

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

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

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

DATE SUBMITTED: <u>February 28, 2007</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>March 7, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8102 Mid Town Road

ALDERMANIC DISTRICT: Jed Sanborn #1

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

W.C. Development/Karyl Rice

Knothe & Bruce Architects, LLC

3553 University Avenue

7601 University Avenue, Suite 201

Madison, WI 53705

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)

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- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

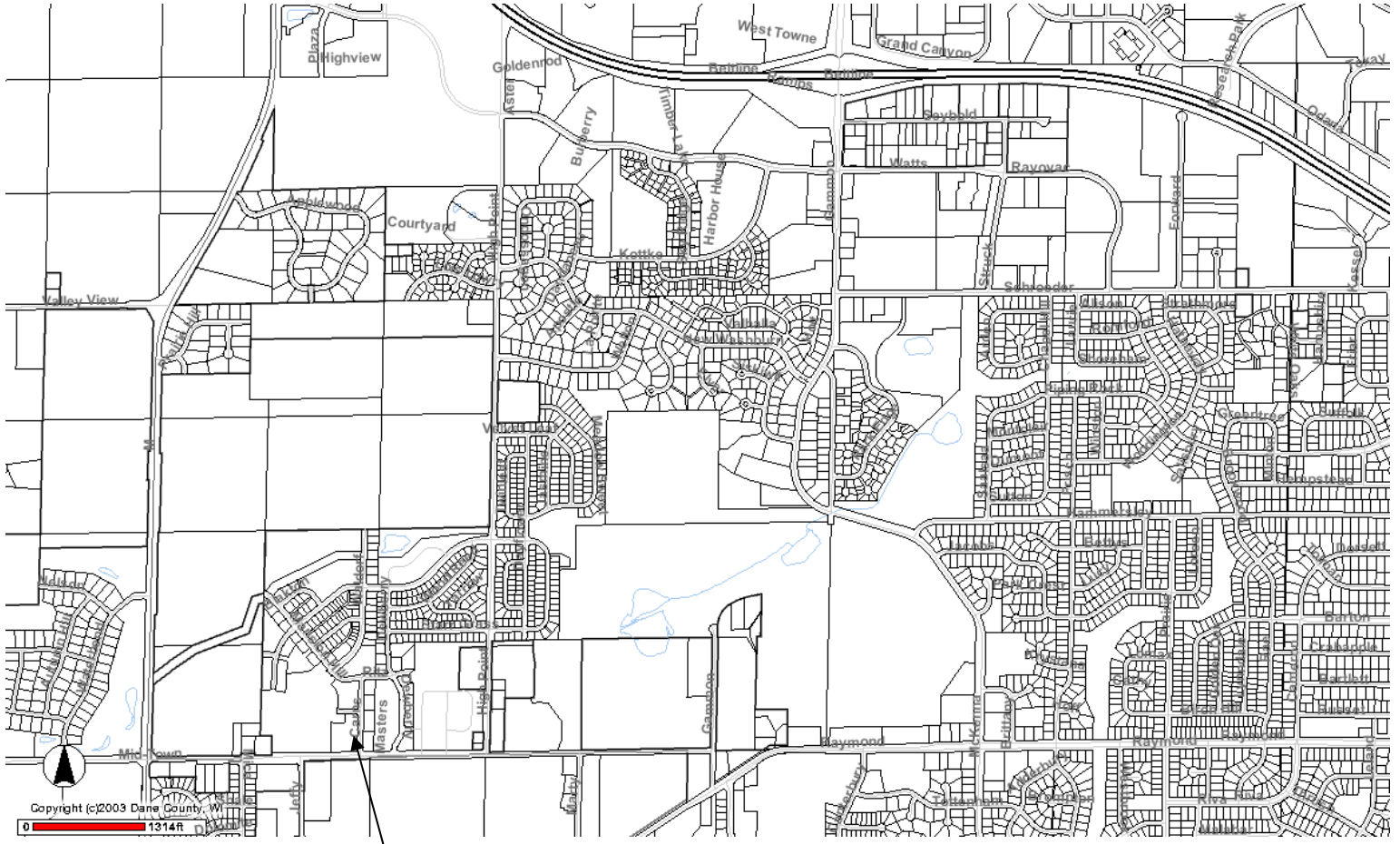
(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

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- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee Required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



# Site Locator Map

8102 Mid Town Road

Consultant

Notes

Revisions

Issued: January 25, 2007  
GDP Submittal: February 01, 2007  
Initial UDC Submittal: February 28, 2007

Project Title

**Midtown Center**

8102 Mid Town Road

Drawing Title

**General Development Plan**

Project No.

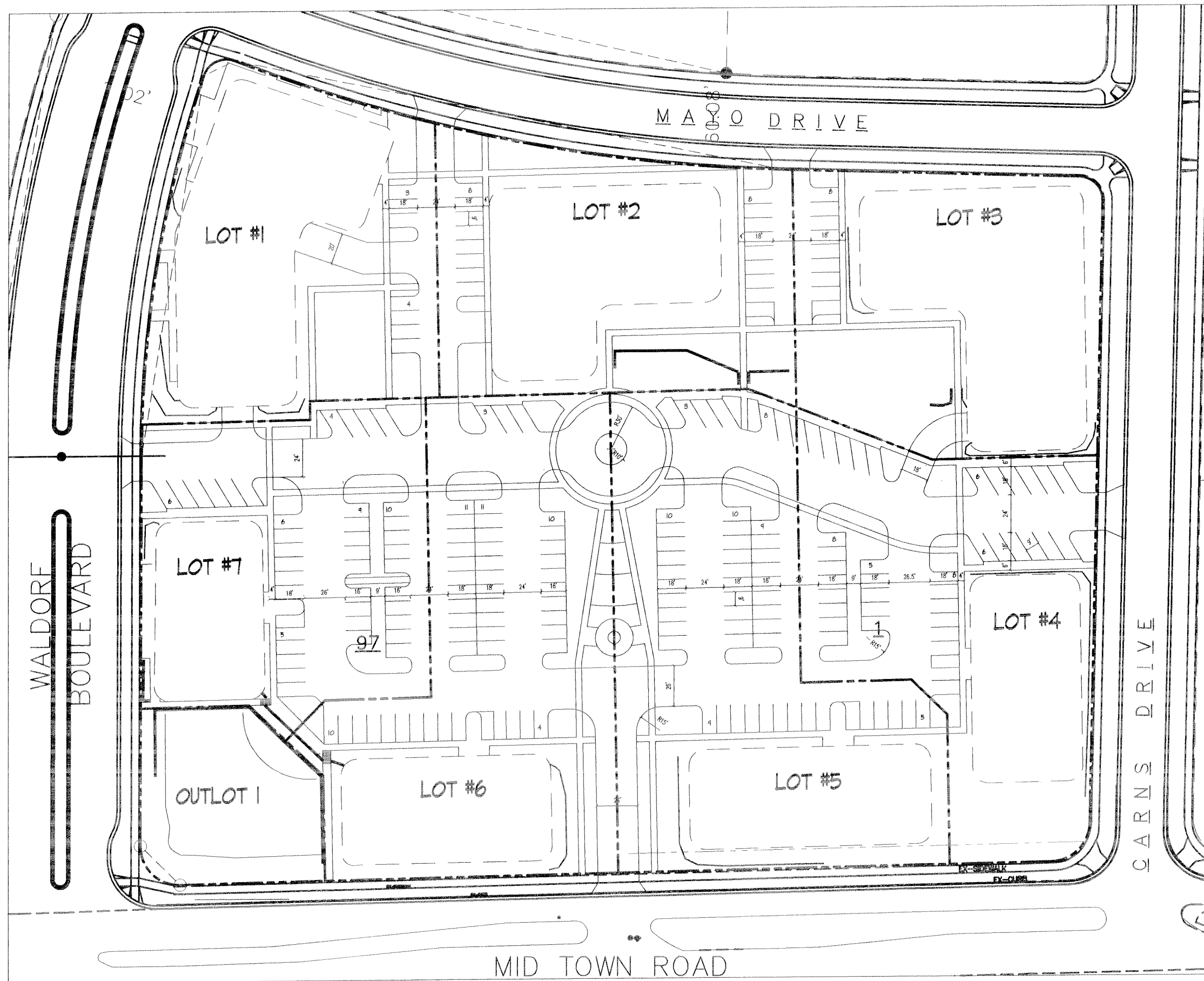
**0636**

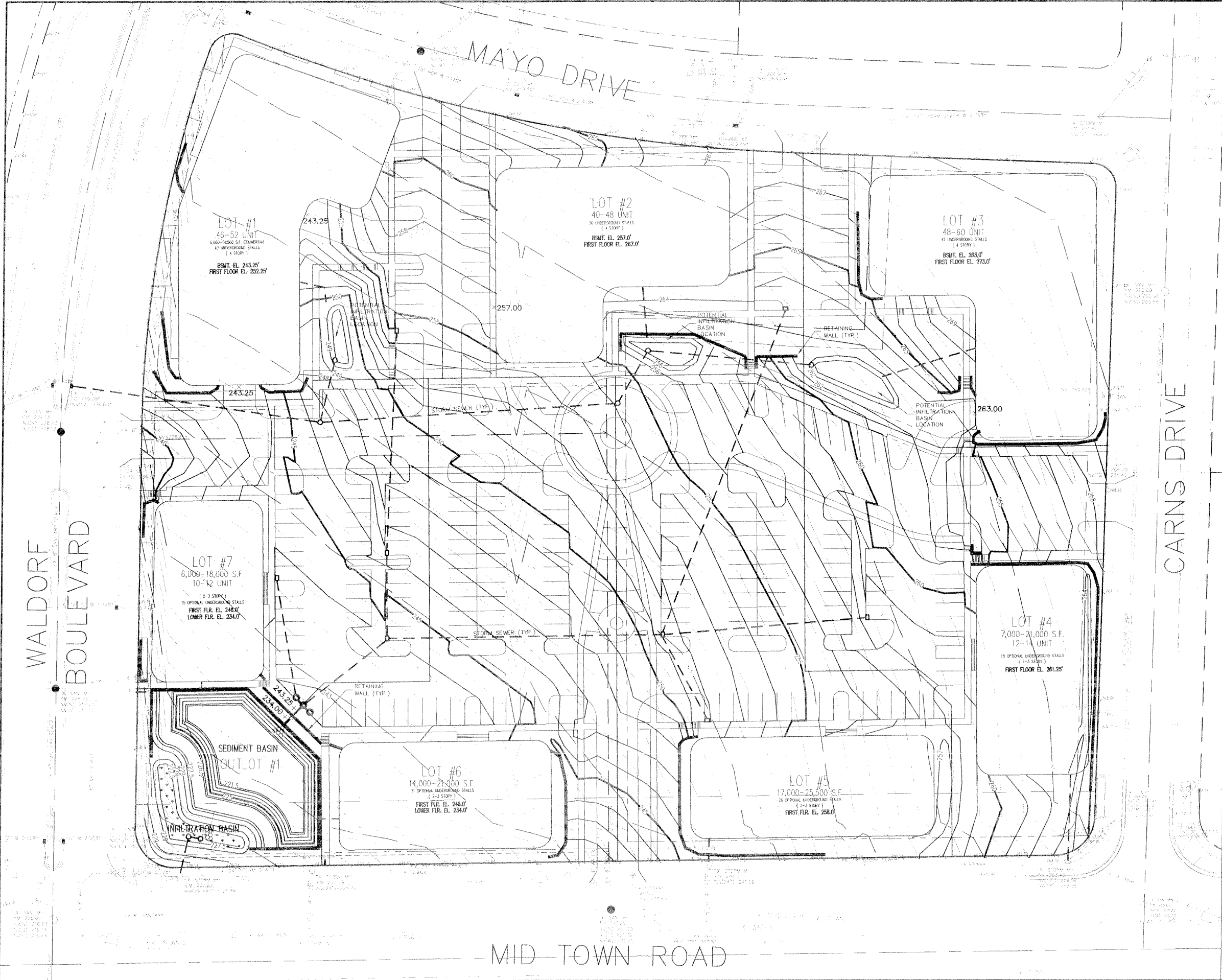
Drawing No.

**G-1.1**

### SITE DEVELOPMENT STATISTICS

<b>OUTLOT</b>	
LOT AREA	11,978 S.F.
<b>LOT 1</b>	
LOT AREA	35,655 S.F.
COMMERCIAL SPACE	6,000-14,500 S.F.
LIVING UNITS	46-52
BUILDING HEIGHT	4 STORY
PARKING	
Underground	40
Surface	7
TOTAL	47
TARGET PARKING RATIO	1.0
<b>LOT 2</b>	
LOT AREA	34,746 S.F.
COMMERCIAL SPACE	N/A
LIVING UNITS	40-48
BUILDING HEIGHT	4 STORY
PARKING	
Underground	36
Surface	16
TOTAL	52
TARGET PARKING RATIO	1.0
<b>LOT 3</b>	
LOT AREA	33,853 S.F.
COMMERCIAL SPACE	N/A
LIVING UNITS	48-60
BUILDING HEIGHT	4 STORY
PARKING	
Underground	42
Surface	8
TOTAL	50
TARGET PARKING RATIO	1.0
<b>LOT 4</b>	
LOT AREA	38,761 S.F.
COMMERCIAL SPACE	17,000-21,000 S.F.
LIVING UNITS	12-14
BUILDING HEIGHT	3 STORY
PARKING	
Underground	18
Surface	42
TOTAL	60
TARGET PARKING RATIO	3/1,000 (commercial)
TARGET PARKING RATIO	1.0 (residential)
<b>LOT 5</b>	
LOT AREA	46,637 S.F.
COMMERCIAL SPACE	17,000-25,500 S.F.
LIVING UNITS	N/A
BUILDING HEIGHT	3 STORY
PARKING	
Underground	26
Surface	46
TOTAL	72
TARGET PARKING RATIO	3/1,000
<b>LOT 6</b>	
LOT AREA	44,570 S.F.
COMMERCIAL SPACE	14,000-21,000 S.F.
LIVING UNITS	N/A
BUILDING HEIGHT	3 STORY
PARKING	
Underground	21
Surface	50
TOTAL	71
TARGET PARKING RATIO	3/1,000
<b>LOT 7</b>	
LOT AREA	34,275 S.F.
COMMERCIAL SPACE	16,000-18,000 S.F.
LIVING UNITS	10-12
BUILDING HEIGHT	3 STORY
PARKING	
Underground	15
Surface	24
TOTAL	49
TARGET PARKING RATIO	3/1,000 (commercial)
TARGET PARKING RATIO	1.0 (residential)
<b>TOTALS</b>	
LOT AREA	280,525 S.F./6.44 ACRES
COMMERCIAL SPACE	63,000-100,000 S.F.
LIVING UNITS	156-186
PARKING	
Underground	198
Surface	205
TOTAL	403





WALDORF BOULEVARD

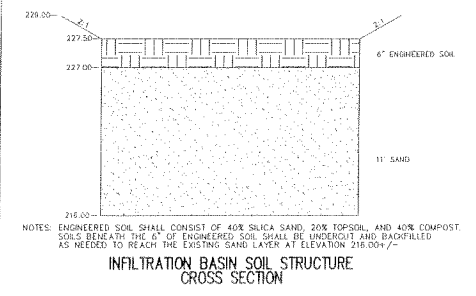
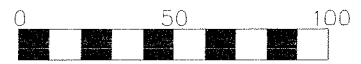
MAYO DRIVE

CARNIS DRIVE

MID-TOWN ROAD



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



NOTES: ENGINEERED SOIL SHALL CONSIST OF 40% SILICA SAND, 20% TOPSOIL, AND 40% COMPOST. SOILS BENEATH THE 6\"/>

INFILTRATION BASIN SOIL STRUCTURE CROSS SECTION

DATE: 02-07-07

REVISIONS:

MIDTOWN CENTER  
 GRADING PLAN

DRAWING NAME: P:\C6002\Design\Bones.dwg

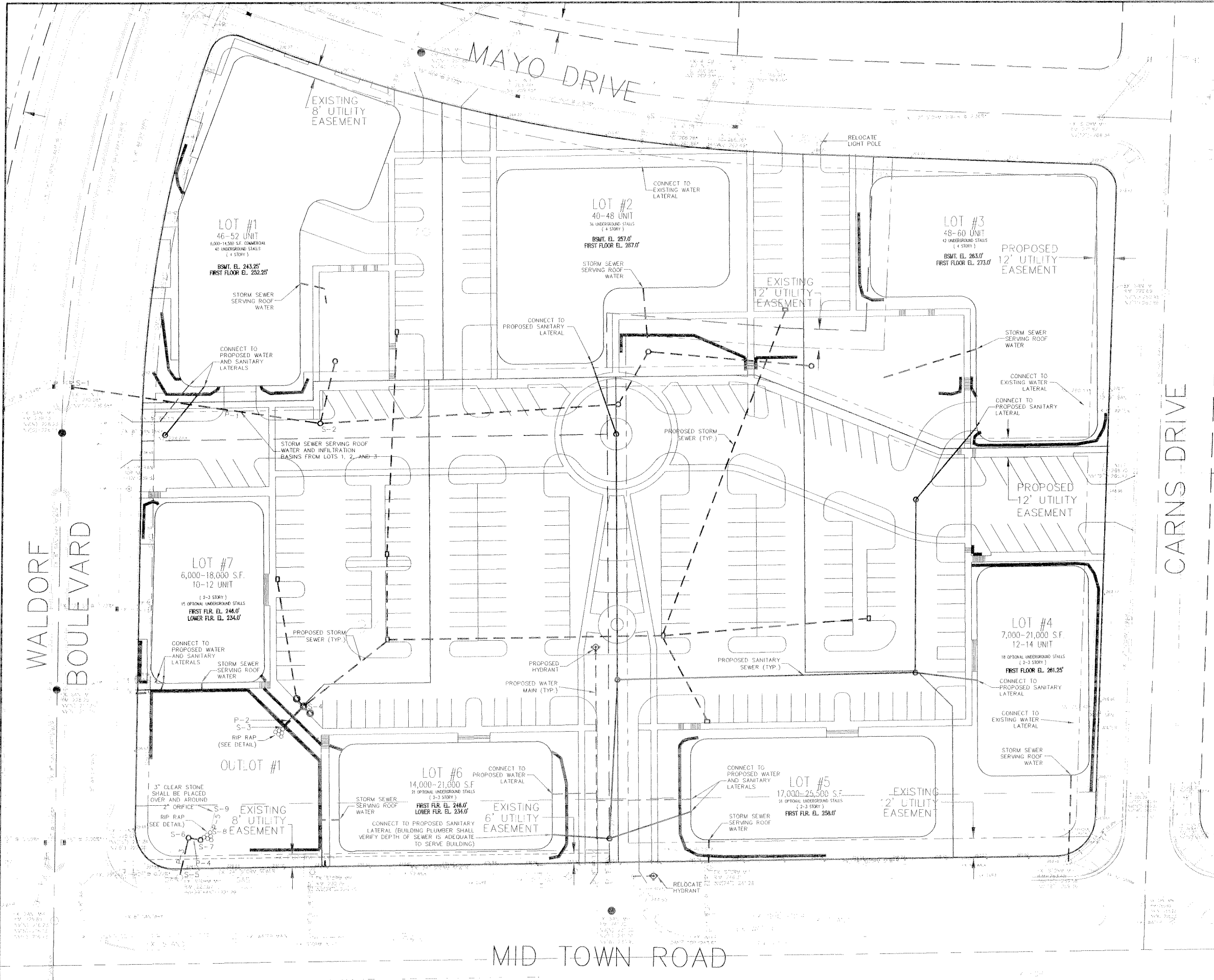
FN: C6002

Calkins Engineering, LLC  
 Civil Engineers & Land Surveyors

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 C-2.1

Calkins Engineering, LLC  
 5010 Vogels Road  
 Madison, WI 53718  
 (608) 836-0444





**STORM SEWER PIPE SCHEDULE:**

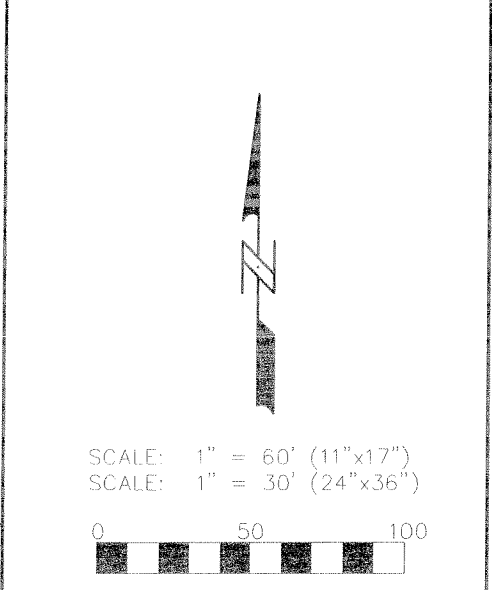
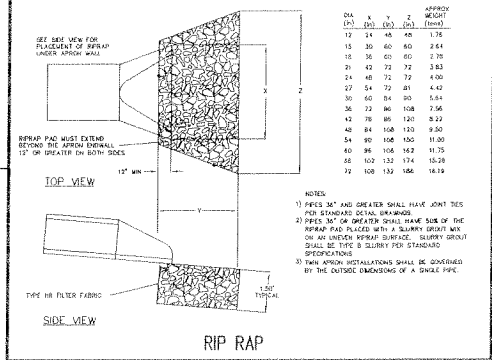
PIPE NUMBER	FROM (UPSTREAM)	TO (DOWNSTREAM)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	156'	236.40	236.68	1.10	12"
P-2	S-4	S-3	18'	228.32	228.00	2.00	18"
P-3	S-6	S-5	22'	222.54	222.21	1.50	18"
P-4	S-7	S-6	5'	222.64	222.54	2.00	18"
P-5	S-9	S-8	12'	227.50	227.50	0.00	12"

**STORM SEWER STRUCTURE SCHEDULE:**

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE TYPE
S-1	EX. IN-LET	240.08	236.68	3.40	-
S-2	3' CB	246.40	238.40	8.00	R-1557
S-3	18" ENDWALL	-	226.00	-	-
S-4	4' CB W/INLET	242.65	226.32	16.33	1878-B7G A
S-5	EX. CB	227.67	221.29	6.38	-
S-6	3' CB	228.50	222.54	5.96	R-2557 B
S-7	3' CB	228.50	222.64	5.86	R-2557 C
S-8	12" END SECTION W/ 2" ORIFICE	-	227.50	-	-
S-9	12" END SECTION W/ 2" ORIFICE	-	227.50	-	-

NOTE: FLOODGATE CATCH BASIN INSERTS SHALL BE INSTALLED AT ALL INLETS COLLECTING PAVEMENT RUNOFF.

- GENERAL NOTES:**
- ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
  - CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT AS NECESSARY PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.
  - ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.
  - PRIVATE STORM SEWER SHALL BE ADS N-12.
  - PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).
  - PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).
  - PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.
  - DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY ENGINEER.
  - PIPES NOT INCLUDED IN STORM SEWER SCHEDULE SHALL BE DESIGNED AT A LATER DATE DURING FUTURE LOT SPECIFIC SUBMITTALS.
  - ASTERISKED (\*) EXISTING UTILITY GRADE INFORMATION IS BASED ON CITY OF MADISON CONSTRUCTION PLANS AND HAS NOT BEEN FIELD VERIFIED.



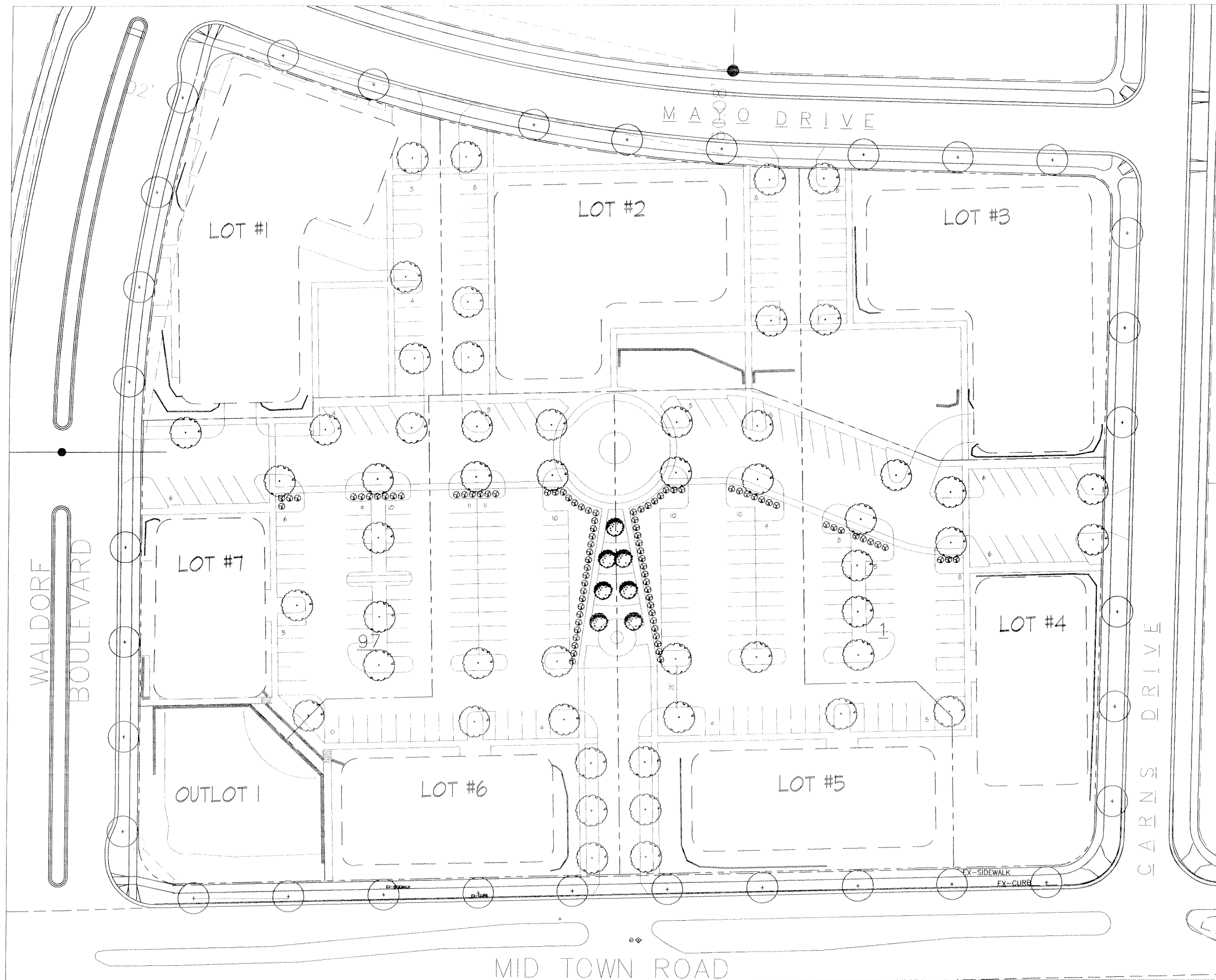
**MIDTOWN CENTER UTILITY PLAN**

Calkins Engineering, LLC  
 Civil Engineers & Land Surveyors

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Consultant

Notes



Revisions  
 Issued: January 25, 2007  
 GDP Submittal: February 01, 2007  
 Initial UDC Submittal: February 28, 2007

Project Title  
 Midtown Center

8102 Mid Town Road  
 Drawing Title  
 Landscape Plan

Project No. Drawing No.  
 0636 L-4.1

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February 07, 2007  
Revised: February 28, 2007

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-GDP  
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: W.C. Development  
3553 University Avenue  
Madison, WI 53705  
608-310-8133  
608-236-0573  
Contact: Karyl Rice  
[rice@mailbag.com](mailto:rice@mailbag.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: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax  
Contact: Dave Glusick  
[dglusick@calkinsengineering.com](mailto:dglusick@calkinsengineering.com)

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



### **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 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.

This parcel is located at the northeast corner of Waldorf Boulevard and Mid-town Road and extends north to Mayo Drive and east to Carns Drive. It is the last remaining portion of the Midtown Commons development. It was originally designated as larger parcels. The developer is proposing a re-plat of the parcel and an amended PUD-GDP to provide a framework for the marketing and development of the sites.

### **Project Description:**

The General Development Plan provides for a series of six sites that line the perimeter of the site. Flexibility in use is allowed for in the GDP. See the following site development statistics for a summary of the allowable uses and areas. Generally commercial uses are proposed for the southern portion of the parcel with residential uses to the north. Several of the sites within the GDP area may contain a mix of commercial and residential uses allowing for a traditional residential over commercial uses. Building heights are proposed as up to four stories for sites 1, 2 and 3, and up to three stories for sites 4, 5, 6, and 7.

The intent of the plan is to place the buildings close to the street edge and sidewalk continuing the traditional design principles of the neighborhood. Vehicular access is accommodated from Mid-town Road where a median cut is proposed. An interior east-west street provides circulation and access from Waldorf Boulevard and Carns Drive. Diagonal parking and sidewalks are located along this private street to improve its function. Additional parking is located in surface parking areas that will serve as a shared parking facility for all of the sites. A cross-access easement and management agreement will be recorded with the plat and PUD-GDP that will cover this shared parking facility. Parking for sites 1, 2, and 3 is largely accommodated below the buildings with smaller surface areas between the proposed buildings with access off of Mayo Drive. Pedestrian access is planned throughout the site connecting to the perimeter streets.

### **Inclusionary Zoning:**

Since this project is a PUD-GDP plan and the specific dwelling unit count, mix and ownership is not determined, an Inclusionary Dwelling Unit Plan cannot be provided. As future PUD-SIP plans are prepared an IDUP plan will be submitted as appropriate to the specific submittal. This requirement to conform to the Inclusionary Zoning ordinance will be included on the plat as notice to future owners.

### **Design Guidelines:**

In addition to the City review and approval process, Midtown Commons has a set of architectural, site design and landscape standards that are provided in the Covenants and Restrictions. An Architectural Control Committee administers the regulations and standards. Prior to an application for a building or foundation permit, the committee will review and approve

the proposed plans for construction on each individual lot. Reviews include site and landscape plans, building elevations, construction details, color scheme and exterior lighting.

It is the developer's intent that the site and buildings within the GDP tie together architecturally while allowing for an interesting variety of facades and specific architectural treatments.

### **Site Development Statistics**

#### **Outlot**

Lot Area 11,978 S.F.

#### **Lot 1**

Lot Area 35,655 S.F.  
Commercial Space 6,000-14,500 S.F.  
Living Units 46-52  
Maximum Building Height 4 stories  
Parking  
    Underground 40  
    Surface 1  
    Total 41  
Target Parking Ratio 1.0

#### **Lot 2**

Lot Area 34,796 S.F.  
Commercial Space N/A  
Living Units 40-48  
Maximum Building Height 4 stories  
Parking  
    Underground 36  
    Surface 16  
    Total 52  
Target Parking Ratio 1.0

#### **Lot 3**

Lot Area 33,853 S.F.  
Commercial Space N/A  
Living Units 48-60  
Maximum Building Height 4 stories  
Parking  
    Underground 42  
    Surface 8  
    Total 50  
Target Parking Ratio 1.0

#### **Lot 4**

Lot Area 38,761 S.F.  
Commercial Space 17,000-21,000 S.F.  
Living Units 12-14  
Maximum Building Height 3 stories  
Parking  
    Underground 18

Letter of Intent – PUD-GDP  
8102 Mid Town Road  
February 7, 2007  
Revised: February 28, 2007  
Page 4 of 5

<u>Surface</u>	<u>42</u>
Total	60
Target Parking Ratio	3/1,000 (commercial)
Target Parking Ratio	1.0 (residential)

#### Lot 5

Lot Area	46,637 S.F.
Commercial Space	17,000-25,500 S.F.
Living Units	N/A
Maximum Building Height	3 stories
Parking	
Underground	26
<u>Surface</u>	<u>46</u>
Total	72
Target Parking Ratio	3/1,000

#### Lot 6

Lot Area	44,570 S.F.
Commercial Space	14,000-21,000 S.F.
Living Units	N/A
Maximum Building Height	3 stories
Parking	
Underground	21
<u>Surface</u>	<u>50</u>
Total	71
Target Parking Ratio	3/1,000

#### Lot 7

Lot Area	34,275 S.F.
Commercial Space	16,000-18,000 S.F.
Living Units	10-12
Maximum Building Height	3 stories
Parking	
Underground	15
<u>Surface</u>	<u>34</u>
Total	49
Target Parking Ratio	3/1,000 (commercial)
Target Parking Ratio	1.0 (residential)

#### **Totals**

Lot Area	280,525 S.F./6.44 acres
Commercial Space	63,000-100,000 S.F.
Living Units	156-186
Parking	
Underground	198
<u>Surface</u>	<u>205</u>
Total	403

#### **Project Schedule:**

It is the developer's intent to obtain the necessary approvals for the final plat and the General

Letter of Intent – PUD-GDP  
8102 Mid Town Road  
February 7, 2007  
Revised: February 28, 2007  
Page 5 of 5

Development Plan by May 2007. A portion of the internal street and parking network may be constructed late spring or summer, 2007. Future PUD-SIP plans will be submitted on a lot-by-lot basis as the market conditions dictate, with the first PUD-SIP anticipated for submittal in summer, 2007. Landscaping will be completed with construction of each lot. It is expected that this PUD-GDP will be completed and built-out by 2010.

**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 last phase of Midtown Commons completes this mixed-use development. The GDP will provide the framework for the commercial uses that are needed for the overall Midtown Commons development.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member

## **Zoning Text**

### **PUD-GDP**

Midtown Center  
8102 Mid Town Road  
February 7, 2007

**Legal Description:** The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with between 70,000 and 100,000 square feet of commercial space and between 156 and 186 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
1. Multifamily residential uses as allowed in the R-5 zoning district shall be allowed on Lots 1, 2, 3, 4, and 7.
  2. Commercial uses as allowed in the C-2 zoning district shall be allowed on Lots 1, 4, 5, 6 and 7.
  3. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including 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:** Lot area shall be provided as generally shown on the approved GDP plans. Actual lot area shall be provided as shown on the approved SIP plans.
- D. **Height Regulations:** Building height is limited to no more than four stories for sites 1, 2, and 3 and no more than three stories for sites 4, 5, 6, and 7 and as shown on the approved SIP plans.
- E. **Yard Regulations:** Buildings shall be generally located along the perimeter streets as shown on the approved GDP plans. Actual setbacks shall be determined with the approved SIP plans. The guidelines for the future SIP setbacks shall be as follows:
1. Mid-town Road: 5 foot minimum and 20 foot maximum for commercial uses.
  2. Waldorf Boulevard, Mayo Drive and Carns Drive: A minimum setback of 10 feet and a maximum of 20 feet. Porches, bays, eaves and other architectural projections may extend into the required yards up to 5 feet. Stairs leading to building entries or porches may be constructed within the required yards.
  3. Any required utility easements shall override the minimum setbacks noted above.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved SIP plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as generally shown on the approved GDP plans. Usable open space shall be determined and provided across the entire PUD-GDP area. The actual usable open space provided in future SIP plans may vary on a lot by lot basis.

- H. ***Parking & Loading:*** Off-street parking and loading shall be generally provided as shown on the approved GDP plans. For residential uses the parking standards of the R-5 zoning districts shall generally apply and for commercial uses the standards of the C-2 zoning district shall generally apply. The parking requirements shall be determined and provided across the entire PUD-GDP area using a shared surface parking arrangement. The actual parking provided in future SIP plans may vary on a lot by lot basis.
- 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 the C-2 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.