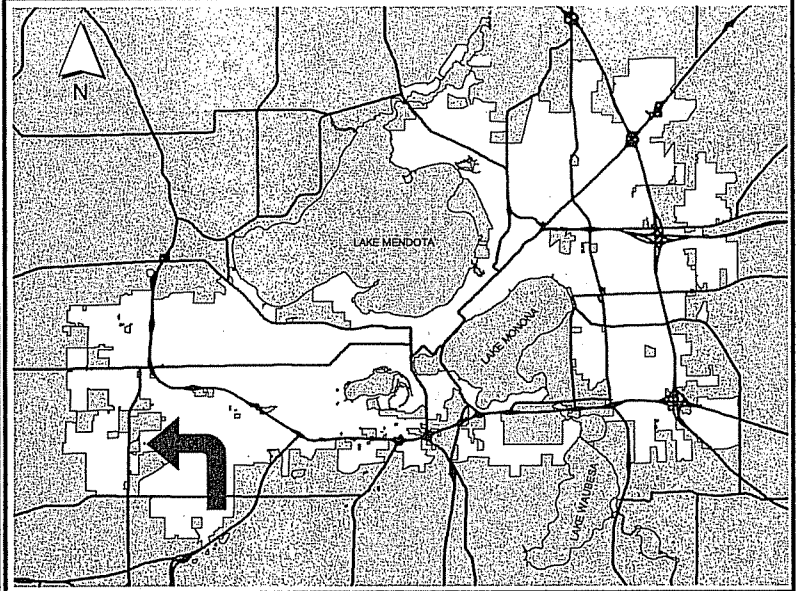


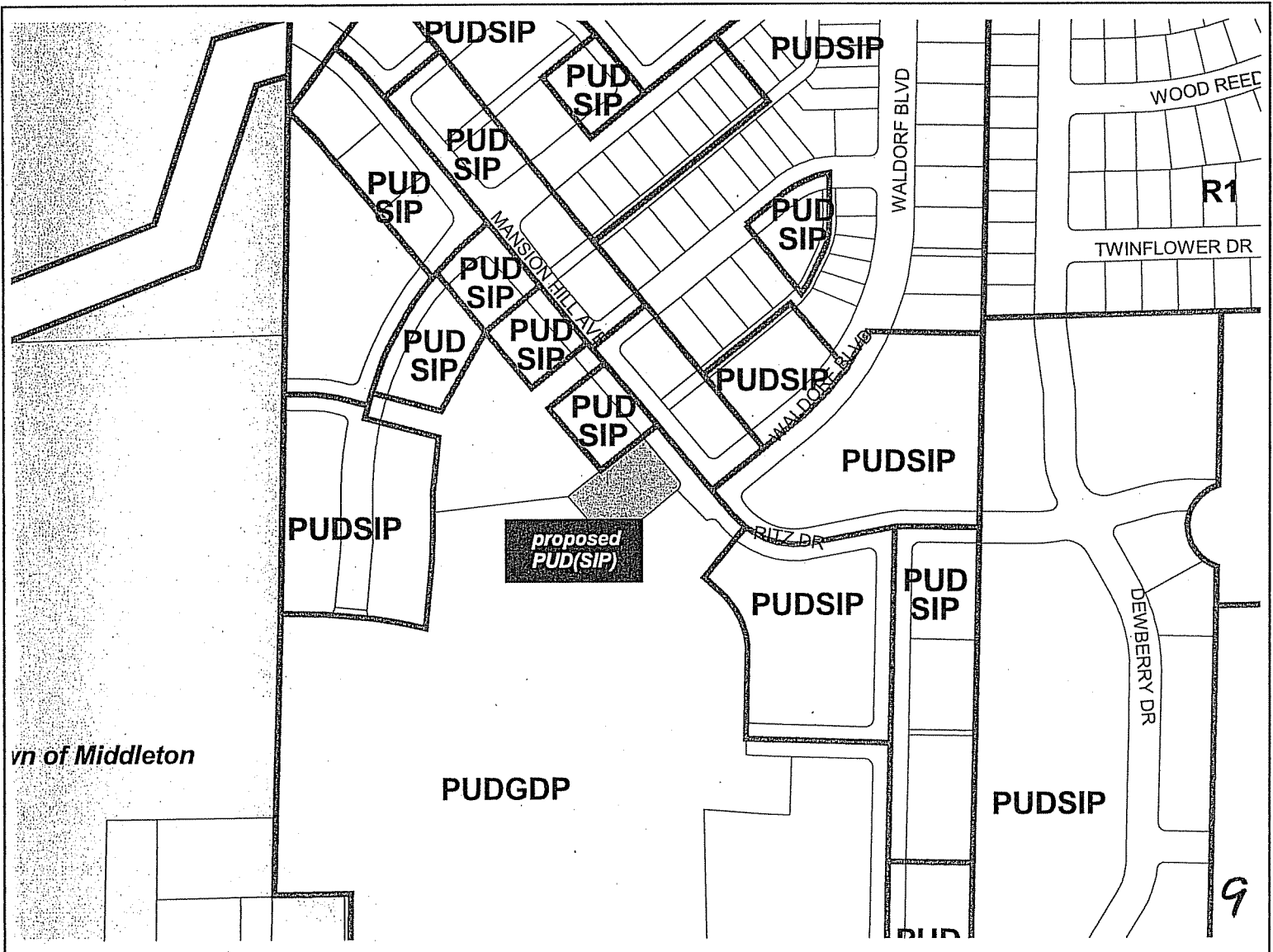
CITY OF MADISON

Proposed Rezoning

Location: 1702 Waldorf Boulevard
Applicant: Terrence Temple - Temple Construction/
J Randy Bruce - Knothe & Bruce Architects
From PUD(GDP) District(s)
To PUD(SIP) District(s)
Existing Use: Vacant Land
Proposed Use: 10 Condominium Units
File No. _____
Public Hearing Dates:
Plan Commission 18 July 2005
Common Council 02 August 2005



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

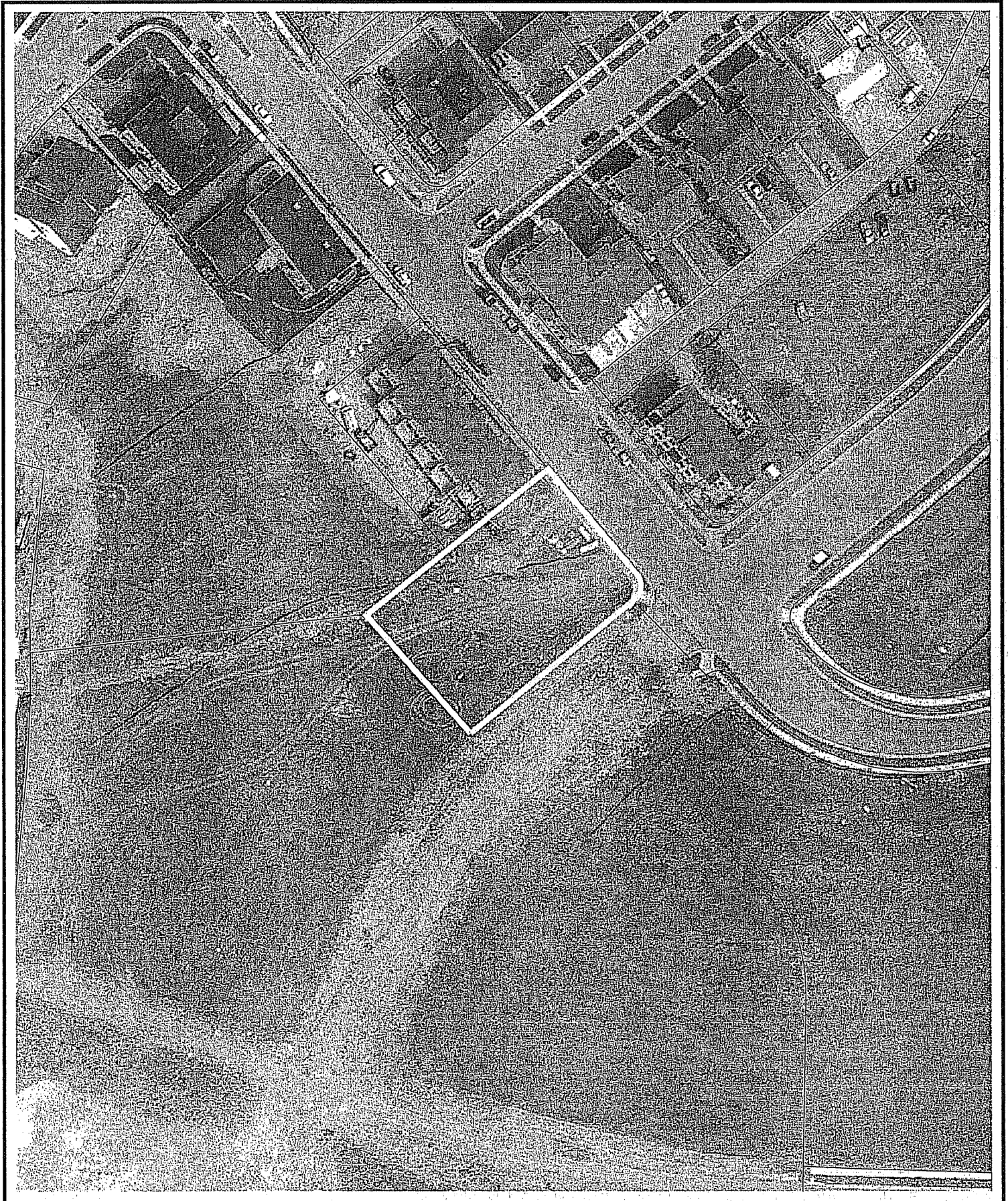


1702 Waldorf Boulevard

0 100 Feet



Date of Aerial Photography - April 2003



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 \$ 1250^w Receipt No. 60729
 Date Received 5-11-05
 Received By R. Towle
 Parcel No. ?
 Aldermanic District 1, Jed Sanborn
 GQ ?
 Zoning District ?
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 4-20 Waiver
 Ngrbrhd. Assn Not. Waiver
 Date Sign Issued _____

1. Project Address: 1702 Waldorf Blvd & ~~Ritz Drive~~ **Project Area in Acres:** .5 Acres
Project Title (if any): Lot 93 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)
- Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP
 Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Terrence Temple Company: Temple Construction
 Street Address: 429 Gammon Place Suite 200 City/State: Madison, WI Zip: 53719
 Telephone: (608) 833-9099 Fax: (608) 833-9070 Email: jtemple@templeinc.net

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

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Two two-story condominium townhouse buildings, with a total of ten units.

Development Schedule: Commencement Fall 2005 Completion Fall 2006

CONTINUE →



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 1/2 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:

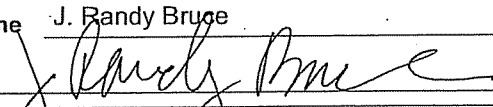
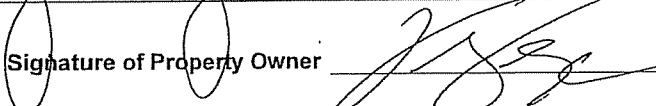
→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Ronn Ferrell, District #1: March 14, 2005; Jed Sanborn, District #1: April 20, 2005 (in person).

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 Apr 21, 05 | Zoning Staff Kathy Voeck Date Apr 21, 05

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

Printed Name J. Randy Bruce Date 5-11-05
 Signature  Relation to Property Owner Architect & Agent
 Authorizing Signature of Property Owner  Date 5-11-05

May 11, 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
PCD-GDP to Amended PCD-GDP and PCD-SIP
Lot 93 Second Addition to Mid Town Commons
Waldorf Boulevard at Mayo 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 93 Mid Town Commons
Waldorf Boulevard at Mayo 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

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.

Site Development Data

Densities:

Dwelling Units	10 Units
Lot Area	21,946 sf (.50 acres)
Lot Area / D.U.	2,195 sf /du.
Density	20 du/acre

Dwelling Unit Mix:

Two bedroom townhouse	10
-----------------------	----

Vehicular Parking Ratio:

Underground Garage	20 stalls
<u>Surface Parking</u>	<u>3 stalls</u>
Total Parking	23 stalls
Parking Ratio	2.3 stalls/du

Bicycle Parking Ratio:

Underground Garage	10 stalls
Parking Ratio	1 stall/du

Site and Building Architecture:

The architectural design features traditional townhouse design with the buildings lining the perimeter streets and park frontage. Private garage parking is located beneath the buildings with limited surface parking internal to the site.

The buildings are two stories in height with a scale that is compatible with the surrounding properties. The exterior materials will be a combination of brick veneer and horizontal siding to provide craftsman-style architecture. The facades are well articulated and contribute to an attractive urban-residential streetscape.

Letter of Intent
PCD-GDP to SIP
Lot 95 of Mid Town Commons
Waldorf Blvd at Mayo Dr.
April 27, 2005
Page 3

Project Schedule & Management:

This project is planned to start construction in the fall of 2005. Completion is scheduled for fall 2006.

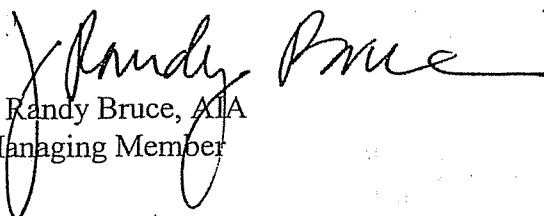
The development will have condominium ownership and will be managed by the condominium association to provide the required private services. The condominiums will be available to family residents although few school age children are anticipated.

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

PUD-PCD-GDP to PUD-PCD-SIP

Lot 93 Mid Town Commons

Waldorf Blvd & Ritz Drive

May 11, 2005

Legal Description: Proposed Lot 93 Third addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a multifamily development with 10 dwelling units.
- 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. MARK SLOPE AT ALL HANDICAP ACCESSIBLE CURBS TO BE 1:12. MARK SLOPE AT ALL OTHER CURBS TO BE 2:1. MARK SLOPE AT ALL DRIVEWAYS TO BE 2:1. MARK SLOPE AT ALL DRIVEWAYS TO BE 2:1. MARK SLOPE AT ALL DRIVEWAYS TO BE 2:1.
 2. ALL DRIVEWAYS, CURBS ADJUSTED TO DRAINAGE AND SURFACE CONSTRUCTION WITHIN 10' OF DRIVEWAY. ALL DRIVEWAYS TO BE ADJUSTED WITH CITY OF MADISON STANDARD PRACTICES AND SPECIFICATIONS FOR DRIVEWAYS AND DRIVEWAY CONSTRUCTION BY THE CITY.
 3. ALL NEW DRIVEWAYS TO BE CONSTRUCTED WITH CURBS TO APPROXIMATELY ACCORDANCE WITH MADISON GENERAL ORDINANCE SECTION 10.04(4).
 4. ALL TRASH TO BE COLLECTED IN RECYCLED TRASH BINS AND RECYCLED TRASH BINS TO BE PROVIDED IN TRASH ROOM.
 5. SEE SITE MANHOLES AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. CONSTRUCTION REQUIRED FIRE LANS SHALL BE PROVIDED PRIOR TO THE PLACEMENT OF CONCRETE. ALL CONSTRUCTION SHALL BE ABOVE THE FLOORING AND FOUNDATION.
 7. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

Revised
Issued for Permitting - May 11, 2005

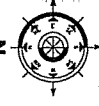
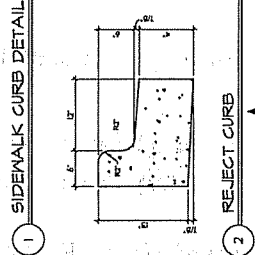
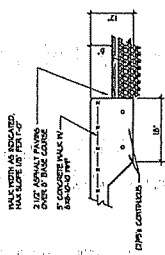
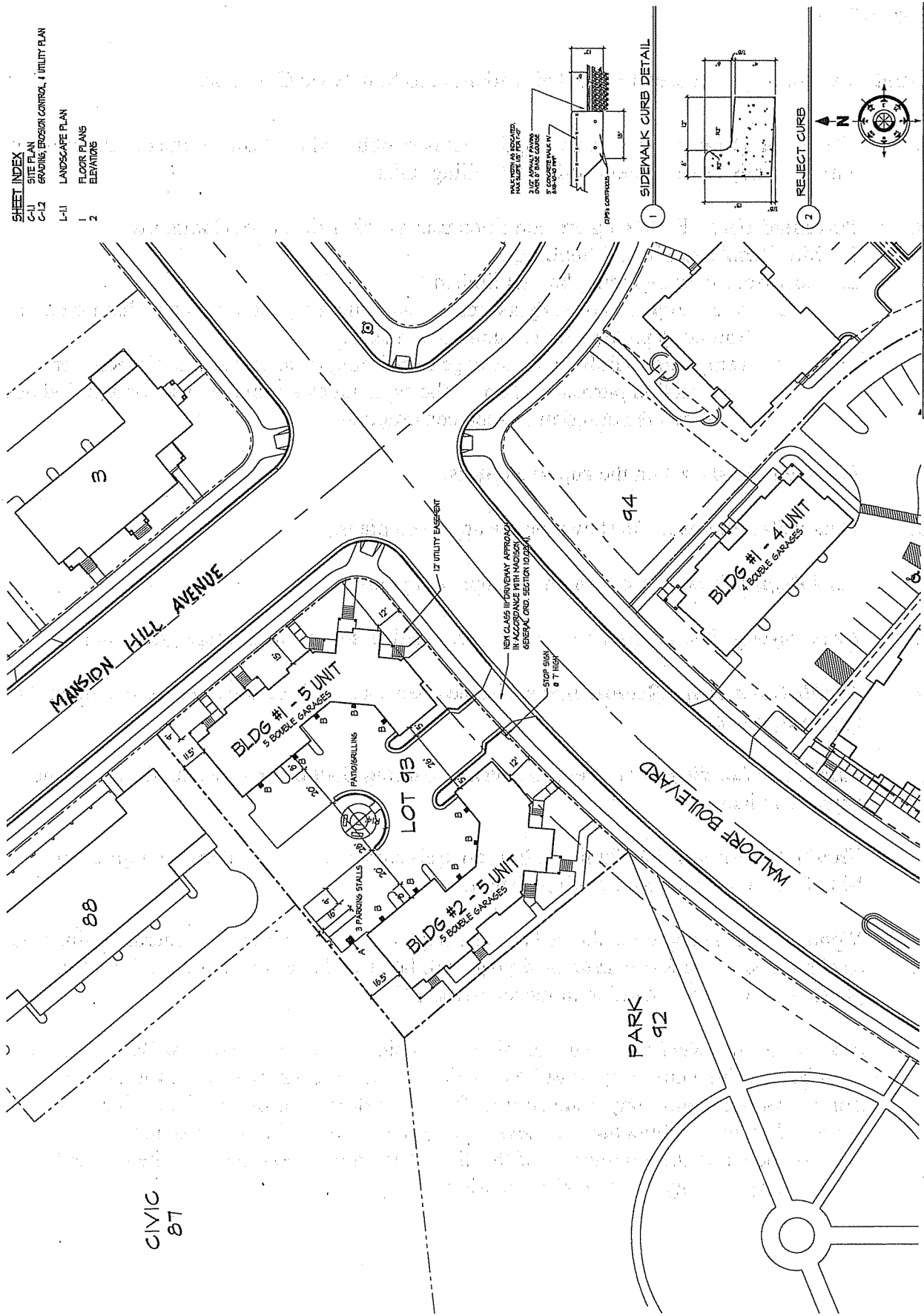
Project Title
**Lot 93
Midtown Commons**

Drawn By
**Site Plan
Building**

Project No.
0510

Drawing No.
C-11

- SHEET INDEX**
- C-11 SITE PLAN
 - C-12 GRADING, EROSION CONTROL, & UTILITY PLAN
 - L-11 LANDSCAPE PLAN
 - FLOOR PLANS
 - ELEVATIONS

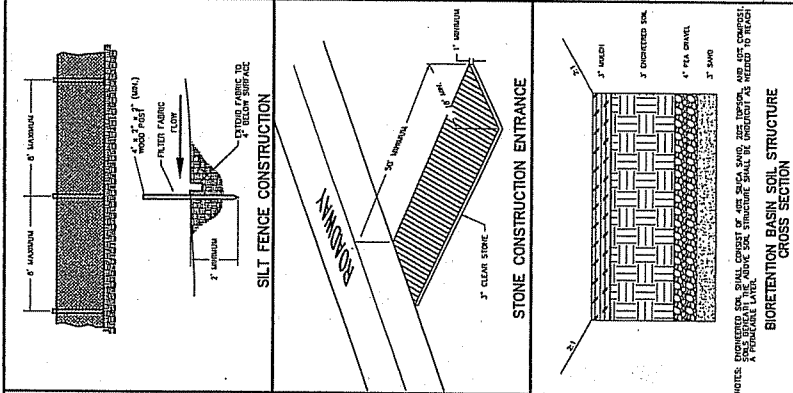


Symbol	Label	Arrangement	Lumens	ULP	Description
B	1	6	3000	0.550	RECYCLED GLASS (R501-R537)
B	2	6	3000	0.550	RECYCLED GLASS (R538-R542)
B	3	6	3000	0.550	RECYCLED GLASS (R543-R547)

SITE PLAN
1" = 20'

LOT 93 - MID TOWN COMMONS
GRADING, EROSION CONTROL, AND UTILITY PLAN

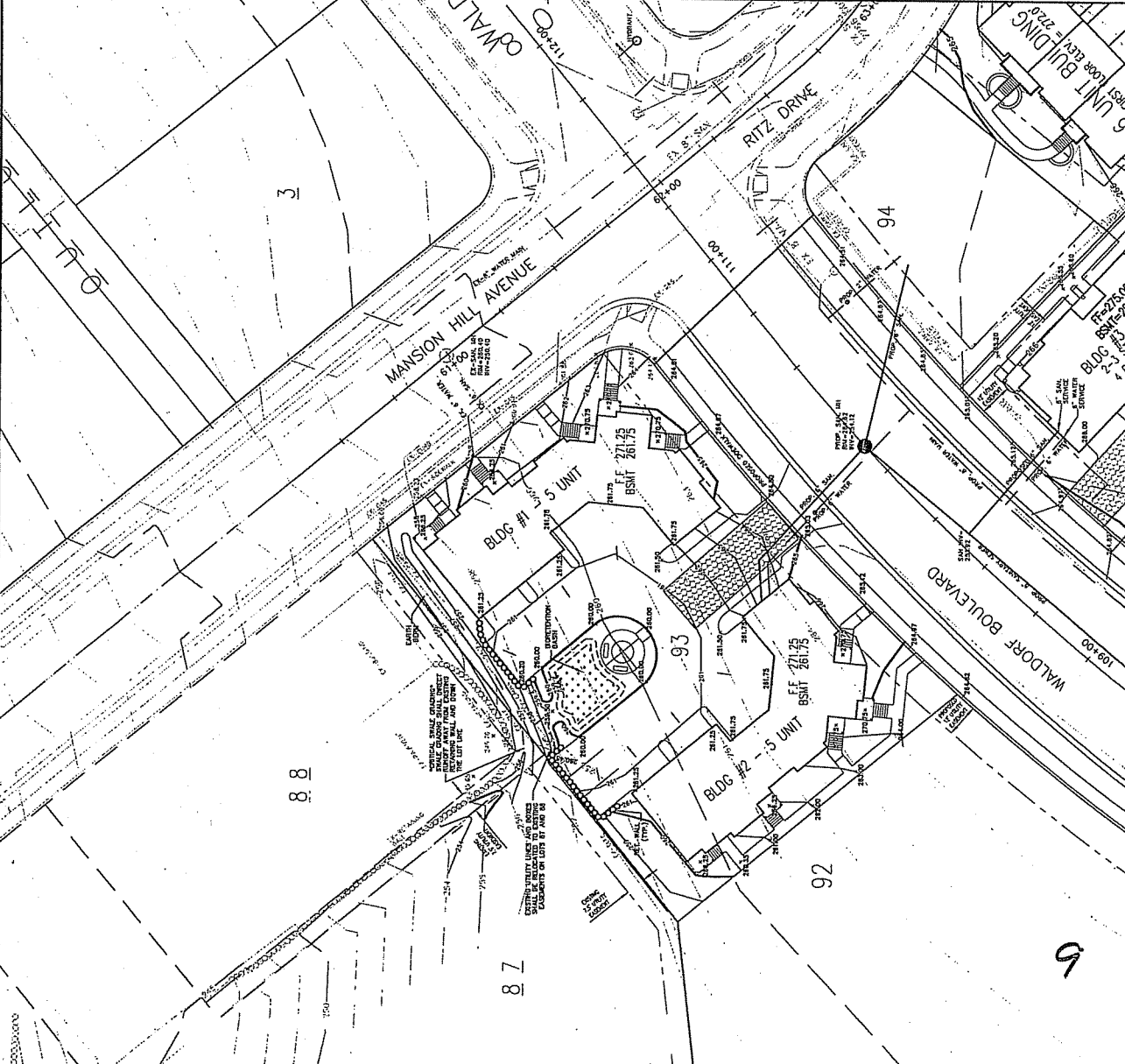
DATE: 05-10-05
REVISIONS:
Calkins Engineering, LLC
1010 Vesper Road
Madison, WI 53718
(608) 838-0144



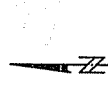
NOTES: BIORETENTION SOIL SHALL CONSIST OF 40% SAND, 50% SIEVE, AND 10% COMPOST. A PERMEABLE LAYER SHALL BE INSTALLED AS NECESSARY TO REACH THE WATER TABLE.

LEGEND:
 [Symbol] STONE CONSTRUCTION ENTRANCE
 [Symbol] BIORETENTION BASIN
 [Symbol] PROPOSED SPOT ELEVATION
 [Symbol] EXISTING SPOT ELEVATION

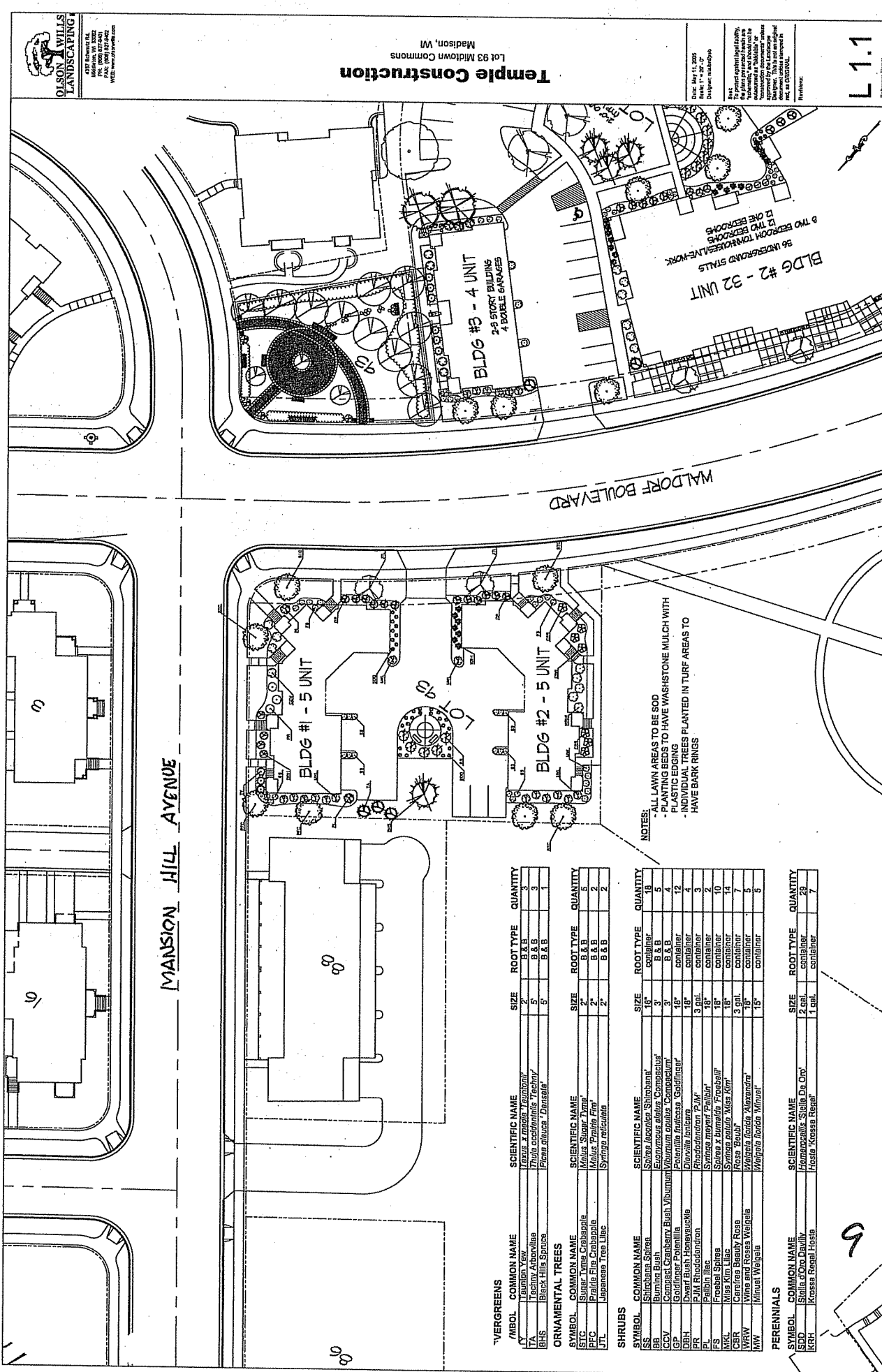
GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE INSTALLED EXCEPT AS NOTED OTHERWISE.
 2. ALL CONSTRUCTION SHALL BE INSTALLED EXCEPT AS NOTED OTHERWISE.
 3. ALL CONSTRUCTION SHALL BE INSTALLED EXCEPT AS NOTED OTHERWISE.
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 8. ALL CONSTRUCTION SHALL BE INSTALLED EXCEPT AS NOTED OTHERWISE.
 9. ALL CONSTRUCTION SHALL BE INSTALLED EXCEPT AS NOTED OTHERWISE.
 10. ALL CONSTRUCTION SHALL BE INSTALLED EXCEPT AS NOTED OTHERWISE.



CALL DICKERS HOTLINE
1-800-368-3688
FOR A FREE
ESTIMATE
ON ANY PROJECT
WE SERVICE
IN THE MIDWEST
AND SOUTH
EAST



SCALE: 1" = 40'



OLSON WILLS LANDSCAPING
 4377 Riverwalk Rd.
 Madison, WI 53702
 TEL: (608) 277-8400
 FAX: (608) 277-8402
 www.olsonwills.com

Temple Construction
 Lot 93 Midtown Commons
 Madison, WI

Date: May 11, 2005
 Author: mls/ahp
 Title: L1.1
 The project engineer's professional seal and signature are required for this document to be approved by the Landmarks Commission. This document is not valid for any other project or site.
 Revision:

L1.1
 Revision: None

MANSON HILL AVENUE

WALDORF BOULEVARD

NOTES:
 - ALL LAWN AREAS TO BE SOD
 - PLANTING BEDS TO HAVE WASHSTONE MULCH WITH
 - 2" POLYPROPYLENE GEOTEXTILE
 - 18" TYPICAL BEDS PLANTED IN TURF AREAS TO
 HAVE BARK RINGS

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
LY	Turkey Tail	<i>Lepidosaphesia ulmaria</i>	2"	B & B	3
TA	Techov Abravillea	<i>Thuja occidentalis 'Techov'</i>	5"	B & B	3
BHS	Black Hills Spruce	<i>Picea canadensis 'Daneville'</i>	5"	B & B	1

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Star Jasmine	<i>Morinda citrifolia</i>	2"	B & B	5
PFC	Prairie Fire Crabapple	<i>Malus 'Prairie Fire'</i>	2"	B & B	2
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	2

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shrubland Spirea	<i>Spiraea japonica 'Shrubland'</i>	18"	container	18
BB	Burning Bush	<i>Euonymus alatus 'Compactus'</i>	3"	B & B	5
GCV	Compact Cranberry Bush Viburnum	<i>Viburnum coccineum 'Compactum'</i>	3"	B & B	4
GP	Goldfinger Potentilla	<i>Potentilla fruticosa 'Goldfinger'</i>	48"	container	12
DBH	Dwarf Bush Honeyuckle	<i>Dicentra spectabilis</i>	38"	container	4
FR	Flame Tree	<i>Sorbus domestica 'Flame'</i>	3 gal.	container	3
FS	Forsythia	<i>Forsythia x intermedia 'Flame'</i>	18"	container	4
MS	Moss Rose	<i>Rosa 'Moss Rose'</i>	18"	container	4
CBR	Carolina Beauty Rose	<i>Rosa 'Carolina Beauty'</i>	3 gal.	container	7
WRW	White and Red Rose Weigela	<i>Weigela florida 'Alexander'</i>	18"	container	5
MW	Minuart Weigela	<i>Weigela florida 'Minuart'</i>	15"	container	5

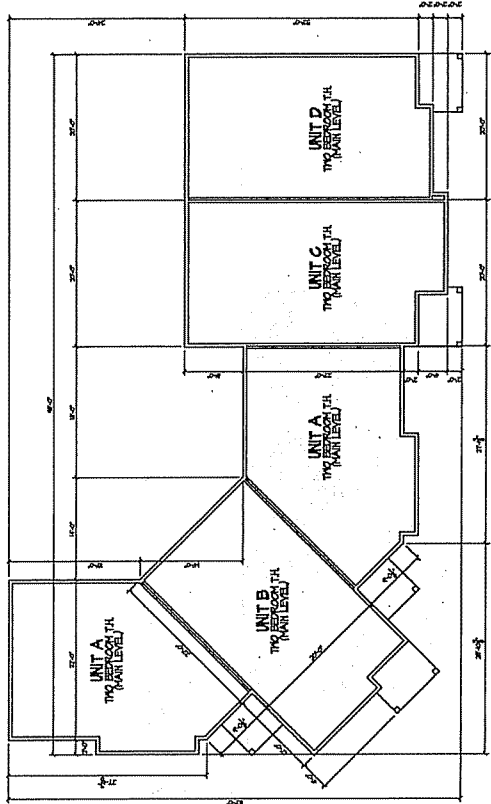
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SDD	Stella d'Oro Daylily	<i>Hemerocallis 'Stella d'Oro'</i>	2 cel.	container	25
KRH	Krossa Regal Hosta	<i>Hosta 'Krossa Regal'</i>	1 cel.	container	7

9

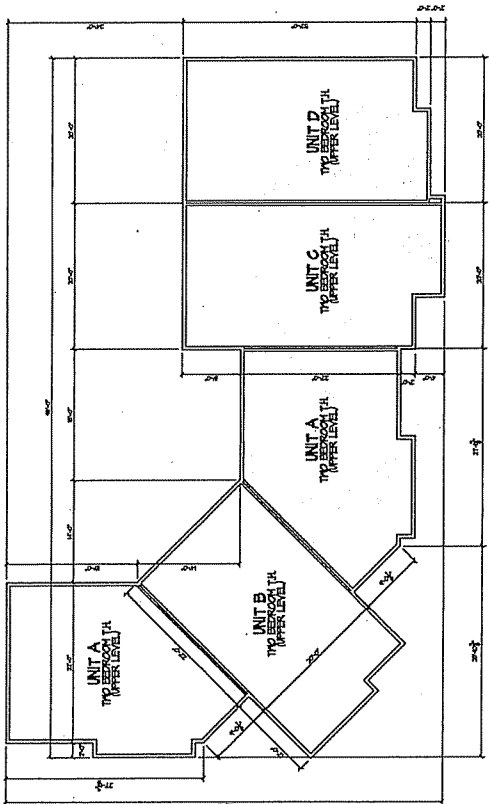
CONTRACT

Notes

- 1. ONE SHEET SPALL PROVIDED IN EACH GARAGE.



FIRST FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA: 5274 SF.



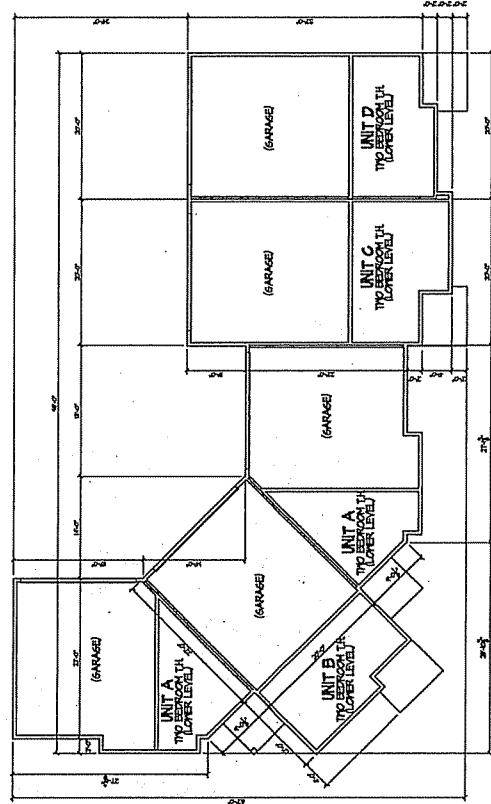
SECOND FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA: 5274 SF.

Revision
Issued for Permitting - April 21, 2009

Project No.
**Lot 49
Midtown Commons**

Drawing Title
Floor Plans
5 Unit Building, Building #142
Project No.
0510

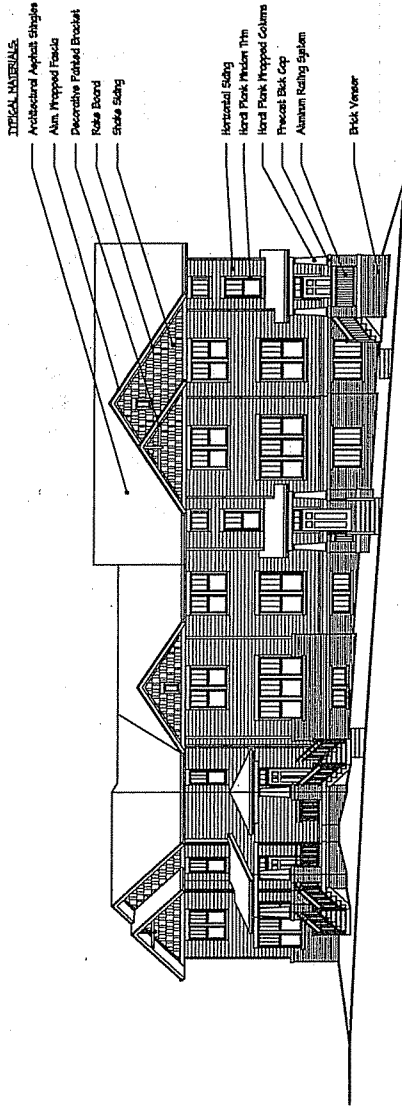
Drawn By
Checked By
Date



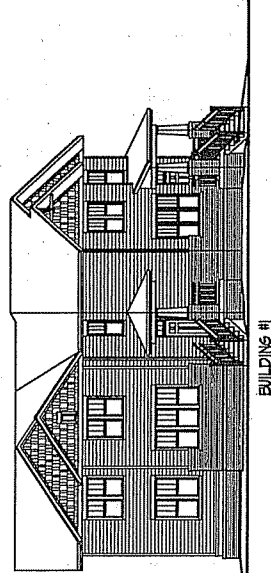
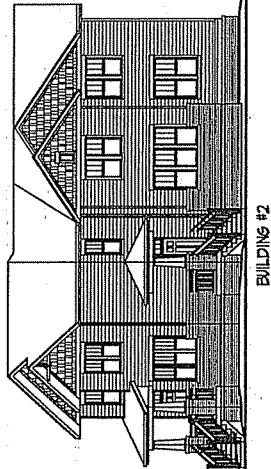
BASEMENT FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA: 5274 SF.

Contract

Notes



○ **FRONT ELEVATION ALONG RITZ**
1/8" = 1'-0"
BUILDING #1 (BUILDING #2, MIRROR IMAGE)



○ **SIDE ELEVATION ALONG WALDORF**
1/8" = 1'-0"

Project Title
**Lot 4B
Midtown Commons**

Drawing Title
**Elevations
5 Unit Building**

Project No. **0510** Drawing No. **2**