

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>October 14, 2009</u>	Action Requested
UDC MEETING DATE: <u>October 21, 2009</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: 129 W. Gorham Street

ALDERMANIC DISTRICT: Mike Verveer- District #4

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

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)

October 14, 2009

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
Rezoning from C2HIS and LR6H to GDP
129 W. Gorham Street
Madison, Wisconsin

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:	Holy Redeemer Church 120 W. Johnson Street Madison, WI 53703	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 608-836-6934 fax Contact: J. Randy Bruce rbruce@knothebruce.com
Owner's Rep:	Mark Landgraf Landgraf Construction 5964 Executive Drive Madison, WI 53719 608-274-4700 mark.landgraf@landgrafconstruction.com	Landscape Design:	Paul Skidmore, Landscape Architect, LLC 13 Red Maple Trail Madison, WI 53717 (608) 826-0032 paulskidmore@tds.net
Developer:	Gorham Silverstone Partners, LLC 7447 University Avenue, Suite 210 Middleton, WI 53562 608-824-2291 Contact: Tom Sather sather@silverstonepartners.com		
Engineer:	D'Onofrio, Kottke and Associates 7530 Westward Way Madison, WI 53717 608-833-7530 608-833-1089 fax Contact: Dan Day dday@donofrio.cc		

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

Introduction:

The proposed site is located on West Gorham Street between North Henry Street and North Carroll Street. It is a part of the Holy Redeemer Church site which includes the church, school and parish house. The site is currently used as a surface parking lot for commuters during the week and parishioners during services.

The new building will provide new workforce housing for parishioners of Holy Redeemer as well as other families that work in the immediate neighborhood. Ownership of the land will remain with the Holy Redeemer Church. The developer will lease the land, develop the project and own and operate the building. At the end of 30 years the project ownership will revert back to the Holy Redeemer Church.

This PUD-GDP is being submitted as the first step in the development approval process. The proposed project will be developed for moderate income residents under the Section 42 tax-credit program. Application for the tax-credits will be made to WHEDA in January and the tax-credit awards should be made in April, 2010. If the tax-credits are awarded then a PUD-SIP will be submitted in June, 2010, with construction scheduled for late Fall of 2010.

Mansion Hill Historic District:

The site is within the Mansion Hill Historic District and is adjacent to the State Street Strategic Plan area and both plans were referenced when designing the project. Residential development that provides high quality housing choices for long-term renters is recommended in the Mansion Hill Historic District. Buildings should be limited to 50 feet in height and preserve the historic character of the district. We believe that the proposed development meets those goals of the Mansion Hill District.

The adjacent State Street Strategic Plan recommends a step-back at the fourth floor for buildings greater than four stories in height. The proposed building incorporates such a step-back reducing the scale of the building along Gorham Street.

Generally, the proposed project can meet many positive development objectives:

- Environmentally sound development practices.
- Higher density housing along transit corridors and in a pedestrian oriented neighborhood.
- New workforce housing in the center city.
- A redevelopment that supports neighborhood area businesses and retailers.
- Removal of a surface parking lot with buildings placed in close proximity and close to the street.

Project Description:

The development proposes a 46-unit apartment building with parking for 33 cars located underground. The building is 4 stories in height along Gorham Street before stepping up to 5 stories in height toward the back of the site. The building is designed to fit within the architectural fabric of the neighborhood and the exterior architecture of the new building will be complementary to the adjacent church and school. The building creates a pedestrian oriented streetscape and the main building entrance as well as individual entry porches will connect the building to the street.

The existing Gorham Street driveway will provide vehicular access to the building and the adjacent Holy Redeemer Church and school building. The building will be replacing approximately 41 surface parking stalls. Alternative parking arrangements for Holy Redeemer will be provided in the City parking ramp across Johnson Street. Parking for residents of the new apartments will be provided under the building. Bicycle parking will be provided both underground and on surface to accommodate the needs of the public and residents.

Site Development Data:

Densities:

Lot Area	17,424 sf
Acres	0.4
Dwelling Units	46 units
Lot Area/D.U.	378.8 s.f./unit
Density	115 units/acre

Dwelling Unit Mix:

One-Bedroom	6
Two-Bedroom	26
Three-Bedroom	14
Total dwelling Units	46

Building Heights: 5 Stories

Floor Area:

Gross Floor Area 48,974 s.f.
(Excludes Underground parking)

Floor Area Ratio: 2.81

Vehicle Parking Stalls

Surface	
Underground	33
Total	33
Ratio	0.72 stalls/unit

Bicycle Parking Stalls

Surface	29
Underground	17
Total	46

Loading:

One off-street loading zone will be provided for this project located in the drive aisle.

Project Schedule:

It is currently anticipated that construction will begin in fall of 2010 with construction for the entire project completed within twelve months. The scheduled start date may vary depending on financial and market conditions.

Social & Economic Impacts:

This development will have a positive social and economic impact. It meets the goals of "Smart Growth" and will substantially increase the city tax base on an infill site with minimal increased cost to the City. The proposed development will provide high-quality workforce housing in a location that will minimize automobile traffic.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

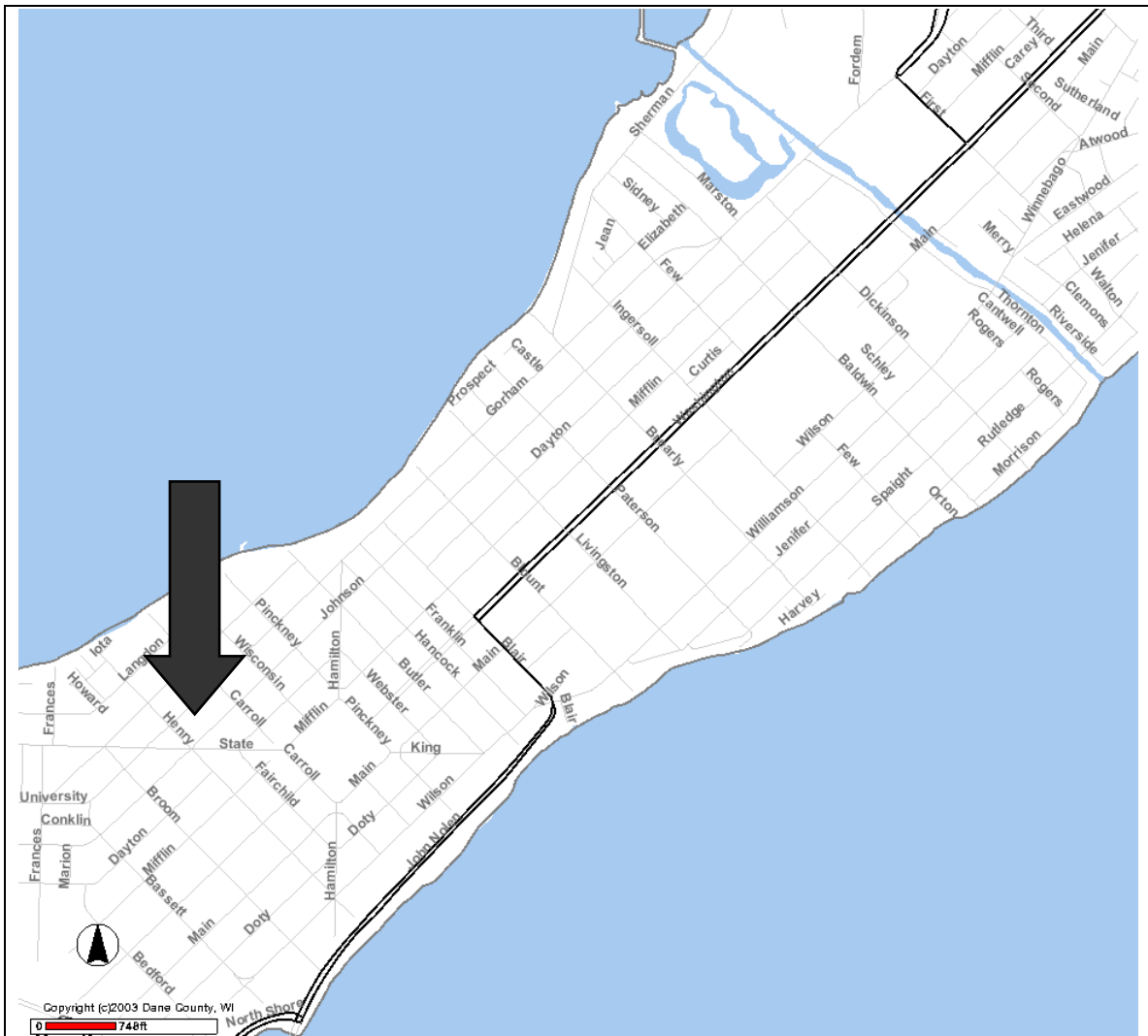
GDP

129 W. Gorham Street

October 14, 2009

Legal Description: The lands subject to this GDP are Lots 3 and 4, Block 63, Original Plat, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of an apartment development with 46 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-6 zoning district.
- J. **Signage:** Signage shall be limited to the maximum permitted in the R-6 district 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.



Locator Map
129 W. Gorham Street

SHEET INDEX:

SITE	ARCHITECTURAL
C-11	BASEMENT PLAN
C-12	FIRST FLOOR PLAN
C-21	SECOND-FOURTH FLOOR PLANS
C-31	FIFTH FLOOR PLAN
L-41	ELEVATIONS

SITE DEVELOPMENT DATA:

DENSITIES:	LOT AREA	DWELLING UNITS	LOT AREA / D.U.	DENSITY	DWELLING UNIT MIX:	BUILDING HEIGHT	FLOOR AREA
17424 Sq.Ft. / 0.4 Acre	46 UNITS	17424 Sq.Ft. / 0.4 Acre	17424 / 46 = 378.8	17424 / 46 = 378.8	ONE BEDROOM TWO BEDROOM THREE BEDROOM	5 STORIES (50 HIGH)	48,974 SF
578.8 Sq.Ft. / UNIT	115 UNITS / ACRE						2.81
	6						0
	26						33
	14						33
	46						0.12 STALLS / UNIT
							24
							17
							46

Notes

1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAAMP. THE MAXIMUM PITCH OF ANY RAAMP OR WALK SHALL BE 1:12. RAAMS OVERCOMING MORE 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. COM 62.09(20)(11)-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 20.11. (SEE SUBSECTIONS (b)(6) AND (b)(12d)). BIKE RACKS SHALL BE SINGLE POLE CLASSIC BOLLARD STYLE BY MADBOX OR EQUIVALENT.
9. ALL SIDEWALK CURB AND GUTTER ADJUTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPAIRED.

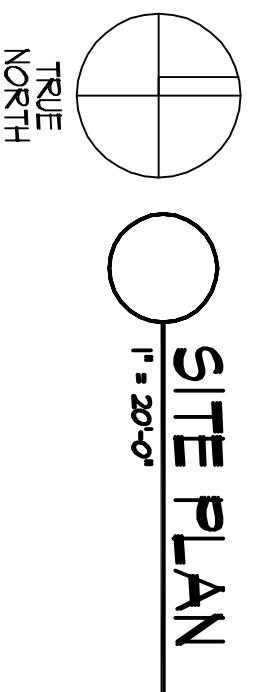
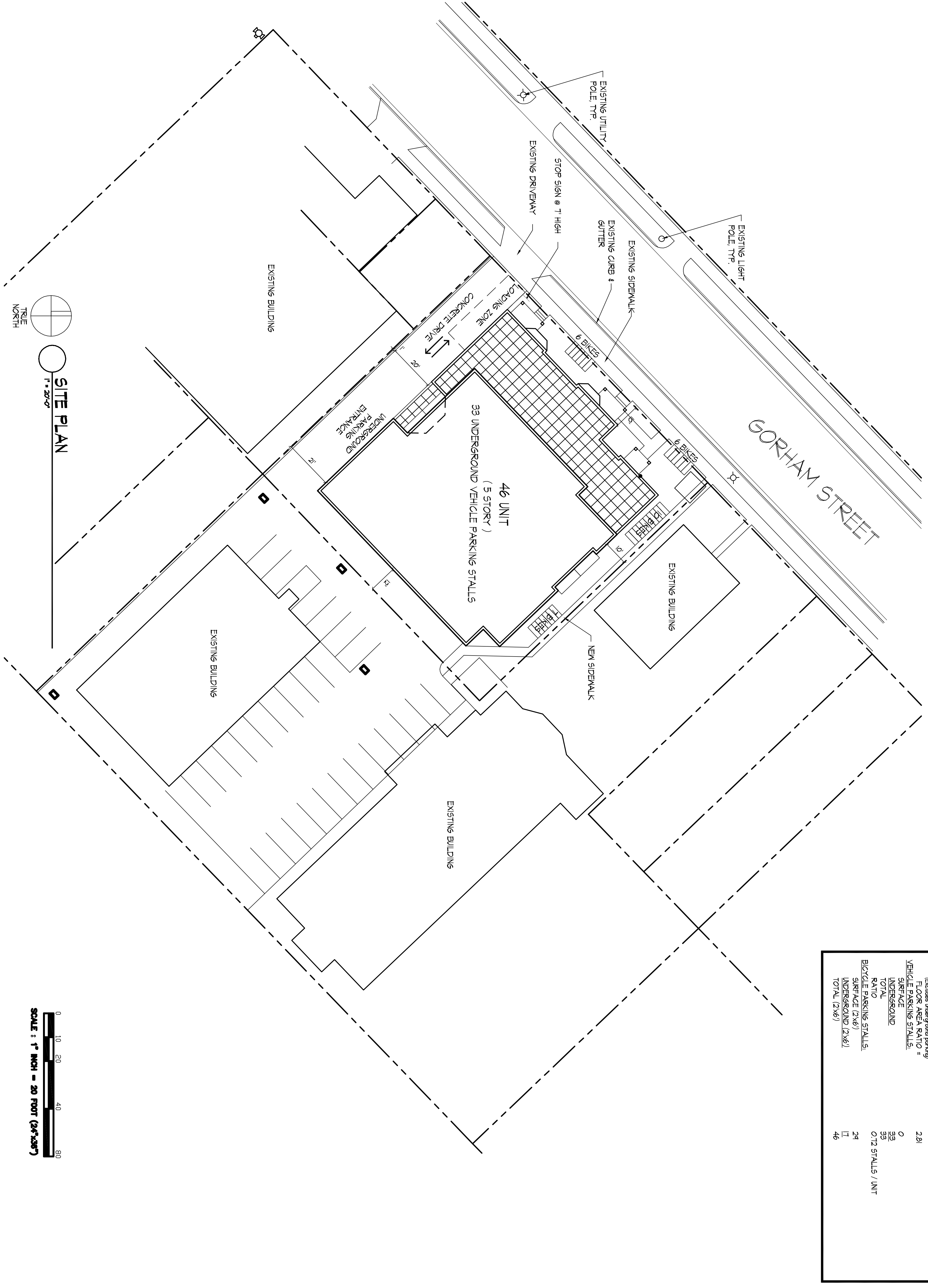
Revisions

- 60P Schematic - October 14, 2004
- UPC Initial Schematic - October 14, 2004

Project Title

129 W. Gorham Street
 Drawing Title
Site Plan


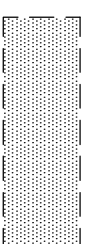
Project No. **0421** Drawing No. **C-11**

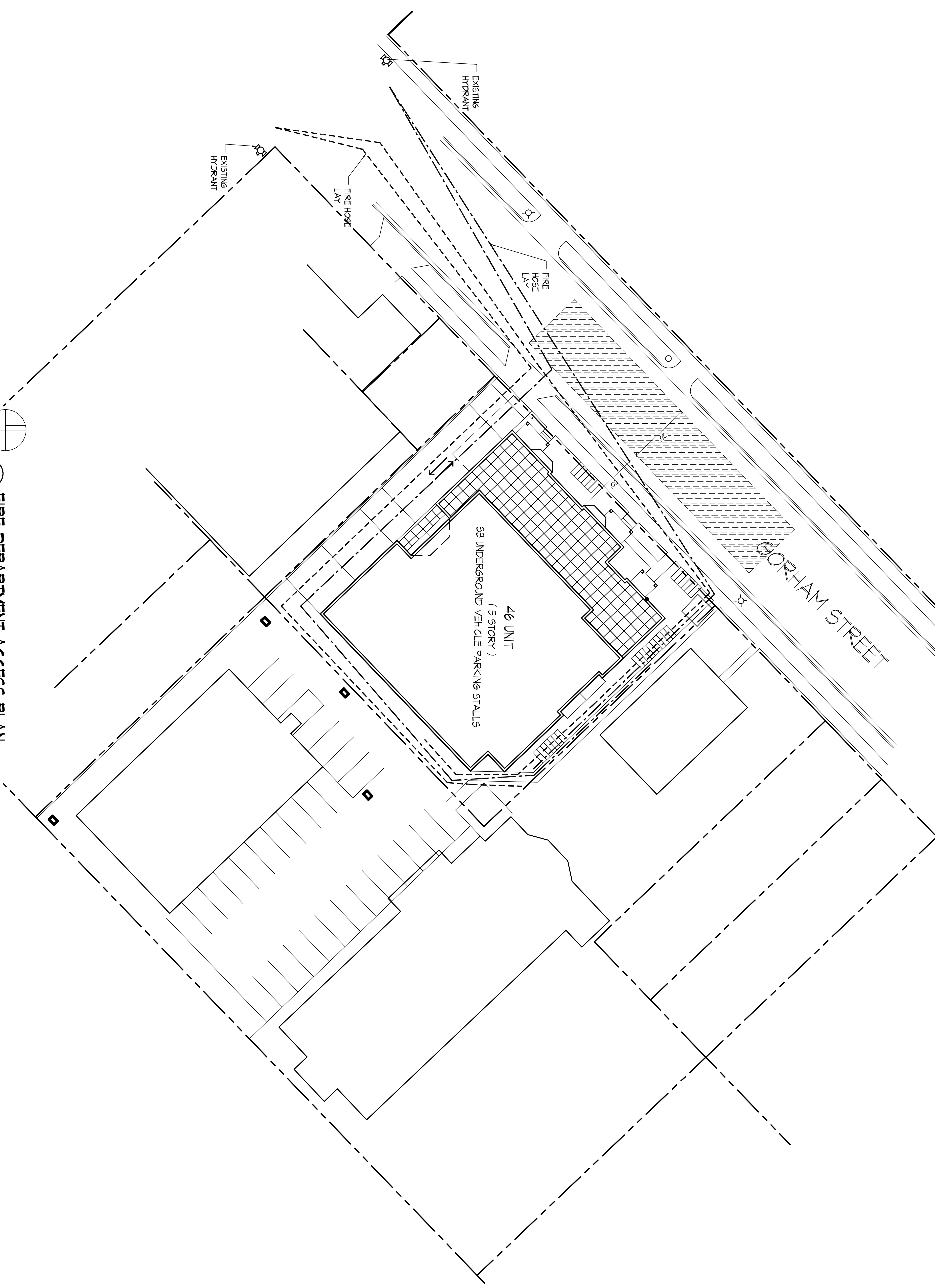


This document contains confidential or proprietary information of Knoch & Bruce Architects. It is to be used only for the project and site specifically indicated by Knoch & Bruce Architects. Other than as authorized by Knoch & Bruce Architects, no other use, reproduction, or distribution is permitted.

Consultant

Notes

1.  = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2.  = 20' TO 26' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH)




Revisions
GPP Standard - October 14, 2004

Project Title
Apartments

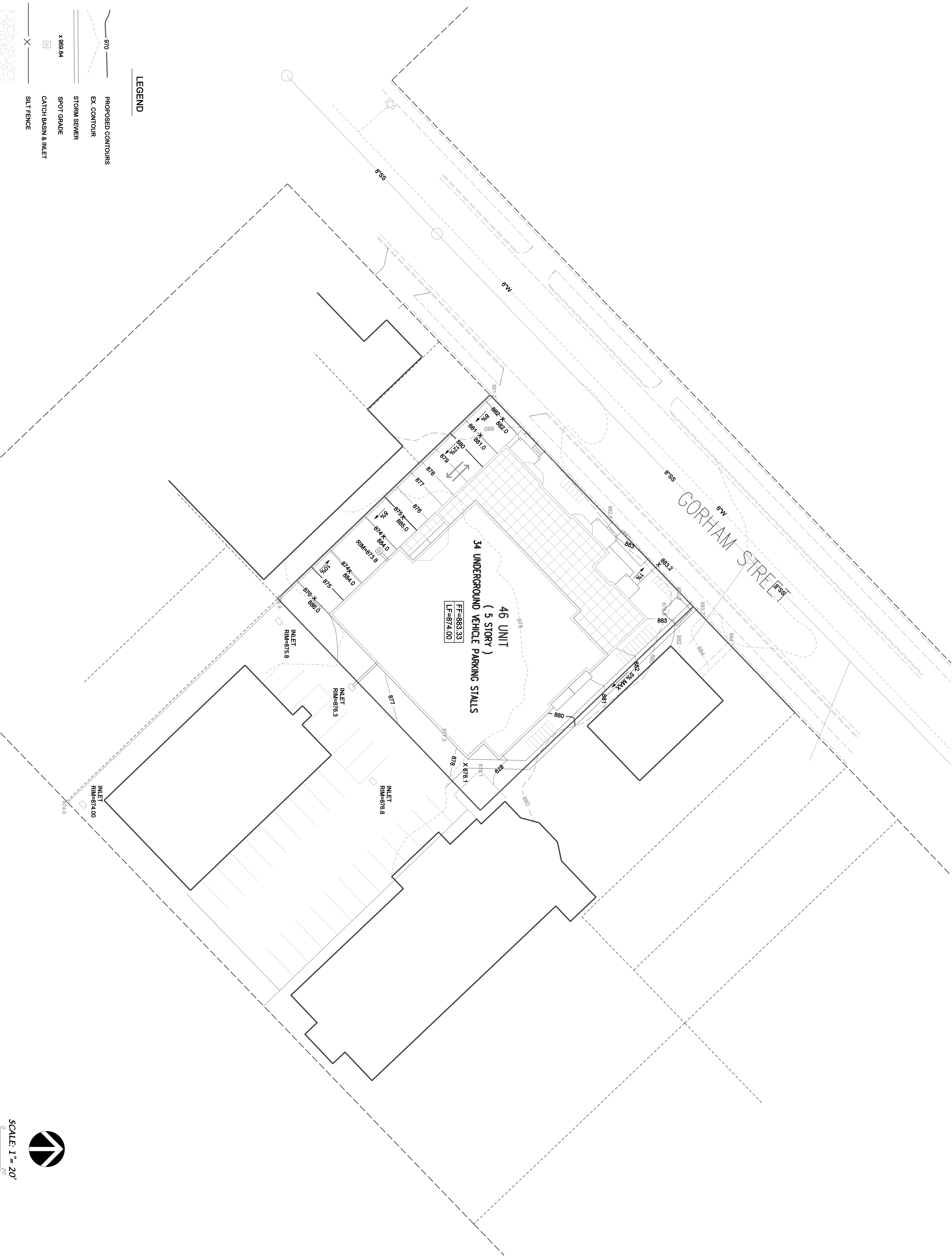
129 W. Gorham Street
Drawing Title
Fire Department Access Plan

Project No. **0421** Drawing No. **C-12**

 TRUE NORTH
 1" = 20'-0"
FIRE DEPARTMENT ACCESS PLAN


SCALE : 1" MCH = 20 FOOT (24,328')

This document contains confidential or proprietary information of Knoch & Bruce Architects. It is intended for the use of the client and is not to be distributed, copied, or otherwise used without the written consent of Knoch & Bruce Architects. If you have received this document in error, please notify the sender immediately.



Revisions
GDP Submittal, October 14, 2009

Project Title
Apartments

129 W. Gorham Street

Drawing Title
Preliminary Site Grading Plan
Project No. 0921
Drawing No. C-2.1

The drawings contain confidential or proprietary information of KNOTHE & BRUCE ARCHITECTS. These drawings are to be used only for the project and site specifically identified on these drawings. No other use, reproduction, or distribution of these drawings is permitted without the written consent of KNOTHE & BRUCE ARCHITECTS.

Consultant

DORRHO WITTE AND ASSOCIATES, INC.
7510 Westwood Way, Madison, WI 53717
Phone: 608.833.7500 • Fax: 608.833.1089
YOUR MUTUAL INTEREST FOR LAND DEVELOPMENT
FN: 09-03-104

Notes

Revisions

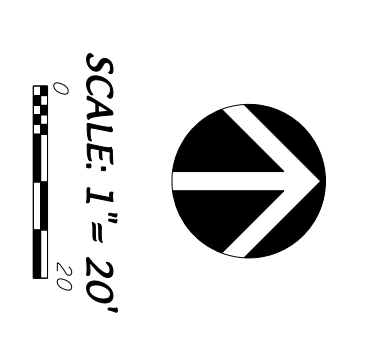
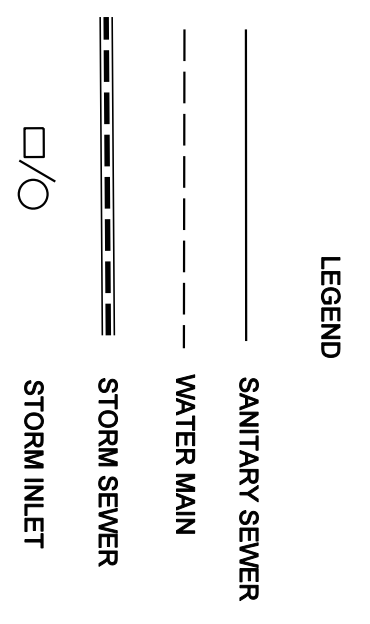
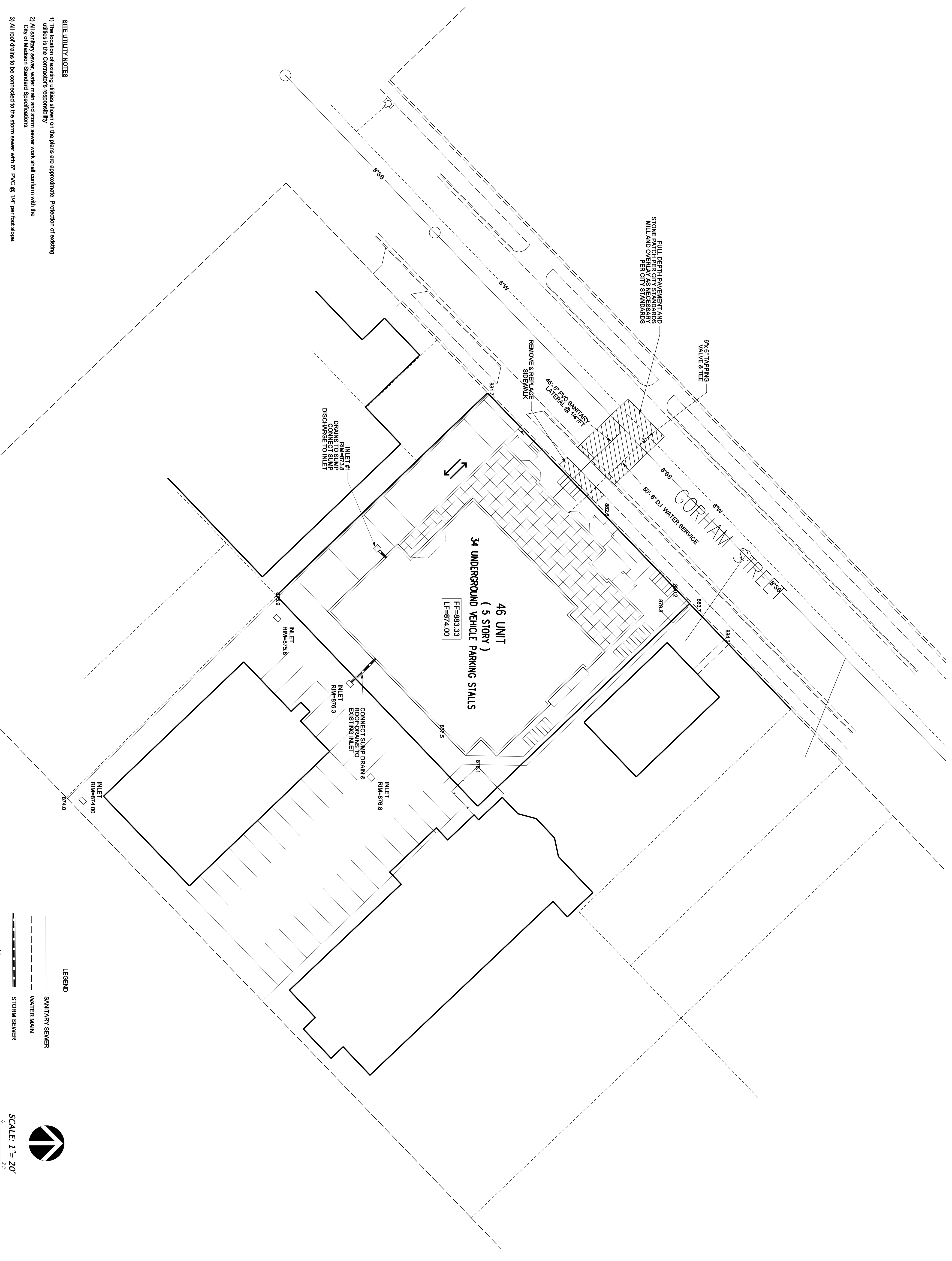
GDP Submittal, October 14, 2009

Project Title
Apartments

129 W. Gorham Street

Drawing Title
Preliminary Site Utility Plan
Project No.
0921
Drawing No.
C-3.1

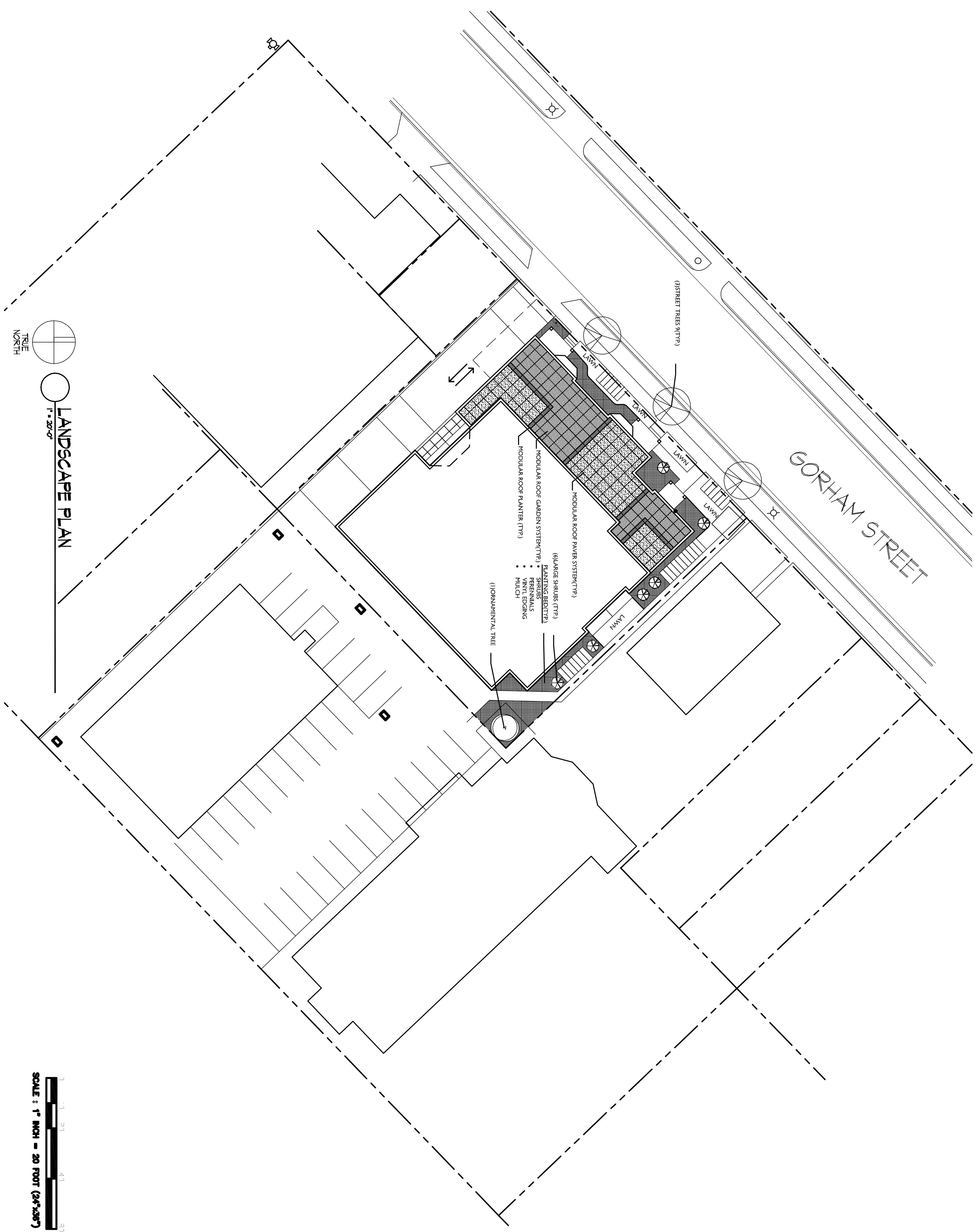
SITE UTILITY NOTES
1) The location of existing utilities shown on the plans are approximate. Protection of existing utilities is the Contractor's responsibility.
2) All sanitary sewer, water main and storm sewer work shall conform with the City of Madison Standard Specifications.
3) All roof drains to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



The drawings contain information of proprietary nature and are the property of KNOTHE & BRUCE ARCHITECTS. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of KNOTHE & BRUCE ARCHITECTS.

Consultant

Notes



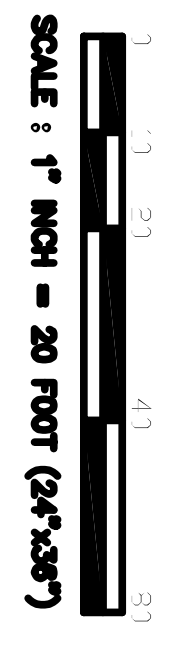
Revisions
GPP Standard - October 14, 2004

Project Title
Apartments

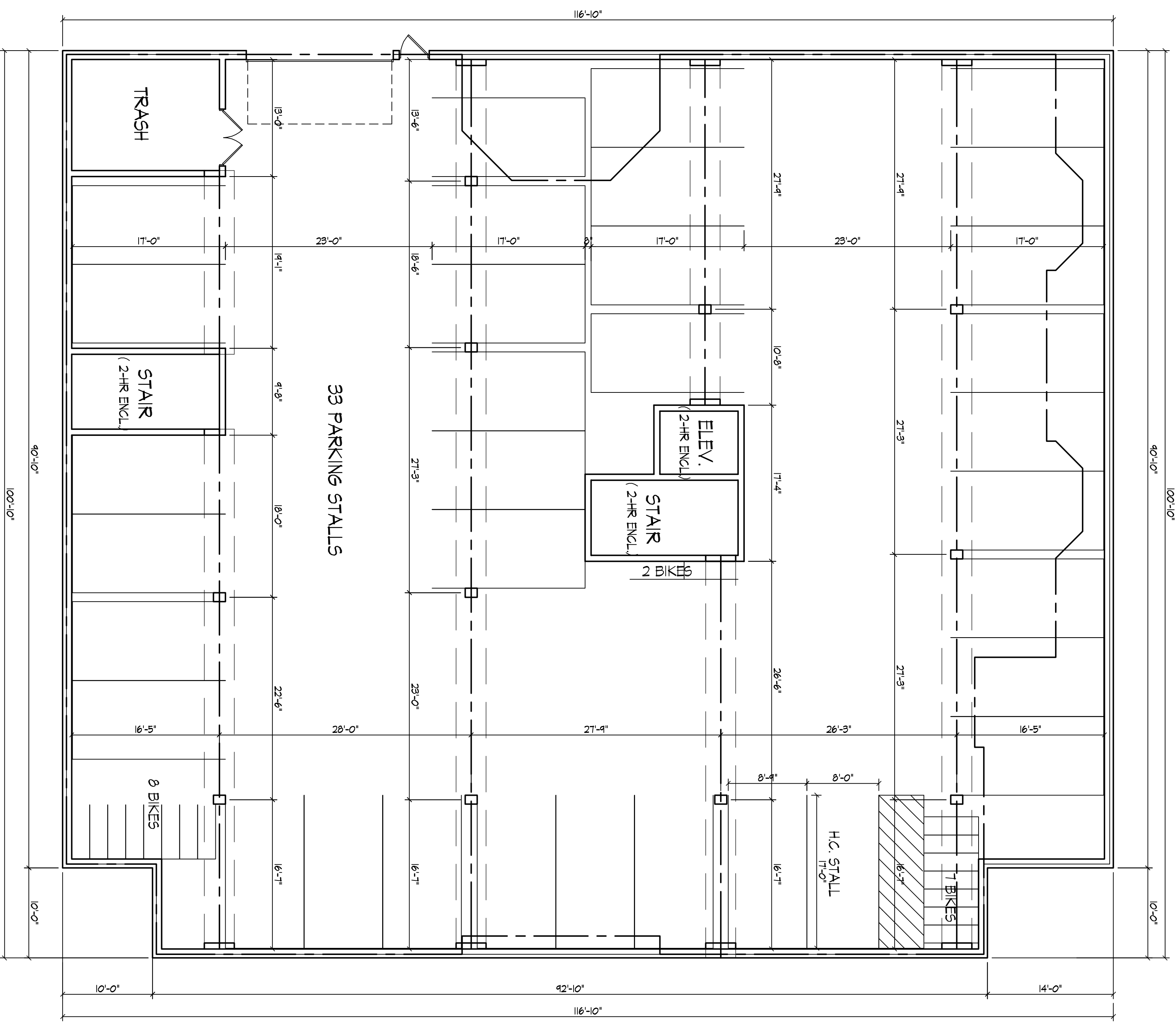
129 W. Gorham Street
Drawing Title
Landscape Plan

Project No. **0421** Drawing No. **L-4.1**

LANDSCAPE PLAN
SCALE: 1" = 20'-0"
TRUE NORTH



This document contains confidential or proprietary information of KNOTHE & BRUCE ARCHITECTS. It is intended for the use of the client and is not to be distributed, copied, or otherwise used without the written consent of KNOTHE & BRUCE ARCHITECTS. If you have received this document in error, please notify the sender immediately. Thank you for your attention to this matter.



Revisions
GPF Submitted - October 14, 2004

Project Title
Apartments

124 N. Gorham Street
Drawing Title
Basement Plan

Project No. _____ Drawing No. _____

0421

This document contains confidential or proprietary information of Knothe & Bruce Architects. Reproduction or distribution of this document without the written consent of Knothe & Bruce Architects is prohibited. Knothe & Bruce Architects is an Equal Opportunity Employer. © Knothe & Bruce Architects, Inc. 2004

Consultant

Notes

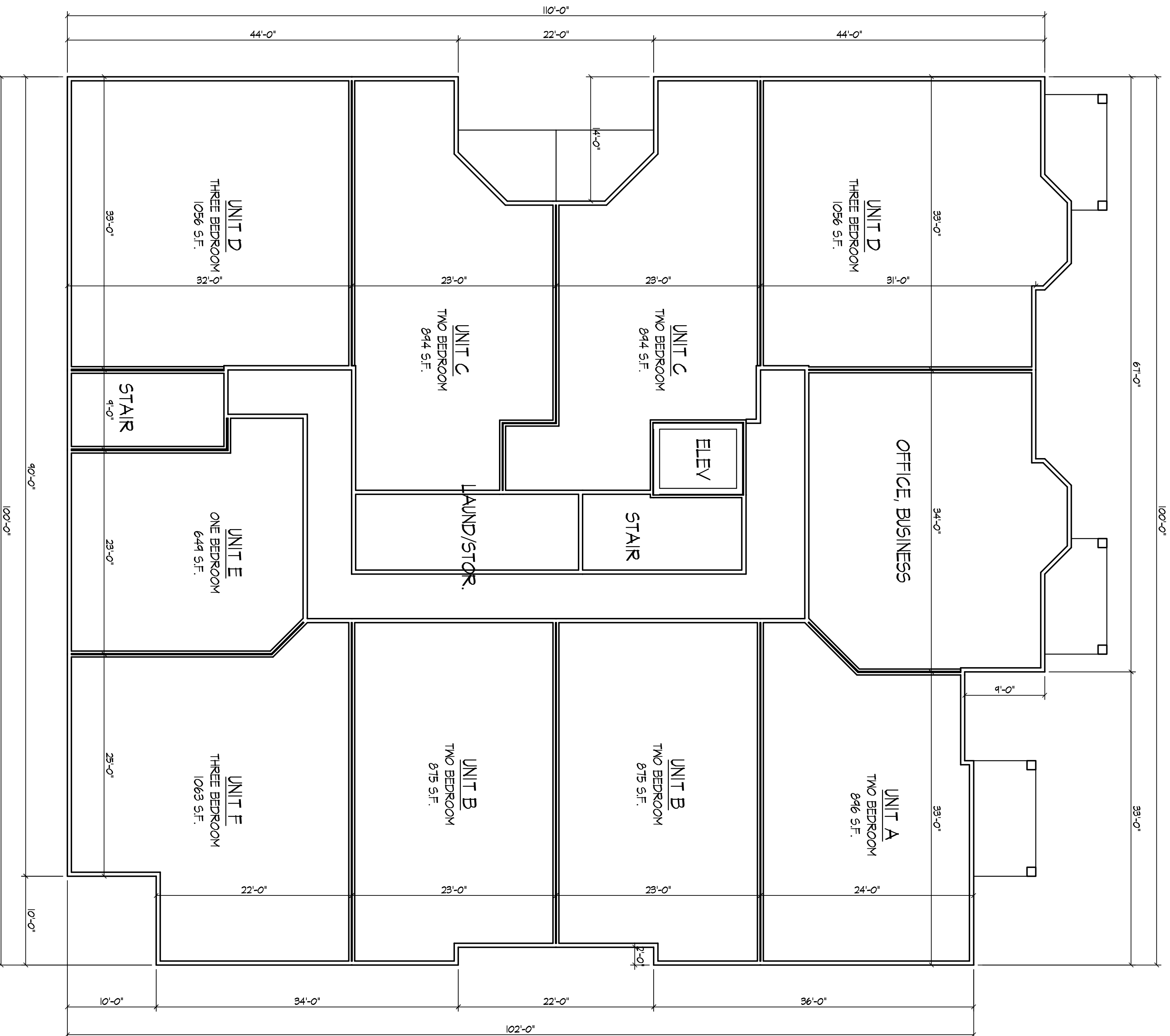
Revisions
GPF Submitted - October 14, 2004

Project Title
Apartments

124 N. Gorham Street
Drawing Title
First Floor Plan

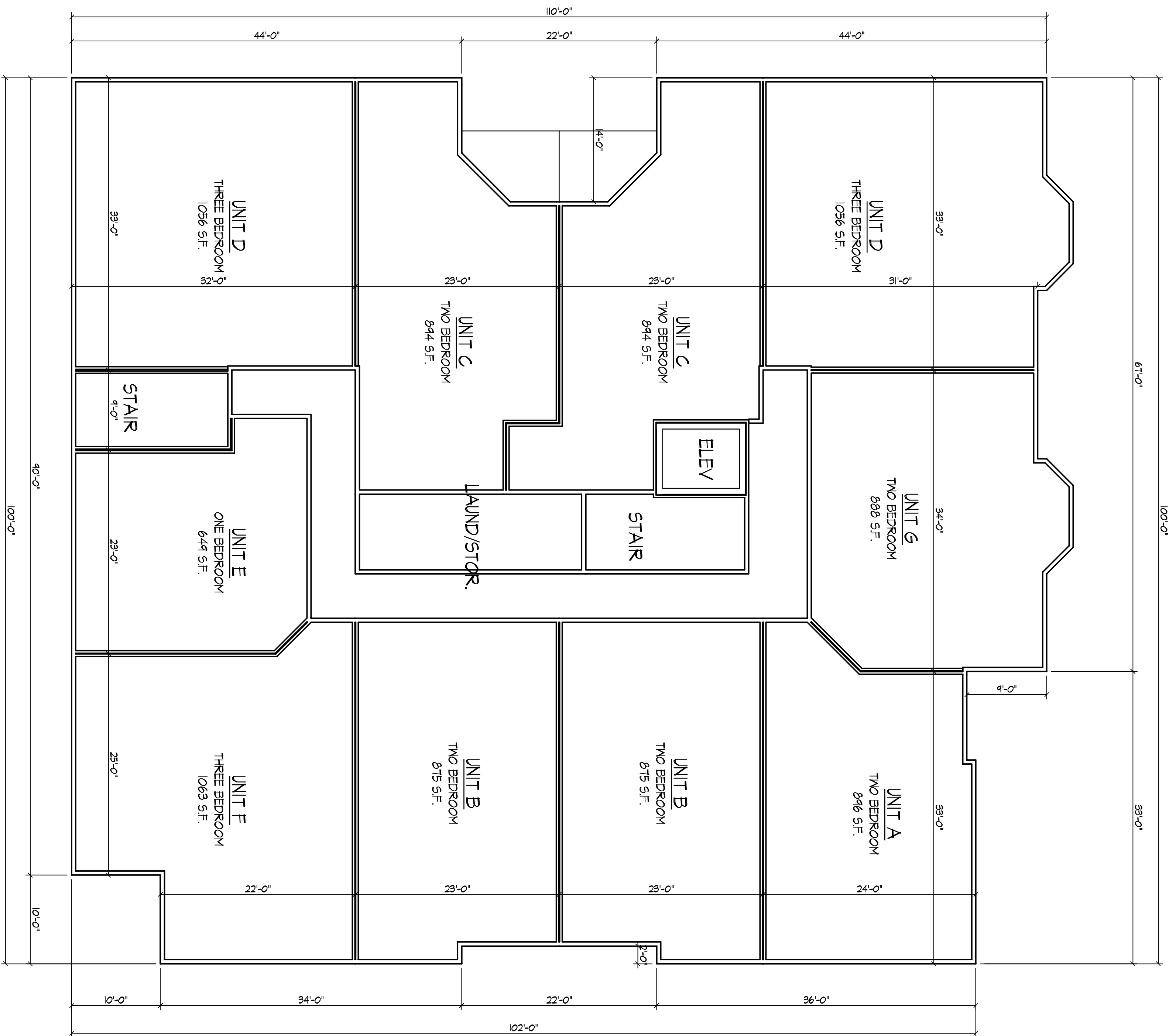
Project No. Drawing No.

0421 **2**



FIRST FLOOR PLAN

This document contains confidential or proprietary information of KNOTHE & BRUCE ARCHITECTS. It is intended for the use of the client and is not to be reproduced, distributed, used, or disclosed in any manner without the prior written consent of KNOTHE & BRUCE ARCHITECTS. A limited liability company of Wisconsin.



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

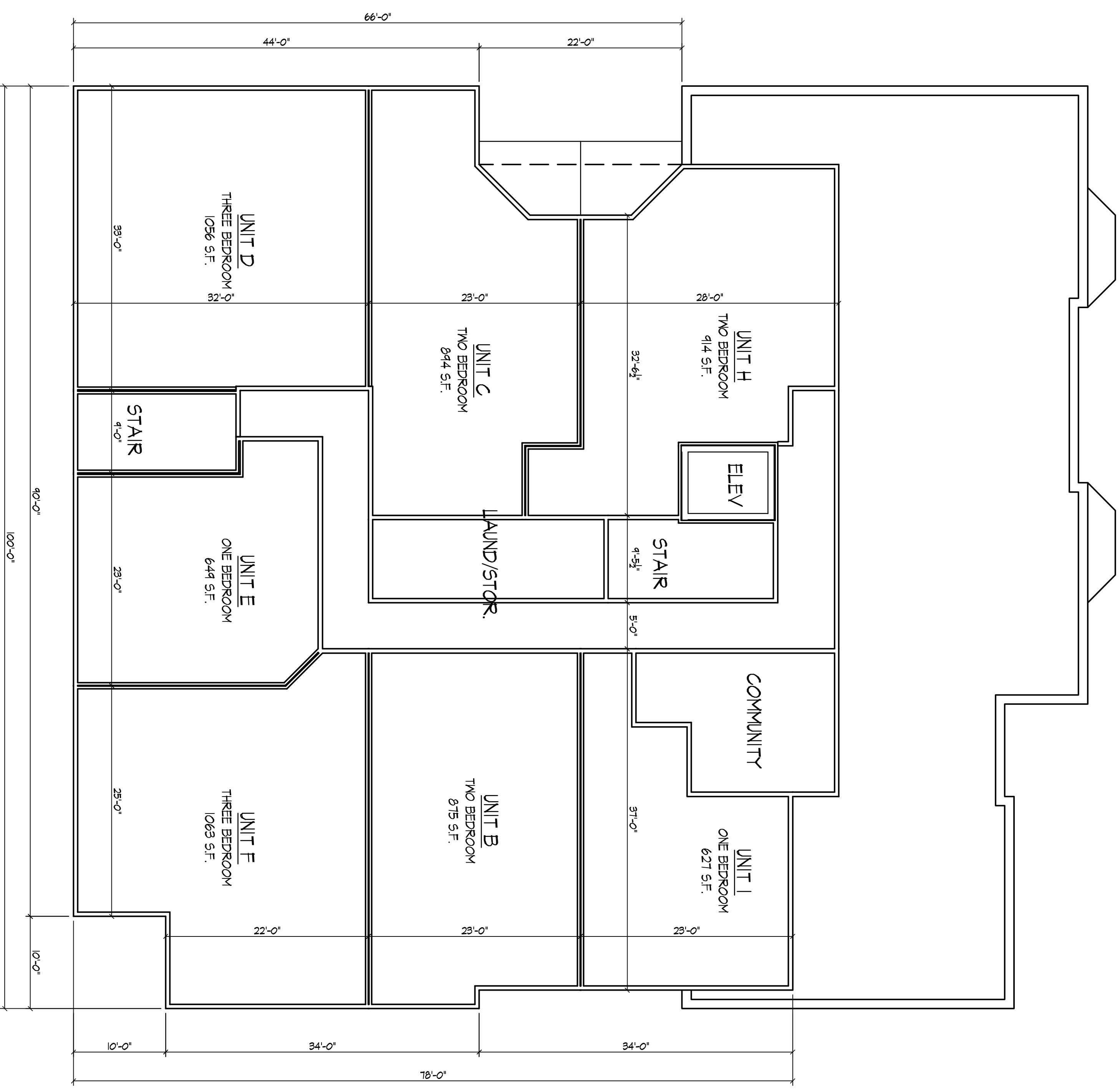
Revisions
GPP Submitted - October 14, 2004

Project Title
Apartments

124 N. Gorham Street
Drawing Title
Second-Fourth Floor Plan

Project No. Drawing No.
0421 3

This document contains confidential or proprietary information of KNOTHE & BRUCE ARCHITECTS. It is intended for the use of the recipient only. It is to be reproduced, distributed, used, or modified in any way without the written consent of KNOTHE & BRUCE ARCHITECTS. Copyright © 2004.



Revisions
GPF Submitted - October 14, 2004

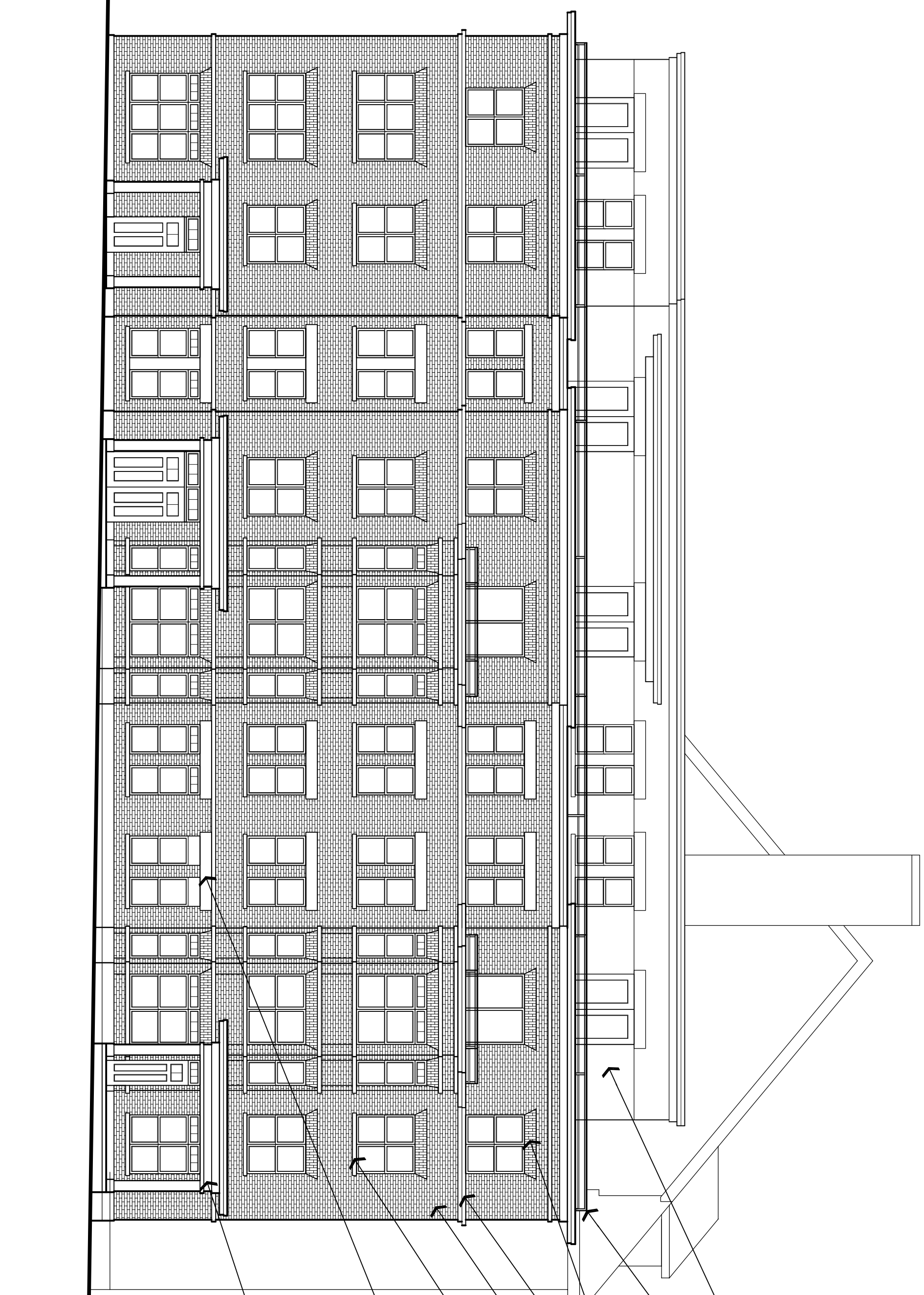
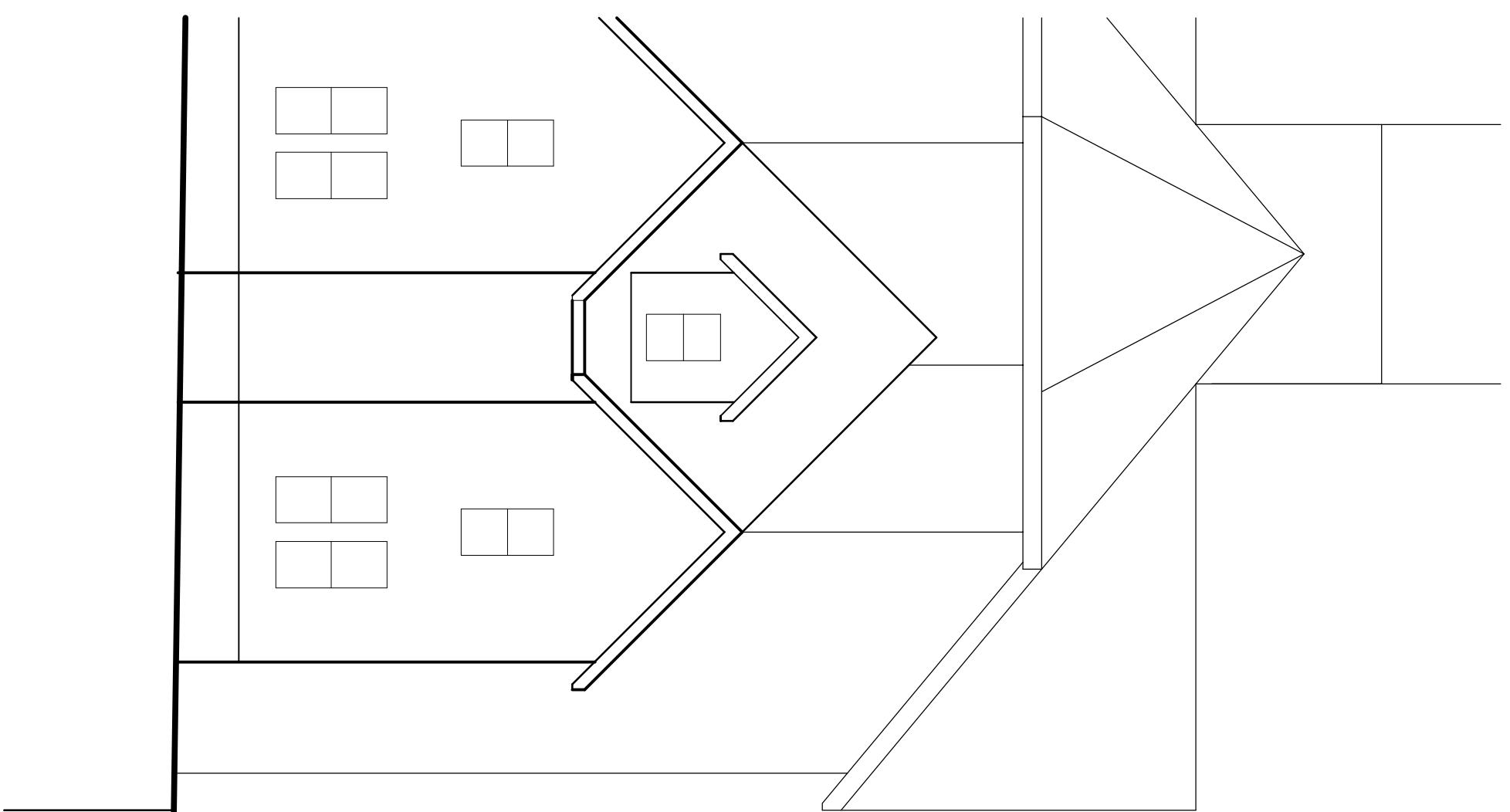
Project Title
Apartments

124 N. Gorham Street
Drawing Title
Fifth Floor Plan

Project No. _____ Drawing No. _____

0921 **4**

This document contains confidential or proprietary information of KNOTHE & BRUCE ARCHITECTS. Reproduction or distribution of this information without the express written consent of KNOTHE & BRUCE ARCHITECTS is prohibited. KNOTHE & BRUCE ARCHITECTS is a registered professional engineering firm in the State of Wisconsin.



○ ELEVATION ALONG GORHAM STREET
1/8" = 1'-0"

- TYPICAL MATERIALS
- EIFS
 - ALUMINUM RAILINGS
 - BRICK ROWLOCK
 - PRECAST BAND
 - BRICK VENEER
 - PRECAST SILLS
 - PRECAST HEADS
 - COMPOSITE TRIM

KNOTHE & BRUCE
ARCHITECTS

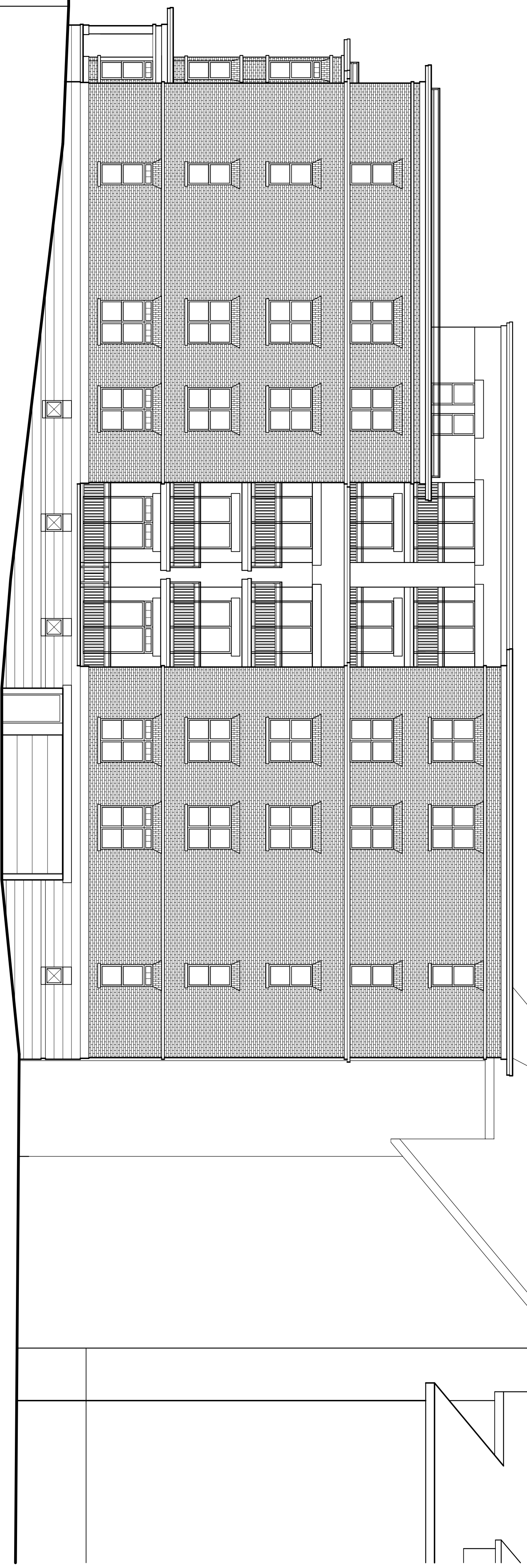
7601 University Avenue Suite 201
Middleton, Wisconsin 53562
608-336-3690 Fax 836-6934

Consultant

Notes

Revisions
GPF Submitted - October 14, 2004

W. GORHAM STREET



○ SIDE ELEVATION
1/8" = 1'-0"

Project Title
Apartments

124 W. Gorham Street
Drawing Title
Elevations

Project No. **0421** Drawing No. **5**

This document contains confidential or proprietary information of Knothe & Bruce Architects. Reproduction or distribution of this document without the written consent of Knothe & Bruce Architects is prohibited. Knothe & Bruce Architects is a limited liability company of Wisconsin.