

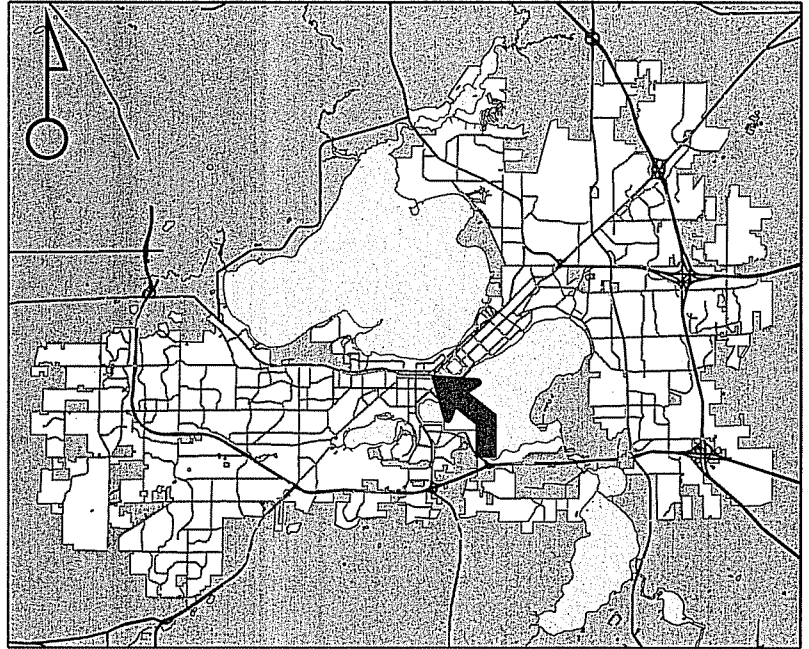


Location
313 North Frances Street

Applicant
Scott Faust – Boardwalk Investment/
Randy Bruce – Knothe Bruce Architects

Proposed Use
Change interior layout of 9 units in
previously approved apartment project
to have a bedroom with no windows

Public Hearing Date
Plan Commission
08 July 2013

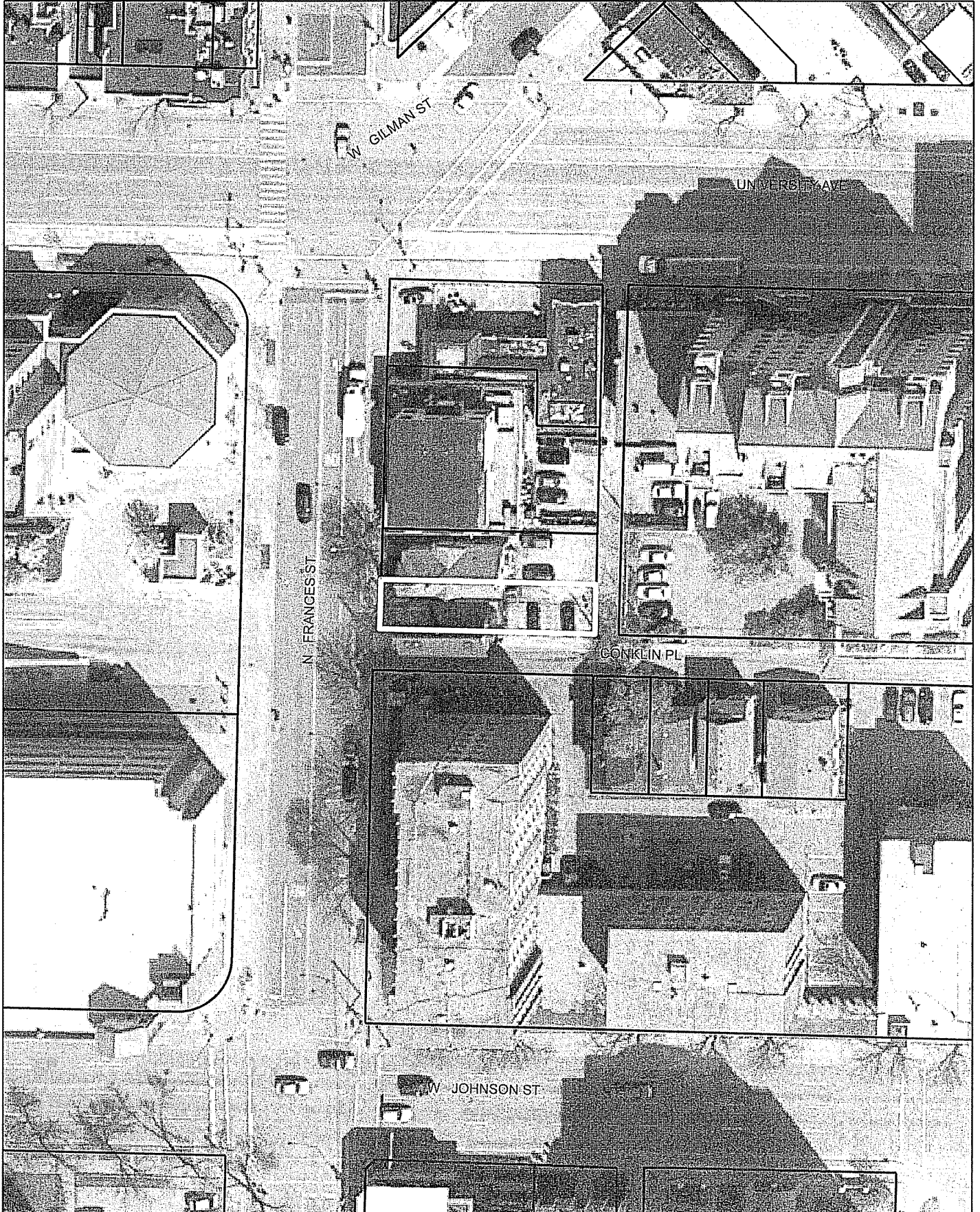


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 June 2013





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 313 N. Frances St.
Project Title (if any): City View

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Scott Faust Company: Boardwalk Investment
Street Address: 210 N. Bassett St. City/State: Madison, WI Zip: 53703
Telephone: (608) 256-9500 Fax: (608) 256-9518 Email: scott@rentmadison.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC
Street Address: 7601 University Ave, Ste 206 City/State: Middleton, WI Zip: 53572
Telephone: (608) 836-3690 Fax: () 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: change 9 units to have one interior bedroom

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------------------------------|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant Scott Faust Relationship to Property: _____
Authorizing Signature of Property Owner Scott Faust Date 5-21-13

May 22, 2013

Mr. Bill Fruhling
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Alteration to Planned Development
311, 313 N. Frances St
Madison, WI 53703

Dear Mr. Fruhling:

The following is submitted together with the plans, application for staff and plan commission consideration of approval.

Organizational structure:

Owner: Scott Faust
Boardwalk Investments
210 N. Bassett Street
Madison, WI 53703
608-256-9500
scott@rentmadison.com

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

Engineer: Quam Engineering, LLC
4604 Siggelkow Road, Ste A
McFarland, WI 53558
(608) 838-7750

Introduction:

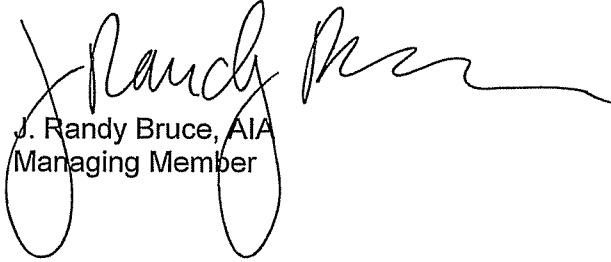
This proposed alteration is for a PD-GDP-SIP that was approved by the Common Council on January 8, 2013. The approved project consisted of a 12-story building with 31 residential units and commercial space on the ground floor. The units range in size from one bedroom units to five bedroom units.

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com 9

This alteration proposes changes to nine apartment units. In order to create more attractive apartment layouts, we are proposing that one bedroom within each of those apartments be moved to the interior of the building. Although one of the bedrooms will not have an exterior window, the overall floor plan and space arrangements are improved.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member

Consultant

Notes

1. 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. RAMPS OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE 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 TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOM IN THE BUILDING.
4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
5. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28.11, (SEE SUBSECTIONS B)(6) AND B)(12A) - SEE A-1/F1 FOR BIKE RACK INFORMATION
6. EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE
- 1 1/2" DIA.
- POWDER COAT FINISH - COLOR TED
- RETURN ENDS TO GRADE W/ FLOOR FLANGE MOUNTING
- SEE DETAIL 11/A-3/11 FOR TYP. RAILING EXTENSIONS AT TOP AND BOTTOM
7. ALL CITY SIDEWALK, CURB, AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.
8. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY'S PATCHING CRITERIA.

Revisions
65a Plan Amendment - May 10, 2019

ORIGINAL

Project Title
City View

Apartments - 313 N. Frances St.
Commercial - 311 N. Frances St.

Drawing Title
Overall Site Plan /
Sheet Index

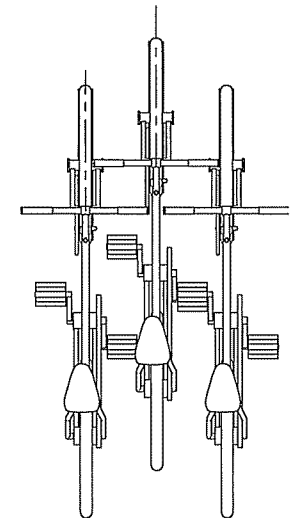
Project No. Drawing No.

1222 C-1.0

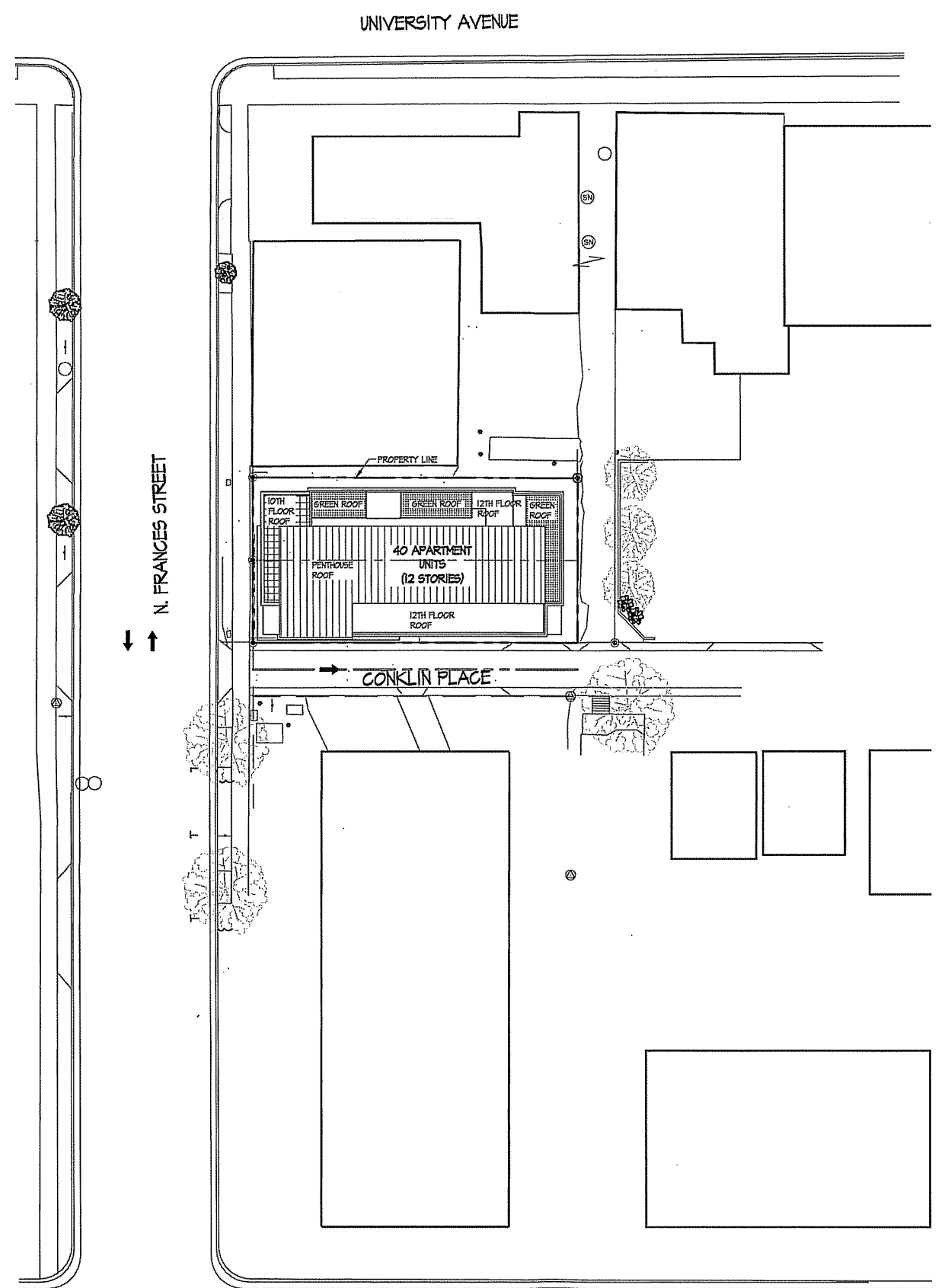
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SITE INDEX SHEET	
SITE	OVERALL SITE PLAN / SHEET INDEX
C-1.0	SITE PLAN
C-1.1	SITE LIGHTING PLAN
C-1.2	
C-2.0	EXISTING SITE PLAN
C-2.1	GRADING AND EROSION CONTROL PLAN
C-2.2	UTILITY PLAN
C-4.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - THIRD FLOOR PLAN
A-1.3	FOURTH - FIFTH FLOOR PLAN
A-1.4	SIXTH - SEVENTH FLOOR PLAN
A-1.5	EIGHTH - NINTH FLOOR PLAN
A-1.6	TENTH - ELEVENTH FLOOR PLAN
A-1.7	TWELFTH FLOOR AND PENTHOUSE / ROOF PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS

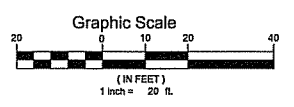
SITE DEVELOPMENT STATISTICS	
LOT AREA	5,073 SF/0.12 ACRES
DWELLING UNITS	40 DU
LOT AREA D.U.	120 SF/D.U.
DENSITY	360 UNITS/ACRE
BUILDING HEIGHT	12 STORIES
GROSS FLOOR AREA	46,235 SF.
(excluding underground parking)	
FLOOR AREA RATIO	9.11
UNIT MIX	
ONE BEDROOM	18
TWO BEDROOM	1
THREE BEDROOM	1
FOUR BEDROOM	10
FIVE BEDROOM	2
TOTAL	40
VEHICLE PARKING	
SURFACE	0
UNDERGROUND	0
TOTAL	0
BIKE PARKING	
FLOOR STALL, SURFACE	2
FLOOR STALL, UNDERGROUND	41 (1 per unit = 40)
WALL-MOUNT RACK, SURFACE	10
WALL-MOUNT RACK, UNDERGROUND	40
TOTAL	93 (1 per bedroom = 84)
MOTORIZED PARKING	
SURFACE	0
UNDERGROUND	0
TOTAL	0



B WALL MOUNTED BIKE RACKS
1/2x

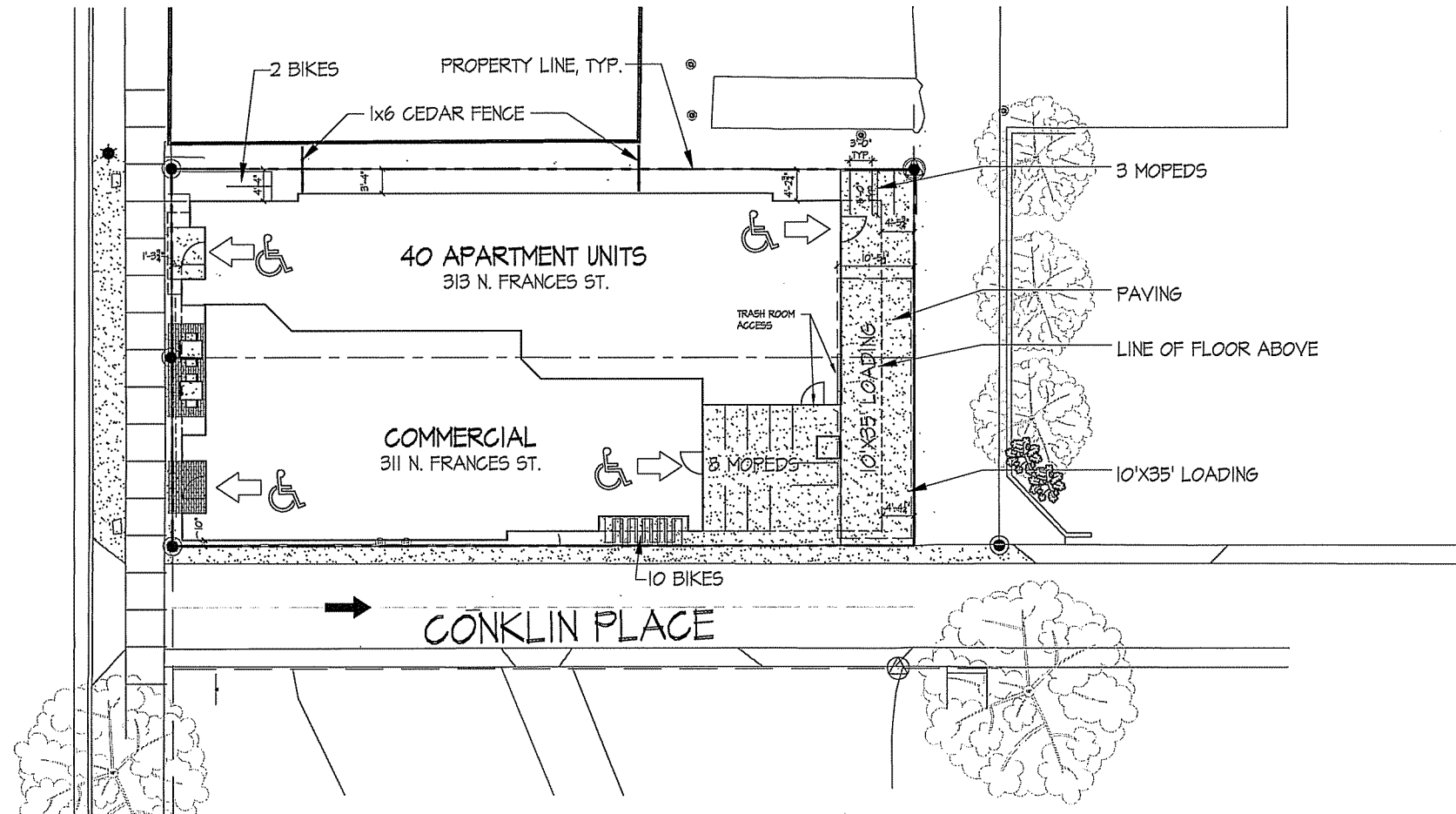


A OVERALL SITE PLAN
1"=20'-0"

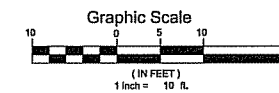


Notes

- SEE SHEET C-10 FOR TYPICAL NOTES



A SITE PLAN
 1/10'-0"



Revisions

60 Plan Residential - May 10, 2013

ORIGINAL

Project Title

City View

Apartments - 313 N. Frances St.
 Commercial - 311 N. Frances St.

Drawing Title

Site Plan

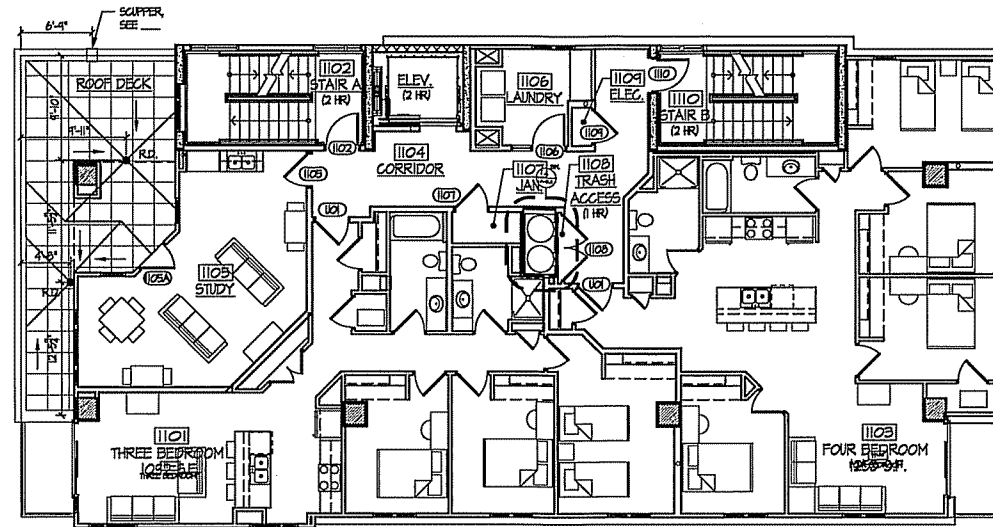
Project No.

1222

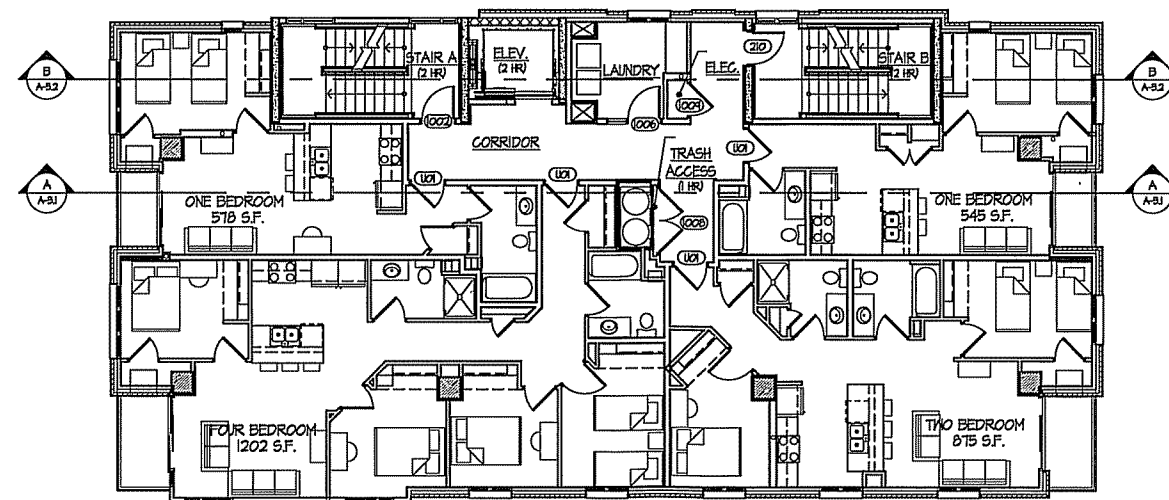
Drawing No.

C-1.1

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Eleventh Floor Plan
 1/8" = 1'-0"



Fifth - Tenth Floor Plan
 1/8" = 1'-0"

Revisions
 Alteration to PD-GDP-SIP - May 22, 2013

ORIGINAL

Project Title
 City View

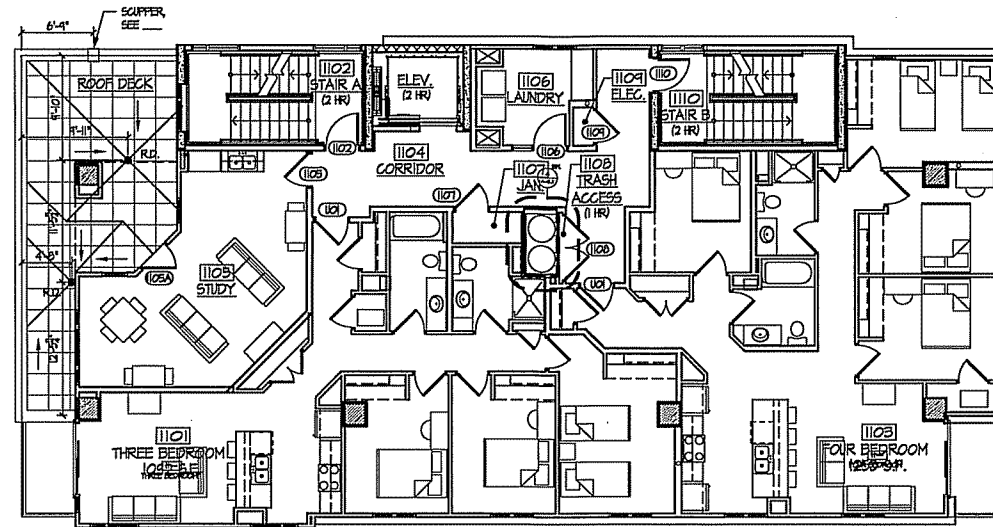
Apartments - 313 N. Frances St.
 Commercial - 311 N. Frances St.

Drawing Title
 Fifth-Tenth And
 Eleventh Floor Plan

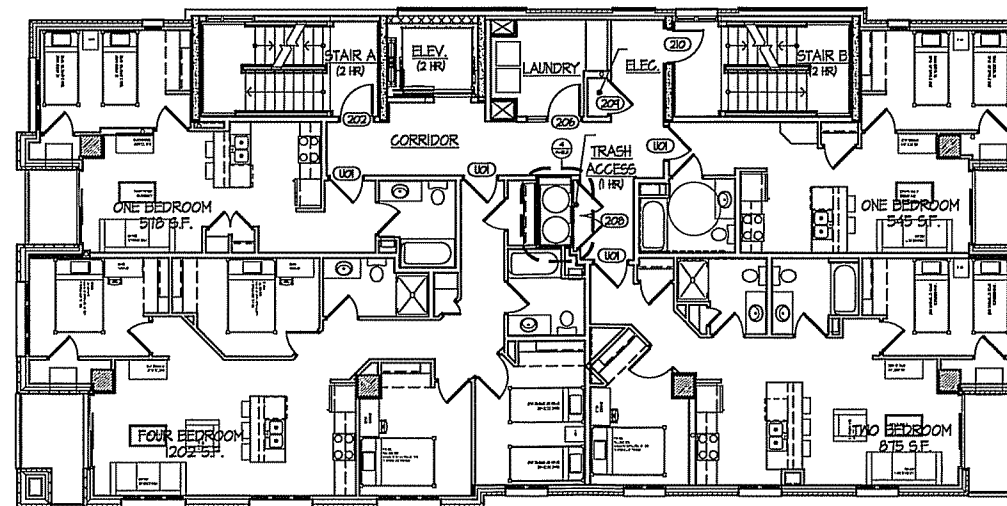
Project No. 1222 Drawing No. A-1.6

Consultant

Notes



Eleventh Floor Plan
 1/8" = 1'-0"



Fifth - Tenth Floor Plan
 1/8" = 1'-0"

Revisions
 Alteration to PD-GDP-SIP - May 22, 2013

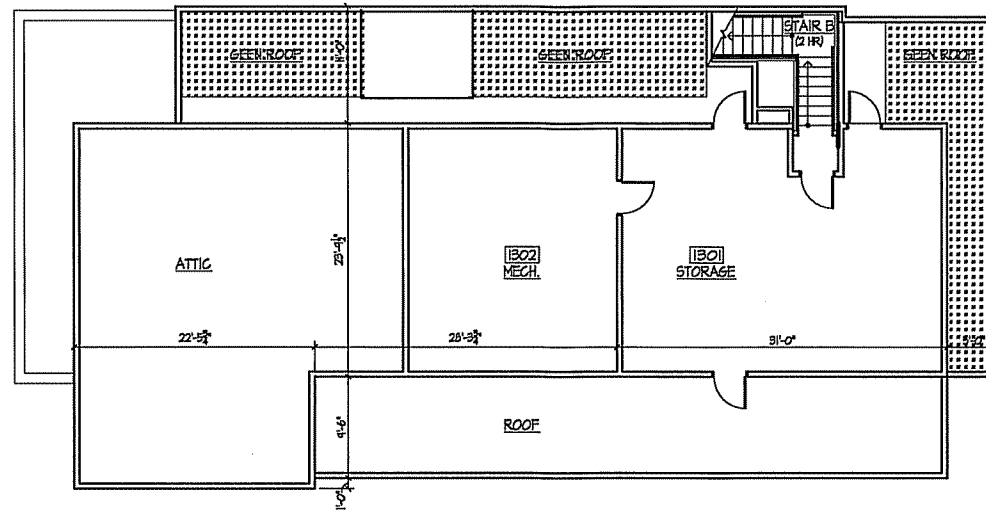
REVISED

Project Title
 City View

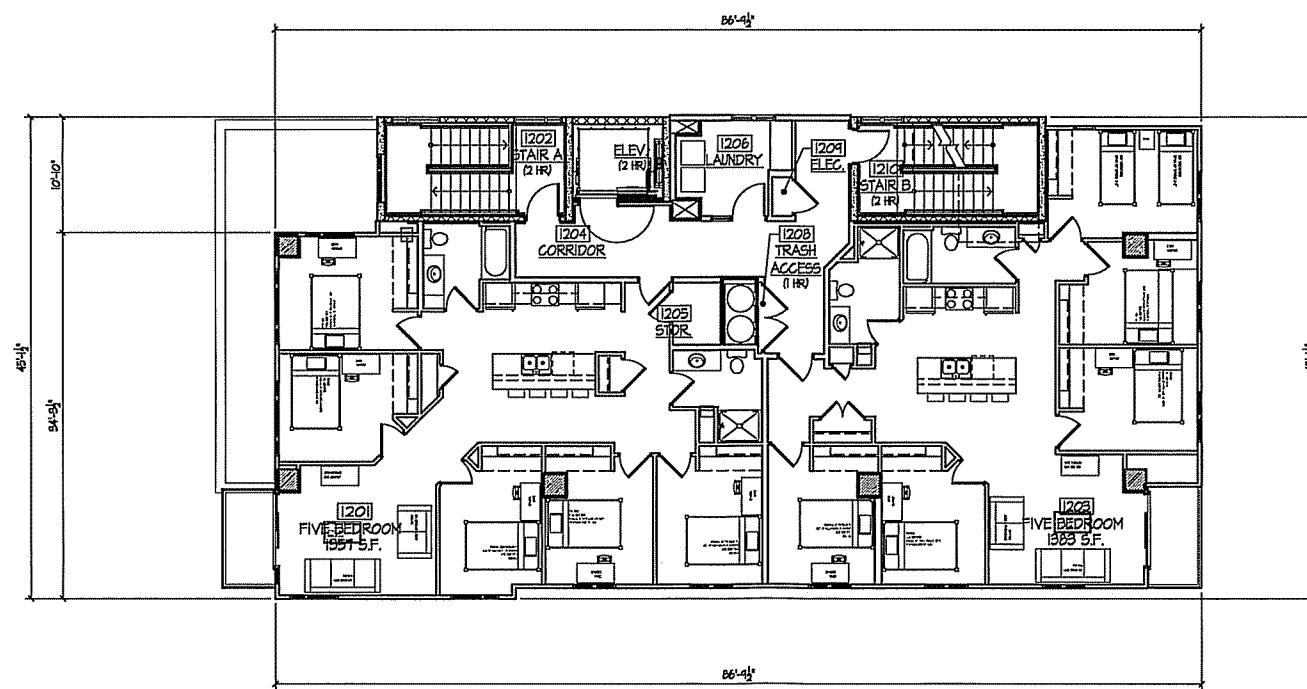
Apartments - 313 N. Frances St.
 Commercial - 311 N. Frances St.
 Drawing Title
**Fifth-Tenth And
 Eleventh Floor Plan**

Project No. Drawing No.
 1222 A-1.6

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PENTHOUSE / ROOF PLAN
 1/8" = 1'-0"



12TH FLOOR PLAN
 1/8" = 1'-0"

Revisions
 Site Plan Submittal - May 10, 2013

ORIGINAL

Project Title
 City View

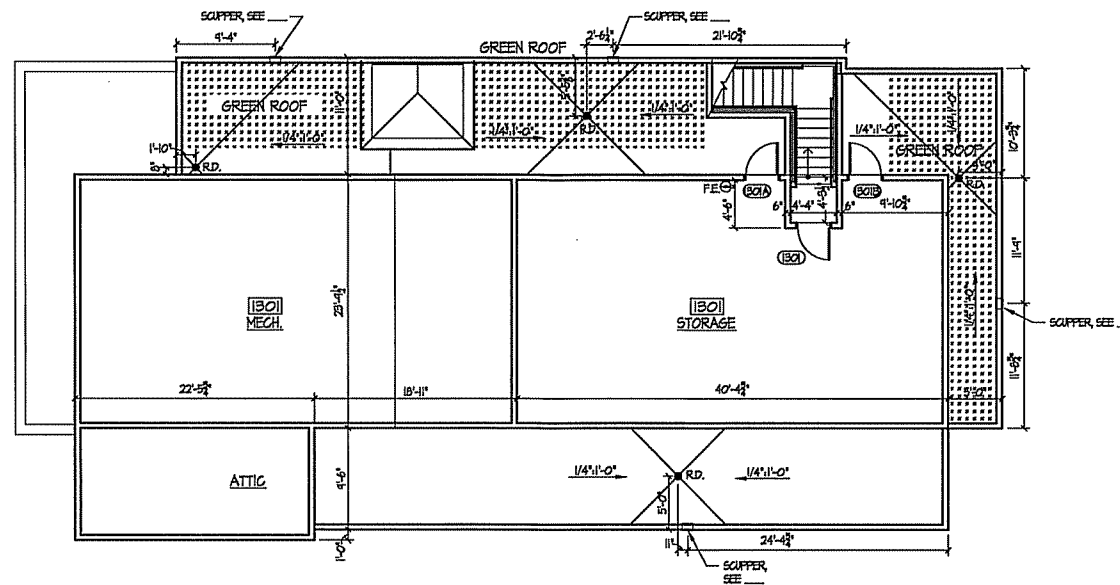
Apartments - 313 N. Frances St.
 Commercial - 311 N. Frances St.

Drawing Title
 12th Floor and
 Penthouse / Roof Plans

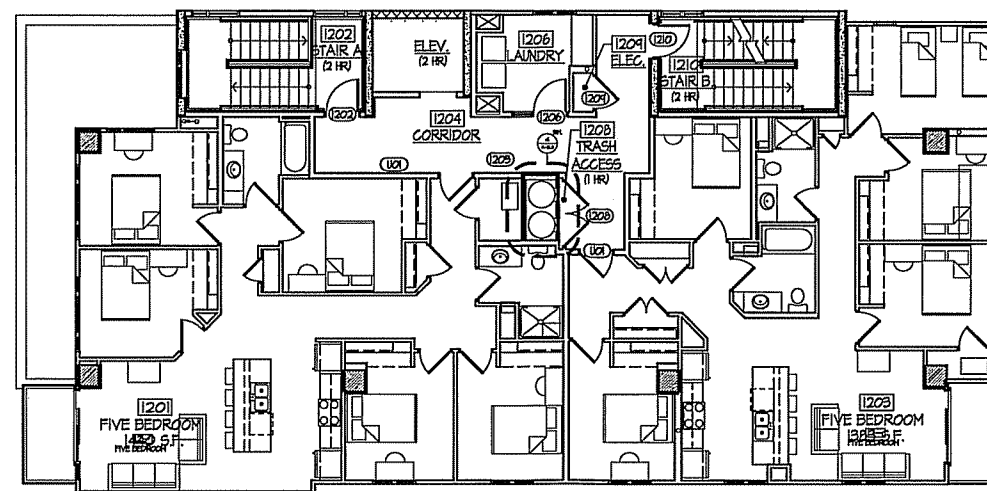
Project No. 1222
 Drawing No. A-1.7

Consultant

Notes



Penthouse/ Roof Plan
 1/8" = 1'-0"



Twelfth Floor Plan
 1/8" = 1'-0"

Revisions
 Alteration to PD-GDP-SIP - May 22, 2013

REVISED

Project Title
City View

Apartments - 313 N. Frances St.
 Commercial - 311 N. Frances St.
 Drawing Title
Twelfth Floor and Penthouse / Roof Plan

Project No. Drawing No.
1222 A-1.7