



# City of Madison

## Proposed Rezoning

Location

1012 Fish Hatchery Road

Applicant

Wingra Point, LLC/J. Randy Bruce –  
Knothe & Bruce Architects

From: PUD-GDP To: Amended

PUD-GDP

Existing Use

Surface Parking Lot

Proposed Use

Revised general development plan  
for future construction of a 63-unit  
apartment building

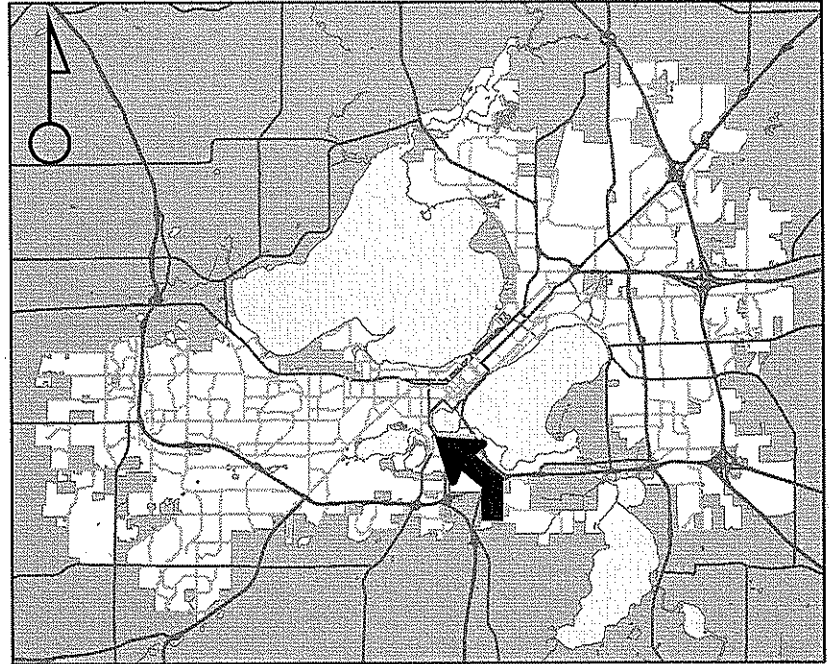
Public Hearing Date

Plan Commission

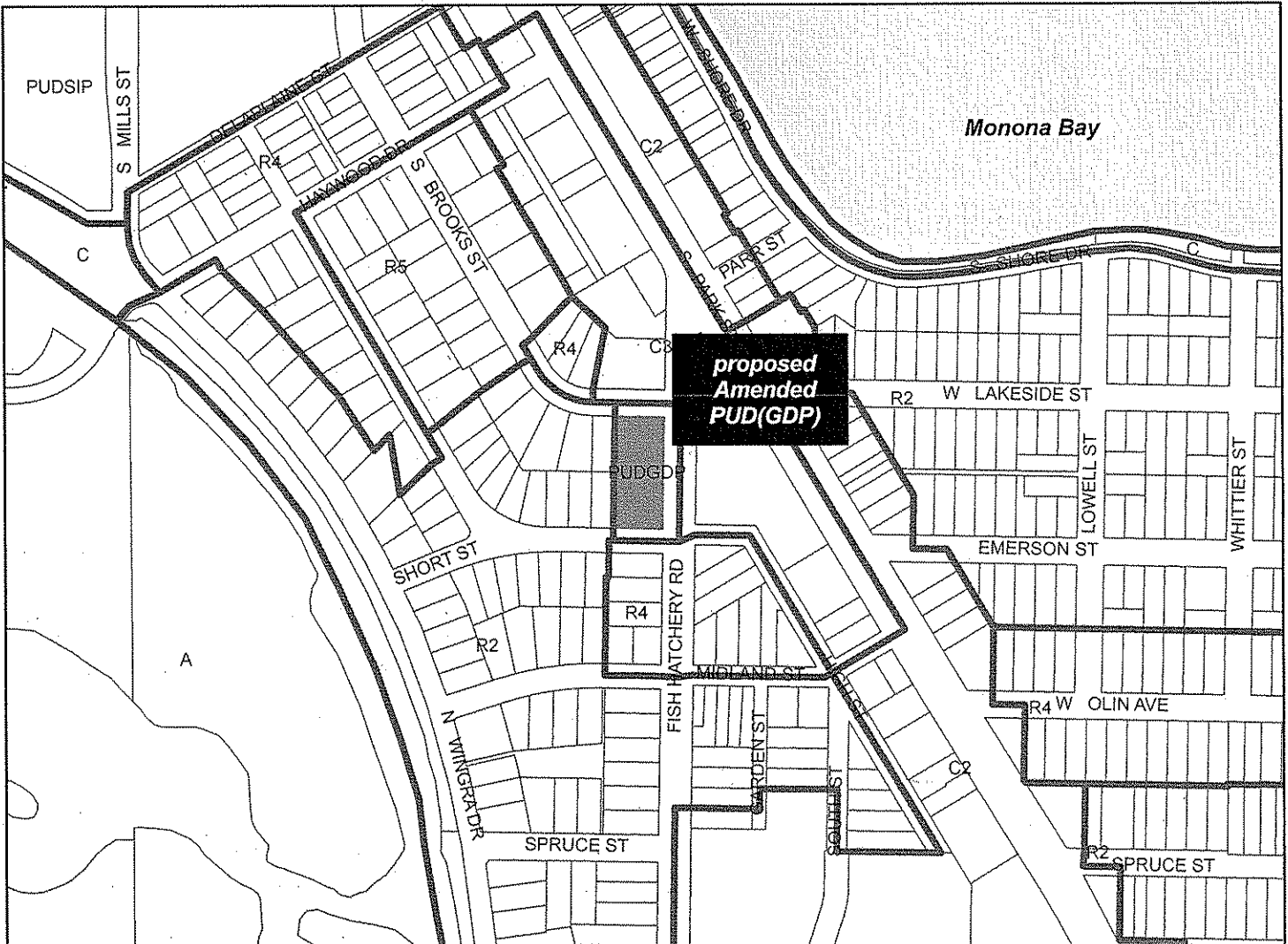
10 January 2011

Common Council

18 January 2011



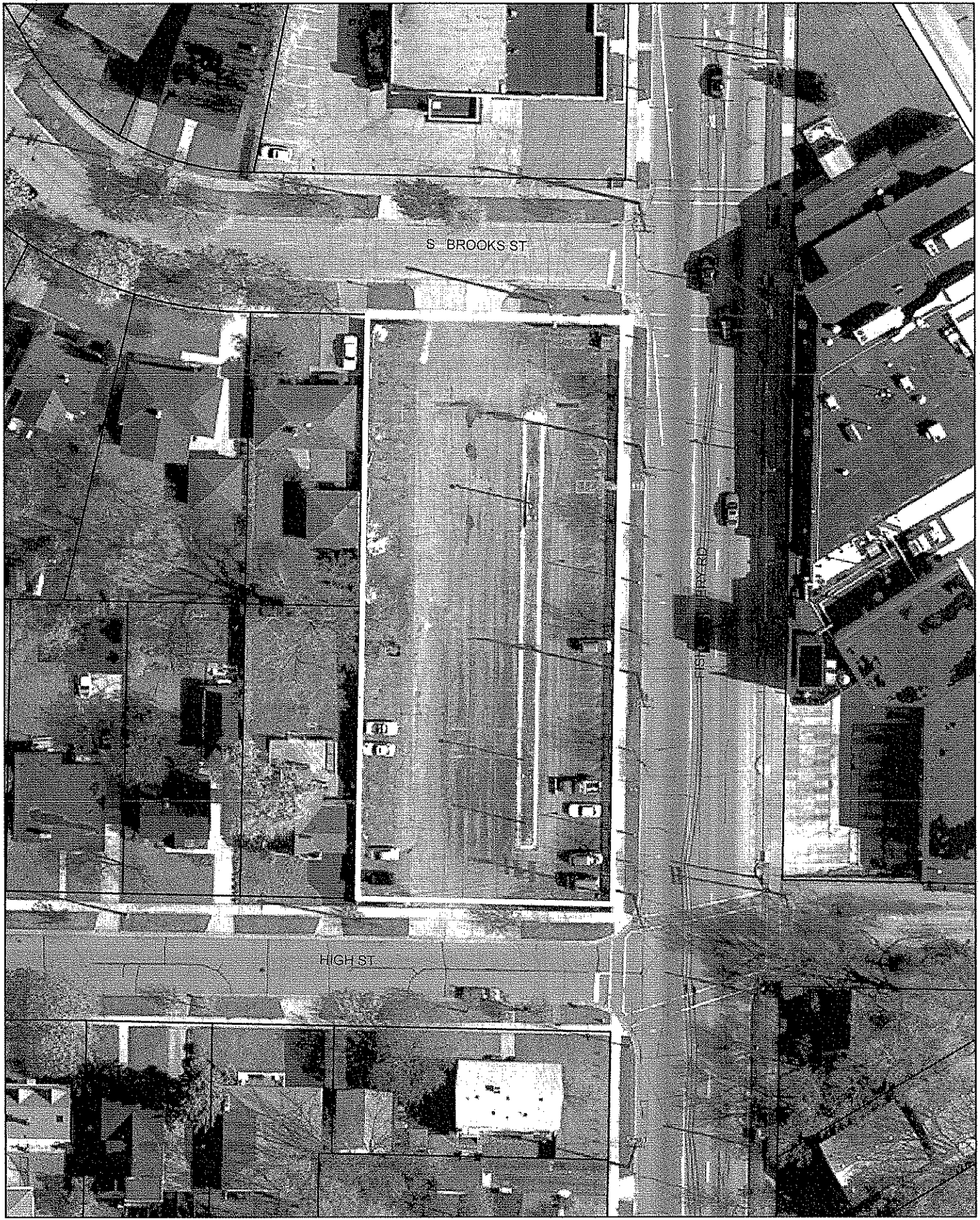
For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 December 2010

6



S BROOKS ST

FISH HATCHERY RD

HIGH ST



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1250.00 Receipt No. 115321
Date Received	11/3/10
Received By	JLK
Parcel No.	0709-262-1601-5
Aldermanic District	13-Julia Kerr
GQ	WPP 07
Zoning District	PWD6DP
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	NA <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Legal Descript. <input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	11/3/10

1. **Project Address:** 1012 Fish Hatchery Road **Project Area in Acres:** .75  
**Project Title (if any):** Fish Hatchery Development

2. This is an application for:

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input checked="" type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tom Sather Company: Silverstone Partners, Inc.  
Street Address: 7447 University Ave., Suite 210 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 824-291 Fax: (608) 824-2299 Email: sather@silverstonepartners.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC  
Street Address: 7601 University Ave., Suite 201 City/State: Middleton, WI Zip: 53562  
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Wingra Point, LLC  
Street Address: 980 N. Michigan Ave, #1280 City/State: Chicago, IL Zip: 60611

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: A 4 story apartment building with 63 units and underground parking.

Development Schedule: Commencement Spring 2011 Completion Spring 2012



**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
 → The site is located within the limits of Wingra Creek Build Plan, which recommends:  
Medium-Density Residential for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:  
 → List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Oct 27, 2010 - Kerr, Bay Creek, Greenbush & Monona Bay Neighborhood Associations - Neighborhood Meeting  
 NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
 Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

**Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

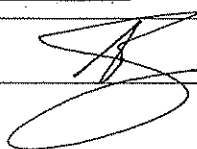
**The signer attests that this form is accurately completed and all required materials are submitted:**

Printed Name J. Randy Bruce Date 11-01-2010

Signature \_\_\_\_\_ Relation to Property Owner Architect

Authorizing Signature of Property Owner \_\_\_\_\_ Date 11/4/10

\_\_\_\_\_



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:**

	<b><u>Amendment</u></b>	<b><u>Previously Approved</u></b>
<b><u>Densities:</u></b>		
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
<b><u>Dwelling Unit Mix:</u></b>		
One-Bedroom	35	35
Two Bedroom	21	27
<u>Three-Bedroom</u>	<u>7</u>	<u>0</u>
Total dwelling Units	63	62
<b><u>Vehicle Parking Stalls</u></b>		
Surface	3	3
<u>Underground</u>	<u>63</u>	<u>49</u>
Total	66	52
Ratio	1.04 stalls/unit	.84 stalls/unit
<b><u>Bicycle Parking Stalls</u></b>		
Surface	24	4
<u>Underground</u>	<u>46</u>	<u>52</u>
Total	70 (50 + 13(.5) = 57 required)	56

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,

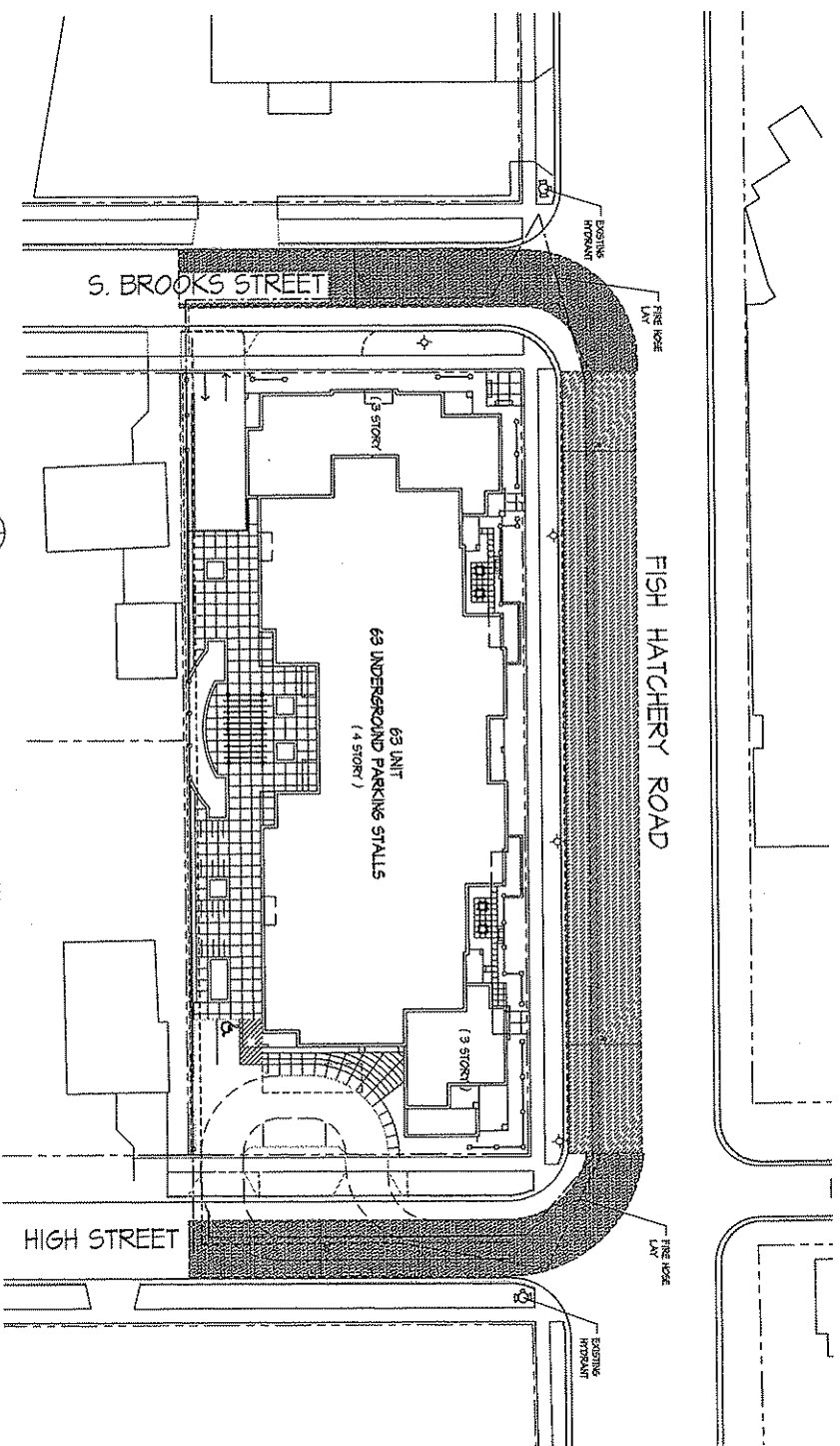
J. Randy Bruce, AIA  
Managing Member



**KNOTHE  
& BRUCE  
ARCHITECTS**

7011 University Avenue, Suite 201  
Berkeley, CA 94704  
415.835.3400 Fax 415.834.4534

- Notes
1.  1" 20' FIRE HOSE APPROXIMATE FIRE LANE PARALLEL TO ONE EDGE SIDE OF A BUILDING AND WITHIN 20'
  2.  1" 20' TO 20' FIRE HOSE 200' PLANTER (ACQUA TERRA)



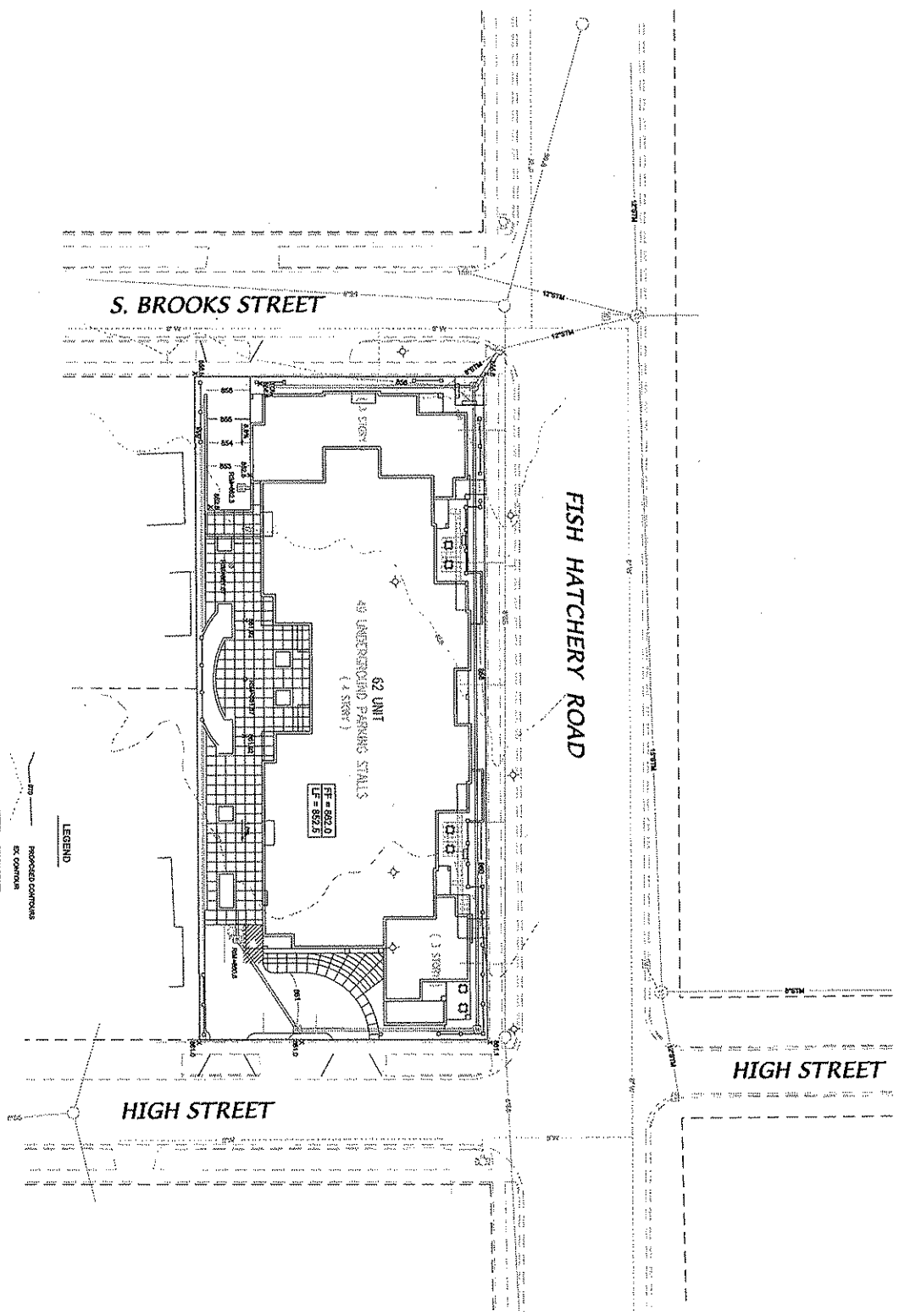
SCALE: 1" INCH = 20 FOOT (24.3x30')

Drawn by: **Fire Dept. Access Plan**  
 Project No: **0928**  
 Drawing No: **C-12**

Project No: **1012 Fish Hatchery Road**

Revised: **Per Department Schedule - Nov. 1, 2009**





**KNOTHE & BRUCE ARCHITECTS**  
 7001 University Avenue, Suite 201  
 Berkeley, CA 94704  
 415.849.9100 Fax: 415.849.9101  
 www.knotheandbruce.com  
 RE: 09-041-05

**Client:**  
 PROJECT: 1012 FISH HATCHERY ROAD  
 1012 FISH HATCHERY ROAD  
 BERKELEY, CA 94704  
 09-041-05

**Project Title:**  
 1012 Fish Hatchery Road

**Project Title:**  
 1012 Fish Hatchery Road

**Project No.:**  
 0928

**Project Name:**  
 Preliminary Site Grading Plan

**Project Date:**  
 09/28

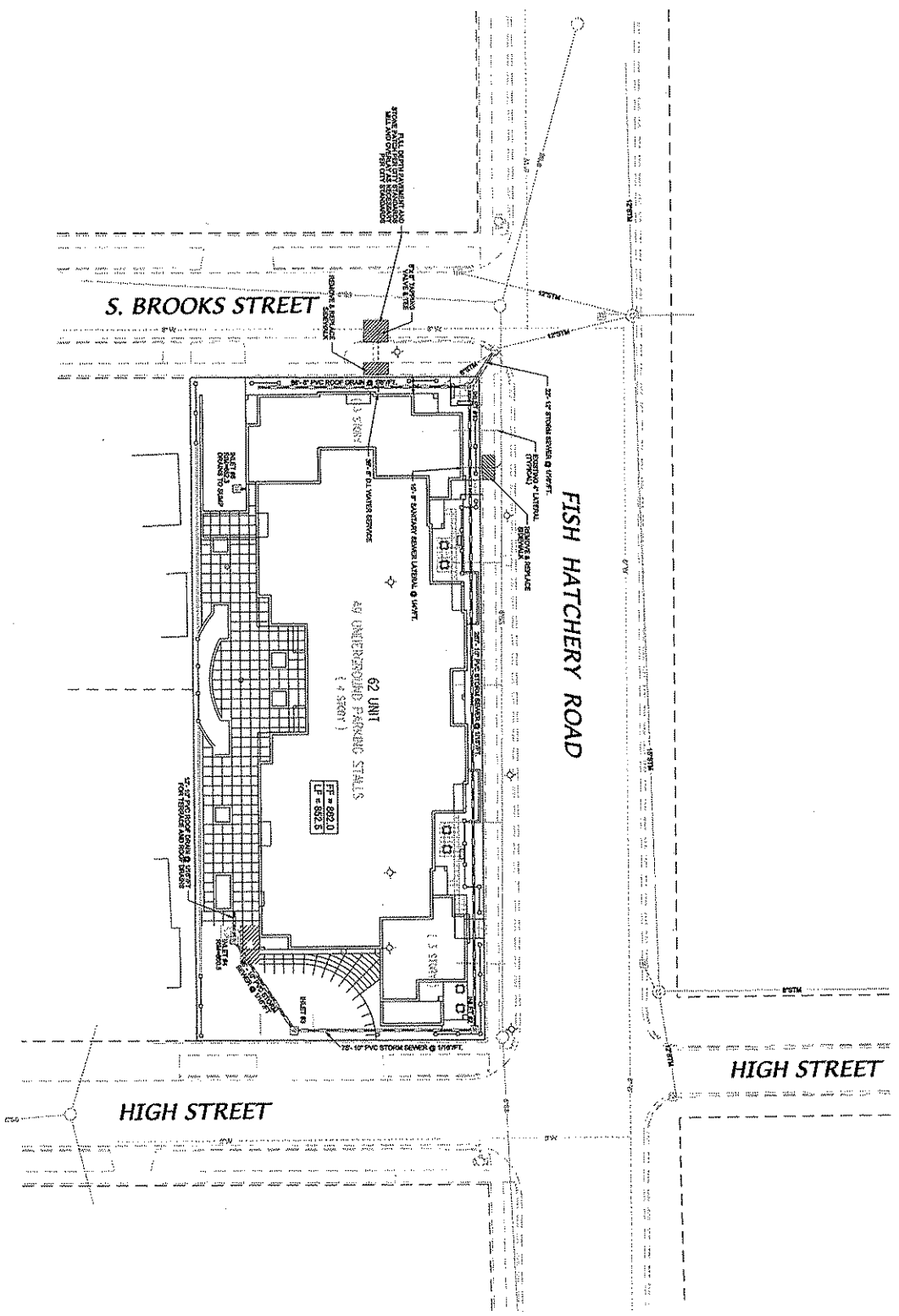
**Project No.:**  
 C-2.1

**KNOTHE & BRUCE ARCHITECTS**  
 701 Lombard Avenue, 5th Fl.  
 Madison, Wisconsin 53102  
 608-224-2400 Fax 608-224-9194  
 www.knotheandbruce.com  
 P/E: 05/24/10

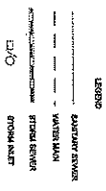
**Project No.**  
 1012 Fish Hatchery Road

**Revision**  
 No. 1  
 For Commission Submission - Nov. 3, 2010

**Drawing Title**  
 Preliminary Site Utility Plan  
 Project No. 0928  
 Drawing No. C-31



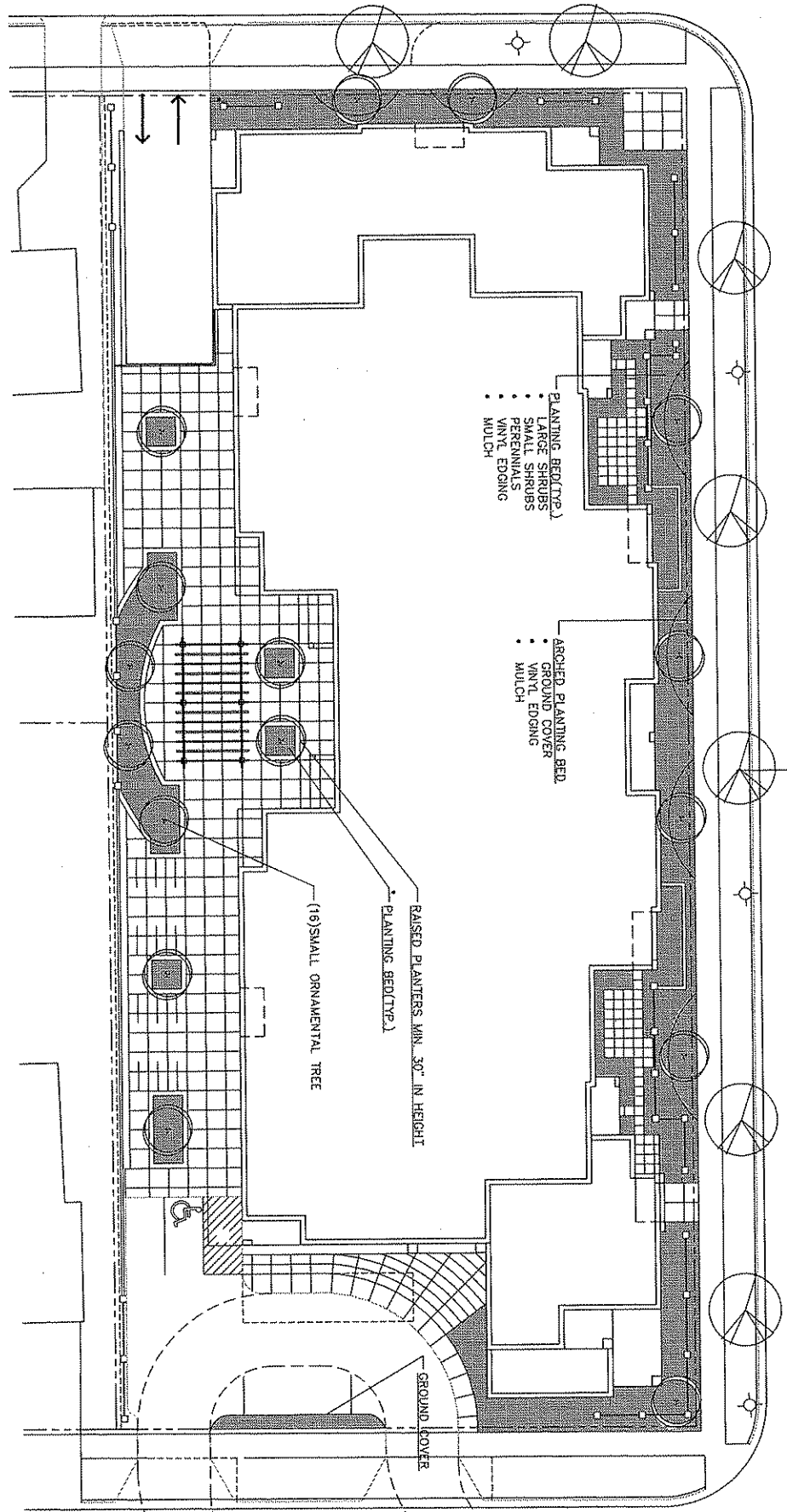
**NOTE:**  
 1. The location of existing utilities shown on this plan is approximate. Protection of existing utilities is the Contractor's responsibility.  
 2. All utility lines, water, sewer, and storm water shall conform with the applicable codes and regulations.  
 3. All work shall be in accordance with the latest edition of the Wisconsin Department of Transportation Standard Specifications for Road and Bridge Construction.



**KNOTHE & BRUCE ARCHITECTS**  
 7081 University Avenue Suite 204  
 4083314390 Fax 804-69314

CONSULTANT  
 FOR SITEWORK - Landscape Architect

DATE: \_\_\_\_\_



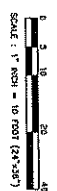
REVISION  
 PER COMMENTS SHEET - NOV. 3, 2000

PROJECT TITLE  
 1012 Fish Hatchery Road

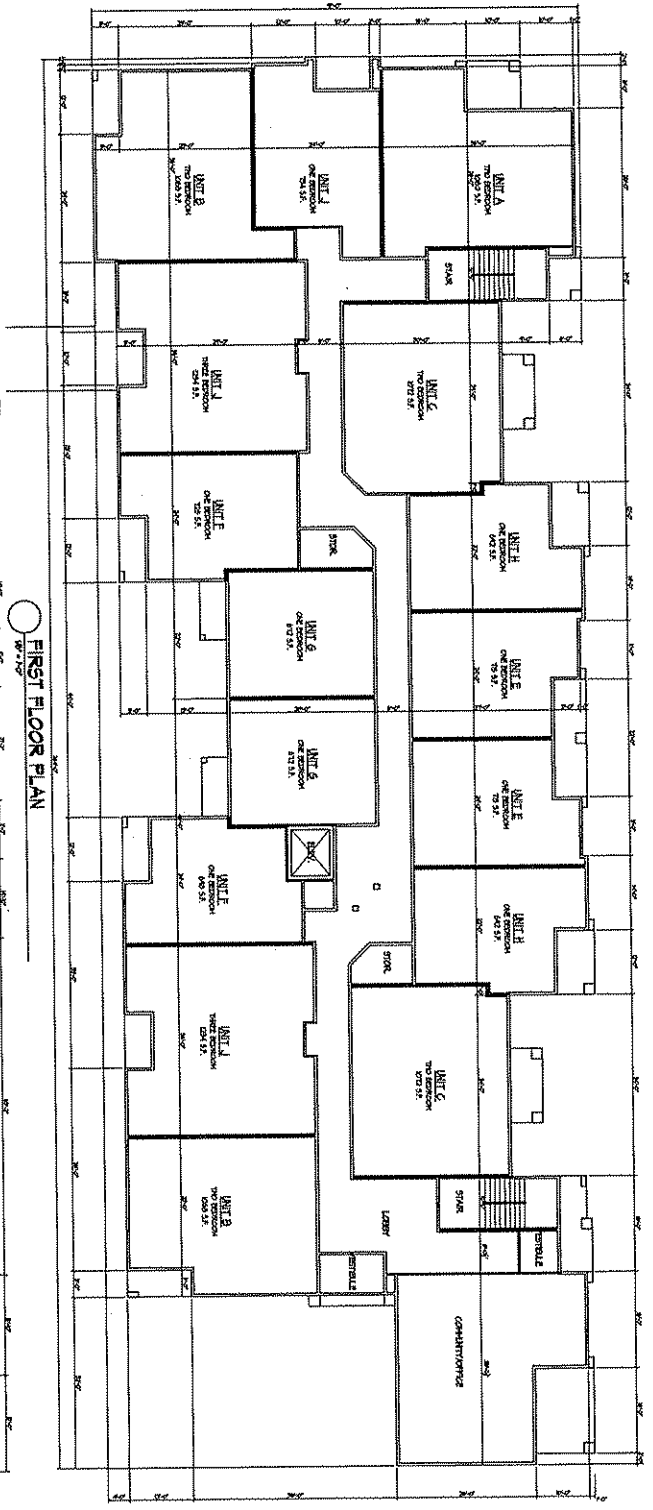
DESIGN TITLE  
 Landscape Plan

PROJECT NO.  
 0928

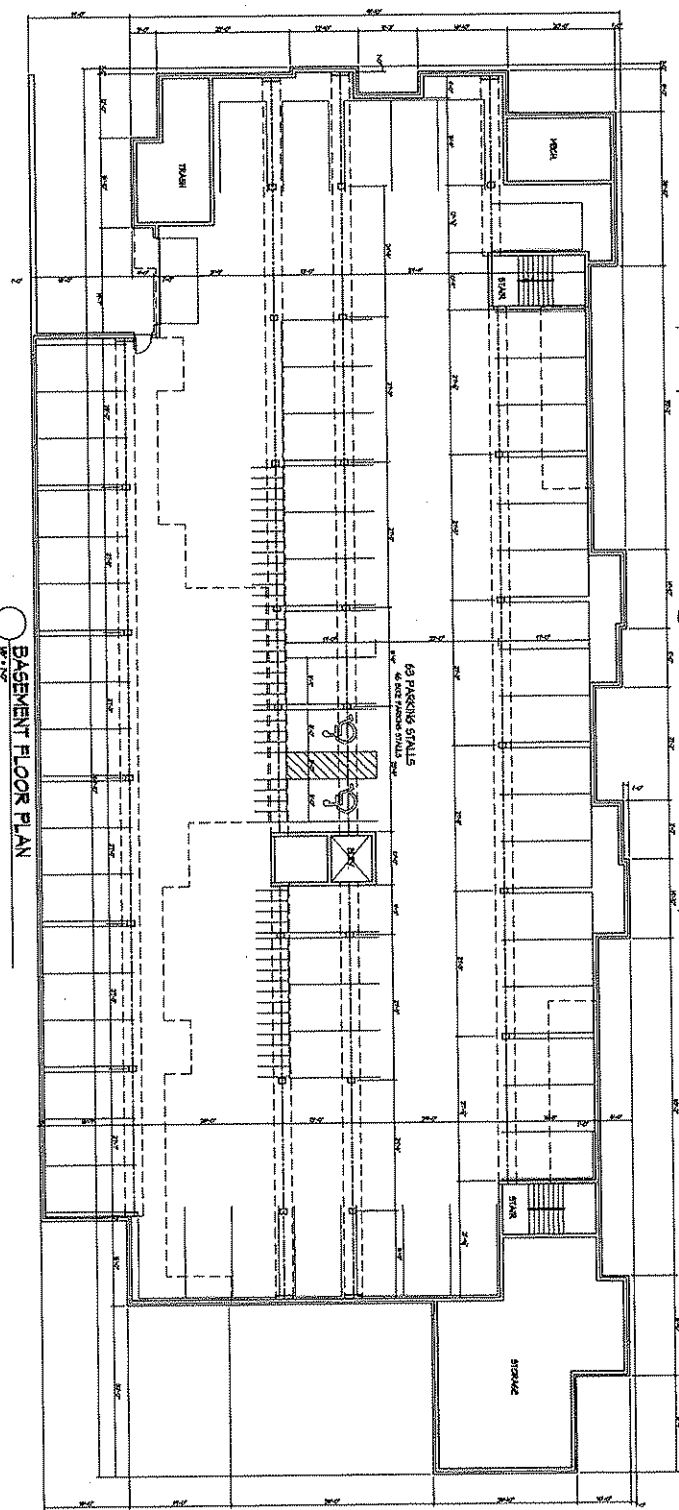
DESIGN NO.  
 L-41



DATE: \_\_\_\_\_



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Madison, Wisconsin 53154  
 608-836-6390 FAX 608-836-6394

DATE: \_\_\_\_\_

DESIGN: \_\_\_\_\_  
 FROM: \_\_\_\_\_

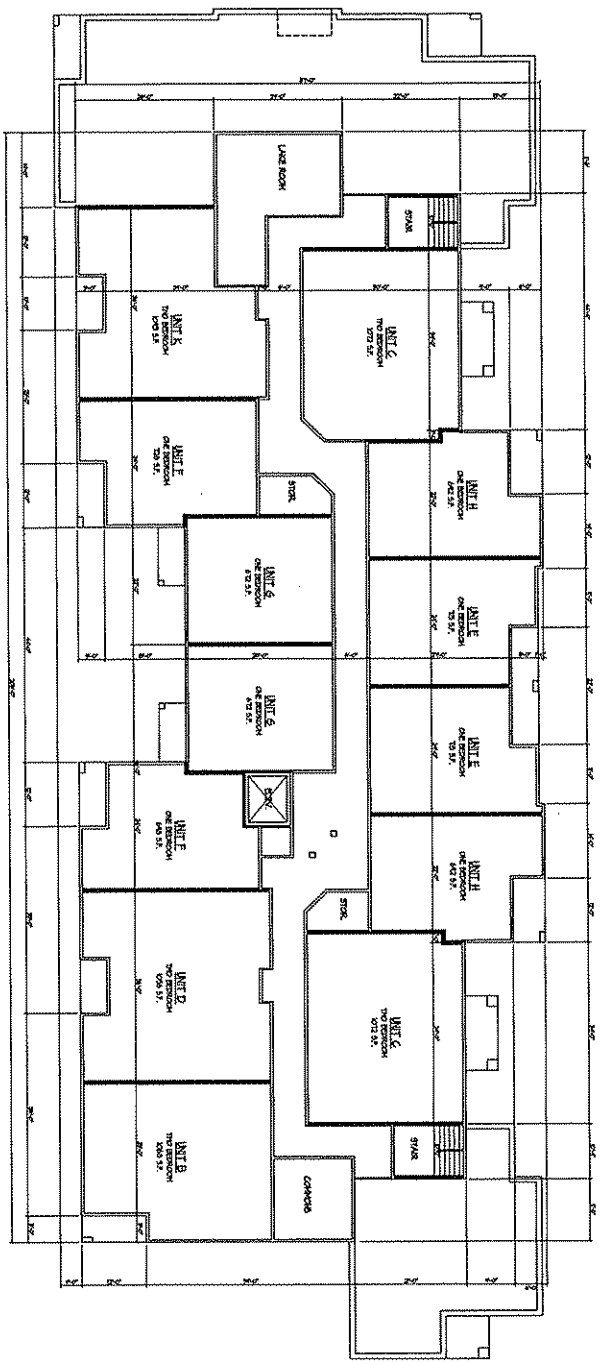
PROJECT: \_\_\_\_\_  
 1012 Fish Hatchery Road

PROJECT: \_\_\_\_\_  
 Basement & First Floor Plan  
 0428

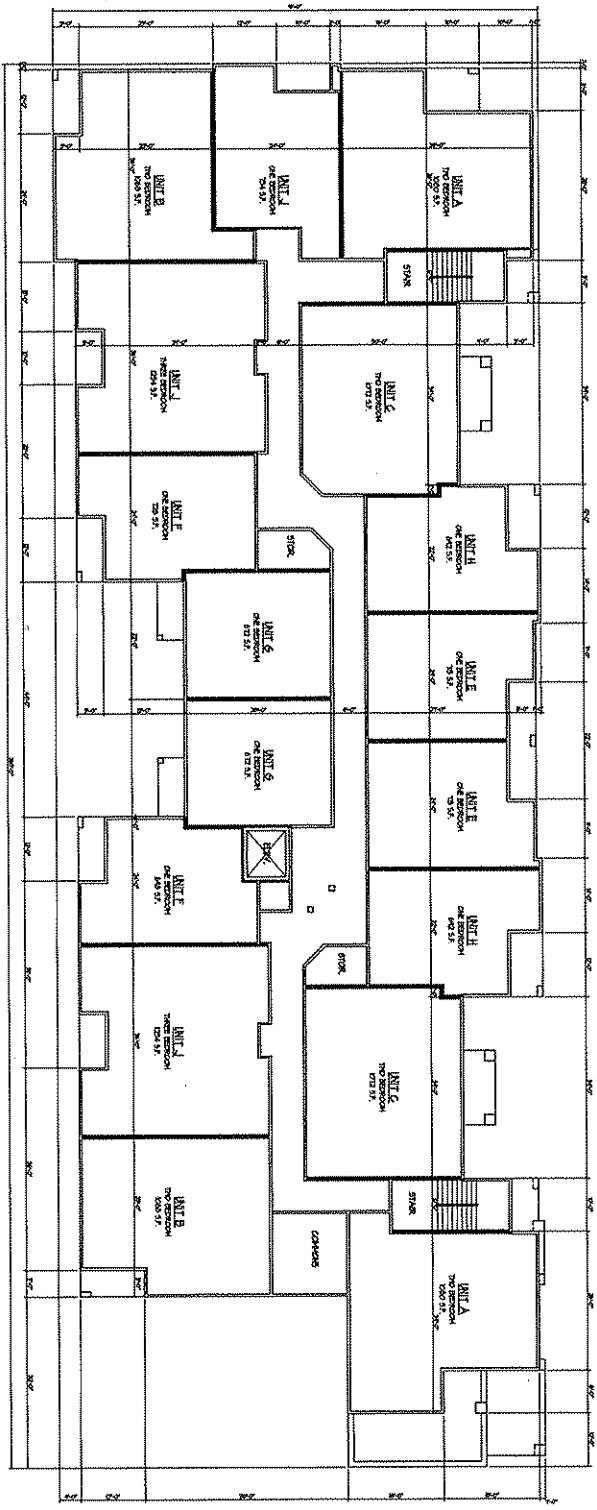
**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53122  
 608-835-2800 Fax 608-835-2834

Client: \_\_\_\_\_

Notes: \_\_\_\_\_



○ FOURTH FLOOR PLAN

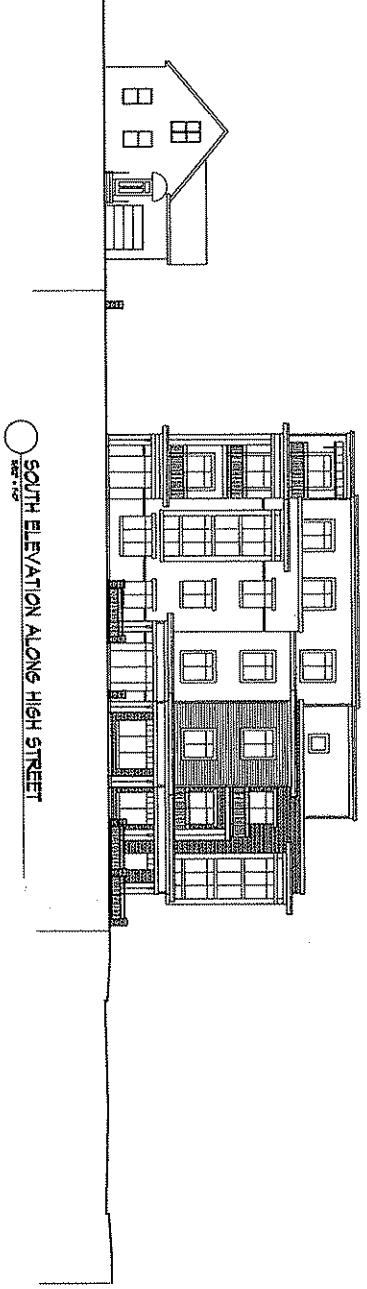


○ SECOND & THIRD FLOOR PLAN

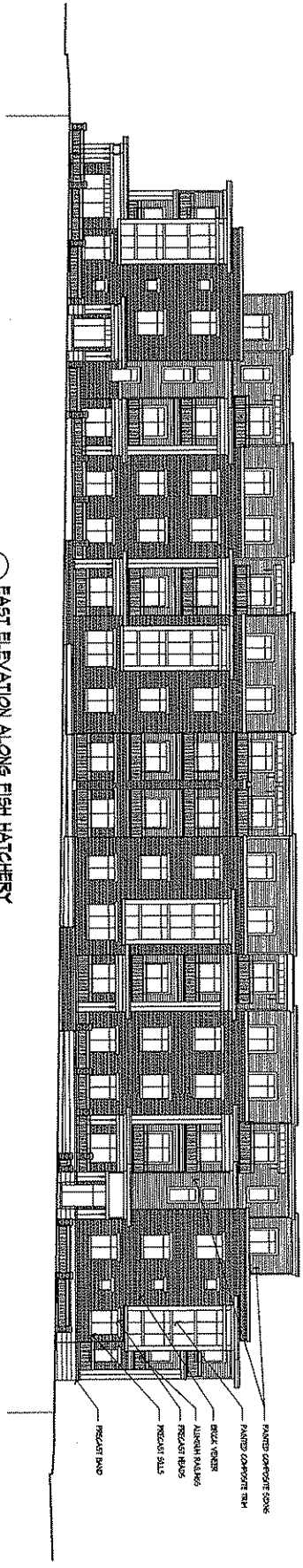
Drawing Title: **Second, Third & Fourth Floor Plans**  
 Project No: **09128**  
 Designer: \_\_\_\_\_  
 Date: \_\_\_\_\_

Project No: **09128**  
 Project Name: **1012 Fish Hatchery Road**  
 Revision: \_\_\_\_\_  
 Plan Commission Number: **Nov. 3, 2010**

**KNOTHE & BRUCE ARCHITECTS**  
 7201 University Avenue, Suite 202  
 Madison, Wisconsin 53712  
 608.482.1899 Fax 608.482.0724

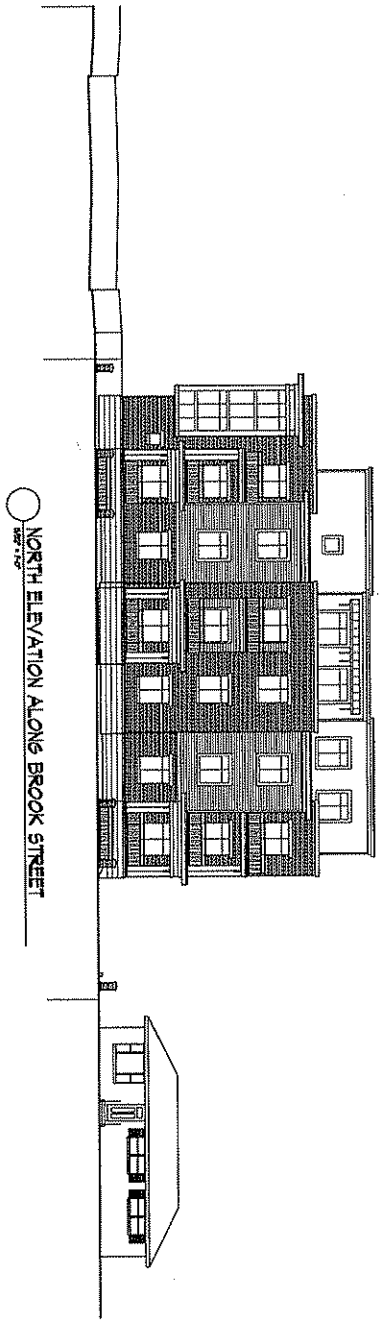


○ SOUTH ELEVATION ALONG HIGH STREET  
 SECTION



○ EAST ELEVATION ALONG FISH HATCHERY  
 SECTION

- TYPICAL MATERIALS
- PAINTED COPPERITE SONG
  - PAINTED COPPERITE TRIM
  - BRICK, GLEN
  - ALUMINUM PANELS
  - RESISTANT BLUES
  - RESISTANT GRAYS
  - RESISTANT BROWN



○ NORTH ELEVATION ALONG BROOK STREET  
 SECTION

Revised: \_\_\_\_\_  
 From: Commission Standard, May 5, 2010

Project To: \_\_\_\_\_  
 1021 Fish Hatchery Road

Design Title: \_\_\_\_\_  
**Elevations**

Project No: \_\_\_\_\_  
**0428**

Drawn By: \_\_\_\_\_  
**3**



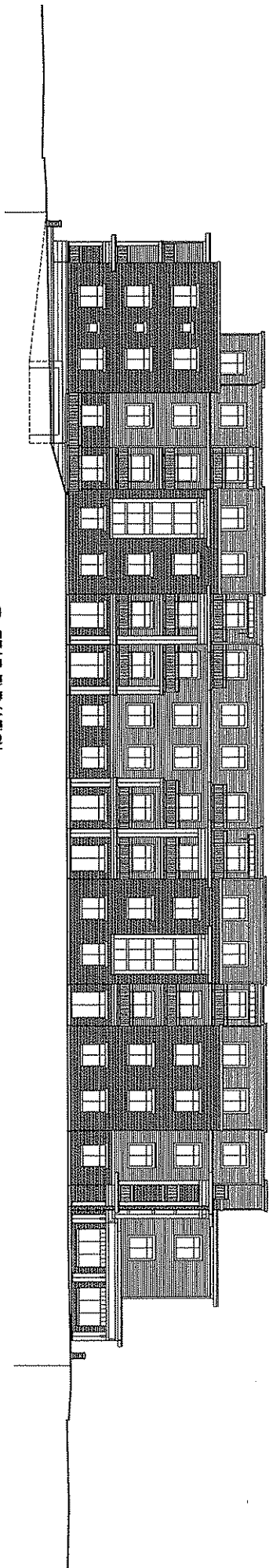
9

**KNOTHE  
& BRUCE  
ARCHITECTS**

7801 University Avenue, Suite 201  
Madison, Wisconsin 53142  
608-274-1590 Fax 608-451-5314

Consulting

Notes



REAR ELEVATION

Revision  
Plan Commission - DEC. 14, 2004

Project File  
1012 Fish Hatchery Road

Drawn By  
Elevations

Project No.  
0428

Drawn By  
4

Scale  
1/8" = 1'-0"

**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.

December 9, 2010

J. Randy Bruce, AIA  
Managing Member  
Knothe & Bruce Architects LLC  
7601 University Ave, Suite 201  
Middleton, WI 53562

Re: Wingra Commons

Dear Randy:

The following is a summary of information we have obtained pertaining to parking usage at various properties in the Madison Area.

1. Park Central Apartments  
Ingersoll and Wilson Street  
Madison, WI

The property is a moderate income non age restricted apartment building with 76 apartments containing one, two and three bedroom apartments. The property has 76 underground parking stalls and no surface parking. The parking fee is \$75 per month.

2. City Row Apartments  
602-626 E. Johnson Street  
Madison, WI

The property is a moderate income non age restricted apartment building with 83 apartments containing one, two and three bedroom apartments. The property has 83 underground parking stalls and no surface parking. The parking fee is \$75 per month.

3. Parmenter Circle Apartments  
2310 Parmenter Street  
Middleton, WI

The property is a moderate income non age restricted apartment building with 50 apartments containing one, two and three bedroom apartments. The property has 41 underground parking stalls and 46 surface stalls. The parking charge is \$40 per month and 38 of the stalls are occupied.

4. 641 W. Main Apartments  
641 W. Main Street  
Madison, WI

The property is a moderate income non age restricted apartment building with 60 apartments containing one, two and three bedroom apartments. The property has 57 underground parking stalls and 30 surface stalls. There is no charge for parking and 63 of the stalls are occupied.

5. Sherman Glen Apartments  
1110 N. Sherman Avenue  
Madison, WI

The property is a moderate income Senior Property with 98 apartments containing one and two bedroom apartments. The property has 59 underground parking stalls and 47 surface stalls. There is no charge for parking and 45 of the stalls are occupied.

6. Wingra Commons  
Proposal Apartments  
Madison, WI

The proposed property is a moderate income non age restricted apartment building containing one, two and three bedroom apartments. The property has 63 underground parking stalls and 3 surface stalls. The parking charge will be \$60 per month.

We have specific information for number of adult residents and the number of automobiles for Sherman Glen, 641 W. Main and Parmenter Circle.

	Number of Residents	Number of Automobiles
Parmenter Circle	69	53
641 W. Main	86	63
Sherman Glen	98	45

	Ratio of Resident/Auto	Ratio Apartments/Autos
Parmenter Circle	77%	1.06
641 W. Main	73%	1.05
Sherman Glen	46%	.46

The average number of residents per unit for the three properties is 1.21 per unit.

The average number of autos per unit is .77%.

7. Projected parking usage at Wingra Commons is based on the following assumptions.

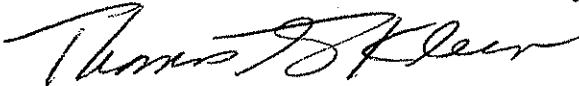
The apartments will be occupied by 25% seniors at a 50% parking ratio and therefore the parking demand will be 8 parking stalls (63 units x 25% x 50%). This is comparable to the parking ratio at Sherman Glen Apartments. The location of Wingra Commons will be attractive to seniors as was indicated by the initial market study for the property completed in 2009 which supported a Senior Property of 60 units. The neighborhood currently has a number of seniors who are both age and income qualified.

The remaining 75% of the property will be rented to non seniors and the parking demand will be similar to those properties previously reported. At the proposed parking ratio of 1.06 stalls per unit the parking demand will be 50 stalls (63 units x 75% x 1.06). The property is ideally located adjacent to public transportation and within walking distance to major health and employment centers. Residents will have ample opportunity to walk or bike to work.

The total parking requirement for Wingra Commons is projected to be 58 parking stalls. This is the result of the 8 parking stalls projected for use by seniors and 50 parking stalls anticipated for the non age restricted apartments. Therefore, based on the projected parking demand of the 58 stalls we are confident that there will be sufficient surplus underground parking to reserve a minimum of 5 underground parking stalls for visitor parking in addition to the 3 surface parking stalls for a total of 8 parking stalls.

To accomplish the visitor parking we propose to install an electronic entry system that would allow a single entry of a visitor vehicle which would be fully integrated into the building security system for resident safety. The system will allow management to grant access to the parking garage to a limited number of automobiles for defined periods.

Sincerely,



Thomas G. Klein  
Senior Vice President  
Oakbrook Corporation

TK/clm

cc: Thomas W. Sather, President & Chief Operating Officer, Silver Stone Partners

**Recent Section 42 (non-age restricted) Downtown Apartments  
Unit Mix & Parking Statistics**

Project Name	Address	Studio(%)	Studio Loft(%)	1 Bdrm(%)	1 Bdrm+	2 Bdrm(%)	3 Bdrm(%)	Total Units	Total Bdrms	Total Parking	Parking/Unit	Parking/Bdrm
Wingra Common	1012 Fish Hatchery			35 (55.6%)	21 (33.3%)	7 (11.1%)		63	98	66	1.04/unit	.67/ bdrm
Park Central	301 S. Ingersoll St.	7 (9.2%)		23 (30.3%)	36 (47.4%)	10 (13.1%)		76	132	76	1.0/unit	.57/bdrm
City Row	604 Johnson Street +8	8 (9.6%)	11 (13.3%)	23 (27.7%)	24 (28.9%)	9 (10.8%)	83+28 extg= 111	133 + 53 extg = 186	110	.99/unit	.59/bdrm	