

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # 03189

DATE SUBMITTED: <u>March 15, 2006</u>	Action Requested
UDC MEETING DATE: <u>March 22, 2006</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: 5309 Brody Drive

ALDERMANIC DISTRICT: Noel Radomski #19

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>Jay Bruner/Sleepy Hollow Investments , LLC</u>	<u>Knothe & Bruce Architects, LLC</u>
<u>P.O. Box 45078</u>	<u>7601 University Avenue, Suite 201</u>
<u>Madison, WI 53744-5078</u>	<u>Middleton, Wisconsin 53562</u>

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)

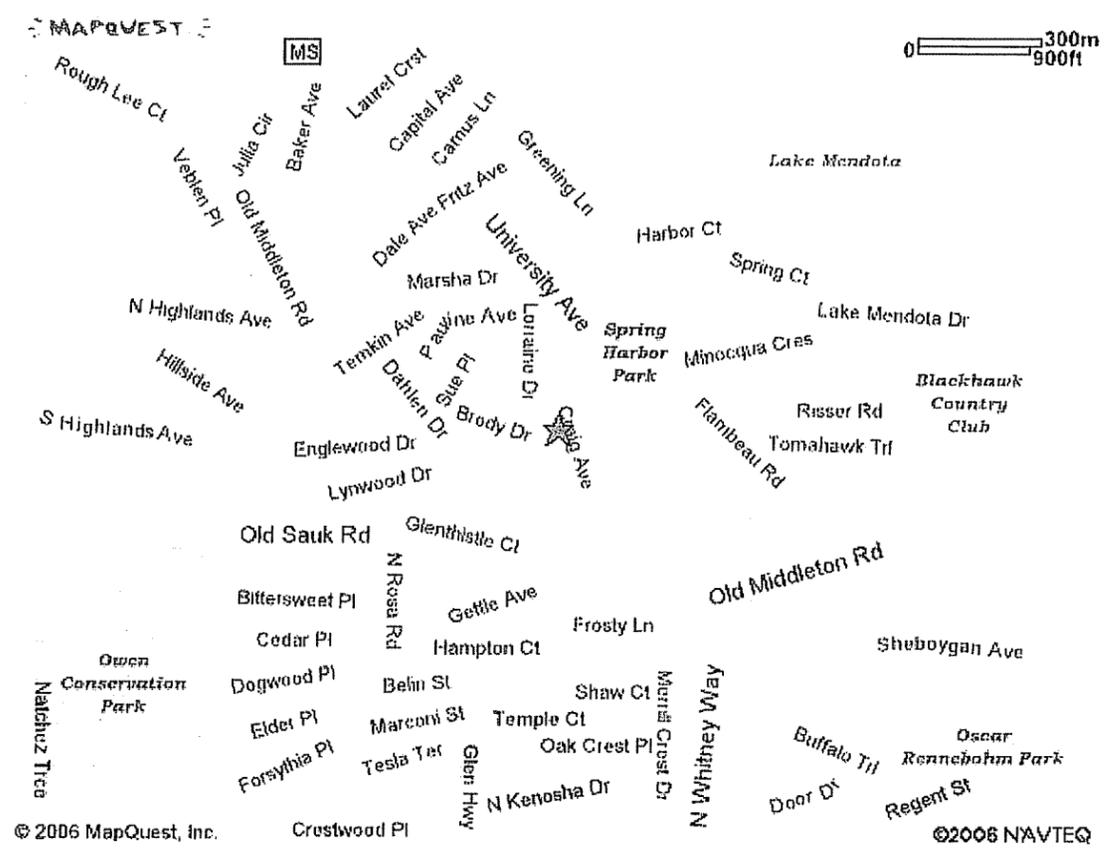
(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)

Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)





Site Locator Map

5309 & 5341 Brody Drive



February 08, 2006

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
Major Alteration to a PRD
Sleepy Hollow
5309 Brody Drive
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: Jay Bruner
Sleepy Hollow Investments, LLC
P.O. Box 45078
Madison, WI 53744-5078
608-273-9390
608-273-1047 fax
jbruner@brunerrealtyinc.com

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

Landscape Design: Barnes, Inc.
6433 Nesbitt Road
Madison, WI 53719
608-845-3230

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

Introduction:

The existing Sleepy Hollow development is located on the near west side of Madison on the south side of Brody Drive. The project was originally approved as a 124 unit apartment development in July, 1979. Bruner Realty & Management has recently renovated and converted the apartments to a condominium community. A portion of the original parcel contained a tennis court, which has since been demolished. This lot area is approximately 38,000 square feet and borders Brody Drive.

This proposal requests a major alteration to an existing PRD to allow for an addition to the Sleepy Hollow development and the construction of a new 16 unit condominium building on this under-utilized portion of the site.

Site Development Data:

	<u>Original Approval</u>	<u>Addition</u>	<u>Total</u>
<u>Lot Areas:</u>			
Lot area	420,812 S.F.		
Lot Area/Unit	3,394 S.F./Unit		
<u>Dwelling Units:</u>			
Two-Bedroom	74	16	90
One-Bedroom	<u>50</u>	<u>0</u>	<u>50</u>
Total	124	16	140
<u>Approx. Unit Size:</u>			
Two-Bedroom	960-1,150 S. F.		
One-Bedroom	670-760 S. F.		
<u>Parking Provided:</u>			
Covered Parking	116	28	144
Surface Stalls	<u>118</u>	<u>0</u>	<u>118</u>
Total Stalls	234	28	262
Vehicular Parking Ratio	1.89/D.U.		1.87/D.U.
Bicycle Stalls (Underground)	0	15	
Bicycle Stalls (Surface)	<u>0</u>	<u>3</u>	
Total	0	18	
Bicycle Parking Ratio	0	1.1/D.U.	
<u>Open Space:</u>			
Usable Open Space	281,020 S.F.		251,000 S.F.
Usable Open Space/Unit	2,267 S.F./Unit		1,793 S.F./Unit

Building Architecture:

The new building has been designed to be an extension of the existing renovated condominiums. The exterior materials and color selections will be substantially similar to those existing. The buildings feature fiber-cement board horizontal siding and trim to give an attractive and durable exterior.

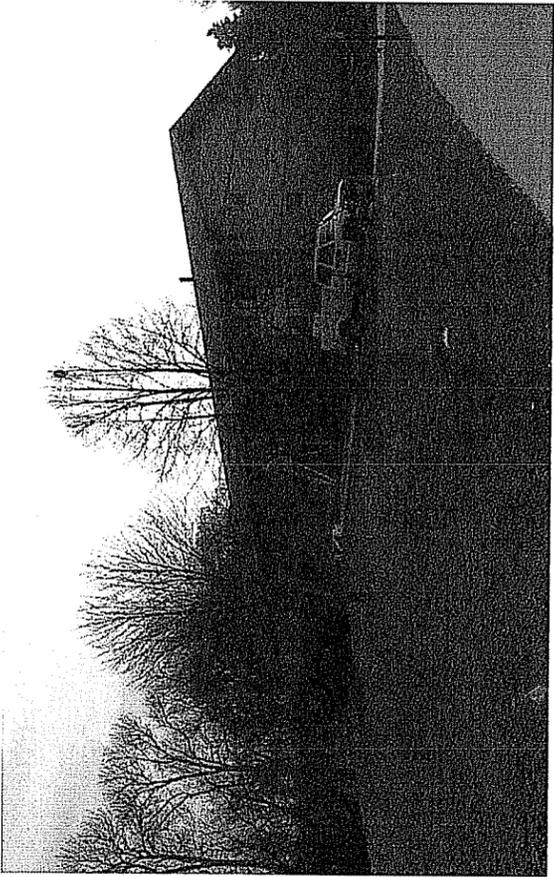
Project Schedule & Management:

It is anticipated that construction will begin in April of 2006 or as soon as all necessary approvals and permits are obtained. Completion is projected to be November of 2006.

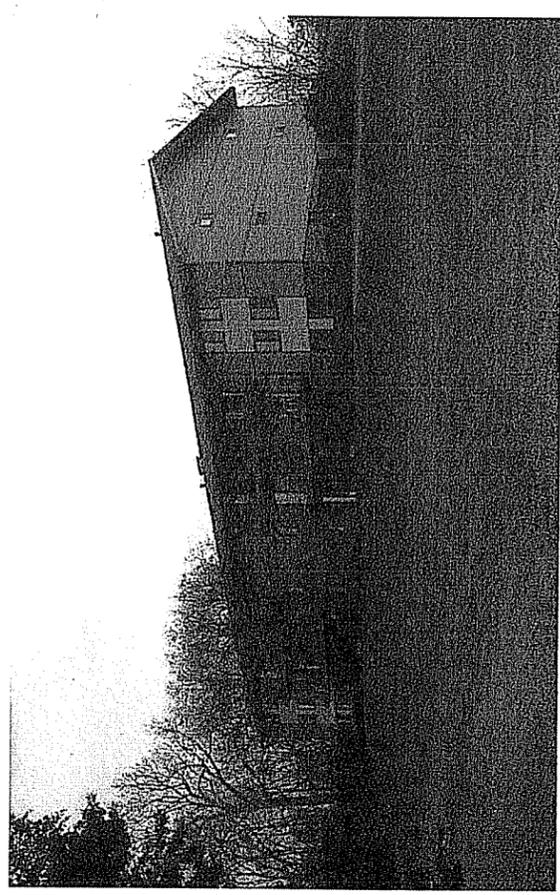
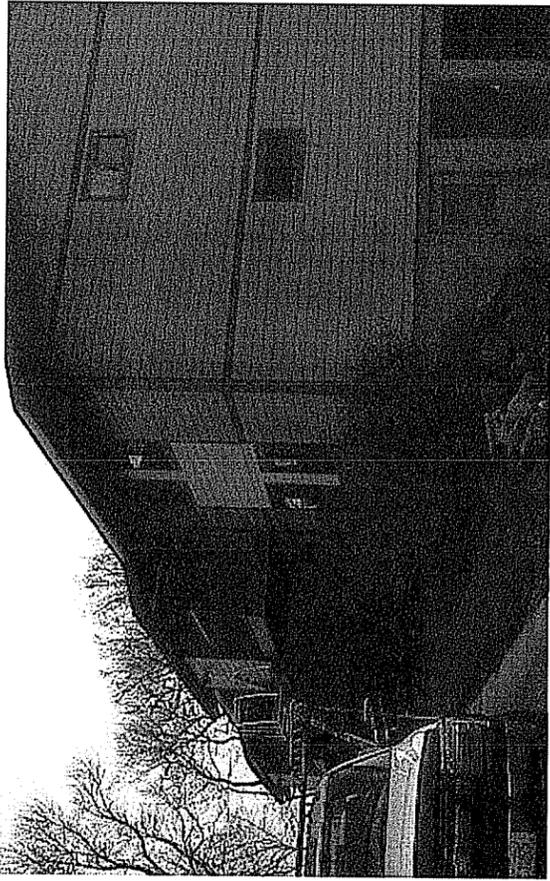
Thank you for your time in reviewing our proposal.

Very truly yours,

J. Randy Bruce, AIA
Managing Member



PHOTOS OF EXISTING BUILDINGS AT 5309 BRODY DR.



Consultant

Notes

Revisions
 NEIGHBORHOOD MEETING - FEB. 06, 2006
 PLAN COMMISSION SUBMITTAL - FEB. 08, 2006
 UDC FINAL SUBMITTAL - MARCH 15, 2006

Project Title
**Sleepy Hollow
 Condominiums**
 5309 & 5341 Brody Drive

Drawing Title
Overall Site Plan

Project No. Drawing No.
0554 C-1.1

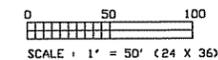
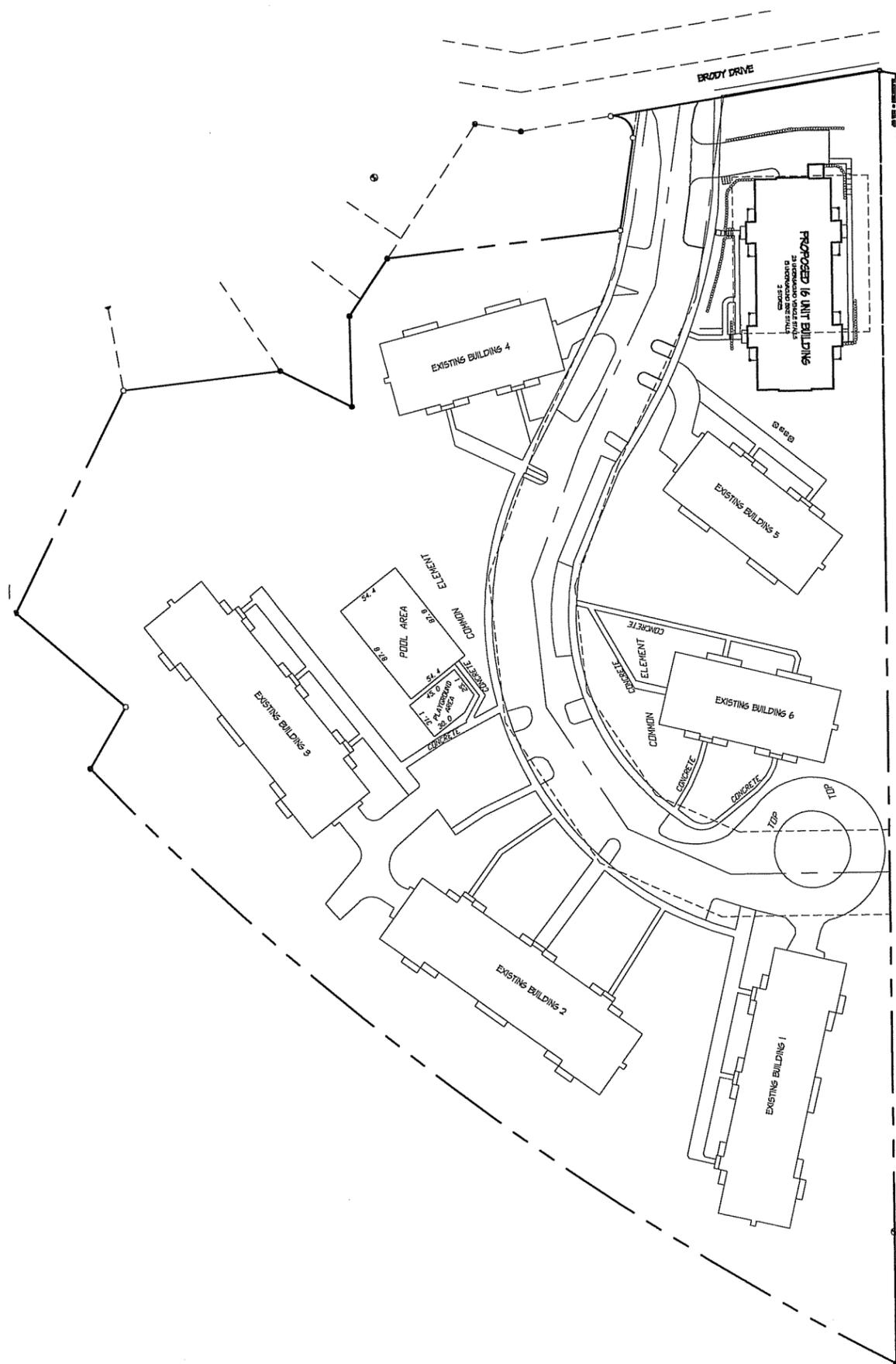
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SHEET INDEX

- C-1.1 OVERALL SITE PLAN
- C-1.2 SITE PLAN
- C-2.1 SITE GRADING PLAN
- C-4.1 LANDSCAPE PLAN

- A-1.1 BASEMENT PLAN
- A-1.2 FIRST FLOOR PLAN
- A-1.3 SECOND FLOOR PLAN

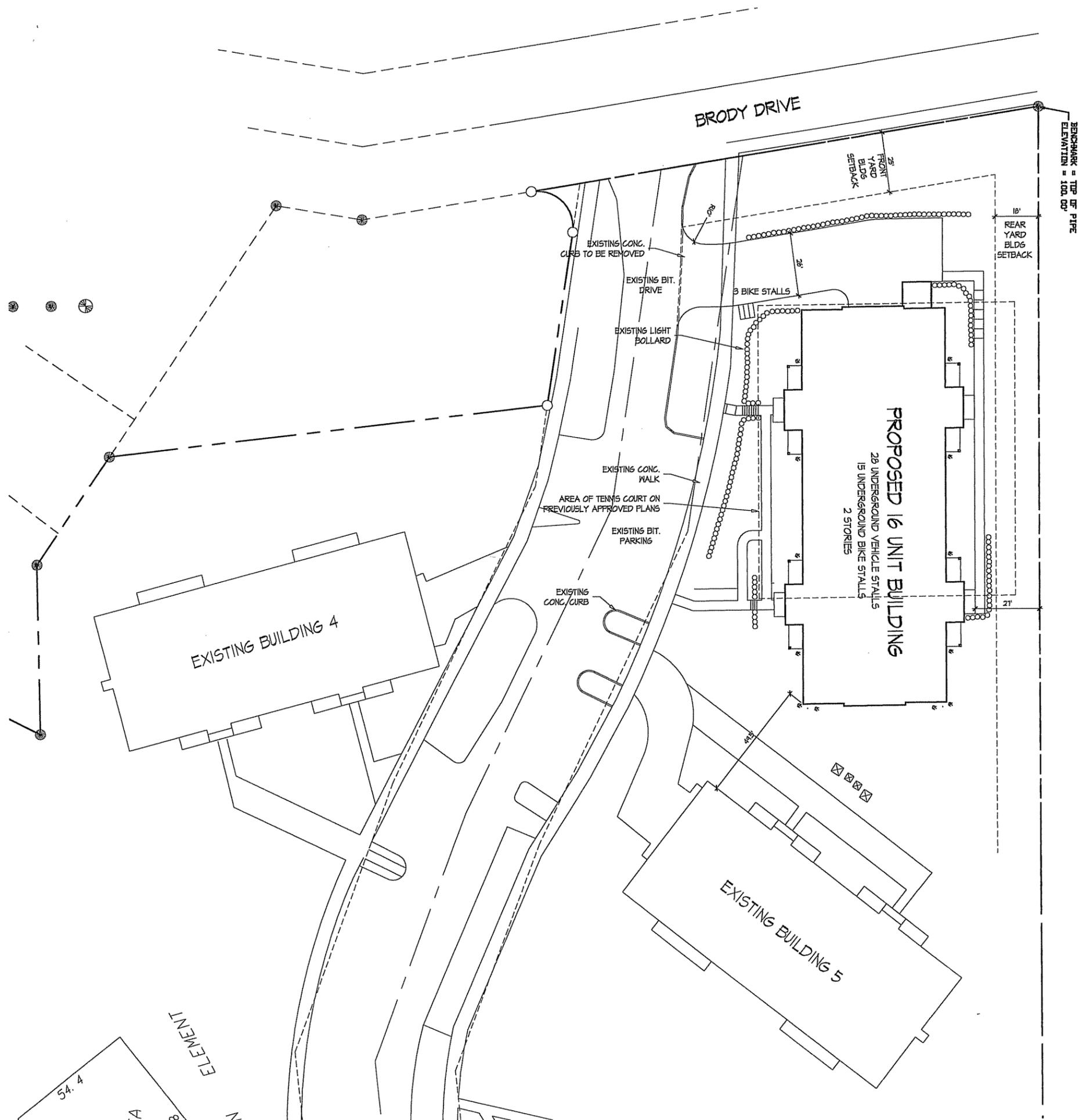
- A-2.1 ELEVATIONS



OVERALL SITE PLAN
 1" = 50'

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Notes



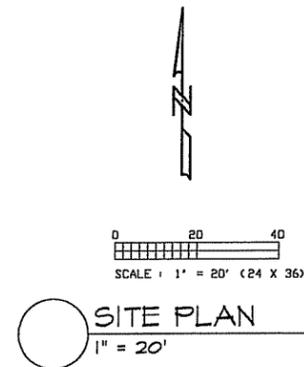
Revisions
 NEIGHBORHOOD MEETING - FEB. 06, 2006
 PLAN COMMISSION SUBMITTAL - FEB. 08, 2006
 UDG INITIAL SUBMITTAL - MARCH 15, 2006

Project Title
**Sleepy Hollow
 Condominiums**
 5309 & 5341 Brody Drive

Drawing Title
Site Plan

Project No. Drawing No.
0554 C-1.2

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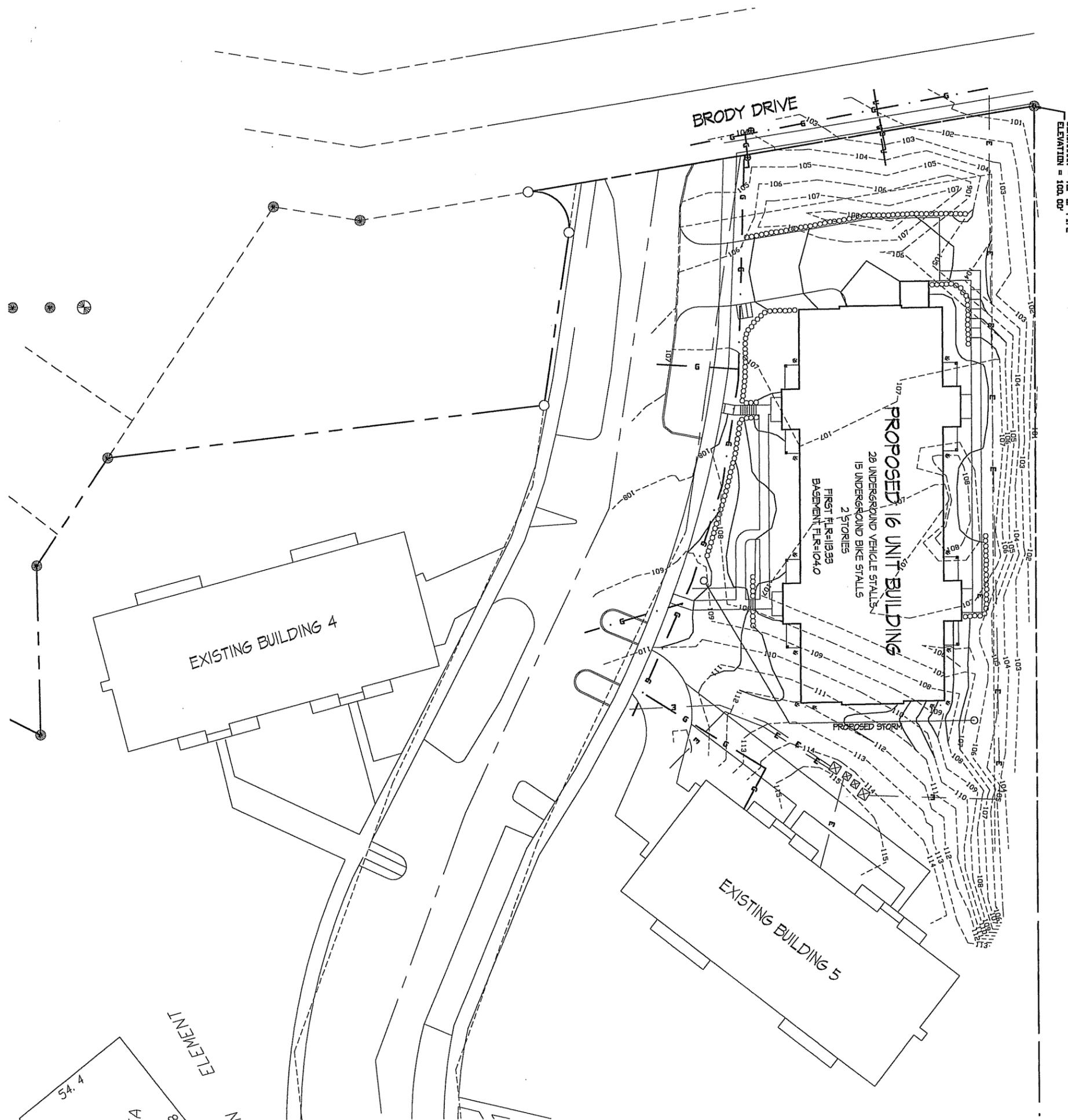
Revisions
NEIGHBORHOOD MEETING - FEB. 06, 2006
PLAN COMMISSION SUBMITTAL - FEB. 06, 2006
UDC INITIAL SUBMITTAL - MARCH 15, 2006

Project Title
**Sleepy Hollow
Condominiums**
5309 & 5341 Brody Drive

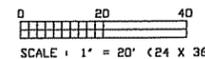
Drawing Title
Grading Plan

Project No. Drawing No.
0554 C-2.1

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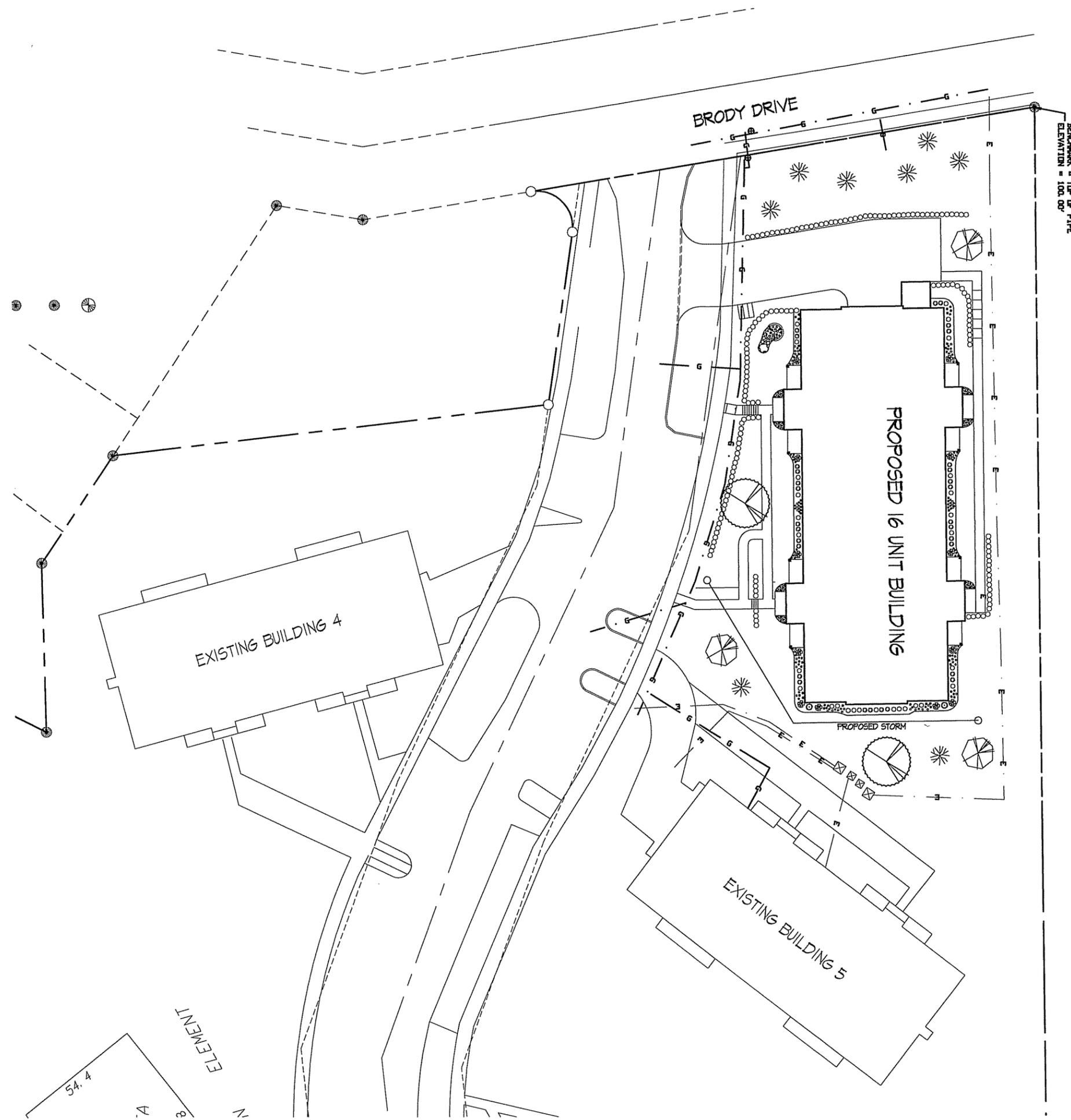


BENCHMARK = TOP OF PIPE
ELEVATION = 100.00'

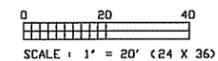


SCALE : 1" = 20' (24 X 36)

GRADING PLAN
1" = 20'



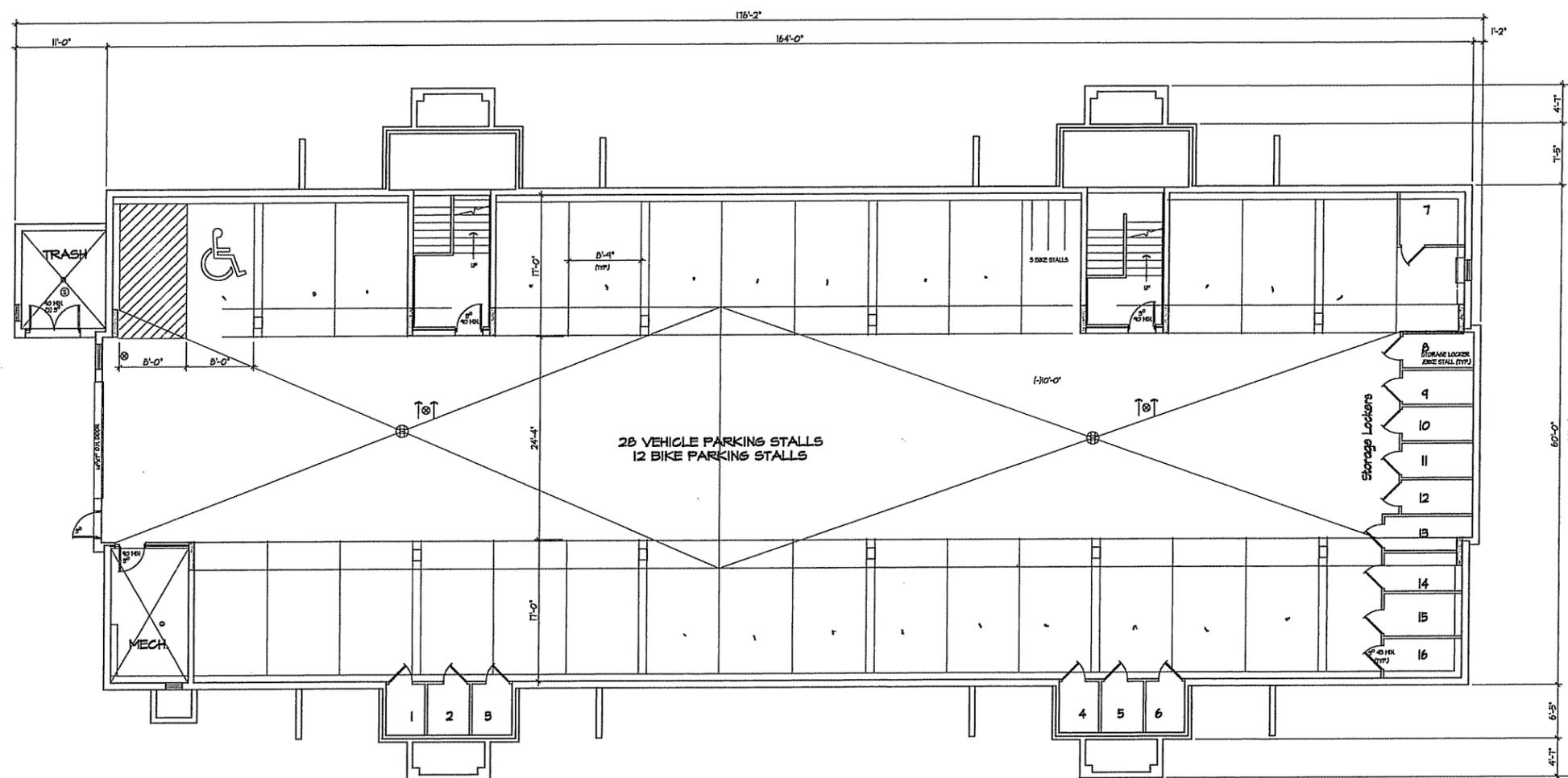
PLANT LIST		
DECIDUOUS TREES		
SYM	COMMON NAME	QTY SIZE
⊙	WHITESPIRE BIRCH CLUMP	3 8-10'
⊙	GALLERY PEAR	2 2'
⊙	RED JEWEL CRABAPPLE	1 1.75"
EVERGREEN TREES		
⊙	EMERALD GREEN ARBORVITAE	2 5-6'
⊙	EXISTING TREES	7 NA
DECIDUOUS SHRUBS		
⊙	CRIMSON PYGMY BARBERRY	6 15-18"
⊙	DWARF KOREAN LILAC	12 24-30"
⊙	COMPACT BURNING BUSH	20 24-30"
⊙	ISANTI DOGWOOD	3 2-3'
EVERGREEN SHRUBS		
⊙	BLUE SHAG DWARF EASTERN WHITE PINE	1 24-30"
⊙	DENSIFORM YEW	30 24-30"
PERRENIALS		
*	FOERSTER'S FEATHER REED GRASS	42 6AL
*	BLUE FESCUE	8 6AL
*	GAURA WHIRLING BUTTERFLIES	6 4.5"
*	PARDON ME DAYLILY	81 4.5"
*	HAPPY RETURNS DAYLILY	101 4.5"



LANDSCAPING PLAN
 1" = 20'

ELEMENT

54.4



Revisions
 PLAN COMMISSION SUBMITTAL - FEB. 08, 2006
 UDC INITIAL SUBMITTAL - MARCH 15, 2006

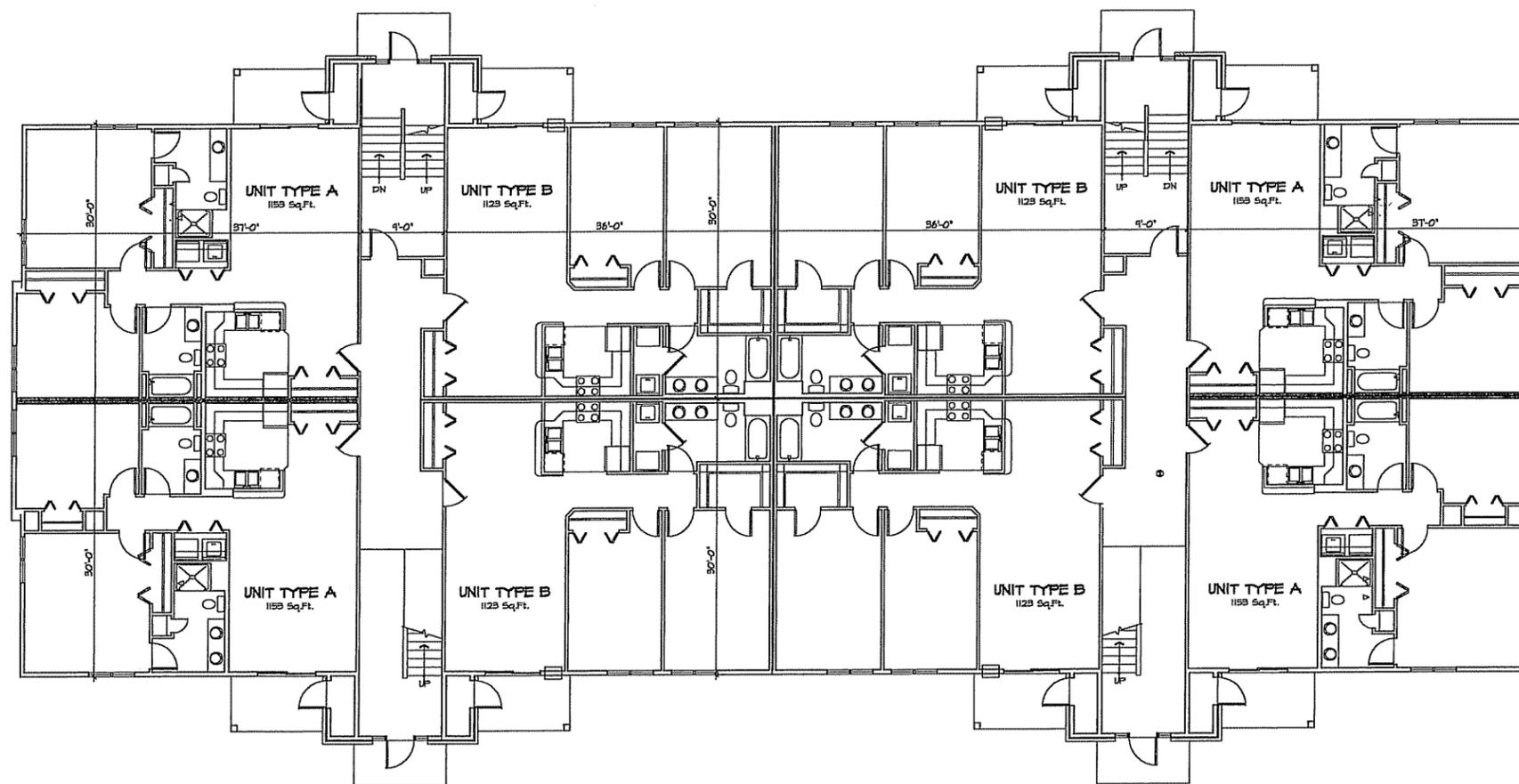
BASEMENT FLOOR PLAN
 1/8" = 1'-0"

Project Title
**Sleepy Hollow
 Condominiums**
 5309 & 5341 Brody Drive

Drawing Title
Basement Floor Plan

Project No. **0554** Drawing No. **A-1.1**

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Revisions
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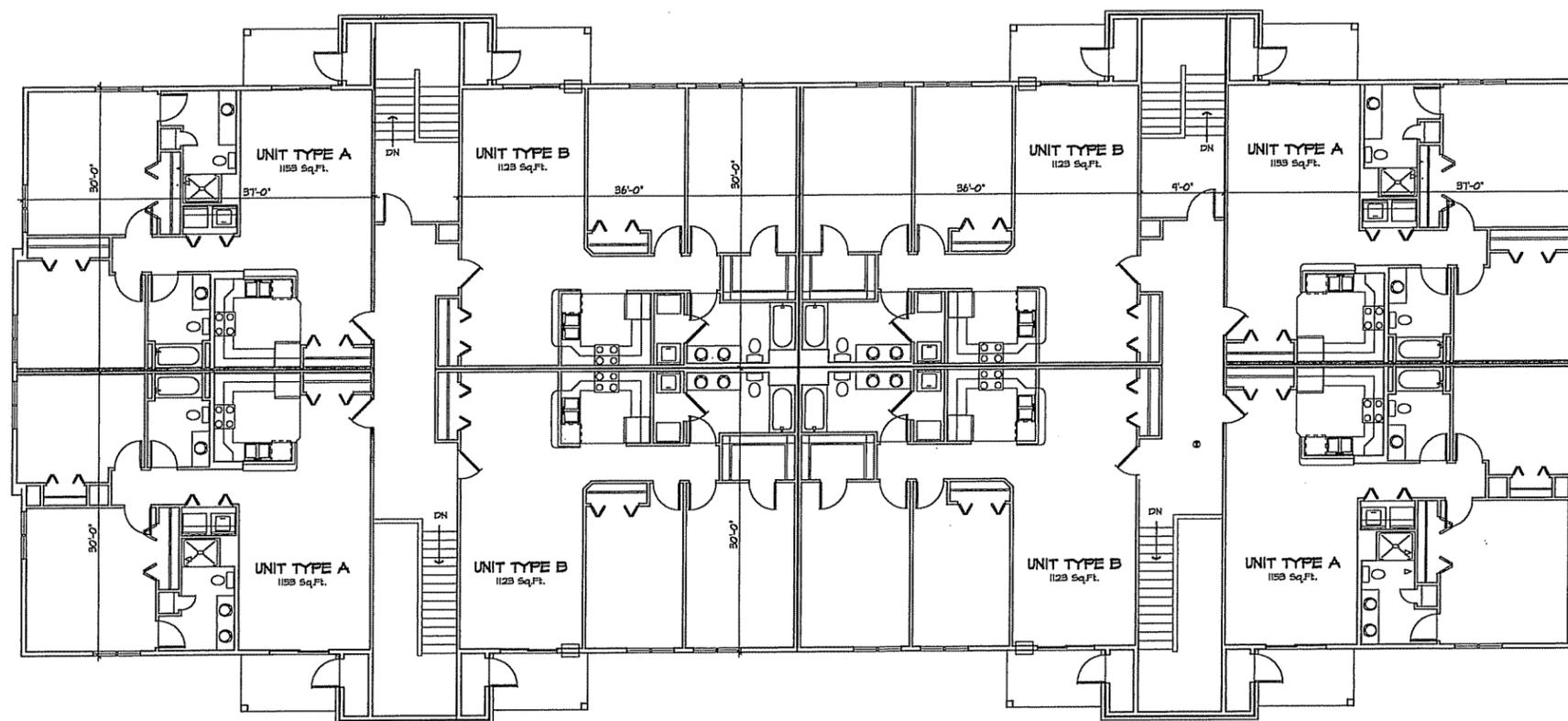
○ FIRST FLOOR PLAN
 1/8" = 1'-0" FLOOR AREA = 10,342 S.F.

Project Title
 Sleepy Hollow
 Condominiums
 5309 & 5341 Brody Drive

Drawing Title
 First Floor Plan

Project No. Drawing No.
 0554 A-1.2

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Revisions
 PLAN COMMISSION SUBMITTAL - FEB. 08, 2006
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○ SECOND FLOOR PLAN
 1/8" = 1'-0" FLOOR AREA = 10,342 S.F.

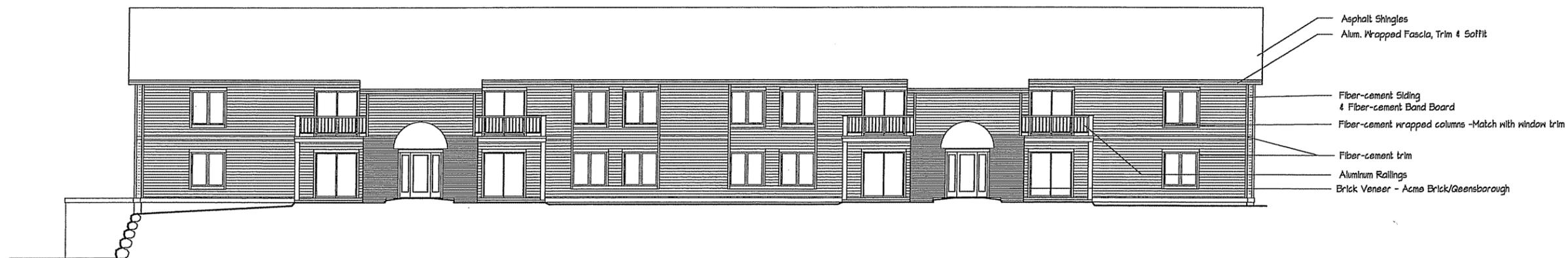
Project Title
**Sleepy Hollow
 Condominiums**
 5309 & 5341 Brody Drive

Drawing Title
Second Floor Plan

Project No. Drawing No.
0554 A-1.3

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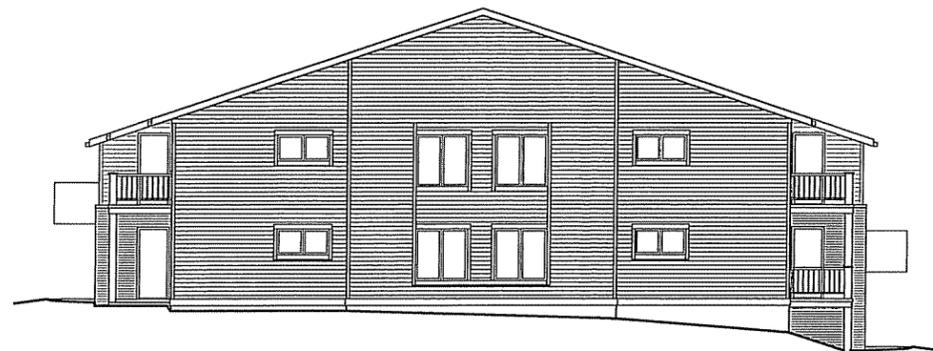
TYPICAL MATERIALS: match all with extg bldgs



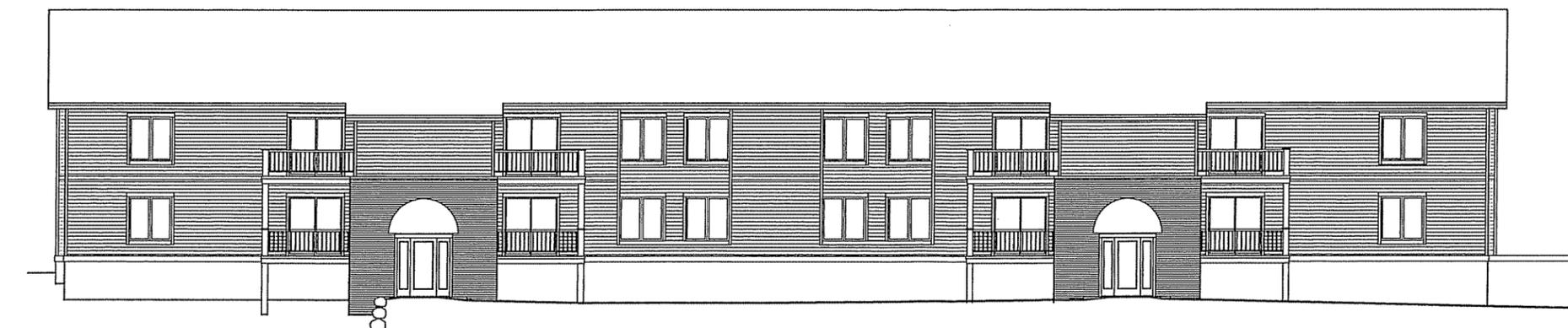
○ WEST ELEVATION
1/8" = 1'-0"



○ NORTH END ELEVATION
1/8" = 1'-0"



○ SOUTH END ELEVATION
1/8" = 1'-0"



○ EAST ELEVATION
1/8" = 1'-0"

Revisions
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Project Title
Sleepy Hollow
Condominiums
5309 & 5341 Brody Drive

Drawing Title
Elevations

Project No. Drawing No.
0554 A-2.1

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