

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

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

**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>July 8, 2009</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>July 15, 2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8101 & 8119 Mayo Drive (A.K.A. 8102 Mid Town Road)

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Lots Two & Three, LLC c/o Stone House Development

Knothe & Bruce Architects, LLC

321 E. Main Street

7601 University Avenue, Suite 201

Madison, WI 53703

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](mailto: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)

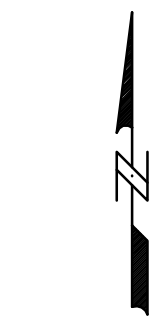
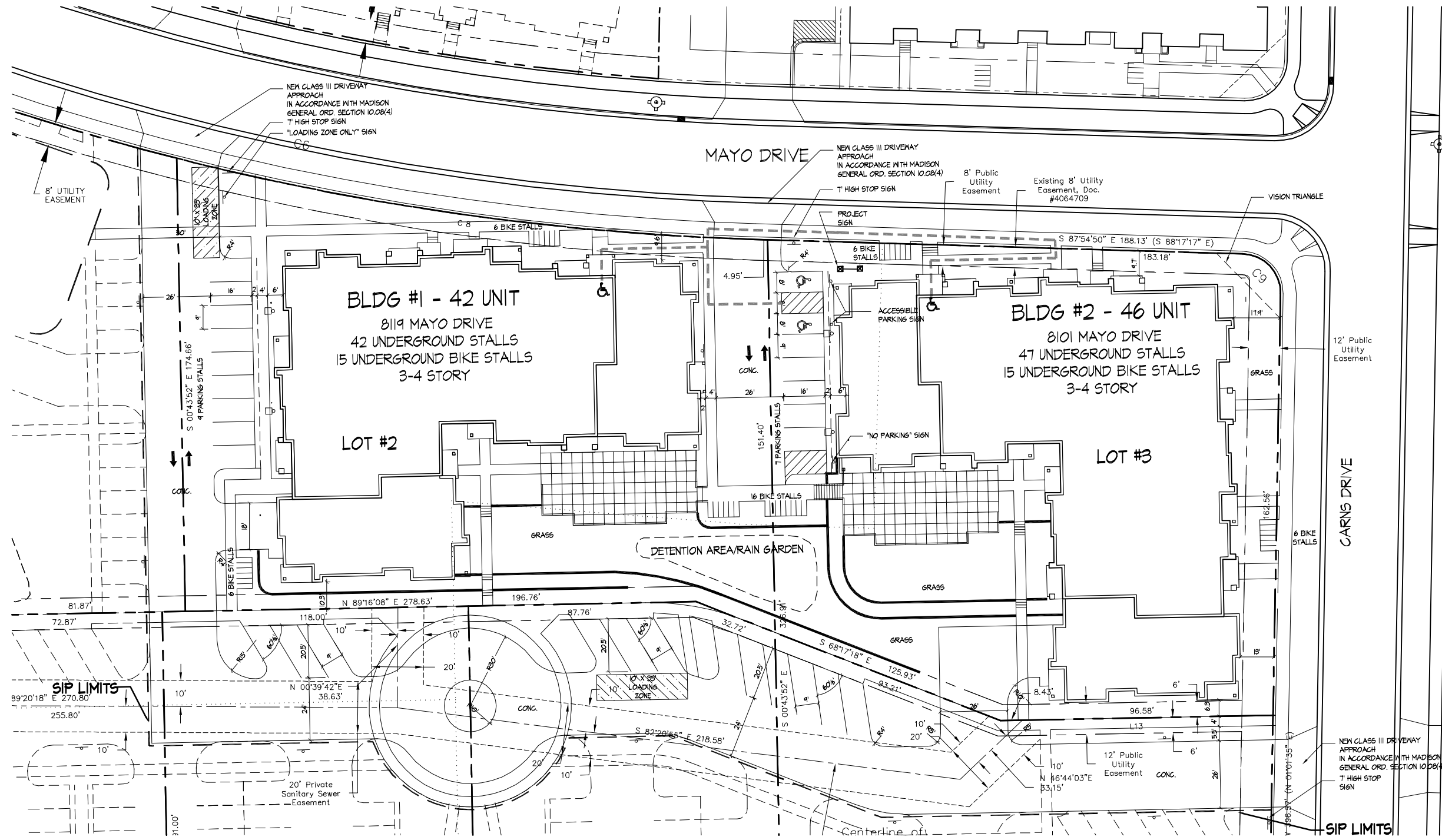


Consultant

Notes

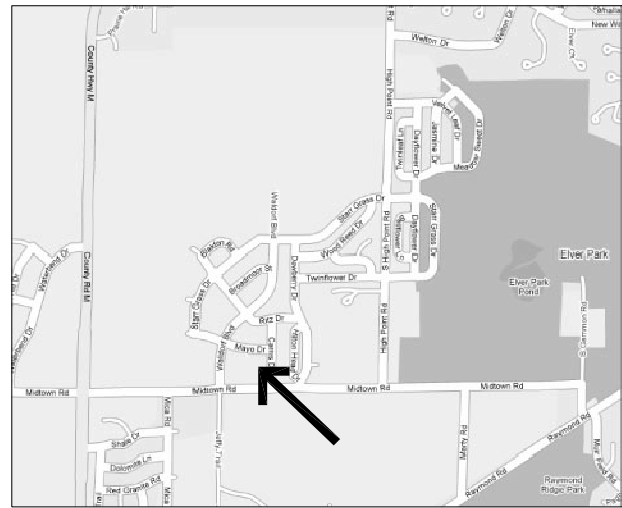
1. A SIDE WALK WITH A PITCH GREATER THAN 1:20 IS A RAMP. THE MAXIMUM PITCH OF ANY RAMP OR WALK SHALL BE 1:12. RAMP'S OVERCOMING MORE THAN 6" CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
2. ALL DRIVEWAYS, CURB ADJACENT TO DRIVEWAYS, AND SIDEWALK CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY.
3. ALL NEW DRIVES TO BE CONSTRUCTED WITH CLASS III APPROACHES IN ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.08(4).
4. ALL TRASH AND RECYCLING TO BE COLLECTED IN TRASH ROOMS IN THE BUILDING BASEMENTS.
5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
6. COMM 62.0900(1)-REQUIRED FIRE LANES SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF COMBUSTIBLE MATERIALS AT THE BUILDING SITE, OR THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE FOOTING AND FOUNDATION.
7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
8. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 20.11, (SEE SUBSECTIONS (3)(e) AND (3)(h)(2d)).
9. ALL SIDEWALK, CURB, AND GUTTER ABUTTING THE PROPERTY WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

Revisions  
 PJD-SIP Submittal - June 3, 2009  
 UDC Initial Submittal - June 10, 2009  
 UDC Final Submittal - July 8, 2009



SCALE: 1" = 40' (24" x 36")

SITE DEVELOPMENT STATISTICS			
SIP AREA	93,521 S.F./2.15 ACRES		
LOT AREA	68,649 S.F./1.57 ACRES		
DWELLING UNITS	88 D.U.		
DENSITY	180 S.F./D.U.		
BUILDING HEIGHT	3-4 STORY		
USABLE OPEN SPACE	5,684 S.F.		
LOADING ZONES	2		
<b>GROSS FLOOR AREA</b>			
(excluding basement)	112,000 S.F.		
FLOOR AREA RATIO	1.63		
<b>UNIT MIX</b>			
BLDG #1	BLDG #2	TOTAL	
ONE BEDROOM	12	31	
TWO BEDROOM	28	47	
THREE BEDROOM T.H.	6	10	
TOTAL	46	88	
<b>VEHICLE PARKING</b>			
UNDERGROUND	81	2	84
SURFACE	14	2	16
TOTAL		4	105
RATIO			1.19
<b>BIKE PARKING</b>			
UNDERGROUND	15	15	30
SURFACE			40
TOTAL			70



SITE LOCATOR MAP

SHEET INDEX	
<b>SITE</b>	
C-1.1	SITE PLAN
C-1.2	FIRE DEPARTMENT ACCESS PLAN
C-1.3	SITE LIGHTING PLAN
C-3.1	GRADING AND EROSION CONTROL PLAN
L-1	PLANTING PLAN
<b>BLDG. #1 - BASEMENT PLAN</b>	
1.	BLDG. #1 - BASEMENT PLAN
2.	BLDG. #2 - BASEMENT PLAN
<b>BLDG. #1 - ELEVATIONS</b>	
3.	BLDG. #1 - ELEVATIONS
<b>BLDG. #2 - ELEVATIONS</b>	
4.	BLDG. #2 - ELEVATIONS

Project Title  
**Midtown Place  
 Apartments  
 Lots #2 & #3 of  
 Midtown Center**  
 8101 & 8119 Mayo Drive  
 (A.K.A. 8102 Mid Town Road)  
 Drawing Title  
**Site Plan**

Project No. **0856** Drawing No. **C-1.1**

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Consultant

Notes

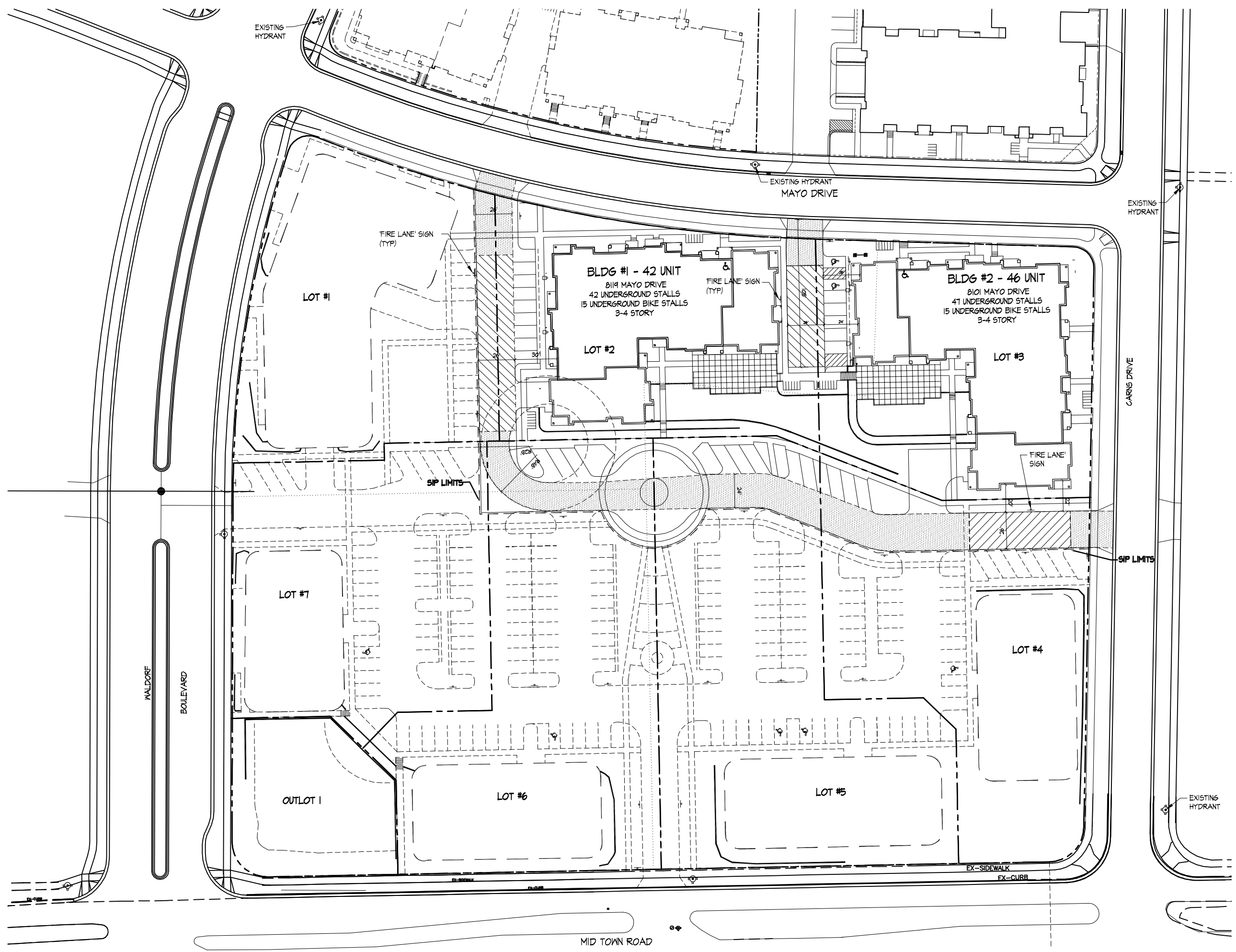
1. [Hatched Box] = 26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.

2. [Dotted Box] = 20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH).

**FIRE LANE SIGN SPECS:**  
 SIZE: MINIMUM 12" WIDE BY 18" HIGH  
 VERBIAGE:  
 NO PARKING  
 FIRE LANE  
 TOW AWAY ZONE  
 SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH BLOCK RED LETTERS AND A RED BORDER.

DIRECTION ARROWS MAY BE REQUIRED TO INDICATE THE SPECIFIC LOCATION BEGINNING AND END OF THE FIRE LANE.  
 HEIGHT ABOVE GRADE: THE BOTTOM OF THE SIGN SHALL BE 7 FEET ABOVE GRADE.

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Project Title  
**Midtown Place  
 Apartments  
 Lots #2 & #3 of  
 Midtown Center**

8101 & 8119 Mayo Drive  
 (A.K.A. 8102 Mid Town Road)

Drawing Title  
**Fire Department  
 Access Plan**

Project No. Drawing No.

**0856 C-1.2**

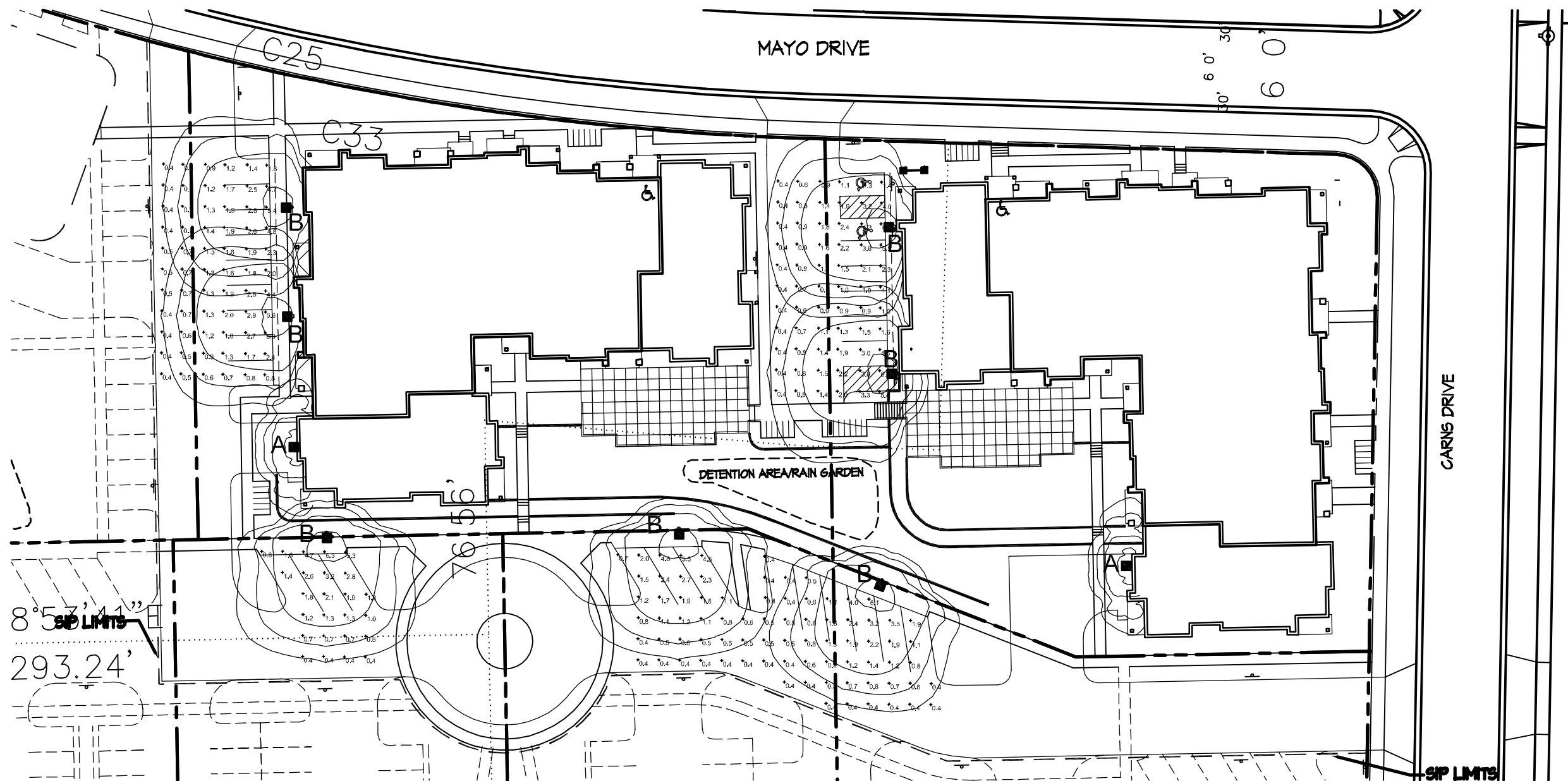
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SCALE: 1" = 60' (24"x36")

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Notes

Revisions  
UDC Final Submittal - July 8, 2009



8° 53' 41"  
SIP LIMITS  
293.24'

SIP LIMITS

SCALE: 1"=40'(24"x36")

LIGHTING SCHEDULE									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	Mounting
■	A	2	RUUD LIGHTING	E8505	RECTANGULAR SECURITY / DEEP SHIELDED	50 WATT HPS	E8507.IES	3060	16'-0" ABOVE GRADE ON POLE
⊠	B	7	RUUD LIGHTING	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC417SBL.ies	8500	8'-0" UP ON SIDE OF BUILDING

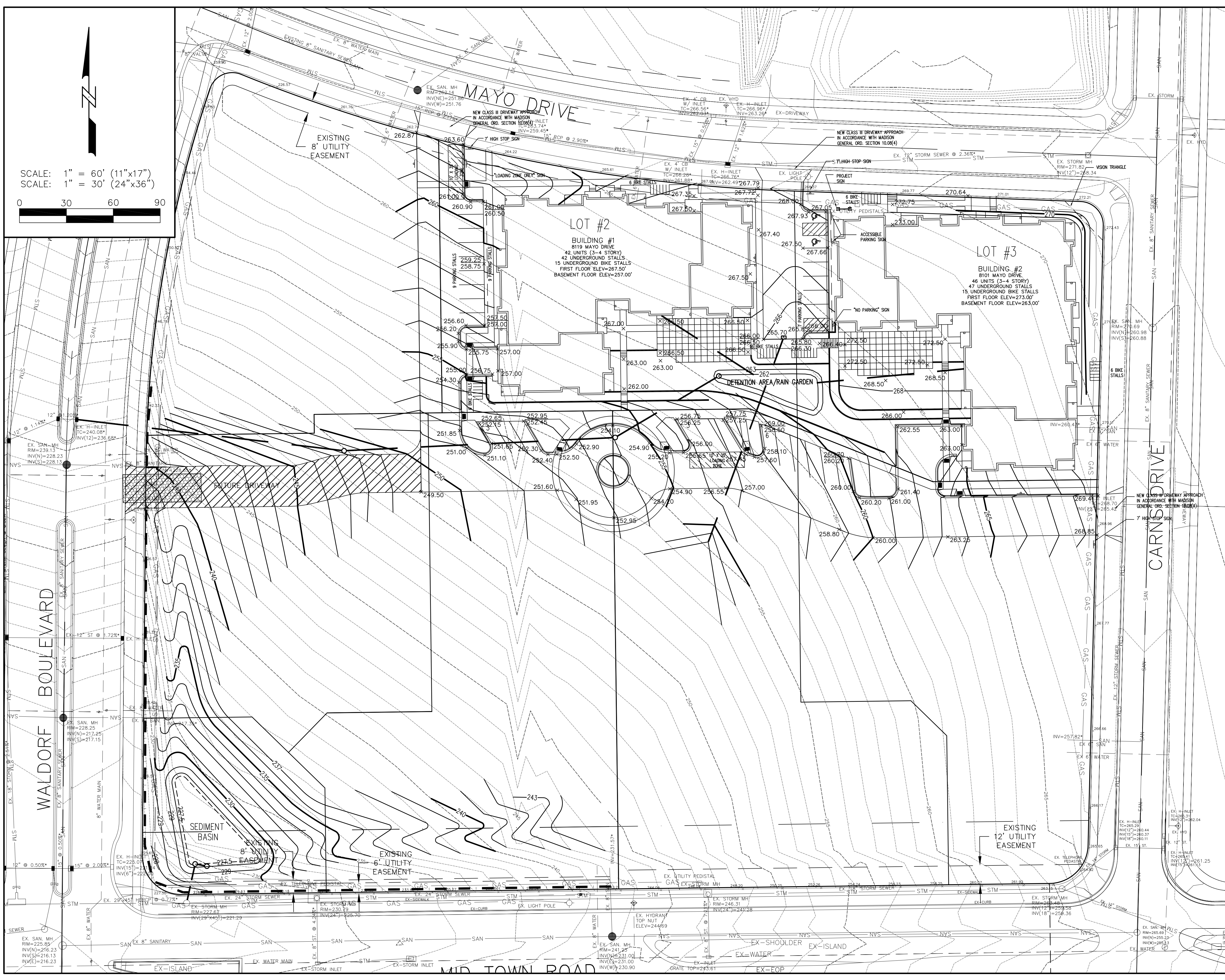
LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
West Parking Lot	+	1.6 fc	5.6 fc	0.4 fc	14.0:1	4:1
East Parking Lot	+	1.6 fc	6.5 fc	0.4 fc	16.25:1	4:1
South Parking Lots	+	1.3 fc	6.3 fc	0.4 fc	15.75:1	3.25:1

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Apartments  
Lots #2 & #3 of  
Midtown Center**  
8101 & 8119 Mayo Drive  
(A.K.A. 8102 Mid Town Road)  
Drawing Title  
**Site Lighting Plan**

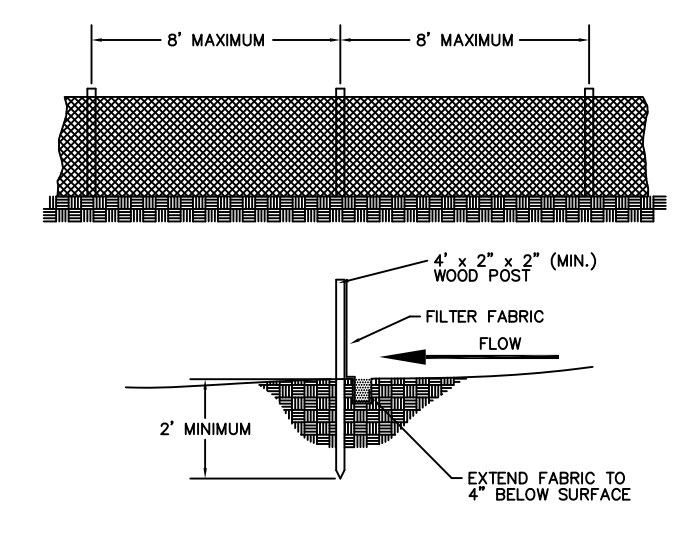
Project No. **0856** Drawing No. **C-1.3**

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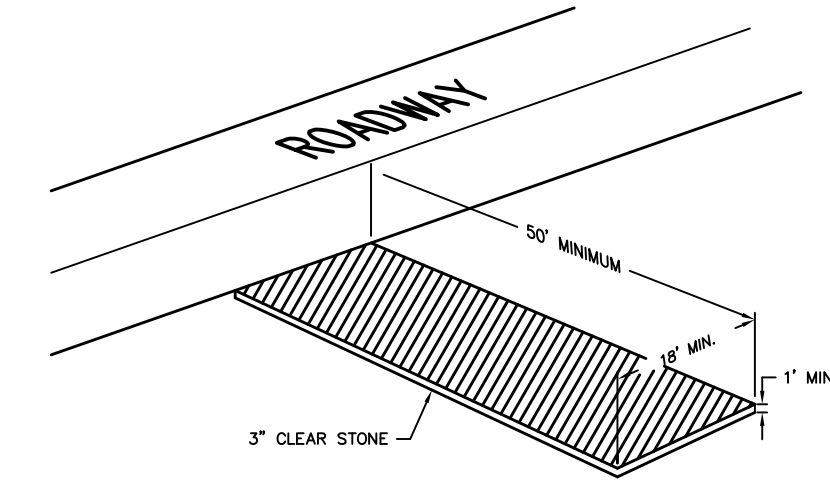




SCALE: 1" = 60' (11"x17")  
 SCALE: 1" = 30' (24"x36")



SILT FENCE CONSTRUCTION



STONE CONSTRUCTION ENTRANCE

**EROSION CONTROL SCHEDULE:**

EROSION CONTROL INSTALLED: 4/1/08  
 BEGIN GRADING: 4/1/08  
 FERT., SEED, AND MULCH DISTURBED AREAS: 6/1/08  
 VEGETATION ESTABLISHED: 8/1/08

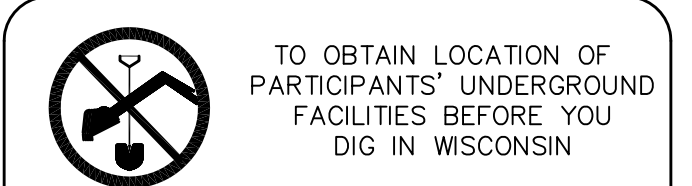
NOTE: AN EROSION CONTROL PERMIT EXTENSION NEEDS TO BE FILED WITH THE CITY OF MADISON ENGINEERING DEPARTMENT IF THE DATES INDICATED ABOVE WILL NOT BE MET. CONTRACTOR SHALL NOTIFY ENGINEER IF AN EXTENSION IS NECESSARY.

**LEGEND:**

- = SILT FENCE
- = STONE CONSTRUCTION ENTRANCE

**GENERAL NOTES:**

- STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
- SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
- TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CITY.
- INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.
- GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN 7 DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF DOT SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 3 POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT A RATE OF 7 POUNDS PER 1,000 SQUARE FEET. MULCHING SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.



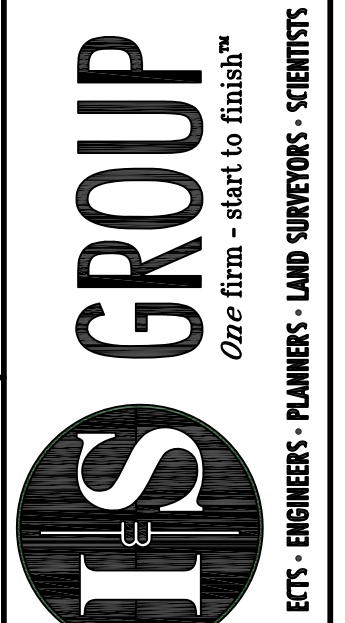
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

DATE:	REVISED:
06-03-09	

MID TOWN CENTER - 8101 & 8119 MAYO DRIVE  
 GRADING AND EROSION CONTROL PLAN

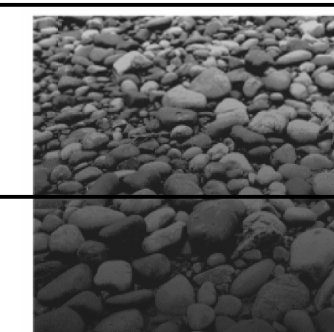
Madison Office  
 2690 Research Park Drive, Suite H  
 Madison, WI 53711  
 Ph: 608-442-9500  
 Fx: 608-442-9501





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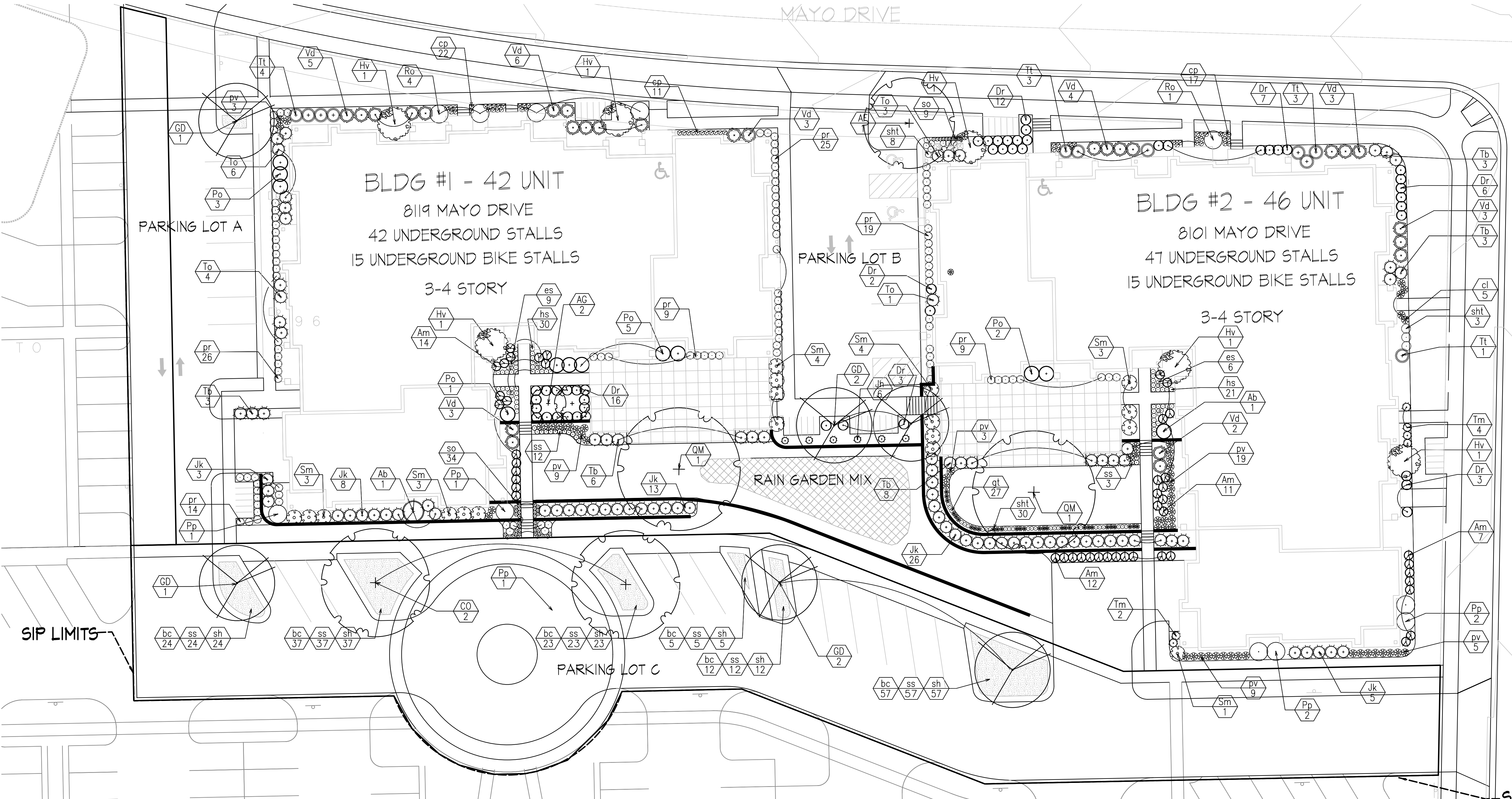
Notes



**KEN SAIKI**  
DESIGN INC  
LANDSCAPE ARCHITECTS

303 S. PATERSON  
SUITE ONE  
MADISON, WI 53703  
Phone: 608 251-3600  
Fax: 608 251-2330  
www.ksd-la.com

Revisions  
FUD-SIP Submittal - June 3, 2009  
UDC Initial Submittal - June 10, 2009  
UDC Final Submittal - July 8, 2009



**PLANTING PLAN**  
1" = 16'-0"

City of Madison - Landscape Worksheet

**LOT A**

Number of Parking Stalls	9
Total Sq. Footage of Storage Area	-
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.	1
No. of Landscape Points Required	44.5
Points for Loading Area Required	-
Number of Points Required	44.5

Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree 2" - 2 1/2"	35	0	0	0	0
Deciduous Shrub	2	3	6	0	0
Evergreen Shrub	3	13	39	0	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0	0
Avg. Height 30"	5	0	0	0	0
Avg. Height 15"	2	0	0	0	0
Evergreen Trees 3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	1	15	0	0
Sub-Totals			45	0	0
Total Points				45	0

City of Madison - Landscape Worksheet

**LOT B**

Number of Parking Stalls	7
Total Sq. Footage of Storage Area	-
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.	1
No. of Landscape Points Required	34.7
Points for Loading Area Required	-
Number of Points Required	34.7

Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree 2" - 2 1/2"	35	2	70	0	0
Deciduous Shrub	2	8	16	0	0
Evergreen Shrub	3	2	6	0	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0	0
Avg. Height 30"	5	0	0	0	0
Avg. Height 15"	2	0	0	0	0
Evergreen Trees 3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	1	15	0	0
Sub-Totals			107	0	0
Total Points				107	0

City of Madison - Landscape Worksheet

**LOT C**

Number of Parking Stalls	12
Total Sq. Footage of Storage Area	-
Number of Canopy Shade Trees Required - 2" - 2 1/2" cal.	1
No. of Landscape Points Required	59.2
Points for Loading Area Required	-
Number of Points Required	59.2

Element	Point Value	Quantity	Points Achieved	Quantity	Points
Canopy Tree 2" - 2 1/2"	35	4	140	0	0
Deciduous Shrub	2	0	0	0	0
Evergreen Shrub	3	0	0	0	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0	0
Avg. Height 30"	5	0	0	0	0
Avg. Height 15"	2	0	0	0	0
Evergreen Trees 3' height minimum	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	0	0	0	0
Sub-Totals			140	0	0
Total Points				140	0

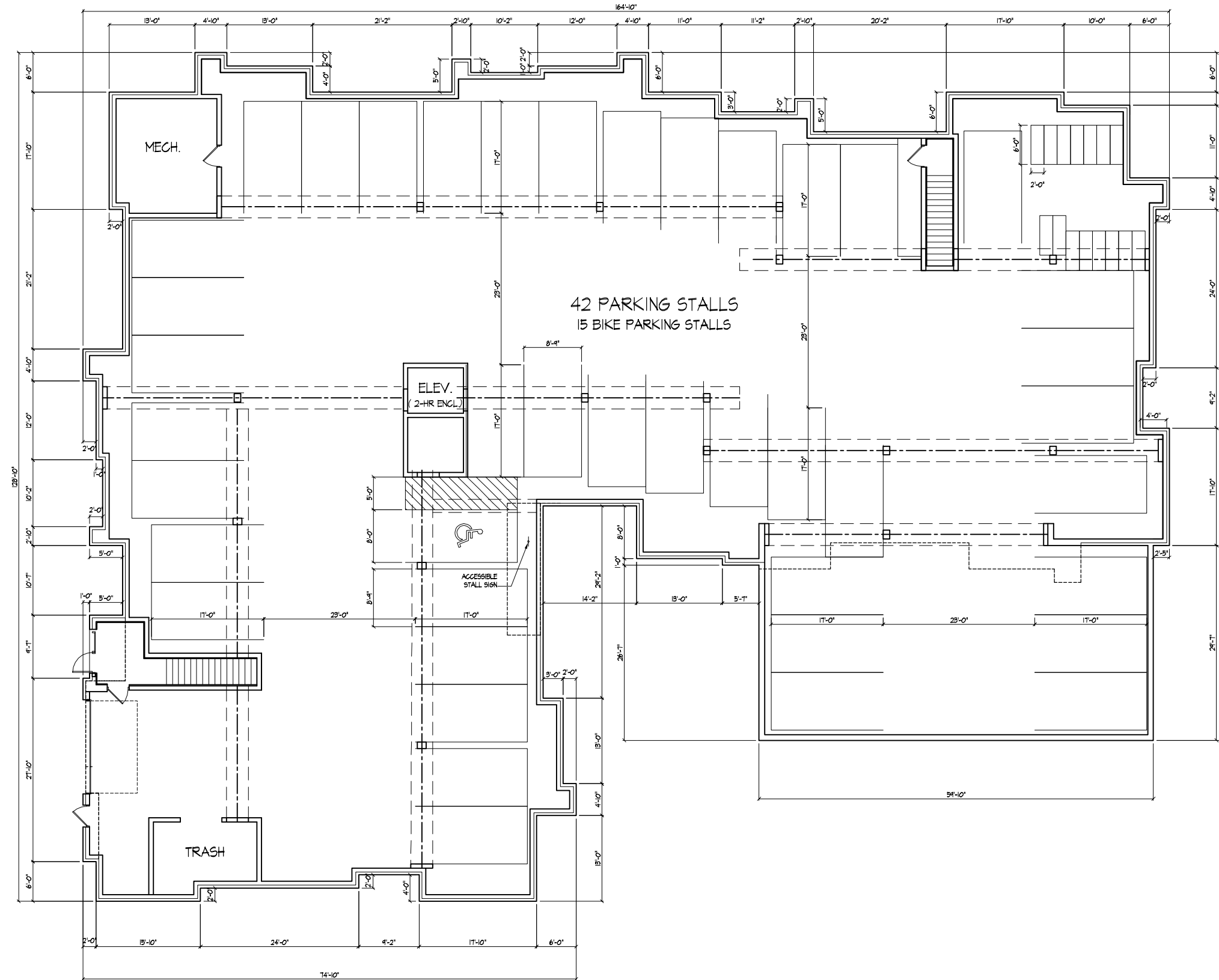
Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
<b>Deciduous Trees</b>						
AF	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	1	3" cal.	B&B	
CO	<i>Celtis occidentalis</i> 'Windy City'	Windy City Hackberry	2	3" cal.	B&B	
CO	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	6	3" cal.	B&B	
QM	<i>Quercus muhlenbergii</i>	Chinkapin Oak	2	2" cal.	B&B	
<b>TOTAL</b>			<b>11</b>			
<b>Ornamental Trees</b>						
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2	6' ht.	B&B	multi-stem
<b>TOTAL</b>			<b>2</b>			
<b>Deciduous Shrubs/Vines</b>						
Ab	<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry	2	#5	cont.	
Am	<i>Aronia melanocarpa</i> 'Morton'	Ironquills Beauty Black Chokeberry	38	2" ht.	cont.	
Dr	<i>Dierilla rivularis</i> 'Morton'	Summer Stars Dierilla	34	18" ht.	cont.	
Hv	<i>Hamelis virginiana</i>	Common Witchazel	5	5' ht.	B&B	
Po	<i>Physocarpus opulifolius</i> 'Seward'	Summer Wine Eastern Ninebark	8	2' ht.	cont.	
Sm	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	11	#5	cont.	
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Mufin Viburnum	28	3' ht.	cont.	
<b>TOTAL</b>			<b>126</b>			
<b>Evergreen Shrubs</b>						
jk	<i>Juniperus chinensis</i> 'Kallay'	Kallays Compact Pfitzer Juniper	54	18" spd.	cont.	
Jh	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue chip juniper	6	#5	cont.	
Pl	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Colorado Blue Spruce	7	2" ht.	cont.	
Ro	<i>Rhododendron 'Jiji'</i>	PJM Rhododendron	5	#5	cont.	
Tt	<i>Taxus x media</i> 'Tauntonii'	Tauntton Yew	13	2" ht.	cont.	
To	<i>Thuja occidentalis</i> 'Woodwardii'	Woodward Globe Arborvitae	14	24" ht.	cont.	
Tm	<i>Thuja occidentalis</i> 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	5	18" ht.	cont.	
Tb	<i>Thuja occidentalis</i> 'Brabant'	Brabant Arborvitae	23	#2	cont.	
<b>TOTAL</b>			<b>127</b>			
<b>Perennials/Grasses/Groundcovers</b>						
bc	<i>Bouteloua curtipendula</i>	Sideoats Grama	158	2.5" pot	cont.	plant 1'-6" o.c.
cp	<i>Carex pensylvanica</i>	Pennsylvania Sedge	43	1 qt.	cont.	
cl	<i>Chamaemelum latifolium</i>	Northern Sea Oats	6	1 qt.	cont.	
es	<i>Eragrostis spectabilis</i>	Purple love grass	15	1 qt.	cont.	
gt	<i>Geum triflorum</i>	Prairie Smoke	27	1 qt.	cont.	
He	<i>Helictotrichon sempervirens</i> 'Saphirsprude'	Blue Oak Grass	51	1 qt.	cont.	
pv	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	45	1 qt.	cont.	
pr	<i>Panicum virgatum</i> 'Rotstrahlbusch'	Red Switch Grass	100	1 qt.	cont.	
sh	<i>Schizachyrium scoparium</i>	Little Bluestem	173	2.5" pot	cont.	plant 1'-6" o.c.
ss	<i>Sporobolus heterolepis</i>	Prairie Dropseed	158	2.5" pot	cont.	plant 1'-6" o.c.
st	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	38	1 qt.	cont.	
so	<i>Stachys officinalis</i> 'Tumelo'	Alpine Betony	43	1 qt.	cont.	
<b>TOTAL</b>			<b>857</b>			

Project Title  
**Lots #2 & #3 of Midtown Center**  
8101 & 8119 Mayo Dr.  
(A.K.A.) 8102 Mid Town Road

Building #1 - 42 unit  
Drawing Title  
**Planting Plan**

Project No. **0856** Drawing No. **1-1**

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 (A.K.A.) 8102 Mid Town Road

Building #1 - 42 unit  
 Drawing Title  
**Basement Floor Plan**

**N**  
**BASEMENT FLOOR PLAN**  
 1/8" = 1'-0"







**NORTH ELEVATION (ALONG MAYO DRIVE)**  
3/32" = 1'-0"



**EAST ELEVATION**  
3/32" = 1'-0"



**WEST ELEVATION**  
3/32" = 1'-0"



**SOUTH ELEVATION**  
3/32" = 1'-0"

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**Lots #2 & #3 of  
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8101 & 8119 Mayo Dr.  
(A.K.A.) 8102 Mid Town Road**

Building #1 - 42 Unit  
Drawing Title  
**Elevations**

Project No. Drawing No.

**0856**

**3**

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Notes



**EAST ELEVATION (ALONG CARNS DR.)**  
 3/32" = 1'-0"



**NORTH ELEVATION (ALONG MAYO DRIVE)**  
 3/32" = 1'-0"



**SOUTH ELEVATION**  
 3/32" = 1'-0"



**WEST ELEVATION**  
 3/32" = 1'-0"

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 Midtown Center  
 8101 & 8119 Mayo Dr.  
 (A.K.A.) 8102 Mid Town Road**

Building #2 - 46 Unit  
 Drawing Title  
**Elevations**

Project No. Drawing No.

**0856**

**4**

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June 3, 2009

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

Re: Letter of Intent  
PUD-SIP  
Midtown Place Apartments  
8101 & 8119 Mayo Drive  
(A.K.A. 8102 Mid Town Road)  
Madison, Wisconsin

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: Lots Two and Three LLC  
c/o Stone House Development  
321 E. Main Street  
Madison, WI 53703  
608-251-6000  
608-251-6077  
Contact: Rich Arnesen  
[arnesen@stonehousedevlopment.com](mailto:arnesen@stonehousedevlopment.com)

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](mailto:rbruce@knothebruce.com)

Engineer: I & S Group, Inc.  
2690 Research Park, Suite H  
Madison, WI 53711  
(608) 442-9500  
(608) 442-9501 fax  
Contact: Dave Glusick  
[Dave.glusick@si-group.com](mailto:Dave.glusick@si-group.com)

Landscape Design: Ken Saiki Design  
303 S. Paterson St.  
Suite 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Abbie Moilien  
[amoilien@ksd-la.com](mailto:amoilien@ksd-la.com)

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### **Introduction:**

Midtown Commons is a 79 acre development on the north side of Midtown Road east of Highway M on the City's far west side. The development was designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan with a mix of uses and densities planned. The original plat and PUD-GDP were approved in 2000 with construction beginning soon after.

An amended GDP and plat for Midtown Center was approved and recorded in April of 2008. Midtown Center is the last remaining portion of the Midtown Commons development. The amended GDP plat contains a mix of commercial and residential uses.

This submittal addresses Lots 2 and 3 of the Mid Town Center Plat, located at the southwest corner of Mayo Drive and Carns Drive. It proposes to take the two residential sites from PUD-GDP to PUD-SIP. The proposal is in substantial conformance with the approved PUD-GDP.

### **Project Description:**

The building placement, vehicular access and parking areas that were established with the GDP are maintained with this SIP. The buildings are placed close to the street edge and sidewalk continuing the traditional design principles of the neighborhood. Pedestrian access is planned throughout the site connecting the buildings and users to the perimeter streets.

Vehicular access is accommodated from Mayo Drive and Carns Drive. Parking for these residential buildings is largely accommodated below the buildings with surface parking available between the proposed buildings. Additional shared parking areas will be located to the south as the commercial sites are developed. A significant portion of the interior east-west street that will provide circulation and access from Waldorf Boulevard and Carns Drive is included within this PUD-SIP. Diagonal parking and sidewalks will be located along this private street to improve its function.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. Two ground level plazas open onto the landscaped lawns and provide for community functions and south facing views. The streetscapes of the buildings are well detailed and landscaped and are punctuated with individual entries to the dwelling units. An interior Commons Room is provided on the fourth floor of one of the buildings which opens onto a roof terrace for additional usable open space.

The buildings are three and four stories in height with a flat roof and a style reminiscent of Prairie architecture. The exterior materials will be a combination of masonry and cement-fiber board siding and are chosen for their attractive appearance and low maintenance.

The apartments will be developed using WHEDA's Section 42 tax credit housing program. The apartments will be affordably priced and will provide a high-quality living environment and amenities that are consistent with the neighborhood.

**Site Development Statistics**

SIP Area 93,527 sf / 2.15 acres  
 Lot Area 68,649 sf / 1.57 acres  
 Dwelling Units 88  
 Density 780 sf / du  
 Building Height 3-4 STORY  
 Usable Open Space 5,684 sf

Gross Floor Area 112,000 sf  
 (excluding basement)  
 Floor Area Ratio 1.63

	<u>BLDG #1</u>	<u>BLDG #2</u>	<u>TOTAL</u>
<u>Dwelling Unit Mix</u>			
One Bedroom Apts.	19	12	31
Two Bedroom Apts.	19	28	47
Three Bedroom T.H.	<u>4</u>	<u>6</u>	<u>10</u>
Total Dwelling Units	42	46	88

<u>Vehicle Parking</u>		
Underground	89 spaces	(inc. 2 HC spaces)
Surface	<u>16 spaces</u>	(inc. 2 HC spaces)
Total	105 spaces	(inc. 4 HC spaces)

Parking Ratio 1.19 spaces/du

Loading Zones 2

<u>Bike Parking</u>	
Underground	30 spaces
Surface	<u>40 spaces</u>
Total	70 spaces

**Project Schedule:**

This project will start construction in fall 2009 with completion scheduled for late summer 2010.



Letter of Intent – PUD-SIP  
8101 & 8119 Mayo Drive  
(A.K.A. 8102 Mid Town Road)  
June 3, 2009  
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**Social & Economic Impacts:**

The Midtown Commons was designed to meet the needs of the City as stated in the High Point-Raymond Neighborhood Plan. More specifically it implements Land Use Objective 3 to: "Provide and maintain an economically viable neighborhood commercial/mixed-use district or town center as a source of local employment, a focus of neighborhood activity, and a centralized convenient shopping and service center for residents in the neighborhood". The development provides a diversity of housing, minimizes vehicular travel and encourages pedestrian use.

This phase of the Midtown Commons will work towards completing the development and will provide significant employment for the local construction trades.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

A handwritten signature in cursive script that reads "J. Randy Bruce". The signature is written in black ink and is positioned above the printed name.

J. Randy Bruce, AIA  
Managing Member

## **Zoning Text**

### **PUD-SIP**

Midtown Place Apartments

Lots 2 & 3 of Midtown Center

8101 & 8119 Mayo Drive

(A.K.A.) 8102 Mid Town Road

June 3, 2009

*Legal Description:* The lands subject to this PUD-SIP shall include the lands described in Exhibit A.

- A. *Statement of Purpose:* This zoning district is established to allow for the construction of 88 dwelling units.
- B. *Permitted Uses:* Following are permitted uses within Lots 2 and 3 of Midtown Center:
  - 1. Multifamily residential uses as allowed in the R-5 zoning district.
  - 2. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
    - 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 parking and loading 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 for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-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.



- L. *Maintenance of Traffic Measures:* Several streets within the GDP and plat include special traffic islands and traffic calming measures within the public right-of-way. The Midtown Center Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within 60 days the physical traffic measures will be topped with an asphalt pavement. The Midtown Center Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its boards and Commission and their officers, agent and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during the maintenance and upkeep.

# EXHIBIT A

## Description – SIP Boundary

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Being a part of Lots 1, 4, 5, 6 and 7, and all of Lots 2 & 3, MIDTOWN CENTER, as recorded in Volume 59-062A of Plats, on Pages 289-290, as Document Number 4478827, Dane County Registry, also located in the Southeast Quarter (1/4) of the Southeast Quarter of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of said Lot 4; thence South 01 degree 24 minutes 02 seconds West along the East line of said Lot 4, 36.45 feet; thence South 89 degrees 16 minutes 08 seconds West, 150.37 feet; thence North 68 degrees 17 minutes 18 seconds West, 86.47 feet; thence South 89 degrees 10 minutes 15 seconds West, 39.71 feet to a point of non-tangential curvature; thence 99.06 feet along the arc of a curve to the right, through a central angle of 141 degrees 53 minutes 29 seconds, a radius of 40.00 feet, and a chord bearing South 89 degrees 16 minutes 06 seconds West, 75.62 feet; thence South 89 degrees 18 minutes 31 seconds West, 86.19 feet; thence North 00 degrees 43 minutes 52 seconds West, 230.40 feet to the southerly right-of-way line of Mayo Drive and a point of non-tangential curvature; thence along said southerly right-of-way line for the next three (3) courses; 1-thence 240.91 feet along the arc of a curve to the left, through a central angle of 13 degrees 24 minutes 05 seconds, a radius of 1030.00 feet, and a chord bearing South 81 degrees 12 minutes 47 seconds East, 240.37 feet; 2-thence South 87 degrees 54 minutes 50 seconds East, 188.13 feet to a point of curvature; 3-thence 23.38 feet along the arc of a curve to the right, through a central angle of 89 degrees 18 minutes 52 seconds, a radius of 15.00 feet, and a chord bearing South 43 degrees 15 minutes 24 seconds East, 21.09 feet to the westerly right-of-way line of Carns Drive; thence South 01 degree 24 minutes 02 seconds West along said westerly right-of-way line, 162.56 feet to the point of beginning. Said description contains 93,557 square feet or 2.1478 acres.