



Location
4829 Anniversary Lane

Project Name
Goodwill Apartment Project

Applicant
University of Wisconsin Foundation/
Randy Bruce - Knothe & Bruce Architects

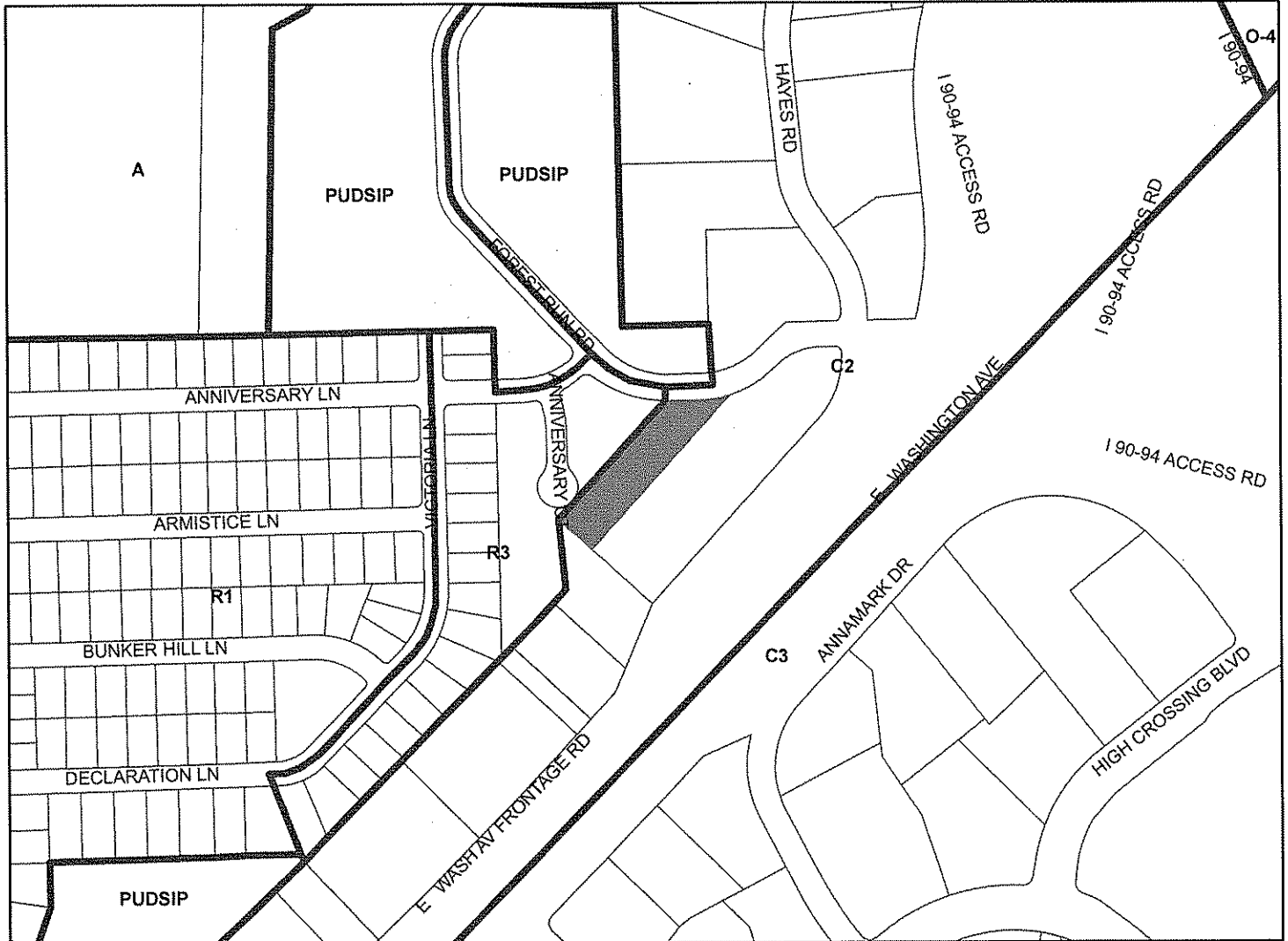
Existing Use
Vacant Land

Proposed Use
Construct 8-Unit Apartment in
C2 Zoning

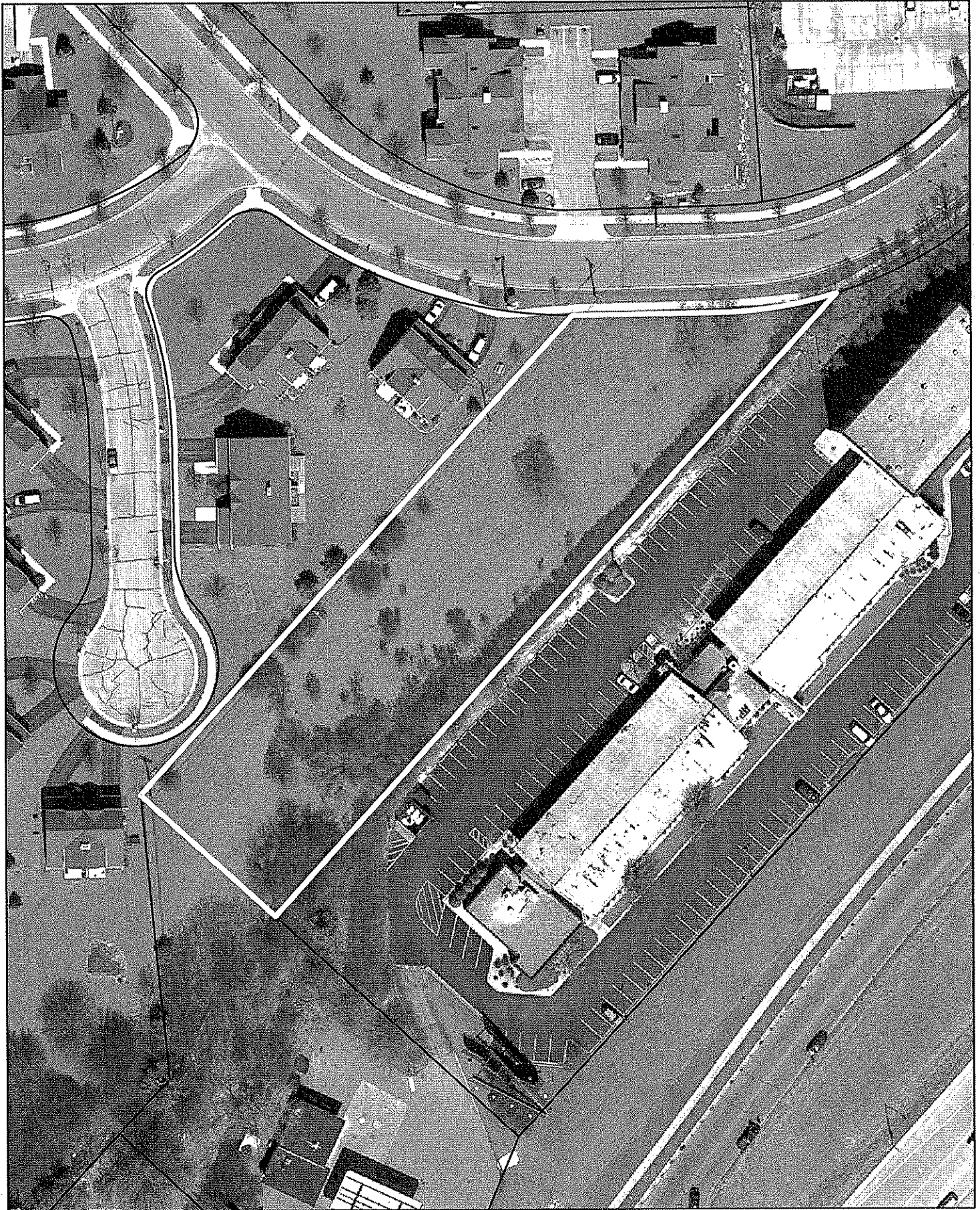
Public Hearing Date
Plan Commission
14 December 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





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
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>650</u> Receipt No. <u>125488</u>
Date Received	<u>11/11/09</u>
Received By	<u>APM</u>
Parcel No.	<u>0810-272-0327-3</u>
Aldermanic District	<u>17-Clowius</u>
GQ	<u>CV 1000-5</u>
Zoning District	<u>C2</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
-Alder Notification	Waiver <input type="checkbox"/>
-Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 4829 ANNIVERSARY LANE Project Area in Acres: 1.12

Project Title (if any): _____

2. This is an application for:

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Barbara Leslie Company: Goodwill Industries of South Central WI, Inc
 Street Address: 1302 Mendota Street City/State: Madison, WI Zip: 53714
 Telephone: (608) 246-3140 Fax: (608) 246-1984 Email: bleslie@goodwillscwi.com

Project Contact Person: 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): University of Wisconsin Foundation
 Street Address: 1848 University Ave. City/State: Madison, WI Zip: 53726

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
A one story 8-unit apartment building with 4 surface parking stalls.

Development Schedule: Commencement 2011 Completion summer 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 ½ 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: \$ 650.00** 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. 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 The Comprehensive Plan, which recommends: general commercial or limited residential uses 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:
Joe Clausius

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: Heather Stouder Date: 10/21/09 Zoning Staff: Matt Tucker Date: 10/21/09
- 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 Barbara Leslie Date 11/11/09
 Signature *Barbara Leslie* Relation to Property Owner contract Owner

Authorizing Signature of Property Owner _____ Date _____
 Effective May 1, 2009

November 11, 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
Conditional Use
4829 Anniversary Lane
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff and Plan Commission consideration of approval.

Organizational structure:

Owner: Goodwill Industries of South
Central Wisconsin, Inc.
1302 Mendota Street
Madison, WI 53714
608-246-3140, ext 123
Contact : Barbara Leslie
bleslie@goodwillscwi.org

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 & Landscape Design:
: I & S Group, Inc.
2690 Research Park Dr., Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
Contact: Dave Glusick
dave.glusick@is-grp.com

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

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Project Description:

The proposed site is located on the southeast end of Anniversary Lane. The surrounding properties are a mix of commercial and residential uses with duplex condominiums and a hotel directly adjacent to the site. The 1.1 acre site is currently vacant and is zoned C-2. This application is for a conditional use to allow an eight-unit apartment building within the C-2 district.

Goodwill Industries will own and manage this property to provide housing for residents with chronic mental illness. The building is a one story building to accommodate accessibility to all of the apartments. The residents are provided with a common room and an attractive porch at the front of the building as well as a grilling/patio area located in the rear yard.

Surface parking is limited based on the experience of Goodwill at their other Madison area apartment buildings. An area of the site is designated for future parking in the event that actual demand is greater than expected (a minor alteration will be used to amend the parking at such time). An adequate amount of bike parking is provided with a majority of the spaces being covered. Trash and recycling is located along the side the building and is screened by fencing and landscaping.

The project will be receiving subsidies in the form of HOME funds and a Section 811 federal grant. It is anticipated that construction will start in 2011 and be completed in 2012.

Site Development Data:

Dwelling Unit Mix:

One-Bedroom	7
<u>Two-Bedroom</u>	<u>1</u>
Total dwelling Units	8

Densities:

Lot Area	49,010 SF or 1.12 acres
Lot Area / D.U.	6,126 SF/unit
Density	8 units/acre

Building Height:

1 Story


Floor Area Ratio:

Total Floor Area	6,100 SF
Floor Area Ratio	.12

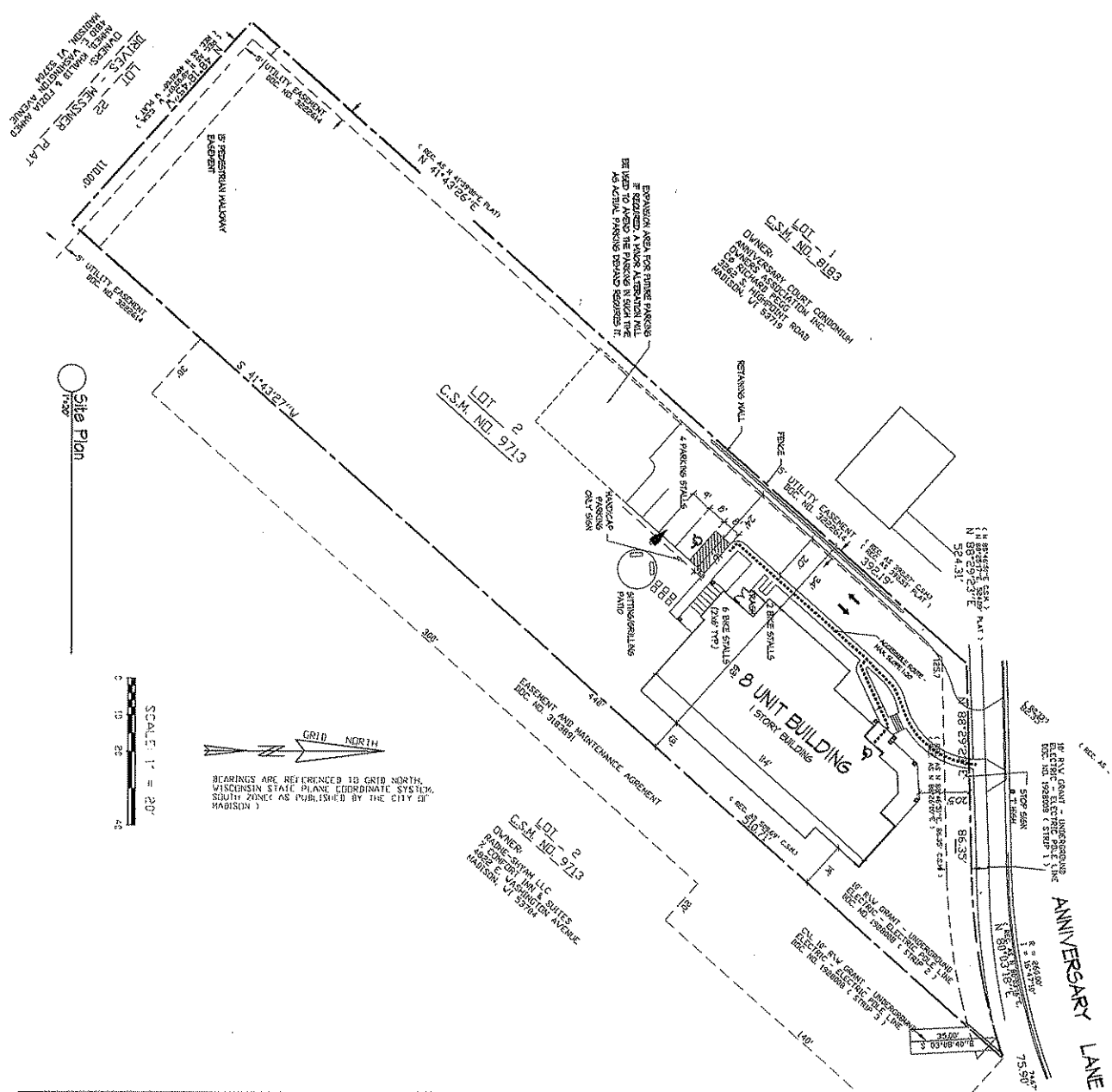
Parking:

Automobile parking	4 stalls (incl. 1 accessible stall)
Bicycle parking	8 stalls

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member



SHEET INDEX	
C-10	SITE PLAN
C-11	SITE SURVEY & PERSONALS PLAN
C-31	SITE SURVEY & PERSONALS CONTROL PLAN
C-31	SITE INITIAL PLAN & PERSONALS CONTROL PLAN
C-41	SITE LANDSCAPE PLAN
1	FLOOR PLAN
2	ELEVATIONS

Site Development Data	
Dwelling Unit No.	7
One-Bedroom	8
Two-Bedroom	
Total Dwelling Units	
Details:	
Lot Area	44010 SF or 112 acres
Lot Area / D.U.	6,126 SF/Unit
Density	8 units/acre
Building Height:	
Floor Area Ratio	1 Story
Total Floor Area	6,100 SF
Floor Area Ratio	12
Parking:	
Automobile parking	4 scrolls (incl. 1 accessible)
Bicycle parking	8 stalls

4291 Anniversary Lane
Site Plan

Project No: **0431**
 Designer: **C-10**

Project No: **0431**
 Designer: **C-10**

KNOTHE & BRUCE ARCHITECTS
 7241 University Avenue Suite 201
 Middleton, Wisconsin 53522
 608-838-3900 Fax 608-693-4

NOTES:

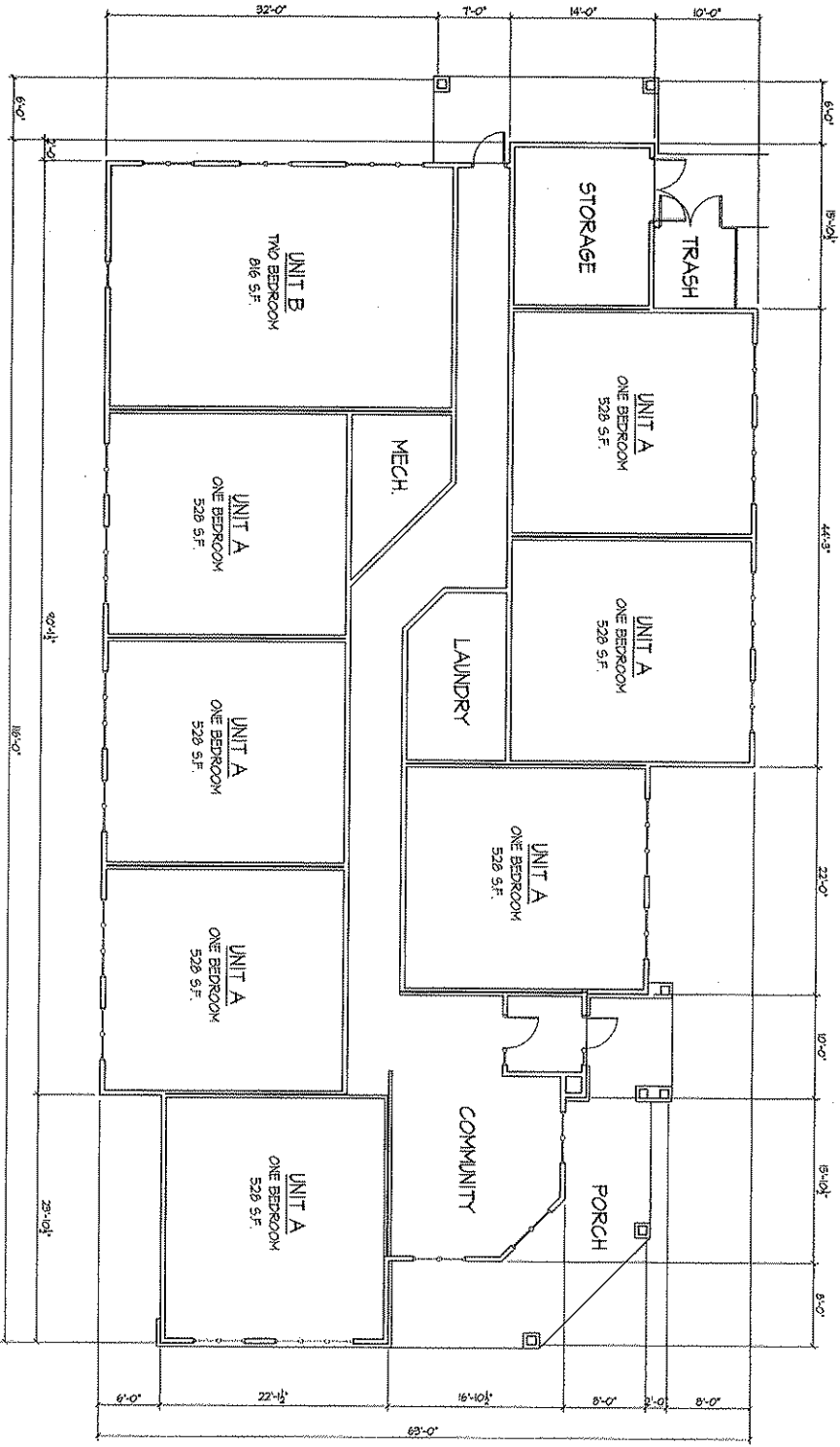
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON ORDINANCES AND RESOLUTIONS.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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10. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.

KNOTHE & BRUCE ARCHITECTS
 7681 University Avenue, Suite 201
 Middleton, Wisconsin 53522
 608.315.2800 Fax 608.491.4914

DATE: 02/20/12
 DRAWN BY: [unintelligible]

PROJECT: 4824 Anniversary Lane
 DRAWING NO: Floor Plan
 DATE: 02/20/12

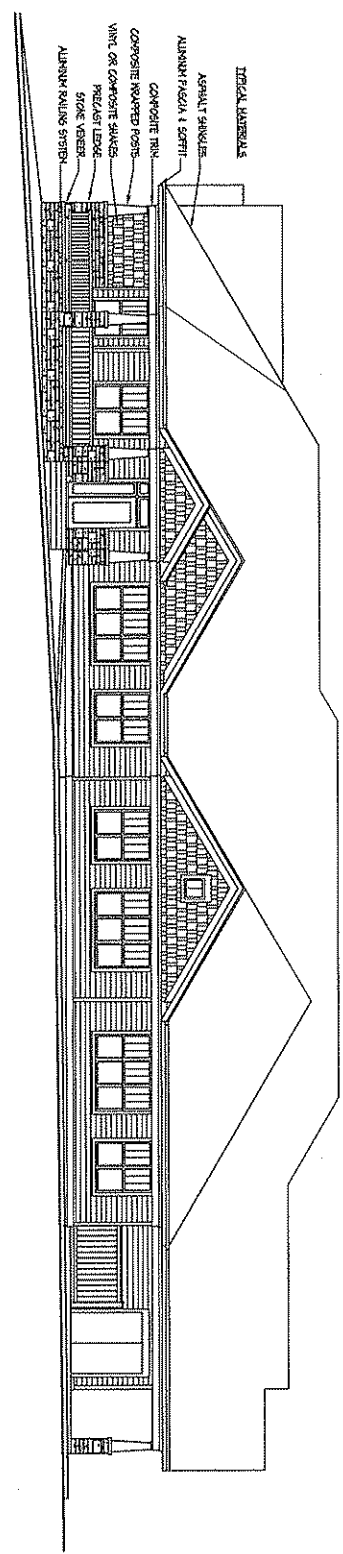
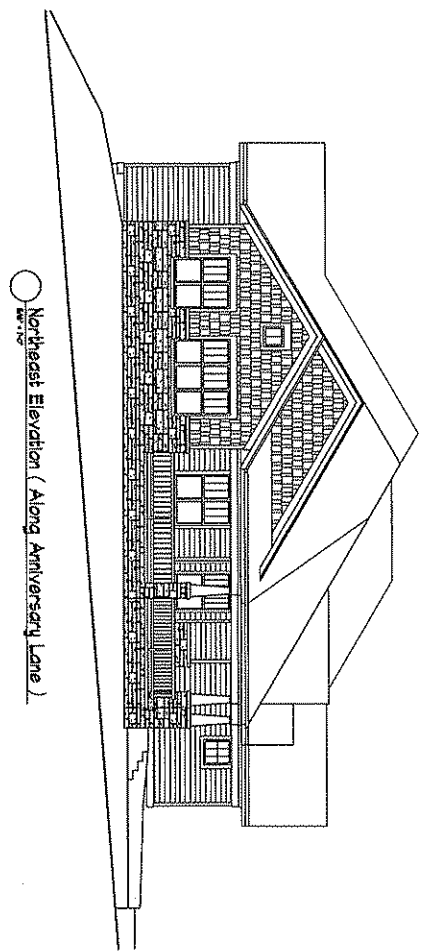
PROJECT: 4824 Anniversary Lane
 DRAWING NO: Floor Plan
 DATE: 02/20/12



Floor Plan

KNOTHE & BRUCE ARCHITECTS
 701 University Avenue, Suite 201
 Madison, Wisconsin 53706
 608-531-3100 Fax 608-531-6934

Sheet
 202
 203



○ Northwest Elevation

Revised
 Annual Plot Comparison - Dec. 1, 2004

Plot 156
 Goodwill

Anniversary Lane
 Elevation
 0481
 Drawn By