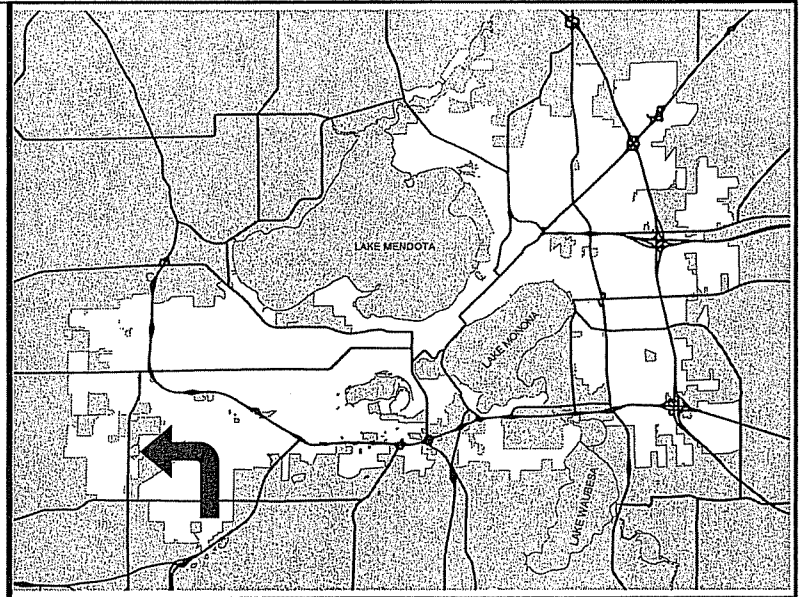


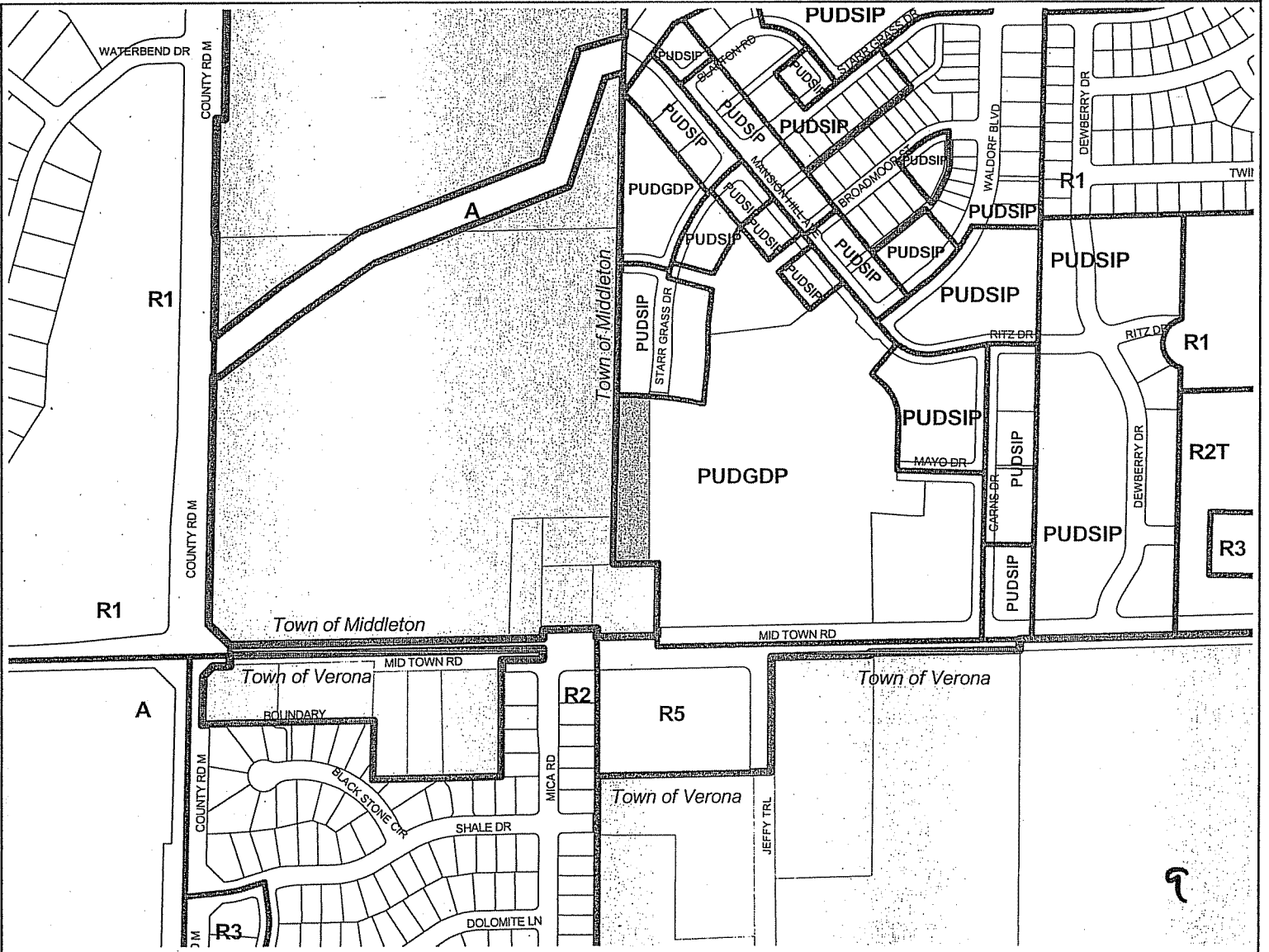
CITY OF MADISON

Proposed Rezoning

Location: 8301 Mayo Drive
 Applicant: Terrence Temple - Barrow Ridge LLC/
 J. Randy Bruce-Knothe & Bruce
 From PUD(GDP) District(s)
 To PUD(SIP) District(s)
 Existing Use: Vacant Land
 Proposed Use: 30 Condominium Units
 File No. _____
 Public Hearing Dates:
 Plan Commission 20 June 2005
 Common Council 05 July 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

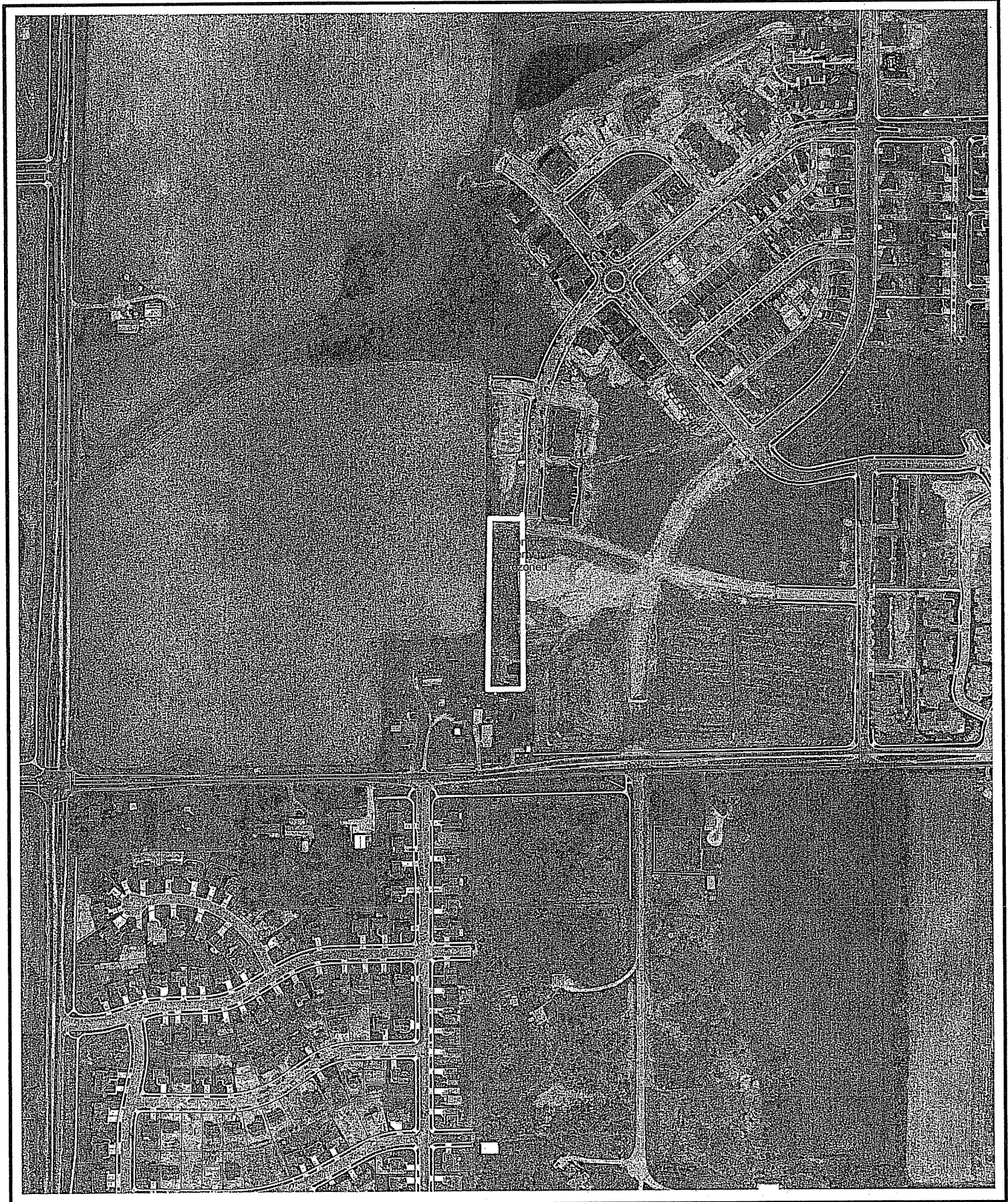


8301 Mayo Drive

400 0 400 Feet



Date of Aerial Photography - April 2003



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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$1,250 Receipt No. 60343
 Date Received 4-27-05
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: Mayo Drive at Starr Grass Drive **Project Area in Acres:** .95

Project Title (if any): Lot 91 Mid Town Commons

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)

<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PDD-GDP to PDD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
 Street Address: 7601 University Avenue Suite 201 City/State: Middleton, Wisconsin Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Project Contact Person: Terrence Temple Company: Barrow Ridge, LLC
 Street Address: 429 Gammon Place Suite 200 City/State: Madison, Wisconsin Zip: 53719
 Telephone: (608) 833-9099 Fax: (608) 833-9079 Email: jtemple@templeinc.net

Property Owner (if not applicant): Barrow Ridge, LLC
 Street Address: 429 Gammon Place Suite 200 City/State: MADISON, WISCONSIN Zip: 53719

4. Project Information:

Provide a general description of the project and all proposed uses of the site: A 30-unit condominium development.

Development Schedule: Commencement Fall 2005 Completion Fall 2006

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 ½ 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: \$ 1,250.00 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.

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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of High Point-Raymond Neighborhood Development Plan, which recommends:
Flex-use/Mixed-use 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:
Ronn Ferrell, District #1: March 14, 2005; Jed Sanborn, District #1: April 20, 2005 (in person).

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 Pete Olson Date 01/25/05 | Zoning Staff _____ Date _____

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

Printed Name J. Randy Bruce Date April 27, 2005

Signature J. Randy Bruce Relation to Property Owner Architect/Agent

Authorizing Signature of Property Owner [Signature] Date 4-27-05

April 27, 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
PDD-GDP to Amended PDD-GDP and PDD-SIP
Lot 91 Second Addition to Mid Town Commons
Mayo Drive at Starr Grass Drive
Madison, WI

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: Barrow Ridge, LLC
Contact: Terrence Temple
429 Gammon Place Suite 200
Madison, WI 53719
608-833-9099
608-833-9079 fax

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

Project: Lot 91 Mid Town Commons
Mayo Drive at Starr Grass Drive
Madison, WI

Landscape: Olson-Wills Landscaping, Inc.
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401

Engineer: Calkins Engineering LLC
5010 Voges Rd.
Madison, WI 53718
608-838-0444
608-838-0445

9

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

Introduction:

Midtown Commons is a 79 acre development on the north side of Mid Town Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities were planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland. The project obtained approvals from the Common Council for the preliminary plat and the amended General Development Plan (PDD-GDP) in September 2000. Since that time the majority of the residential portions of the development have been approved and constructed.

This project proposes a mixed-use development for Lot 91 of the Second Addition to Mid Town Commons (part of the former lot 90 of the preliminary plat and GDP). The GDP proposed mixed-use and commercial uses for this part of the development and this proposal is consistent with the GDP. The balance of the former lot 90 will be brought in for approval as a commercial/mixed-use development.

This proposal will consist of a single building with a total of 30 condominiums.

Site Development Data

Densities:

Dwelling Units	30 Units
Lot Area	41,333 sf (.95 acres)
Lot Area / D.U.	1,377 sf /du.
Density	32 du/acre

Dwelling Unit Mix:

One bedroom	7
One bedroom plus loft	5
Two bedroom	<u>18</u>
Total	30

Vehicular Parking Ratio:

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>26 stalls</u>
Total Parking	70 stalls
Parking Ratio	2.33 stalls/du

Bicycle Parking Ratio:

Underground Garage	22 stalls
<u>Surface Parking</u>	<u>8 stalls</u>
Total Parking	30 stalls
Parking Ratio	1 stalls/du

7

Letter of Intent
PCD-GDP to SIP
Lot 91 of Mid Town Commons
Mayo Drive at Starr Grass Drive
April 27, 2005
Page 3

Site and Building Architecture:

The architectural design utilizes traditional neighborhood design concepts. The building is designed to accommodate the sloping site with a two story elevation along Mayo Drive and three stories at the south end of the building. The scale is compatible with the properties on Star Grass Drive. Craftsman style architecture is incorporated in the design with exterior materials consisting of brick veneer and horizontal siding. The facades are well articulated and detailed and the overall effect produces a high quality residential environment.

Project Schedule & Management:

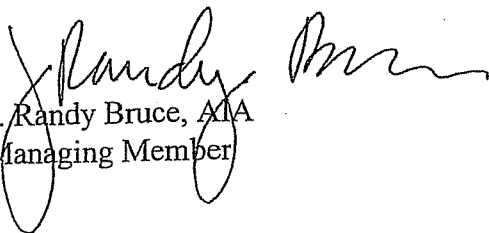
This project is planned to start in the fall 2005 with completion scheduled for late summer 2006. The development will have condominium ownership and will be managed by the condominium association to provide the required private services. The condominiums will be available to family residents although few school age children are anticipated.

Social & Economic Impacts:

This development will have a positive social and economic impact. Moderately priced housing will be provided within the development. 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,


J. Randy Bruce, AIA
Managing Member

Zoning Text
PDD-GDP to PDD-SIP
Lot 91 Midtown Commons
Mayo Drive at Starr Grass Drive
April 27, 2005

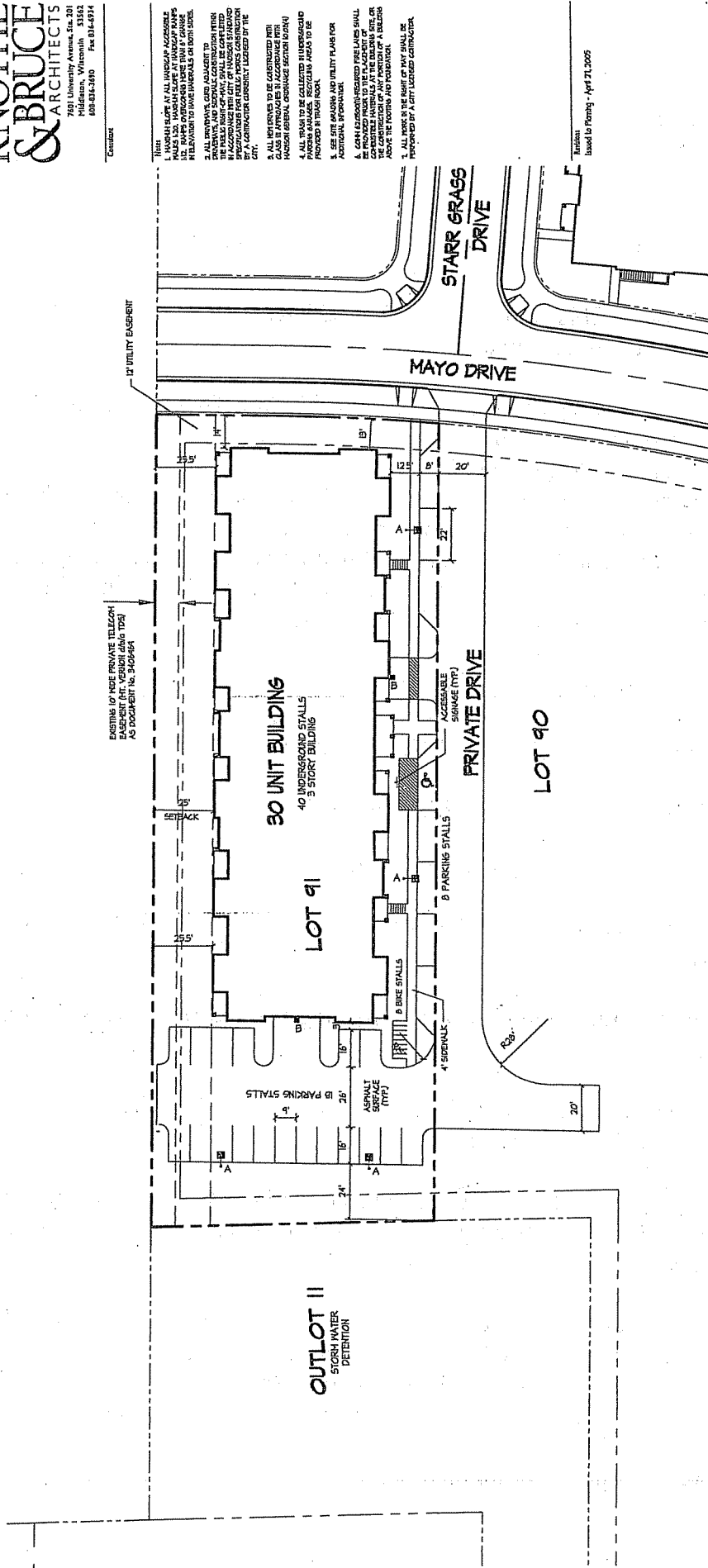
Legal Description: Proposed Lot 91 Second addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 29 unit condominium development.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
 - 1. Multifamily residential buildings.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including but not limited to 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.
- 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.

Contract

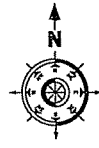
Notes:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON LOCAL ORDINANCES.
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Revised based on Permit - April 21, 2005

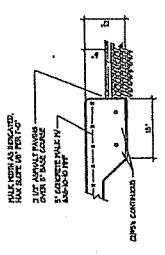
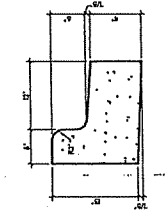


SHEET INDEX

C-11	SITE PLAN
C-12	GRADING, EROSION CONTROL, & UTILITY PLAN
L-11	LANDSCAPE PLAN
2	BASEMENT FLOOR PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	THIRD FLOOR PLAN
6	ELEVATIONS



SITE PLAN
1" = 30'

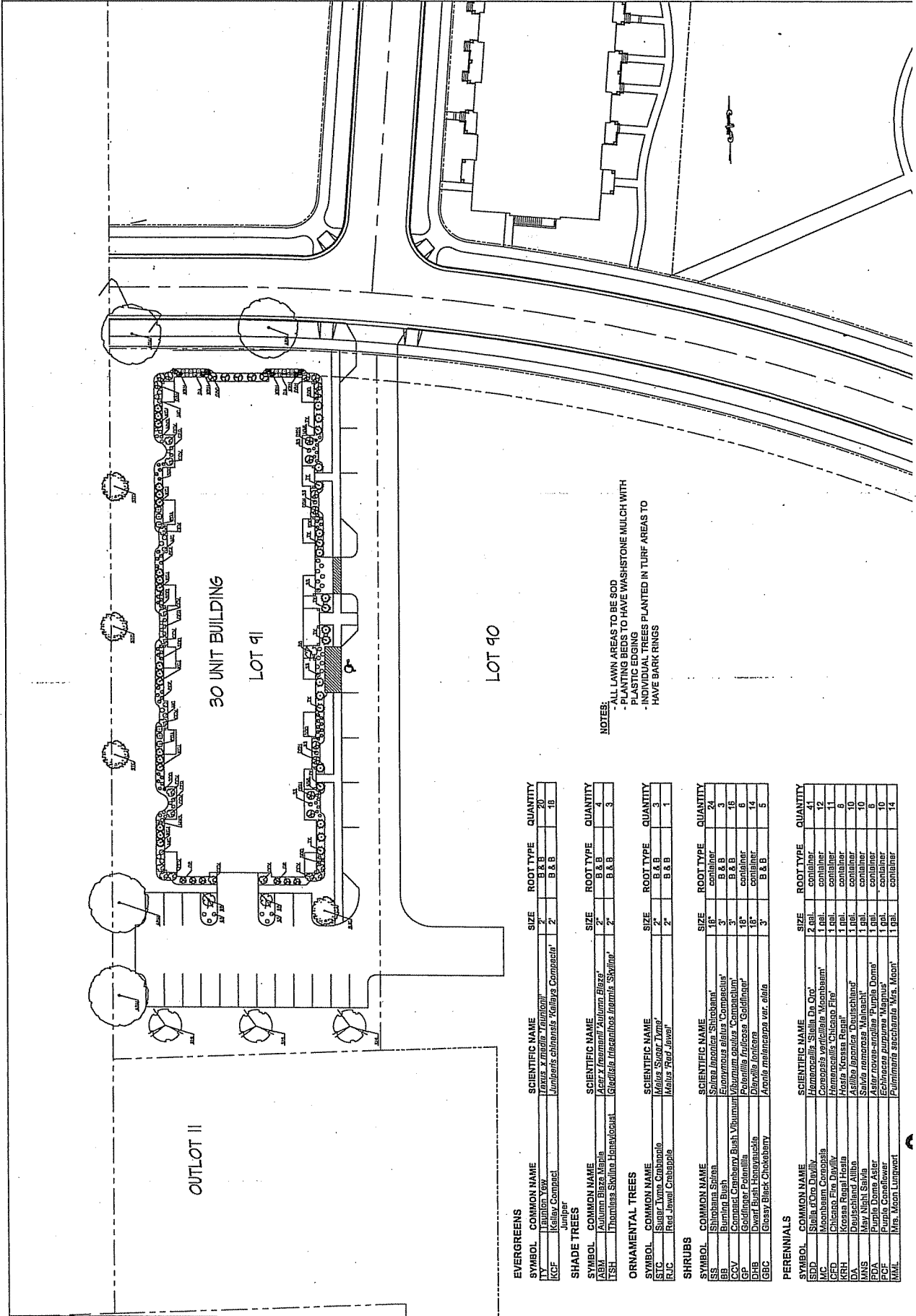


3 REFLECT CURB

Project No. **0504** Drawing No. **C-11**

Project Name **Site Plan Building Lot 91 Midtown Commons**

NO.	DATE	DESCRIPTION
1	05/05	ISSUED FOR PERMIT
2	05/05	ISSUED FOR PERMIT
3	05/05	ISSUED FOR PERMIT
4	05/05	ISSUED FOR PERMIT
5	05/05	ISSUED FOR PERMIT
6	05/05	ISSUED FOR PERMIT



EVERGREENS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Eastern Yew	<i>Taxus x media 'Millenium'</i>	2"	B & B	20
KCF	Kelly Compact Juniper	<i>Juniperus chinensis 'Kellys Compact'</i>	2"	B & B	18

SHADE TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
ABA	American Birch Maple	<i>Acer x franseria 'Autumn Blaze'</i>	2"	B & B	4
TSB	Thornless Spindle	<i>Stedalia trifloranthos 'Inermis Spindle'</i>	2"	B & B	3

ORNAMENTAL TREES

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Star Tree Crabapple	<i>Malus 'Star Tree'</i>	2"	B & B	3
RIC	Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	2"	B & B	1

SHRUBS

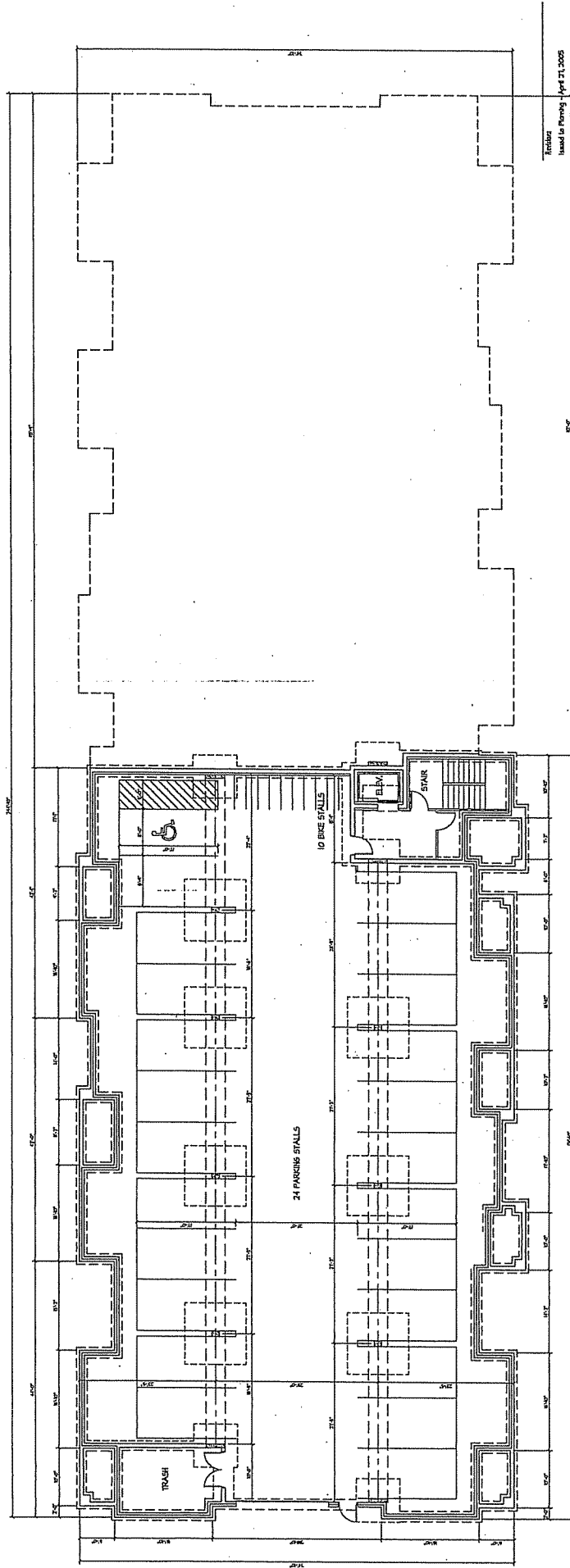
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shrub Impatiens	<i>Shrub Impatiens 'Shirabana'</i>	16"	container	24
BB	Burning Bush	<i>Euonymus alatus 'Compactus'</i>	3"	B & B	3
COV	Compact Cranberry Bush	<i>Viburnum coccineum 'Compactus'</i>	3"	B & B	16
GF	Goldfinger Forsythia	<i>Forsythia 'Goldfinger'</i>	16"	container	6
DHB	Dwarf Bush Hydrangea	<i>Hydrangea 'Dwarf'</i>	16"	container	4
GBC	Glossy Bligh Chokeberry	<i>Aronia melanocarpa var. elata</i>	3"	B & B	6

PERENNIALS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis 'Stella D'Oro'</i>	2 gal.	container	41
MC	Monarda	<i>Monarda 'Macon'</i>	1 gal.	container	12
CFD	Chicago Pink Daylily	<i>Hemerocallis 'Chicago Pink'</i>	1 gal.	container	11
KRH	Korean Spice Iris	<i>Iris 'Korean Spice'</i>	1 gal.	container	6
UAS	Upland Aster	<i>Aster 'Upland'</i>	1 gal.	container	10
UAS	Upland Aster	<i>Aster 'Upland'</i>	1 gal.	container	10
PDA	Purple Dome Aster	<i>Aster novae-angliae 'Purple Dome'</i>	1 gal.	container	6
PCF	Purple Coneflower	<i>Echinacea purpurea 'Magnus'</i>	1 gal.	container	10
MML	Mrs. Macdonald	<i>Pulmonaria saccharata 'Mrs. Macdonald'</i>	1 gal.	container	14

Contract

10022



○ BASEMENT FLOOR PLAN
10' x 11'0"

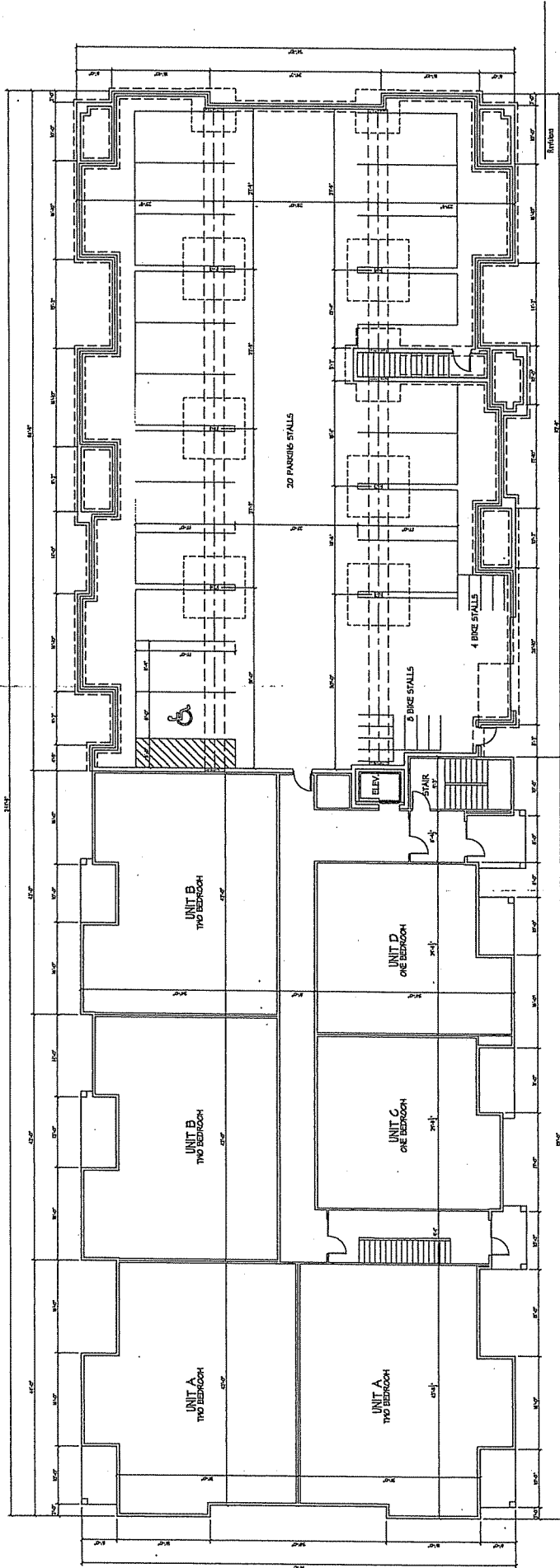
Project No.
Lot 91
Midtown Commons

Drawing Title
Basement Floor Plan
30 Unit Building
Project No.
0504
Drawing No.

9

CONTRACT

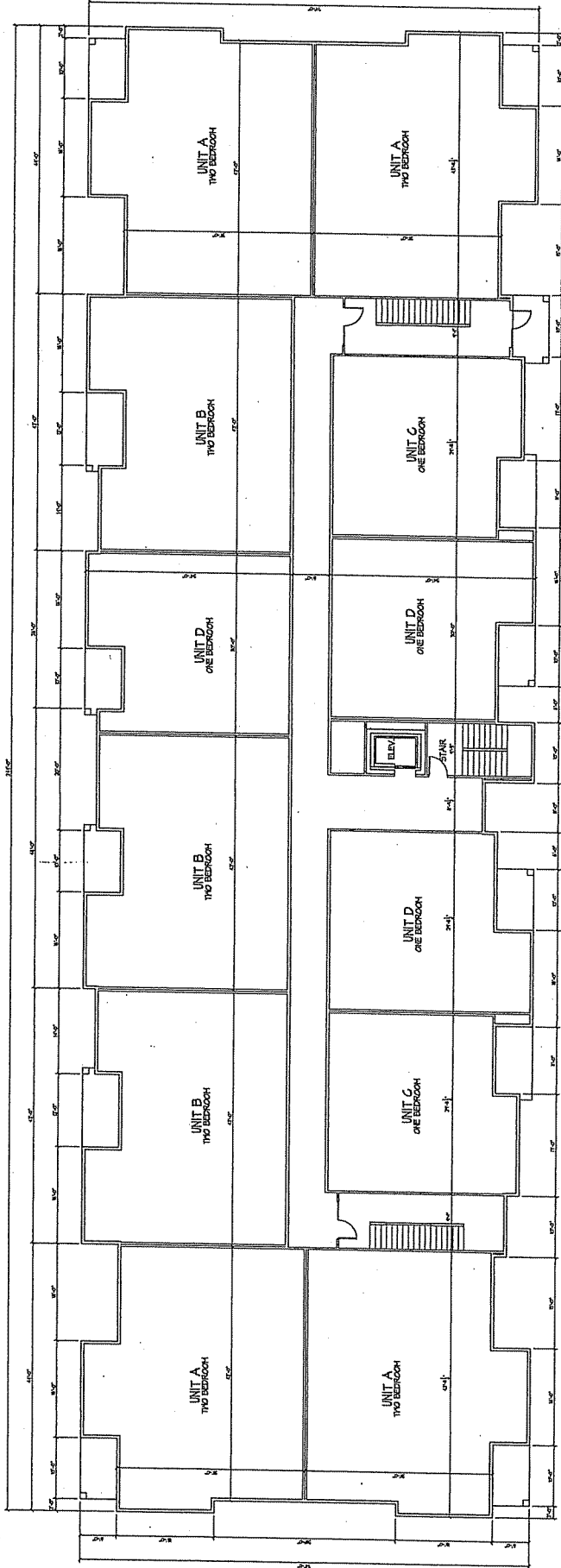
DATE



Project 13a
 Lot 91
 Midtown Commons
 Issued for Permitting - April 21, 2005

○ FIRST FLOOR PLAN
 1/8" = 1'-0"
 81 FLOOR AREA, 6587 SF.

9

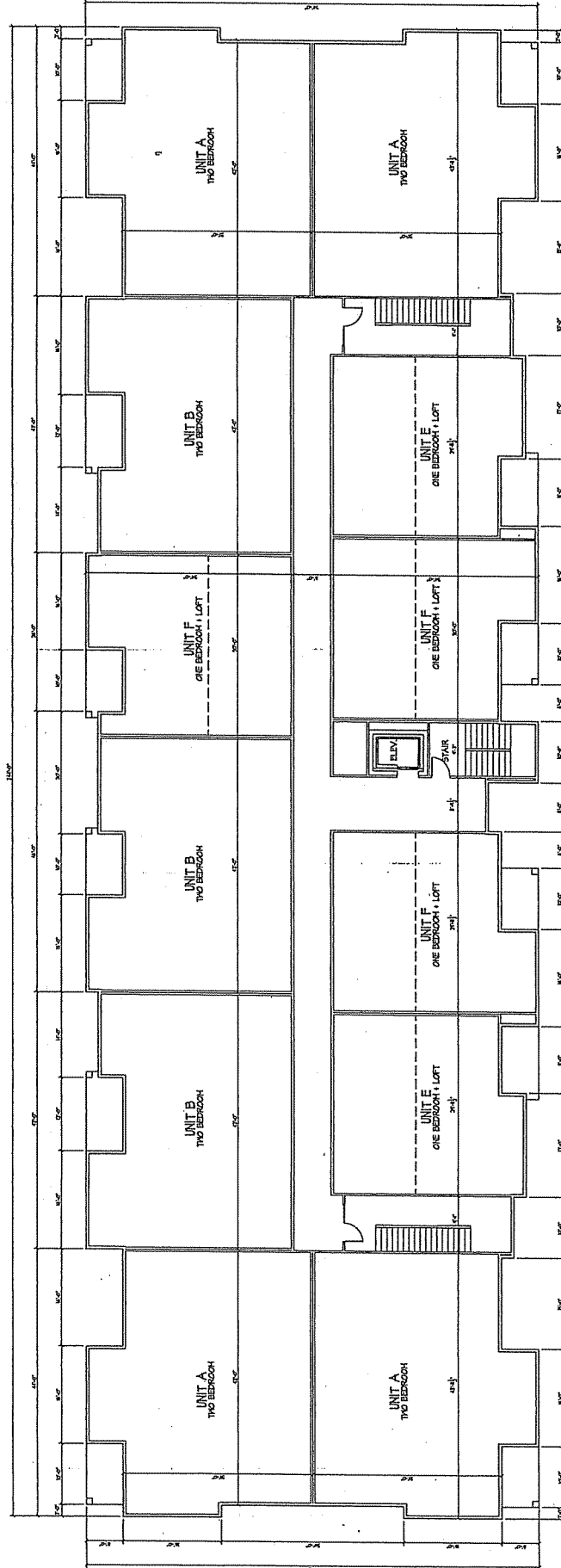


Revised based on Permitting - April 21, 2009

Project File
Lot 91
Midtown Commons

○ SECOND FLOOR PLAN
1/8" = 1'-0" 2nd FLOOR AREA, 16,980 S.F.

9

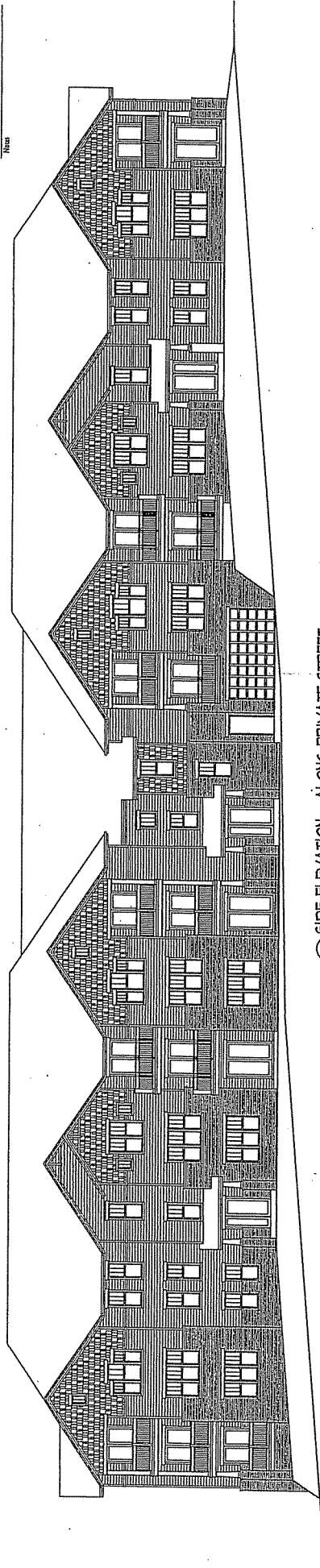


Project No. 0501
Issued to Planning - April 21, 2005

Project No. 0501
Issued to Planning - April 21, 2005
Lot 91
Midtown Commons

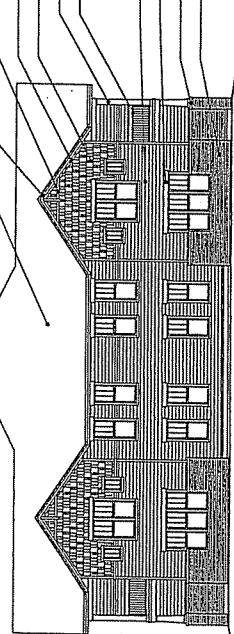
THIRD FLOOR PLAN
10' x 12' 3rd FLOOR AREA: 16,980 SF.

6



○ SIDE ELEVATION - ALONG PRIVATE STREET
1/8" = 1'-0"

- FINISH MATERIALS**
- Architectural Applied Shingles
 - Alum. Mapped Facade
 - Decorative Finished Brickwork
 - Rock Board
 - Shale Siding
 - Hard Plank Treated Columns
 - Aluminum Railing System
 - Horizontal Siding
 - Hard Plank Modern Trim
 - Precast Blk. Cop
 - Brick Veneer



○ FRONT ELEVATION - ALONG MAYO
1/8" = 1'-0"