- 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.

Revisions

September 15, 2010 - UDC Initial Submittal

Project Title

Aspen Hill Apartments Phase II
9401 Mid Town Road
Lot 55 of the First Addition
to Hanks Ridge Estates

Drawing Title

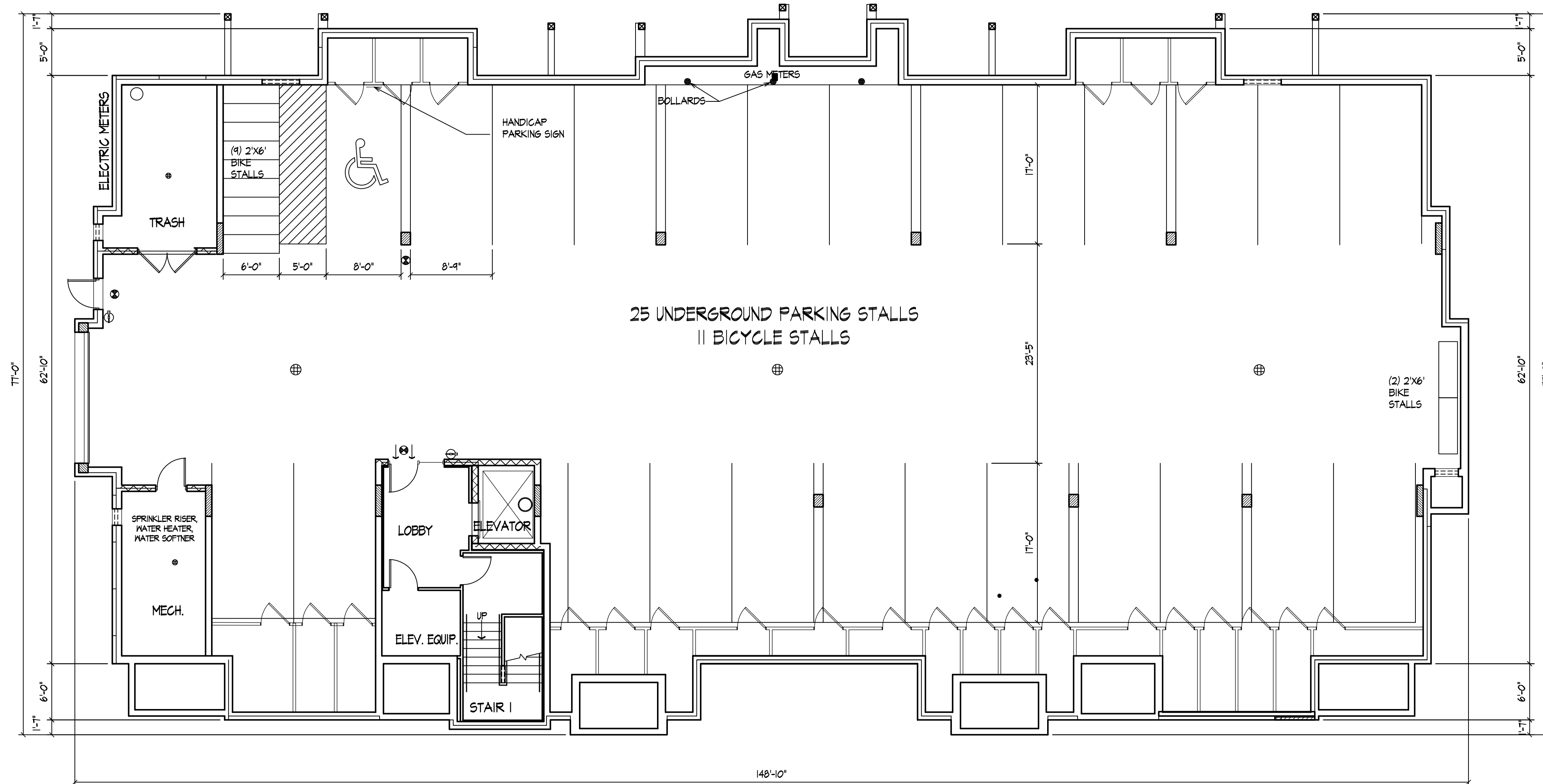
Site Plan Option B

Project No.

1020

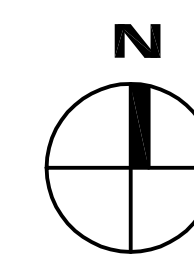
Drawing No.

C-1.1b



Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

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



Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Basement Floor Plan
28 Unit Building

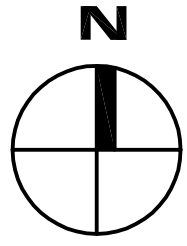
Project No. Drawing No.

1020 A-1.0

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



Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hanks Ridge Estates

Drawing Title
First Floor Plan
28 Unit Building

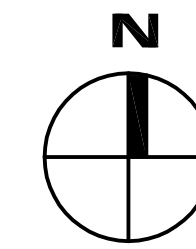
Project No. Drawing No.

1020 A-1.1

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SECOND FLOOR PLAN
1/8" = 1'-0"



Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

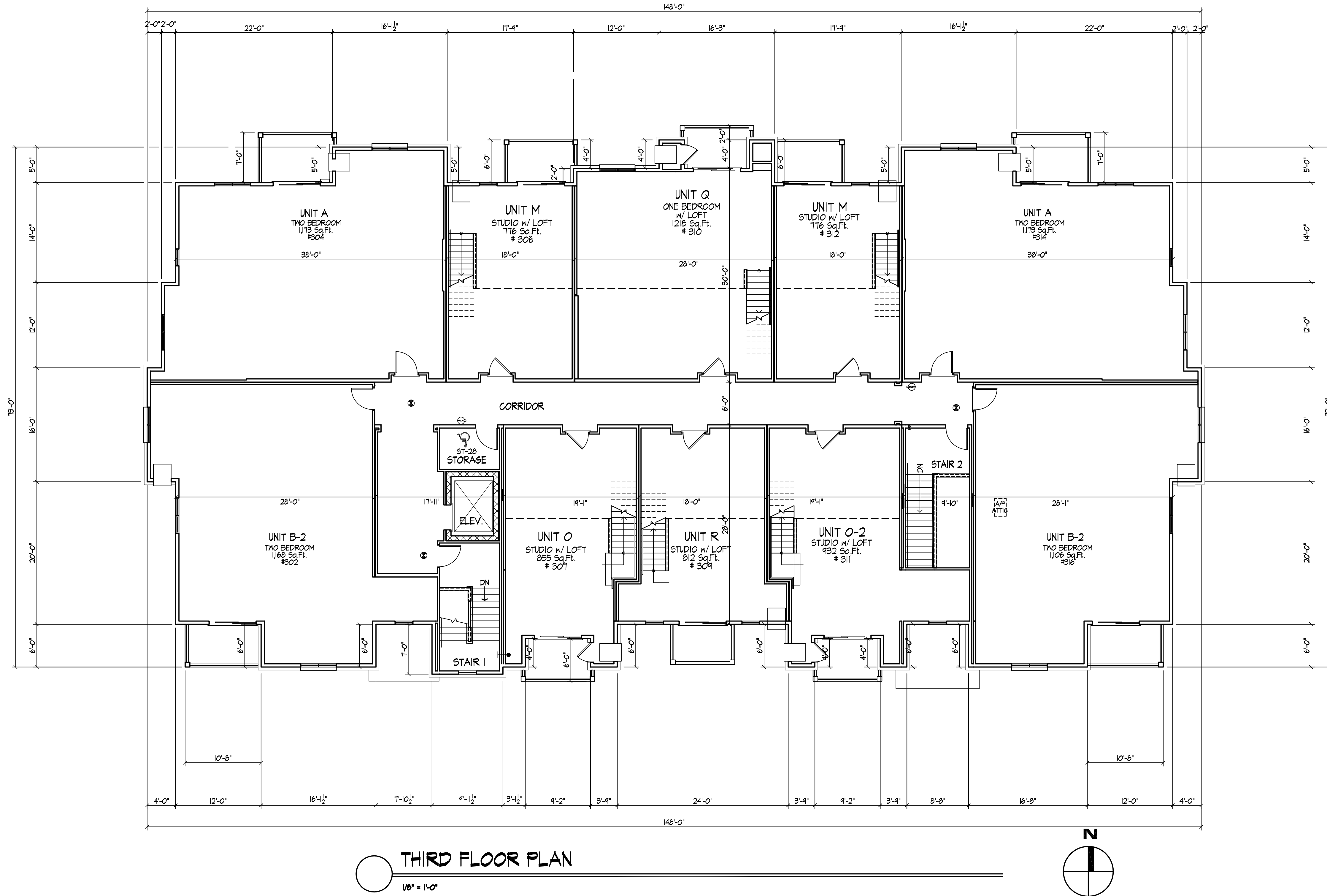
Drawing Title
**Second Floor Plan
28 Unit Building**

Project No. **1020** Drawing No. **A-1.2**

Consultant

Notes

1. SEE SHEET A-11 FOR TYPICAL NOTES



Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Third Floor Plan
28 Unit Building

Project No. Drawing No.

1020

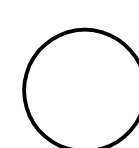
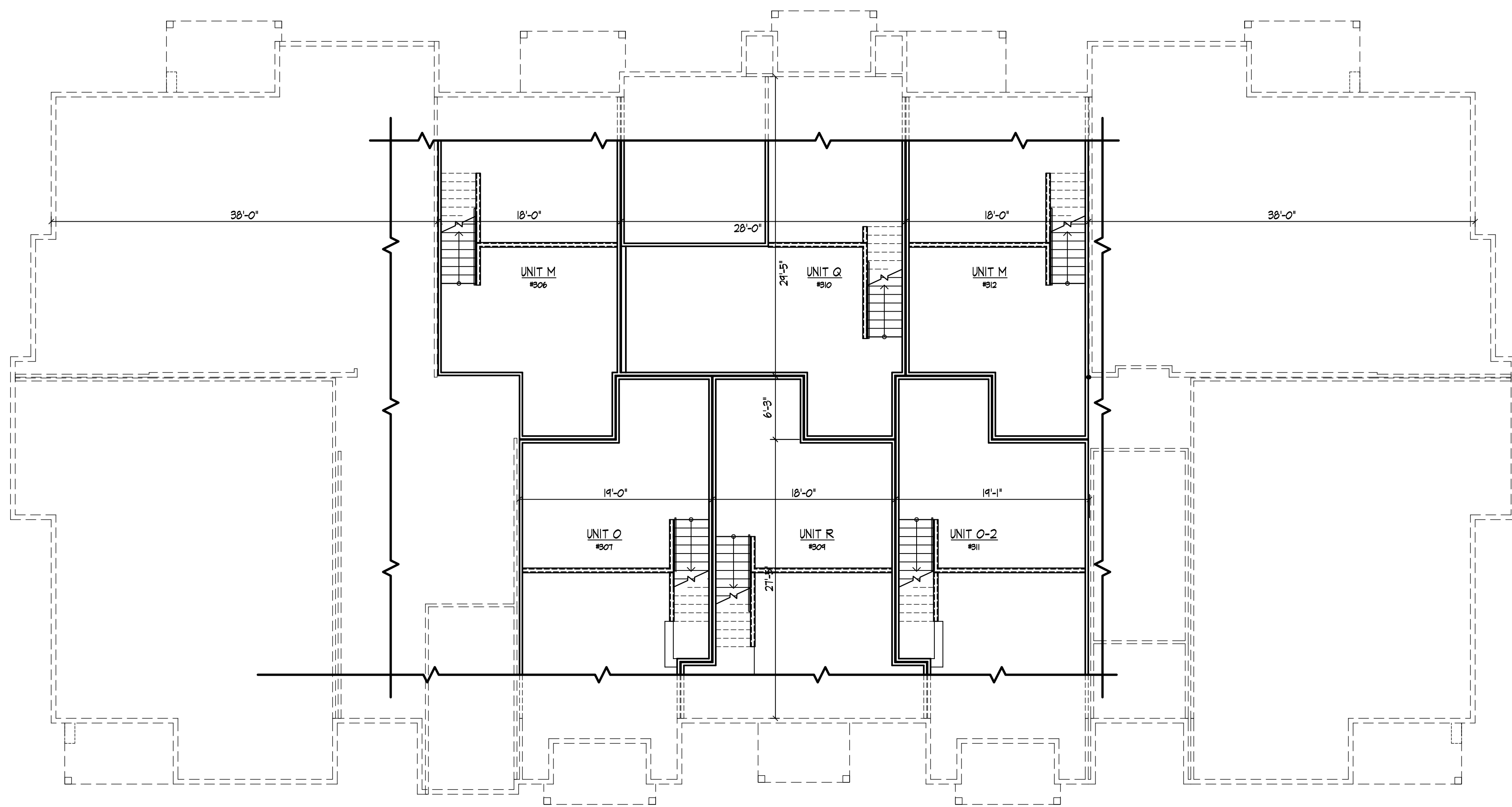
A-1.3

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Consultant

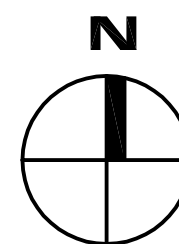
Notes

1. SEE SHEET A-1.1 FOR TYPICAL NOTES



LOFT FLOOR PLAN

1/8" = 1'-0"



Revisions

SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title

Aspen Hill Apartments
Phase II

9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title

Loft Plan
28 Unit Building

Project No.

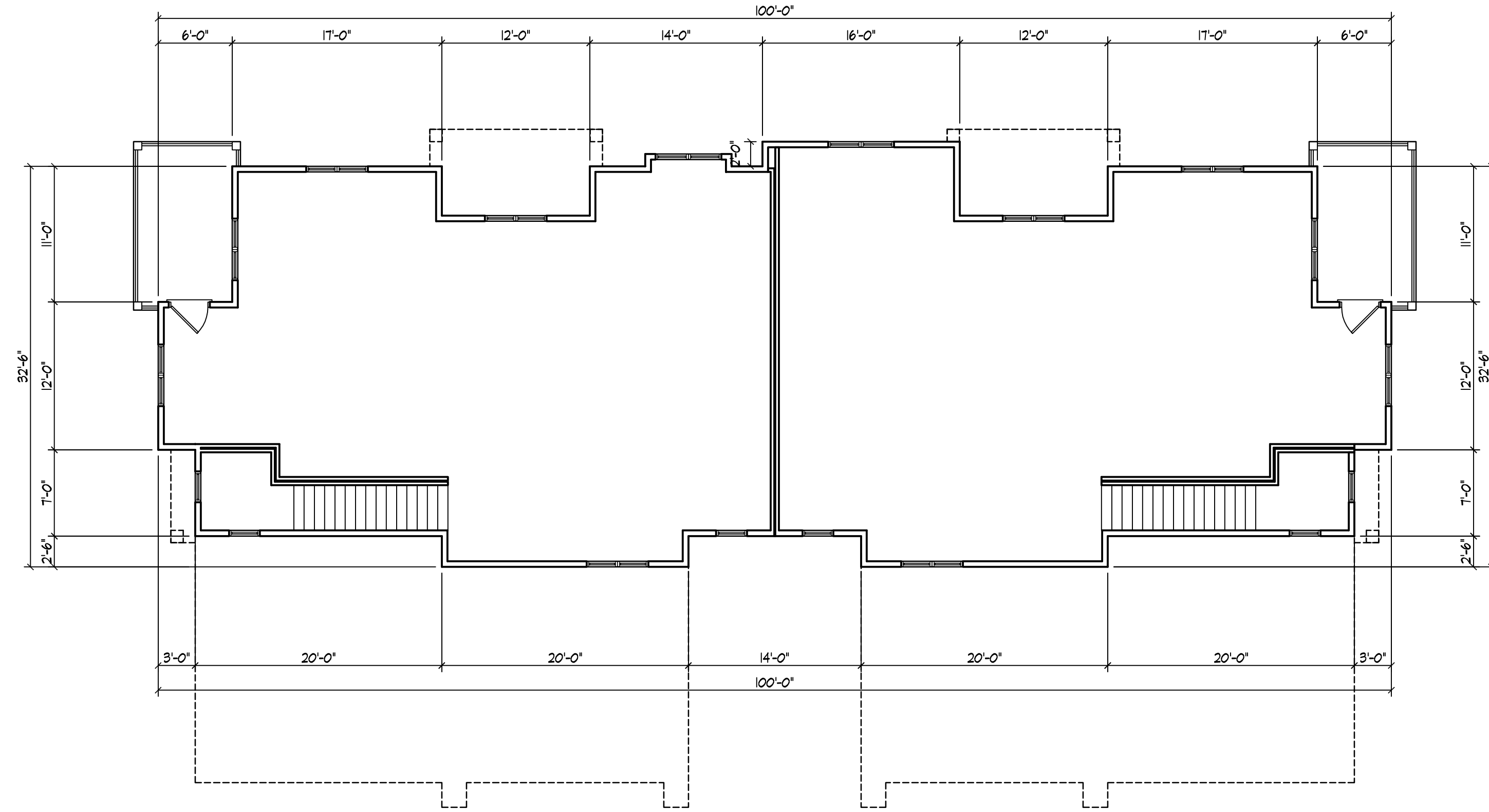
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Drawing No.

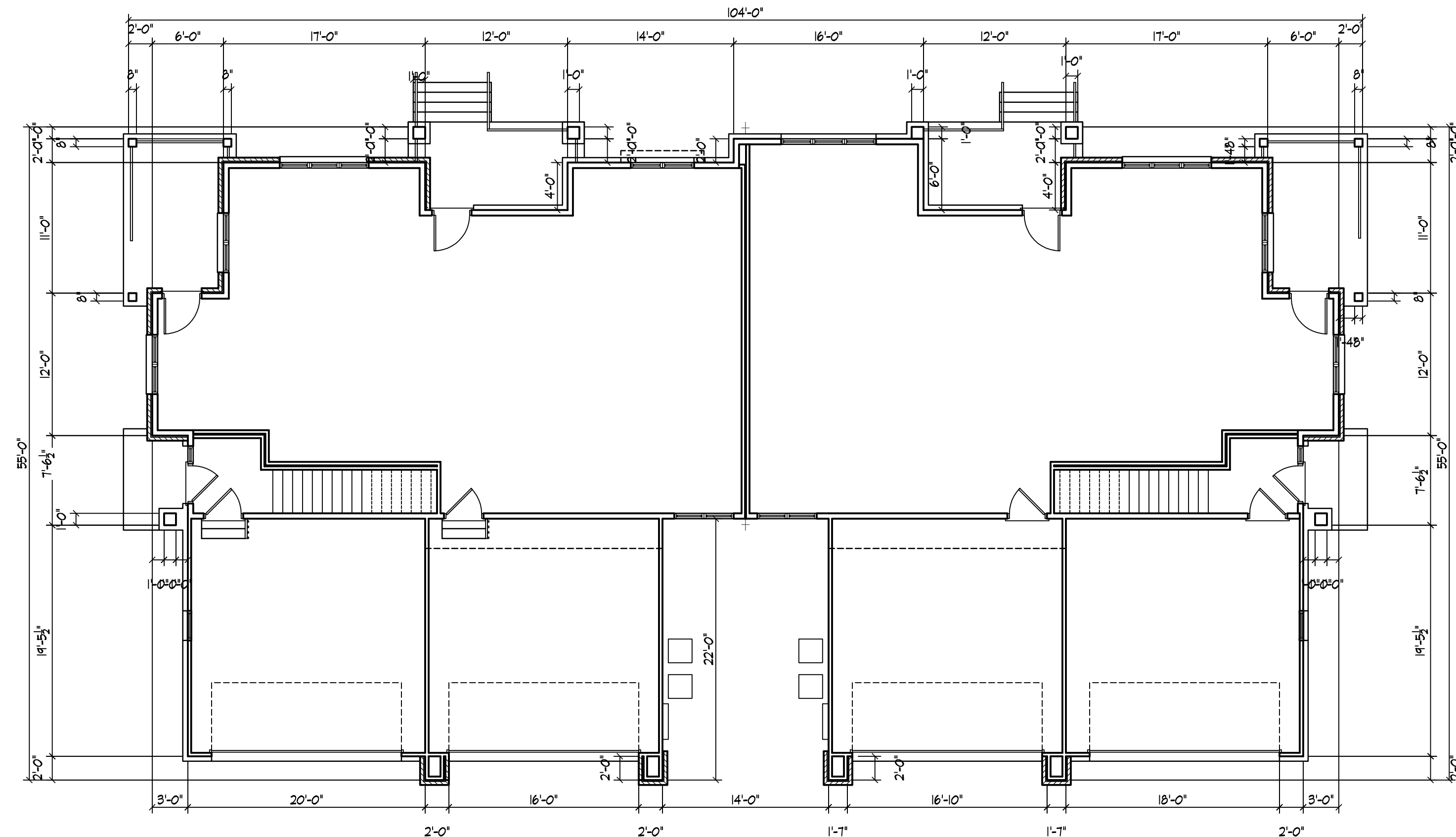
A-1.4

Consultant

Notes



SECOND FLOOR PLAN
1/8" = 1'-0"



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

Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Floor Plans
4 Unit Building

Project No.

Drawing No.

1020

A-1.5

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- TYPICAL MATERIALS:**
- Asphalt Shingles
 - Alumn. Fascia & Soffit
 - Horizontal Siding
 - Precast Sill
 - Soldier Course
 - Painted Composite Window Trim
 - Painted Composite Trimmed Columns
 - Brick Veneer
 - Aluminum Railing
 - Precast Accent Band
 - Precast Window Heads, Sills & Bands
 - Split Face C.M.U. Veneer

SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Elevations

Project No. **28 Unit Building**

Drawing No.

1020

A-2.0



 NORTH ELEVATION
1/8" = 1'-0"



 EAST ELEVATION
1/8" = 1'-0"

Revisions
SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL

Project Title
**Aspen Hill Apartments
Phase II**
9401 Mid Town Road
Lot 55 of the First Addition
to Hawks Ridge Estates

Drawing Title
Elevations

Project No. **2010**

Drawing No.

2010

A-2.1

Notes

- SEE SHEET A-6.1 FOR EXTERIOR MATERIAL AND COLOR SELECTIONS SCHEDULE.
- SEE SHEET A-6.1 DOOR & WINDOW SCHEDULE

Revisions

SEPTEMBER 8, 2010 - CONDITIONAL USE SUBMITTAL



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION (ALONG SILVERSTONE LANE)
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

Project Title

Aspen Hill Apartments
Phase II
9401 Mid Town Road
Lot 55 of the First Addition
to Hanks Ridge Estates

Drawing Title

Elevations

4 Unit Building

Project No.

1020

Drawing No.

A-2.2