



City of Madison

Proposed Rezoning

Location
8101-8119 Mayo Drive

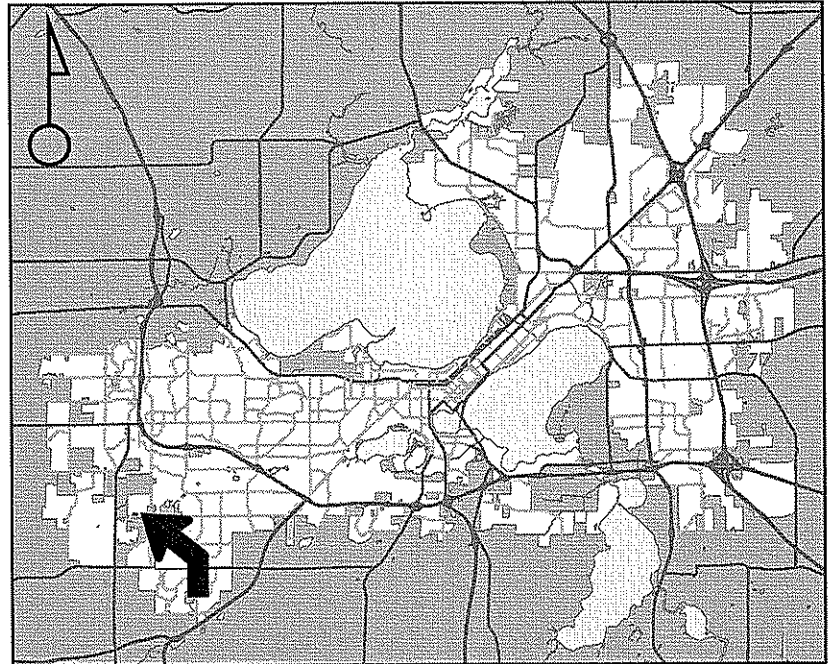
Applicant
Rich Arnesen - Stone House Development/
J. Randy Bruce - Knothe & Bruce Architects

From: PUD(GDP) & PUD(SIP) To: Amended PUD(SIP)

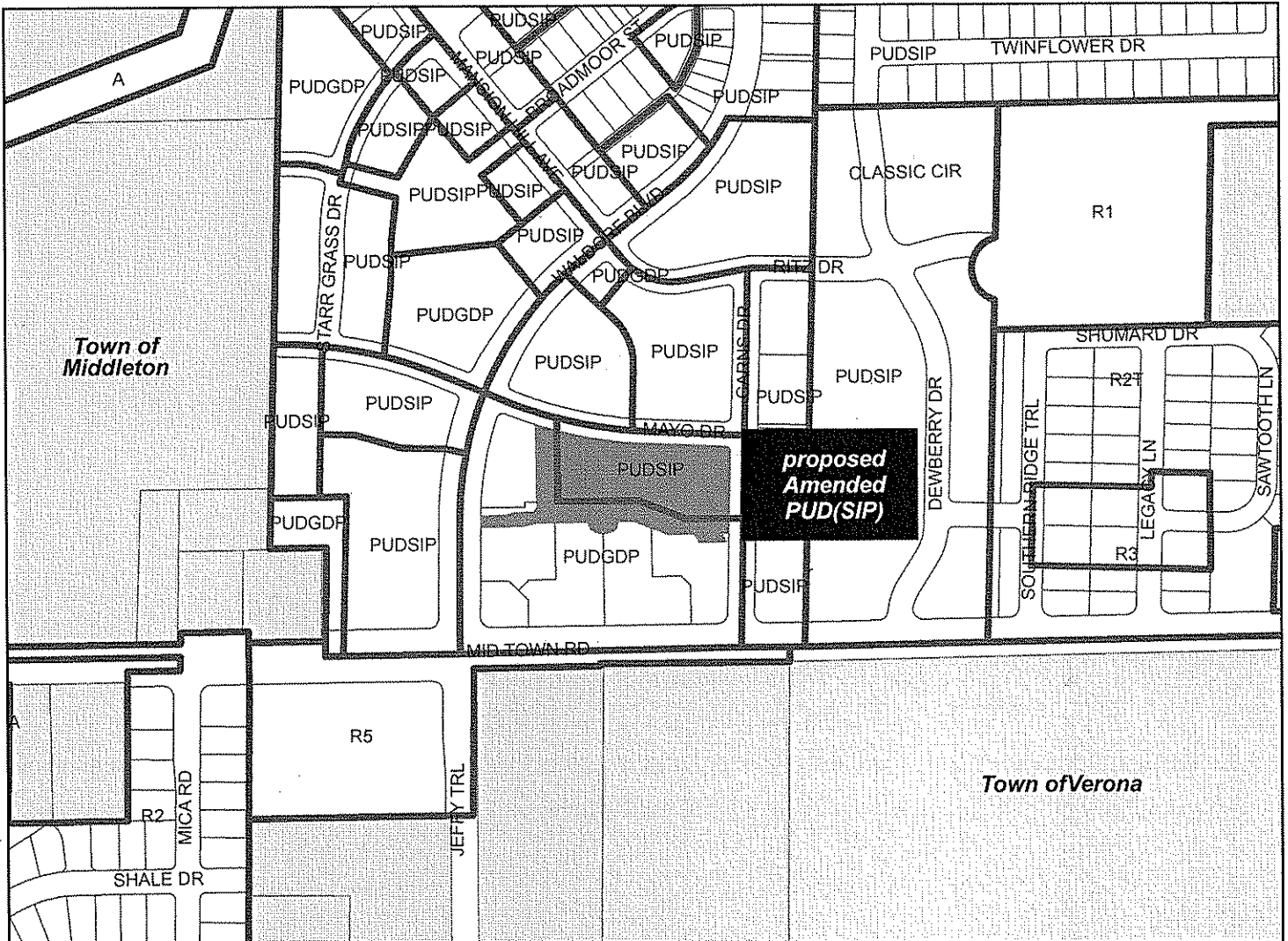
Existing Use
Vacant Land

Proposed Use
Minor Expansion of Approved SIP to Add
Driveway and Additional Surface Parking

Public Hearing Date
Plan Commission
10 May 2010
Common Council
18 May 2010

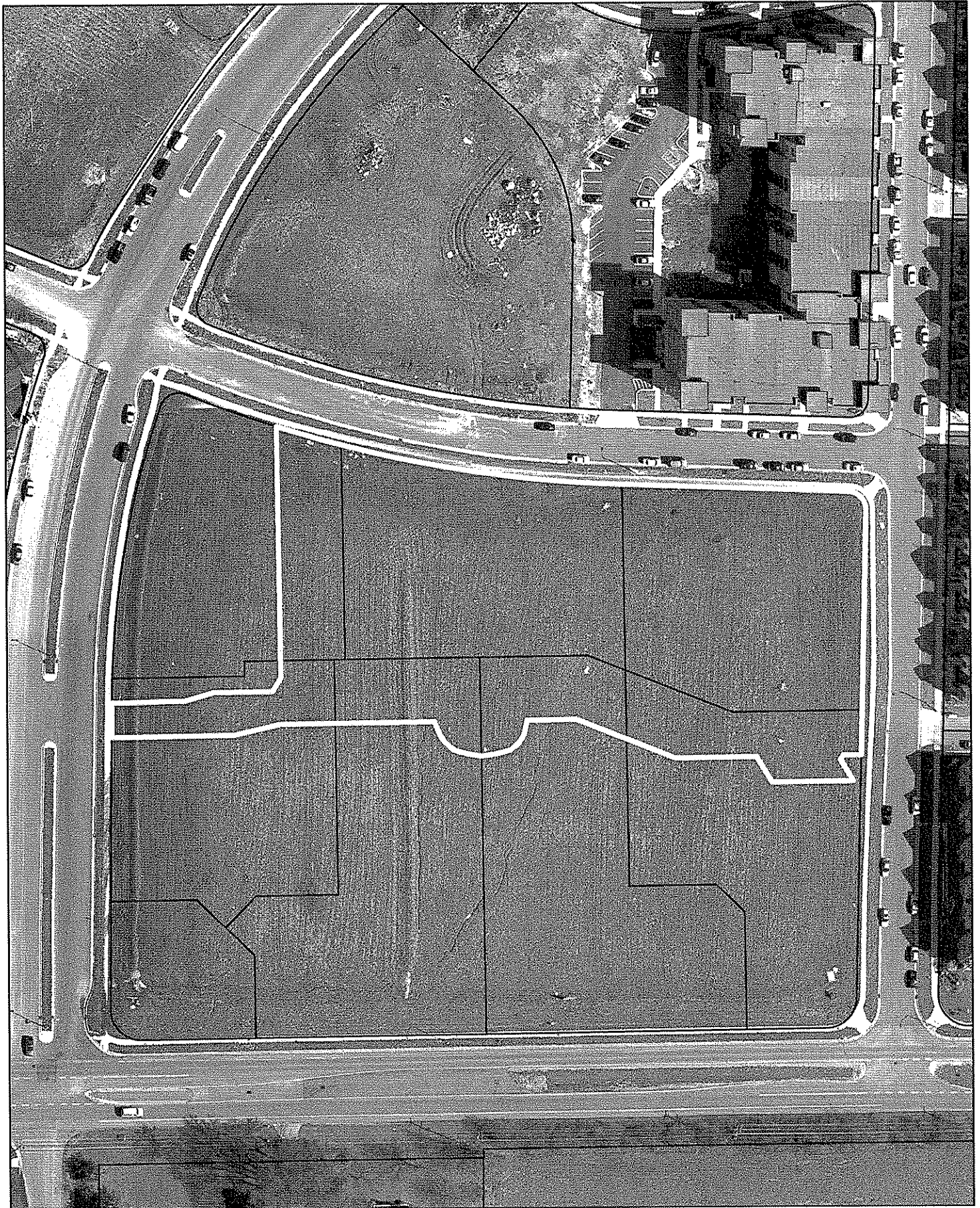


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 April 2010





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 with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid # <u>1650</u>	Receipt No. <u>108458</u>
Date Received <u>3/24/10</u>	
Received By <u>PDA</u>	
Parcel No. <u>0708-344-0806-9</u>	
Aldermanic District <u>1 JED SANBORN</u>	
GQ <u>—</u>	
Zoning District <u>PUDSIP</u>	
For Complete Submittal	
Application <u>✓</u>	Letter of Intent <u>✓</u>
IDUP <u>—</u>	Legal Descript. <u>✓</u>
Plan Sets <u>7</u>	Zoning Text <u>NO CHANGES</u>
Alder Notification <u>2/10/10</u>	Waiver <u>—</u>
Ngrhd. Assn Not. <u>—</u>	Waiver <u>—</u>
Date Sign Issued <u>3/23/10</u>	

1. **Project Address:** 8101 & 8119 Mayo Drive **Project Area in Acres:** 2.29

Project Title (if any): Midtown Place Apartments

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Rich Arnesen Company: Lots Two and Three, LLC
 Street Address: 321 E. Main Street City/State: Madison, WI Zip: 53703
 Telephone: (608) 251-6000 Fax: (608) 251-6077 Email: rarnesen@stonehousedevlopment.com

Project Contact Person: 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): same
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
one 46 Unit building and one 42 Unit apartment building, both with underground parking

Development Schedule: Commencement Fall 2009 Completion Late summer 2010

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,650 See the fee schedule on the application cover page. 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 and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

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

- 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.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of High Point and Raymond Neighborhood Plan, which recommends: Medium density residential and mixed-use neighborhood mix 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 & business associations in writing 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:
Jed Sanborn - District #1 Feb 10, 2009

NOTE: 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 and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 1/26/09 Zoning Staff: _____ Date: 1/26/09
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Rich Arnesen Date 3/23/10
 Signature [Handwritten Signature] Relation to Property Owner Agent/Member

Authorizing Signature of Property Owner _____ Date _____



March 23, 2010

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

Dear Mr. Murphy:

We are requesting an amendment to a previously approved PUD-SIP. The amendment expands the boundaries of the previously approved PUD-SIP to allow include the entire east-west drive serving the development. By amending the boundaries this drive can be completed with the first SIP. In addition to the drive extension, the amendment allows a few additional parking stalls to be constructed in the first SIP along the south side of the same east-west drive.

The construction that will be allowed by this expansion of the SIP boundaries is consistent with the PUD-GDP that was approved in April, 2008.

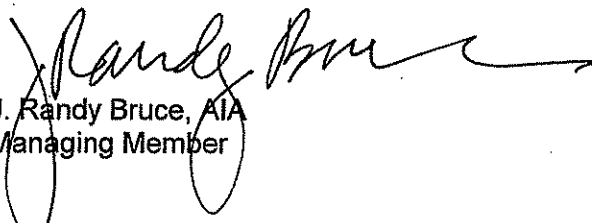
Owner: Lots Two and Three LLC
c/o Stone House Development
321 E. Main Street
Madison, WI 53703
608-251-6000
608-251-6077
Contact: Rich Arnesen
ramesen@stonehousedevelopment.com

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

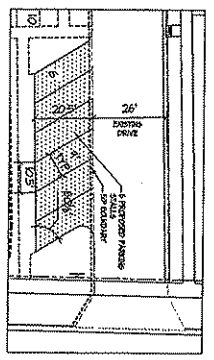
Engineer: I & S Group, Inc.
2690 Research Park, Suite H
Madison, WI 53711
(608) 442-9500
(608) 442-9501 fax
Contact: Dave Glusick
Dave.glusick@si-group.com

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

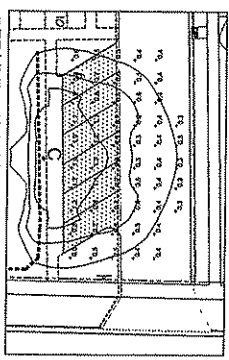
Very Truly Yours,


J. Randy Bruce, AIA
Managing Member

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com 8



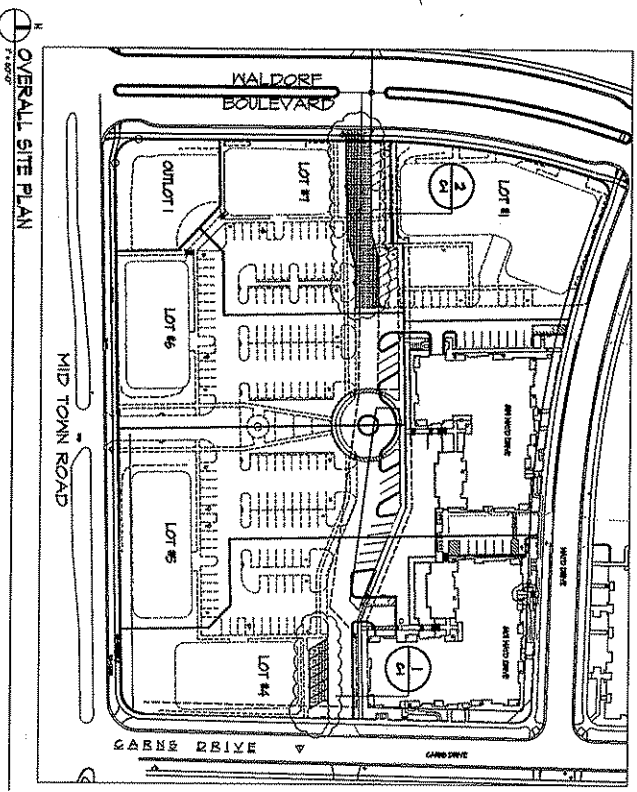
1 DETAILED SITE PLAN- ALTERATION AREA



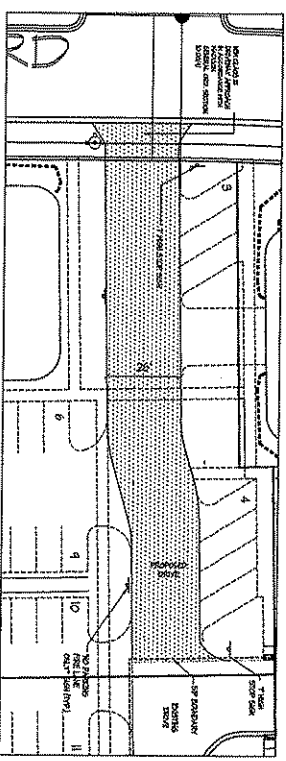
1 DETAILED SITE LIGHTING PLAN- ALTERATION AREA

LIGHTING SCHEDULE

Symbol	Foot-Candle	Area	Location	Notes
□	0	1	SHADE	RECORDED
□	1	SHADE	RECORDED	RECORDED
□	1	SHADE	RECORDED	RECORDED



1 OVERALL SITE PLAN



2 DETAILED SITE PLAN- ALTERATION AREA

1. ALL PROPOSED, SHADY, AND UNPAVED AREAS SHALL BE PLANTED WITH APPROPRIATE SPECIES OF TREES AND SHRUBS TO MAINTAIN THE VISUAL QUALITY OF THE SITE.
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SHEET INDEX
 C-11 SITE PLAN 1:1000 SCALE
 C-12 SITE PLAN 1:1000 SCALE
 C-13 SITE PLAN 1:1000 SCALE
 C-14 SITE PLAN 1:1000 SCALE

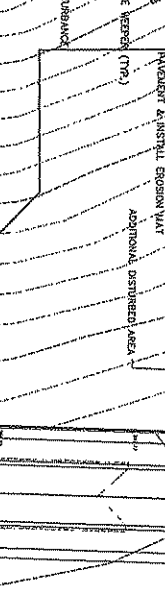
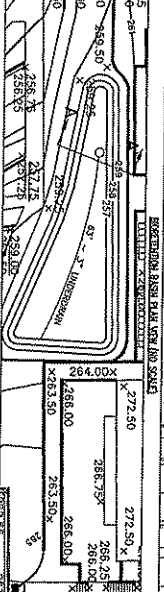
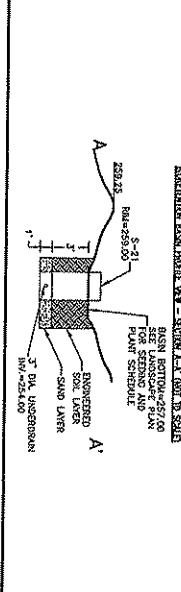
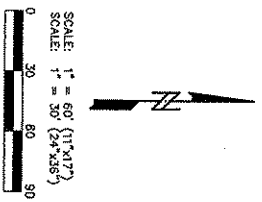
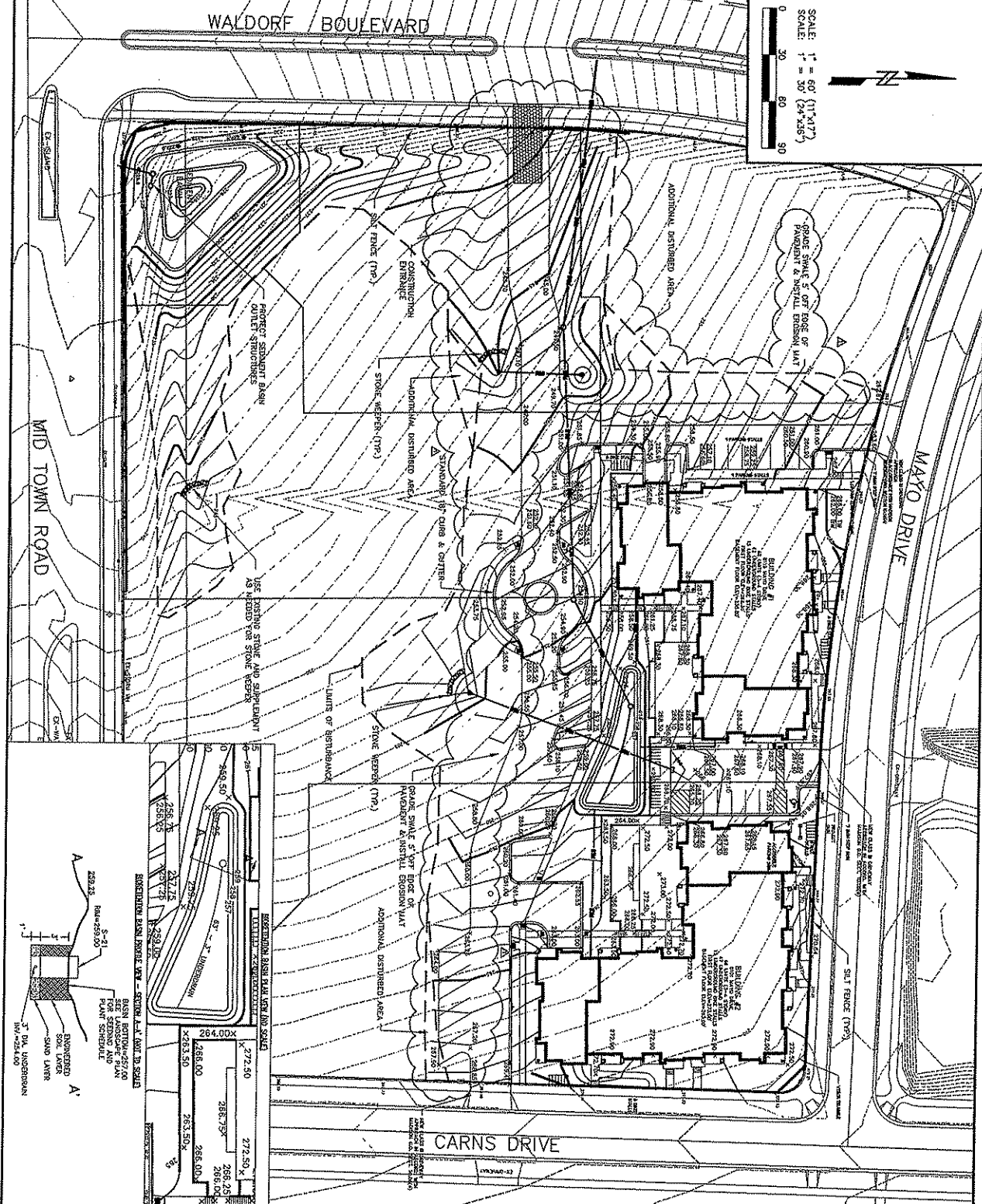
PROJECT
 Midtown Place Apartments
 Bldg. A - 2111 Rego Drive (42 Units)
 Bldg. B - 2101 Rego Drive (46 Units)
 Madison, Wisconsin

DESIGNER
 KNOTHE & BRUCE ARCHITECTS

DATE
 08/26/08

PROJECT NO.
 0856

DRAWING NO.
 C-1



CALL DICKEY'S HOTLINE
 1-800-242-4581
 TOLL FREE
 WE SERVICE YOU 24 HOURS A DAY
 7 DAYS A WEEK
 30-DAY SERVICE GUARANTEE

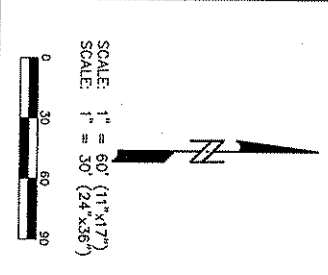
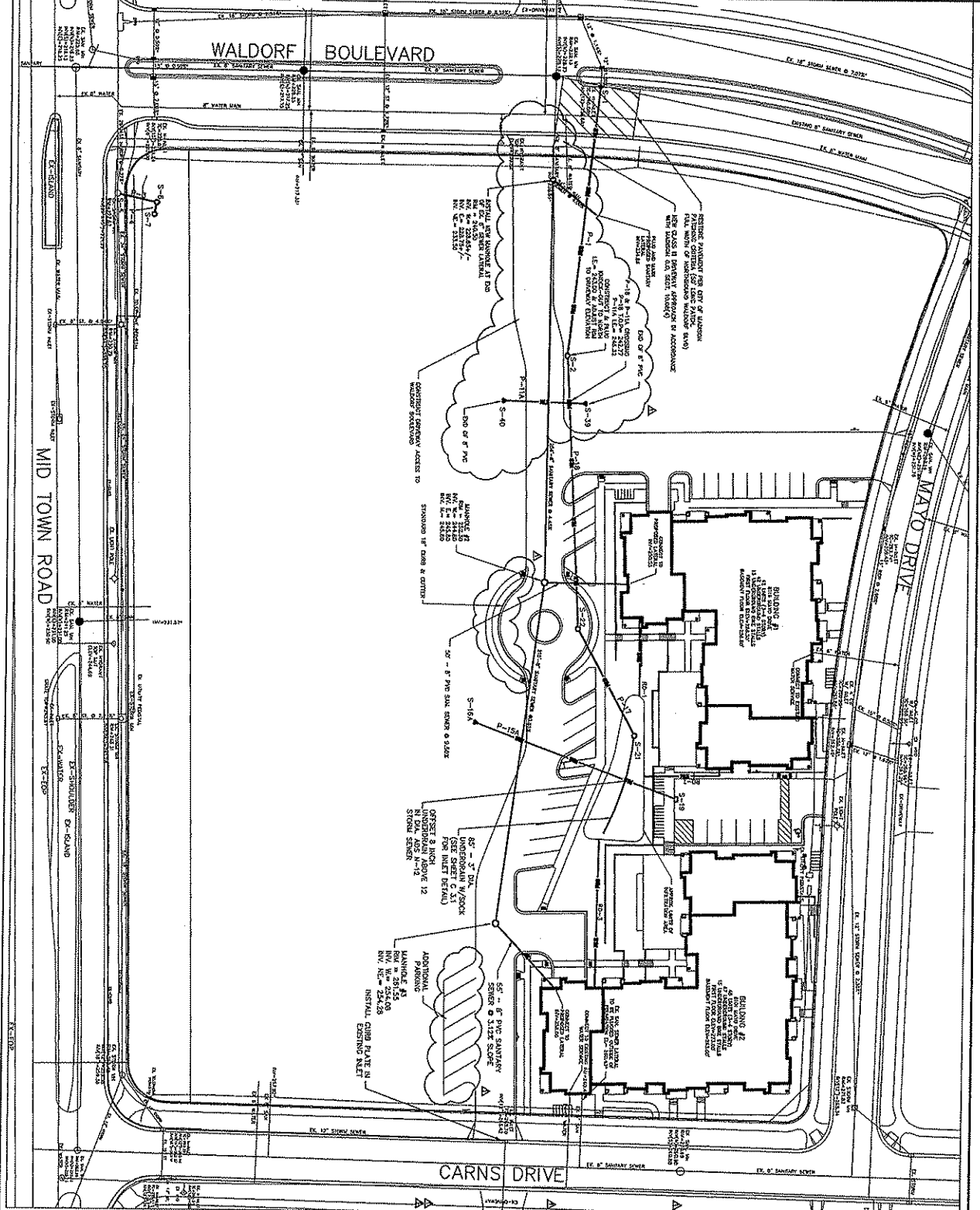
GENERAL NOTES:
 1) ALL EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION CONTROL SCHEDULE.
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 5) ALL EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION CONTROL SCHEDULE.

LEGEND:
 - SILT FENCE
 - STONE WEEPERS
 - STONE CONSTRUCTION ENTRANCE
 - EROSION CONTROL SCHEDULE
 - EROSION CONTROL SCHEDULE
 - EROSION CONTROL SCHEDULE
 - EROSION CONTROL SCHEDULE
 - EROSION CONTROL SCHEDULE

NO.	DATE	REVISIONS
1	03/24/10	ISSUED FOR PERMIT
2	03/24/10	ISSUED FOR PERMIT
3	03/24/10	ISSUED FOR PERMIT

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

vierbicher
 planners | engineers | advisors
 ST. LOUIS • MADISON • PEASLEE DU CHATEL
 1000 FARMERS DRIVE, SUITE 100 • MADISON, WISCONSIN 53717
 Phone: (608) 824-0232 Fax: (608) 824-0233





CALL DIGGERS HOTLINE
 1-800-242-8391
 TOLL FREE
 MISC. SERVICE (820)712 (974)
 RECORDS DIV. OF WISCONSIN DNR
 1000 W. WISCONSIN AVENUE
 MADISON, WISCONSIN 53706

STORM SEWER PIPE SCHEDULE

NO.	PIPE	SIZE	DEPTH	LENGTH	DATE	BY
1-1	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-2	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-3	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-4	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-5	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-6	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-7	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-8	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-9	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-10	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-11	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-12	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-13	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-14	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-15	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-16	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
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1-18	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
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1-21	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-22	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-23	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-24	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
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1-27	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-28	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-29	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM
1-30	12" DIA. ST. PIPE	12"	4'-0"	100'	10/10/09	MM

GENERAL NOTES:

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.
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- 17) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.
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- 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MADISON.
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MID TOWN CENTER
 UTILITY PLAN
 8101 AND 8119 MAYO DRIVE
 MADISON, WISCONSIN

REVISIONS

NO.	DATE	REVISIONS
1	5/24/10	ADDITIONAL NOTES

CLIENT: MID TOWN CENTER
DESIGNER: VIERBICHER
CHECKER: [Name]
DATE: 5/24/10

vierbicher
 planners engineers architects
 100 North Park Drive, Suite 203
 Madison, WI 53704
 Phone: (608) 222-2222 Fax: (608) 222-2222