

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>November 28, 2012</u>	Action Requested
UDC MEETING DATE: <u>December 5, 2012</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 313 & 315 N. Frances Street

ALDERMANIC DISTRICT: Mike Verveer- District #4

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Scott Faust

Knothe & Bruce Architects, LLC

210 N. Bassett St

7601 University Avenue, Suite 201

Madison, WI 53703

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)

December 3, 2012

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
313, 315 N. Frances St
PUD-SIP
Madison, WI 53703

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: Scott Faust
Boardwalk Investments
210 N. Bassett Street
Madison, WI 53703

Architects: Knothe & Bruce Architects, LLC
7601 University Avenue
Ste 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 project proposes the redevelopment of 313 and 315 North Frances Street. The total development site is approximately 4821 square feet in area and is in the Downtown Design Zone 2.

The site is well located on the southeast edge of the UW-Madison campus and presents an excellent opportunity for redevelopment. The planned project will consolidate the disconnected student housing with new high quality energy efficient apartments. The lots are currently zoned as C2 and are occupied by two residential buildings.

The redevelopment proposal envisions new higher density housing for university students and creates an interactive architecture and street presence that reflects its urban environment. The development consists of a 12-story building containing 31 units with ground floor commercial space. The building will house units ranging in size from two bedroom to 5 bedroom apartments. The entry for the building will be from North Frances Street. The project will provide individual underground bike parking accessed from Conklin Place with moped parking provided on.

Development Statistics:

Dwelling Unit Mix:

Two-Bedroom	9
Three-Bedroom	10
Four-Bedroom	10
Five Bedroom	2
<hr/>	
Total dwelling Units	31

Densities:

Lot Area	5,073 SF or .12 acres
Lot Area / D.U.	163 SF/unit
Density	260 units/acre

Building Height: 12 Stories

Total Floor Area (floors 1-12)	46,281 sf
Floor Area Ratio	9.1

Vehicular Parking: None are provided

Moped Parking:	12 Surface
Bicycle parking: (underground)	98 Stalls

Downtown Design Zone 2:

In August of 2001 the city established Downtown Design Zones and Design Guidelines to better control the character of development within these zones. This site is located within Design Zone 2. Design emphasis has been placed on meeting the requirements of the design guidelines. Following is a summary of the requirements as they relate to this proposal:

Building Height: The building height is 12 stories.

Floor Area Ratio: The floor area ratio of 9.1.

Yard Requirements: The building setbacks meet the requirements of the ordinance.

Exterior Building Design

Massing: The building massing will be defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The 12 story building height is in keeping with the surrounding context.

Orientation: The building is directly oriented to the public sidewalk and street. At the lower level the buildings' façades will incorporate a traditional storefront rhythm with window and doorways that opens up to the public with a public street-side terrace.

Building Components: The 12 story building will have a clear base, body and cap.

Articulation: The building will be well articulated with vertical modulation, horizontal setbacks and finely composed window patterns.

Openings: The size and rhythm of the window openings within the body of the buildings will express a modern residential mid-rise architecture.

Materials: A variety of materials will be used to reinforce the building articulation and to provide visual interest..

Entry treatment: The building will have clearly defined entries which open to the public sidewalk and street.

Terminal Views and High Visibility Corners: The 12 story building on N. Frances Street and Conklin Place is on a minor corner. It is also important to note the upper portion of the north and west facades are also visible from University Avenue. The building facades addressing these streets will be appropriately articulated.

Site Design / Function

Semi-Public Spaces: The street side setbacks will be devoted to thoughtfully designed for semi-public seating as an extension of the interior use.

Landscaping: A well designed landscape and hardscape will be prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained.

Usable Open Space: Both private and public open spaces will be provided. Private balconies and patios will also be provided for most if not all of the apartments. A rooftop terrace shall be provided at the tenth floor.

Interior Building Design: Mix of Dwelling Unit Types: A wide variety of unit sizes and types are available within the buildings from one to four bedroom apartments.

Trash Storage: Refuse will be located on the first floor, easily accessed from the overhead garage door.

Off-Street Loading: One from an alley off of Conklin Place.

Resident Parking for Vehicles, Bicycles and Mopeds: Adequate and convenient bicycle and moped parking is also provided and screened from public view. The majority of this parking is protected from the weather and is located inside the parking garages.

Building Security and Management: The buildings will be professionally managed and on-site management will provide a continuous management presence. The buildings will have security entrances and security cameras in the public areas to promote the safety and well-being of the residents.

Project Schedule:

It is anticipated that construction will start in Summer of 2013 and be completed in August of 2014.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the city tax base on an infill site with minimal, if any, increased costs to the city. New higher density student housing in the central city reduces vehicular traffic and promotes pedestrian and bicycle traffic. It also allows for the relocation of student residents from

existing rental properties in older neighborhoods so that those properties may transition back to owner occupancies.

Thank you for your time in reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member



PREVEGETATED
HYBRID
GREEN ROOF SYSTEM

- [Home](#)
- [Green Roof Basics and LEED](#)
- [LiveRoof System](#)
- [FAQ](#)
- [Architecture & Engineering](#)
- [Specifications](#)
- [For Owners](#)

LiveRoof Overview

System Options

LiveRoof Benefits

LiveRoof vs Other Systems

Liveroof Delivery and Installation

LiveRoof Engineered Green Roof Soil

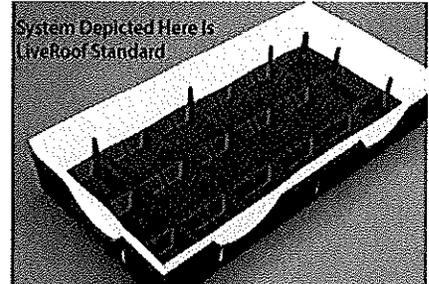
RoofEdge® by Permaloc®

RoofStone® - LiveRoof® Integrated Paver

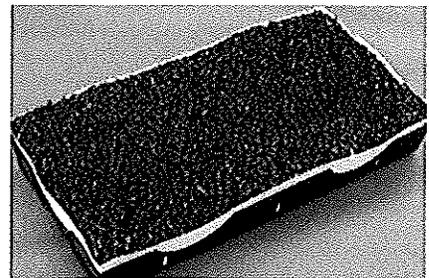
Development Team

Warranty and Disclaimer

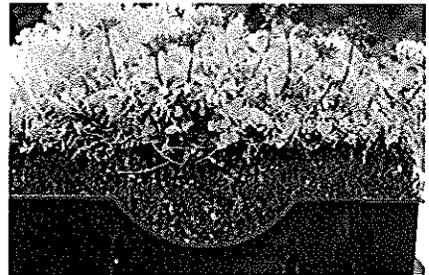
STEP 1
First; the grower inserts the LiveRoof® Soil Elevator™ into LiveRoof® module.



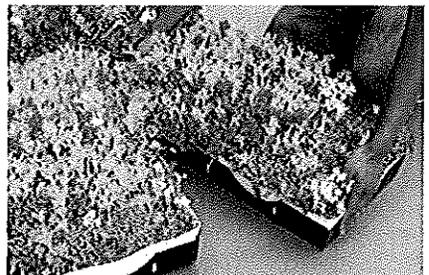
STEP 2
LiveRoof® module is filled to the top of Soil Elevator™ with LiveRoof® engineered growing medium.



STEP 3
LiveRoof® Plants are grown to maturity approximately 1 inch above the LiveRoof® module.



STEP 4
Installer sets LiveRoof® modules tightly in place on the roof within LiveRoof® recommended edge treatments.

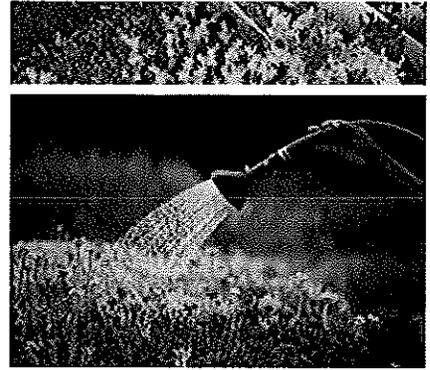


STEP 5
LiveRoof® Soil Elevator™ is removed for a beautiful, seamless instantly mature green roof.



STEP 6

Water thoroughly to settle any loose growing medium and to get your LiveRoof® off to a great start.



PLANT MATERIAL :

A DIVERSE ARRAY OF SEDUM WITH ONE ALLIUM
PER TRAY FOR ADDITIONAL VARIETY.

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)(h)(2d)) - SEE A-1.P1 FOR BIKE RACK INFORMATION
6. EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE
- 1 1/2" DIA.
- POWDER COAT FINISH - COLOR TBD
- RETURN ENDS TO GRADE IN FLOOR FLANGE MOUNTING
- SEE DETAIL 11/A-311 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

Land Use Application - 2012-10-08
UDC Submittal - 2012-10-31
UDC Submittal - 2012-11-14

Project Title
**313 N. FRANCES STREET
315 N. FRANCES STREET**
Madison, WI

Drawing Title

Overall Site Plan

Project No.

1222

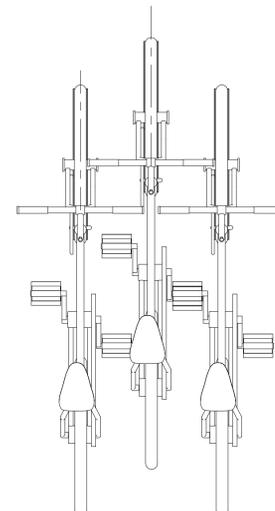
Drawing No.

C-1.0

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.

SITE INDEX SHEET	
SITE	
C-1.0	OVERALL SITE PLAN
C-1.1	SITE PLAN
C-2.1	EXISTING SITE PLAN
ARCHITECTURAL	
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND - THIRD FLOOR PLAN
A-1.3	FOURTH - TENTH FLOOR PLAN
A-1.4	ELEVENTH FLOOR PLAN
A-1.5	TWELFTH FLOOR PLAN
A-1.6	ROOF PLAN
A-2.1a	ELEVATIONS (Option B)
A-2.2a	ELEVATIONS (Option B)

SITE A DEVELOPMENT STATISTICS	
LOT AREA	5,079 S.F./0.12 ACRES
DWELLING UNITS	42 D.U.
LOT AREA/ D.U.	163 S.F./D.U.
DENSITY	258 UNITS/ACRE
BUILDING HEIGHT	12 STORIES
GROSS FLOOR AREA	46,281 S.F.
(excluding underground parking)	
FLOOR AREA RATIO	9.1
UNIT MIX	
TWO BEDROOM	4
THREE BEDROOM	10
FOUR BEDROOM	10
FIVE BEDROOM	2
TOTAL	31
VEHICLE PARKING	
SURFACE	0
UNDERGROUND	0
TOTAL	0
BIKE & MOPED PARKING	
MOPED	8
BIKES	103
TOTAL	111 (1 per bedroom = 98)



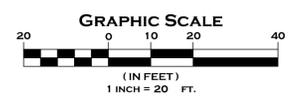
B WALL MOUNTED BIKE RACK AT BASEMENT
N.T.S.

UNIVERSITY AVENUE

N. FRANCES STREET

CONKLIN PLACE

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



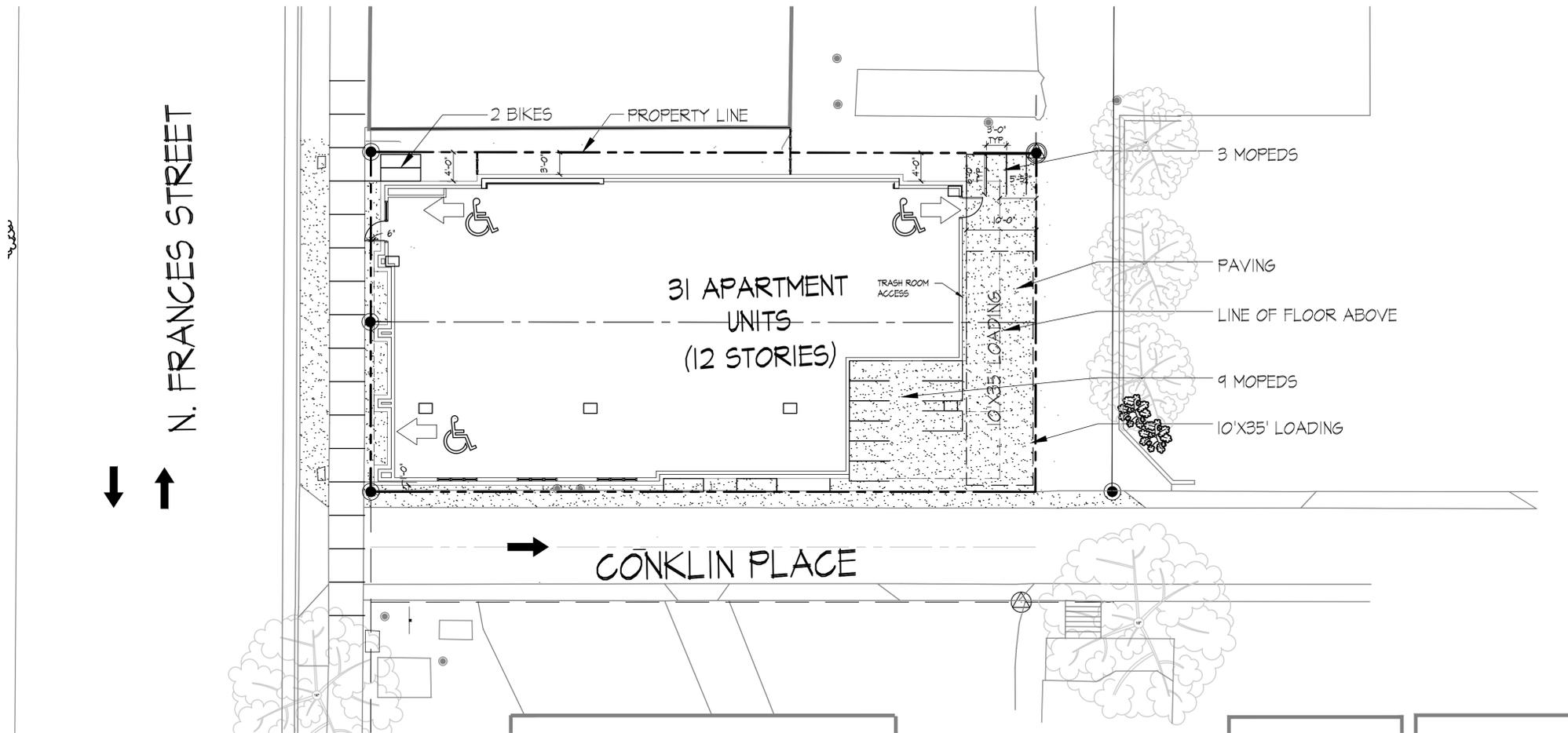
Consultant

Notes

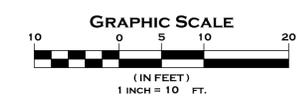
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL 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)(12d)) - SEE A-1.P1 FOR BIKE RACK INFORMATION
6. EXTERIOR STAIRS TO HAVE SINGLE ALUMINUM HANDRAILS EACH SIDE
- 1 1/2" DIA.
- POWDER COAT FINISH - COLOR TBD
- RETURN ENDS TO GRADE IN FLOOR FLANGE MOUNTING
- SEE DETAIL 11/A-311 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

- Land Use Application - 2012-10-08
UDC Submittal - 2012-10-31
UDC Submittal - 2012-11-14



A SITE PLAN
1"=10'-0"

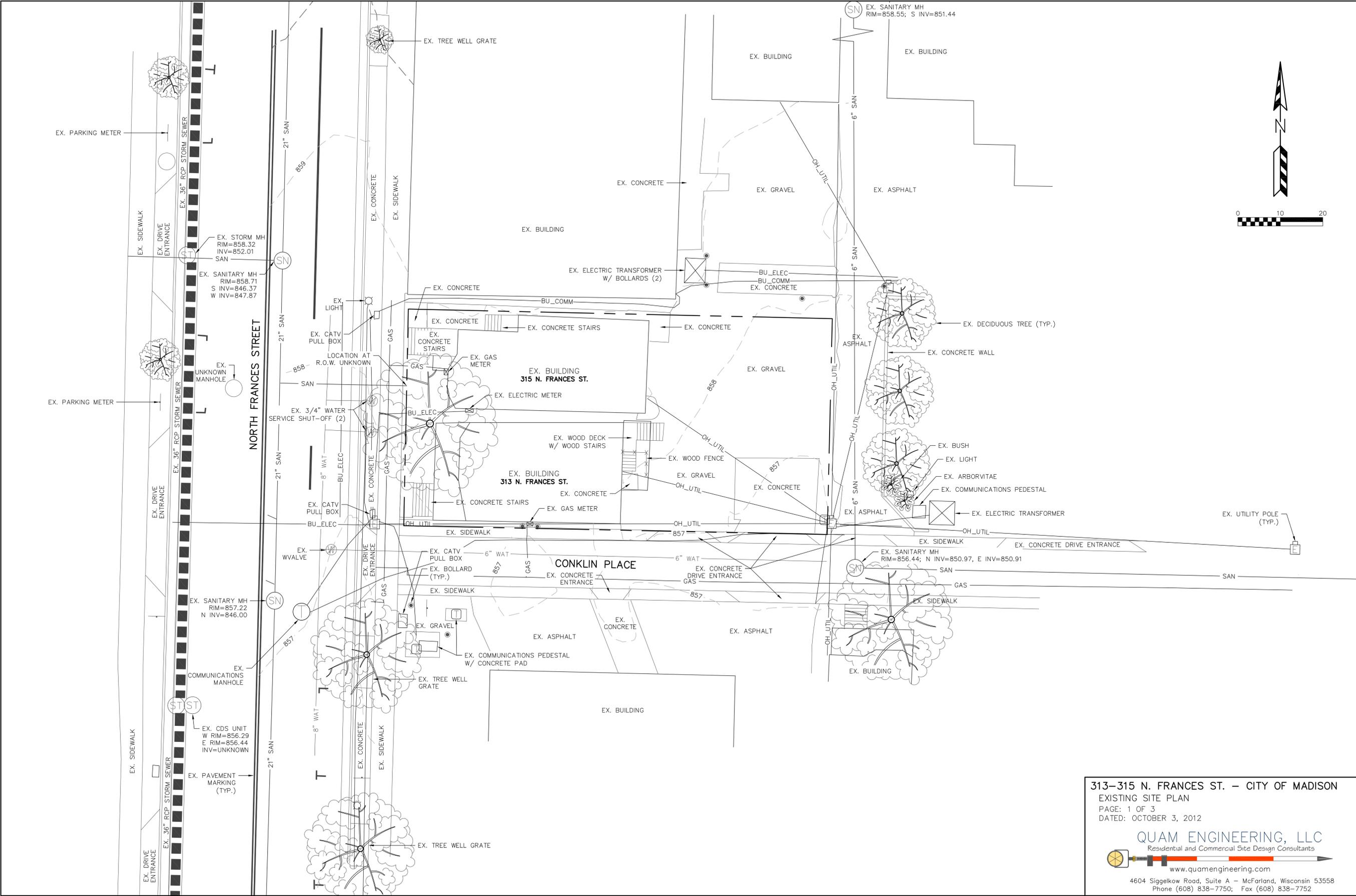


Project Title
313 N. FRANCES STREET
315 N. FRANCES STREET
Madison, WI

Drawing Title
Site Plan

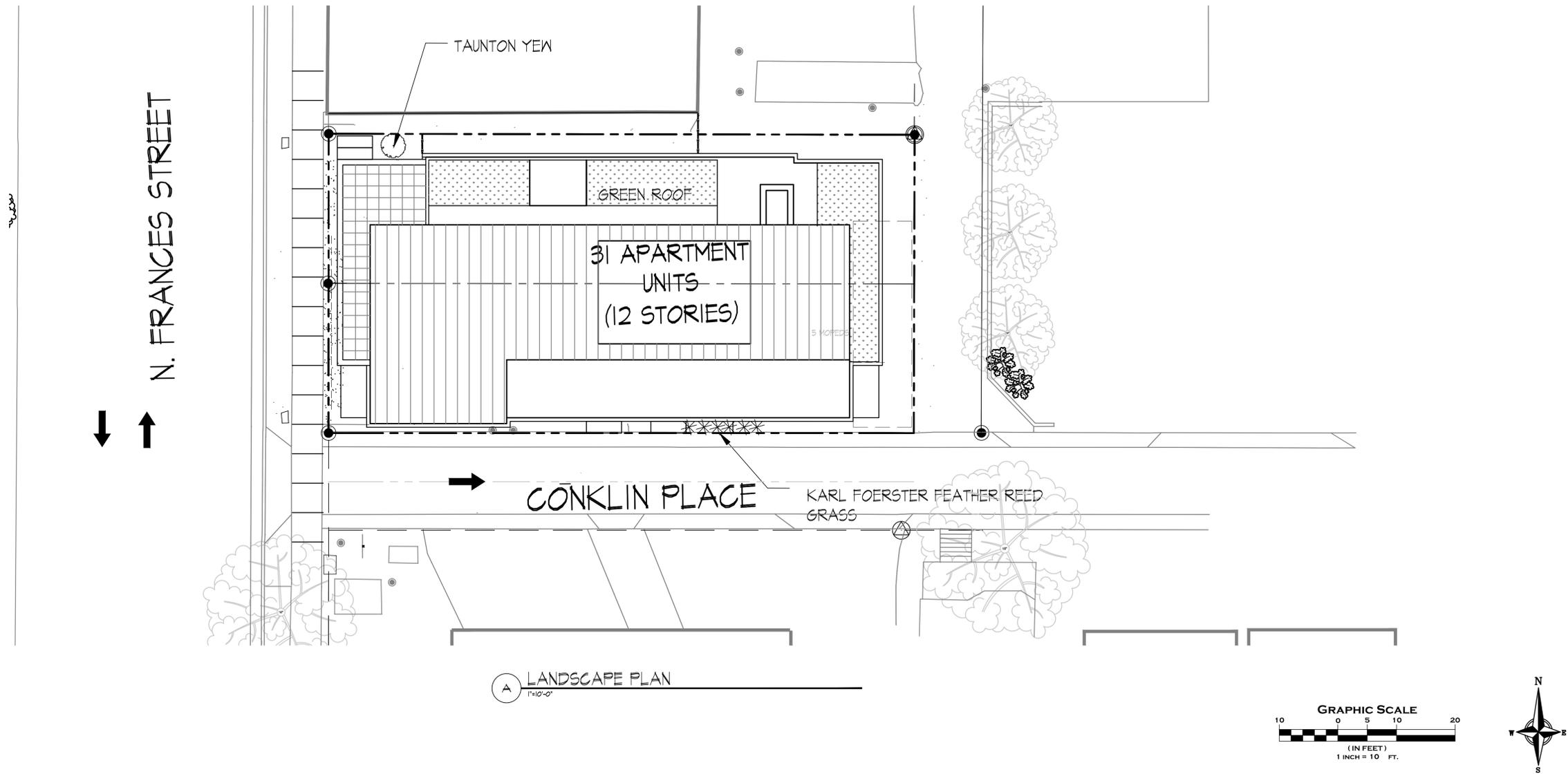
Project No. **1222** Drawing No. **C-1.1**

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



313-315 N. FRANCES ST. - CITY OF MADISON
EXISTING SITE PLAN
PAGE: 1 OF 3
DATED: OCTOBER 3, 2012

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



Revisions
 Land Use Application - 2012-10-08
 UDC Submittal - 2012-10-31
 UDC Submittal - 2012-11-14

Project Title
313 N. FRANCES STREET
315 N. FRANCES STREET
 Madison, WI

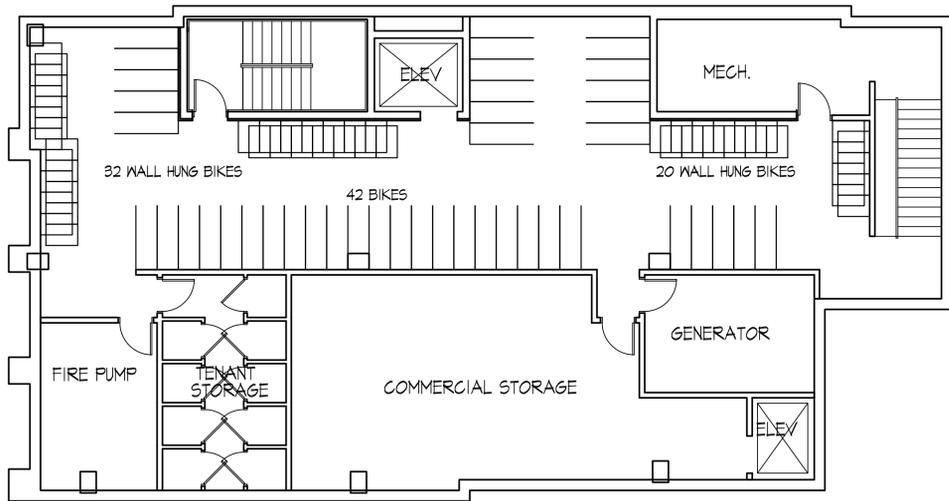
Drawing Title
Landscape Plan

Project No. **1222** Drawing No. **C-4.1**

Consultant

Notes

Revisions

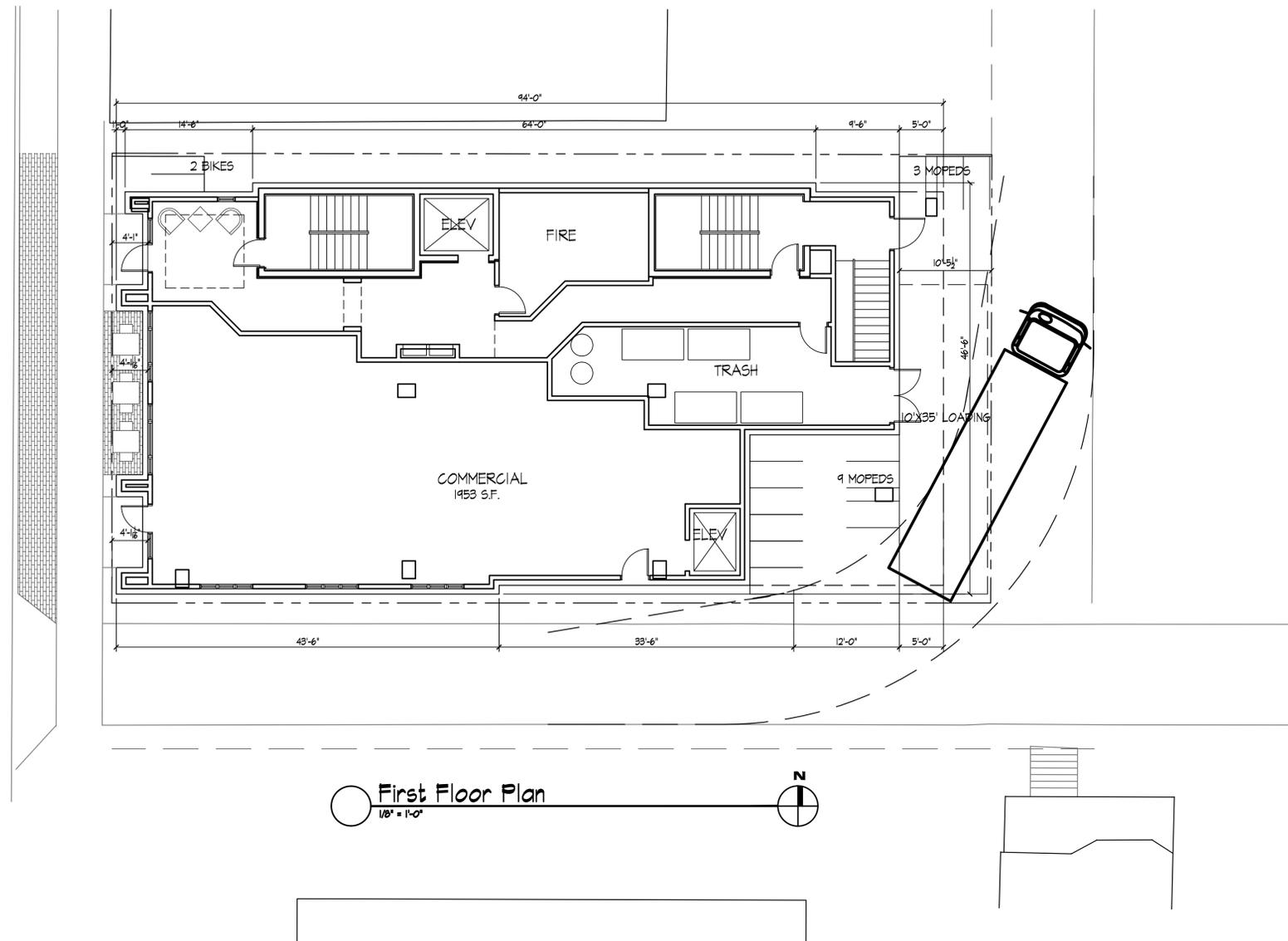


Basement Floor Plan
1/8" = 1'-0"

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Basement Floor Plan

Project No. 1222
Drawing No. A-1.0



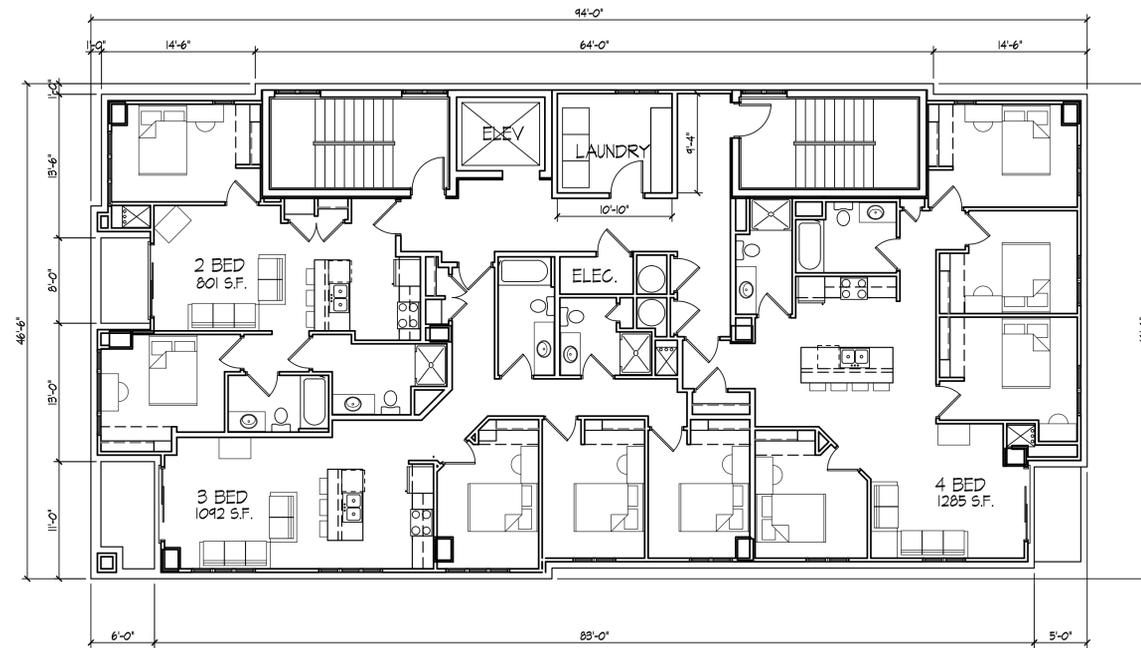
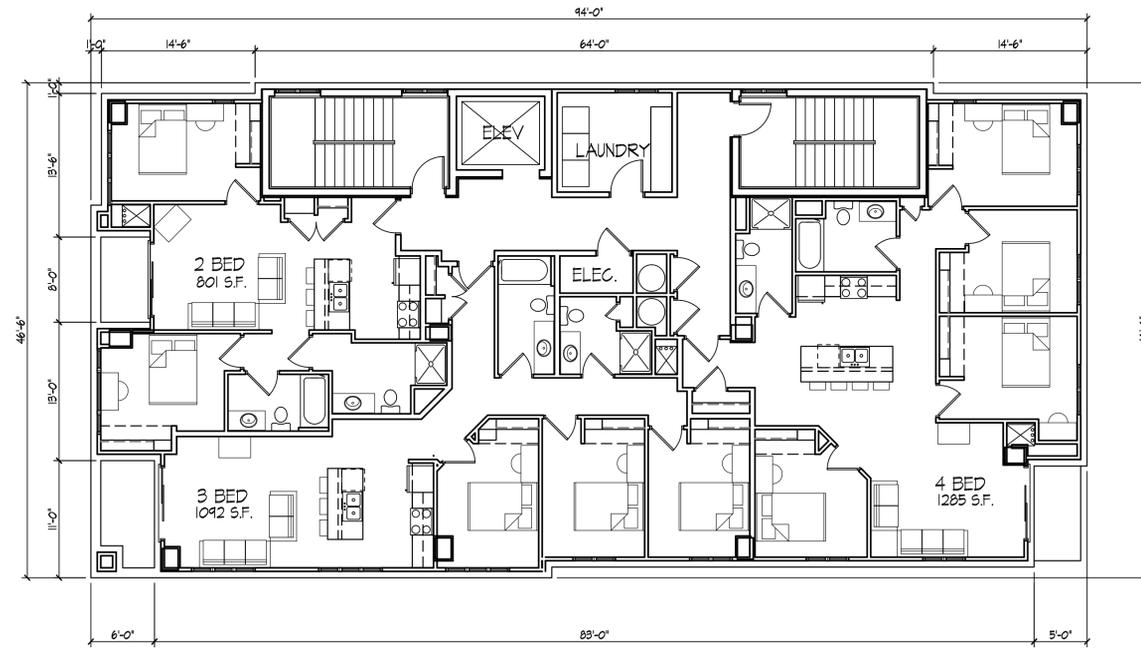
Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
First Floor Plan

Project No. 1222 Drawing No. A-1.1

Consultant

Notes



Revisions

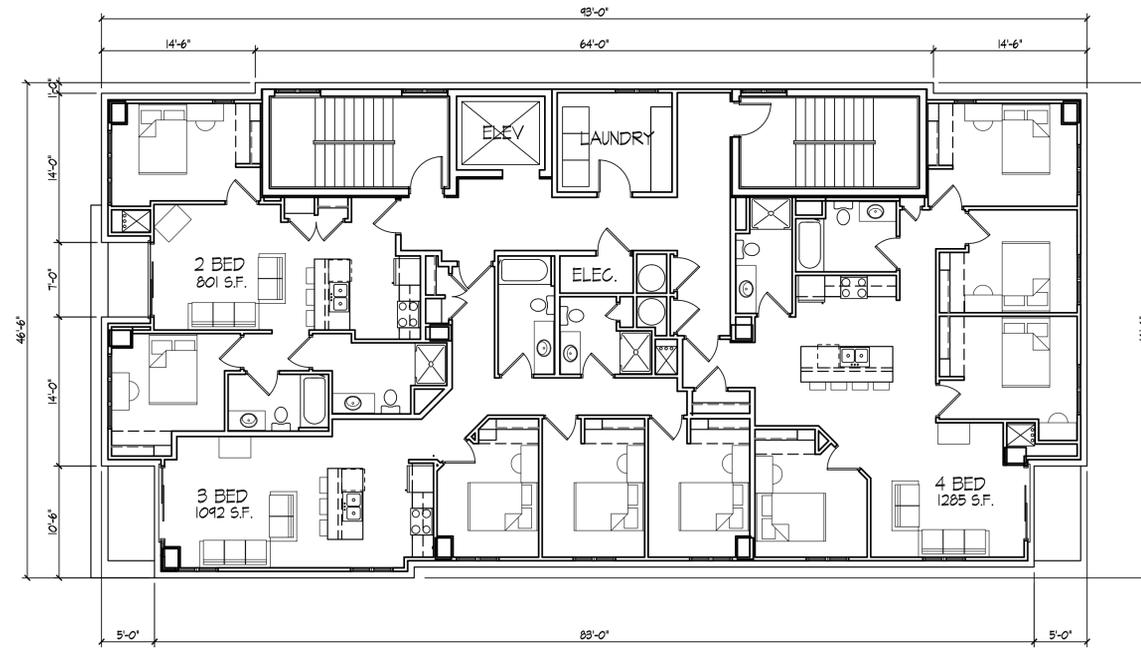
Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Second and Third
Floor Plan

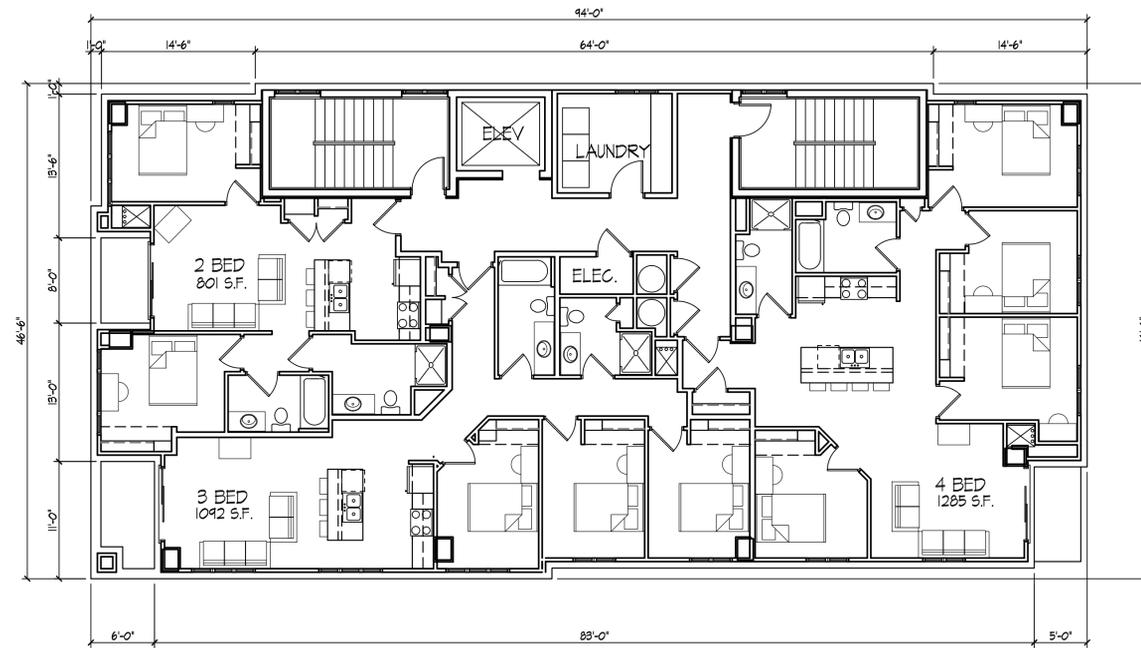
Project No. Drawing No.

1222

A-1.2



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

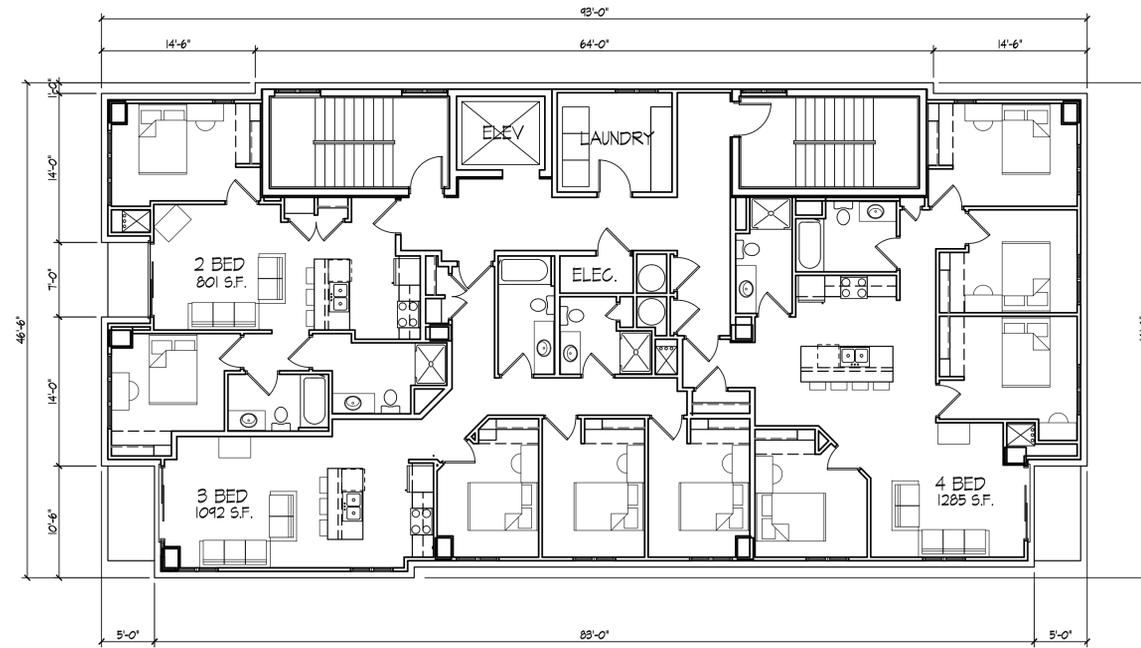


Fourth Floor Plan
1/8" = 1'-0"

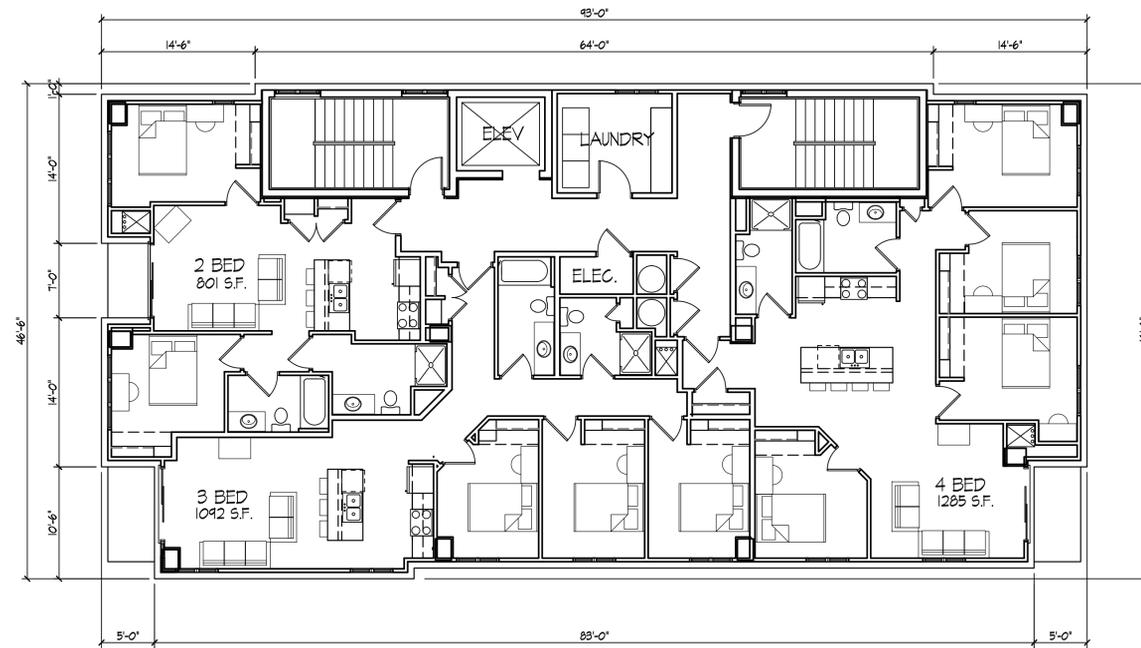
Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Fourth And Fifth Floor Plan

Project No. **1222** Drawing No. **A-1.3**



Seventh Floor Plan
1/8" = 1'-0" N

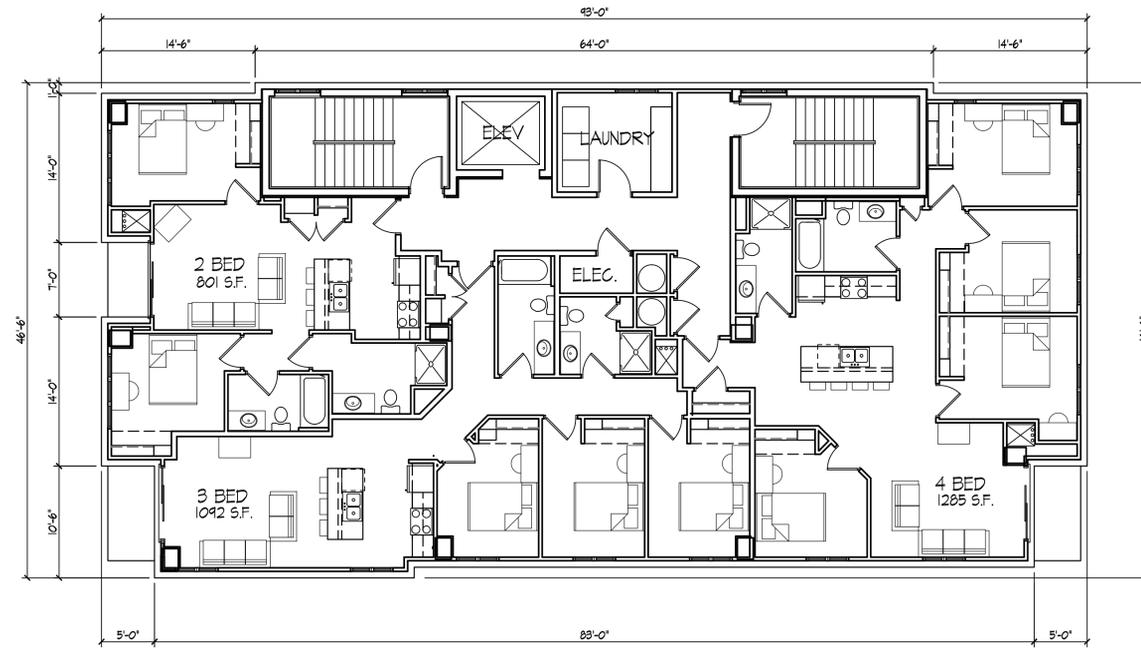


Sixth Floor Plan
1/8" = 1'-0" N

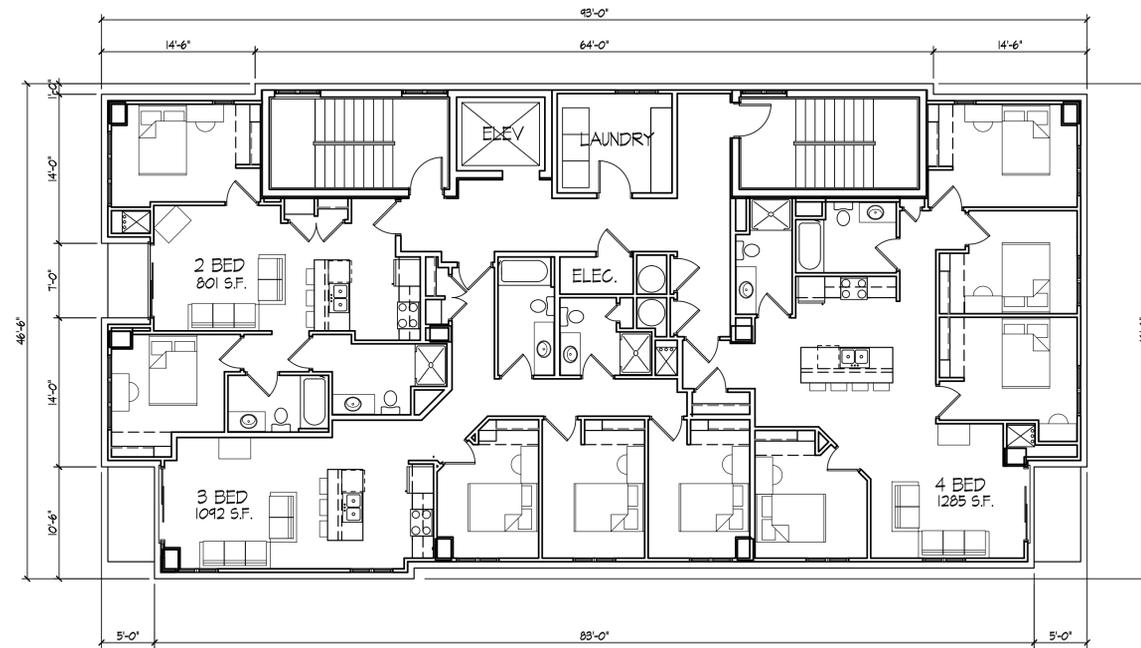
Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
Sixth And Seventh
Floor Plan

Project No. 1222 Drawing No. A-1.4



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



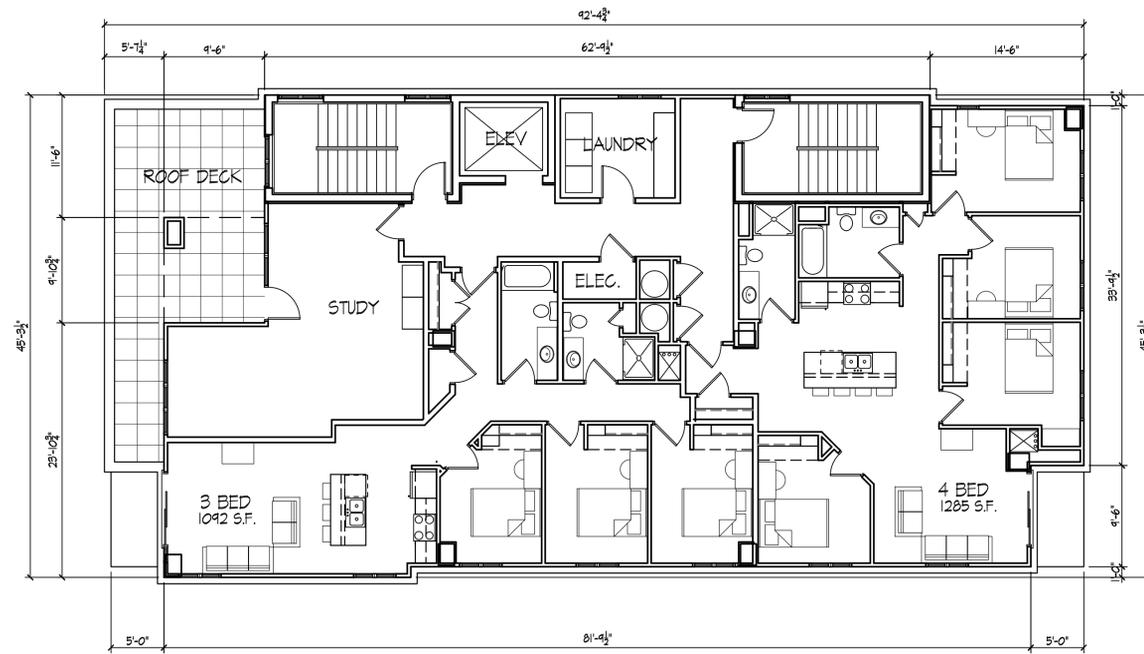
Eighth Floor Plan
1/8" = 1'-0"

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

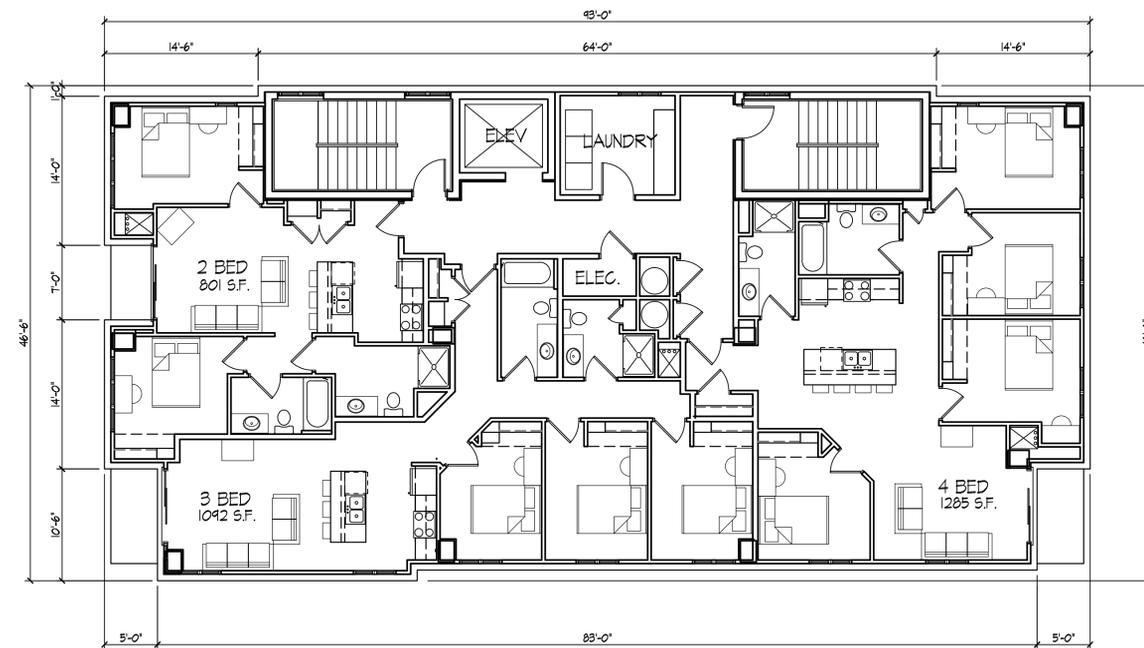
Drawing Title
Eighth and Ninth Floor Plan

Project No. Drawing No.

1222 A-1.5



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



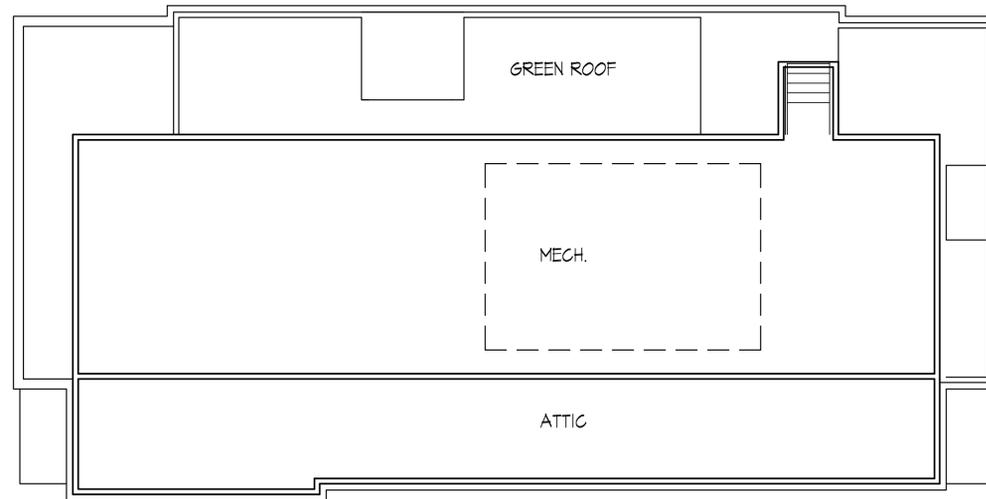
Tenth Floor Plan
1/8" = 1'-0"

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

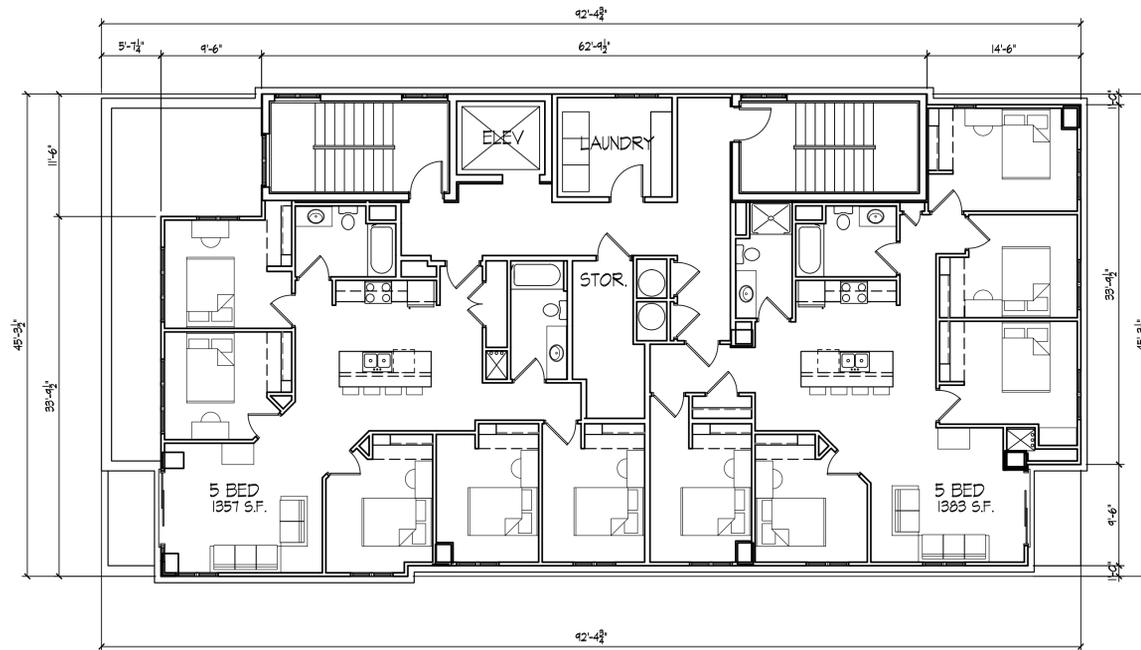
Drawing Title
Tenth And Eleventh
Floor Plan

Project No. Drawing No.

1222 A-1.6



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



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

Project Title
313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title
**Twelfth And
Penthouse Floor Plan**

Project No. Drawing No.

1222 A-1.7

Consultant

Notes

Revisions

Project Title

313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title

Elevations
(Option B)

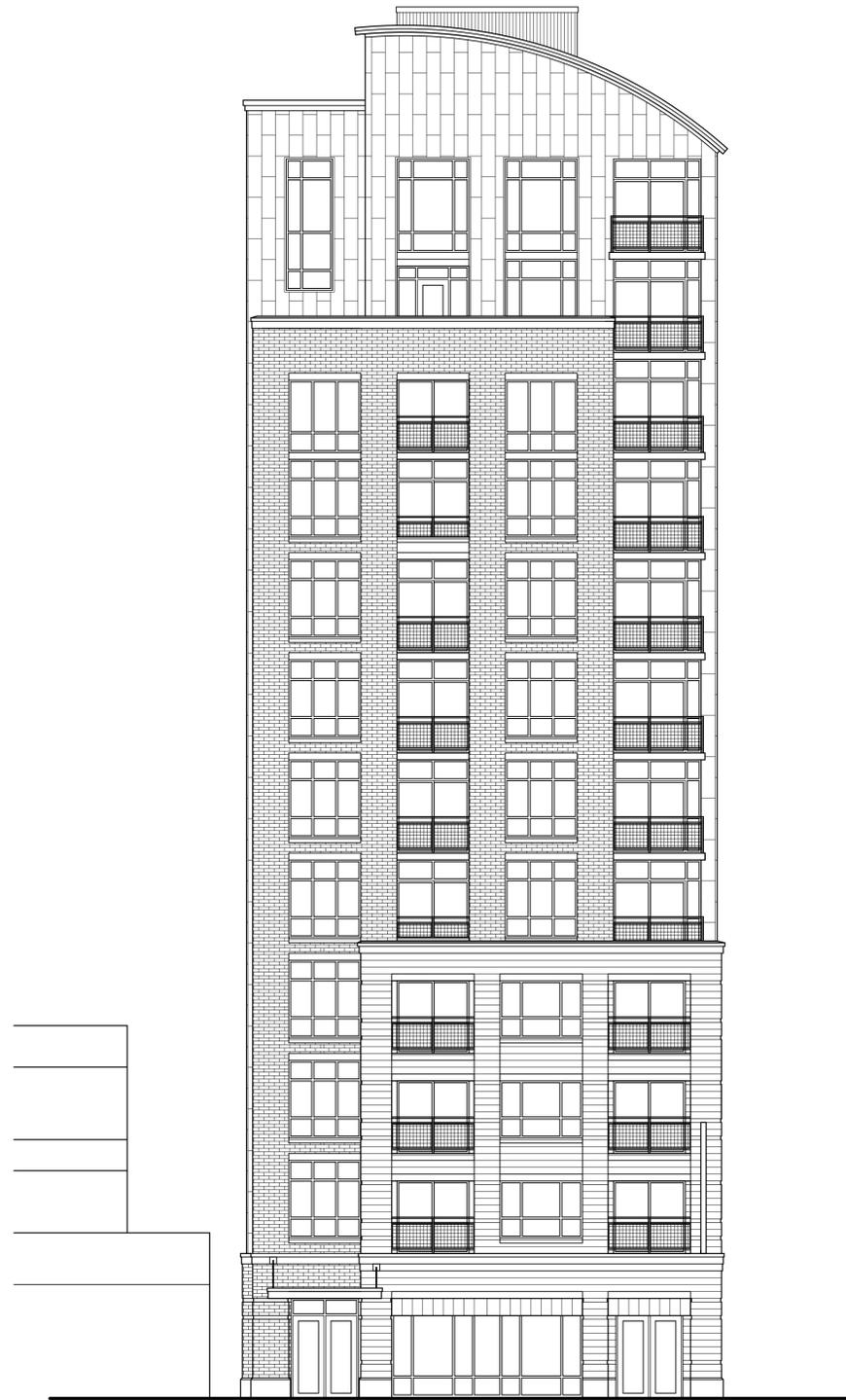
Project No.

1222

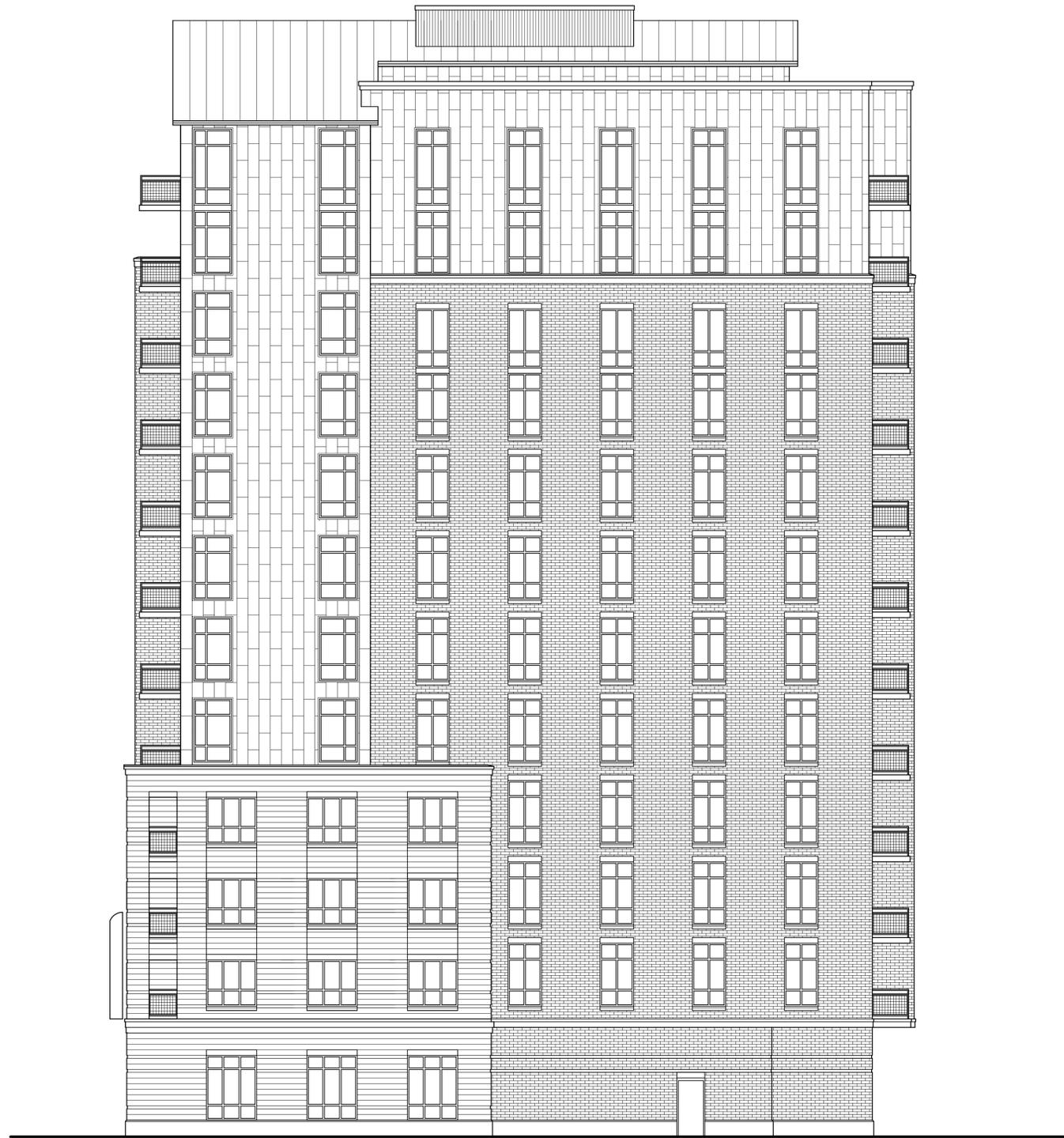
Drawing No.

A-2.1b

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



○ West Elevation
1/8" = 1'-0"



○ South Elevation
1/8" = 1'-0"

Consultant

Notes

Revisions

Project Title

313 N. Frances Street
315 N. Frances Street
Madison, WI

Drawing Title

**Elevations
(Option B)**

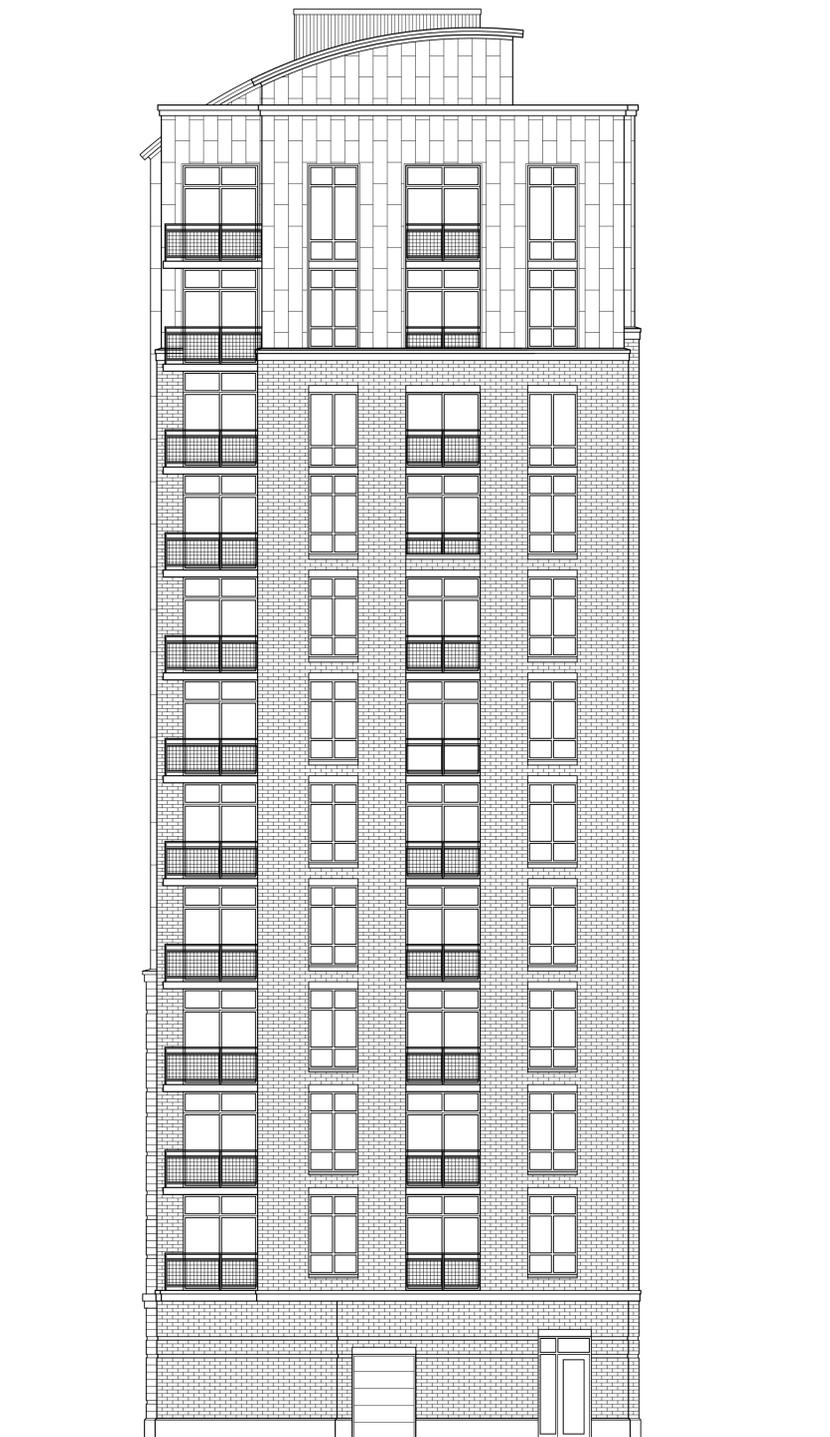
Project No.

1222

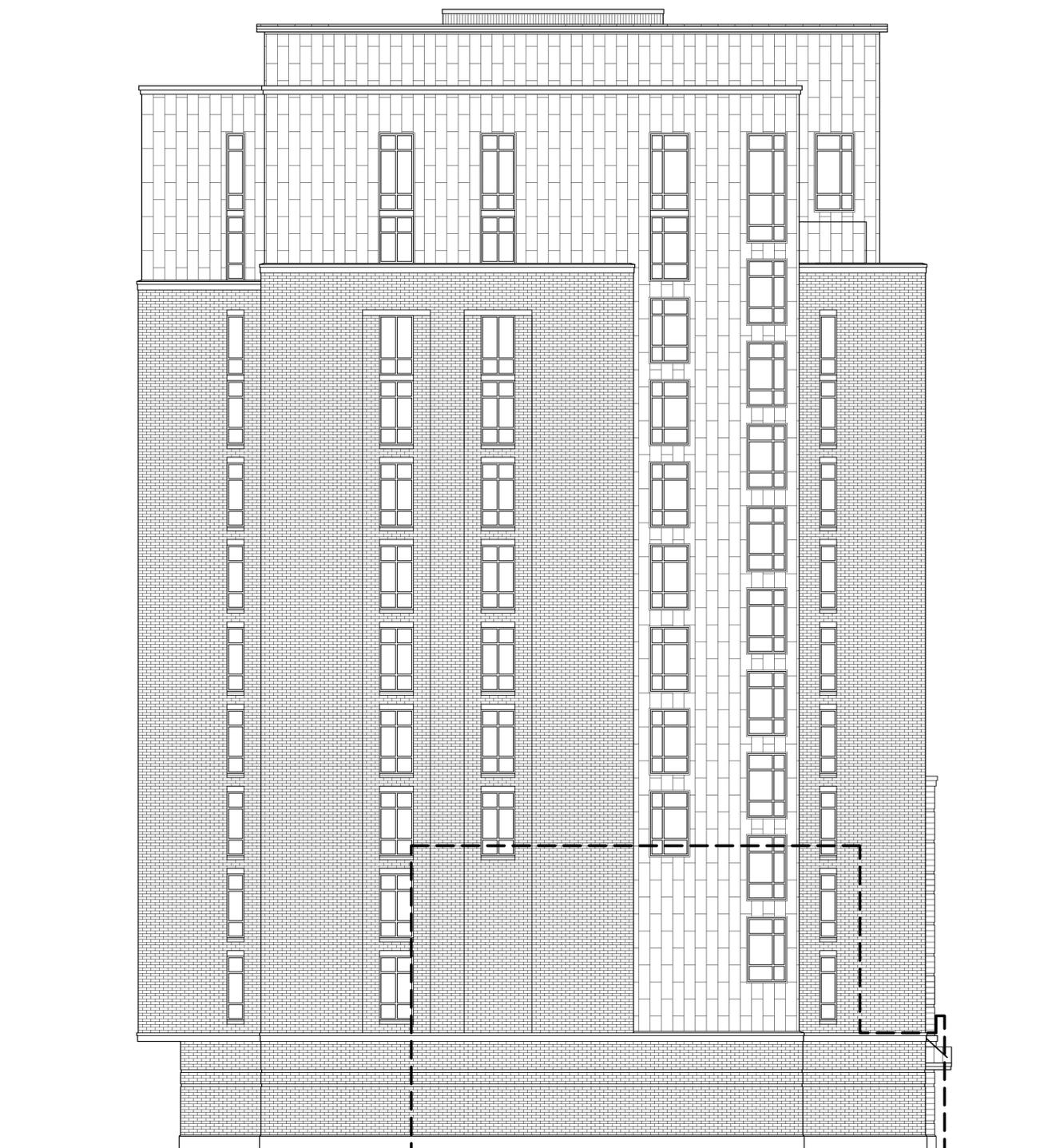
Drawing No.

A-2.2b

This document contains confidential or proprietary information of Knothe & Bruce Architects. Neither the document nor the information herein is to be reproduced, distributed, used, or disclosed, either in whole or in part, except as specifically authorized by Knothe & Bruce Architects. Knothe & Bruce Architects is a Limited Liability Company of Wisconsin.



East Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



313, 315 Frances St
Site Plan

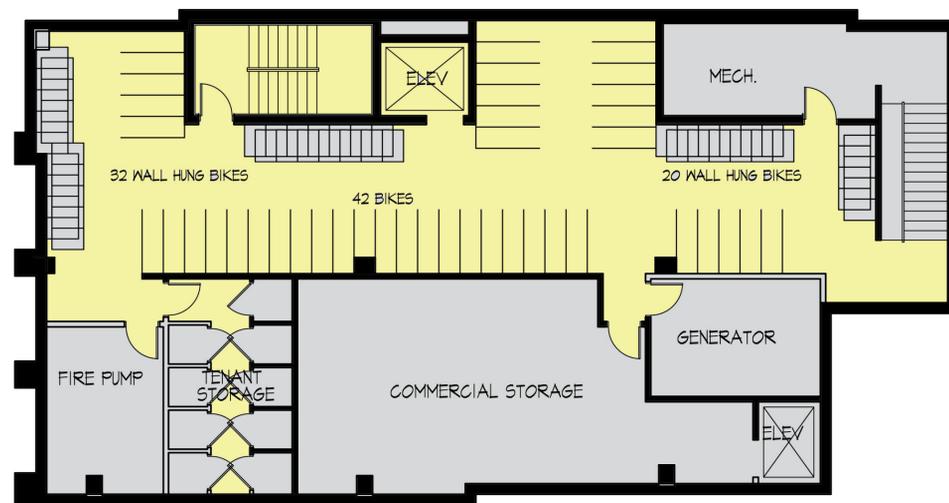
November 28, 2012



First Floor Plan



Eleventh Floor Plan (Twelfth Sim)



Basement Plan



Second Floor Plan (Third - Tenth Sim)

313, 315 Frances St

November 28, 2012



313, 315 Frances St

Elevations

November 28, 2012

KNOTHE
& BRUCE
architects
Project #1222