

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

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: December 5, 2012

UDC MEETING DATE: December 19, 2012

Action Requested

- ☐ Informational Presentation
☐ Initial Approval and/or Recommendation
☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 1012 Fish Hatchery Road

ALDERMANIC DISTRICT: Sue Ellingson - District #13

OWNER/DEVELOPER (Partners and/or Principals)

T. Wall Enterprises

Madison, WI

ARCHITECT/DESIGNER/OR AGENT:

Knothe & Bruce Architects, LLC

7601 University Avenue, Suite 201

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:)

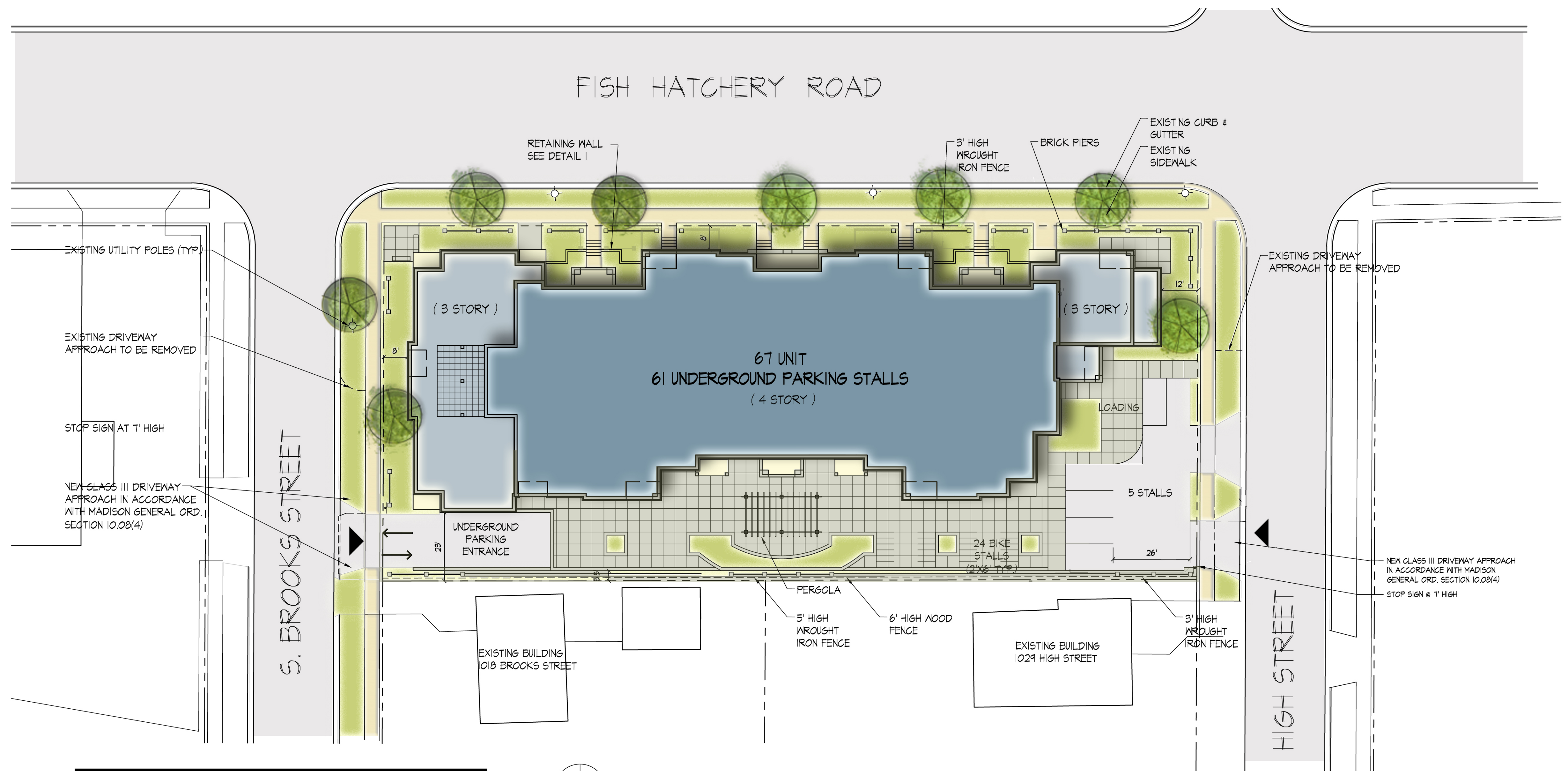
- ☐ Comprehensive Design Review* (Fee required)
☐ Street Graphics Variance* (Fee Required)
☐ Other _____

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

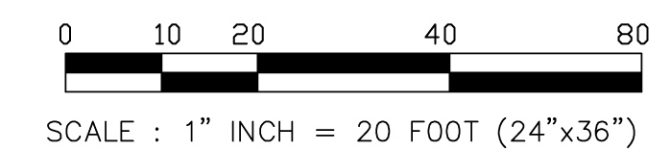
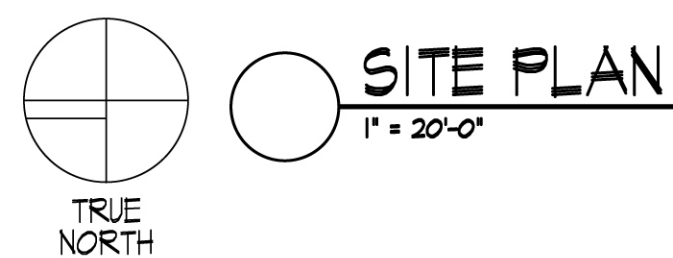


1012 Fish Hatchery Road
November 30, 2012

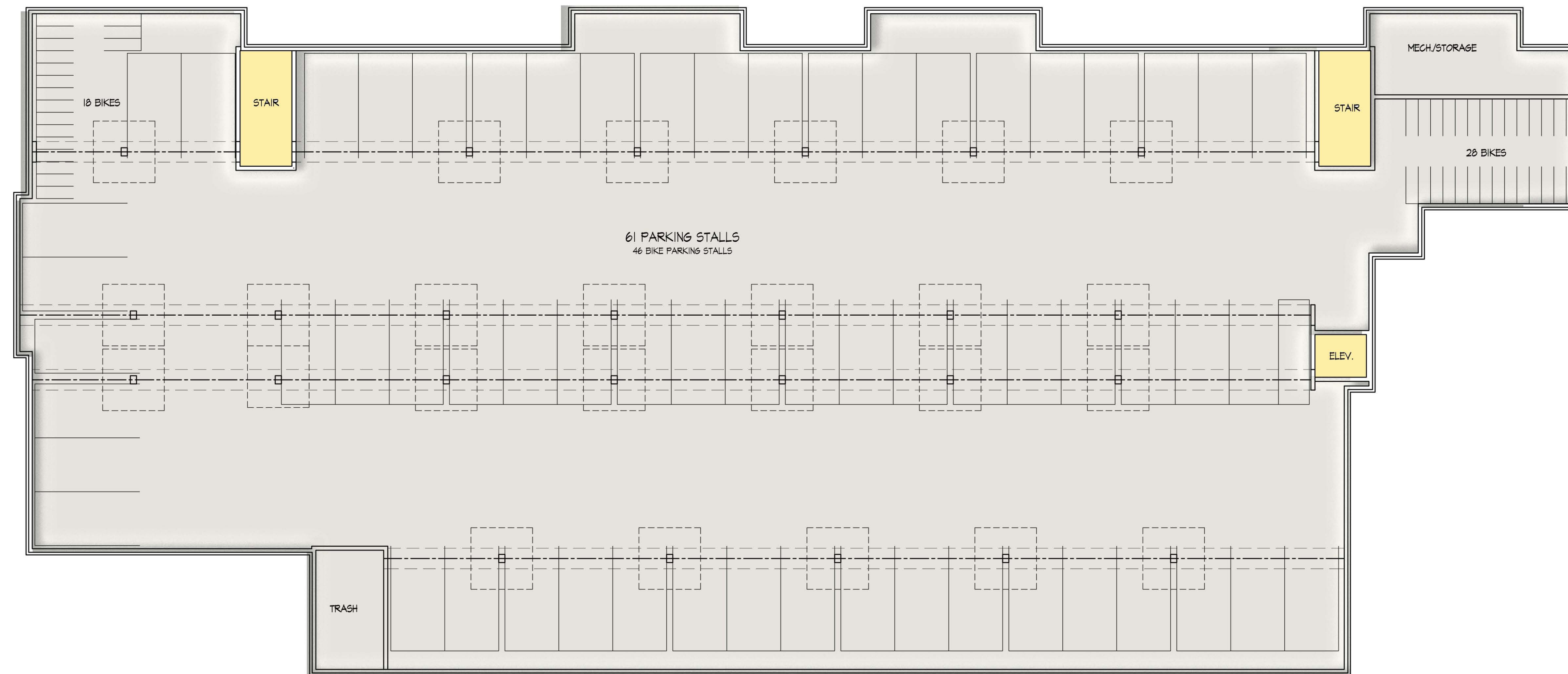
Existing Conditions



SITE DEVELOPMENT DATA:	
DENSITIES:	
LOT AREA	33,000 Sq.Ft./ 0.75 ACRE
DWELLING UNITS	67 UNITS
LOT AREA / D.U.	492.5 Sq.Ft. / UNIT
DENSITY	89 UNITS / ACRE
DWELLING UNIT MIX:	
EFFICIENCY	13
ONE BEDROOM	40
TWO BEDROOM	14
TOTAL	67
BUILDING HEIGHT:	
	4 STORIES (54' HIGH)
FLOOR AREA:	
Gross Floor Area	62,421 S.F.
(Excludes Underground parking)	
FLOOR AREA RATIO =	1.89
VEHICLE PARKING STALLS:	
SURFACE	5
UNDERGROUND	61
TOTAL	66
RATIO	0.98 STALLS / UNIT
BICYCLE PARKING STALLS:	
SURFACE	24
UNDERGROUND	46
TOTAL (2x6')	70 (50 units + 5(17 units) = 59 required)
USABLE OPEN SPACE	4,004 SF / 33,000 SF = 12.1%



1012 Fish Hatchery Road
November 30, 2012
Site Plan



BASEMENT FLOOR PLAN

1012 Fish Hatchery Road
October 18, 2012

Basement Plan



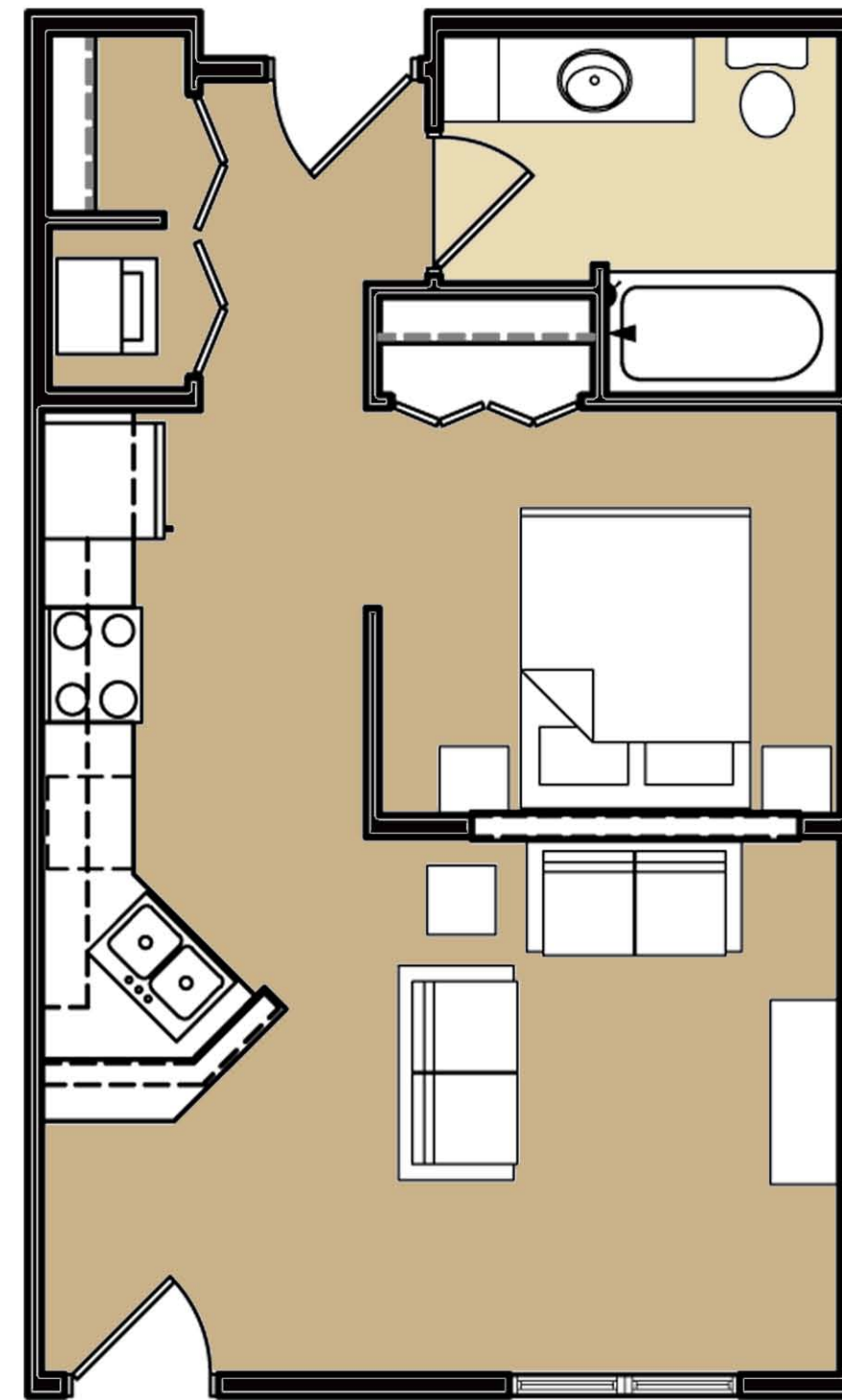
FIRST FLOOR PLAN



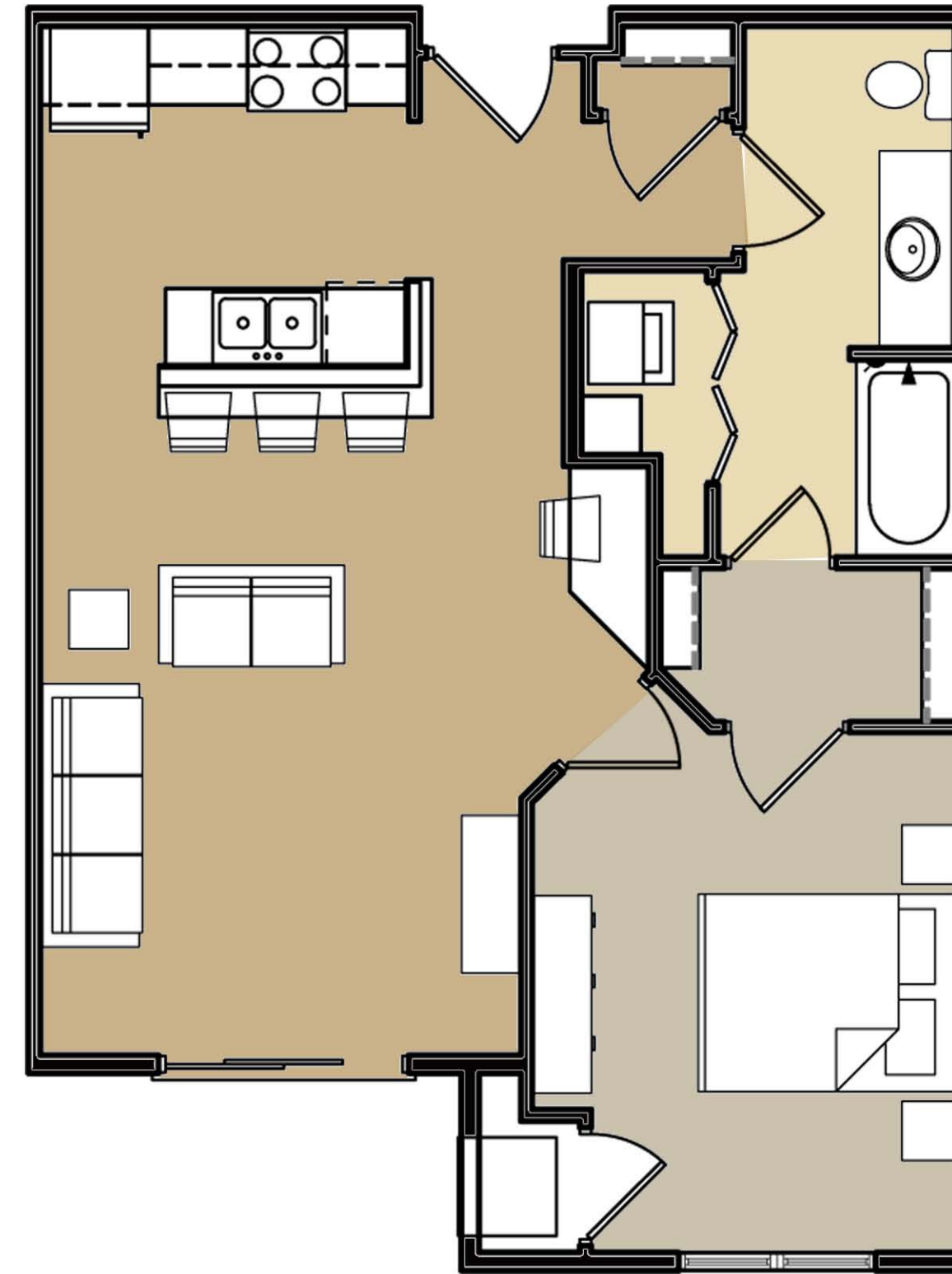
FOURTH FLOOR PLAN

1012 Fish Hatchery Road
October 18, 2012

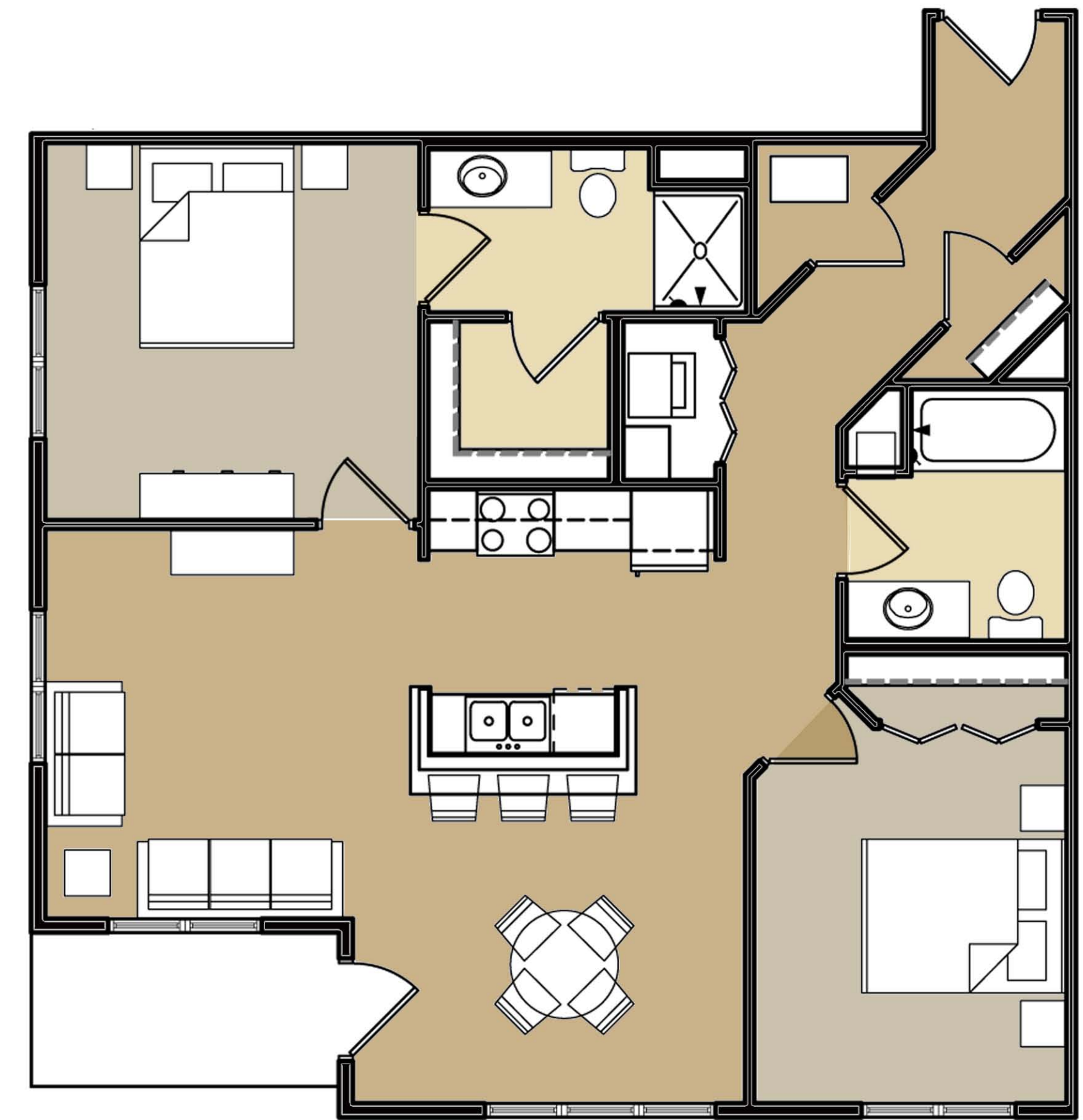
Floor Plans



STUDIO



ONE BEDROOM UNIT



TWO BEDROOM UNIT

1012 Fish Hatchery Road
October 18, 2012

Unit Plans



FISH HATCHERY ELEVATION



REAR ELEVATION

1012 Fish Hatchery Road
October 18, 2012

Elevations



SIDE ELEVATION



SIDE ELEVATION

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October 18, 2012

Elevations