



Location
6506 Old Sauk Road

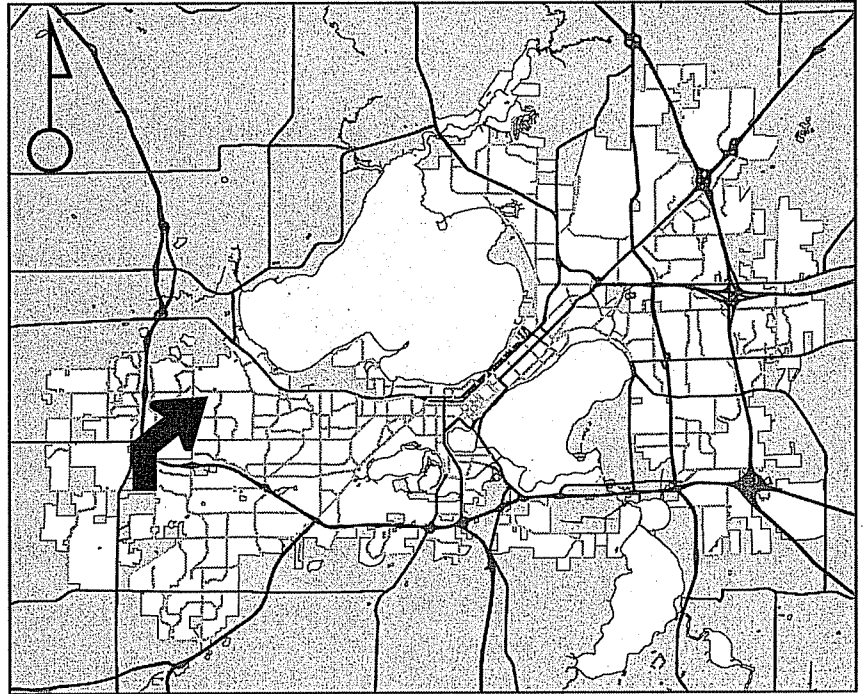
Applicant
Mike Hershberger – Urban Solutions/
Randy Bruce – Knothe & Bruce Architects

From: PCD(GDP) To: PUD(GDP-SIP)

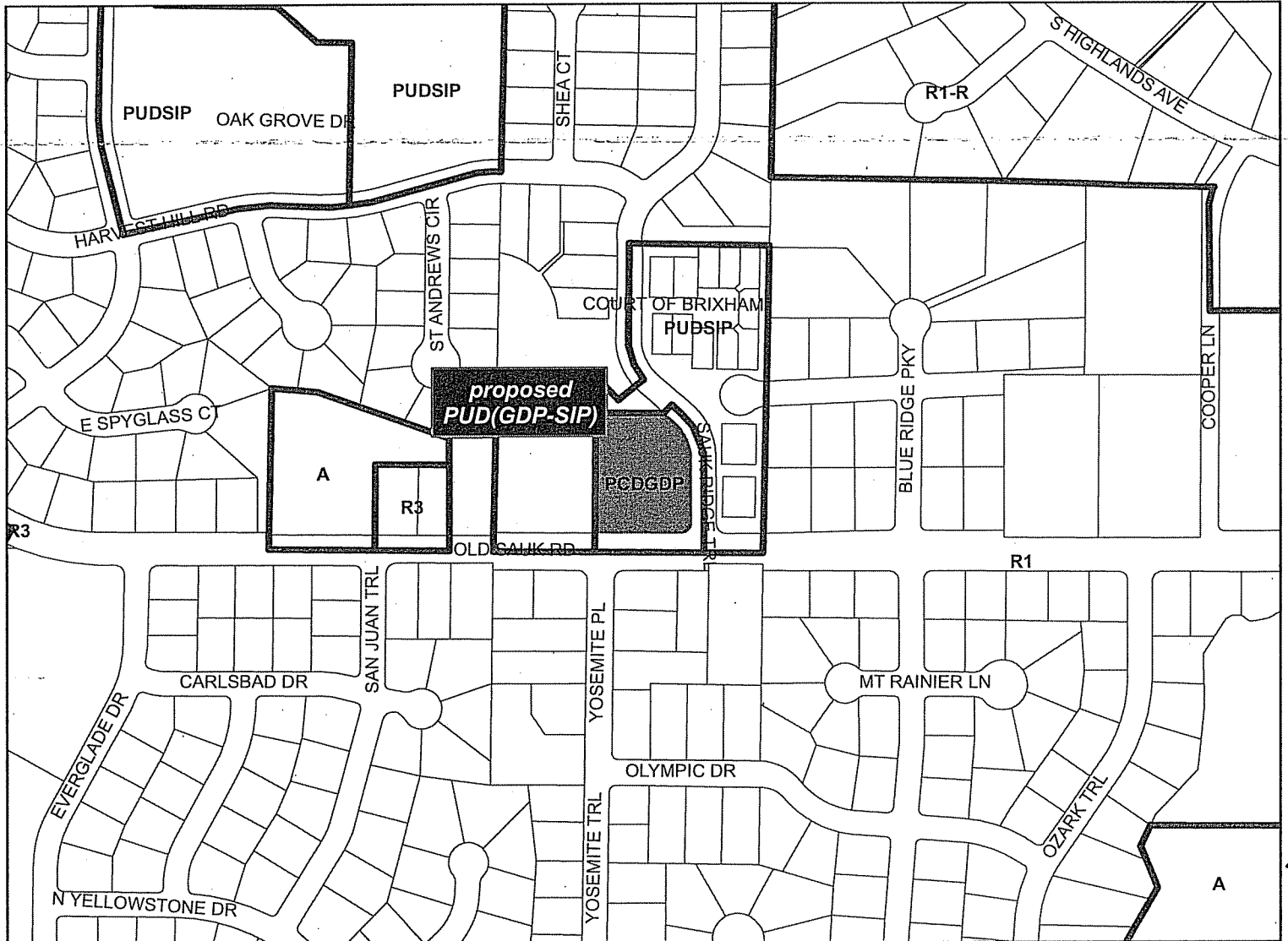
Existing Use
Single-Family House

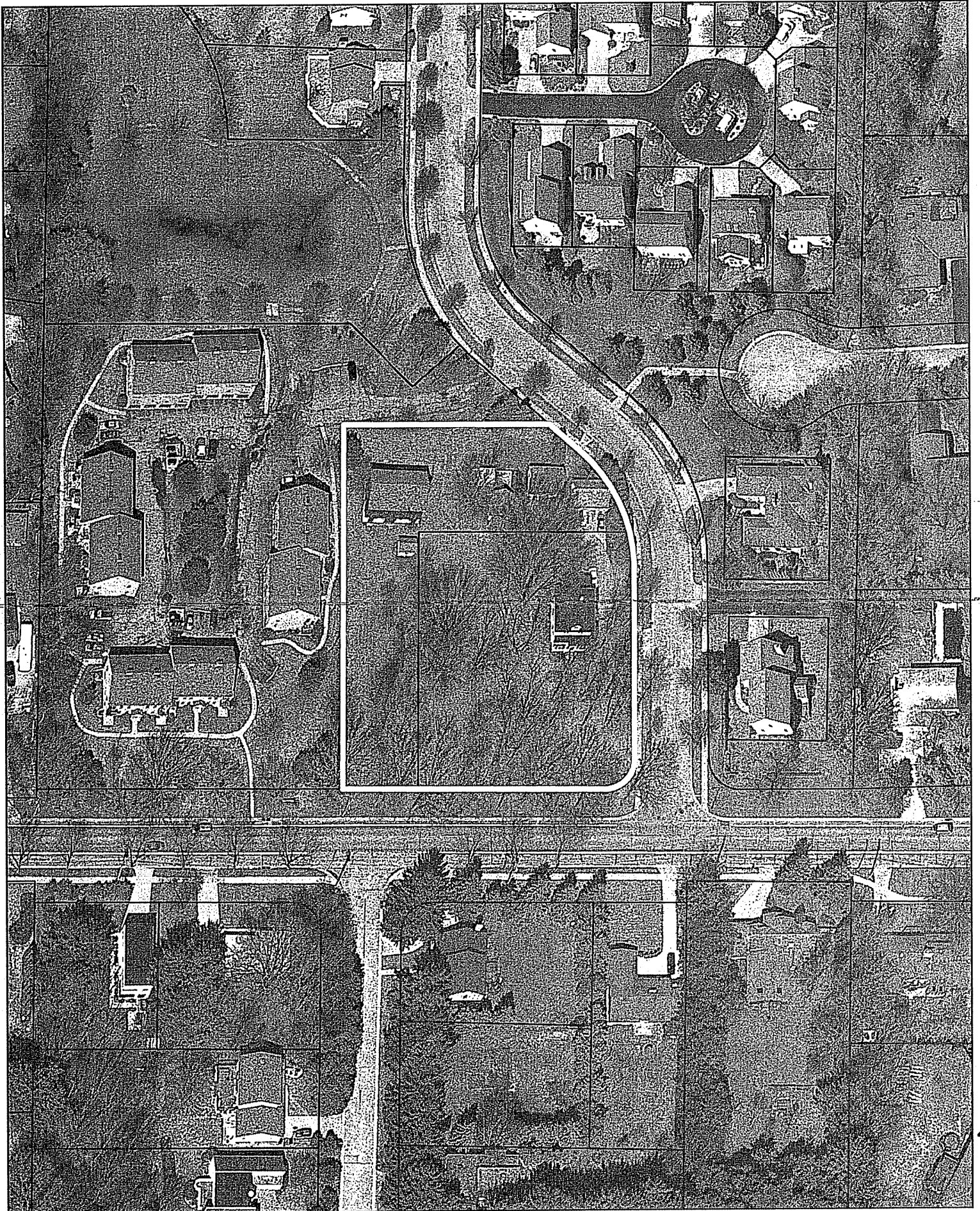
Proposed Use
9-Unit Condo Development

Public Hearing Date
Plan Commission
09 April 2007
Common Council
17 April 2007



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





4

**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.
- 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 zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$1450 Receipt No. 78507
Date Received 2-7-07
Received By RJT
Parcel No. 0708-133-1701-7
Aldermanic District 19, Noel Radomski
GQ PUDGDP
Zoning District PUDGDP
For Complete Submittal
Application Letter of Intent
IDUP NA Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver _____
Ngrbrhd. Assn Not. Waiver _____
Date Sign Issued 2-7-07

1. **Project Address:** 6506 OLD SAUK ROAD **Project Area in Acres:** 1.53

Project Title (if any): _____

2. **This is an application for:** (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: MIKE HERSHBERGER Company: URBAN SOLUTIONS, INC.
Street Address: 700 RAYOVAC DRIVE City/State: MADISON, WI Zip: 53711
Telephone: (608) 274-3100 Fax: (608) 274-3200 Email: _____

Project Contact Person: RANDY BRUCE Company: KNOTHE & BRUCE ARCHITECTS, LLC
Street Address: 7601 UNIVERSITY AVE, STE 201 City/State: MIDDLETON, WI Zip: 53562
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: _____

Property Owner (if not applicant): SAME AS ABOVE
Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: PROPOSED IS A 9-UNIT CONDOMINIUM DEVELOPMENT, CONSISTING OF 1 DUPLEX AND 7 SINGLE-FAMILY BUILDING UNITS. THE EXISTING FARMHOUSE WILL REMAIN AND IS INCLUDED IN THE SINGLE-FAMILY UNIT TOTAL

Development Schedule: Commencement SPRING 2007 Completion SPRING 2009

5. Required Submittals:

- Site 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:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: 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.
- Filing Fee:** \$ 1,450.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 **INDIVIDUAL** Adobe Acrobat PDF files compiled either 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 who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of the COMPREHENSIVE Plan, which recommends:
LOW-DENSITY RESIDENTIAL USE for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail 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:
NOEL RADOMSKI #19, NOVEMBER, 2006

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 Counter and Planning Unit staff; note staff persons and date.

Planner BRAD MURPHY Date 2/22/06 | Zoning Staff MATT TUCKER Date 06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Michael D. Hershberger Date 2-7-07
Signature [Handwritten Signature] Relation to Property Owner Member

Authorizing Signature of Property Owner _____ Date _____

February 07, 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 53701-2985

Re: Letter of Intent
Lot 17 & 18 of Saukborough Plat
PUD-SIP
6506 Old Sauk Road
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: Michael Hershberger
Urban Solutions, Inc.
700 Rayovac Drive
Madison, WI 53711
608-274-3100
608-274-3200 fax

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

Engineer: D'Onofrio Kottke & Associates, Inc. Landscape
7530 Westward Way Design:
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax

Ken Saiki Design
303 S Paterson St # 1
Madison, WI 53703
608-251-3600
608-251-2330 fax

Introduction:

The subject site is located on the northwest corner of Old Sauk Road and Sauk Ridge Trail and is within the Woodland Hills Neighborhood Association. It also sits directly east of the Saukborough Homeowner's Association. It is lots 17 & 18 of Saukborough Plat. The properties surrounding this site are a mixture of multi-family residential and individual homes. The site is currently zoned PUD-GDP and this application requests rezoning to PUD-SIP.

Site Development Data

Densities:

Dwelling Units	9 Units
Lot Area	66,952 S.F. (1.5 acres)
Lot Area / D.U.	7,439 S.F./D.U.
Density	6 D.U./acre

Dwelling Unit Mix:

Two bedrooms	9
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Site Coverage:

	<u>Area</u>
Building Coverage (Example as shown)	21,331 S.F. (31.8%)
Pavement Coverage	8,815 S.F. (13.1%)
Open Space	20,950 S.F. (31.3%)
Usable Open Space	18,412 S.F. (27.5%)
Usable Open Space/Unit	2,101 S.F./D.U.

Vehicular Parking Ratio:

Garage	18 stalls
<u>Surface Parking</u>	<u>2 stalls</u>
Total Parking	20 stalls
Parking Ratio	2.2 stalls/D.U.

Bicycle Parking Ratio:

Garage	9 stalls
Parking Ratio	1 stall/D.U.

Site and Building Architecture:

The buildings within this development will have a common architectural theme. However, buildings will be individually designed and will vary to enhance the development's interest and aesthetic value. Architectural details, colors and materials will be chosen to complement the existing farmhouse and also maintain compatibility with the surrounding neighborhood. This will allow for a variety of building designs and an interesting architecture.

Building Envelope

The locations of the homes have been predetermined and are indicated by a designated building envelope. The building envelope represents the outside limits of the available building footprint area. In no case shall any building element (except patios or other landscape elements) extend outside of the predetermined envelope.

Building Massing

The overall volume of each building is limited both by the building footprint and building height. The building height maximum is 2 ½ stories or 35 feet. The massing of the buildings will provide appropriately-scaled elements and facades. A variety of roof forms and wall elements will be used to define the massing of the buildings. These elements will be further articulated through the selection of exterior materials and detailing.

Exterior Materials & Details

The material choices for these homes will be used consistently throughout the development. Materials used will be masonry, horizontal siding and wood trim elements. The exterior materials will be used to differentiate the different elements of the buildings and to provide building facades with appropriate balance, proportion and detailing. Similar architectural details will be consistently used throughout the development to provide a cohesive architecture. Slight variations in the dimensions and materials will be allowed to accommodate construction methods.

Windows

Window openings will vary as room layouts are adapted for specific residents. The window sizes and the grille pattern will be chosen to emphasize the vertical dimension of the windows. Windows may be single windows, paired or in groups as is necessary to provide the proper light and ventilation to the interiors. Window and door openings will be distributed across all four building facades. Windows may be wood, aluminum-clad wood, or vinyl. Window shutters may also be used as decorative trim.

Letter of Intent
PUD-SIP
6506 Old Sauk Road
February 07, 2007
Page 4

Doors

Exterior entry and vehicular (garage) door styles will be limited to one of the selected styles. The door styles will be consistent throughout the development. Entry door colors may vary to allow individualization; vehicular doors will be painted to match the siding color for the building.

Roof

The roof forms will be a combination of hipped and gable roofs. A dimensional asphalt or fiberglass shingle will be used.

Detailed Landscaping

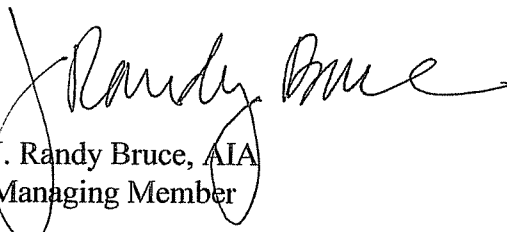
An overall landscaping plan has been prepared that provides for the street tree, buffer yard, and common area plantings. Foundation plantings will vary to accommodate the actual building footprint and orientation and will incorporate a mix of plantings from the provided plant list. Landscape plans for individual buildings will be submitted on a house-by-house basis.

Project Schedule & Management:

Construction is proposed to begin in the Spring of 2007 and be completed by the Spring of 2009.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text
PUD-GDP-SIP
6506 Old Sauk Road
February 7, 2007

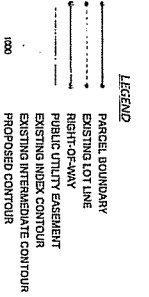
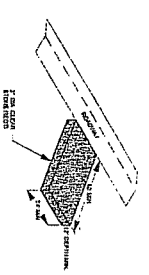
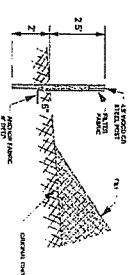
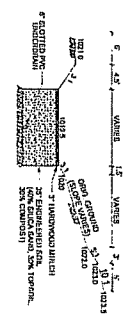
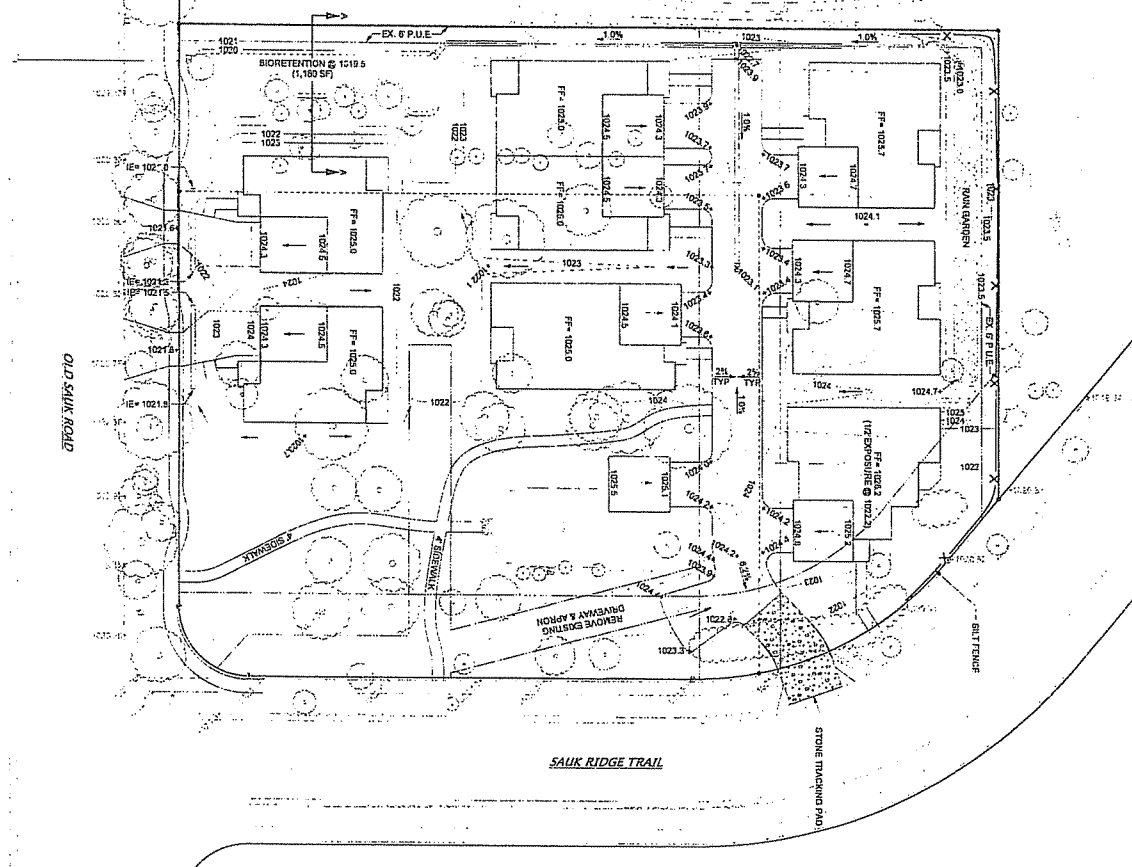
Legal Description: Lots 17 & 18 of Saukborough Plat, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 9 unit residential development.
- B. **Permitted Uses:** Following are permitted uses within the PUD-SIP district:
 - 1. Single family and two-unit residential buildings.
 - 2. 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-2 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-2 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- 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.

YOSEMITE TRAIL

OLD SAUK ROAD

SAUK RIDGE TRAIL



SCALE 1" = 20'

EROSION CONTROL NOTES

- 1) All existing structures except houses are to be demolished.
- 2) Prior to final site grading, all areas shall be protected as shown on the plan.
- 3) Erosion control measures shall be installed prior to final grading. The filter fabric shall be installed after every rainfall and cleaned as necessary.
- 4) Erosion control measures shall be installed prior to final grading. The filter fabric shall be installed after every rainfall and cleaned as necessary.
- 5) Erosion control measures shall be installed prior to final grading. The filter fabric shall be installed after every rainfall and cleaned as necessary.
- 6) Any structures on site for more than 10 days shall be stabilized with mulch, vegetation, or other erosion control measures as shown on the approved plan. Mulch at a minimum, shall be installed within 24 hours.
- 7) All disturbed areas are to be restored in accordance with the Landscape Plan, but at a minimum, shall be stabilized with mulch, vegetation, or other erosion control measures as shown on the approved plan. Mulch at a minimum, shall be installed within 24 hours.
- 8) Any structures on site for more than 10 days shall be stabilized with mulch, vegetation, or other erosion control measures as shown on the approved plan. Mulch at a minimum, shall be installed within 24 hours.
- 9) Any structures on site for more than 10 days shall be stabilized with mulch, vegetation, or other erosion control measures as shown on the approved plan. Mulch at a minimum, shall be installed within 24 hours.
- 10) Any structures on site for more than 10 days shall be stabilized with mulch, vegetation, or other erosion control measures as shown on the approved plan. Mulch at a minimum, shall be installed within 24 hours.

Plan 17 & 18 Subgraph Part
 Erosion Control Plan
 Project No. 0551
 Drawing No. C-1.2

Urban Solutions
 Project Title
 6506 Old Sauk Road

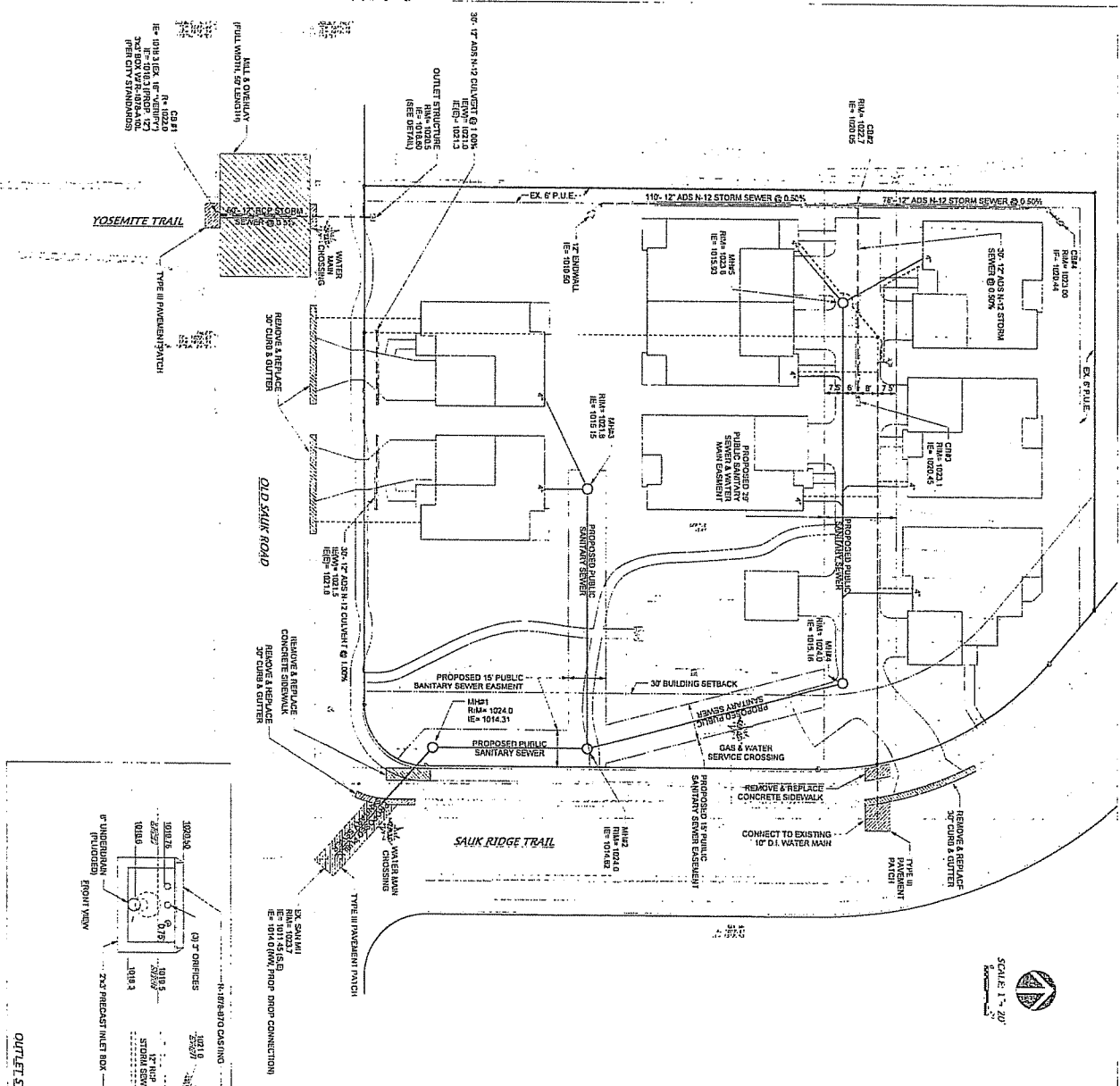
Project Owner
 Design Team
 Site Grading & Erosion Control Plan
 Project No. 0551
 Drawing No. C-1.2

Revised: December 11, 2013
 Issued: January 7, 2014
 Project No. 0551 - Plan 17 & 18

Consultant
 KNOTHE & BRUCE ARCHITECTS
 2411 Emerald Avenue, Suite 124
 Madison, Wisconsin 53713
 608.263.2800 Fax 608.681.8911

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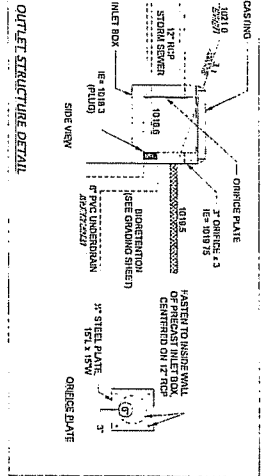


SCALE: 1" = 20'

LEGEND

- Parcel Boundary
- Existing Lot Line
- Right-of-Way
- Public Utility Easement
- Existing Driveway/Sidewalk Edge
- Proposed Driveway/Sidewalk Edge
- Existing Curb & Gutter
- Existing Boulder Retaining Wall
- Existing Fence
- Existing Light Pole
- Existing Sign
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Existing Water Main
- Proposed Storm Sewer
- Proposed Storm Sewer
- Existing Gas/Electrical/Phone
- Existing Hydrant
- Proposed Hydrant
- Existing Valve
- Proposed Valve
- Existing Manhole
- Proposed Manhole
- Existing Inlet
- Proposed Inlet
- Existing Building w/ Dimensions
- Proposed Building

- UTILITY NOTES**
- 1) Proposed public sanitary sewer and water main is shown here for schematic purposes only. Refer to City-issued utility plans for construction.
 - 2) Proposed storm sewer is shown here for schematic purposes only. Refer to City-issued storm sewer specifications.
 - 3) Site utility contractor shall notify the City of Madison prior to making any changes to the utility lines shown on this plan.
 - 4) The contractor shall make special provision for existing utilities and be responsible for their protection during construction.



KNOTHE & BRUCE ARCHITECTS
 7411 Emerald Avenue, Suite 101
 Madison, Wisconsin 53719
 (608) 261-9499

Client:
 City of Madison, Wisconsin
 800 North Lincoln Street
 Madison, WI 53703

Project:
 6506 Old Sauk Road
 Madison, WI 53703

Project No: 0551
Utility Plan
Project No: 0551
Sheet No: C-13

Design Team:
 Lead: J. B. Sullivan, P.E.
 Designer: J. B. Sullivan, P.E.

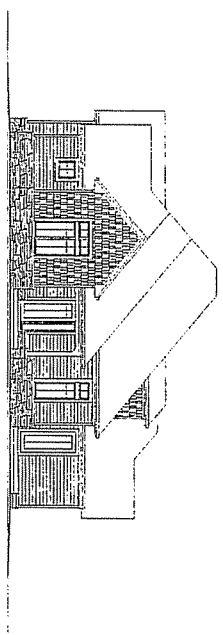
Revision:
 1. Revise: 11/15/05
 2. Revise: 11/15/05
 3. Revise: 11/15/05
 4. Revise: 11/15/05

Project Owner:
 Urban Solutions
 6506 Old Sauk Road
 Madison, WI 53703

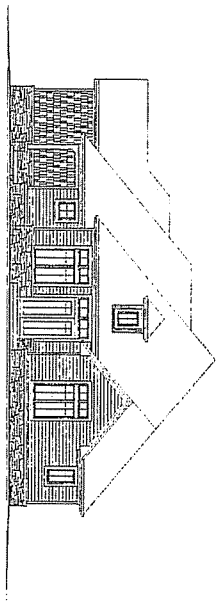
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KNOTHE & BRUCE ARCHITECTS
760 University Avenue, Suite 201
Madison, Wisconsin 53152
608.836.1000 Fax 608.487.1114

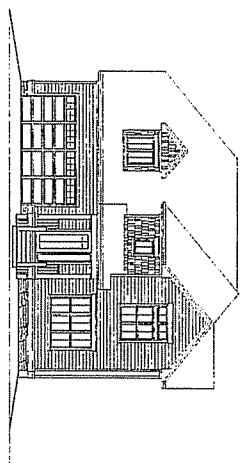
Project: _____
Date: _____



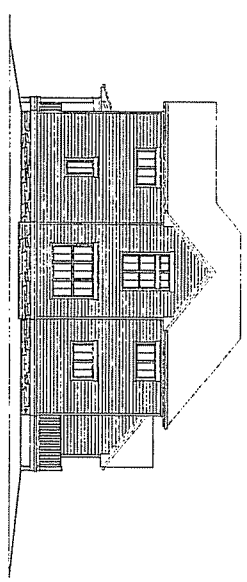
EXAMPLE EAST ELEVATION- UNIT 3



EXAMPLE NORTH ELEVATION- UNIT 3



EXAMPLE SOUTH ELEVATION- UNIT 9



EXAMPLE EAST ELEVATION- UNIT 9

Project:
100 1/2 Old Sauk - December 9, 2006
5055 Old Sauk - February 1, 2007
5055 Schiller - February 1, 2007

Project:
6506 Old Sauk Trail

Units 17 & 18
Example Elevations

Project: _____
5055 _____ A-21

Project: _____
5055 _____ A-21