



City of Madison

Proposed Rezoning

Location

647 & 652 Bear Claw Way

Applicant

Alex McKenzie – TR McKenzie/
Randy Bruce – Knothe & Bruce Architects

From: C1

To: PUD-GDP &
PUD-GDP-SIP

Existing Use

Undeveloped Land

Proposed Use

Approve GDP for future 2-story commercial building at 647 Bear Claw Way and approve GDP plan for 1-story commercial building and adjacent 28-unit apartment building and SIP for apt. building at 652 Bear Claw Way

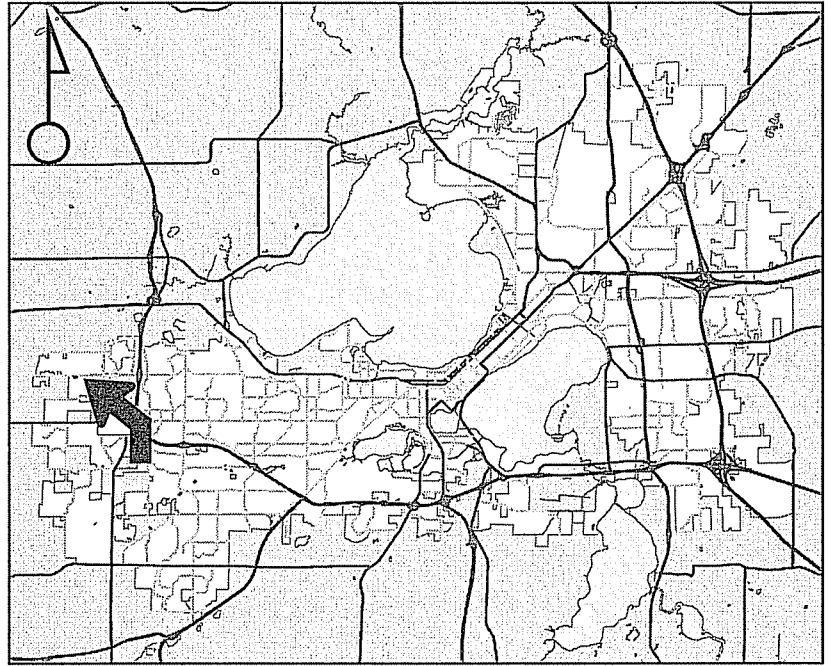
Public Hearing Date

Plan Commission

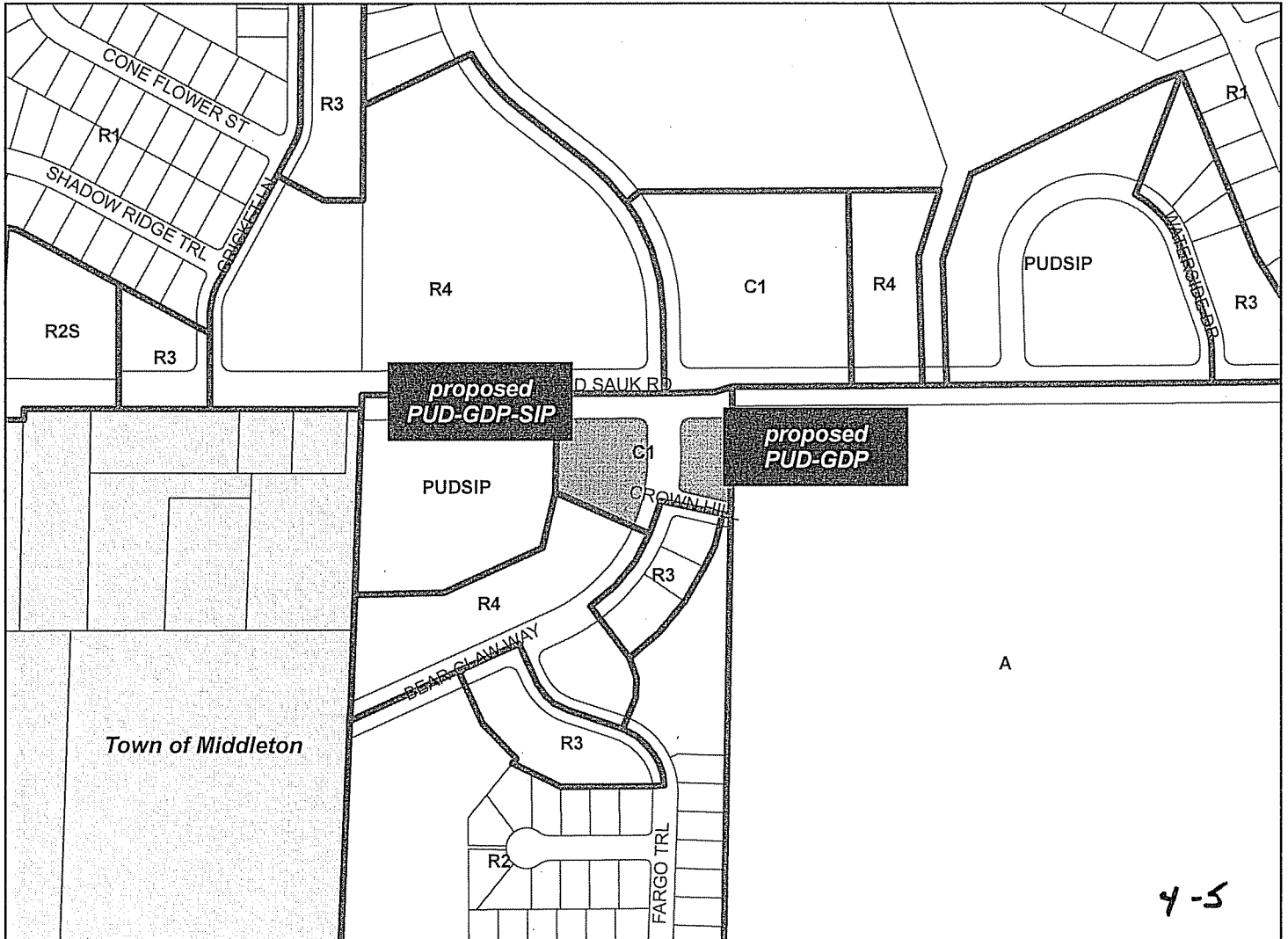
08 August 2011

Common Council

06 September 2011



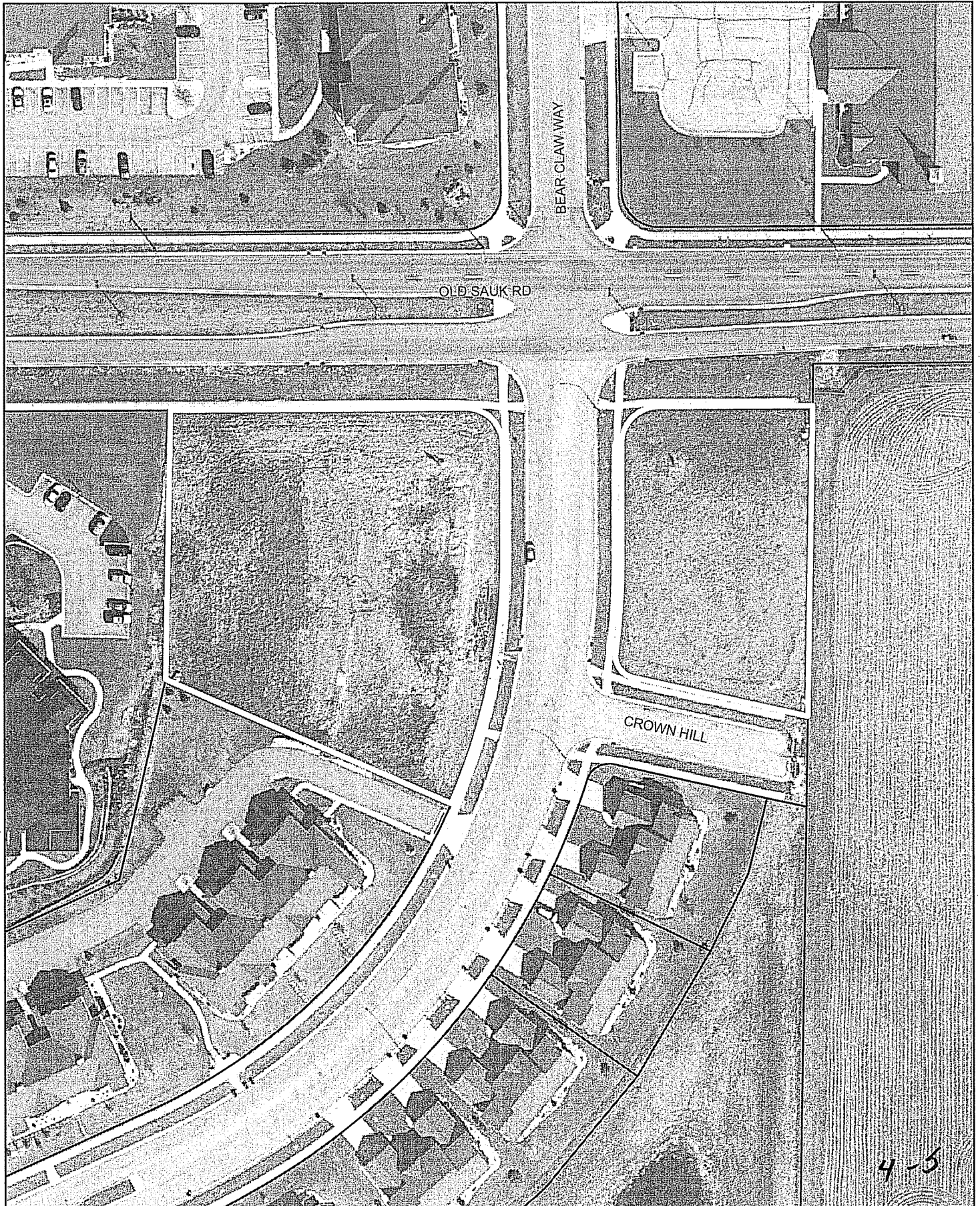
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

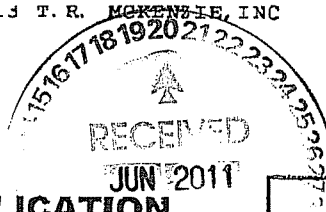


4-5

Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 July 2011





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nghbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 625 Bear Claw Way Project Area in Acres: 1.72

Project Title (if any): Old Sauk Mixed-Use

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.:	Rezoning to or Amendment of a PUD or PCD District:	
Existing Zoning: <u>C-1</u> to	<input checked="" type="checkbox"/> Ex. Zoning: <u>C-1</u> to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input checked="" type="checkbox"/> Ex. Zoning: <u>C-1</u> to PUD/PCD-SIP	
	<input type="checkbox"/> Amended Gen. Dev.	<input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Alex McKenzie Company: TR McKenzie
 Street Address: 1902 Hawks Ridge Drive Suite 322 City/State: Verona, WI Zip: 53593
 Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: alex@trmckenzie.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): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
PUD/SIP with a 28 unit Apartment building with underground pkg, and PUD/GDP for a one story commercial building and a two story commercial building

Development Schedule: Commencement fall 2011 Completion 2014

PROJECT NUMBER 744237

CONTINUE→

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:** \$ 1450 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 _____ Plan, which recommends: Neighborhood Mixed-Use _____ 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:
Paul Skidmore, Alderperson District #9, April 27, 2011 Brant Sonzogni, Bob Carmine, Belh An Schütz April 27, 2011
 - 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: Tim Parks Date: 2/11 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 James R. Weber Date 6-14-11
 Signature James R. Weber Relation to Property Owner Owner
 Authorizing Signature of Property Owner James R. Weber Date 6-14-11

June 8, 2011

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
PUD/GDP/SIP
652 Bear Claw Way
Madison, WI, 53562

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: Weber Development, LLC
1902 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 fax
Contact: Alex 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: Royal Oak & Associates, Inc
3678 Kinsman Blvd
Madison, WI 53704
(608) 274-0500

Contact: Eric Sandsnes

Landscape Design: Watts Landscape Service, LLC
3570 Pioneer Road
Verona, WI 53593
(608) 833-3535
(608) 833-3534
Contact: Wayne Rayfield
watts@chorus.net

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

4-5

Introduction:

This development is located on the south side of Old Sauk Road on Lot 25 and 26 of the Sauk Heights subdivision plat. The site is designated for C1 Limited Commercial District use and is currently being rezoned to PUD-GDP-SIP. The 28 unit residential component is being brought in as a PUD-SIP while the commercial components will remain PUD-GDP.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments and commercial use buildings. Access to the site from Bear Claw Way is designed with sidewalks, terraces, street lighting and street trees. Pedestrian sidewalks connect Old Sauk Road to Bear Claw Way.

The 28-unit apartment gives a residential appearance to the development and provides a transition to the existing neighborhood to the south.

The three-story apartment building is located on the western portion of the site parallel to Bear Claw Way. This will have underground parking with additional surface parking provided in smaller surface parking areas.

The single story commercial use building is located at the corner of Old Sauk Road and Bear Claw Way. This facility will have surface parking and is connected to both Old Sauk Road and Bear Claw Way with pedestrian walk ways.

The two story commercial use building is located east of Bear Claw Way. This facility will have surface parking and is connected to Bear Claw Way with pedestrian walk ways.

The commercial and residential buildings provide a variety of 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 Bear Claw and Greystone Developments.

Site Development Data:

Densities:

Lot Area	50,094 S.F. or 1.15 acres
Dwelling Units	28 units
Lot Area / D.U.	1,789 S.F./unit
Density	24 units/acre

Dwelling Unit Mix:

<u>Apartments</u>	<u>Bldg #1</u>
Efficiency	4
Studio + Loft	5
One Bedroom	6
One Bed + Loft	1
<u>Two Bedroom</u>	<u>12</u>
Total	28

Letter of Intent – GDP/SIP
652 Bear Claw Way
Madison, WI, 53562
June 8, 2011
Page 3 of 3

**KNOTHE
& BRUCE**
architects

Building Height:

Bldg #1	3 Stories (35' high)
Bldg #2	1 Story (15')
Bldg #3	2 Story (27')

Floor Area Ratio:

Bldg #1	31,604 S.F. (Excludes parking)
Ratio	0.72

Building Areas:

Lot 25 Commercial	4,056 S.F.
Lot 26 Commercial	2,000 S.F.

Vehicle Parking Stalls

Surface	25
<u>Underground</u>	<u>26</u>
Total	51
Ratio	1.8 stalls/unit

Bicycle parking Stalls

Surface	24
<u>Underground</u>	<u>5</u>
Total	29 (28 + 7(1/10) = 29 required)

Project Schedule:

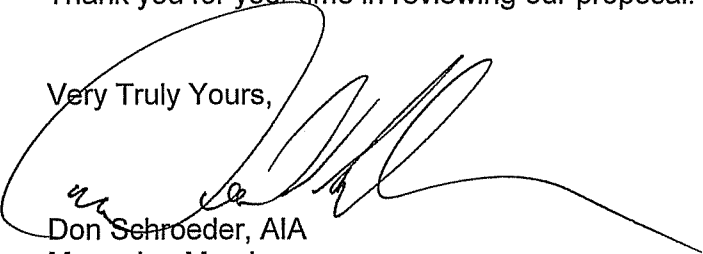
This project will be a phased development with construction planned to start in fall of 2011. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact.

Thank you for your time in reviewing our proposal.

Very Truly Yours,


Don Schroeder, AIA
Managing Member

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

4-5

Legal Description: Lot #25 and #26 of Sauk Heights

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development consisting of a 28-unit multifamily building and 6,000 s.f. of commercial space in two buildings.
- B. **Permitted Uses:** Following are permitted uses:
1. Multifamily residential buildings.
 2. Commercial uses as allowed in the C-1 district.
 3. 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- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C-1 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP. Signage shall be approved by the Urban Design Commission and zoning.
- 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.

Materials Selection
Bear Claw Way
Lot 25 26 of Sauk Heights

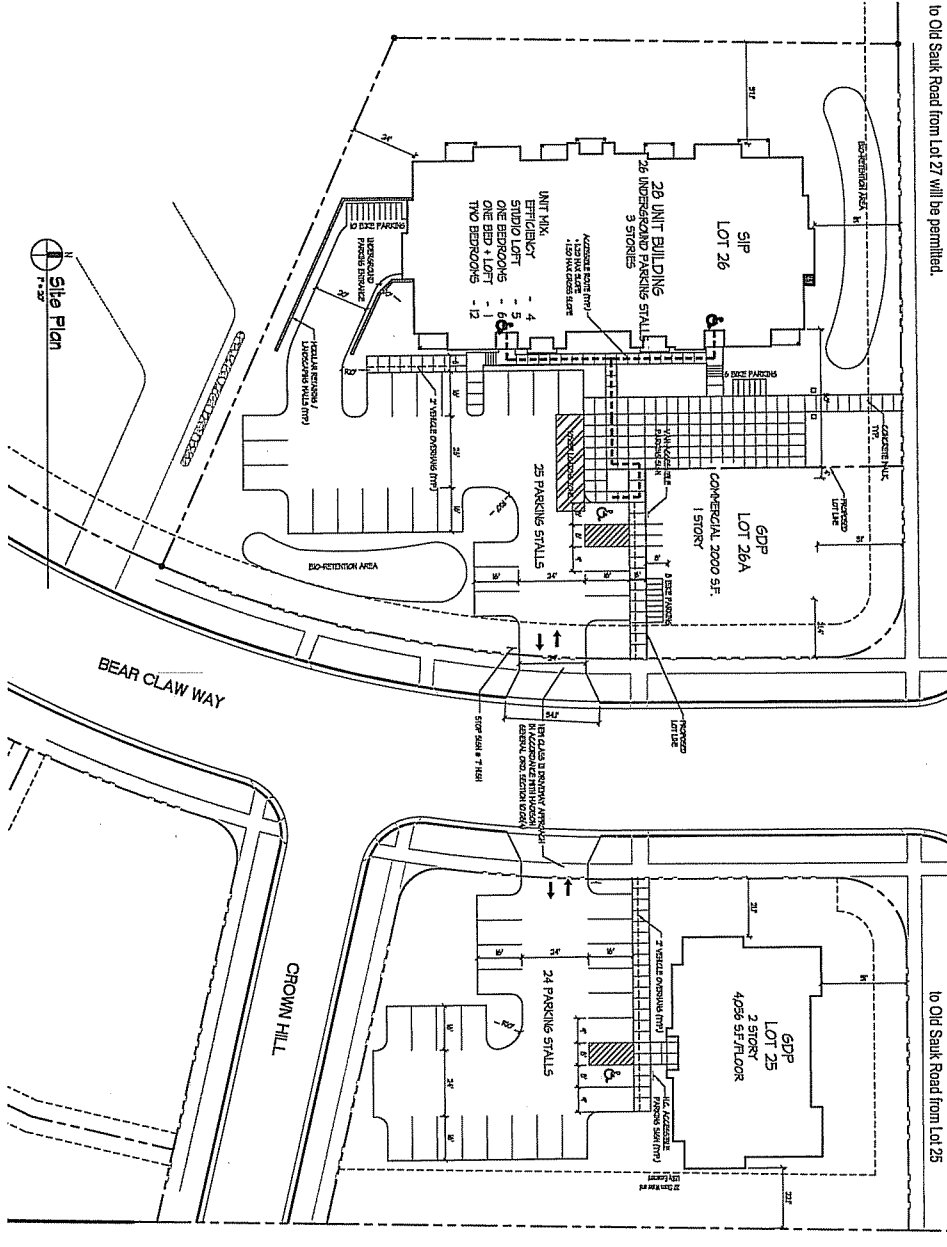
Description	Brand	Model	Color
Precast Stone	Edwards Cast Stone Co.		Beige #DC19
5" Horiz. Vinyl Siding - Upper	Certainteed	Monogram	Buckskin
5" Horiz. Vinyl Siding - Lower	Mastic	Quest	Rugged Canyon
5" Exposed Corner trim	James Hardie	Hardie Plank	Sail Cloth
Asphalt Roof Shingles	Owens Corning	Duration	Driftwood

KNOTT & BRUCE ARCHITECTS

7001 University Avenue, Suite 201
 Madison, Wisconsin 53726
 608-263-3100 Fax 608-263-5134

SHEET NUMBER	SHEET TITLE
C-11	SITE PLAN
C-12	SITE LIGHTING PLAN
C-13	SITE GRADING PLAN
C-14	SITE ACCESS PLAN
C-15	LANDSCAPE PLAN
A-20	BASEMENT FLOOR PLAN - 2ND UNIT
A-21	1ST FLOOR PLAN - 2ND UNIT
A-22	2ND FLOOR PLAN - 2ND UNIT
A-23	3RD FLOOR PLAN - 2ND UNIT
A-24	LOFT FLOOR PLAN - 2ND UNIT
A-25	ELEVATIONS - 2ND UNIT
A-26	ELEVATIONS - 1STORY COMMERCIAL
A-27	ELEVATIONS - 2ND STORY COMMERCIAL
A-28	BUILDING SECTION - 2ND UNIT

DESCRIPTION	QUANTITY	UNIT	REMARKS
SITE DEVELOPMENT STAIRS - LOT 26	2	PAIRS	
LOT 26	2,000	SQ. FT.	
LOT 25	4,056	SQ. FT.	
LOT 24	2,000	SQ. FT.	
TOTAL	8,056	SQ. FT.	
25 PARKING STALLS	25	STALLS	
24 PARKING STALLS	24	STALLS	
23 PARKING STALLS	23	STALLS	
22 PARKING STALLS	22	STALLS	
21 PARKING STALLS	21	STALLS	
20 PARKING STALLS	20	STALLS	
19 PARKING STALLS	19	STALLS	
18 PARKING STALLS	18	STALLS	
17 PARKING STALLS	17	STALLS	
16 PARKING STALLS	16	STALLS	
15 PARKING STALLS	15	STALLS	
14 PARKING STALLS	14	STALLS	
13 PARKING STALLS	13	STALLS	
12 PARKING STALLS	12	STALLS	
11 PARKING STALLS	11	STALLS	
10 PARKING STALLS	10	STALLS	
9 PARKING STALLS	9	STALLS	
8 PARKING STALLS	8	STALLS	
7 PARKING STALLS	7	STALLS	
6 PARKING STALLS	6	STALLS	
5 PARKING STALLS	5	STALLS	
4 PARKING STALLS	4	STALLS	
3 PARKING STALLS	3	STALLS	
2 PARKING STALLS	2	STALLS	
1 PARKING STALL	1	STALL	



to Old Sauk Road from Lot 27 will be permitted.

No direct vehicular access to Old Sauk Road from Lot 25

Site Plan

Project Title
Old Sauk Mixed-Use

Project No.
1102

Project Title
Old Sauk Mixed-Use

Project No.
1102

Project Title
Old Sauk Mixed-Use

Project No.
1102

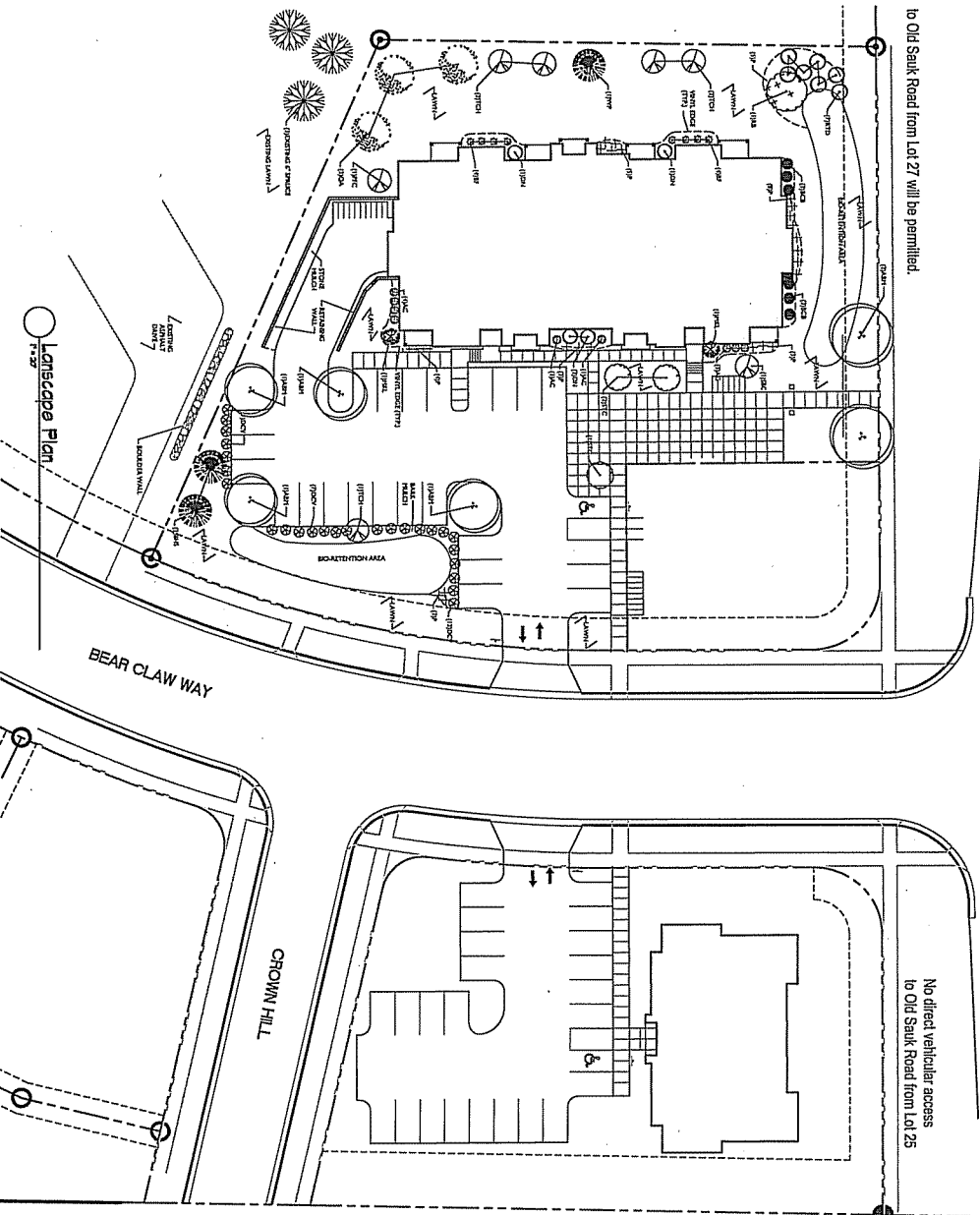
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53122
 608-833-5890 Fax 608-833-9314

Date: _____

to Old Sauk Road from Lot 27 will be permitted.

OLD SAUK ROAD

No direct vehicular access to Old Sauk Road from Lot 25



Landscape Plan

BEAR CLAW WAY

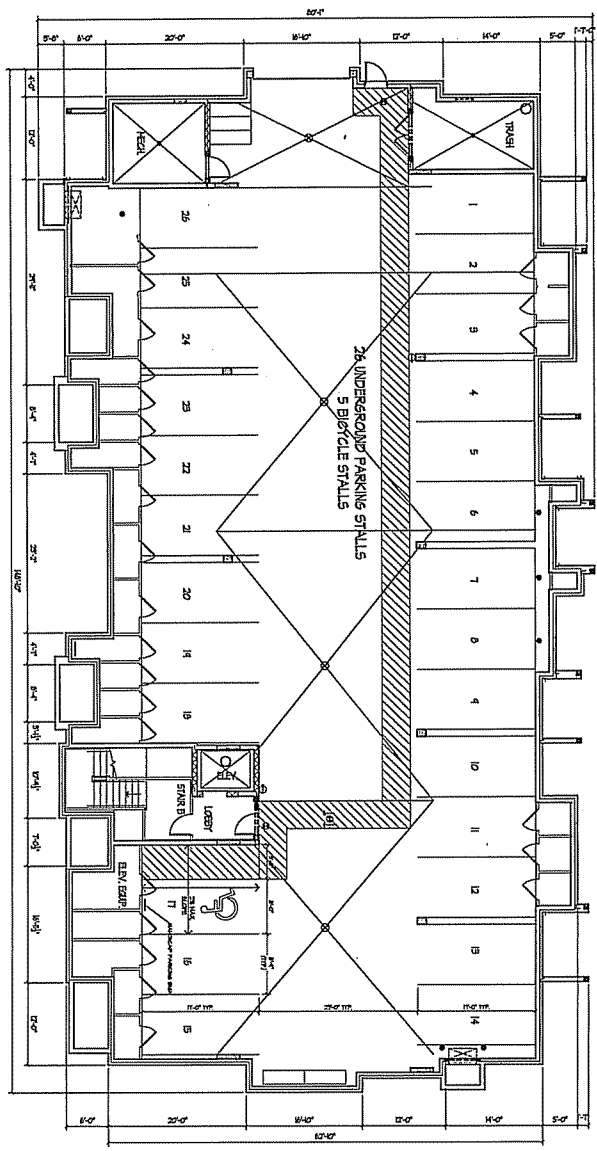
CROWN HILL

Key	Size	Common Name	Spec	Quantity
441	24"	Aspen	44	4
43	24"	White Birch	43	4
51	24"	Red Pine	51	4
41	24"	Red Pine	41	4
42	24"	Red Pine	42	4
43	24"	Red Pine	43	4
44	24"	Red Pine	44	4
45	24"	Red Pine	45	4
46	24"	Red Pine	46	4
47	24"	Red Pine	47	4
48	24"	Red Pine	48	4
49	24"	Red Pine	49	4
50	24"	Red Pine	50	4
51	24"	Red Pine	51	4
52	24"	Red Pine	52	4
53	24"	Red Pine	53	4
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97	24"	Red Pine	97	4
98	24"	Red Pine	98	4
99	24"	Red Pine	99	4
100	24"	Red Pine	100	4

Project Title: Old Sauk Mixed-Use
 Date: 11/2011 - 10/2012
 Project No: 1102
 Drawing No: L-11

KNOTHE & BRUCE ARCHITECTS
 7101 University Avenue Suite 201
 Middleton, Wisconsin 53552
 608-231-2310 Fax 608-231-2311

Notes



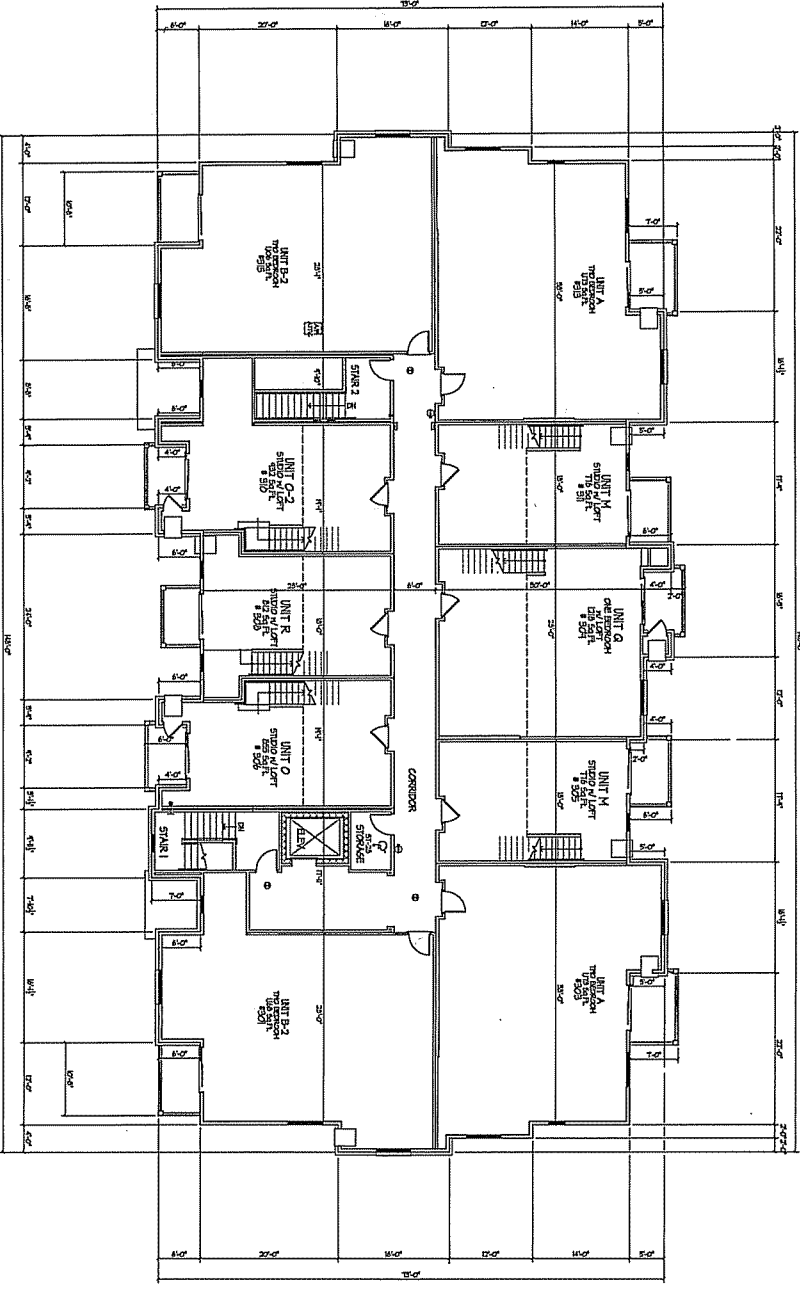
BASEMENT FLOOR PLAN
 1/8" = 1'-0"



Project
 JUNE 8, 2005 - PHASED LOT 18/20/21/22
 JUNE 24, 2005 - LOT 23/24/25/26/27/28

Project No.
Old Salk Apartments
 623 Bowler Court
 LA 26 of Salk Heights

Drawing Title
Basement Floor Plan
 2/9/10
 Project No.
1102
 Drawing No.
A-10

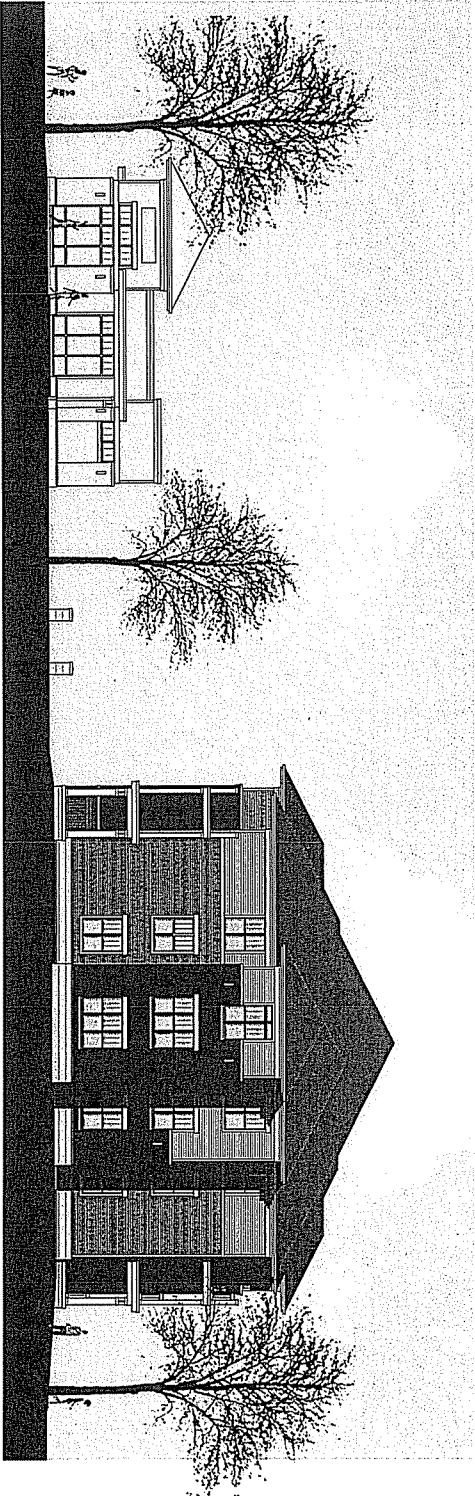


THIRD FLOOR PLAN 441 S.F.

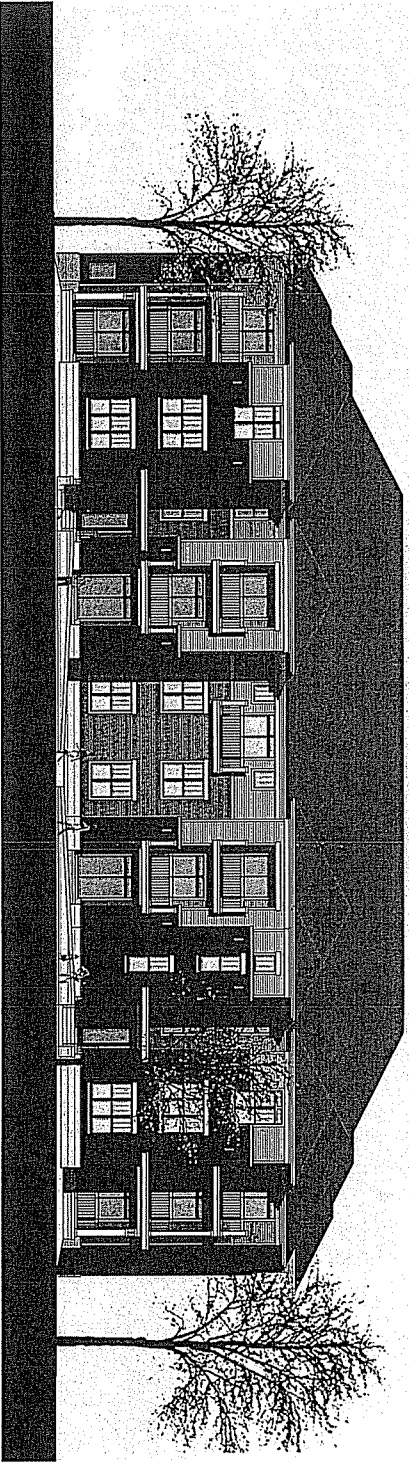
KNOTHE & BRUCE ARCHITECTS
 7001 Lincoln Highway, Suite 200
 Middleton, Wisconsin 53550
 608-331-3150 Fax 608-491-9311

Project Title
 Old Skalk Apartments
 441 S.F. Old Skalk

Project Title
 Third Floor Plan
 28 WLB
 Project No. 1102
 Drawing No. A-13



SIDE ELEVATION
along Old Sauk Road



FRONT ELEVATION

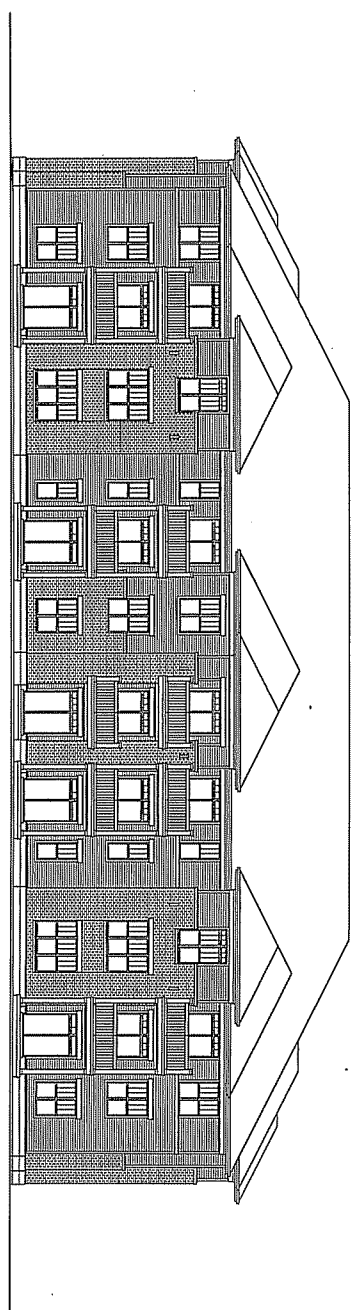
652 Bear Claw Way
Lot 26 of Sauk Heights

**KNOTHE
& BRUCE
ARCHITECTS**

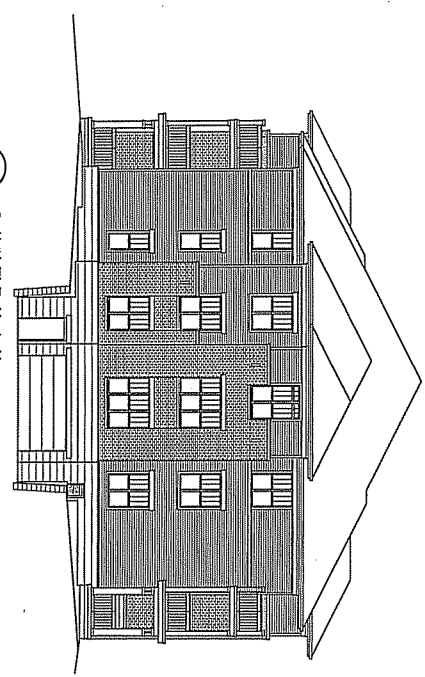
7001 University Avenue, Suite 201
Berkeley, CA 94704
408-835-3160 Fax 415-831-4914

Contract

Notes



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



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

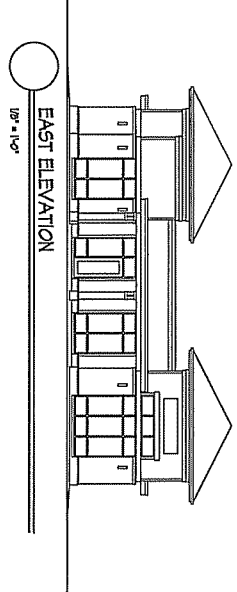
Project
JULY 20, 2001 - OLD SAUK APARTMENTS

Project Title
Old Sauk Apartments
652 Bear Claw Way
Lot 26 of Sauk Heights

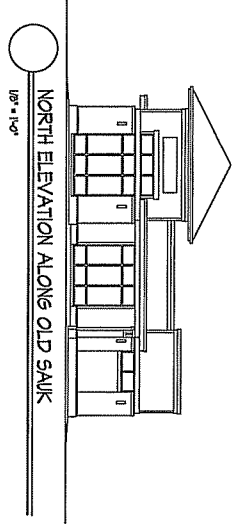
Drawing Title
Elevations
28 Unit
Project No.
1102
Drawing No.
A-22

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Suite 201
 Middleton, Wisconsin 53520
 608-281-2429 Fax 608-281-2428

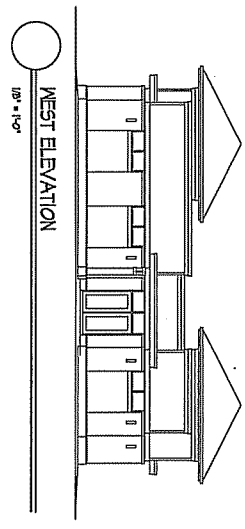
Notes



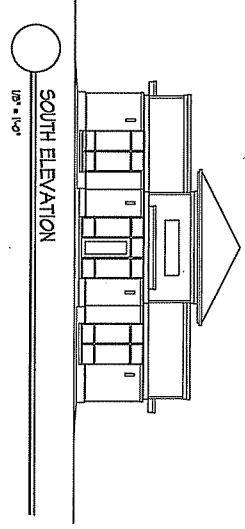
EAST ELEVATION
 1/8" = 1'-0"



NORTH ELEVATION ALONG OLD SAUK
 1/8" = 1'-0"



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

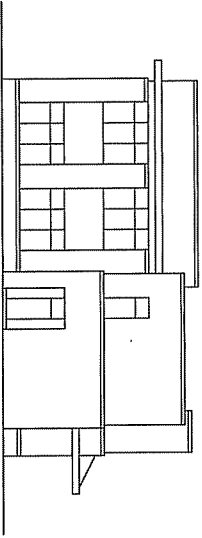


SOUTH ELEVATION
 1/8" = 1'-0"

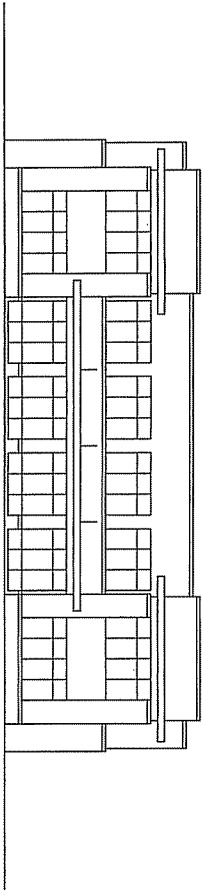
Project
 Old Sauk Apartments

Project
 Old Sauk Apartments
 652 Bear Claw Way
 Lot 26 of Sauk Heights

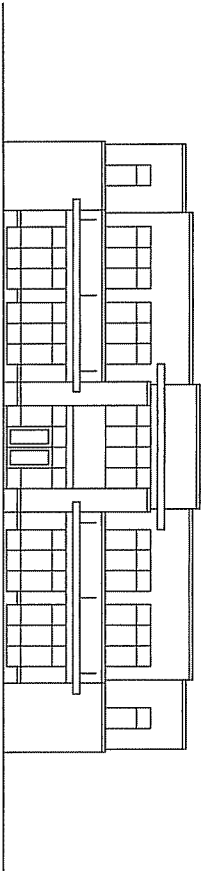
Drawing Title
Elevations
 Commercial
 Project
 1102
 Drawing
 A-23



○ SIDE ELEVATION
1/8" = 1'-0"



○ NORTH ELEVATION ALONG OLD SAIK
1/8" = 1'-0"



○ SOUTH ELEVATION
1/8" = 1'-0"

**KNOTHE
& BRUCE
ARCHITECTS**
701 University Avenue, Suite 201
Madison, Wisconsin 53706
608-831-3190 Fax 608-499-1914

Notes

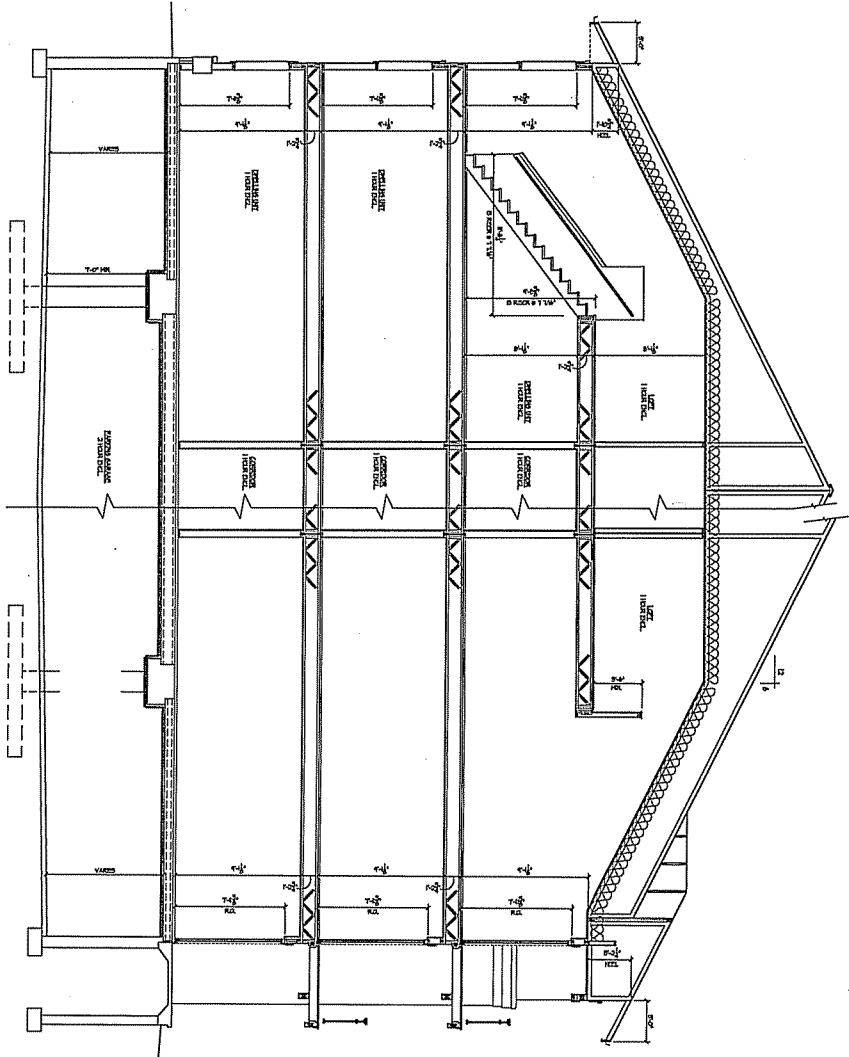
Architect
JUNE 24, 2005 - OLD SAIK, APARTMENT

Project Title
Old Saik Apartments
4101 Old Saik Road
Lot 25 of Saik Heights

Project Title
Elevations
Commercial
Project No. 1102
Drawing No. **A-2.4**

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Notes



A-A
BUILDING SECTION

Revision
11.7.74 202 - 100 - P.O.L. 202/111

Project No.
Old Saik Apartments
622 Bay View Way
Los Altos, California

Drawing Title
Building Section
20 Unit
Project No.
1102
Drawing No.
A-31