



Location
9202 Silverstone Lane

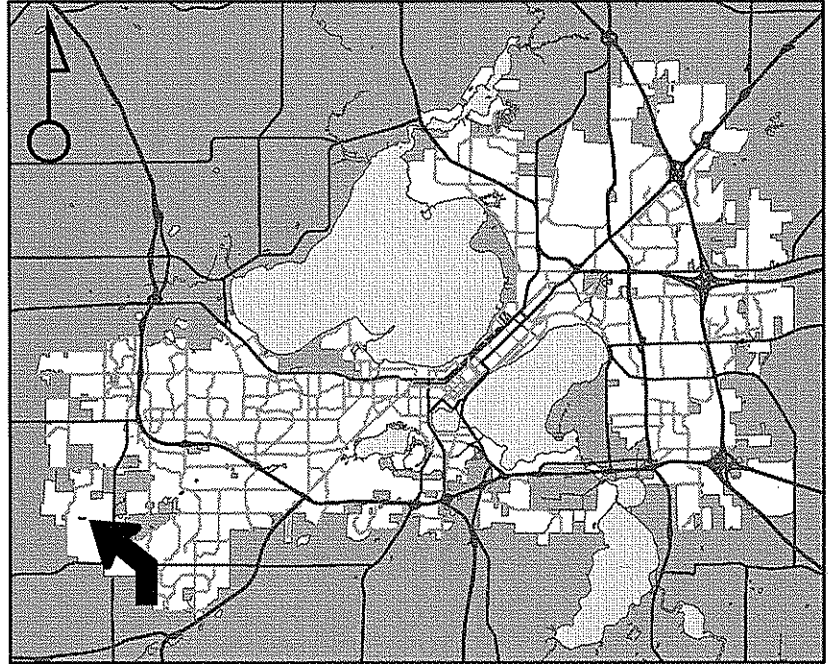
Applicant
Tim R. McKenzie – B&H Madison/
J. Randy Bruce – Knothe & Bruce Architects

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

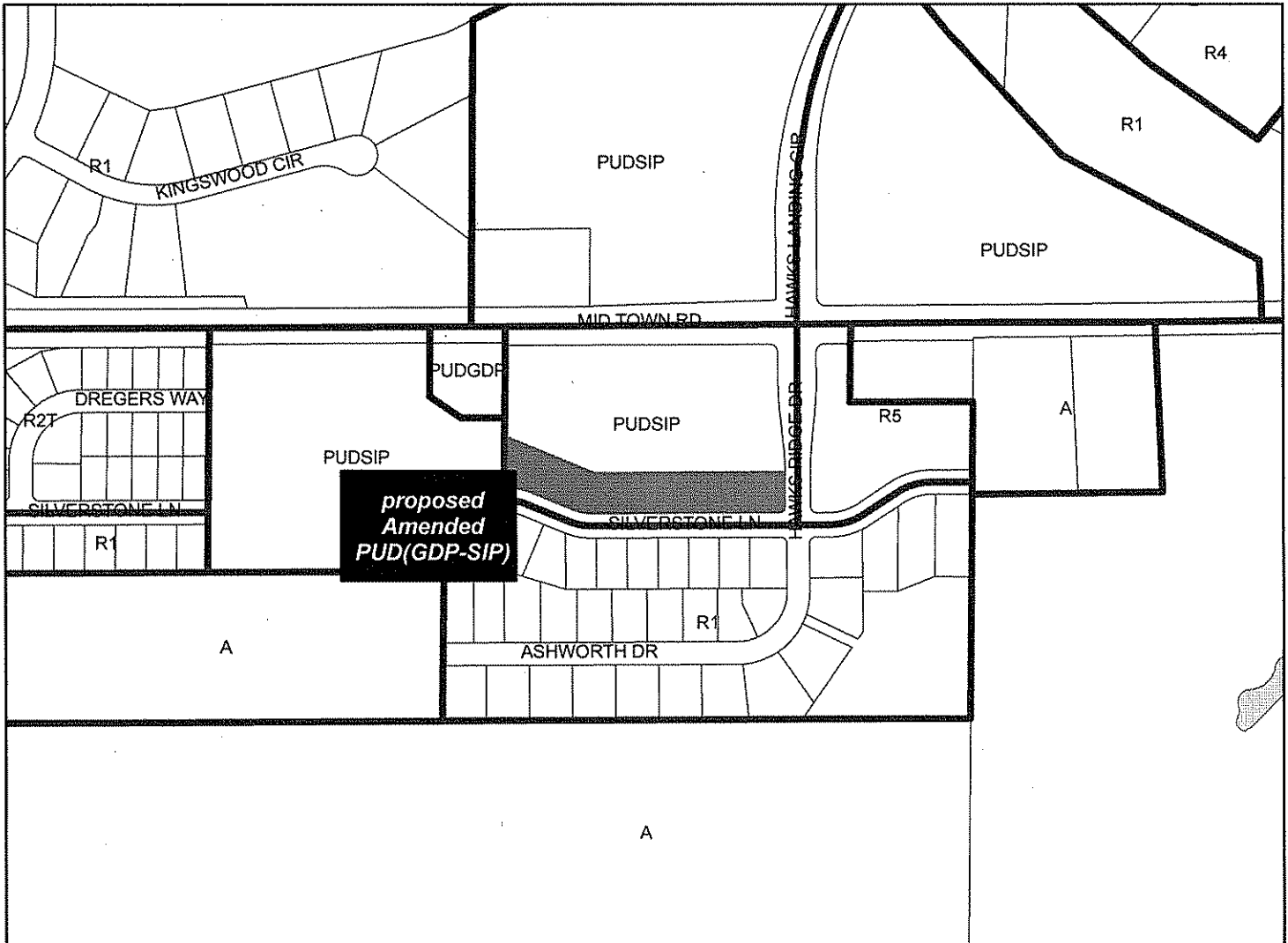
Existing Use
Vacant Land – Proposed Condos

Proposed Use
Convert 20 Approved Townhouse
Condos to 20 Garden Apartments

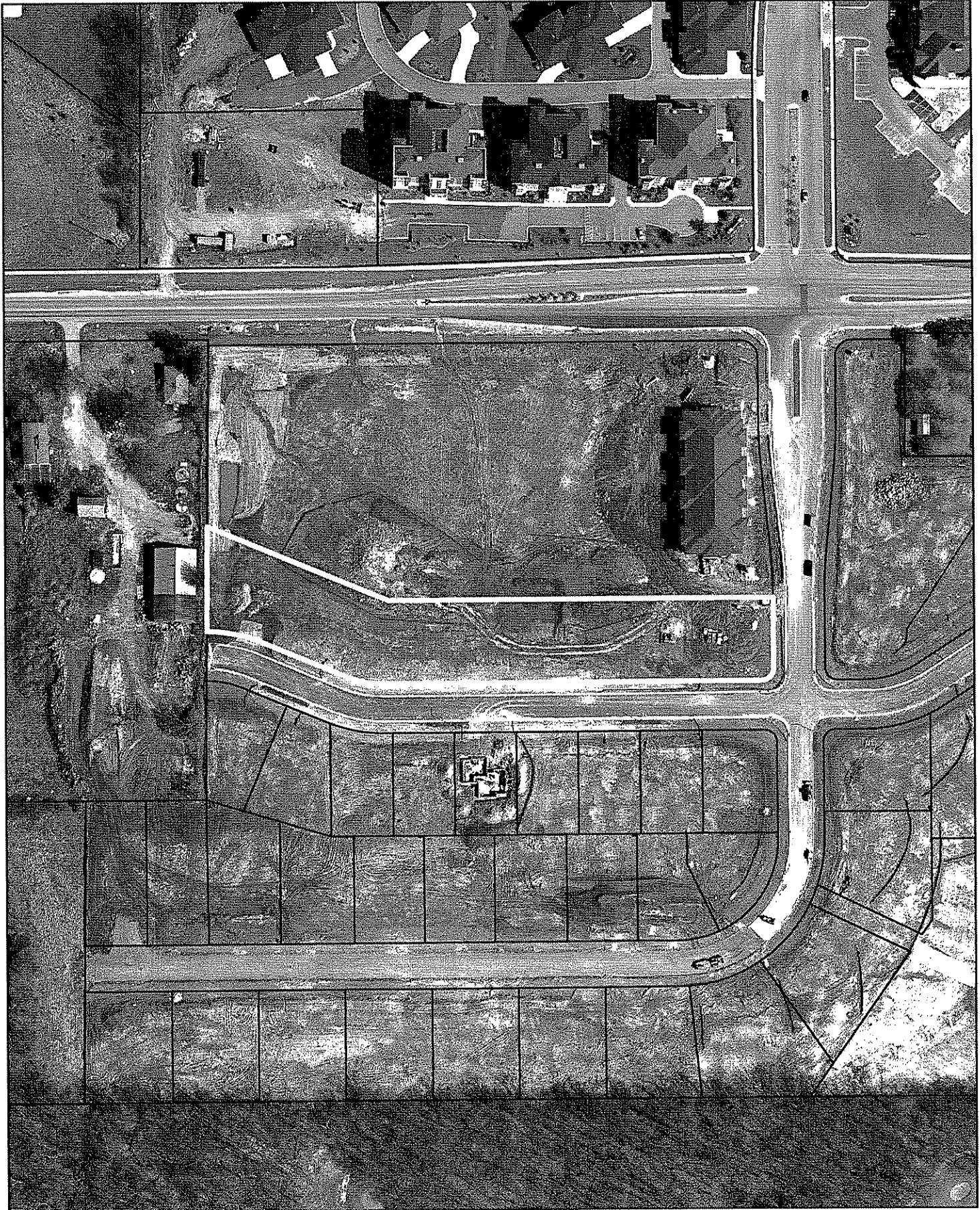
Public Hearing Date
Plan Commission
09 March 2009
Common Council
17 March 2009



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



Scale : 1" = 400'



5

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 \$1250 Receipt No. 97278
 Date Received 1/7/09
 Received By ADP
 Parcel No. 0608-041-0802-0
 Aldermanic District 1 - SED SANBORN
 GQ PUDSIP
 Zoning District PUDSIP
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. Waiver
 Date Sign Issued 1/7/09

1. **Project Address:** 9202 Silverstone Lane **Project Area in Acres:** 1.65
Project Title (if any): Aspen Hill

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): Major Alteration to SIP

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

Applicant's Name: Tim R. McKenzie Company: B & H Madison, LLC
 Street Address: 1910 Hawk Ridge Drive #322 City/State: Verona, WI Zip: 53593
 Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: timmck@trmckenzie.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Ave. Suite 201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

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

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: 20 owner occupied units changing to 20 rental units

Development Schedule: Commencement Spring 2009 Completion 2010 5

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 1/2 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: \$ 1250.00 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.

N/A
No change

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 shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* _____ *Plan, which recommends:*

Medium Density Multi-family _____ *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:*

Jed Sanborn- District 1/ Dec. 29, 2008

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 Tim Parks Date 12/3/08 | Zoning Staff _____ Date _____

Not Rec'd per T. PARKS 1/7/09

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

Printed Name J. Randy Bruce Date 1/6/09

Signature *J. Randy Bruce* Relation to Property Owner architect

Authorizing Signature of Property Owner *T. Parks* Date 1/6/09

January 07, 2009

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Letter of Intent
Major Alteration to an Approved SIP
1902 Hawks Ridge Drive and 9202 Silverstone Lane
(Aspen Hill, A.K.A Hawks Ridge Apartments & Condominiums)
Lot 1 of CSM 11998

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: B & H Madison, LLC
1910 Hawks Ridge Drive Ste 322
Verona, WI 53593
608-848-0111
608-848-6013 fax
Contact: Tim McKenzie

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: Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue
Suite 158
Madison, WI 53703
(608) 250-9263
(608) 838-9266 fax
Contact: Michelle Burse
burse@chorus.net

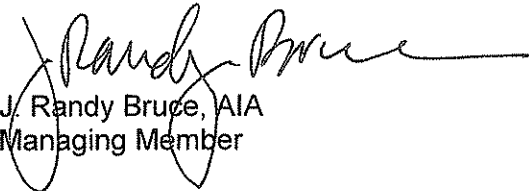
Landscape Design: Herman Landscape Service, Inc.
6606 Seybold Rd.
P.O. Box 45017
Madison, WI 53744-5017
(608) 288-9400

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com 5

This application for an "Alteration to an Approved PUD-SIP" concerns a development located on the south side of Mid-town Road in the Hawks Ridge Estates subdivision plat. The development plan for this property was originally approved on October 5, 2006 for a 176 multifamily units including 156 apartments and 20 condominium townhomes. Of the 156 apartment units, 100 are completed with the additional 56 units under construction. The apartments have been well accepted in the marketplace and the property enjoys strong occupancy.

The alteration proposes revisions to the five 4-unit buildings, which were designed as townhome condominiums. Given the condominium market conditions, the owner is proposing that these buildings be revised to 4-unit garden apartment buildings. The site plan, landscape plan, grading plan and exterior building architecture remains very similar to the originally approved plans while the proposed revisions to the building interior provides a premium apartment home. The intent of this revision will be to include the 20 units into the existing 156-unit apartment community.

Sincerely,



J. Randy Bruce, AIA
Managing Member

December 29, 2008

Jed Sanborn
Aldersperson – District #1
City-County Building
Common Council Office, Room 417
210 Martin Luther King Jr. Blvd
Madison, WI 53709-0001

Re: Lot 2 of Hawk's Ridge Estates
1902 Hawks Ridge Drive

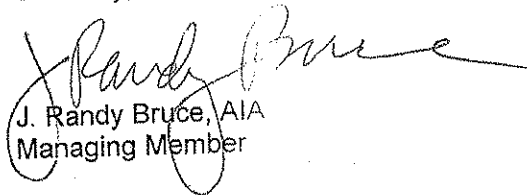
Dear Jed:

We have been working with Tim McKenzie of TR McKenzie, Inc. on the Aspen Hill Apartments project located at 1902 Hawk's Ridge Drive (across from the entry into Hawk's Landing). The project is partially completed and has had a very successful start in the rental marketplace.

There are five 4-unit buildings that are planned just south of the apartments along Silverstone Lane. These 4-unit buildings were initially proposed as condominium buildings but given the real estate market conditions, TR McKenzie would like to amend the approved plan so that these buildings would be incorporated into the Aspen Hill Apartment project with rental occupancy. (At the time of approval, Inclusionary Zoning applied to the 20 proposed condominiums.) We are also proposing floor plan revisions and changes to the exterior architecture of these buildings to better incorporate them with the existing apartment buildings.

Based on discussions with the City planning staff this revision will require plan commission review and approval. We intend to make an application for an Alteration to an Approved PUD-SIP within the next few weeks. Attached is a site plan and elevation drawings of the four-unit buildings. If you would like additional information or have any questions, please contact me at 608-836-3690 or at rbruce@knothebruce.com.

Sincerely,


J. Randy Bruce, AIA
Managing Member

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

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Zoning Text

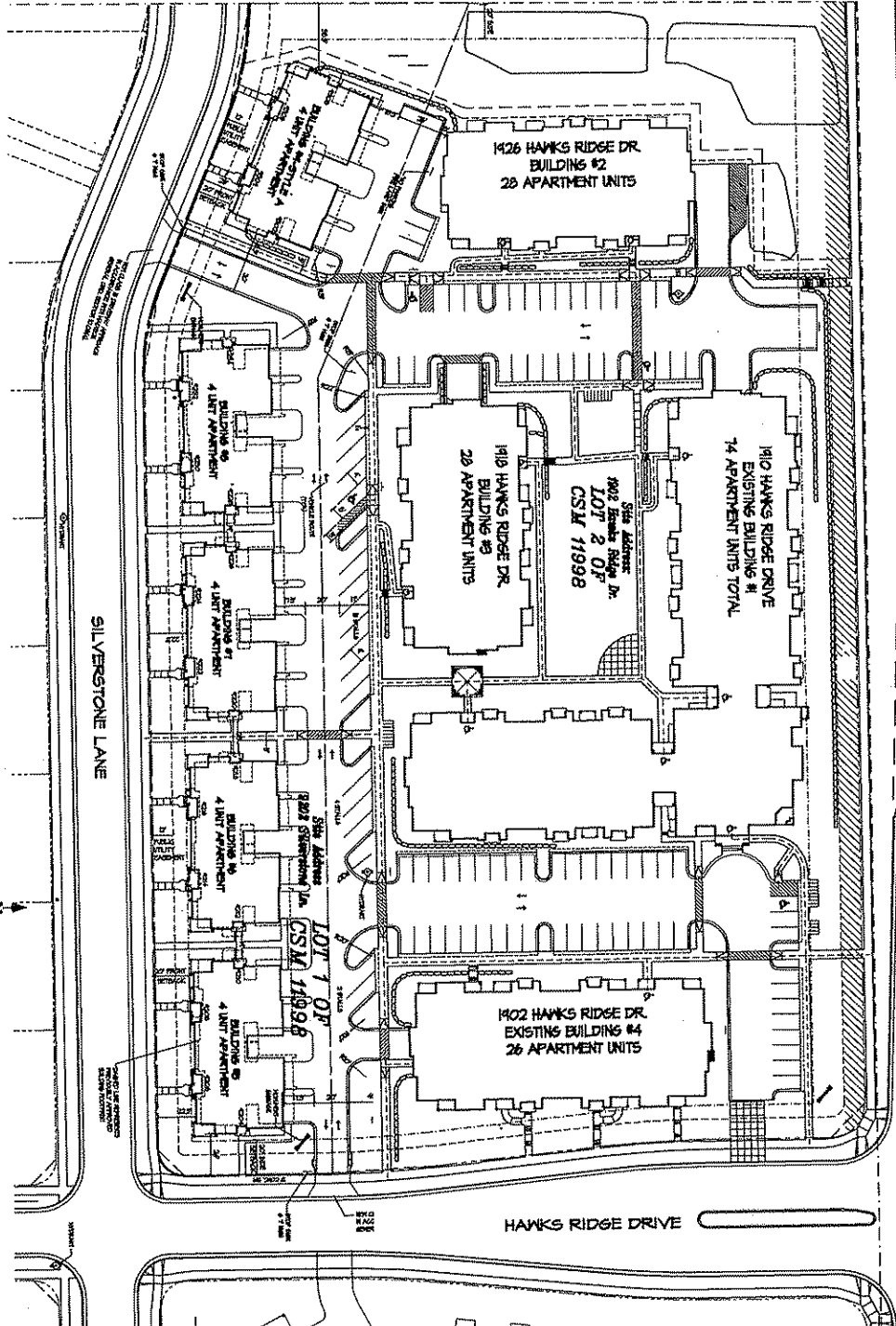
Major Alteration to an approved PUD-GDP-SIP
9202 Silverstone Lane
January 7, 2009

Legal Description: Lot #1 of CSM 11998

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 176-unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Multifamily 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- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-5 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP. Signage shall be approved by the Urban Design Commission and zoning.
- 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.

KNOTHE & BRUCE ARCHITECTS
 1201 University Avenue, Suite 200
 Madison, Wisconsin 53762
 608.831.3095 Fax 608.831.3134

APR 2004
 1. ALL NEW AND EXISTING BUILDINGS SHALL BE CONSIDERED AS PER THE CITY OF MADISON ZONING ORDINANCES AND THE CITY OF MADISON SUBDIVISION MAPS.
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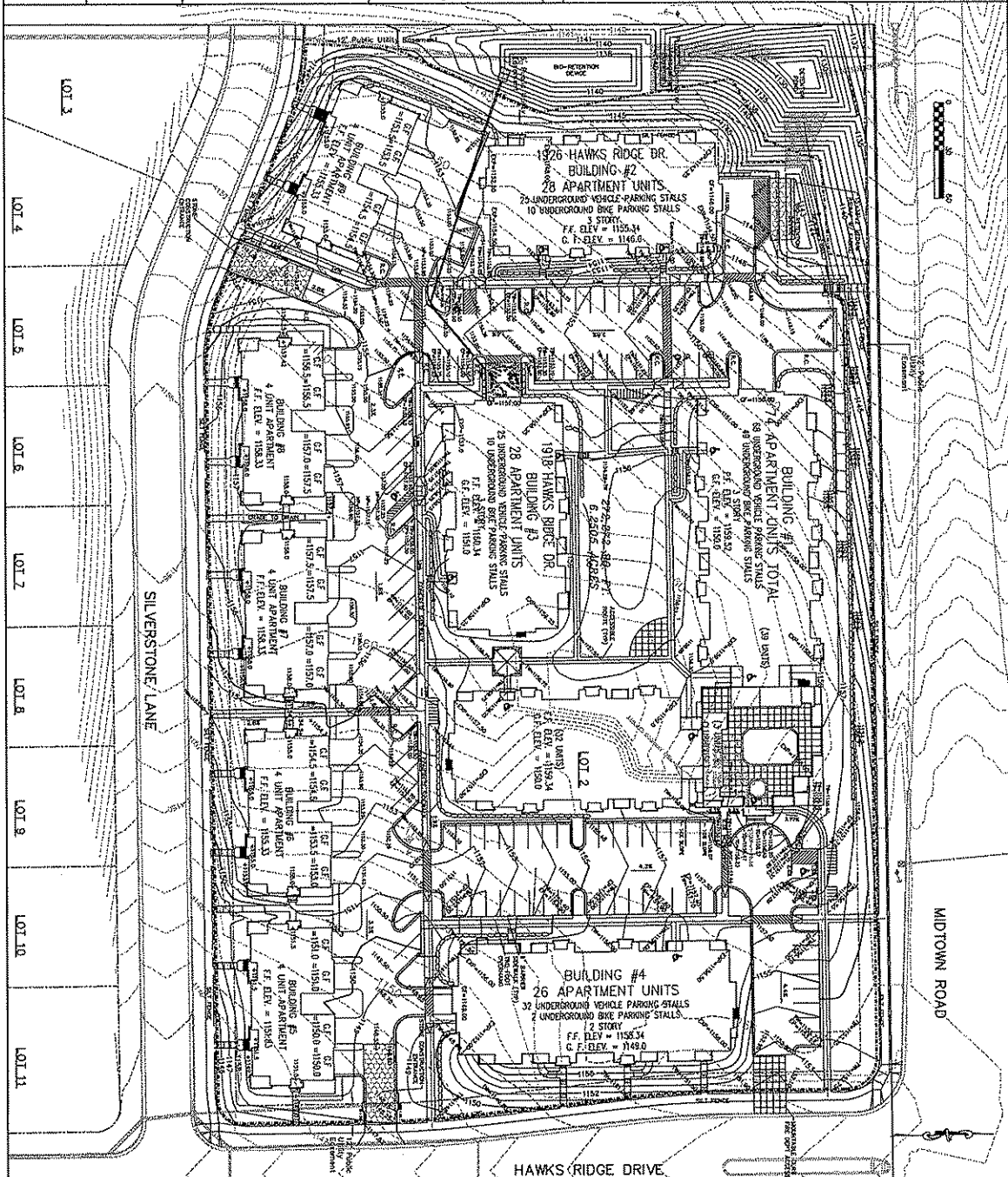


ASPHEN HILL
 Bldgs #5-4d / 14 Unit
 (A.K.A. Wood Ridge)
 Project No. 0551
 Drawing No. C-11
 Date: 04/20/04

PLAN CONVERSION 508 - JAN 07 2004
 PLAN NO. 508 - JUL 28, 2004
 REVISION 1 - FEB 29, 2004
 REVISION 2 - FEB 29, 2004

GENERAL NOTES:

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ASPEN HILL APARTMENTS
 HAWKS RIDGE ESTATES
 MADISON, WI
 T.R. McKenzie, Inc.
 7704 Terrace Avenue
 Middleton, WI 53562

Burne
 201 N. Park Street
 Madison, WI 53702
 Tel: 608.261.1234
 Fax: 608.261.1235
 www.burne.com

DATE:	11/11/2009
PROJECT:	ASPEN HILL APARTMENTS
DRAWN BY:	J. R. MCKENZIE
CHECKED BY:	T. R. MCKENZIE
SCALE:	AS SHOWN
PROJECT NO.:	09-000000
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DATE:	11/11/2009
PROJECT:	ASPEN HILL APARTMENTS
DRAWN BY:	J. R. MCKENZIE
CHECKED BY:	T. R. MCKENZIE
SCALE:	AS SHOWN
PROJECT NO.:	09-000000
DRAWING NO.:	09-000000

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KNOTHE & BRUCE ARCHITECTS
 761 University Avenue, Suite 20
 Madison, Wisconsin 53707
 608.831.3595 FAX 608.453.1034

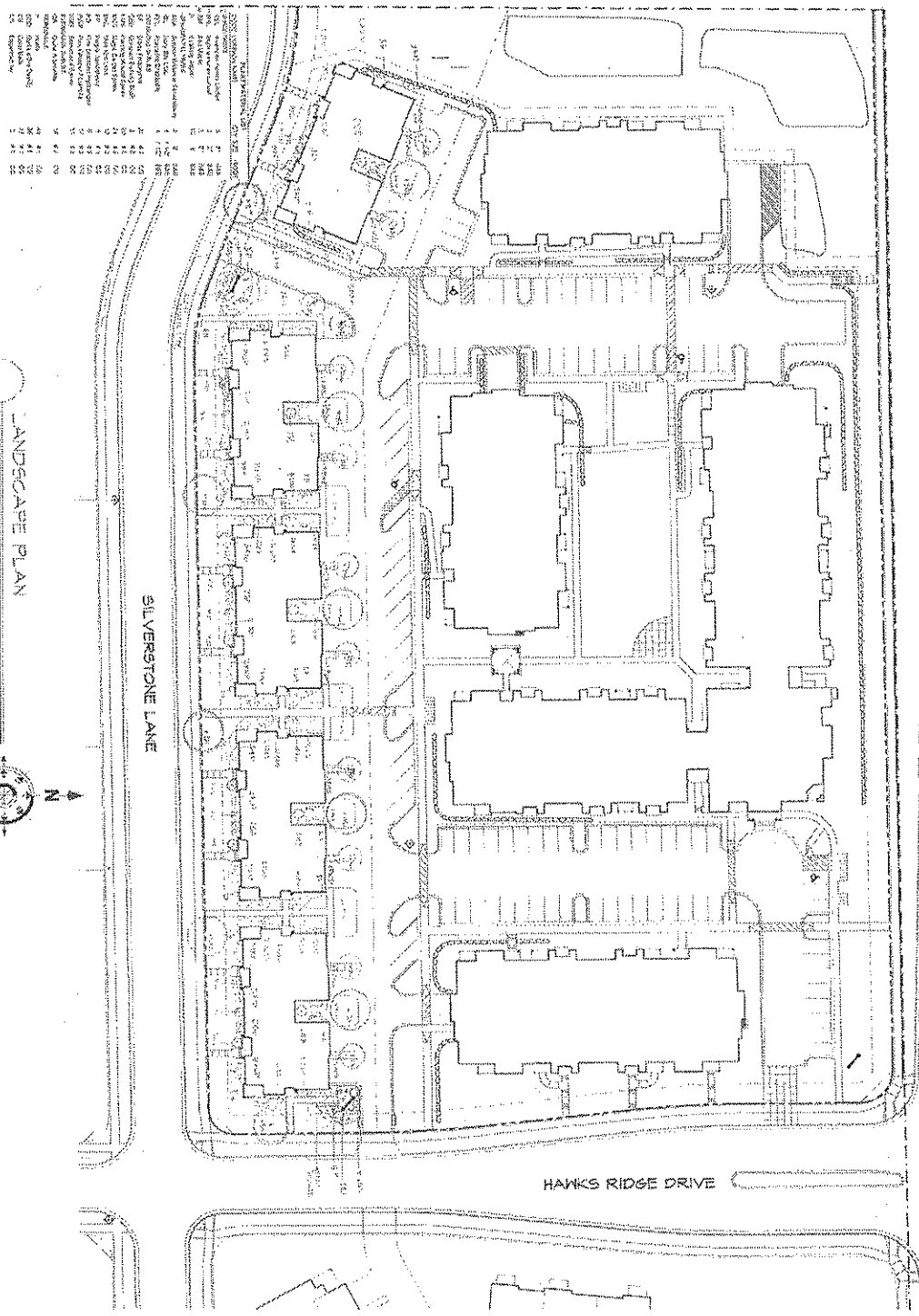
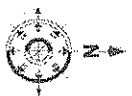
MIDTOWN ROAD

HAWK'S LANDING CR.

HAWKS RIDGE DRIVE

SILVERSTONE LANE

LANDSCAPE PLAN

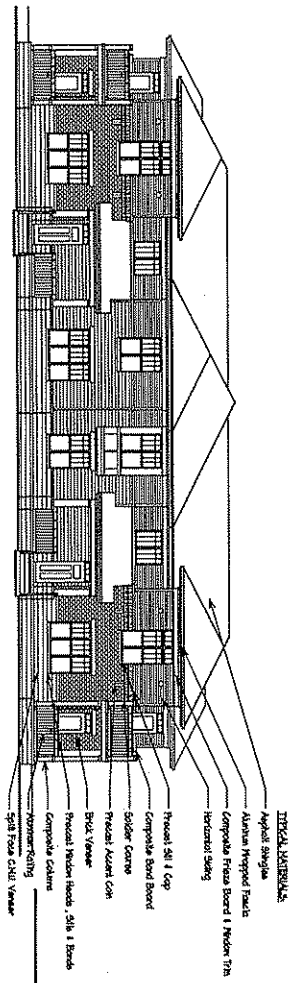


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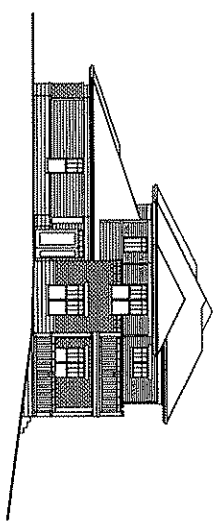
ASPHEN HILL
 Bldgs. #5-#4 1/4 Unit
 4307 Silverstone Lane
 Lot #1 OF GSN 11992
 0531
 L-11

PLAN NUMBER: 110 - JAN 21, 2004

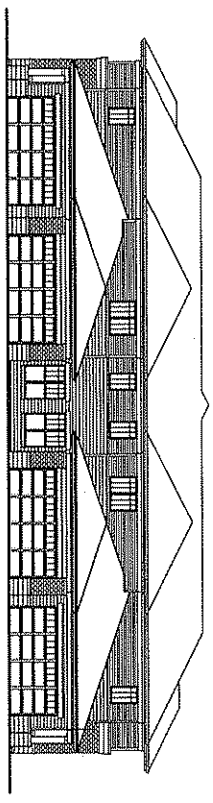
KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 201
 Middleton, Wisconsin 53548
 608-255-2540 Fax: 608-255-9294



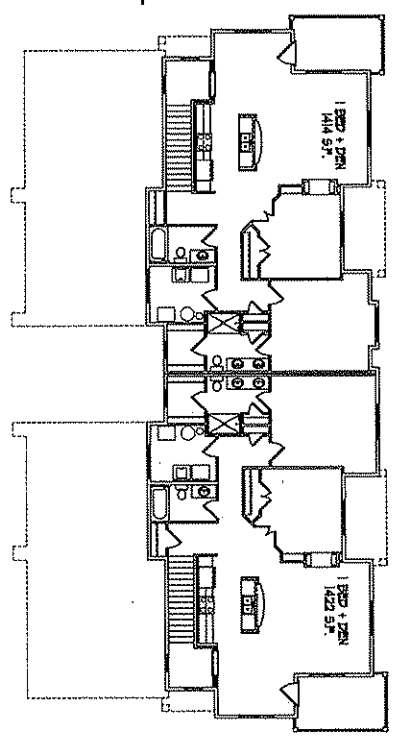
○ TYP. SOUTH ELEVATION ALONG SILVERSTONE LANE



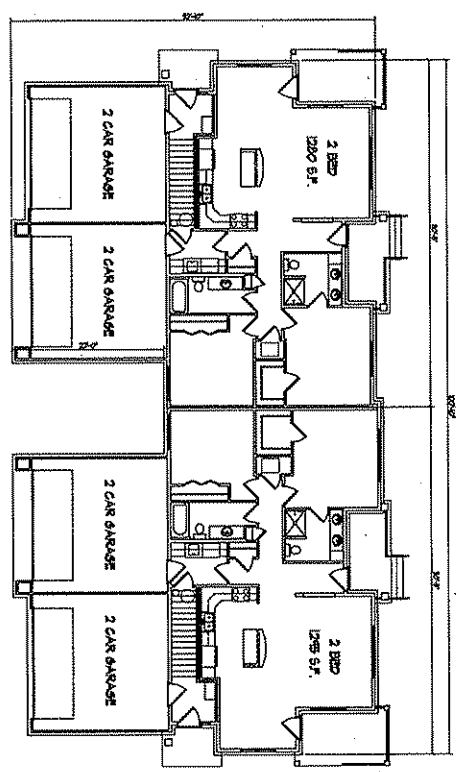
○ TYP. SIDE ELEVATION



○ TYP. NORTH ELEVATION



○ SECOND FLOOR PLAN



○ FIRST FLOOR PLAN

NOTES

PLAN CORRECTION SHEET - JUN. 07, 2004
 FINAL SET DATE: JUN. 23, 2004
 RESUBMIT PLAN DATE: FEB. 23, 2005

PROJECT
 Lot #1 OF CSM 1144B
 4022 Silverstone Lane

ASPHEN HILL
 Bldgs #5-#1 1/4 Unit
 (ACK: Verda Rapp)

Drawing Set
 Typical Floor Plans & Elevations

PROJECT
 0531

DATE
 A-11