

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # \_\_\_\_\_

DATE SUBMITTED: <u>5/15/13</u>	<u>    </u> Action Requested
UDC MEETING DATE: <u>5/22/13</u>	<u>    </u> Informational Presentation
	<u>    </u> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 1723 Waldorf Blvd.

ALDERMANIC DISTRICT: 1

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
James Imhoff / Waldorf Midtown, LLC Randy Bruce / Knothe & Bruce Architects LLC  
5250 East Terrace Dr. Ste. 1 7601 University Ave Ste 201  
Madison, WI 53718 Middleton, WI 53562

CONTACT PERSON: Randy Bruce  
Address: 7601 University Ave Ste 201  
Middleton, WI 53562  
Phone: 608-836-3690  
Fax: 608-836-6934  
E-mail address: 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 40,000 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)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

February 10, 2010  
RESUBMITTED March 20, 2013

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  
PUD-GDP to PUD-GDP-SIP  
Lot 95 Second Addition to Mid Town Commons  
1723 Waldorf Blvd.  
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: Waldorf Midtown, LLC  
Contact: James Imhoff  
5250 East Terrace Drive, Suite 1  
Madison, WI 53718  
608-443-2220  
608-441-3261 fax  
[Imhoffj@firstweber.com](mailto:Imhoffj@firstweber.com)

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

Landscape: Olson-Toon Landscaping, Inc.  
Contact: Paul Bickett  
4387 Schwartz Rd.  
Middleton, WI 53562  
608-827-9401  
608-827-9402 fax  
[paul@olsontoon.com](mailto:paul@olsontoon.com)

Engineer: Vierbicher Associates, Inc.  
Contact: Tim Schleeper  
999 Fourier Drive, Suite 201  
Madison, WI 53717  
608-826-0532  
608-826-0530 fax  
[tsch@vierbicher.com](mailto:tsch@vierbicher.com)

7601 University Ave, Ste 201  
Middleton, Wisconsin 53562  
p (608)836-3690  
f (608)836-6934  
[www.knothebruce.com](http://www.knothebruce.com)

**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 has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland.

This submittal is for an 80-unit apartment development in two buildings of 48 units and 32 units each. A PUD-SIP for this particular site was first approved on June 17, 2008, and was later modified in 2010. The applicant was not able to record the PUD-SIP documents from the 2010 approval within the ordinance limit and the approval expired on March 16, 2013. This submittal is identical to the 2010 approved plans with the exception of minor revisions to meet the conditions of approval.

**Site Development Data**

**Densities:**

Dwelling Units	80 Units
Lot Area	65,340 S.F. (1.5 acres)
Lot Area / D.U.	816 S.F./ D.U.
Density	53 D.U. / Acre

**Usable Open Space:**

Surface	8,535 S.F.
<u>Balcony</u>	<u>4,265 S.F.</u>
Total	12,800 S.F.
Usable Open Space/ Dwelling Unit	160 S.F./D.U.

**Dwelling Unit Mix:**

Efficiency	8
One bedroom	38
One Bedroom with Den	10
<u>Two bedroom</u>	<u>24</u>
Total	80

**Vehicular Parking Ratio:**

Underground Garage	67 stalls
<u>Surface Parking</u>	<u>57 stalls</u>
Total Parking	124 stalls
Parking Ratio	1.55 stalls/D.U.

**Bicycle Parking Ratio:**

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>21 stalls</u>
Total Parking	65 stalls (50 + (30/2) = 65 required)

**Site and Building Architecture:**

This proposal maintains the architectural quality of the previous design. As before, the architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site.

The building heights are four stories which provides a scale that is compatible with the surrounding properties. The exterior materials will continue to be a combination of a simulated stone base with upper levels of brick veneer and horizontal siding. The facades are well articulated and detailed and the effect is high quality urban-style architecture.

**Project Schedule & Management:**

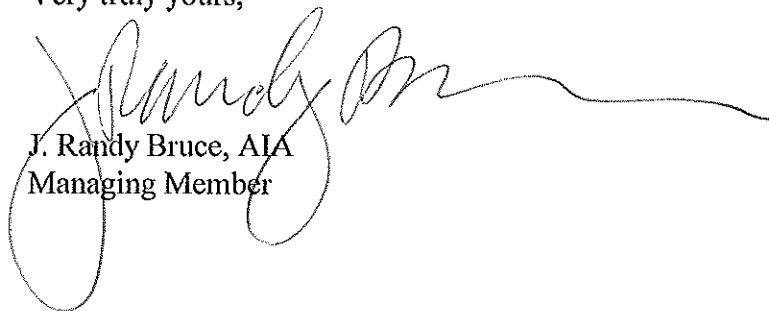
This project is currently projected to start in the summer of 2013 with completion scheduled for summer of 2014.

**Social & Economic Impacts:**

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

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. RAMPS 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. ALL WORK IN THE RIGHT OF WAY SHALL BE PERFORMED BY A CITY OF MADISON LICENSED CONTRACTOR.
7. BIKE STALLS TO BE IN ACCORDANCE TO MADISON GENERAL ORDINANCE 28(1), (SEE SUBSECTIONS (3)(a) AND (3)(h)(2d)).
8. ALL CITY SIDEWALK CURBS AND GUTTER WHICH IS DAMAGED DURING CONSTRUCTION OR THAT THE CITY ENGINEER DETERMINES TO BE NECESSARY SHALL BE REPLACED.

SHEET INDEX:

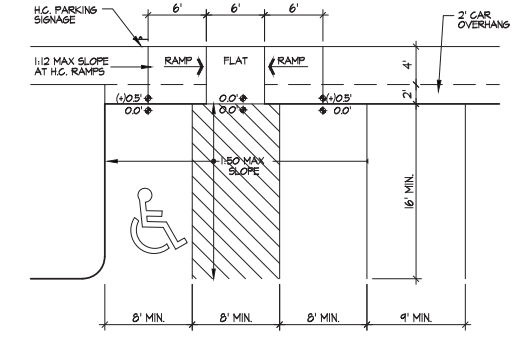
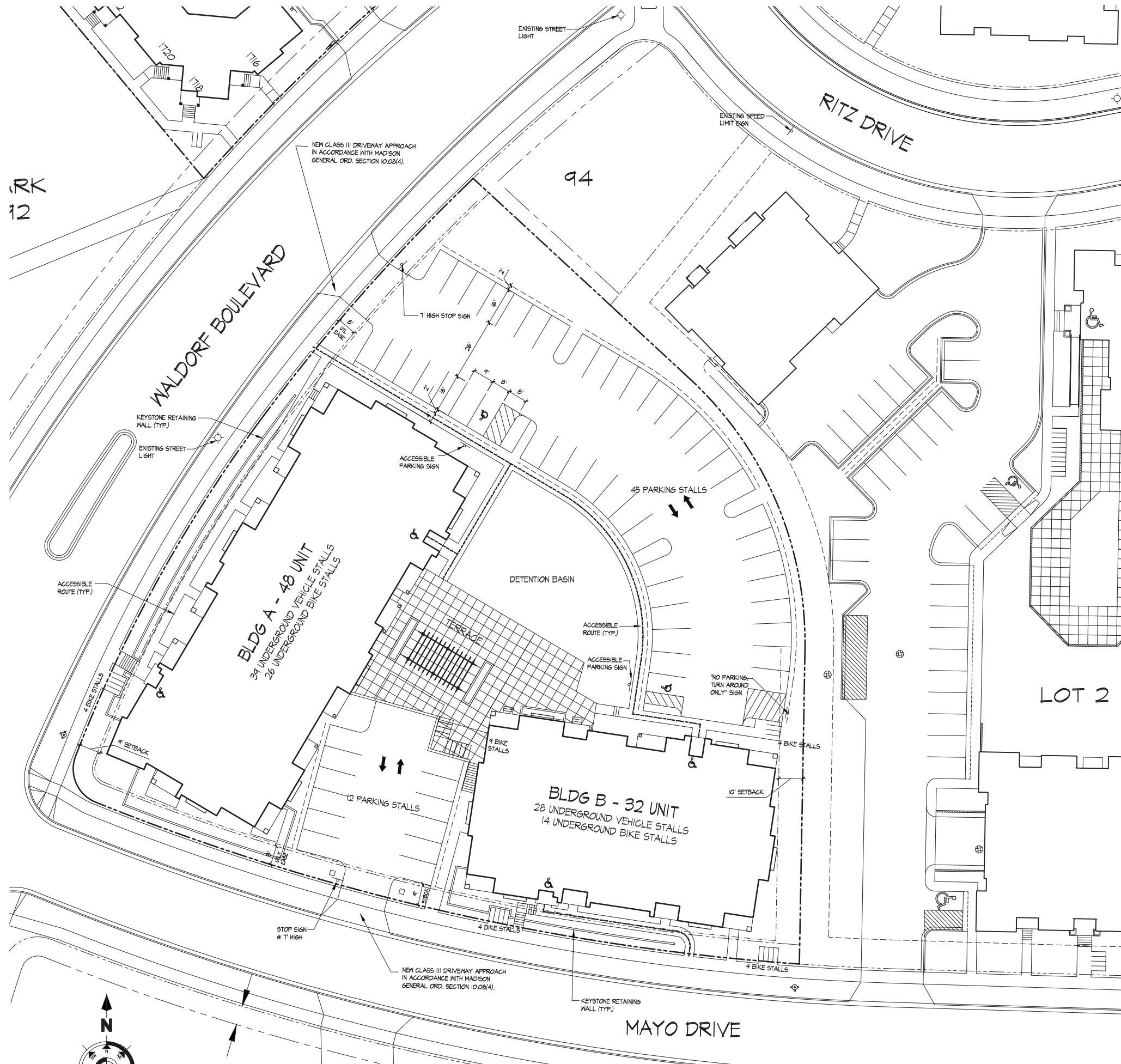
SITE	
C-1.1	SITE PLAN
C-1.2	LIGHTING
C-1.3	FIRE DEPT. ACCESS
C-1.4	OPEN SPACE
C-2.1	GRADING AND EROSION CONTROL PLAN
C-3.1	UTILITY PLAN
C-3.1	LANDSCAPE PLAN

ARCHITECTURAL

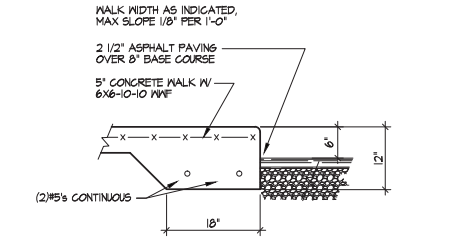
ARCHITECTURAL	
A-1.0	BASEMENT FLOOR PLAN
A-1.1A	FIRST FLOOR PLAN - BUILDING A
A-1.2A	SECOND - FOURTH FLOOR PLAN - BUILDING A
A-1.1B	FIRST FLOOR PLAN - BUILDING B
A-1.2B	SECOND - FOURTH FLOOR PLAN - BUILDING B
A-2.1A	ELEVATIONS - BUILDING A
A-2.1B	ELEVATIONS - BUILDING B

SITE DEVELOPMENT DATA

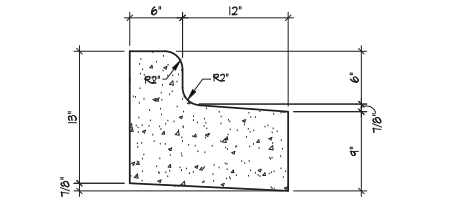
DENSITIES:	
Lot Area	65,340 S.F. (1.5 Acres)
Dwelling Units	80 Units
Lot Area / D.U.	816 S.F./Unit
Density	11.2 net D.U./Acre
Usable Open Space	12,800 S.F.
Usable Open Space/D.U.	160 S.F./D.U.
DWELLING UNIT MIX:	
Efficiency	0
One Bedroom	36
One Bedroom with Den	10
Two Bedroom	24
Total	80
VEHICLE PARKING	
Underground	67 Stalls
Surface	57 Stalls
Total	124 Stalls
Ratio	1.55 Stalls/D.U.
BIKE PARKING	
Surface	25
Underground	40
Total	65 (50 + 5/30) = 65 required



1 HANDICAP ACCESS RAMP  
TYPICAL AT ALL ACCESSIBLE CROSSWALKS



2 SIDEWALK CURB DETAIL



3 REJECT CURB

Revisions

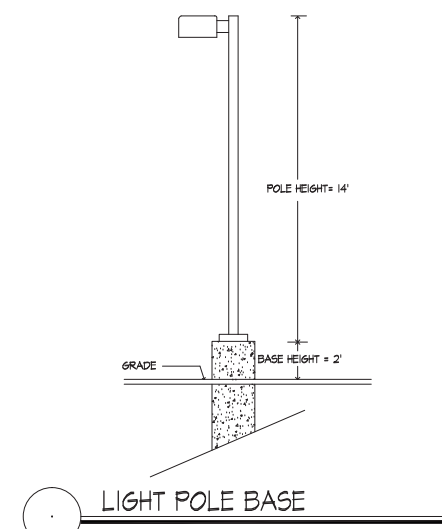
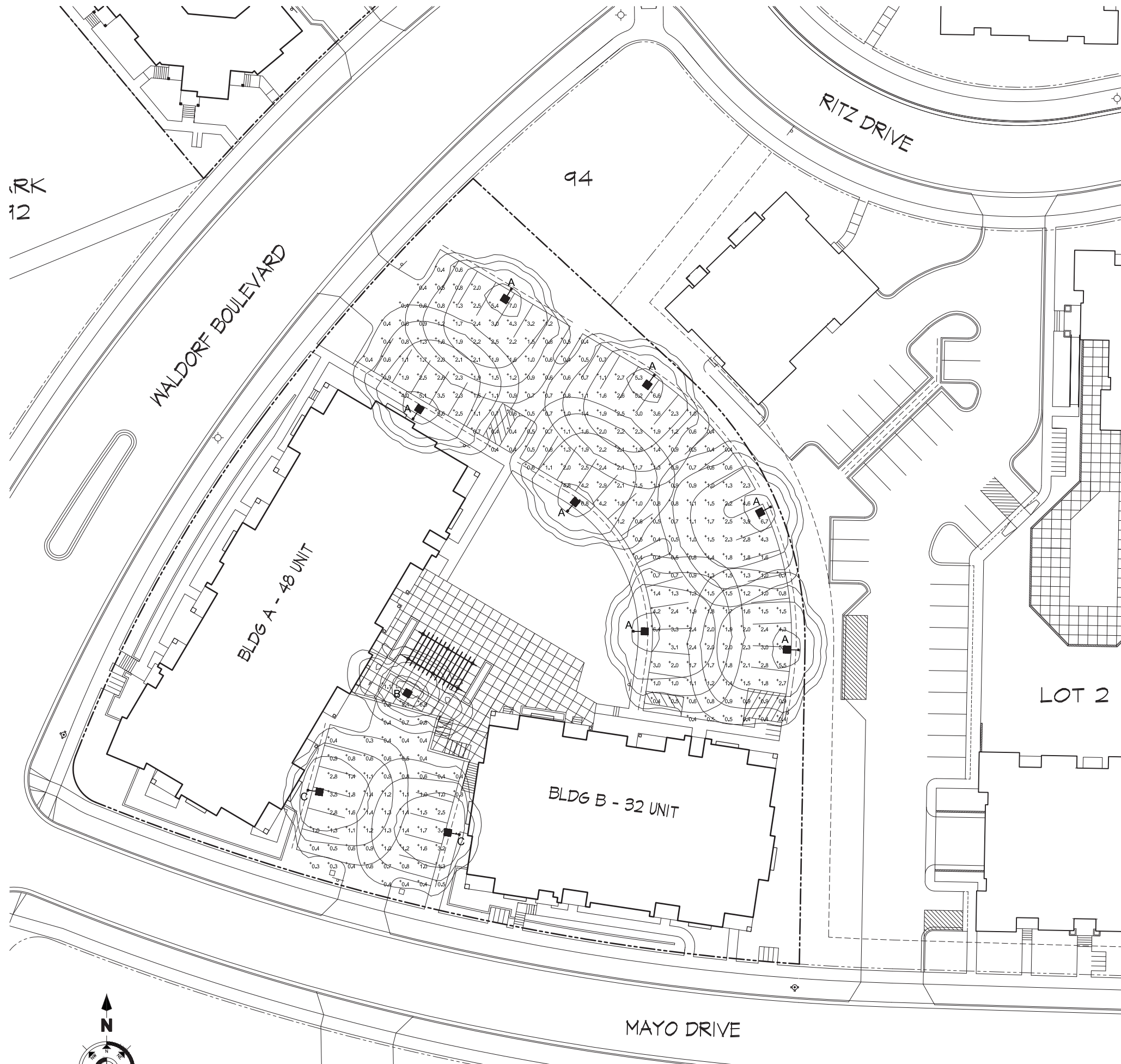
- Amended PUD-SIP Submittal - January 6, 2004
- Informational UDC Submittal - January 21, 2010
- Initial UDC Submittal - February 10, 2010
- PUD-SIP Submittal - March 20, 2015

Project Title  
**Lot 95, 2nd Addition to  
Midtown Commons**  
1723 Waldorf Drive  
Madison, Wisconsin

Drawing Title  
**Site Plan**

Project No. **0466** Drawing No. **C-1.1**

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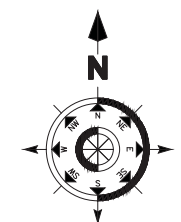
LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Parking Lot	+	1.6 fc	7.0 fc	0.4 fc	17.5:1	4:1
South Parking Lot	+	1.2 fc	4.2 fc	0.3 fc	14.0:1	4:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
■	A	7	Ruud Lighting	MAC410SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	100 WATT MH	MAC410SBL.ipt	14'-0" POLE W/ 2' CONC. BASE
■	B	1	Ruud Lighting	E8407-D	RECTANGULAR DEEP SHIELDED	70 WATT MH	E8507.IES	8' ABOVE GRADE ON BUILDING
■	C	2	Ruud Lighting	MAC407SBL	12" AREA CUTOFF / W/BACK LT. SHIELD	70 WATT MH	MAC410SBL.ipt	14'-0" POLE W/ 2' CONC. BASE

Project Title  
 Lot 95, 2nd Addition to  
 Midtown Commons  
 1723 Waldorf Drive  
 Madison, Wisconsin

Drawing Title  
 Site Lighting Plan

Project No. 0466 Drawing No. C-1.2

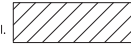



SITE LIGHTING PLAN  
 1" = 20'

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Consultant

Notes

1.  26' WIDE AERIAL APPARATUS FIRE LANE PARALLEL TO ONE ENTIRE SIDE OF A BUILDING AND WITHIN 30'.
2.  20' TO 28' WIDE FIRE LANE. (SEE PLAN FOR ACTUAL WIDTH.)

Revisions

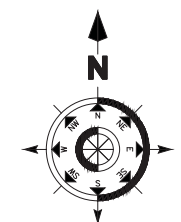
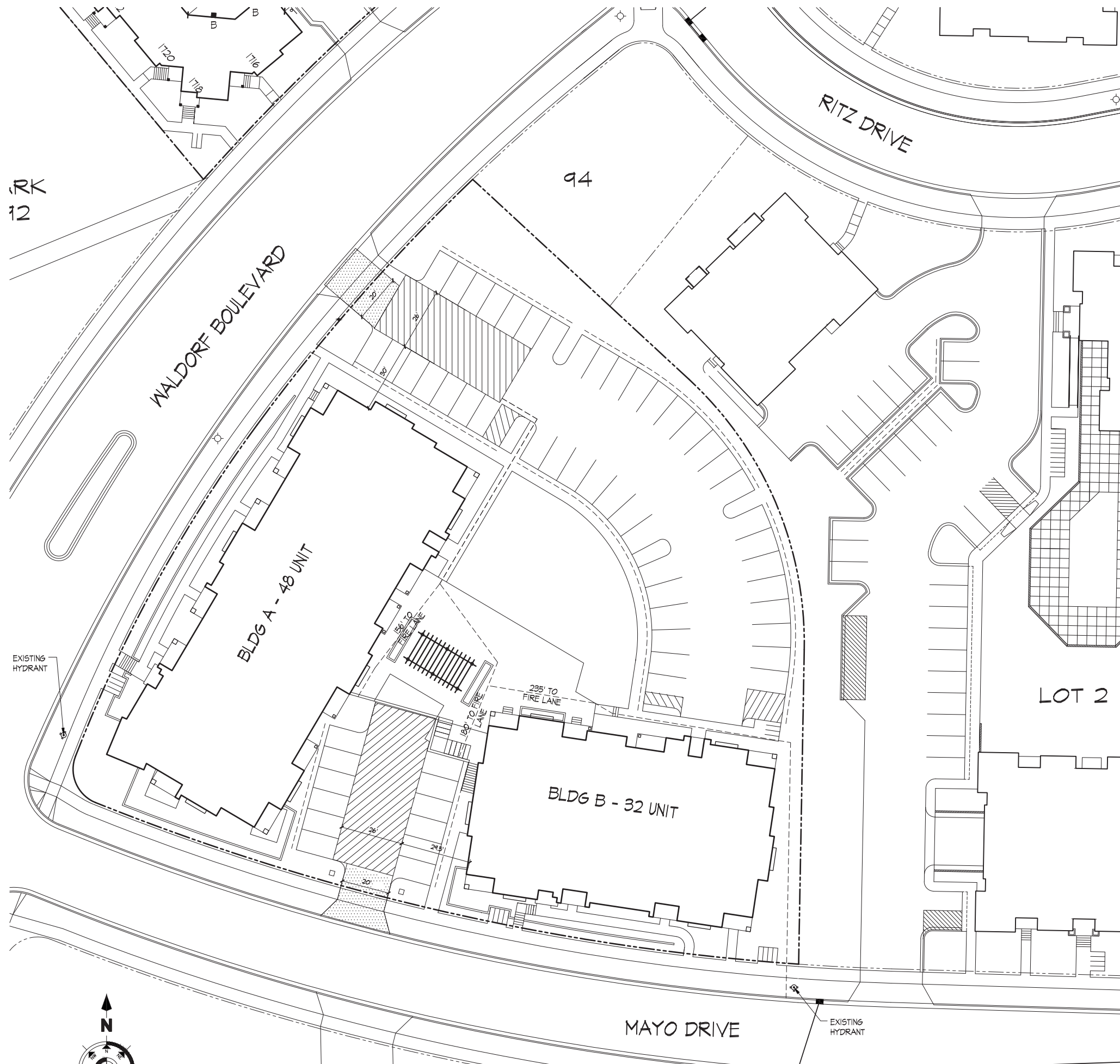
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Project Title  
**Lot 95, 2nd Addition to  
 Midtown Commons**  
 1723 Waldorf Drive  
 Madison, Wisconsin

Drawing Title  
**Fire Dept. Access  
 Plan**

Project No. **0466** Drawing No. **C-1.3**

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**FIRE DEPT. ACCESS PLAN**  
 1" = 20'



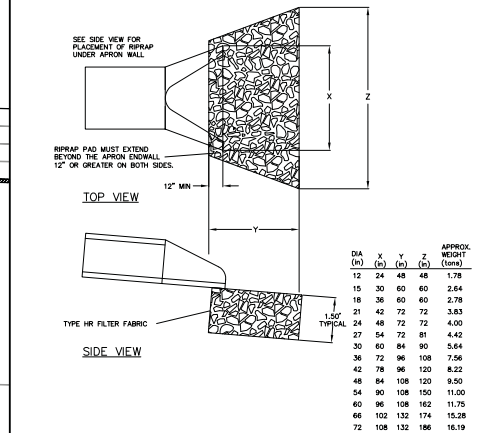
**STORM SEWER STRUCTURE SCHEDULE:**

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE TYPE
S-1	H INLET	266.32	261.98	4.34	R-3067 DIAG.
S-2	H INLET	266.53	262.15	4.38	R-3067 DIAG.
S-3	3' CB	269.00	262.72	6.28	R-1557
S-4	15" ENDWALL	-	263.10	-	-
S-5	12" ENDWALL	-	263.10	-	-
S-6	H INLET	267.5	263.3	-	-
S-7	12" ENDWALL	-	263.10	-	-
S-8	H INLET	265.8	263.20	2.6	R-3067 DIAG.
S-9	3' CB W/INLET	265.5	263.35	2.2	R-2557

NOTE: GRATE TYPES REFERENCE NEENAH FOUNDRY COMPANY CATALOG.

**STORM SEWER PIPE SCHEDULE:**

PIPE NUMBER	FROM (UP)	TO (DOWN)	LENGTH	INLET INVERT	DISCHARGE INVERT	SLOPE (%)	PIPE SIZE
P-1	S-2	S-1	30'	262.15	262.00	0.50	15"
P-2	S-3	S-2	105'	262.70	262.15	0.50	15"
P-3	S-4	S-3	90'	263.10	262.70	0.45	15"
P-4	S-6	S-5	18'	263.30	263.10	1.10	12"
P-5	S-8	S-7	12'	263.16	263.10	0.40	12"
P-6	S-9	S-8	50'	263.35	263.16	0.40	12"
P-7	BLDG 1 EXSTING	S-2	35'	259.59	259.45	0.40	8"
P-8	BLDG 2	S-2	28'	262.26	262.15	0.40	8"



**LEGEND:**

- = ASPHALT PAVEMENT DEMOLITION
- = SAWCUT
- = PROPOSED STORM PIPE
- = EXISTING CURB INLET
- = PROPOSED CURB INLET
- = PROPOSED END WALL

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN  
 DATE: 03-14-13  
 DRAFTER: ACAR  
 CHECKED: TSCH  
 PROJECT NO.: 000130075  
 SHEET: 2 OF 2  
 DWG. NO.: C-3.1

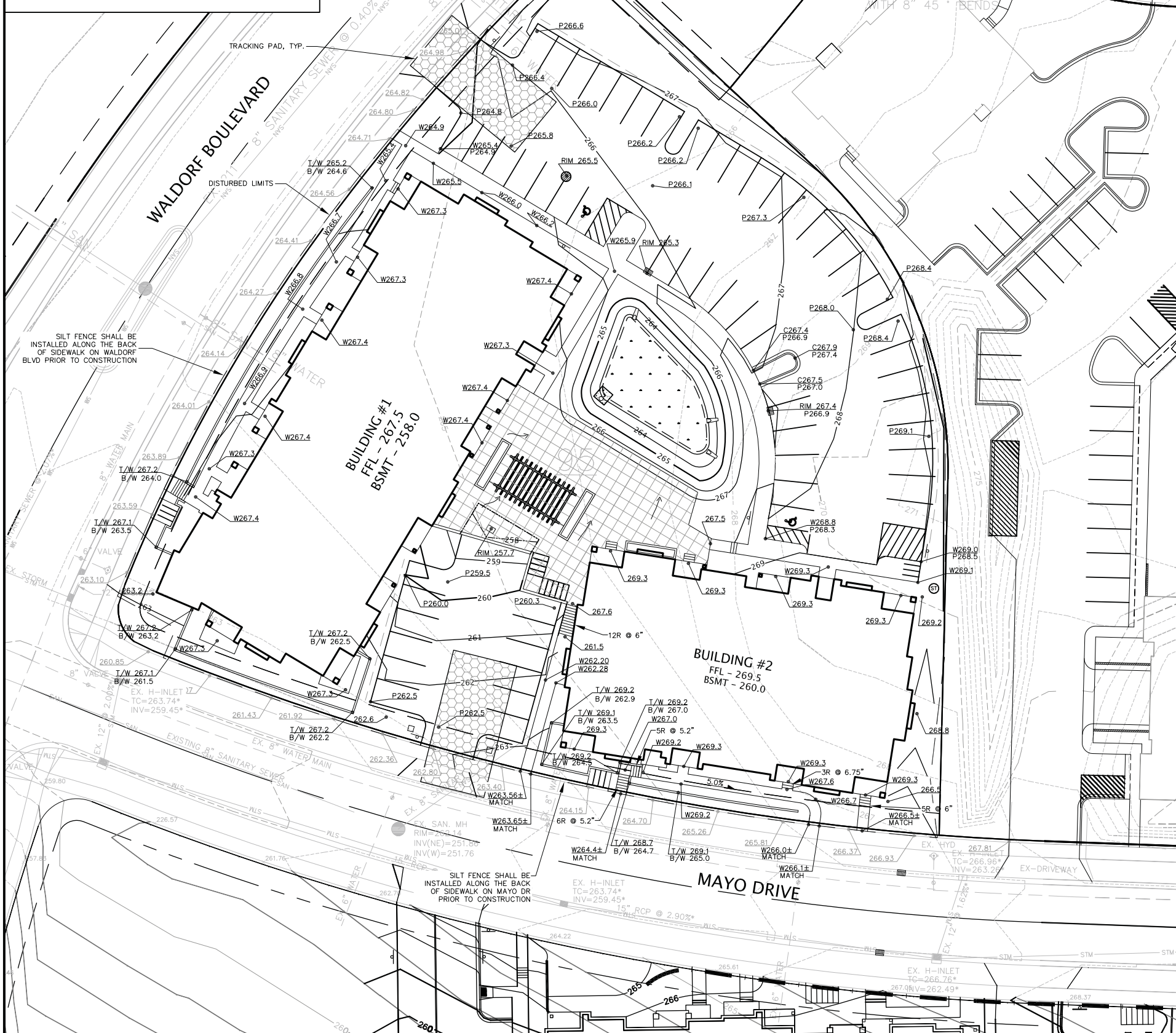


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EXISTING INFORMATION NOTES:

- 1.) EXISTING CONTOURS INDICATED ON THE PLANS HAVE NOT BEEN FIELD VERIFIED.
2.) CONTOURS ON ADJACENT LOT 2 ARE PROPOSED AND HAVE NOT BEEN FIELD VERIFIED.
3.) PUBLIC SIDEWALK AND EXISTING UTILITY GRADES INDICATED ON PLANS WERE CALCULATED FROM CITY OF MADISON CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED.

NOTE: IF CONTRACTOR TAKES ACCESS FROM PUBLIC R/W FOR BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL PROTECT TERRACE W/PLYWOOD MATTING OR CLEAR STONE BASE. PROTECT STREET W/WATTLE OR SILT FENCE BEHIND THE CURB & GUTTER.



CONSTRUCTION SEQUENCE:

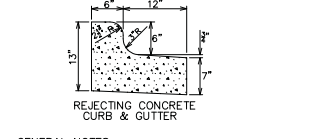
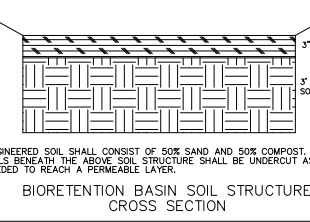
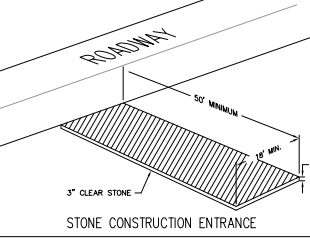
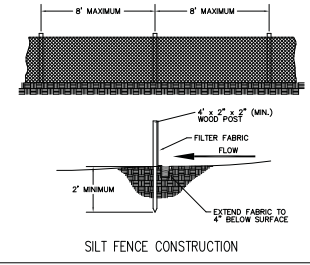
- 1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS.
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

EROSION CONTROL MEASURES:

- 1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS...
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS...
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT...
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY...
7. STABILIZED DISTURBED GROUND, ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS...
8. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES...
9. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT AS NECESSARY BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
10. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED...
11. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
12. ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.
13. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED...
14. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOO) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS...
15. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
16. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1...
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL...
19. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS...
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
21. THE CITY OF MADISON, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
22. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING...
23. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND TERRACE...
24. CONTRACTOR SHALL OBTAIN ANY NECESSARY DRIVEWAY CONNECTION...
25. ANY SIDEWALK AND CURB & GUTTER BUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION...

SEEDING RATES:

- TEMPORARY: 1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS. 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
PERMANENT: 1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.
FERTILIZING RATES: TEMPORARY AND PERMANENT: USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.
MULCHING RATES: TEMPORARY AND PERMANENT: USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

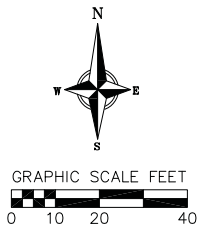


NOTES: ENGINEERED SOIL SHALL CONSIST OF 50% SAND AND 50% COMPOST. SOILS BENEATH THE ABOVE SOIL STRUCTURE SHALL BE UNDERCUT AS NEEDED TO REACH A FERMOSABLE LAYER.
GENERAL NOTES: LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH... EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIIUS POINTS ON CURVES OF RADIUS 200' OR LESS... IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

LEGEND:

- STONE CONSTRUCTION ENTRANCE
UTILITY PATCH
BIORETENTION BASIN
PROPOSED SPOT GRADE
SPOT GRADE BASED ON AVAILABLE CITY OF MADISON PLANS (NOT FIELD VERIFIED)
DRAINAGE ARROW

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



vierbicher planners | engineers | architects
1723 Waldorf
City of Madison
Dane County, Wisconsin
REVISIONS table with columns for NO., DATE, REMARKS, and REVISIONS.
DRAFTER: ACAR
CHECKED: TSCH
PROJECT NO.: 000130075
SHEET: 1 OF 2
DWG. NO.: C-2.1

USABLE OPEN SPACE  
8,535 S.F. + 4,265 S.F. (BALCONIES) = 12,800 S.F.

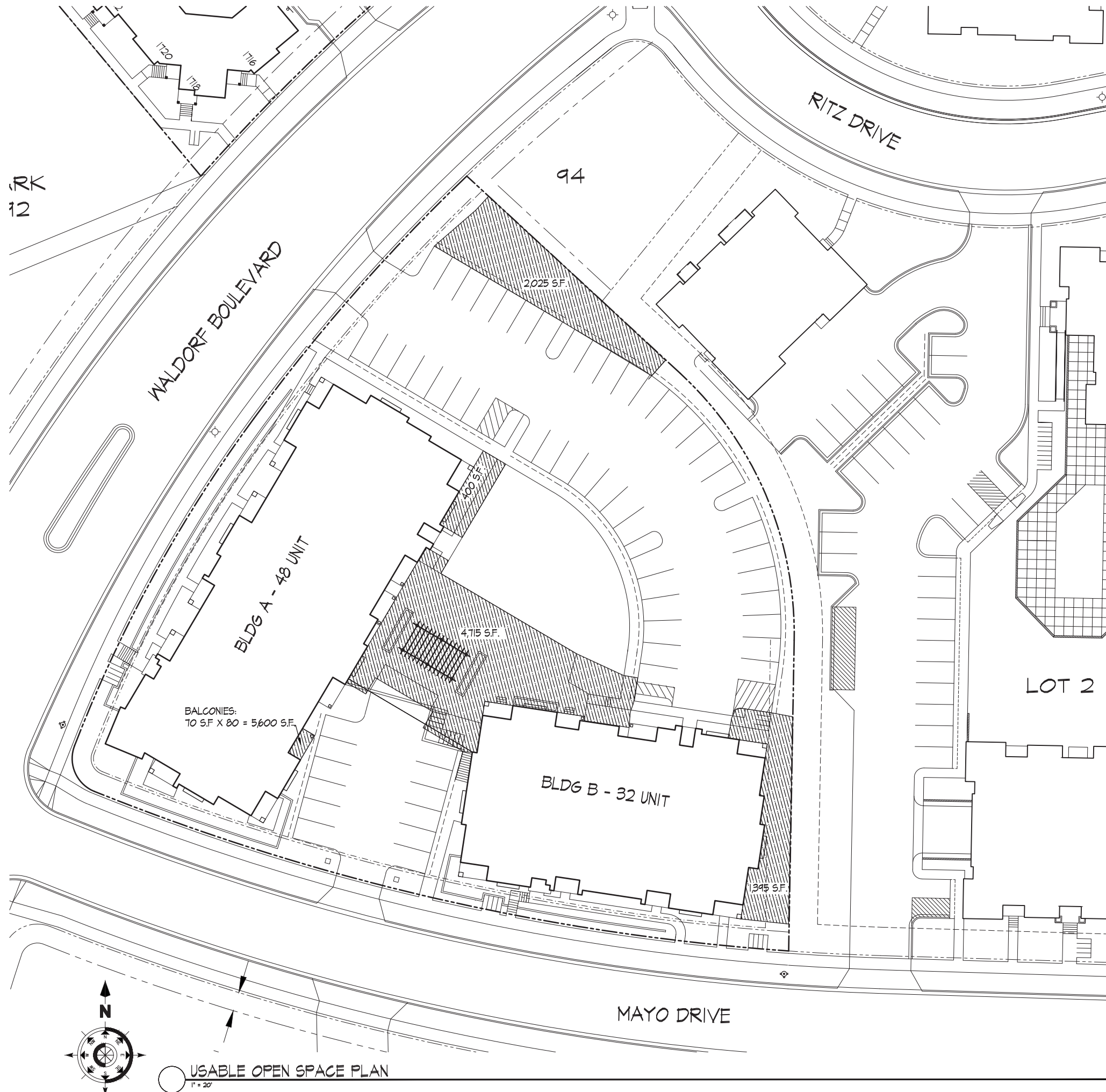
Amended PUD-SIP Submittal - January 6, 2004  
Informational UDC Submittal - January 21, 2010  
Initial UDC Submittal - February 10, 2010  
PUD-SIP Submittal - March 20, 2015

Project Title  
Lot 95, 2nd Addition to  
Midtown Commons  
1723 Waldorf Drive  
Madison, Wisconsin

Drawing Title  
Usable Open Space  
Plan

Project No. Drawing No.  
0466 C-1.4

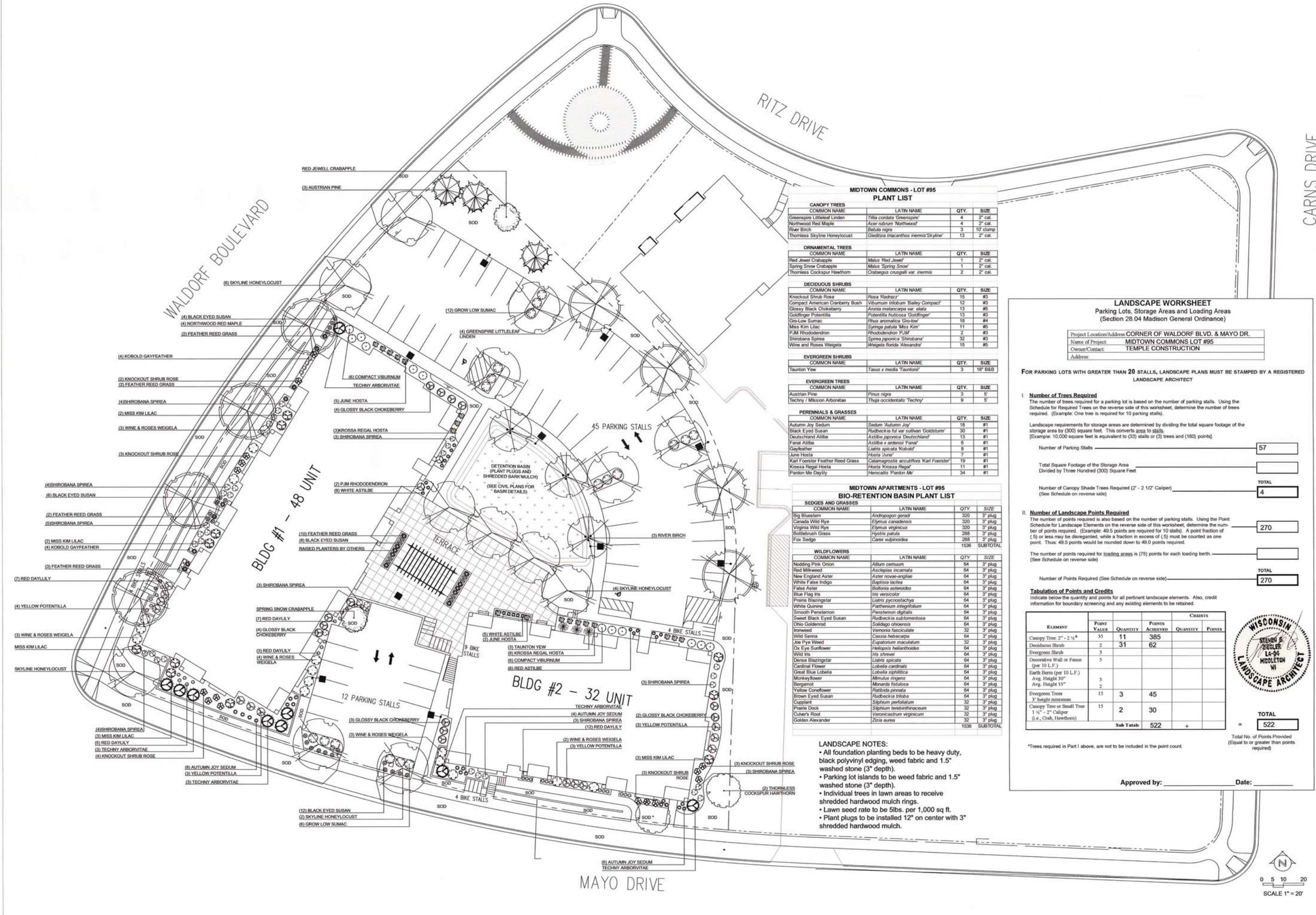
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USABLE OPEN SPACE PLAN

1" = 20'

**MIDTOWN COMMONS - LOT #95**  
Mayo Drive and Waldorf Boulevard  
Madison, Wisconsin



**MIDTOWN COMMONS - LOT #95  
PLANT LIST**

CANOPY TREES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	4	2" cal
	Northwood Red Maple	Acer rubrum 'Northwood'	4	2" cal
	River Birch	Betula nigra	3	10' clump
	Thornless Skyline Honeylocust	Gleditsia triacanthos 'Inermis' 'Skyline'	13	2" cal

ORNAMENTAL TREES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Red Jewel Crabapple	Malus 'Red Jewel'	1	2" cal
	Spring Snow Crabapple	Malus 'Spring Snow'	1	2" cal
	Thornless Cockspear Hawthorn	Crataegus crusgalli var. inermis	2	2" cal

DECIDUOUS SHRUBS	COMMON NAME	LATIN NAME	QTY.	SIZE
	Knockout Shrub Rose	Rosa 'Radrazz'	15	#3
	Compact American Cranberry Bush	Viburnum trilobum 'Bailey Compact'	12	#3
	Glossy Black Chokeberry	Aronia melanocarpa var. elata	13	#5
	Goldfinger Potentilla	Potentilla fruticosa 'Goldfinger'	13	#3
	Go-Low Sumac	Rhus aromatica 'Go-Low'	16	#4
	Miss Kim Lilac	Syringa patula 'Miss Kim'	11	#5
	PJM Rhododendron	Rhododendron 'PJM'	2	#3
	Shirobana Spirea	Spiraea japonica 'Shirobana'	32	#3
	Wine and Roses Weigela	Weigela florida 'Alexandra'	15	#5

EVERGREEN SHRUBS	COMMON NAME	LATIN NAME	QTY.	SIZE
	Taunton Yew	Taxus x media 'Taunton'	3	19" B&B

EVERGREEN TREES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Austrian Pine	Pinus nigra	3	5'
	Techny / Mission Arborvitae	Thuja occidentalis 'Techny'	9	5'

PERENNIALS & GRASSES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Autumn Joy Sedum	Sedum 'Autumn Joy'	18	#1
	Black Eyed Susan	Rudbeckia fulva var. 'sulcata' 'Goldsturm'	30	#1
	Deutschland Astilbe	Astilbe japonica 'Deutschland'	13	#1
	Fane Astilbe	Astilbe x aneura 'Fane'	6	#1
	Gayfeather	Liatris spicata 'Kobold'	8	#1
	June Hosta	Hosta 'June'	7	#1
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	19	#1
	Krossa Regal Hosta	Hosta 'Krossa Regal'	11	#1
	Princeton Me Daylily	Helianthus 'Princeton Me'	34	#1

**MIDTOWN APARTMENTS - LOT #95  
BIO-RETENTION BASIN PLANT LIST**

SEDGES AND GRASSES	COMMON NAME	LATIN NAME	QTY.	SIZE
	Big Bluestem	Andropogon gerardii	300	3" plug
	Canada Wild Ryegrass	Elymus canadensis	300	3" plug
	Virginia Wild Ryegrass	Elymus virginicus	300	3" plug
	Bottlebrush Grass	Hypochaeris glabra	288	3" plug
	Fox Sedge	Carex vulpinoidea	288	3" plug
			1536	SUBTOTAL

WILDFLOWERS	COMMON NAME	LATIN NAME	QTY.	SIZE
	Nodding Pink Onion	Allium cernuum	64	3" plug
	Red Milkweed	Asclepias incarnata	64	3" plug
	New England Aster	Aster novae-angliae	64	3" plug
	White False Indigo	Baptisia alba	64	3" plug
	False Aster	Botanria asteroides	64	3" plug
	Blue Flag Iris	Iris versicolor	64	3" plug
	Prairie Blazingstar	Liatris pycnostachya	64	3" plug
	White Gaura	Parthenium integrifolium	64	3" plug
	Smooth Penstemon	Penstemon digitalis	64	3" plug
	Sweet Black Eyed Susan	Rudbeckia subtomentosa	64	3" plug
	Ohio Goldenrod	Solidago ohioensis	64	3" plug
	Ironweed	Vernonia fasciculata	32	3" plug
	Wild Senna	Cassia hebecarpa	64	3" plug
	Joe Pye Weed	Eupatorium maculatum	32	3" plug
	Ox Eye Sunflower	Helopsis helianthoides	64	3" plug
	Wild Iris	Iris sibirica	64	3" plug
	Dense Blazingstar	Liatris spicata	64	3" plug
	Cardinal Flower	Lobelia cardinalis	64	3" plug
	Great Blue Lobelia	Lobelia siphilitica	64	3" plug
	Monkeyflower	Mimulus ringens	64	3" plug
	Bergamot	Monarda fistulosa	64	3" plug
	Yellow Coneflower	Rudbeckia hirta	64	3" plug
	Brown Eyed Susan	Rudbeckia triloba	64	3" plug
	Cupplant	Sulphium perfoliatum	32	3" plug
	Prairie Dock	Siphium terrostrinacum	32	3" plug
	Culver's Root	Veronicastrum virginicum	32	3" plug
	Golden Alexander	Zizia aurea	32	3" plug
			1536	SUBTOTAL

**LANDSCAPE WORKSHEET**  
Parking Lots, Storage Areas and Loading Areas  
(Section 28.04 Madison General Ordinance)

Project Location/Address: CORNER OF WALDORF BLVD. & MAYO DR.  
Name of Project: MIDTOWN COMMONS LOT #95  
Owner/Contact: TEMPLE CONSTRUCTION  
Address:

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

**I. Number of Trees Required**  
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls.)

Number of Parking Stalls = 57

Landscaping requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.  
(Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points.)

Total Square Footage of the Storage Area \_\_\_\_\_  
Divided by Three Hundred (300) Square Feet \_\_\_\_\_

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) \_\_\_\_\_  
(See Schedule on reverse side) \_\_\_\_\_

**II. Number of Landscape Points Required**  
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus, 49.5 points would be rounded down to 49.0 points required.)

The number of points required for loading areas is (75) points for each loading berth.  
(See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side) \_\_\_\_\_

**Tabulation of Points and Credits**  
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACCRUED	CREDITS	
				QUANTITY	POINTS
Canopy Tree 2" - 2 1/2"	35	11	385		
Deciduous Shrub	2	31	62		
Evergreen Shrub	3				
Decorative Wall or Fence (per 10 L.F.)	5				
Earth Berm (per 10 L.F.)					
Avg. Height 30"	5				
Avg. Height 15"	2				
Evergreen Trees 3' height minimum	15	3	45		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	2	30		
<b>Sub Total</b>			<b>522</b>		

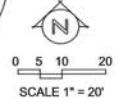
Total No. of Points Provided (Equal to or greater than points required) = 522

**LANDSCAPE NOTES:**

- All foundation planting beds to be heavy duty, black polyvinyl edging, weed fabric and 1.5" washed stone (3" depth).
- Parking lot islands to be weed fabric and 1.5" washed stone (3" depth).
- Individual trees in lawn areas to receive shredded hardwood mulch rings.
- Lawn seed rate to be 5lbs. per 1,000 sq ft.
- Plant plugs to be installed 12" on center with 3" shredded hardwood mulch.

\*Trees required in Part I above, are not to be included in the point count.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_



Date: 1-4-09  
Scale: 1"=20'-0"  
Designer: bnf / pbb  
Job # 4467

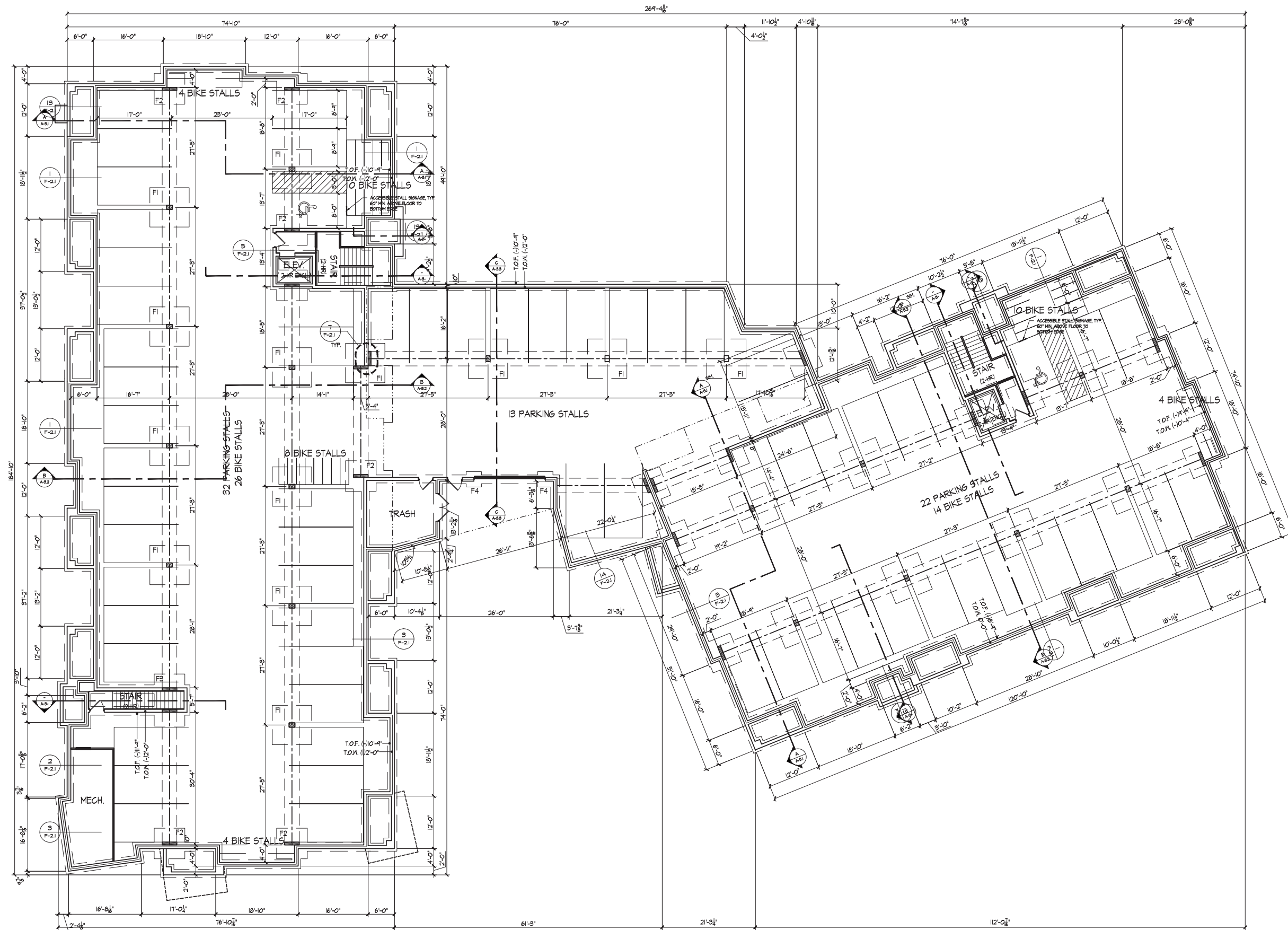
Seal:  
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:  
February 20, 2006  
April 2, 2010  
January 5, 2010  
February 9, 2010  
March 15, 2013

Reference Name:  
Temple

Consultant

Notes



Revisions  
FUD-SIP Submittal - March 20, 2019

Project Title  
Lot 95, 2nd Addition to  
Midtown Commons  
1723 Waldorf Drive  
Madison, Wisconsin

**BASEMENT PLAN**  
3/8" = 1'-0"



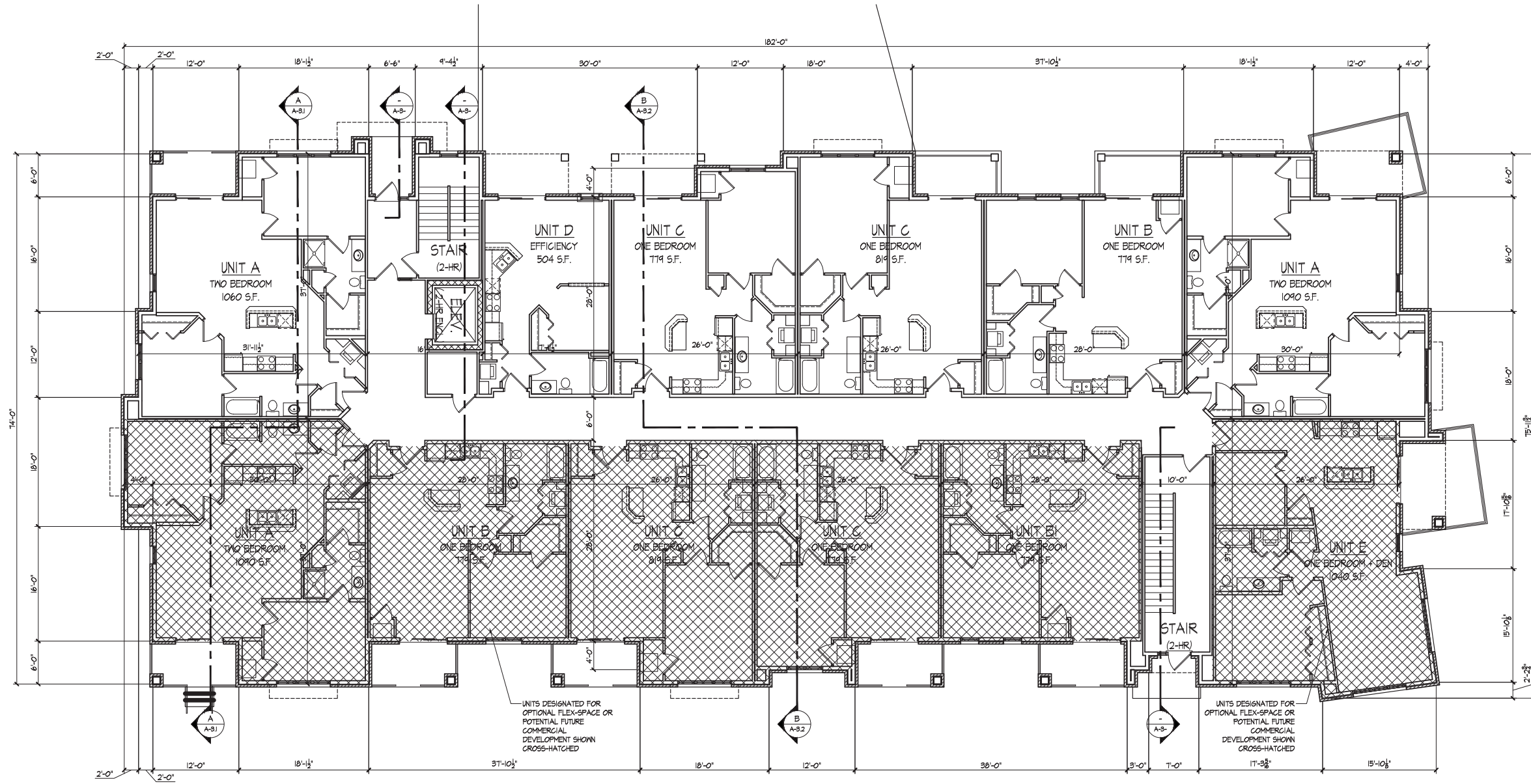
Drawing Title  
**Foundation Plan**  
Building A & B

Project No. Drawing No.

0466

A-1.0

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Revisions  
PUD-SIP Submittal - March 20, 2013

**FIRST FLOOR PLAN - BUILDING A**  
1/8" = 1'-0"

Project Title  
**Lot 95, 2nd Addition to  
Midtown Commons**  
1723 Waldorf Drive  
Madison, Wisconsin

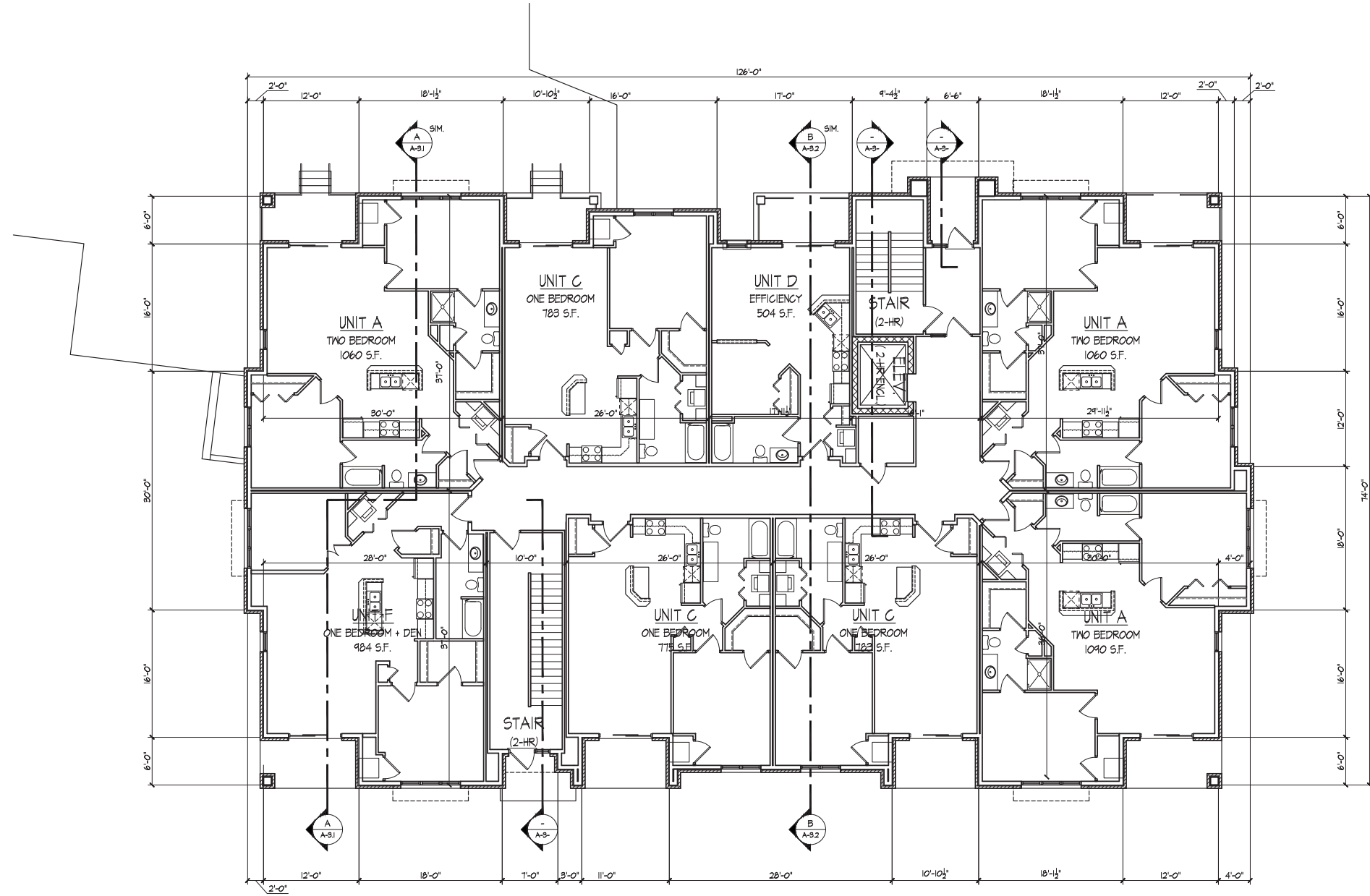
Drawing Title  
**First Floor Plan  
Building A**

Project No. **0466** Drawing No. **A-1.1A**

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Consultant

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Revisions  
PUD-SIP Submittal - March 20, 2013

**FIRST FLOOR PLAN - BUILDING B**  
1/8" = 1'-0"

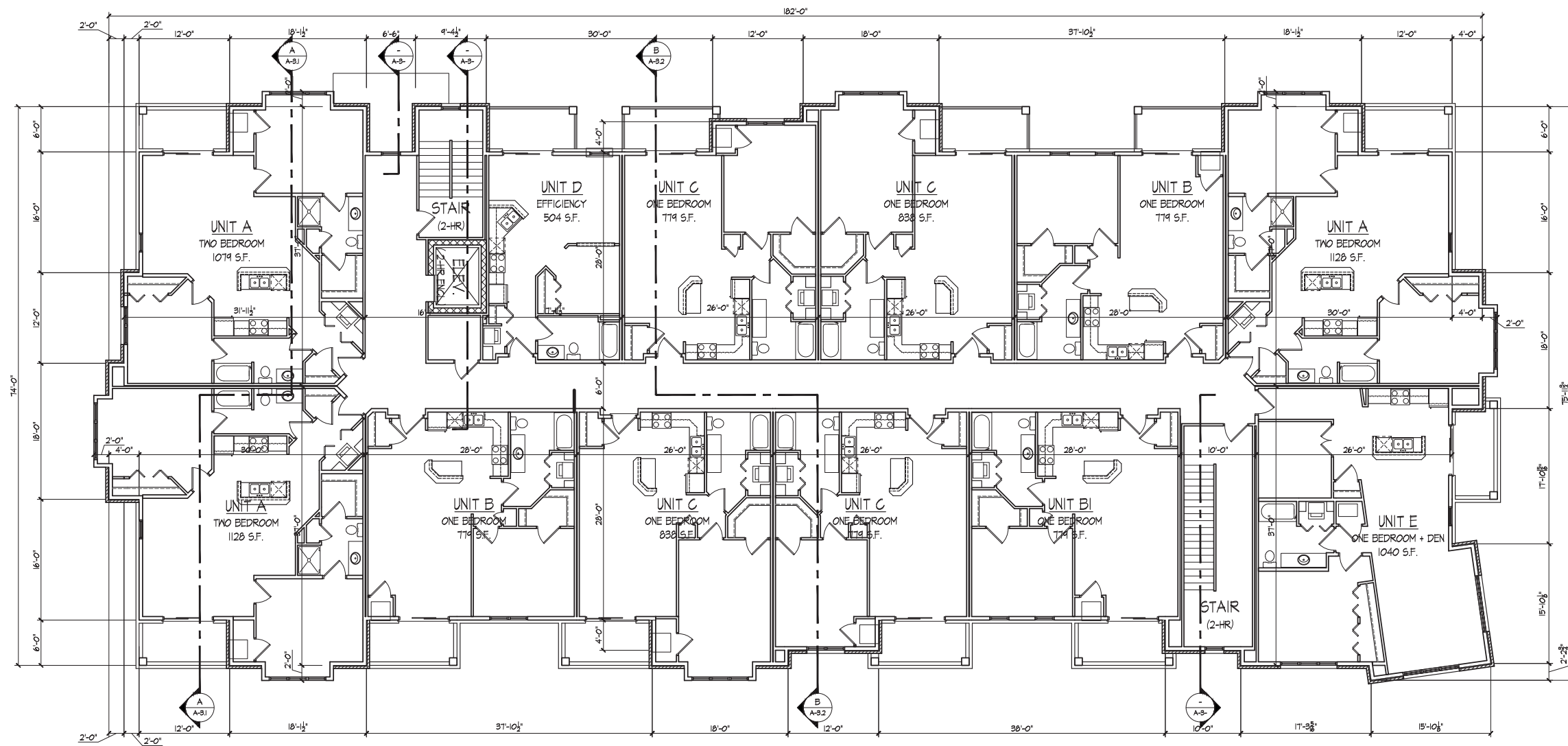
Project Title  
**Lot 95, 2nd Addition to  
Midtown Commons**  
1723 Waldorf Drive  
Madison, Wisconsin

Drawing Title  
**First Floor Plan  
Building B**

Project No. Drawing No.

**0466 A-1.1B**

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Revisions  
PUD-SIP Submittal - March 20, 2019

Project Title  
Lot 95, 2nd Addition to  
Midtown Commons  
1723 Waldorf Drive  
Madison, Wisconsin

SECOND-FOURTH FLOOR PLAN - BLDG A  
1/8" = 1'-0"

Drawing Title  
Second-Fourth Floor Plan  
Building A

Project No. Drawing No.

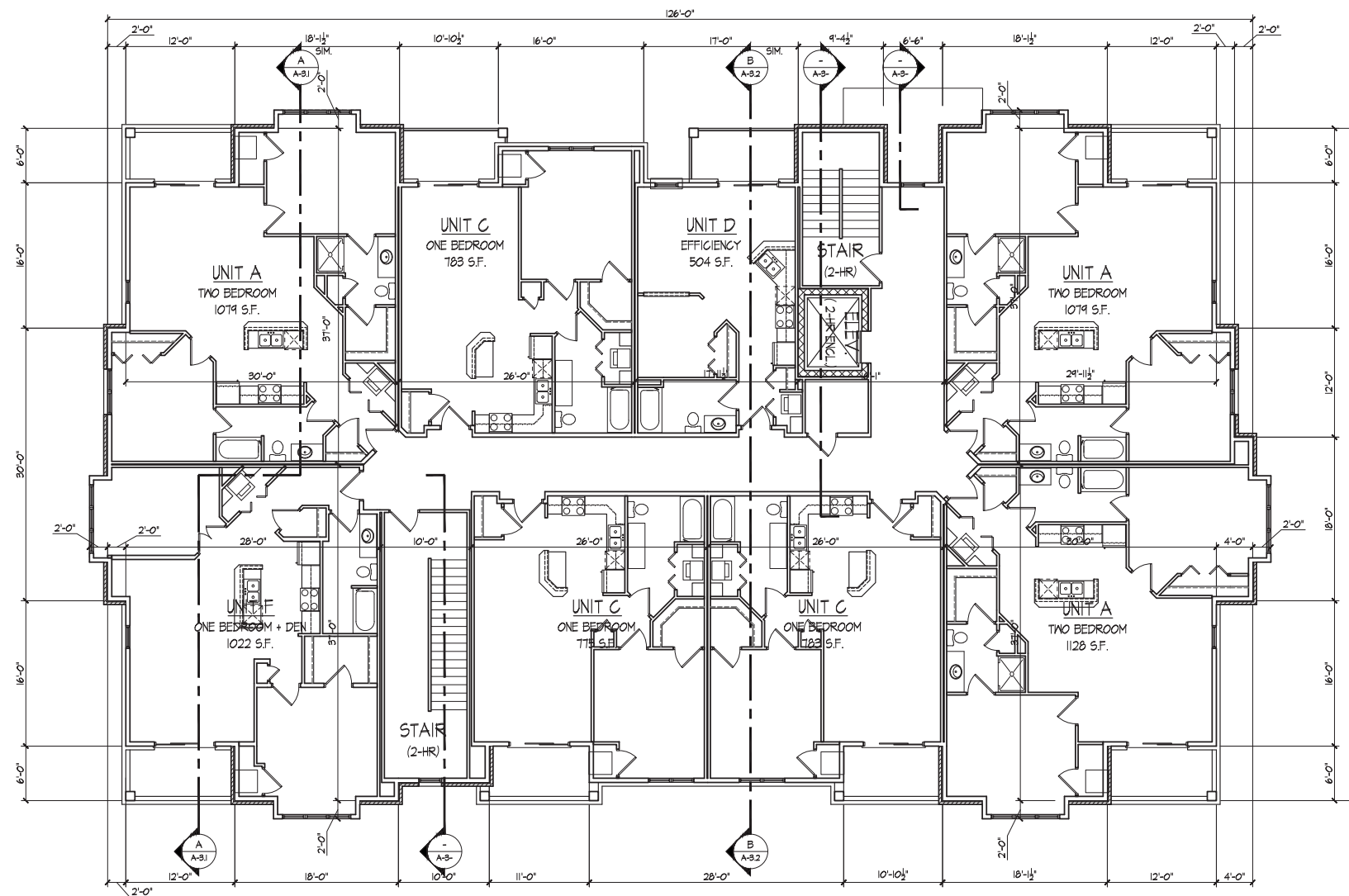
0466

A-1.2A

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Revisions  
PUD-SIP Submittal - March 20, 2013

**SECOND-FOURTH FLOOR PLAN - BLDG. B**  
1/8" = 1'-0"



Project Title  
**Lot 95, 2nd Addition to  
Midtown Commons**  
1723 Waldorf Drive  
Madison, Wisconsin

Drawing Title  
**Second-Fourth Floor Plan  
Building B**

Project No. Drawing No.

**0466**

**A-1.2B**

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○ FRONT ELEVATION ALONG WALDORF BLVD.  
 3/32" = 1'-0"



○ END ELEVATION ALONG MAYO DRIVE  
 3/32" = 1'-0"



○ END ELEVATION  
 3/32" = 1'-0"



○ REAR ELEVATION  
 3/32" = 1'-0"

Project Title  
 Lot 95, 2nd Addition to  
 Midtown Commons  
 1723 Waldorf Drive  
 Madison, Wisconsin

Drawing Title  
 Elevations  
 Building #A

Project No.  
 0466

Drawing No.  
 A-2.1A

## **Zoning Text**

PUD-GDP-SIP

Lot 95 Second Addition to Mid Town Commons

1723 Waldorf Boulevard

March 20, 2013

**Legal Description:** Lot 95, Second Addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 80 apartments.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
  - 1. Multifamily residential buildings.
  - 2. Commercial and office uses as allowed in the NMX zoning district, but excluding the following:
    - a. Dry cleaning and laundry establishments employing not more than eight (8) persons, including drive-up service windows if the zoning lot has direct vehicular access to either the heavy traffic system or a collector street via a driveway approach where the Traffic Engineer has determined that this site will properly accommodate such an operation and that traffic problems will not be created in the street. (Am. By Ord. 7407, 5-7-81)
    - b. Pet shops, including boarding of dogs, cats and other household pets when conducted as an incidental use and in an enclosed building.
    - c. Bed and Breakfast Establishments
  - 3. 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 TR-U2 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 which shall be approved by Urban Design Commission and the Planning Division.

- 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.