

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

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>October 12, 2005</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>October 19, 2005</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: 3270 & 3276 Maple Grove Drive

ALDERMANIC DISTRICT: #7 - Zach Brandon

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Fred Miller – Miller Construction, LLC

Knothe & Bruce Architects, LLC

2318 Vondron Road

7601 University Avenue, Suite 201

Madison, WI 53718

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)



KBA Project #0525



# Site Locator Map

3270 & 3276 Maple Grove Drive  
Madison, WI



September 21, 2005

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  
Amended PUD-GDP and PUD-SIP  
6733 Fairhaven Road

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:	Fred Miller Miller Construction, LLC 2318 Vondron Road Madison, WI 53718 608-221-3111 608-221-8130 fax	Landscape Design:	The Bruce Company 2830 W. Beltline Hwy Middleton, WI 53562 (608)-836-7041 (608)-831-6266 Contact: Mike Hurtgen
Architect:	Knothe & Bruce Architects, LLC 7601 University Ave. Suite 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: Mike Zeier	Attorney:	Ron Trachtenberg Murphy Desmond, S.C. 2 East Mifflin St, Suite 800 PO Box 2038 Madison, WI 53701 (608) 268-5575 7601 University Ave, Ste 201 Middleton, Wisconsin 53562 p (608) 836-3690 f (608) 836-6934



**Introduction:**

This 3.63 acre site is located on the west side of Maple Grove Road within the Cross Country Neighborhood on Madison’s southwest side. The Neighborhood Development Plan recommends medium density residential use for this site. This project consists of two 42-unit buildings with underground parking. Currently, there are two homes and several out buildings, which will be set up for demolition. A temporary private access agreement allows for entrance to our site from Fairhaven Road until Fairhaven Road is extended north of its present location.

**Site Development Data**

<u>Densities:</u>	
Lot Area	158,036 S.F. (3.63 Acres)
Dwelling Units	84 Units
Lot Area / D.U.	1,881 S.F./D.U.
Density	23.1 D.U./Acre
Building Floor Area	58,857 S.F./Bldg
Dwelling Unit Sale price range	\$147,696-\$193,209

<u>Dwelling Unit Mix:</u>	
Two bedrooms	63
<u>Three bedrooms</u>	<u>21</u>
Total	84

<u>Vehicular Parking Ratio:</u>	
Underground Garage	108 stalls <i>(inc. 4 accessible stalls)</i>
<u>Surface Parking</u>	<u>65 stalls <i>(inc. 2 accessible stalls)</i></u>
Total Parking	173 stalls
Parking Ratio	2.05 stalls/D.U.

<u>Bicycle Parking Ratio:</u>	
Underground Garage	40 stalls
<u>Surface Parking</u>	<u>27 stalls</u>
Total Parking	67 stalls
Parking Ratio	1.25 stalls/D.U.

**Site and Building Architecture:**

The site plan has been designed utilizing traditional neighborhood design concepts. Building forms line the site perimeter with limited surface parking internal to the site. Sidewalks throughout the site will provide pedestrian connections to the surrounding public sidewalks. An outdoor commons provides an architectural and social focal point for the development.

The two buildings are three stories with underground parking to provide a scale that is compatible with the surrounding properties and increase the available open space. The exterior

materials will be a combination of brick veneer and horizontal siding to provide urban-style architecture. The facades are well articulated and detailed and the overall effect produces a high quality residential environment.

Project Schedule & Management:

This project will be a phased development with construction of Building 1 planned to start in the late fall 2005. Completion of Phase I is scheduled for summer 2006. Construction of the second building will proceed as market conditions warrant with the project currently scheduled for completion in summer 2007.

The development will be a privately owned and managed apartment property. The owner-developer will provide all the requisite private services for a well-managed and maintained development. The apartments will be available to family residents although few school age children are anticipated from this project. This project may in the future be subjected to a condominium plat and declaration.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within a mixed-use neighborhood with office and retail services planned nearby. Construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,

D.S.

J. Randy Bruce, AIA  
Managing Member

Consultant

Notes

**SHEET INDEX**

C-1.1 SITE PLAN  
C-1.2 SITE GRADING PLAN  
C-1.3 SITE UTILITY PLAN

**L-1.1 LANDSCAPE PLAN**

A-1.0 BASEMENT PLAN-BLDG #1 & #2  
A-1.1 FIRST FLOOR PLAN - BLDG #1  
A-1.2 SECOND FLOOR PLAN - BLDG #1  
A-1.3 THIRD FLOOR PLAN - BLDG #1  
A-1.4 FIRST FLOOR PLAN - BLDG #2  
A-1.5 SECOND FLOOR PLAN - BLDG #2  
A-1.6 THIRD FLOOR PLAN - BLDG #2

A-2.1 ELEVATIONS - BLDG #1 & #2

Revisions  
PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005  
INITIAL UDC SUBMITTAL - OCTOBER 12, 2005

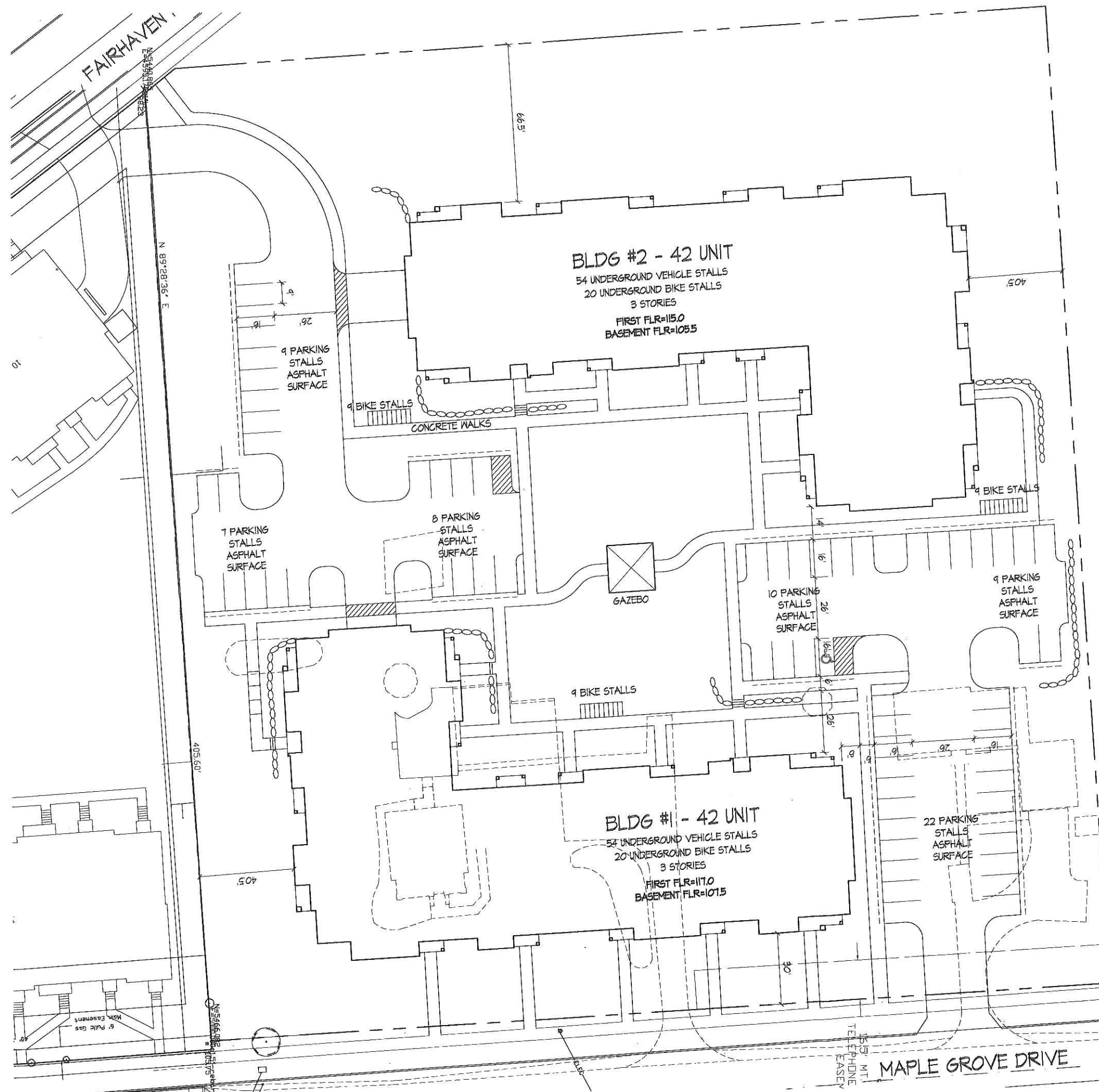
Project Title  
**Maple Grove  
Condominium Homes**  
3270 & 3276 Maple Grove Drive

Drawing Title  
**Site Plan**

Project No.  
**0525**

Drawing No.  
**C-1.1**

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FRONT (STREET) ELEVATION  
1/8" = 1'-0"



- TYPICAL MATERIALS:
- Asphalt Shingles
  - Alum. Wrapped Fascia
  - 'Hardi-Plank' Frieze Board
  - Vinyl Siding  
4" Exposure (TYP.)
  - 'Hardi-Plank' Band Board
  - Precast Sill
  - Brick Veneer
  - Vinyl Siding  
6" Exposure (TYP.)

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

Revisions  
Issued - June 29, 2005  
Plan commission Submittal - September 21, 2005  
Initial UDC Submittal - October 12, 2005

Project Title  
**Maple Grove  
Condominium Homes**  
3270 & 3276 Maple Grove Drive

42 Unit Building  
Drawing Title  
**Elevations**  
Building #1 & #2

Project No.  
**0525**

Drawing No.  
**A-2.1**