



City of Madison

Proposed Conditional Use

Location
901 Sugar Maple Lane

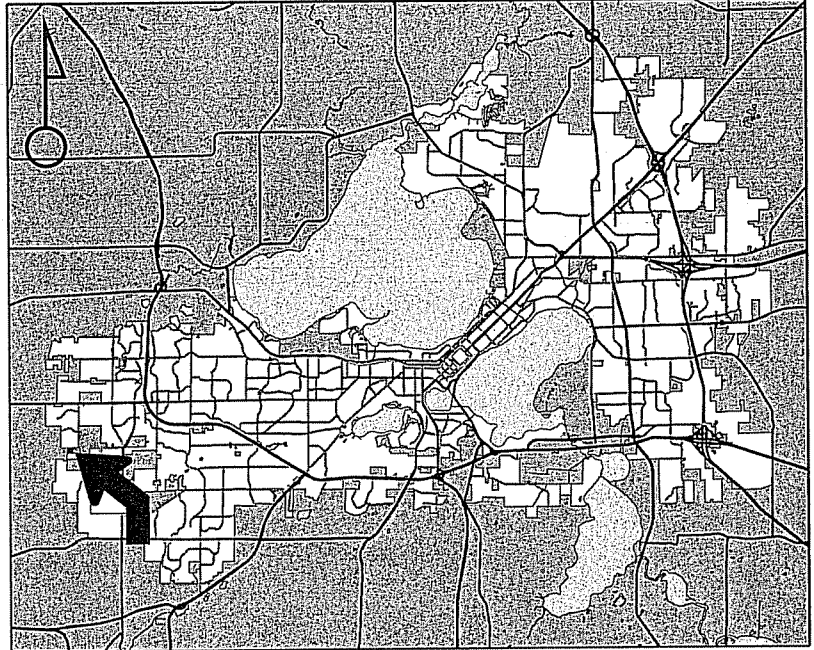
Project Name
Sugar Maple Apartments

Applicant
Sugar Maple, LLC/Randy Bruce –
Knothe & Bruce Architects

Existing Use
Vacant lands

Proposed Use
Construct residential building complex
containing 72 apartments in 2 buildings

Public Hearing Date
Plan Commission
07 July 2014



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 June 2014





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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$700</u> Receipt No. <u>154846</u>
Date Received	_____
Received By	_____
Parcel No.	_____
Aldermanic District	_____
GQ	_____
Zoning District	_____
For Complete Submittal	
Application	Letter of Intent _____
Photos	Legal Descript. _____
Plan Sets	Zoning Text _____
Alder Notification	Waiver _____
Ngbrhd. Assn Not.	Waiver _____
Date Sign Issued	_____

1. **Project Address:** 901 Sugar Maple Lane **Project Area in Acres:** 1.89 acres

Project Title (if any): Sugar Maple Apartments

2. **This is an application for** (Check all that apply to your Land Use Application):

- ☐ Zoning Map Amendment from _____ to _____
- ☐ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning
- ☒ Conditional Use, or Major Alteration to an Approved Conditional Use
- ☐ Demolition Permit
- ☐ Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Alex McKenzie Company: T.R. McKenzie, Inc.
Street Address: 1910 Hawks Ridge Dr. #322 City/State: Verona, WI Zip: 53593
Telephone: (608) 848-0111 Fax: () Email: alex@trmckenzie.com

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

Property Owner (if not applicant): Sugar Maple, LLC
Street Address: 1910 Hawks Ridge Dr. #322 City/State: Verona, WI Zip: 53593

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Residential housing development with a mix of single family homes and multi-family housing

Development Schedule: Commencement Start Summer 2014 Completion Complete Summer 2016

5. Required Submittals:

- ☐ **Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- ☐ **REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- ☐ **Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- ☐ **Electronic Submittal:** 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- ☐ **Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- ☐ For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- ☐ A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

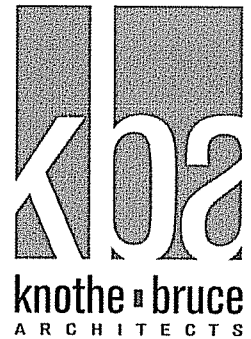
6. Applicant Declarations:

- ☐ **Conformance with adopted City plans:** The site is located within the limits of the Mid-Town Neighborhood Development Plan, which recommends future residential for this property.
- ☐ **Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
This notification has been waived. Please see attached correspondence.
- If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.
Planning Staff: Tim Parks Date: 3/4/2014 Zoning Staff: Pat Anderson - DAT Date: 4/24/2014

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Alex McKenzie Relation to Property Owner TR McKenzie Inc.

Authorizing Signature of Property Owner  Date 6/5/14



June 3, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent - Conditional Use
901 Sugar Maple Lane
Sugar Maple Plat – Lots 47
KBA Project # 1310

Ms. Katherine Cornwell:

The following is submitted together with the plans, application, and zoning text for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner/Developer: T.R. McKenzie
1910 Hawks Ridge Drive #322
Verona, WI 53593
Phone: 608-848-0111
Contact: Scott McKenzie
sa@trmckenzie.com

Engineer: D'Onofrio Kottke & Assoc.
7530 Westward Way
Madison, WI 53717
Phone: 608-833-7530
Fax: 608-833-1089
Contact: Ron Klaas
rklaas@donofrio.cc

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

Landscape Design: Herman Landscape Service, Inc.
6606 Seybold Road
Madison, WI 53744
Phone: 608-288-9400
Fax: 608-288-9485
Contact: Ellen Cashman
ellen@hermanlandscape.com

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Introduction:

The proposed site is located on the corner of Sugar Maple Lane and Valley View Road in Madison, Wisconsin. The site is zoned TR-UI.

The proposed development plan will create a high end apartment community that will feature attractive architecture, extensive landscaping and amenities that will appeal to a broad range of residents. Amenities including a business center, fitness facility and a community room that will help attract the residents that demands such services.

Project Description:

The site plan is designed to provide an integrated medium-density housing environment with a variety of rental apartments. The project consists of one lot (lot 47) which is otherwise known as Sugar Maple Plat (September 16, 2013). The development consists of 2 buildings and includes a total of 72 apartments. The building façades includes changes in color, texture and material with high-quality façade materials. The exterior materials will be a combination of masonry and horizontal vinyl siding and vertical fiber-cement siding with a simulated stone base.

Vehicular access to the site is achieved from Sugar Maple Lane, Ancient Oak Lane, and Cherry Blossom Drive. Underground parking at each building is provided and includes 60 resident parking stalls. An additional 34 parking spaces on grade are provided. Bicycle parking is dispersed throughout the site.

Conditional Use

A 72 unit multi-family development is a planned residential development and a conditional use in TR-UI, according to Chapter 28, Madison Zoning Code Ordinance 28.050, Table 28C-1.

Site Development Data:

<u>Densities:</u>	<u>LOT 47</u>
Lot Area in S.F.	82,440 S.F.
Lot Area in Acres	1.89 acres
Dwelling Units	72 DU
Lot Area / D.U.	1,145 SF/unit
Density	38.1 units/acre
Open Space	24,722 SF
Open Space / D.U.	343 SF/DU

<u>Vehicle Parking:</u>	<u>LOT 47</u>
Surface:	34 stalls
Underground:	60 stalls
<u>Garage</u>	-
Total	94 stalls

<u>Bicycle Parking:</u>	<u>LOT 47</u>
Garage - wall hung	16 stalls
Garage – STD. 2'x6'	50 stalls
<u>Exterior – STD. 2'x6'</u>	<u>8 stalls</u>
Total	74 stalls

Gross Floor Areas: LOT 47

Building 9	50,960 S.F.
Building 10	50,960 S.F.
Total	101,920 S.F.

Development GFA Total: 101,920 S.F. (including garage level)
Floor Area Ratio: 1.24 (including garage level)

Dwelling Unit Mix: LOT 47

Efficiency	12
Studio/Loft	6
One Bedroom	32
Two Bedroom	12
Two Bedroom Loft	10
Total Dwelling Units	72

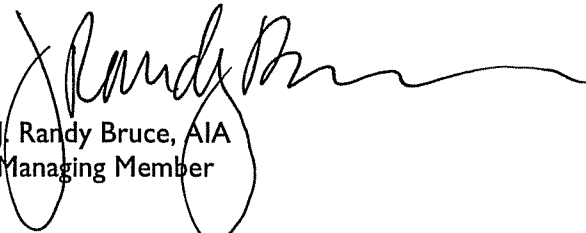
Building Height: 36-Unit (Three Stories + Loft)

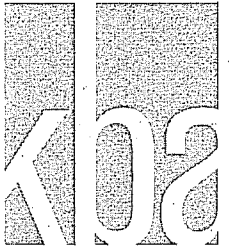
Project Schedule:

It is anticipated that the new construction phase will start in Summer 2014 and be completed in Summer 2016.

Thank you for your time reviewing our proposal.

Sincerely,


J. Randy Bruce, AIA
Managing Member



knothe & bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

CONSULTANT

ISSUED
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE
Sugar Maple

Madison, WI

SHEET TITLE
SITE PLAN

LOT 47

SHEET NUMBER

C-1.0

PROJECT NO. **1310**

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SITE INDEX SHEET

SITE
C-1.0 SITE PLAN
C-1.1 FIRE DEPARTMENT ACCESS PLAN
C-1.2 SITE LIGHTING PLAN
C-1.3 OPEN SPACE

C-2.2 GRADING AND EROSION CONTROL PLAN
C-2.4 SITE UTILITY PLAN

L-1.0 OVERALL LANDSCAPE PLAN
L-1.1 UNIT LANDSCAPE PLANS

ARCHITECTURAL

1 BASEMENT PLAN - 36 UNIT BLDG 9
2 BASEMENT PLAN - 36 UNIT BLDG 10
3 FIRST FLOOR PLAN - 36 UNIT BLDG 9,10
4 SECOND FLOOR PLAN - 36 UNIT BLDG 9,10
5 THIRD FLOOR PLAN - 36 UNIT BLDG 9,10
6 LOFT FLOOR PLAN - 36 UNIT BLDG 9,10
7 ELEVATIONS - 36 UNIT BLDG 9
8 ELEVATIONS - 36 UNIT BLDG 9
9 ELEVATIONS - 36 UNIT BLDG 10
10 ELEVATIONS - 36 UNIT BLDG 10

SITE DEVELOPMENT STATISTICS - LOT 47

LOT AREA 82,440 SF/ 1.89 ACRES
DWELLING UNITS 72 DU
LOT AREA/ D.U. 1,145 SF/DU
DENSITY 38.1 UNITS/ACRE
BUILDING HEIGHT 3 STORIES + LOFT

GROSS FLOOR AREA 101,920 SF INCLUDING GARAGE LEVEL
FLOOR AREA RATIO 1.24 INCLUDING GARAGE LEVEL

UNIT MIX

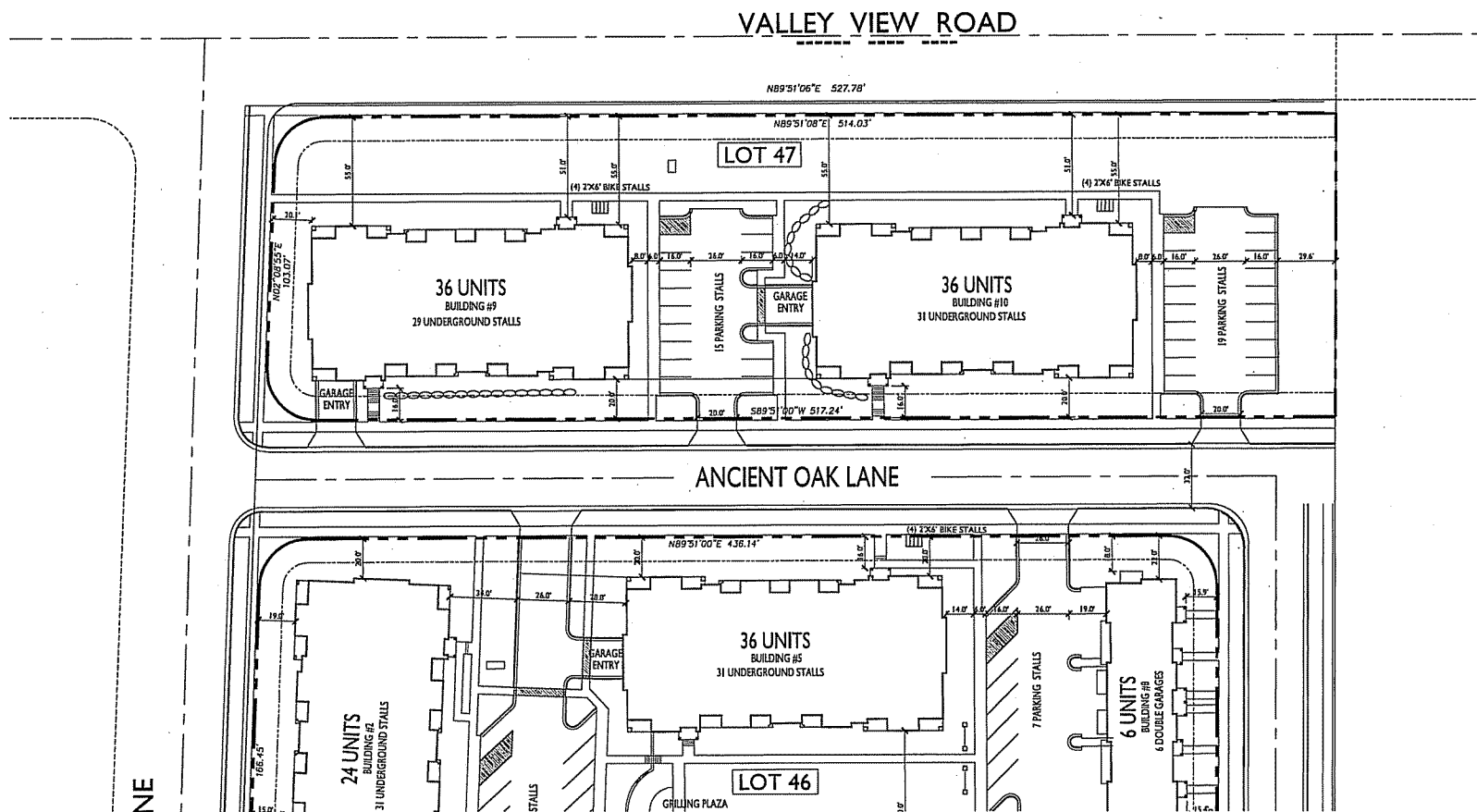
EFFICIENCY 12
STUDIO/LOFT 6
ONE BEDROOM 32
TWO BEDROOM 12
TWO BEDROOM LOFT 10
TOTAL 72

VEHICLE PARKING

SURFACE 34 STALLS
UNDERGROUND 60 STALLS
GARAGE -
TOTAL 94 STALLS

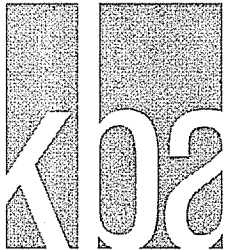
BIKE PARKING

SURFACE - 2x6 8
GARAGE - Wall Hung 16
GARAGE - 2x6 50
TOTAL 74



SITE PLAN
C-1.0 SCALE: 1"=40'-0"



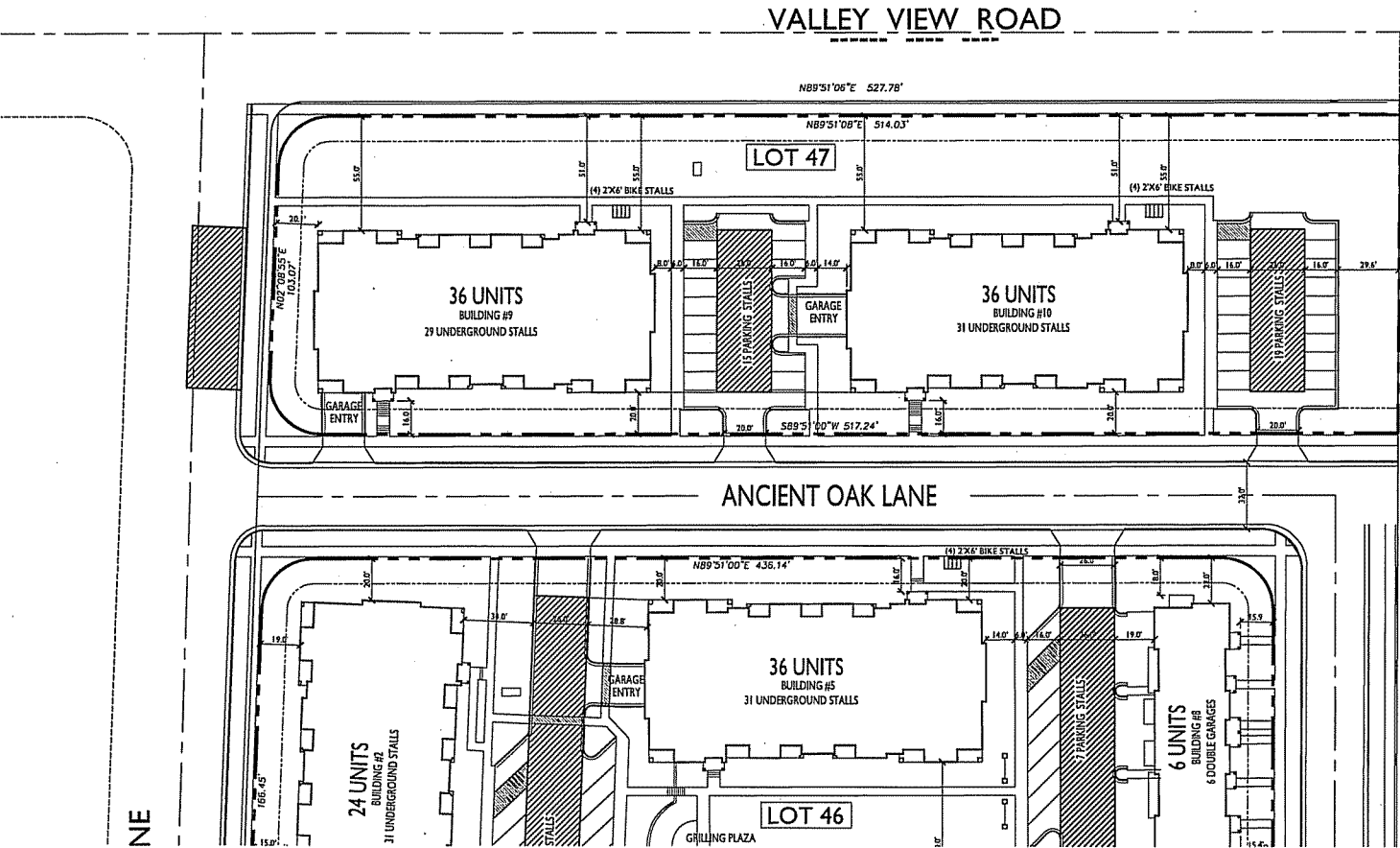


knothe & bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

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 FIRE ACCESS LANES



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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
FIRE
DEPARTMENT
ACCESS PLAN

LOT 47
SHEET NUMBER

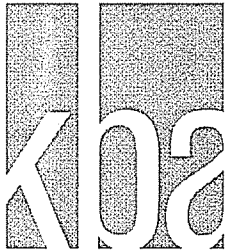
 FIRE DEPARTMENT ACCESS PLAN
SCALE: 1"=40'-0"



C-1.1

PROJECT NO. 1310

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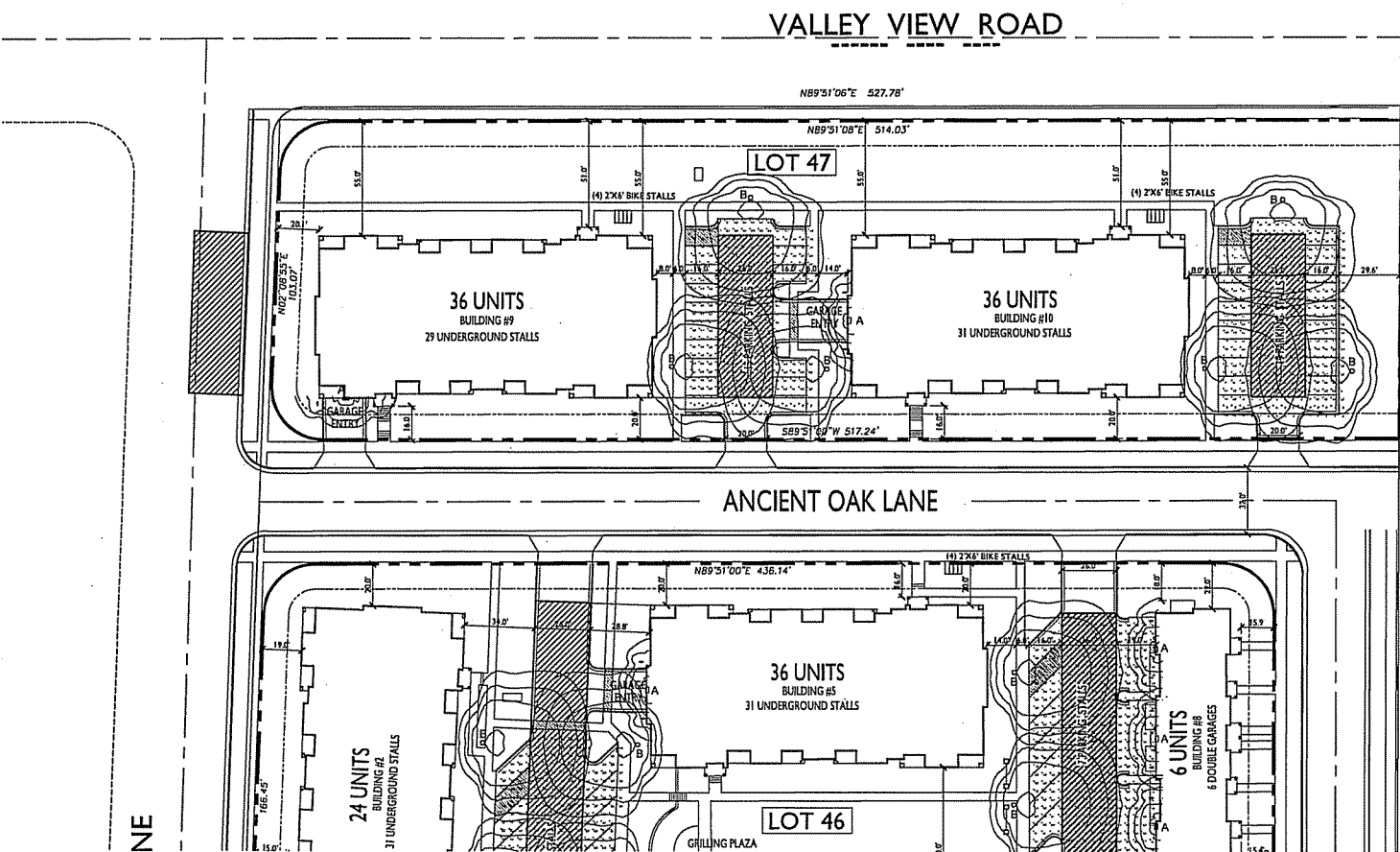


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LIGHTING SCHEDULE							
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Mounting
	A	16	RUUD LIGHTING	E8405	RECTANGULAR SECURITY / DEEP SHIELDED	60WATT MH	8'-0" ADVE GRADE ON SIDE OF BUILDING
	B	25	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	16'-0" POLE ON 2'-0" TALL CONC. BASE
	C	4	RUUD LIGHTING	ACA40	16" AREA CUTOFF / FORWARD THROW	400 WATT MH	28'-0" POLE ON 2'-0" TALL CONC. BASE

LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pool and Deck	+	11.5 fc	17.4 fc	3.2 fc	5.4:1	3.6:1
North Parking	+	1.8 fc	5.9 fc	0.4 fc	14.8:1	4.5:1
Central Parking	+	1.2 fc	5.8 fc	0.3 fc	19.3:1	4.0:1
Southeast Parking	+	1.2 fc	9.0 fc	0.3 fc	33.0:1	4.0:1

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
SITE LIGHTING
PLAN

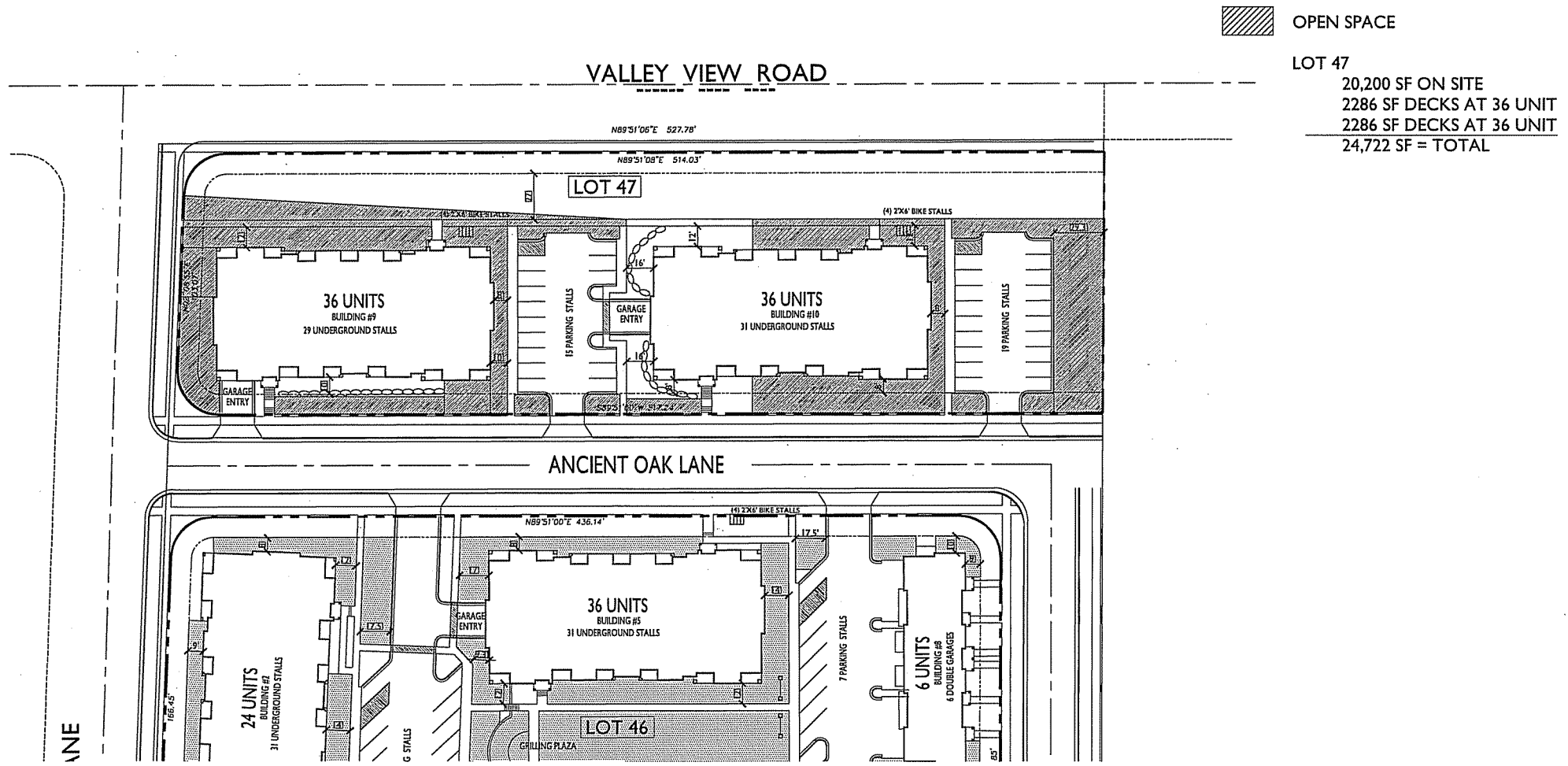
LOT 47
SHEET NUMBER

1 SITE LIGHTING PLAN
C-1.2 SCALE: 1"=40'-0"



C-1.2

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PROJECT TITLE
Sugar Maple

Madison, WI
 SHEET TITLE
**OPEN SPACE
 PLAN**

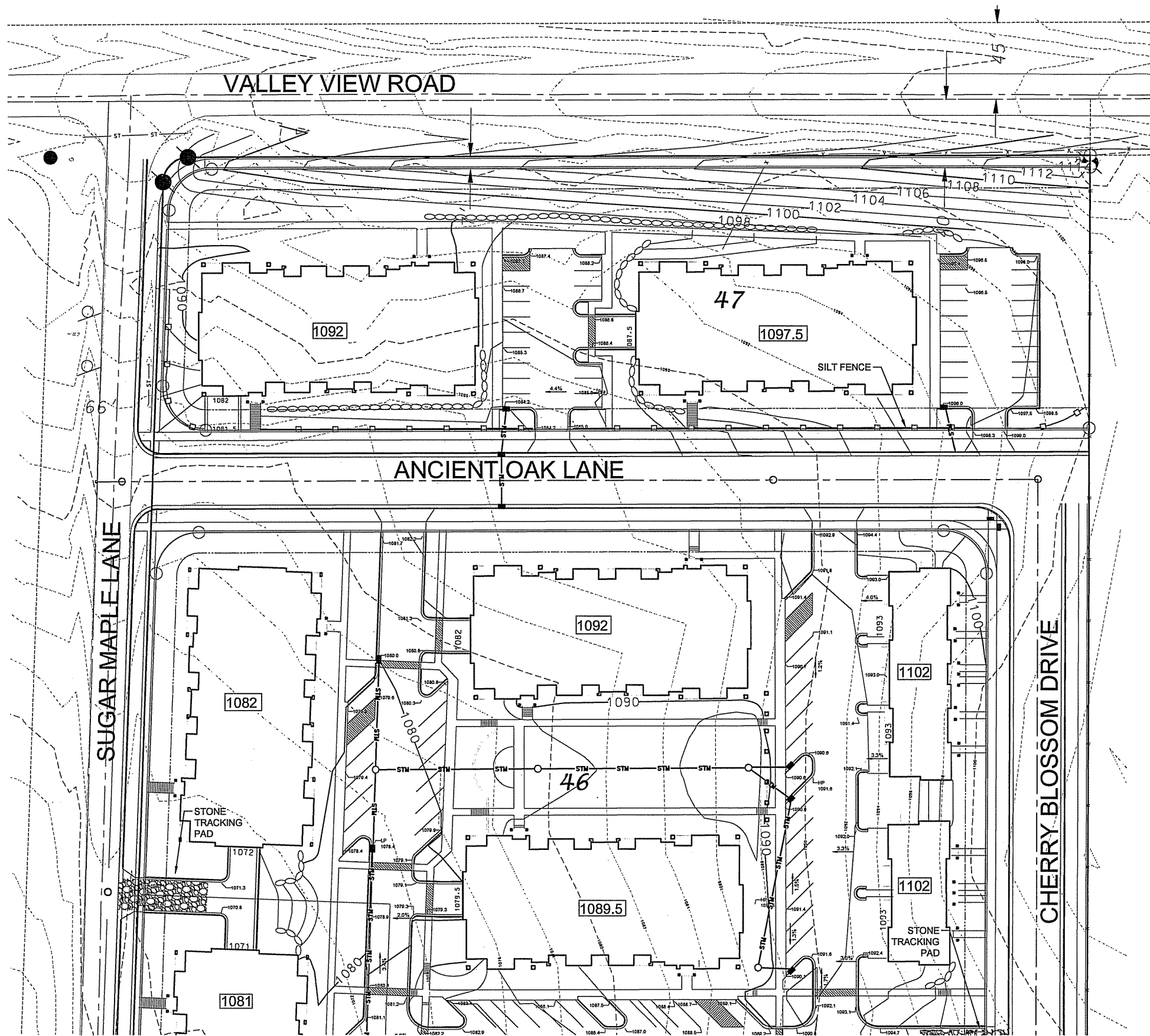
LOT 47
 SHEET NUMBER

C-I.3

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OPEN SPACE
 SCALE: 1"=40'-0"





SITE GRADING AND EROSION CONTROL NOTES

1. All site grading and erosion control shall conform to the City of Madison Chapter 37 Ordinance and any addendums prior to the contract bid date.
2. Silt fence and the stone tracking pad shall be installed at the start of site grading and maintained until the site has been stabilized.
3. Areas disturbed within the Sugar Maple Lane right-of-way shall be restored with 4" topsoil, fertilizer, seed and mulch.
4. Disturbed areas within the site shall be restored per the approved landscape plan.
5. Sugar Maple Lane shall be cleaned daily as necessary. Hydraulic flushing will not be allowed.
6. Erosion control shall be the responsibility of the Earthwork Contractor until the site has been stabilized. Erosion measures as listed shall be the minimum that will be acceptable.
7. The Contractor shall install additional erosion measures as requested in writing by the project superintendent or the City of Madison within 24 hours of notification.
8. Once the site has undergone final restoration and vegetation has established, the silt fence shall be removed and if necessary, restored with fertilizer, seed and mulch. Alternatively, if vegetation has not established, erosion matting must be placed on all disturbed areas that may drain toward the silt fence.
9. Type D inlet filter bags shall be installed in all inlets receiving runoff immediately upon placement of structure. They shall be cleaned and maintained throughout construction and removed after a satisfactory stand of grass has been achieved.
10. All slopes 4:1 or steeper shall be restored with 4" topsoil, fertilizer, seed and Class I, Type A erosion mat. Seed mix shall be consistent with the approved landscape plan.

DONORIO KOTKE AND ASSOCIATES, INC.
7550 Wisconsin Way, Madison, WI 53717
Phone: 608.833.7550 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRADING AND EROSION CONTROL

SUGAR MAPLE APARTMENTS

SUGAR MAPLE LANE
MADISON, WI



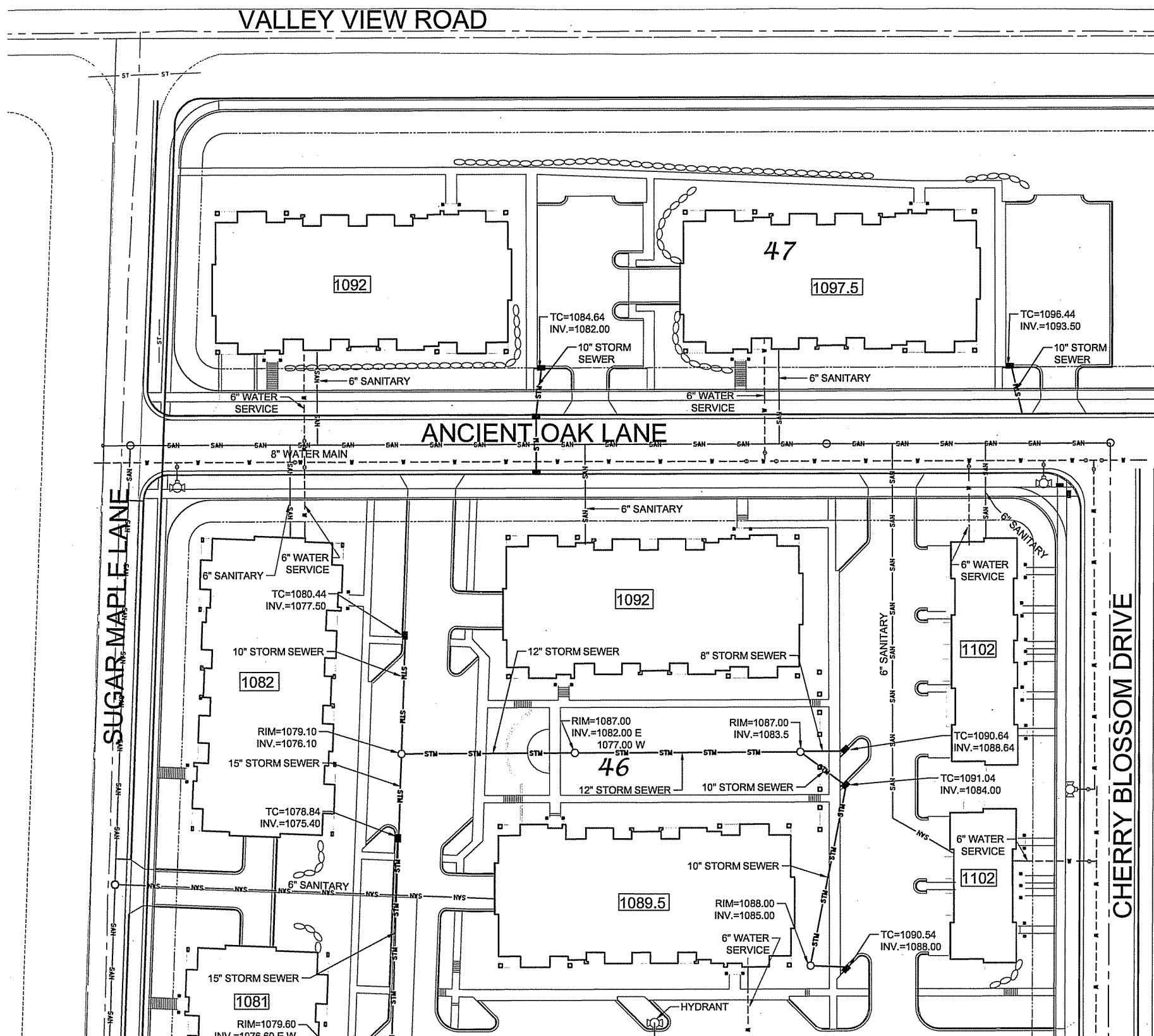
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DATE: 05-07-14
REVISED:

DRAWN BY: NGO

FN: 14-05-101

Sheet Number:
C-2.2



UTILITY NOTES:

1. All site utilities shall conform to the City of Madison Standard Specifications for Public Works Construction, latest edition.
2. The locations of existing utility installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be certified or guaranteed. There may be other underground utility installations within the project area that are not shown.
3. Contractor shall provide 6.5' of cover for the new water service.
4. Storm sewer shall be installed with water tight joints.
5. Sanitary sewer lateral shall be PVC, SDR-35.
6. 10. All utilities serving the proposed building shall be stubbed 5 feet inside of the building and marked using a 4" x 4" hardwood post.
7. Prior to connecting to existing storm sewer or sanitary sewer the contractor shall verify the existing inverts and notify project superintendent if discrepancies are found from plan grades.
8. Contractor to coordinate with the respective companies for gas, electric, telephone, cable extensions and/or abandonment.
9. Prior to storm sewer construction, the Utility Contractor shall obtain a connection and excavation permit from the City.
10. All proposed storm sewer, sanitary sewer and water services within Lots 45-47 are private except where labeled as public.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7550 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SITE UTILITY PLAN
SUGAR MAPLE APARTMENTS
SUGAR MAPLE LANE
MADISON, WI



SCALE: 1" = 30'
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DATE: 05-07-14
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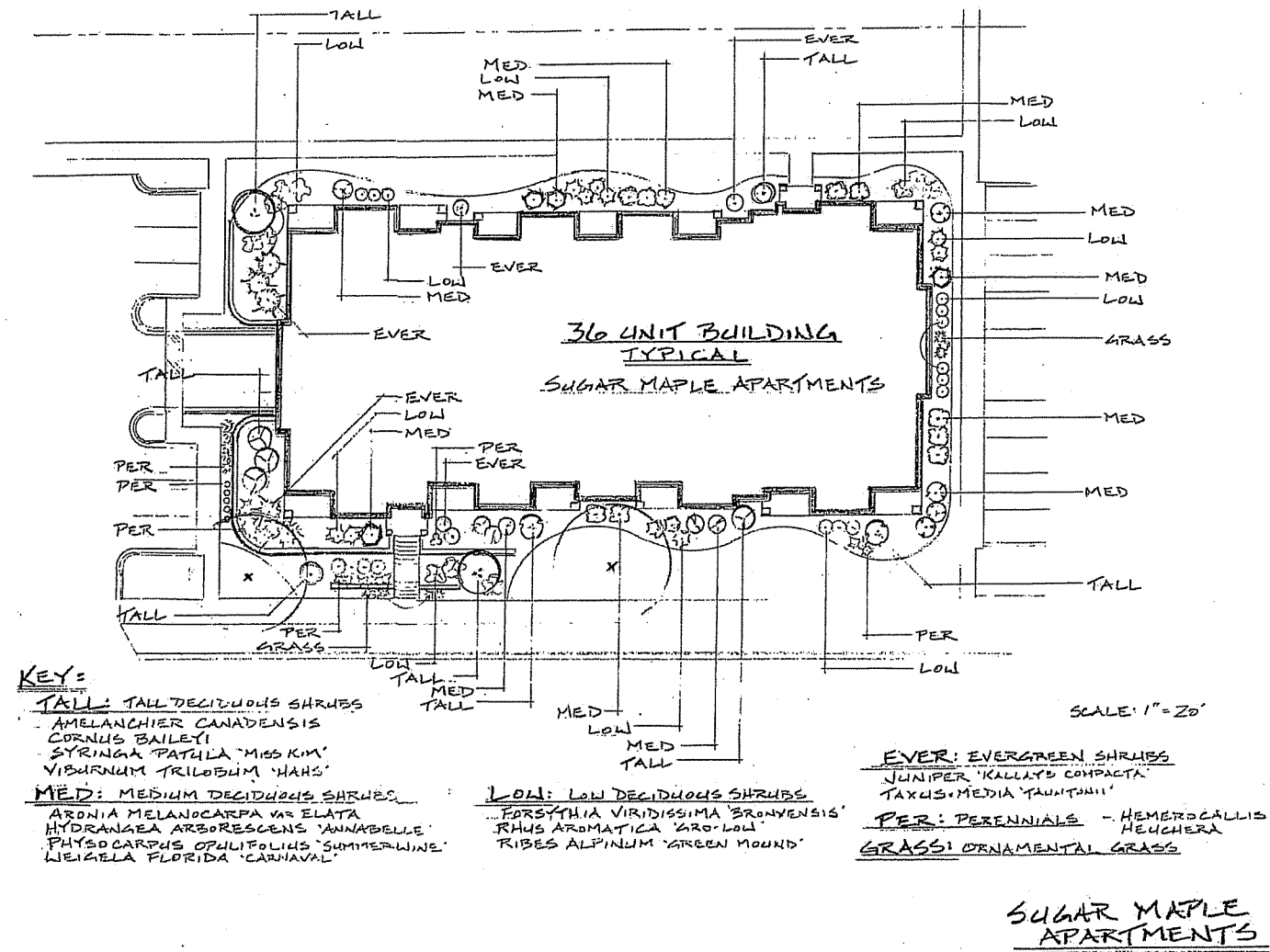
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FN: 14-05-101

Sheet Number:

C-24

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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
**LANDSCAPE
PLAN**

SHEET NUMBER
L-1.1
PROJECT NO. **1310**
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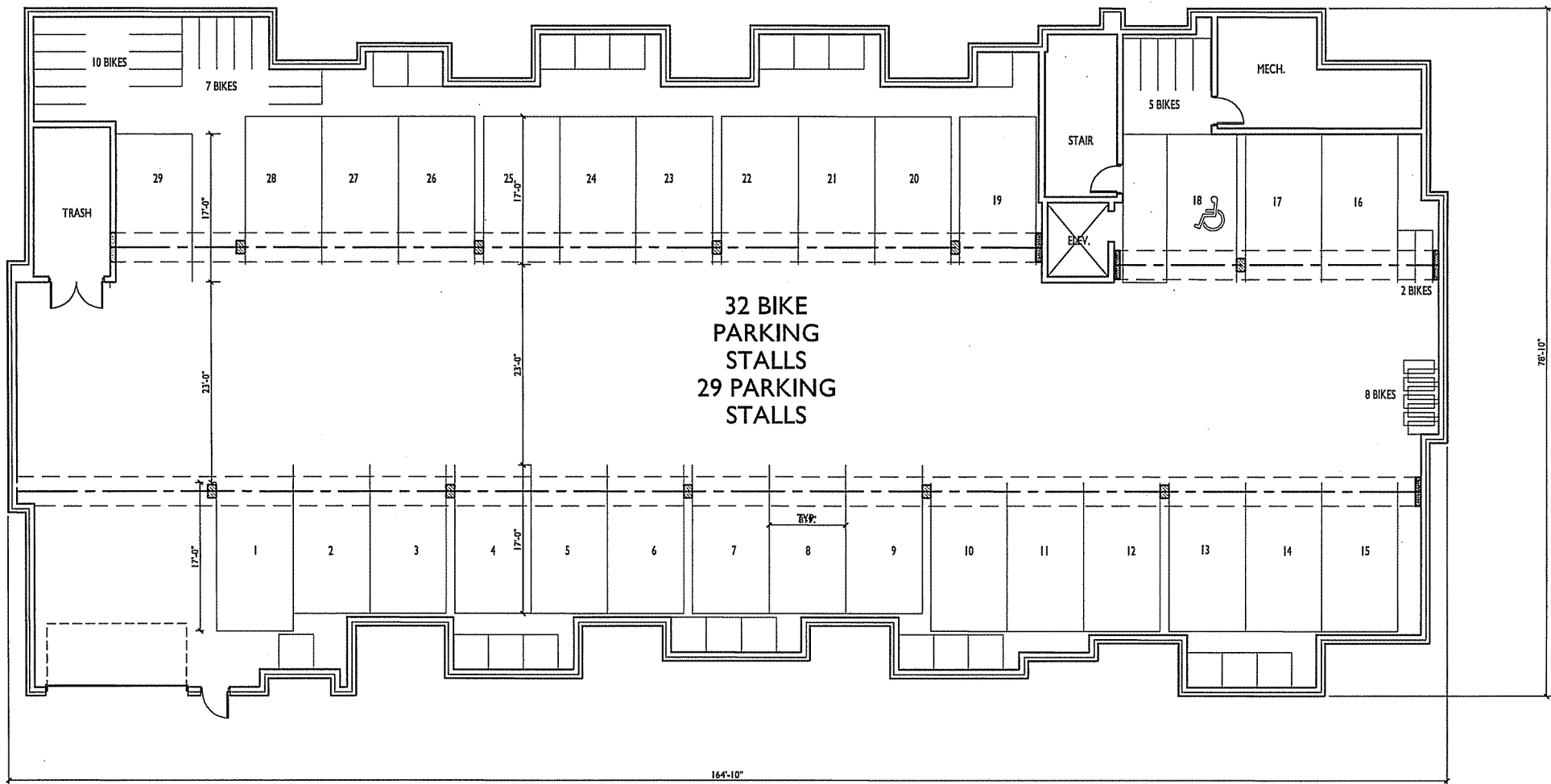
ISSUED
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PROJECT TITLE
Sugar Maple

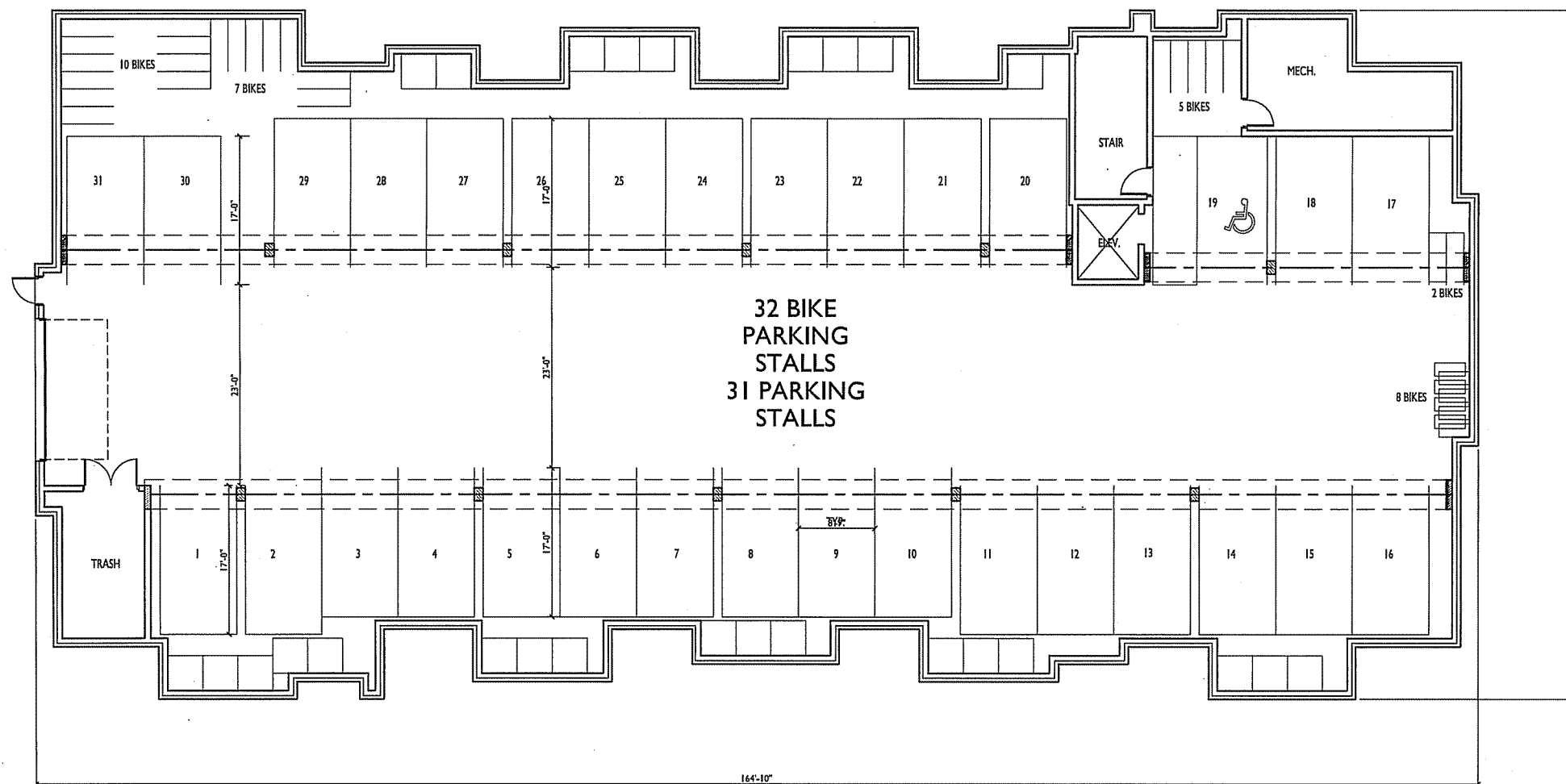
Madison, WI
SHEET TITLE
BASEMENT
PLAN
36-UNIT
BLDG #9

SHEET NUMBER

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BASEMENT FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
BASEMENT
PLAN
36-UNIT
BLDG #10

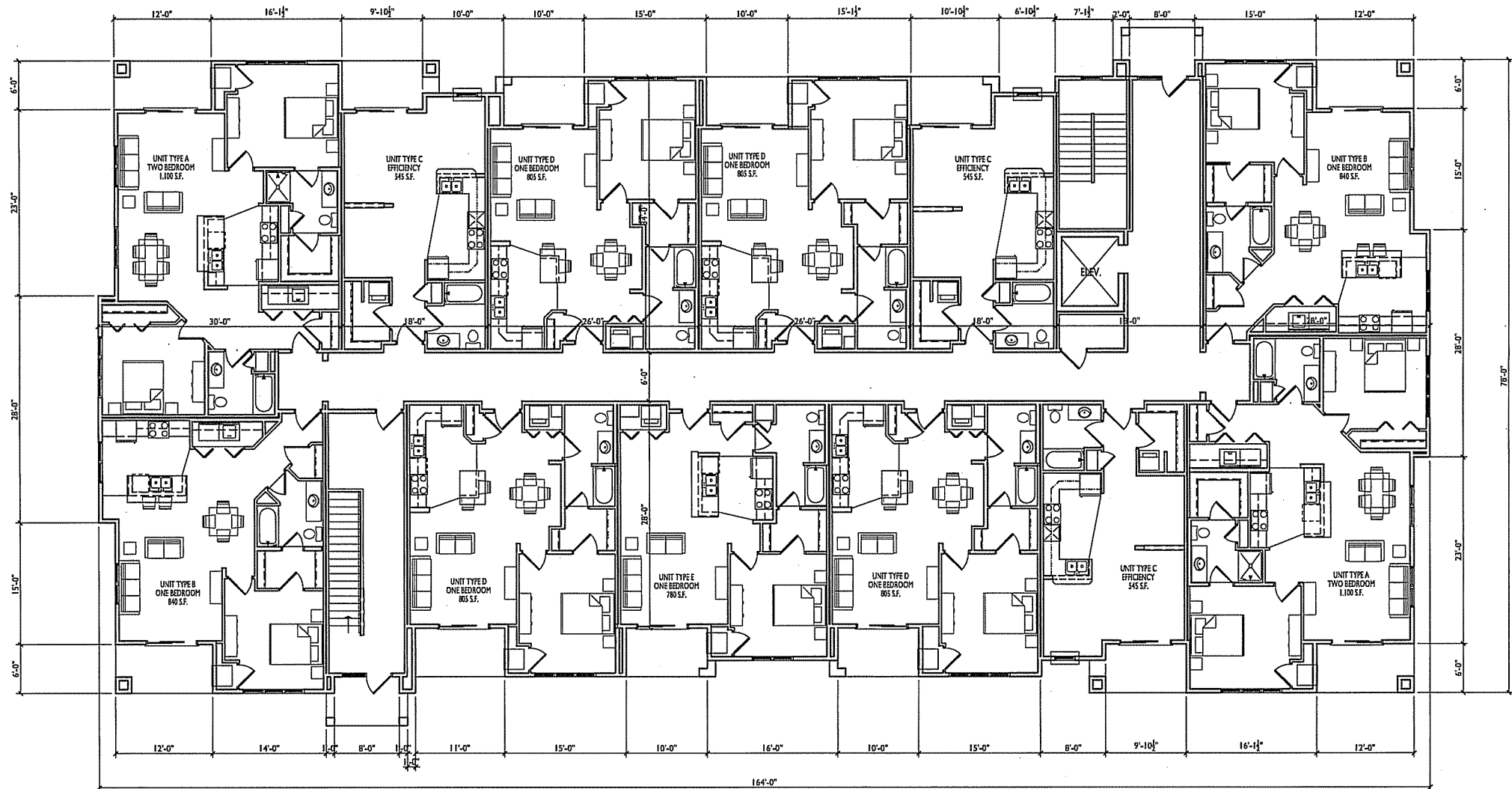
SHEET NUMBER

2

1
2 BASEMENT PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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PROJECT TITLE
 Sugar Maple

Madison, WI
 SHEET TITLE
 FIRST FLOOR
 PLAN
 36-UNIT
 BLDG #9 & #10

SHEET NUMBER

3

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1
 3 FIRST FLOOR PLAN - 36-UNIT
 SCALE: 1/8"=1'-0"



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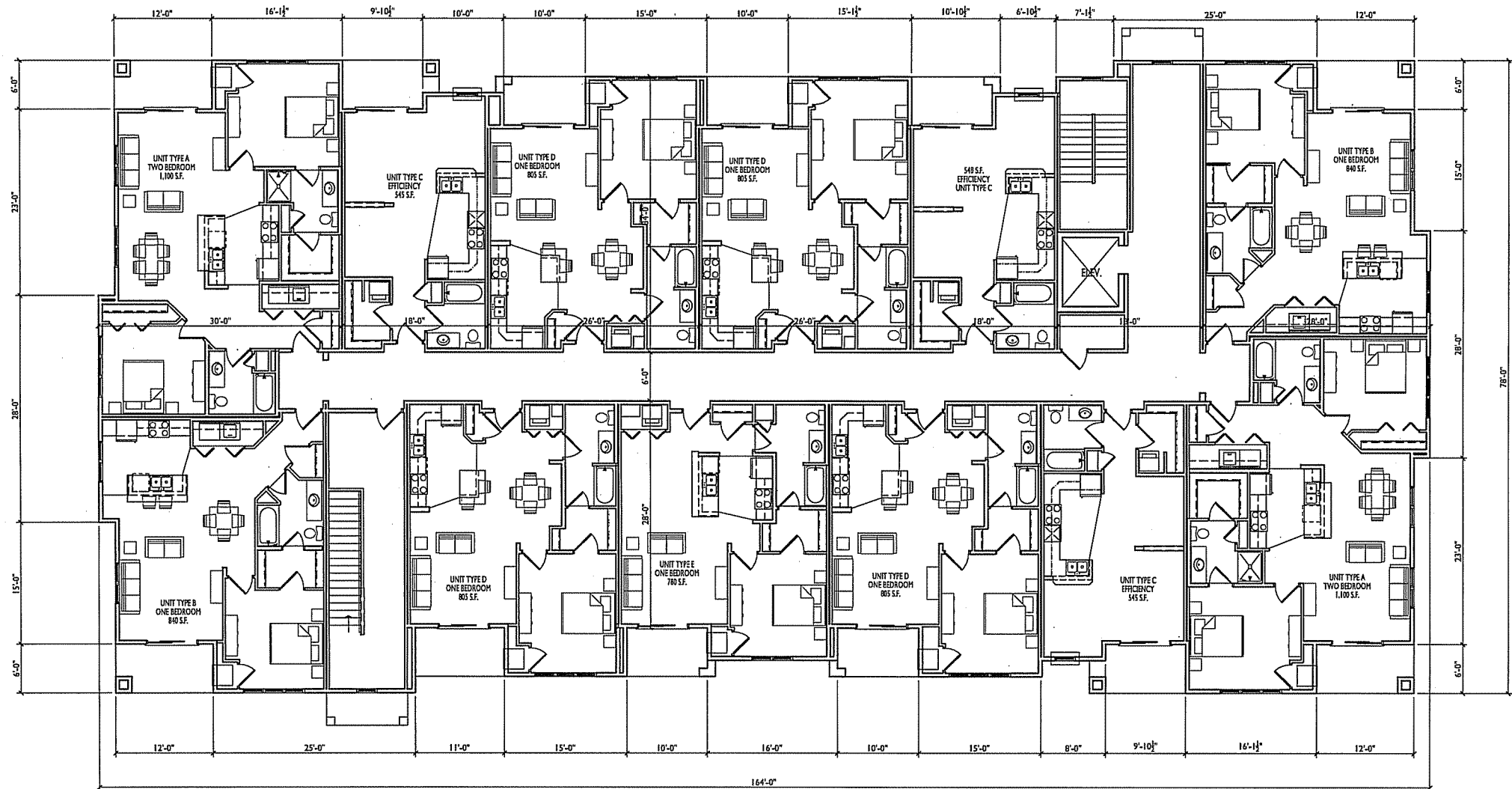
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
**SECOND
FLOOR PLAN
36-UNIT
BLDG #9 & #10**

SHEET NUMBER

4

PROJECT NO. **1310**
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SECOND FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



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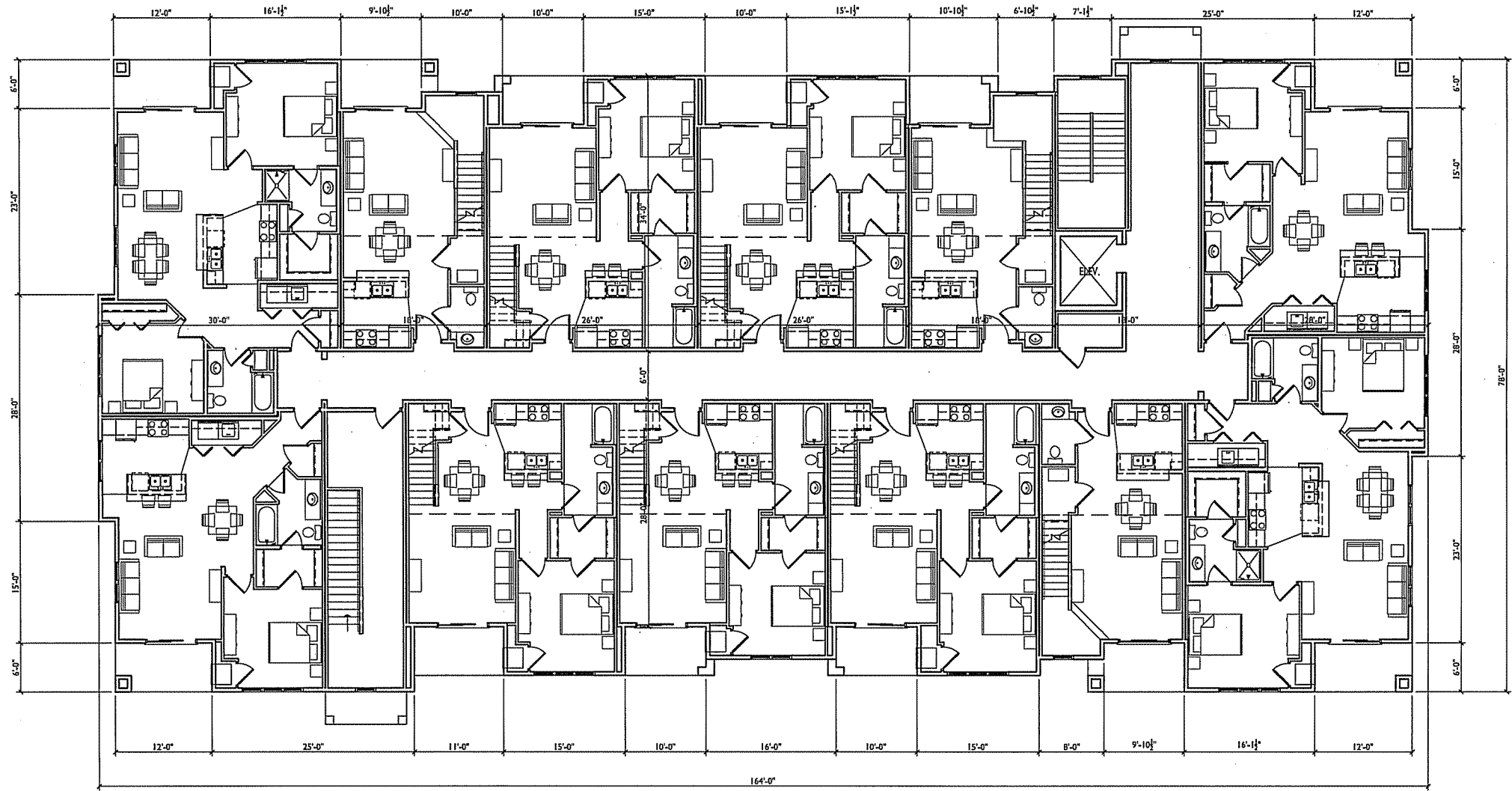
PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
**THIRD FLOOR
PLAN
36-UNIT
BLDG #9 & #10**

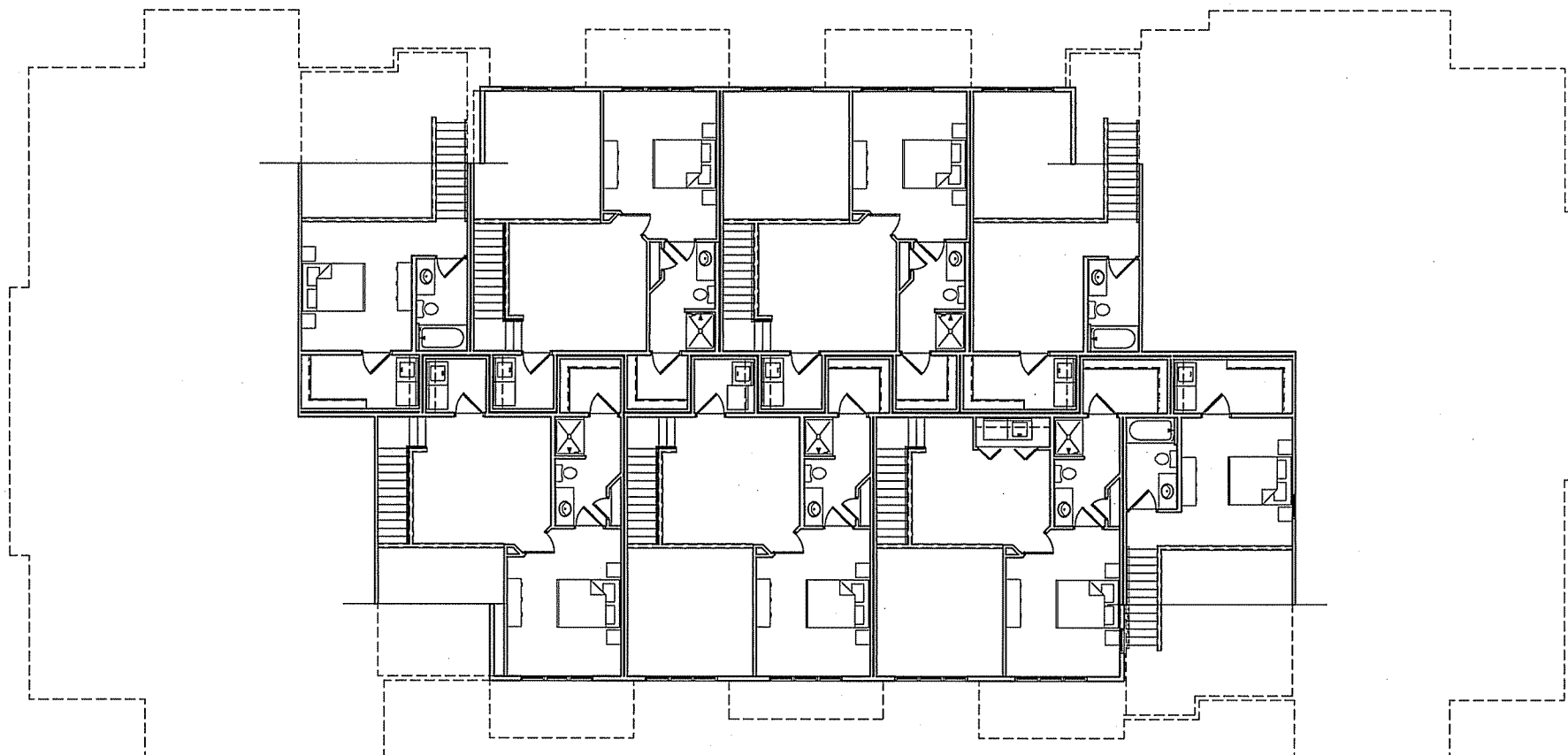
SHEET NUMBER

5

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THIRD FLOOR PLAN - 36-UNIT
SCALE: 1/8"=1'-0"



ISSUED
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
LOFT FLOOR
PLAN
36-UNIT
BLDG #9 & #10

SHEET NUMBER

6

LOFT FLOOR PLAN- 36-UNIT
SCALE: 1/8"=1'-0"



PROJECT NO. 1310
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2 NORTH ELEVATION - 36-UNIT
7 SCALE: 1/8"=1'-0"



1 EAST ELEVATION - 36-UNIT
7 SCALE: 1/8"=1'-0"

ISSUED
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE
Sugar Maple

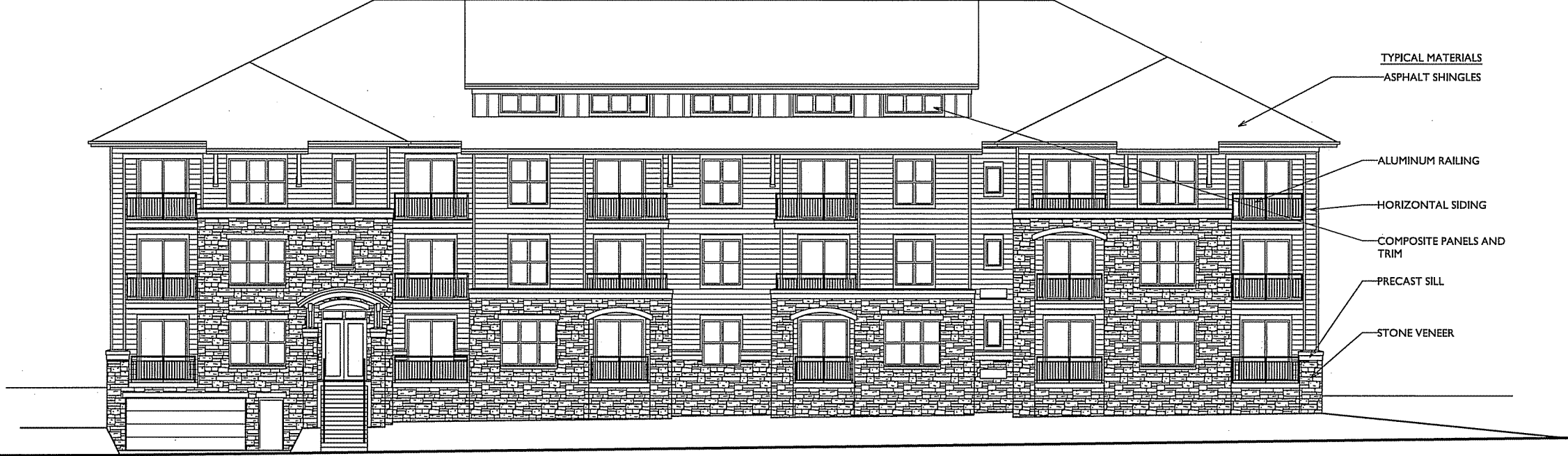
Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT

BUILDING #9

SHEET NUMBER

7

PROJECT NO. 1310
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2
8

SOUTH ELEVATION - 36-UNIT

SCALE: 1/8"=1'-0"



1
8

WEST ELEVATION - 36-UNIT

SCALE: 1/8"=1'-0"

PROJECT TITLE

Sugar Maple

Madison, WI

SHEET TITLE

ELEVATIONS

36-UNIT

BLDG #9

SHEET NUMBER

8



NORTH ELEVATION - 36-UNIT
 SCALE: 1/8"=1'-0"



EAST ELEVATION - 36-UNIT
 SCALE: 1/8"=1'-0"

ISSUED
 Issued For SIP Submittal - January 28, 2014

PROJECT TITLE
Sugar Maple

Madison, WI
 SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

SHEET NUMBER

9

PROJECT NO. **1310**
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2 SOUTH ELEVATION - 36-UNIT
10 SCALE: 1/8"=1'-0"



1 WEST ELEVATION - 36-UNIT
10 SCALE: 1/8"=1'-0"

ISSUED
Issued For SIP Submittal - January 28, 2014

PROJECT TITLE
Sugar Maple

Madison, WI
SHEET TITLE
ELEVATIONS
36-UNIT
BLDG #10

SHEET NUMBER

10

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