

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>May 30, 2007</u>	Action Requested
UDC MEETING DATE: <u>June 6, 2007</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: 2425 Jeffy Trail/Lot 77 of Hawks Creek Plat

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Rick McKy /McKy-North, LLC

Knothe & Bruce Architects, LLC

906 Sauk Ridge Trail

7601 University Avenue, Suite 201

Madison, WI 53717

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)

May 23, 2007

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
R-4 Planned Residential Development
2425 Jeffy Trail
Madison, WI

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: McKy-North, LLC
906 Sauk Ridge Trail
Madison, WI 53717
608-836-9300
Contact: Rick McKy
rmcky@starkhomes.com

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: Calkins Engineering
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax
Contact: Dave Glusick

Landscape Design: The Bruce Company
2830 W. Beltline Hwy.
Middleton, WI 53562
(608) 836-7041
(608) 831-4236 fax
Contact: Steve Short

Introduction:

The proposed site is Lot 77 of the second addition to Hawk's Creek Plat. The Hawk's Creek Plat was approved by the Common Council on July 18, 2006 and the neighborhood plan amended in response to the plat. The property was zoned R-4 during the platting process. The proposed development and the resulting density conform to the R-4 zoning standards and neighborhood plan.

Project Description:

The development consists of a total of 30 condominiums in 5 four-unit buildings and 5 two-unit buildings. The buildings are all one story, some with an exposed lower level, and have a cottage-style architecture compatible with adjacent developments. The building exteriors will utilize an attractive, low-maintenance horizontal siding.

Each condominium has a private two-car attached garage. Parking for guests will be available in the condominium driveways with additional guest parking for 8 cars distributed throughout the site. Pedestrian access is maintained with sidewalks throughout the site and pedestrian connections to Jeffy Trail, the development to the north and the park to the south.

Site Development Data:

Densities:

Lot Area	230,844 S.F. or 5.29 acres
Dwelling Units	30 Units
Lot Area/D.U.	7,694 S.F./Unit
Density	5.6 Units/Acre
Open Space	100,559 S.F. (43.6%)
Usable Open Space	43,240 S.F.
Usable Open Space/D.U.	1,441 S.F./D.U.

Dwelling Unit Mix:

Three-Bedroom Townhomes	30
-------------------------	----

Building Height:

1-2 Stories

Parking

Automobile	
Surface	8 spaces
Garage	<u>60 spaces</u>
Total	68 spaces

Bicycle

Surface	8 spaces
Garage	<u>30 spaces</u>
Total	38 spaces

Letter of Intent
Lot 77 Addition to Hawk's Creek Plat
2425 Jeffy Trail
May 23, 2007
Page 3 of 3

Project Schedule:

It is anticipated that construction of the first building will start in Summer 2007 and be completed by Spring 2008. Construction of the remaining buildings will proceed as market conditions dictate, with overall completion scheduled for 2010.

Thank you for your time in reviewing our proposal.

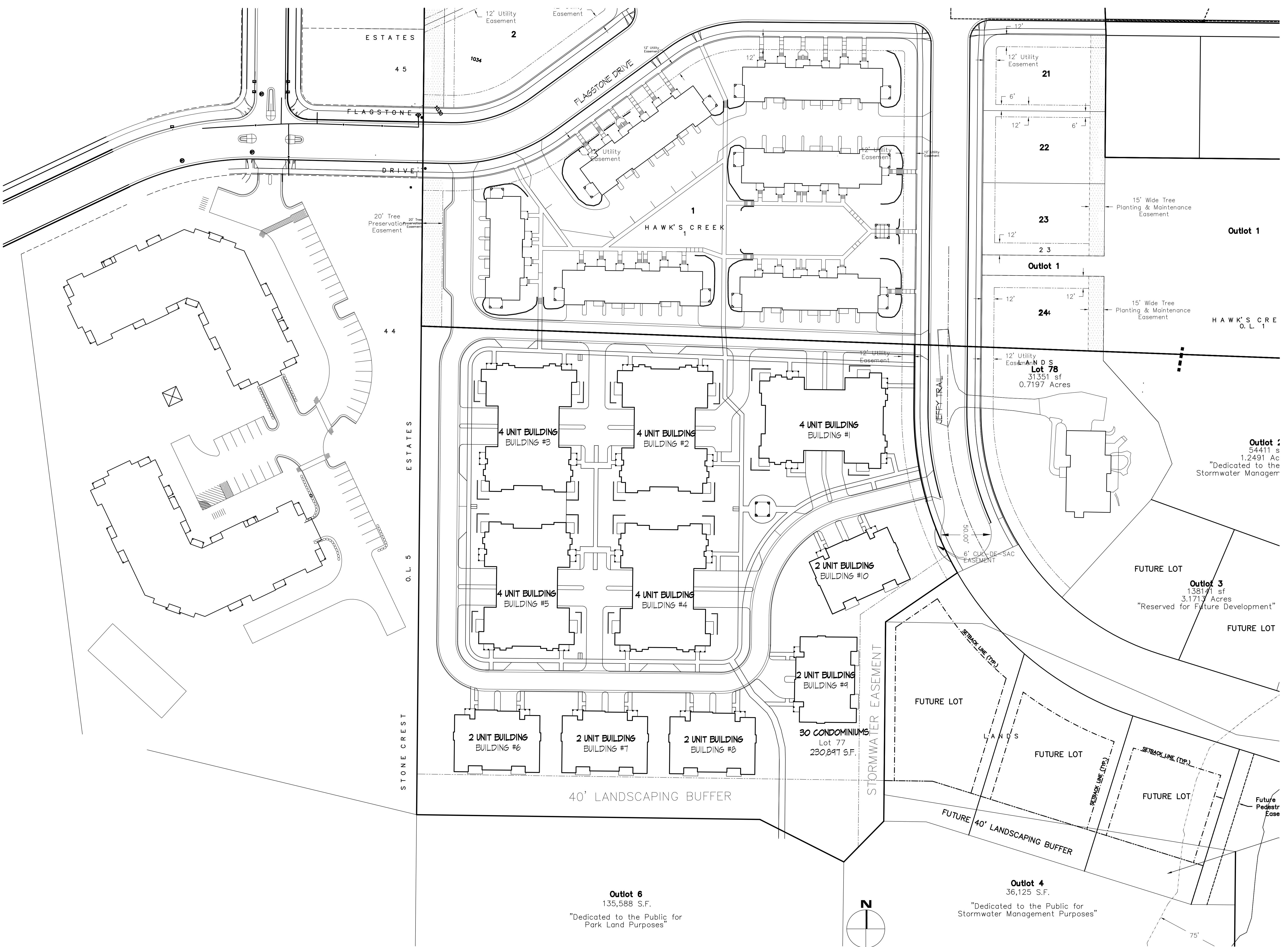
Very Truly Yours,

A handwritten signature in black ink that reads "J. Randy Bruce D.S.". The signature is written in a cursive style with a large initial "J" and "B".

J. Randy Bruce, AIA
Managing Member

Consultant

- Notes
- SHEET INDEX
- C-1.0 SITE PLAN- OVERVIEW
 - C-1.1 SITE LAYOUT PLAN
 - C-2.1 SITE GRADING PLAN
 - C-3.1 SITE UTILITY PLAN
 - C-4.1 LANDSCAPE PLAN
- A-1.1 4-UNIT & 2-UNIT FLOOR PLANS
 - A-2.1 4-UNIT & 2-UNIT ELEVATIONS



- Revisions
- December 18, 2006- Informational UDC Submittal
 - May 23, 2007- Conditional Use Submittal

Project Title
**2425 Jeffy Trail
 Lot 77, 2nd Add. to
 Hawk's Creek Plat**

Drawing Title
Site Plan- Overview

SCALE 1"=40'

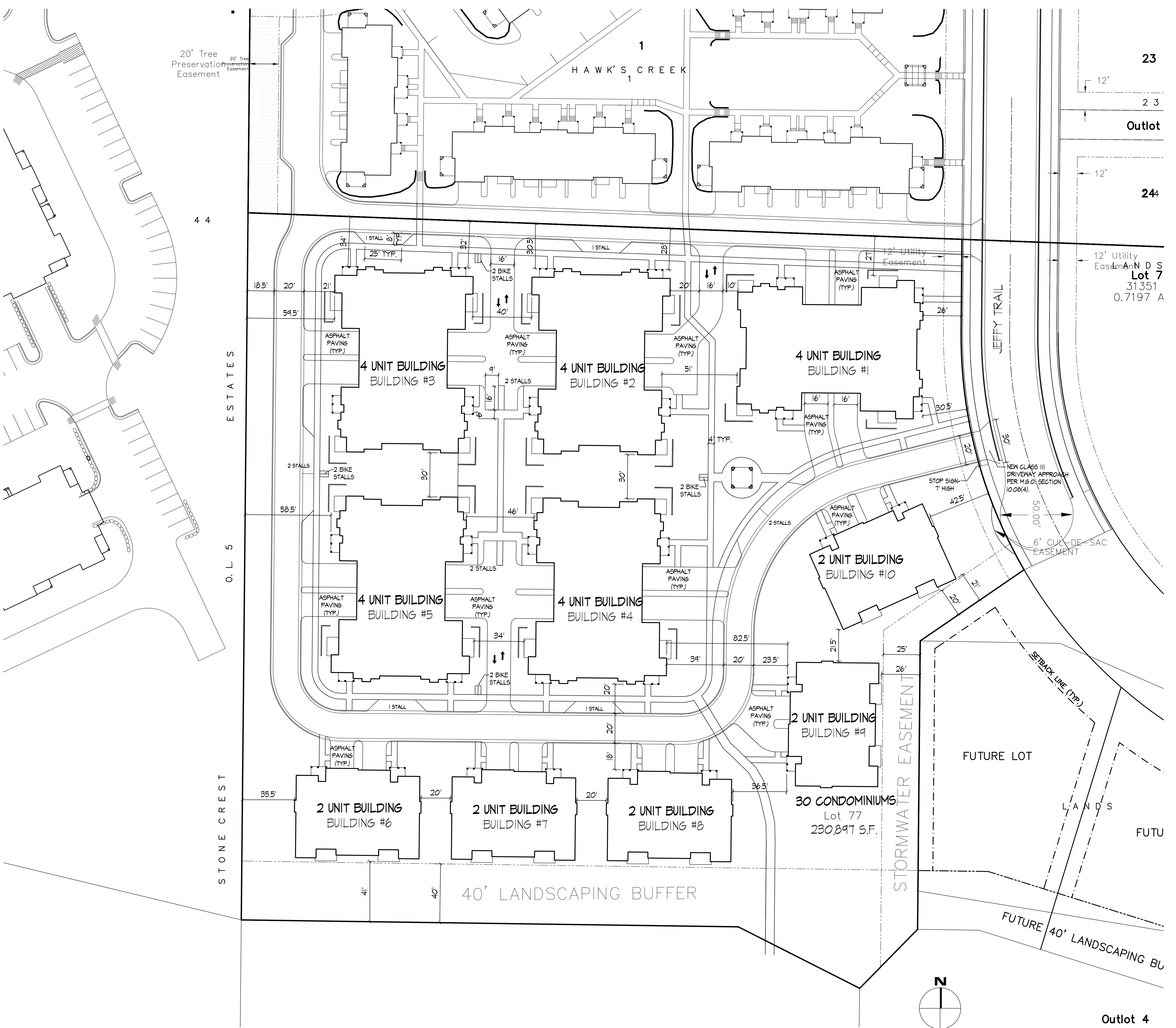
Project No. **0519** Drawing No. **C-1.0**

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Notes

SITE DATA	
LEGAL DESCRIPTION - LOT 77, SECOND ADDITION TO HAWK'S CREEK PLAT	
LOT AREA - 230,844 S.F. (5.29 ACRES)	
DWELLING UNITS - 30 UNITS	
LOT AREA / D.U. - 7,694.8 S.F. / D.U.	
DENSITY - 5.61 UNITS/ ACRE	
DWELLING UNIT MIX	
3 BEDROOM	30
PARKING PROVIDED	
GARAGE	60
SURFACE	2
TOTAL PARKING	62
PARKING/ D.U. 2.26/ D.U.	
BIKE PARKING PROVIDED	
GARAGE	30
SURFACE	2
TOTAL BIKE PARKING	32
BIKE PARKING/ D.U. 1.26/ D.U.	
BUILDING COVERAGE - 74,915 S.F. (32.2%)	
(INCL. STOOPS)	
SIDEWALK COVERAGE - 9,208 S.F. (4%)	
ASPHALT COVERAGE - 46,762 S.F. (20.2%)	
TOTAL PAVEMENT - 55,970 S.F. (24.2%)	
OPEN SPACE - 100,584 S.F. (43.6%)	
USABLE OPEN SPACE - 43,240 S.F.	
USABLE OPEN SPACE/ D.U. - 1,441 S.F./ D.U.	

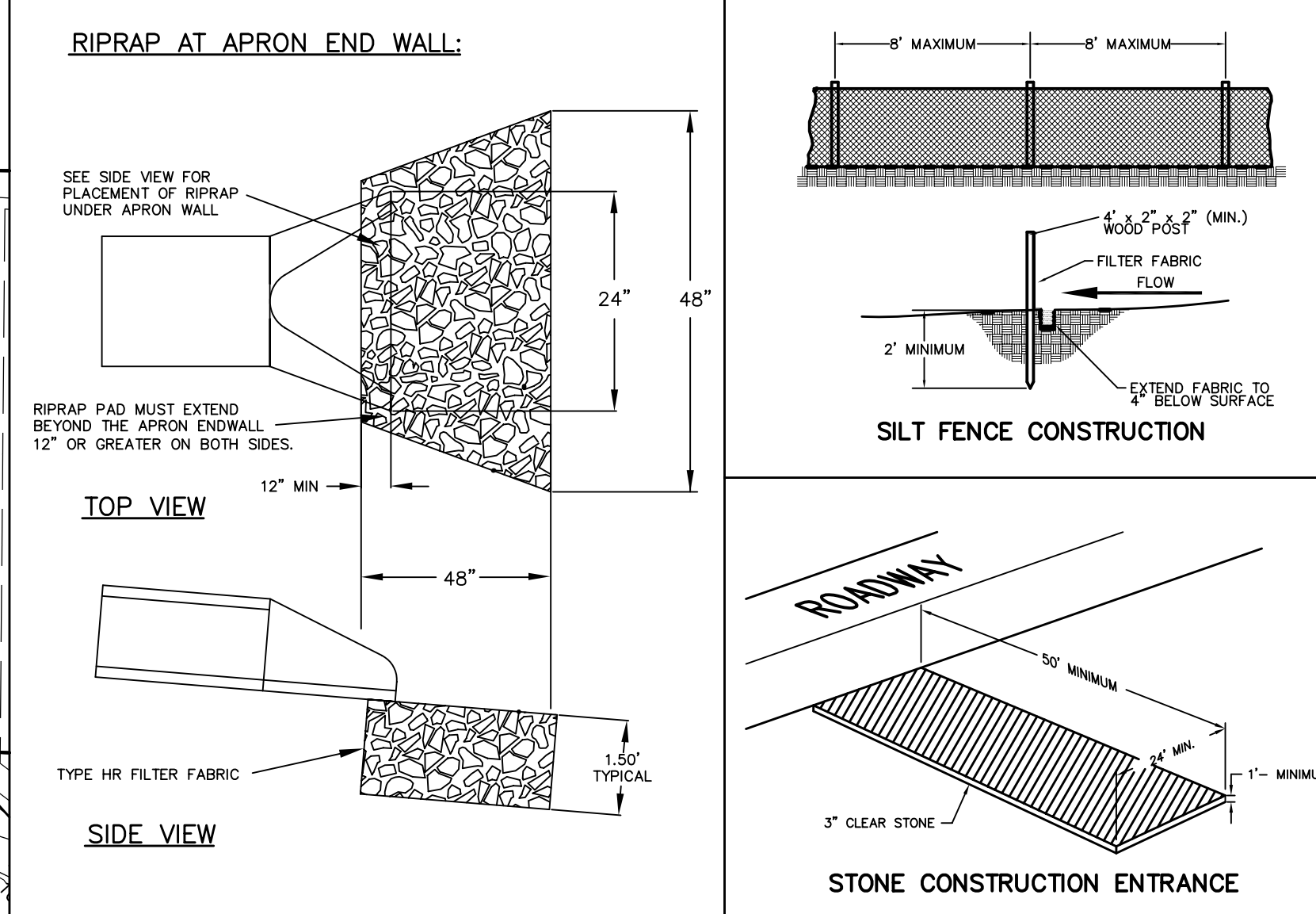
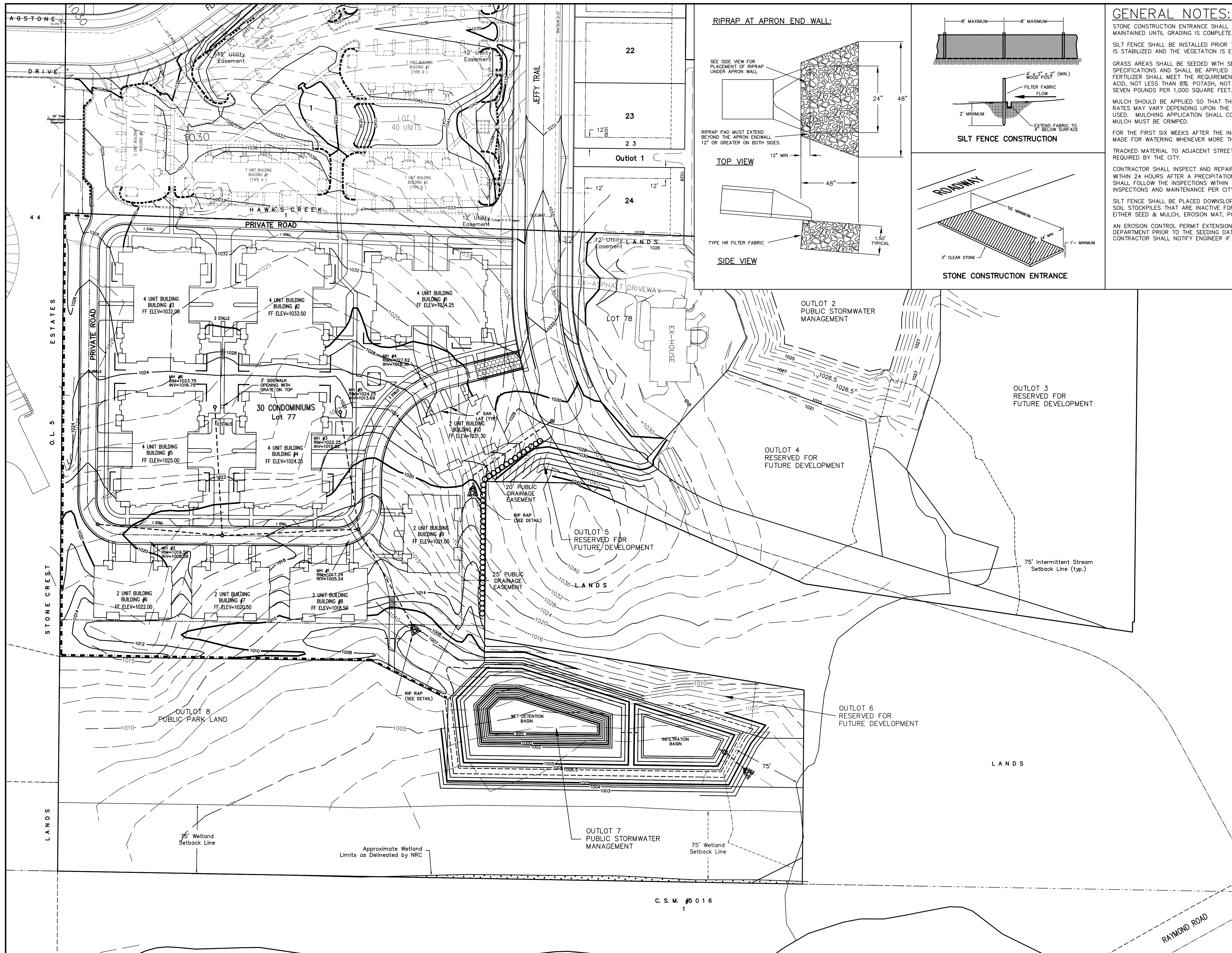


Revisions
December 18, 2006- Informational UDC Submittal
May 23, 2007- Conditional Use Submittal

Project Title
2425 Jeffy Trail
Lot 77, 2nd Add. to
Hawk's Creek Plat

Drawing Title
Site Plan
SCALE 1"=30'
Project No. **0519** Drawing No. **C-1.1**

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GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRADING IS COMPLETE.

SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL THE SITE IS STABILIZED AND THE VEGETATION IS ESTABLISHED.

GRASS AREAS SHALL BE SEEDED WITH SEED MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MINIMUM RATE OF 2.0 TONS PER ACRE. MULCH MUST BE CRIMPED.

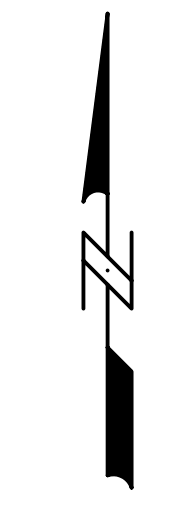
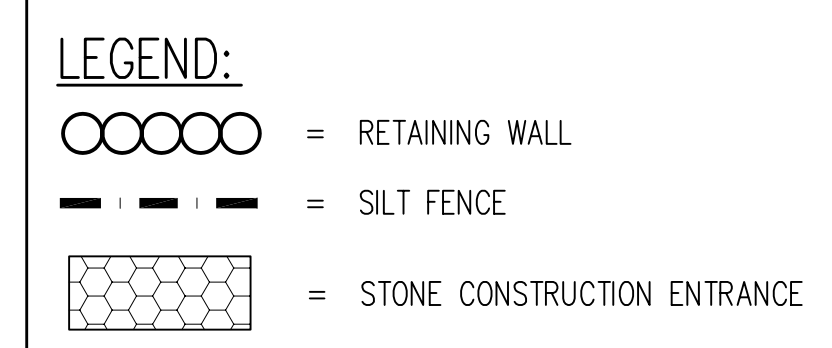
FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHALL FOLLOW THE INSPECTIONS WITHIN 24 HOURS. CONTRACTOR SHALL MAINTAIN RECORDS OF INSPECTIONS AND MAINTENANCE PER CITY OF MADISON GUIDELINES.

SILT FENCE SHALL BE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM ANY SOIL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH EITHER SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS.

AN EROSION CONTROL PERMIT EXTENSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO THE SEEDING DATE INDICATED ABOVE IF THIS DATE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.



SCALE: 1" = 100' (11"X17")
1" = 50' (24"X36")

**LOT 77 - 2ND ADDITION TO HAWK'S CREEK
GRADING AND EROSION CONTROL PLAN**

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

C-2.1

Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

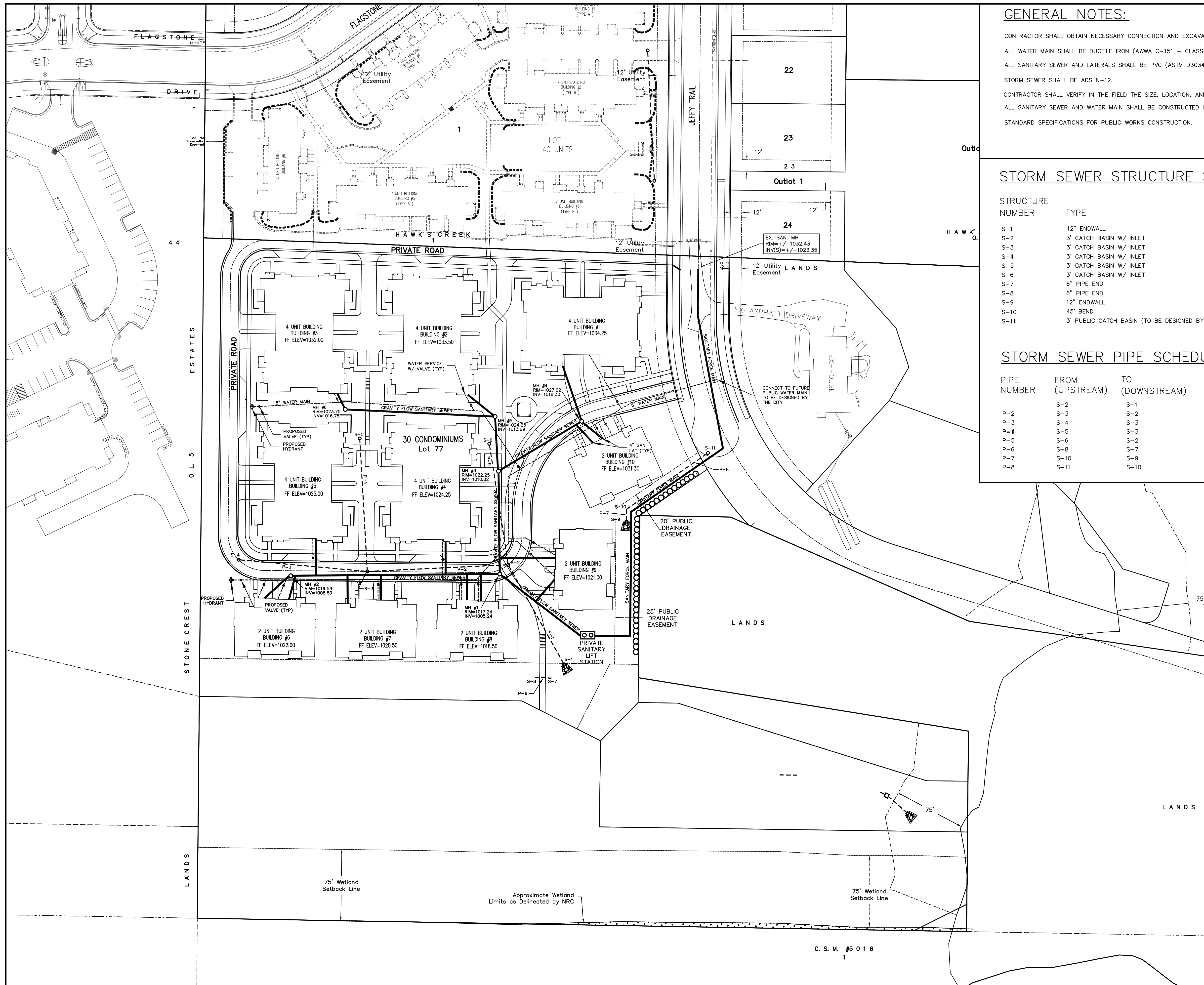
DATE: 05-23-07

REVISIONS:

DRAWING NAME : P:\PROJECTS\W\MKY06\DESIGN\3\BASE-LOT 77.DWG

FN: MKY06

C. S. M. #5 0 1 6
1



GENERAL NOTES:

CONTRACTOR SHALL OBTAIN NECESSARY CONNECTION AND EXCAVATION PERMITS FROM THE CITY OF MADISON PRIOR TO WORK COMMENCING.

ALL WATER MAIN SHALL BE DUCTILE IRON (AWWA C-151 - CLASS 52).

ALL SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034 - SDR 35).

STORM SEWER SHALL BE ADS N-12.

CONTRACTOR SHALL VERIFY IN THE FIELD THE SIZE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES.

ALL SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	GRATE AND LID TYPES	TOP OF CASTING	INVERT	DEPTH
S-1	12" ENDWALL	N/A	N/A	1008.00	N/A
S-2	3' CATCH BASIN W/ INLET	R-2501	1017.09	1014.09	3.00
S-3	3' CATCH BASIN W/ INLET	R-2501	1018.48	1015.53	2.95
S-4	3' CATCH BASIN W/ INLET	R-2501	1020.60	1017.51	3.09
S-5	3' CATCH BASIN W/ INLET	R-2501	1022.00	1018.96	3.04
S-6	3' CATCH BASIN W/ INLET	R-2501	1021.50	1018.03	3.47
S-7	6" PIPE END	N/A	N/A	1006.83	N/A
S-8	6" PIPE END	N/A	N/A	1007.00	N/A
S-9	12" ENDWALL	N/A	N/A	1019.00	N/A
S-10	45° BEND	N/A	N/A	1019.58	N/A
S-11	3' PUBLIC CATCH BASIN (TO BE DESIGNED BY CITY)	R-2501	1029.00+-	1024.50	4.50+-

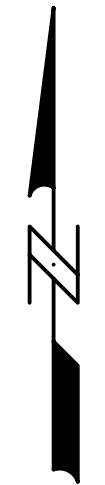
STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
S-2	S-1	S-2	117'	1014.09	1008.00	5.21	12"
P-2	S-3	S-2	144'	1015.53	1014.09	1.00	12"
P-3	S-4	S-3	132'	1017.51	1015.53	1.50	12"
P-4	S-5	S-3	137'	1018.96	1015.53	2.50	12"
P-5	S-6	S-2	125'	1018.03	1014.09	3.15	12"
P-6	S-8	S-7	16'	1007.00	1006.84	1.00	6"
P-7	S-10	S-9	12'	1019.58	1019.00	4.83	12"
P-8	S-11	S-10	102'	1024.50	1019.58	4.83	12"

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



SCALE: 1" = 100' (11"x17")
 1" = 50' (24"x36")

Calkins Engineering, LLC
 5010 Voges Road
 Madison, WI 53718
 (608) 838-0444

DATE: 05-23-07

REVISIONS:

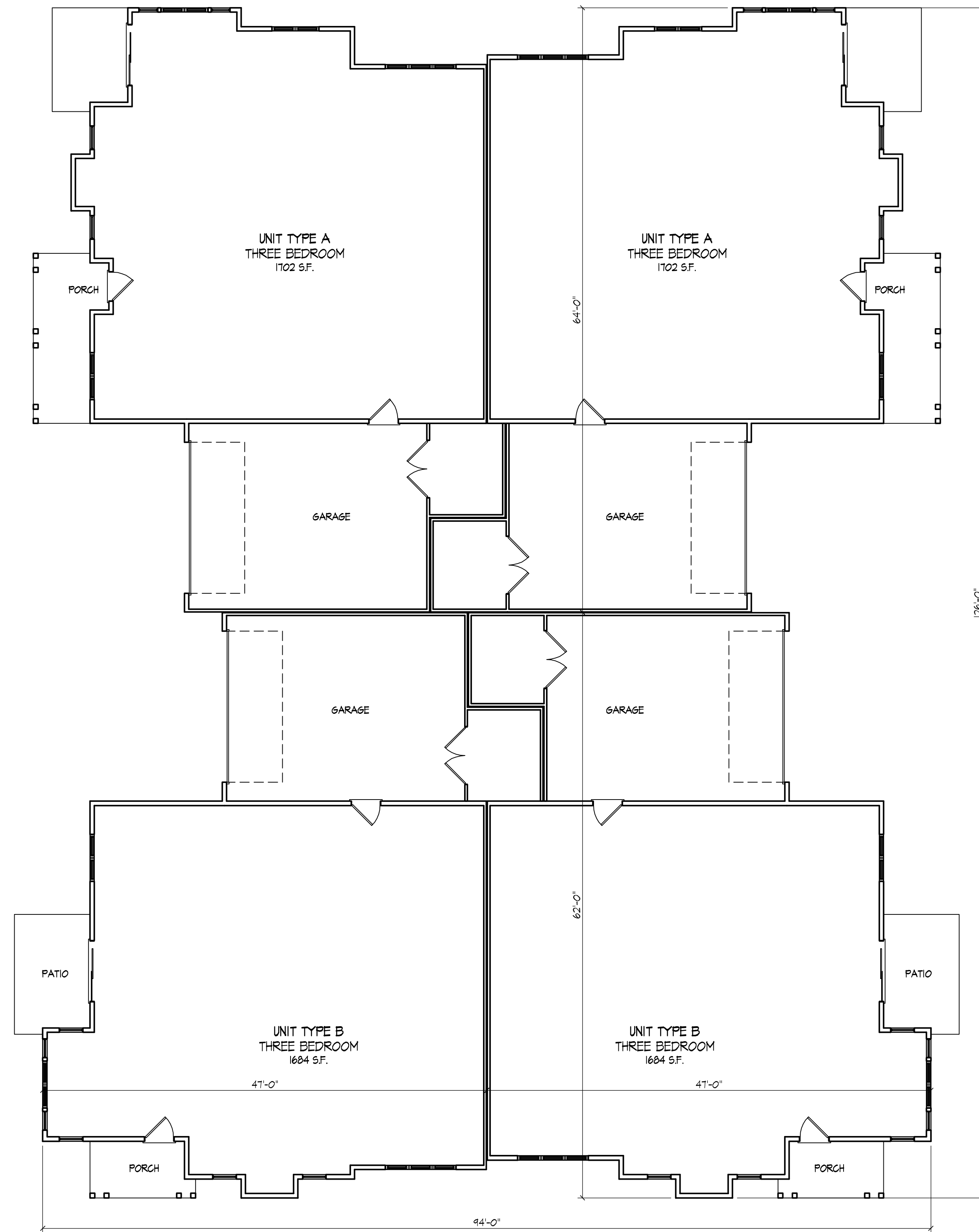
LOT 77 - 2ND ADDITION TO HAWK'S CREEK UTILITY PLAN

DRAWING NAME : P:\PROJECTS\W\MKY06\DESIGN\3\BASE-LOT 77.DWG

FN: MKY06

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

C-3.1



4 UNIT FLOOR PLAN
1/8" = 1'-0"



2 UNIT FLOOR PLAN
1/8" = 1'-0"

Revisions
May 28, 2007- Conditional Use Submittal

Project Title
2425 Jeffy Trail
Lot 77, 2nd Add. to
Hank's Creek Plat

Drawing Title
Conceptual Floor Plans

SCALE 1/8"=1'

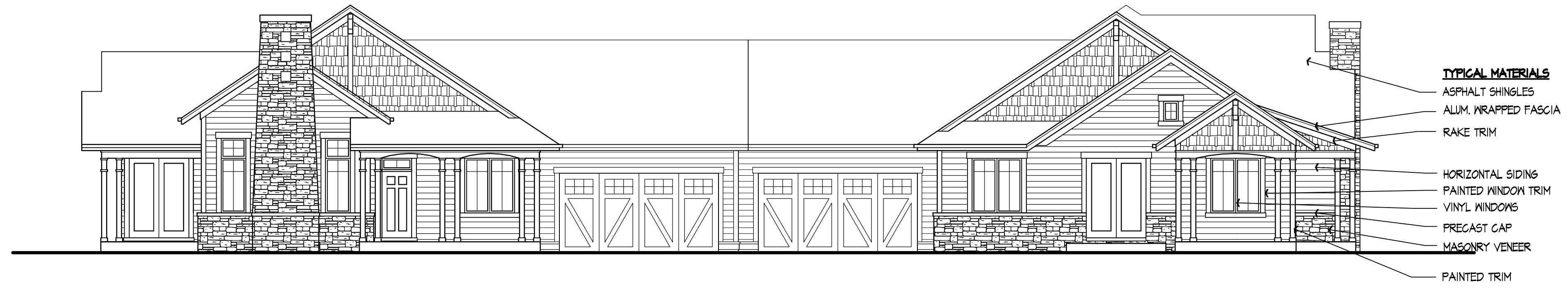
Project No. Drawing No.

0519

A-1.1

Consultant

Notes
Date



- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - ALUM. WRAPPED FASCIA
 - RAKE TRIM
 - HORIZONTAL SIDING
 - PAINTED WINDOW TRIM
 - VINYL WINDOWS
 - PRECAST CAP
 - MASONRY VENEER
 - PAINTED TRIM

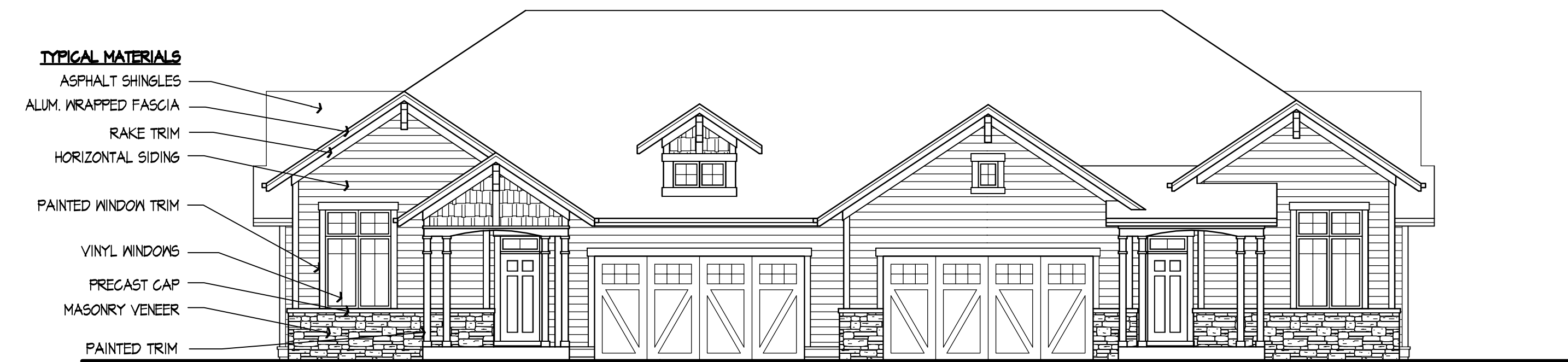
4 UNIT SIDE ELEVATION
1/8" = 1'-0"



4 UNIT FRONT ELEVATION
1/8" = 1'-0"



2 UNIT SIDE ELEVATION
1/8" = 1'-0"



- TYPICAL MATERIALS**
- ASPHALT SHINGLES
 - ALUM. WRAPPED FASCIA
 - RAKE TRIM
 - HORIZONTAL SIDING
 - PAINTED WINDOW TRIM
 - VINYL WINDOWS
 - PRECAST CAP
 - MASONRY VENEER
 - PAINTED TRIM

2 UNIT FRONT ELEVATION
1/8" = 1'-0"

Revisions
May 28, 2007- Conditional Use Submittal

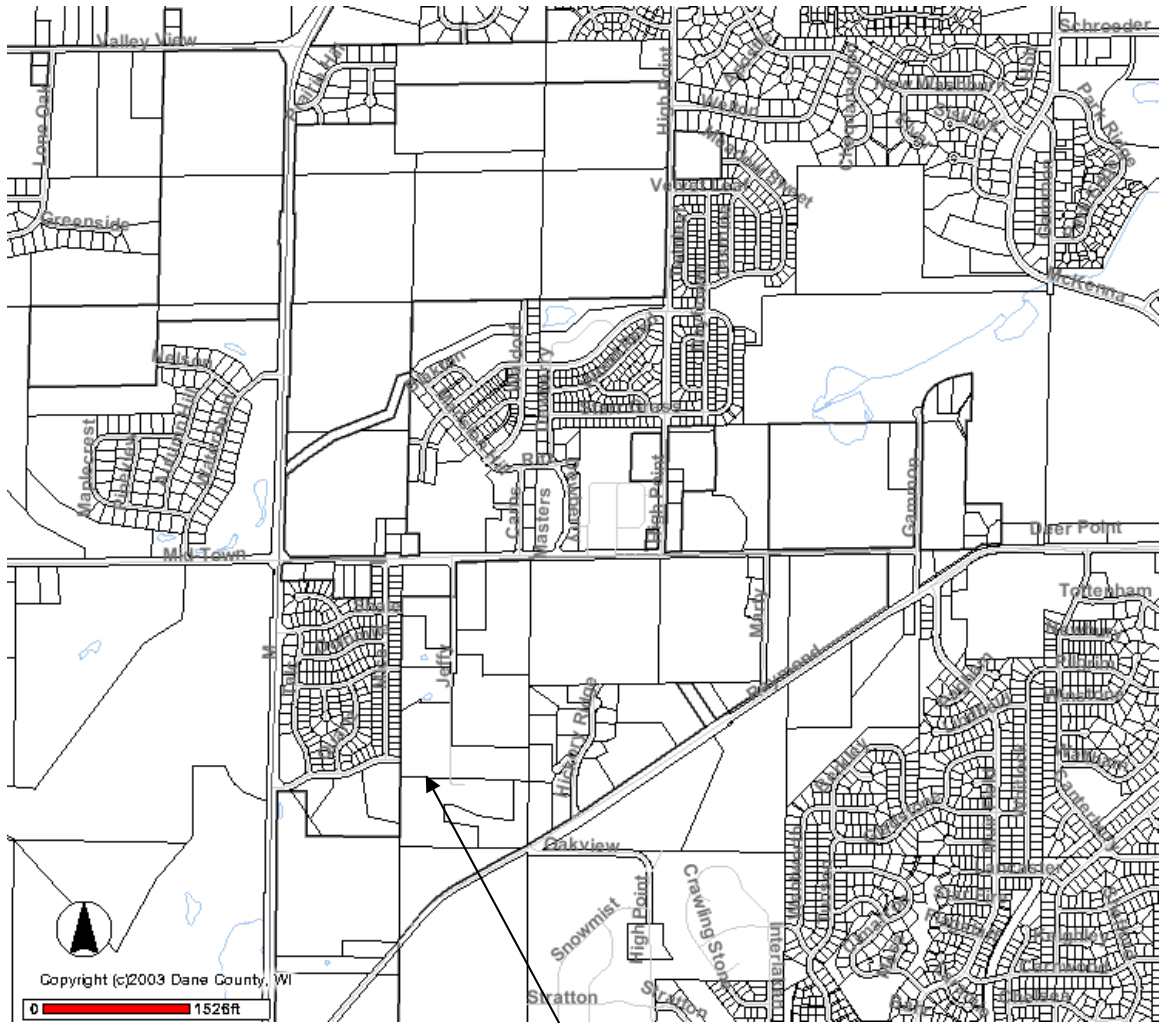
Project Title
2425 Jeffy Trail
Lot 77, 2nd Add. to
Hank's Creek Plat

Drawing Title
Conceptual Elevations

SCALE 1/8"=1'

Project No. 0519 Drawing No. A-2.1

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Site Locator Map

Jeffy Trail/Lot 77 of Hawks Creek Plat