

CITY OF MADISON

Proposed Rezoning

Location: 6321 Town Center Drive
 Applicant: Thomas Ellefson - Stone Fence Development/
Ronald Trachtenberg - Murphy Desmond SC

From PUD(SIP) District(s)

To PUD(SIP) District(s)

Existing Use: Vacant Lot

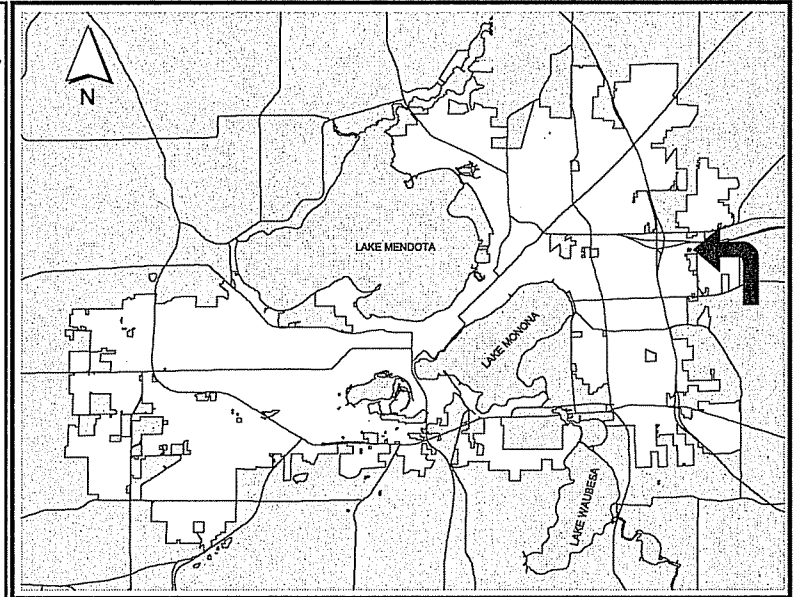
Proposed Use: Major Alteration to PUD(SIP) - Extend
Recording Date to 03 June 2008

File No. _____

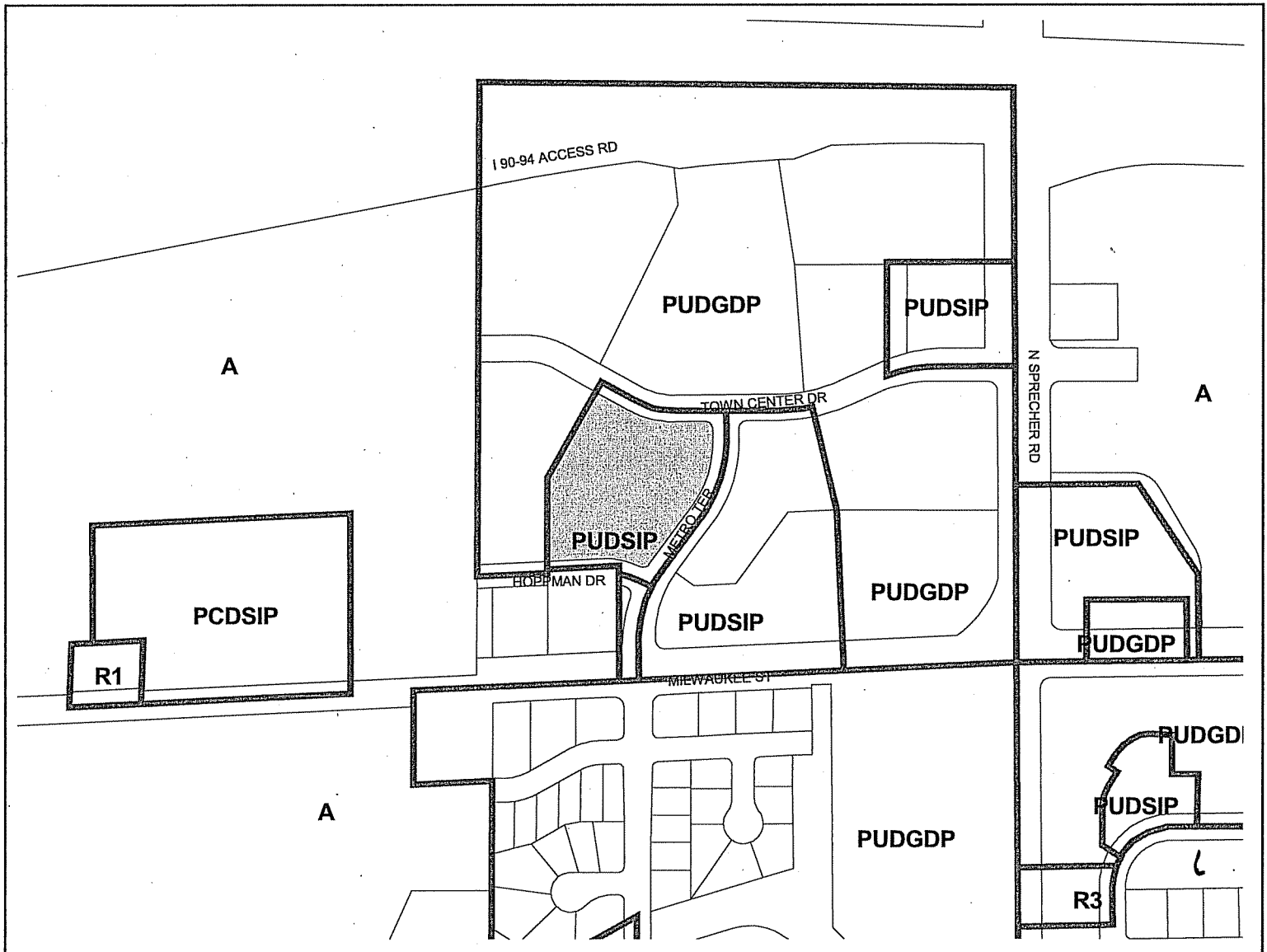
Public Hearing Dates:

Plan Commission 05 June 2006

Common Council 20 June 2006



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

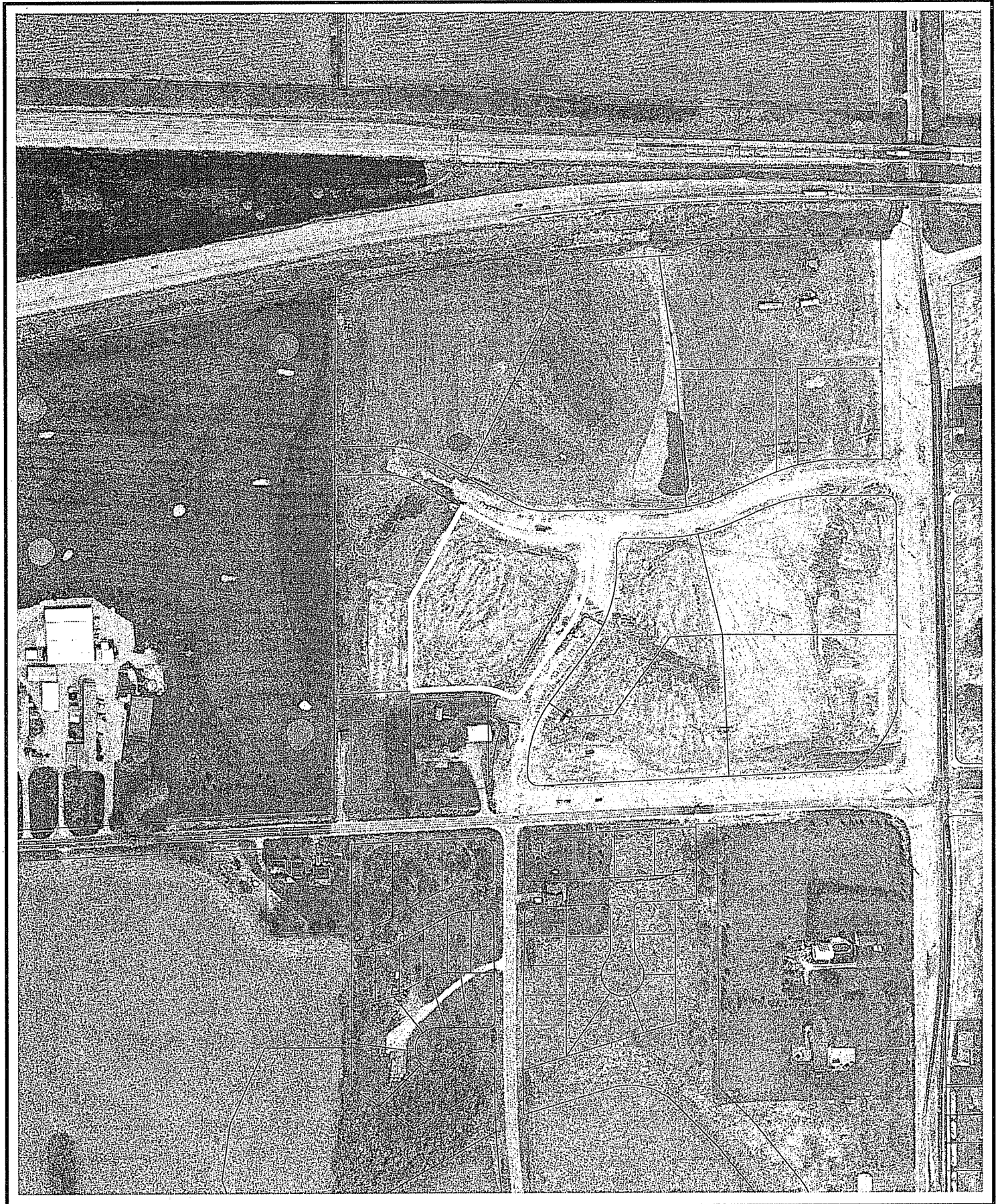


6321 Town Center Drive

100 0 100 Feet



Date of Aerial Photography - April 2003



6.

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.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 500⁰⁰ Receipt No. 70140
 Date Received 4-26-06
 Received By RJT
 Parcel No. 0710-021-0501-5
 Aldermanic District 3, Lauren Cnare
 GQ PUDSIP
 Zoning District PUDSIP
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhld. Assn Not. N/A Waiver _____
 Date Sign Issued 7

1. **Project Address:** 6321 Town Center Drive **Project Area in Acres:** 2.98

Project Title (if any): Stone Fence (Ellefson) Metro-Tech Apartments
Lot Ten (10), Metro-Tech Plat

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>Extension of PUD</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Stone Fence Development, LLC ~~Company:~~ c/o Thomas Ellefson

Street Address: 1018 Gammon Lane, #100 City/State: Madison, WI Zip: 53719

Telephone: (608) 274-1594 Fax: (608) 276-7880 Email: _____

Project Contact Person: Atty. Ron Trachtenberg Company: Murphy Desmond S.C.

Street Address: P.O. Box 2038 City/State: Madison, WI Zip: 53701-2038

Telephone: (608) 268-5575 Fax: (608) 257-2508 Email: rtrachtenberg@murphydesmond.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: (Amend) PUD-GDP-SIP was approved on June 3, 2003. Applicant is requesting an additional 24 months on the "start date" per §28.07(6)(h), M.G.O.

Development Schedule: Commencement _____ Completion _____

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 ½ 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: \$ 500.00 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 shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Existing Metro-Tech PUD/GDP Plan, which recommends:

multi-family dwellings per PUD/GDP 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:

Ald. Lauren Cnare 9/15/05; no adjacent neighborhood or business association

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 Tim Parks Date 4/18/06 | Zoning Staff _____ Date _____

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

Printed Name Ronald M. Trachtenberg Date 4/24/06

Signature [Signature] Relation to Property Owner Attorney

Authorizing Signature of Property Owner [Signature] Date 4/24/06

24 April 2006

Chair and Members
Plan Commission
City of Madison
c/o Dept. of Planning & Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Re: Stone Fence Development, LLC
Stone Fence (Ellefson) Metrotech Apartments
6321 Town Center Drive
Lot Ten (10), Metrotech Plat
Request for 24 Month Extension Pursuant to Section 28.07(6)(h), M.G.O.

Dear Chair and Members of the City of Madison Plan Commission:

We are the attorneys for Stone Fence Development, LLC, the owner and developer of 6321 Town Center Drive, Lot Ten (10), Metrotech Plat.

On June 3, 2003, the City of Madison Common Council approved the rezoning of 6321 Town Center Drive (Lot Ten (10), Metrotech Plat) from PUD (GDP) to Amended PUD (GDP-SIP) for a three building apartment consisting of 27 units in Building 1, 14 units in Building 2, and 24 units in Building 3. A copy of the Amended PUD (GDP-SIP) is included with this letter of intent. The Amended PUD (GDP-SIP) was further amended by way of a minor alteration on April 29, 2005. Building 1 was revised from 27 units to 26 units, Building 2 was revised from 14 units to 16 units, and Building 3 was revised from 24 units to 23 units, to net an addition of one one-bedroom unit and a reduction of one efficiency unit. A copy of that minor alteration is also included with this letter of intent.

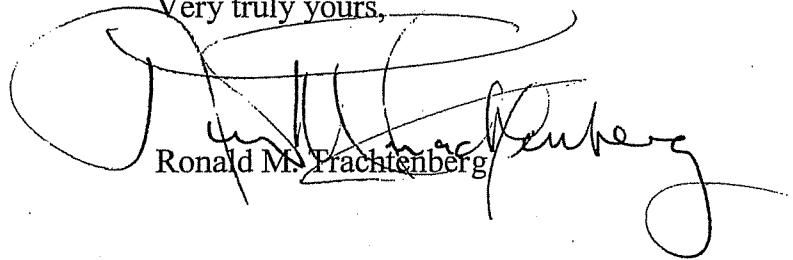
At the time of the approval of the Amended PUD (GDP-SIP), it was Stone Fence Development, LLC's intent to develop the project as rental units and to retain same in its property portfolio as such. However, due to the oversupply of rental units in the Madison market at this time, Stone Fence Development, LLC does not believe it is economically feasible to construct the approved units as rental units at this time, although the project could be developed as a condominium.

Plan Commission
24 April 2006
Page 2

Pursuant to Section 28.07(6)(h), Madison General Ordinances, Stone Fence Development, LLC is requesting an additional two years (until June 2, 2008) before it is required to obtain a building permit and commence construction to keep the Amended PUD (GDP-SIP) from lapsing. It is Stone Fence Development, LLC's hope that within the next two years the rental market in the city of Madison stabilizes sufficiently in order that its project can be developed as apartments, not as a condominium complex.

To date, development of the Metrotech plat has been consistent with the master approved PUD (GDP). We do not believe that there are any changes in the Metrotech Plat or any surrounding area which would make this Amended PUD (GDP-SIP) incompatible with current conditions. We believe the Amended PUD (GDP-SIP), as amended by the minor alteration, to be totally consistent with the proposed and actual development in the Metrotech Plat and surrounding area.

Very truly yours,



Ronald M. Trachtenberg

RMT:srp
051747

plan commission letter of intent 042406
cc: Stone Fence Development, LLC
Attn.: Mr. Tom Ellefson
Knothe & Bruce Architects, LLC
Attn.: Mr. J. Randy Bruce
Mr. Lewis A. Averill, PE

DOCUMENT # 4049673

05/04/2005 08:48:57AM

Trans. Fee: Exempt #:

Rec. Fee: 47.00 Pages: 19

000334

Document Number	Document Title
	PLANS / MODIFICATIONS

ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN City of Madison Date: 03/29/05

Project Name: Metro Tech Apartments

1. Legal Description of Property: Lot 10 of Metro Tech Plat, City of Madison, Wisconsin

Recording Area

Name and Return Address:

Knothe & Bruce Architects, LLC 7601 University Ave Ste 201 Middleton WI 53562

2. Property Address: 6321 Town Center Drive

Parcel Identification Number (PIN)

251071002105015

3. The SIP for the above-described property is hereby amended by (description of change): see attached Letter of Intent dated March 29, 2005

and shown on the: Enclosed Drawings

4. This proposed amendment is authorized according to the SIP text recorded as: Document No. 3928244, in the Dane County Register of Deeds office.

The proposed alteration, as outlined above, is considered a minor alteration and is hereby approved by the Director of the Planning Unit of the Department of Planning and Development.

No BLUE ink or FAXED copies please!

OK subject to City Staff comments

all items E Done 4-15-05

Aldersperson Date

Bradley J. Murphy 4/29/05 Date Planning Unit, Dept. of Planning & Development

Owner's Signature Date

State of Wisconsin County of Dane

Personally came before me this 29 day of April, 2005, the above-named Bradley J. Murphy, Director, Planning Unit of the Department of Planning and Development, and acting in said capacity and known by me to be the person who executed the foregoing instrument.

Christine M. Nelson Notary Public, Dane County, Wisconsin (signature)

Christine M. Nelson Notary Public (print name) My commission expires 1-9-08

This instrument was drafted by:

J. Randy Bruce

This document and any attachments shall be recorded in the Dane County Register of Deeds office.

March 29, 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: Alteration to an Approved and Recorded S.I.P.
Lot 10, Metrotech
6321 Town Center Drive

Dear Mr. Murphy:

We are requesting a minor alteration to allow for the following revisions. The common or "clubhouse" area is being moved from Building #2 to Building # 1. The site, grading and landscaping plans and the exterior building architecture remains consistent with previously approved plans. The site plans have been adjusted for the revised footprint to Building #1 and the bike parking has been moved. The total number of dwelling units remains constant, although the unit count and mix is adjusted between the buildings:

Building # 1- the unit count is revised from 27 to 26 units.

Building # 2- the unit count is revised from 14 to 16 units.

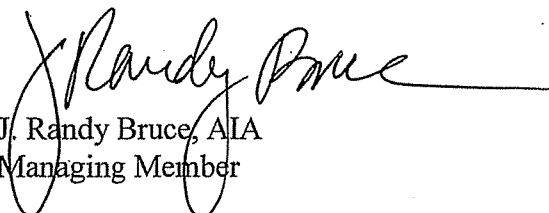
Building # 3- the unit count is revised from 24 to 23 units.

Dwelling unit mix- (1) one bedroom unit is added and (1) efficiency unit is removed.

A summary of the site development statistics as approved and as proposed follows on the next page. Enclosed are plans further describing the revisions for staff review. If you have any comments or questions please let me know.

Thank you for your time in reviewing our proposal.

Very truly yours,


J. Randy Bruce, AIA
Managing Member

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Site Development Statistics:**As Approved****Revisions****Lot Areas:**

Lot Area	129,831 S.F. or 2.98 Acres	N/C
Dwelling Units	65	N/C
Lot Area/Unit	1,997.4 S.F./Unit	N/C

Dwelling Unit Mix:**No. of Units**

Efficiency	6	5
One Bedroom	21	22
One Bedroom + Den	3	3
<u>Two Bedroom</u>	<u>35</u>	<u>35</u>
Total	65	65

Parking Provided:

Underground Parking	75 Cars	N/C
Surface Stalls	<u>36 Cars</u>	N/C
Total Stalls	111 Cars	N/C
Parking Ratio	1.70 Cars/Unit	N/C

Site Coverages and Open Spaces:

Building Coverage:	31,459 S.F. (24.3%)	N/C
Paving & Sidewalk Coverage	30,942 S.F. (23.8%)	N/C
Open Space	67,430 S.F. (51.9%)	N/C

Gross Floor Areas:

Building #1	31,657 S.F.	31,799 S.F.
Building #2	18,806 S.F.	18,861 S.F.
<u>Building #3</u>	<u>27,408 S.F.</u>	<u>27,440 S.F.</u>
Total	77,871 S.F.	78,100 S.F.

**Note: Decks and patios not included in building square footage.*

Floor Area Ratio (F.A.R.):

.60

.60

(Max. Allowable per GDP = .60)

Consultant

NOTES:
 1. HANDBICAP ACCESSIBLE RAMP TO BE CONSTRUCTED AT HANDICAP RAMP L12. RAMP OVERLOOKING MORE THAN 6' CHANGE IN ELEVATION TO HAVE HANDRAILS ON BOTH SIDES.
 2. ALL IMPROVEMENTS AND ADJUSTMENT TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CITY.
 3. ALL UTILITIES TO BE CONSIDERED WITHIN 2' OF EXISTING UTILITIES. CONTRACTOR SHALL MAINTAIN GENERAL ORDINANCE SECTION 10.2(4)(A) MAINTAIN GENERAL ORDINANCE SECTION 10.2(4)(A) PARKING BANQUET RECYCLING AREAS TO BE PROVIDED IN TRASH ROOM.
 4. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CITY.
 6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CITY.
 7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CITY.

SITE DEVELOPMENT DATA
 Legal Description - Lot 10 of Preliminary Plat, of Metro-Tech, City of Madison
 Lot Area - 24,931 Sq.Ft. (0.56 Acres)
 Dwelling Units - 65 Units
 Lot Area / D.U. - 1,974 Sq.Ft. / D.U.
 Density - 218 Units/Acre

Dwelling Unit Mix
 Efficiency 5
 One Bedroom 22
 One Bedroom + Den 9
 Two Bedroom 35
 TOTAL 65

Parking Provided
 Garage - 15 (6 ACCESSIBLE)
 Surface - 50 (9 ACCESSIBLE)
 Total Parking - 65 (15 ACCESSIBLE)

Parking / D.U. 1.0 / D.U.

Bike Parking Stalls - 65

Building Coverage - 31,451 Sq. Ft. (1,313 R)
 (incl. Paving)

Site Area - 24,931 Sq.Ft.
 Asphalt Coverage - 26,251 Sq.Ft.
 Total Pavement - 30,942 Sq.Ft. (1,238 R)

Open Space - 6,740 Sq. Ft. (154 R)

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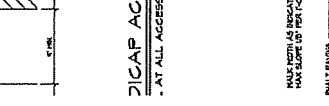
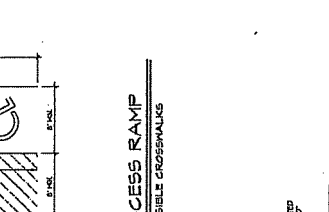
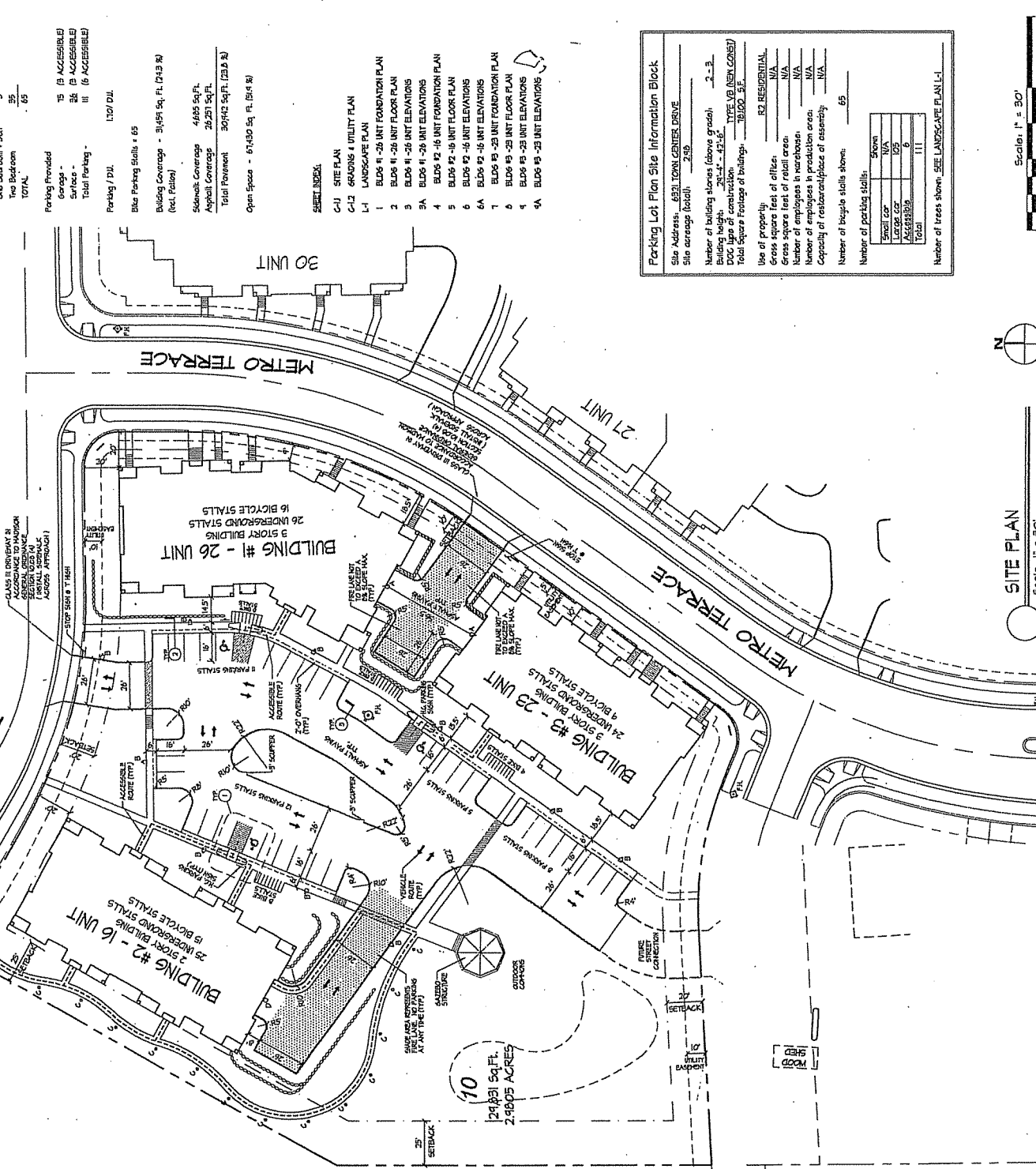
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Parking Lot Plan Site Information Block

Site Address: 6321 TOWN CENTER DRIVE
 Site acreage (total): 2.49

Number of building stories (above grade): 2-3
 Building height: 28'-14" - 47'-6"
 DOC type of construction: TYPE V (NEW CONSTRUCTION)
 Total square footage of building: 10,900 SQ.FT.

Use of property: R2 RESIDENTIAL

Gross square feet of offices: N/A
 Gross square feet of retail area: N/A
 Number of employees in warehouse: N/A
 Number of employees in production area: N/A
 Capacity of restaurant/food service: N/A

Number of bicycle stalls shown: 65

Number of parking stalls:

Small car	N/A
Large car	05
Accessibility	6
Total	111

Number of trees shown: SEE LANDSCAPE PLAN L-1

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 L-1 LANDSCAPE PLAN

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NOTES

LANDSCAPE REQUIREMENT CHART

The number of trees required for a planting is based on the number of trees required for the building footprint. The number of trees required for the building footprint is based on the number of trees required for the building footprint. The number of trees required for the building footprint is based on the number of trees required for the building footprint.

PLANTING	NUMBER OF TREES REQUIRED	NUMBER OF TREES REQUIRED	NUMBER OF TREES REQUIRED
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
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29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
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38	38	38	38
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42	42	42	42
43	43	43	43
44	44	44	44
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46	46	46	46
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95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

PLANTING SCHEDULE

PLANTING	NUMBER OF TREES REQUIRED	NUMBER OF TREES REQUIRED	NUMBER OF TREES REQUIRED
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
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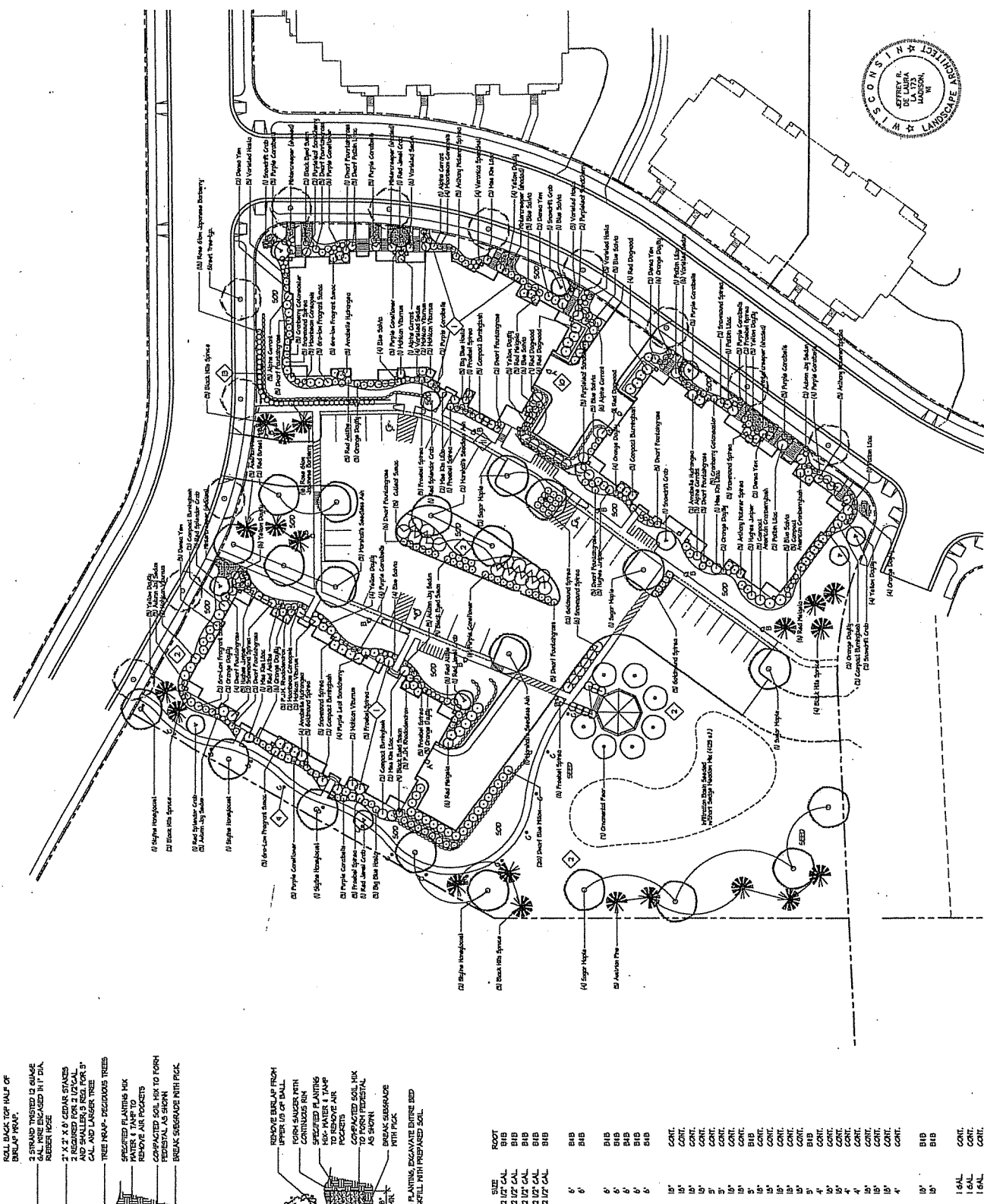
REVISIONS

JANUARY 18, 2009 - ISSUED FOR PERMIT
APRIL 21, 2009 - ISSUED FOR PERMIT
JUNE 10, 2009 - ISSUED FOR PERMIT
AUGUST 1, 2009 - ISSUED FOR PERMIT
SEPTEMBER 11, 2009 - ISSUED FOR PERMIT
APRIL 6, 2009 - ISSUED FOR PERMIT

Project Title
Metro-Tech, Lot 10
6321 Tonn Center Drive
Madison Wisconsin

Drawing Title
Planting Plan and
Details

Project No.
Drawing No.
L-1



- 1. ALL PLANTING SHALL BE VALLEY VIEW
- 2. TOP METAL HALVE SHALL BE VALLEY VIEW
- 3. TOP METAL HALVE SHALL BE VALLEY VIEW
- 4. TOP METAL HALVE SHALL BE VALLEY VIEW
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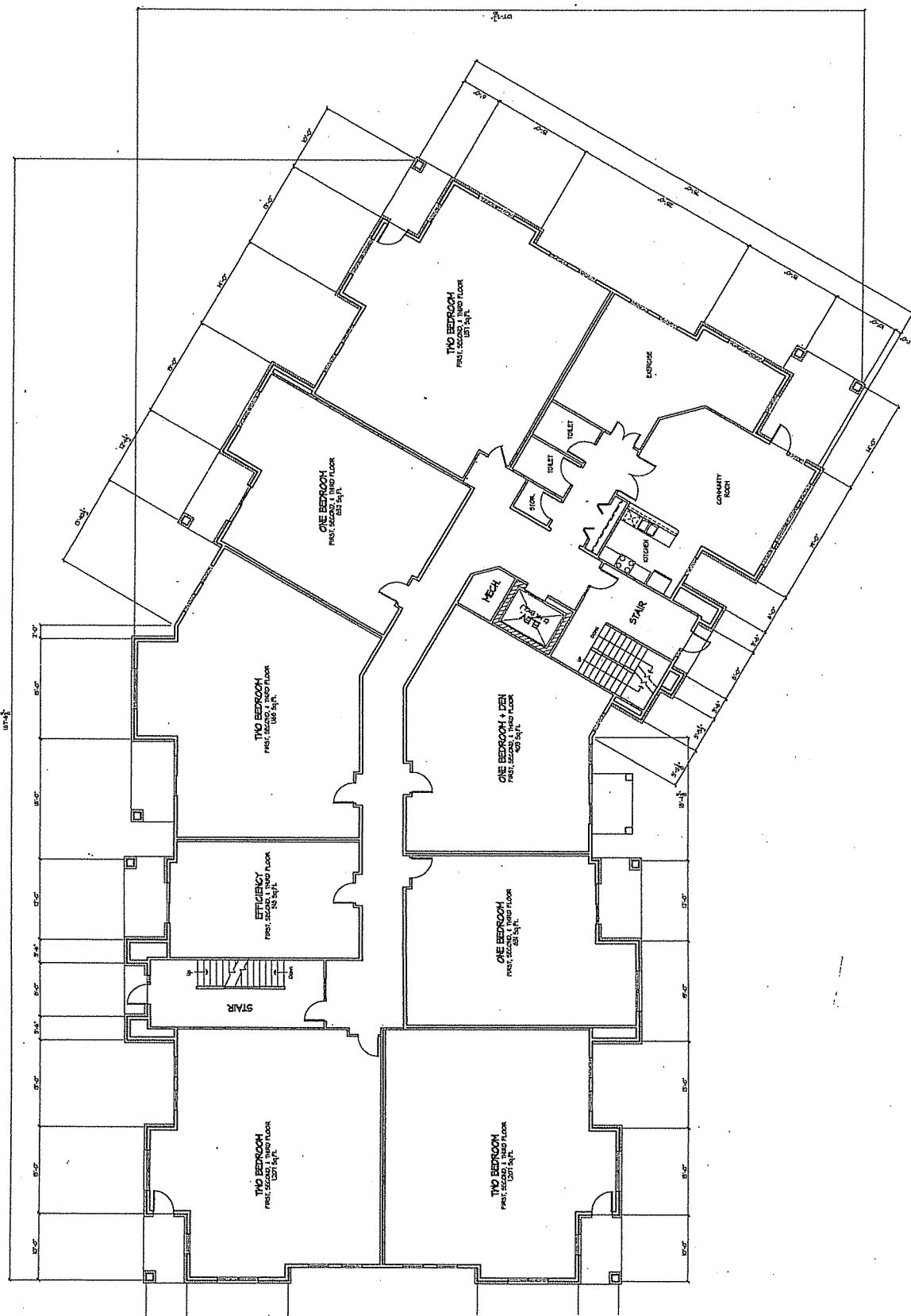
1 PLANTING PLAN
14-30-09

Revisions
 AUGUST 28, 2003 - ISSUED FOR PRELIMINARY IDC
 JANUARY 6, 2009 - ISSUED FOR SIP SUBMITTAL
 APRIL 23, 2009 - ISSUED FOR INITIAL IDC
 APRIL 23, 2009 - ISSUED TO PLANNING
 JUNE 18, 2009 - ISSUED FOR FINAL IDC
 JULY 31, 2009 - ISSUED FOR PARKING LOT SUBMITTAL
 MARCH 24, 2009 - ISSUED FOR HOUR ALT

Project Title
Ellefson - Metro Tech Apartments
 6321 Town Center Drive

26 Unit Building
 Drawing Title
Floor Plan Layout
 Building # 1
 Project No. **0230**
 Drawing No. **2**

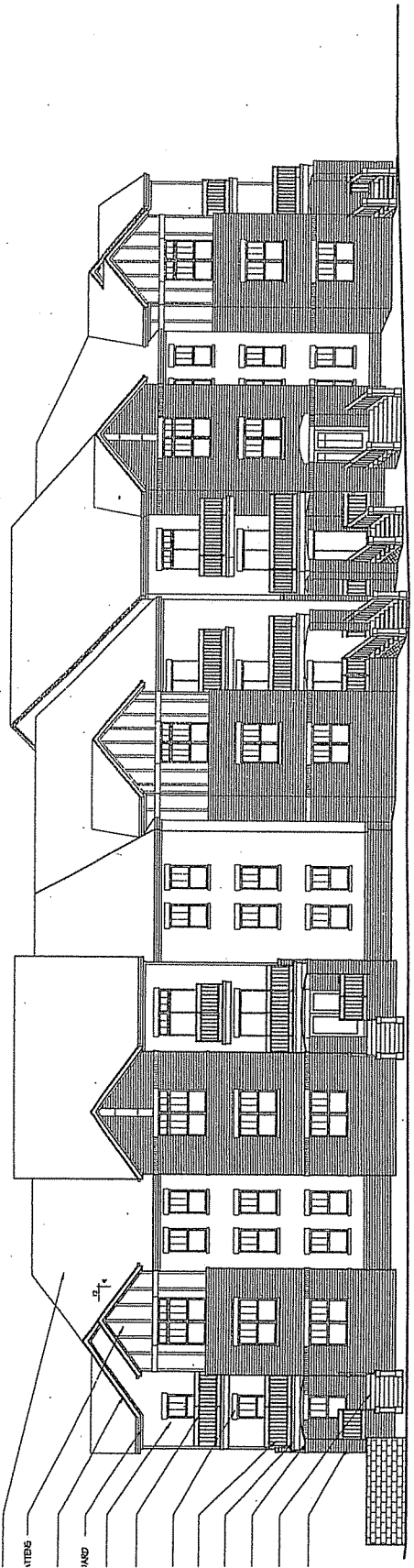
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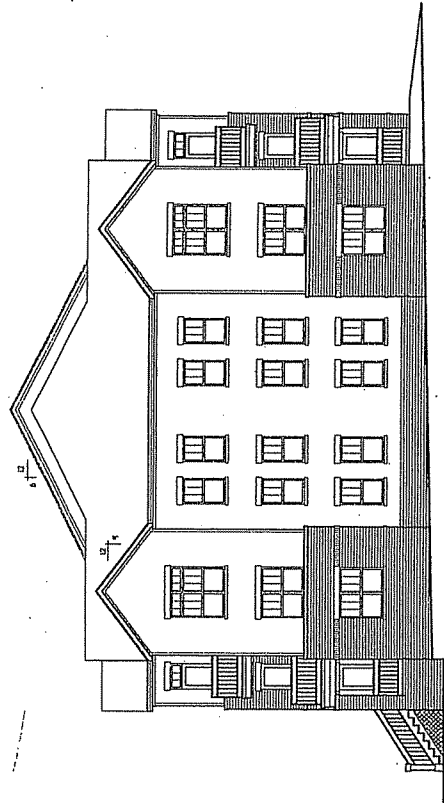
FLOOR PLAN LAYOUT
 1/8" = 1'-0"
 31'-0" x 54'-0"

Consultant

Note



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

Revisions
AUGUST 28, 2002 - ISSUED FOR PRELIMINARY IDC
JANUARY 8, 2003 - ISSUED FOR SIP SUBMITTAL
FEBRUARY 26, 2003 - ISSUED FOR INITIAL IDC
APRIL 23, 2003 - ISSUED FOR INITIAL IDC
APRIL 24, 2003 - ISSUED TO PLANNING
JUNE 18, 2003 - ISSUED FOR FINAL IDC
JULY 31, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
MARCH 21, 2005 - ISSUED FOR PHOR ALT

Project Title
**Ellefson - Metro Tech
Apartments**
6521 Town Center Drive

26 Unit Building
Drawing Title
Elevations
Building # 1
Project No.
0250
Drawing No.
3

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Notes



WEST ELEVATION

1/8" = 1'-0"

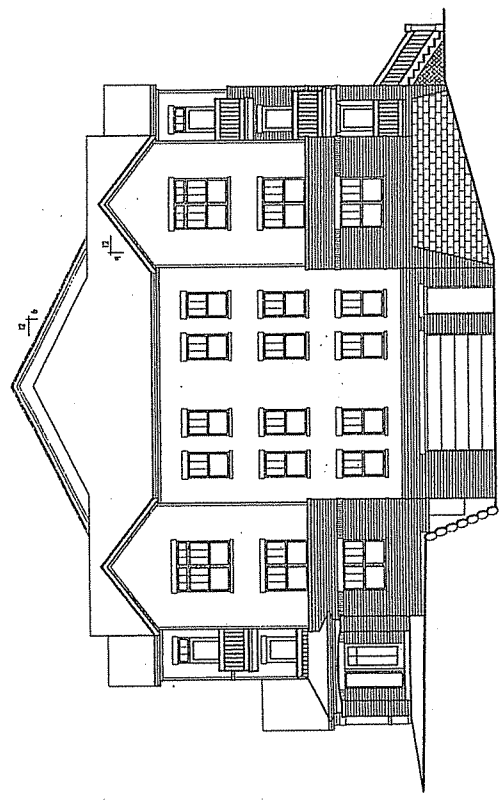
Revisions
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 FEBRUARY 26, 2003 - ISSUED FOR INITIAL IDC
 APRIL 23, 2003 - ISSUED FOR RETAIL IDC
 APRIL 24, 2003 - ISSUED FOR PLANNING
 JUNE 18, 2003 - ISSUED FOR FINAL IDC
 JULY 31, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
 MARCH 24, 2005 - ISSUED FOR PINKOR ALT

Project Title
**Ellelson - Metro Tech
 Apartments**
 6321 Town Center Drive

26 Unit Building
 Drawing Title
Elevations
 Building # 1

Project No.
0230
 Drawing No.
3A

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SOUTH ELEVATION

1/8" = 1'-0"

Consultant

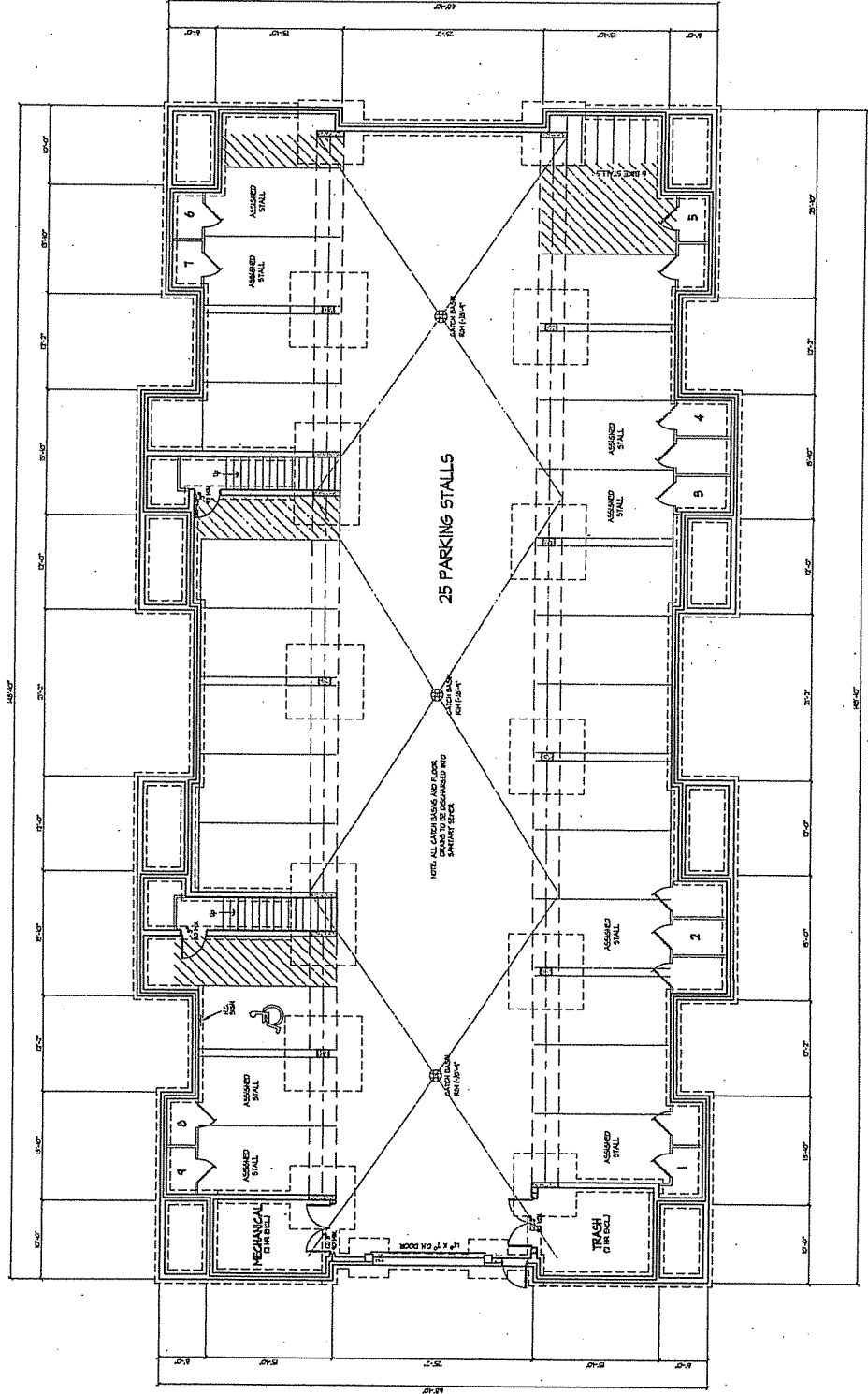
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 APRIL 23, 2003 - ISSUED FOR INITIAL IDC
 APRIL 24, 2003 - ISSUED TO PLANNING
 APRIL 30, 2003 - REVISED
 MAY 18, 2003 - ISSUED FOR FINAL IDC
 JULY 31, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
 MARCH 21, 2005 - ISSUED FOR PICK UP ITC

Project Title
**Elletson - Metro Tech
 Apartments**
 6521 Town Center Drive

16 Unit Building
 Drawing Title
Foundation Plan
 Building # 2
 Project No.
0230
 Drawing No.
4

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FOUNDATION PLAN
 1/8" = 1'-0"

6

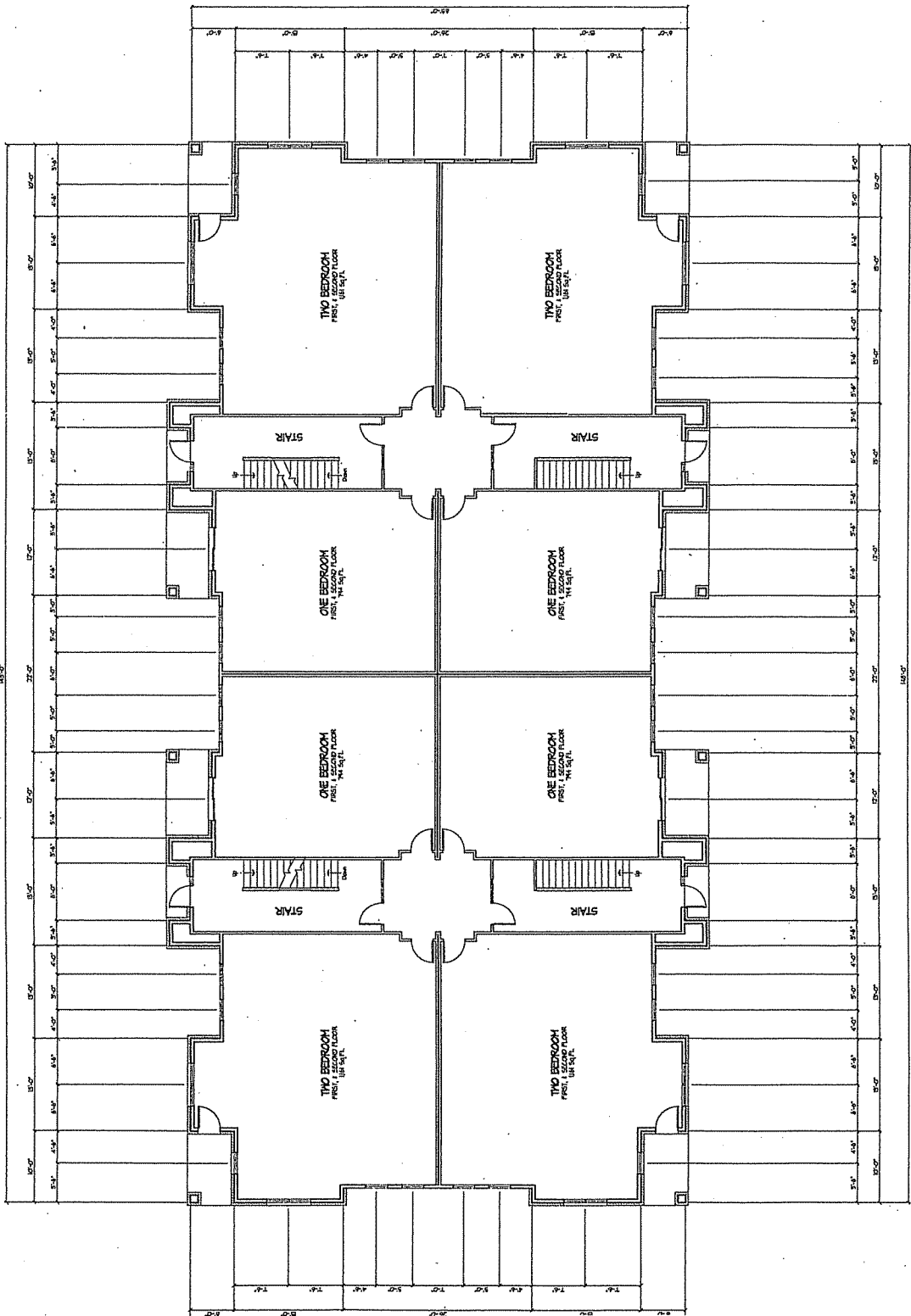
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Notes

Revisions
 AUGUST 28, 2003 - ISSUED FOR PRELIMINARY IDC
 JANUARY 15, 2003 - ISSUED FOR SIF SUBMITTAL
 APRIL 25, 2003 - ISSUED FOR INITIAL IDC
 APRIL 24, 2003 - ISSUED TO PLANNING
 APRIL 30, 2003 - REVISED
 JUNE 18, 2003 - ISSUED FOR FINAL IDC
 JULY 21, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
 MARCH 24, 2005 - ISSUED FOR HNROR A/LT

Project Title
**Elletson - Metro Tech
 Apartments**
 6321 Town Center Drive

16 Unit Building
 Drawing Title
Floor Plan Layout
 Building # 2
 Project No. **0230**
 Drawing No. **5**

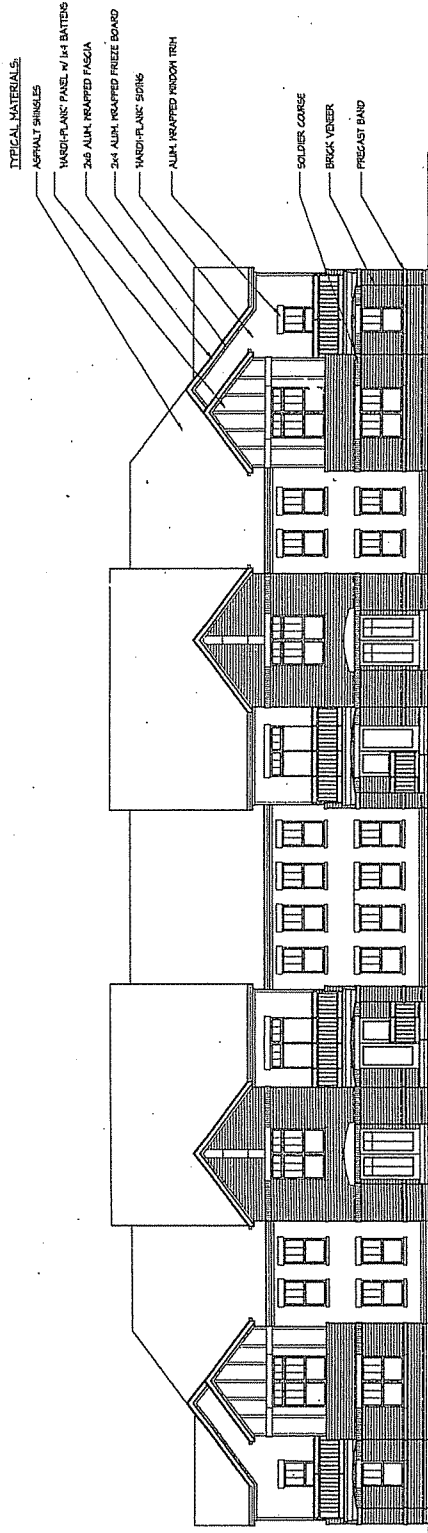


FLOOR PLAN LAYOUT
 1/8" = 1'-0"
 18,648 sq.ft.

5

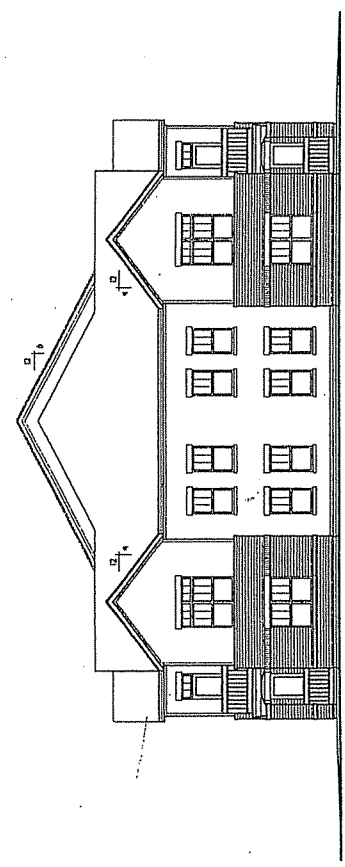
Consultant

Notes



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

Revisions

- AUGUST 28, 2003 - ISSUED FOR PRELIMINARY IDC
- JANUARY 14, 2003 - ISSUED FOR PERMIT
- FEBRUARY 24, 2003 - ISSUED FOR INITIAL IDC
- APRIL 23, 2003 - ISSUED FOR INITIAL IDC
- APRIL 24, 2003 - ISSUED TO PLANNING
- JUNE 19, 2003 - ISSUED FOR FINAL IDC
- JUNE 31, 2003 - ISSUED FOR PASSING LOT SUBMITTAL
- MARCH 24, 2003 - ISSUED FOR HICOR ALT

Project Title

**Elletson - Metro Tech
Apartments**
6321 Town Center Drive

16 Unit Building

Drawing Title

Elevations
Building # 2

Project No.

0230

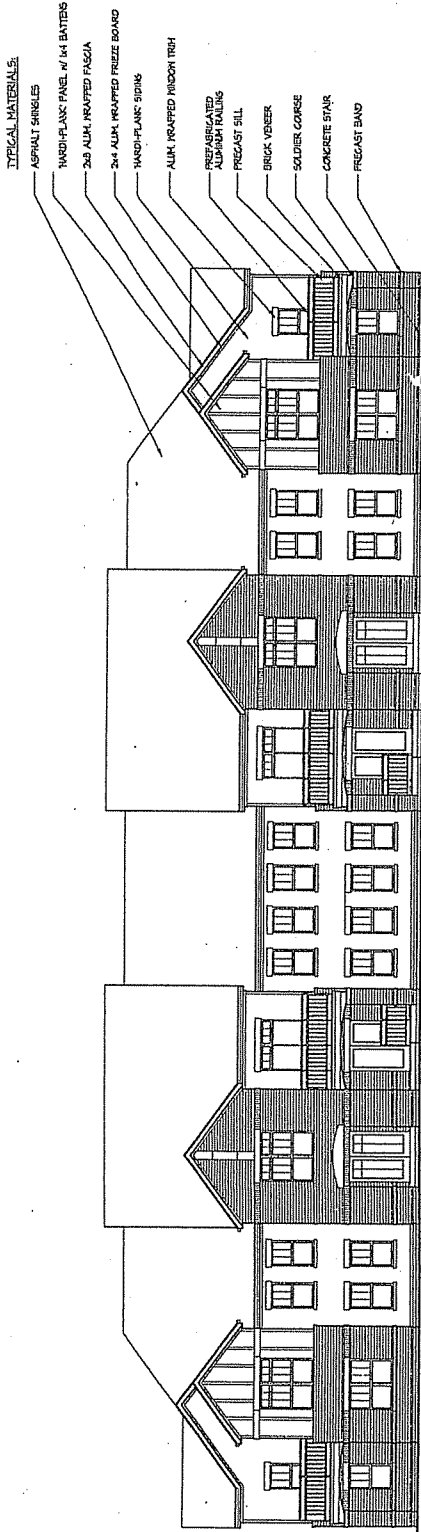
Drawing No.

6

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Consultant

Notes



WEST ELEVATION

1/8" = 1'-0"

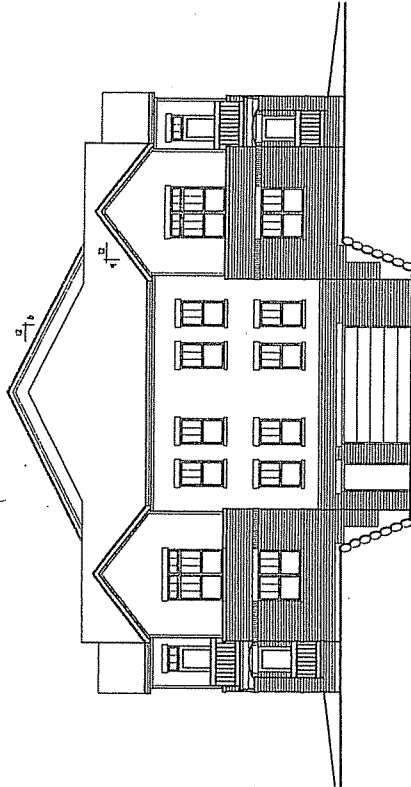
Revisions
 AUGUST 28, 2009 - ISSUED FOR PRELIMINARY IDC
 JANUARY 15, 2009 - ISSUED FOR SIP SUBMITTAL
 FEBRUARY 26, 2009 - ISSUED FOR INITIAL IDC
 APRIL 23, 2009 - ISSUED FOR INITIAL IDC
 APRIL 24, 2009 - ISSUED TO PLANNING
 JUNE 10, 2009 - ISSUED FOR FINAL IDC
 JUNE 31, 2009 - ISSUED FOR PARKING LOT SUBMITTAL
 MARCH 24, 2009 - ISSUED FOR MARK-AL1

Project Title
**Ellefson - Metro Tech
 Apartments**
 6521 Town Center Drive

16 Unit Building
 Drawing Title
Elevations
 Building # 2

Project No.
0230
 Drawing No.
6A

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SOUTH ELEVATION

1/8" = 1'-0"

Consultant

Notes

- 1. DISEASE PARCHING SHALL PROVIDED IN EACH UNDESIGNED STORAGE LOCSES.

Revisions

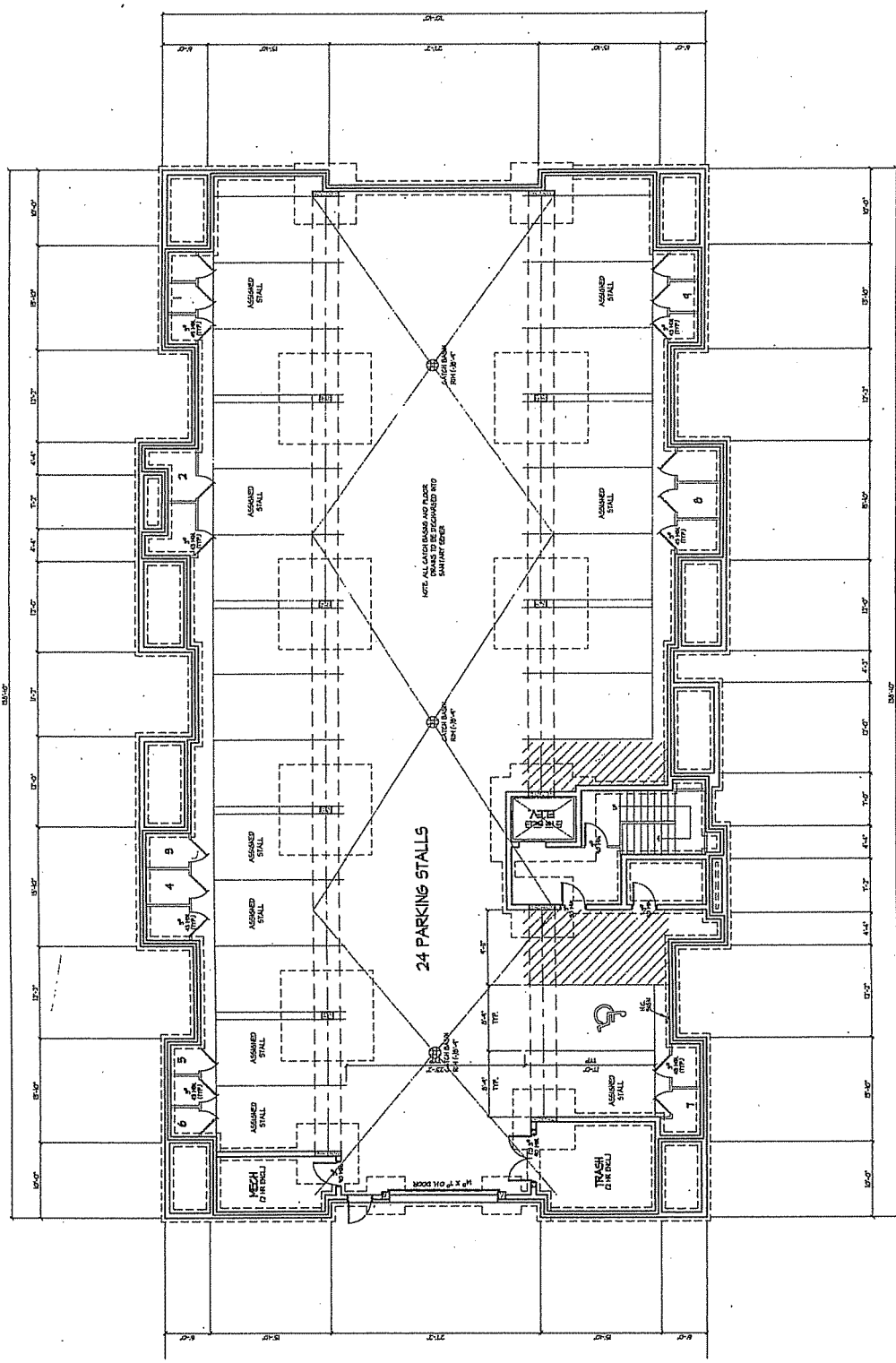
- AUGUST 29, 2002 - ISSUED FOR PRELIMINARY I.D.C.
- JANUARY 15, 2003 - ISSUED FOR SIP SUBMITTAL
- APRIL 23, 2003 - ISSUED FOR INITIAL I.D.C.
- APRIL 24, 2003 - ISSUED TO PLANNING
- JUNE 14, 2003 - ISSUED FOR FINAL I.D.C.
- JULY 31, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
- MARCH 21, 2005 - ISSUED FOR HOUR A/LT

Project Title
Elletson - Metro Tech Apartments
 6321 Town Center Drive

23 Unit Building

Drawing Title
Foundation Plan
 Building # 3

Project No.
0230
 Drawing No.
7



FOUNDATION PLAN
 1/8" = 1'-0"

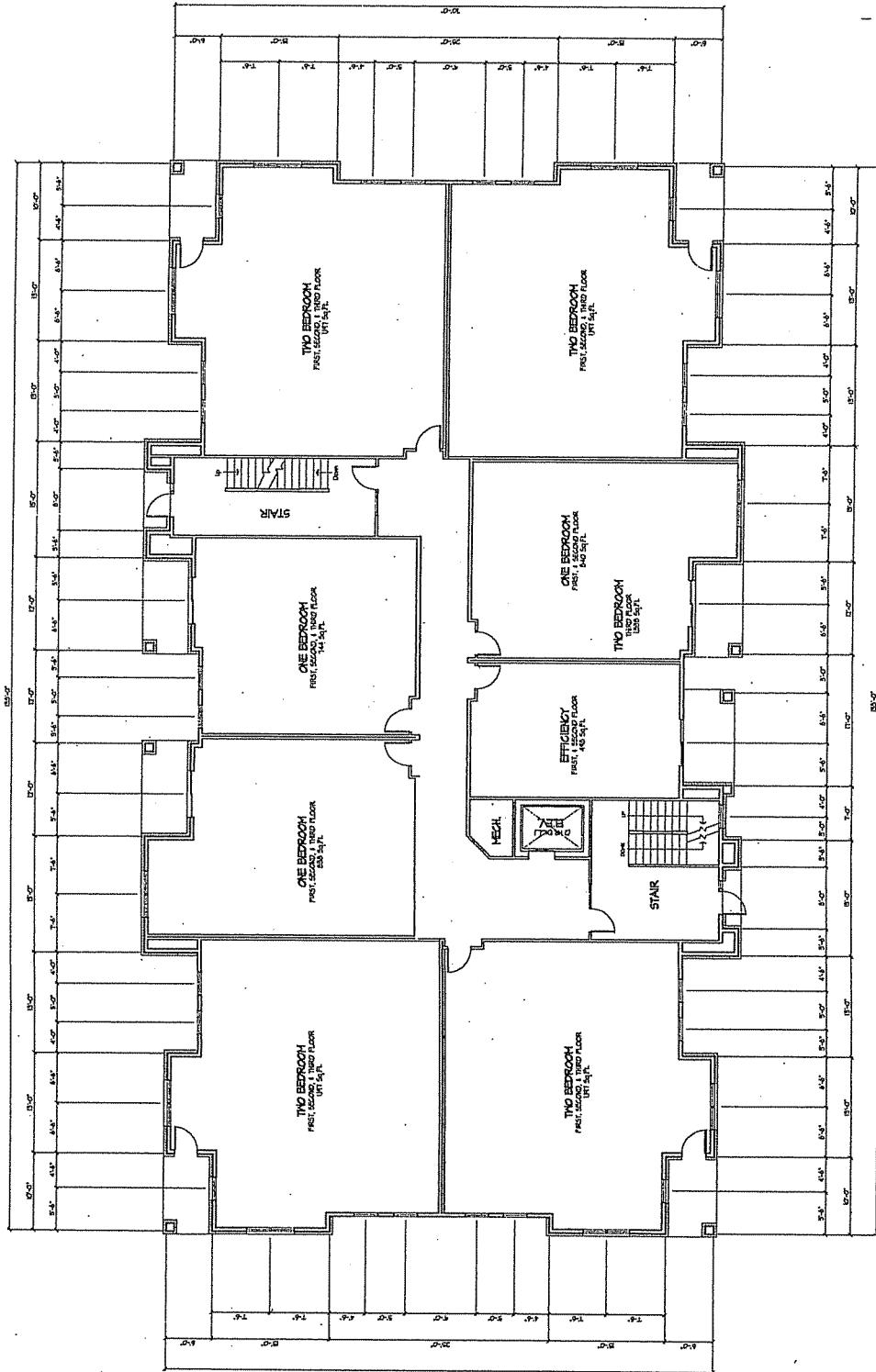
Revisions
 AUGUST 29, 2002 - ISSUED FOR PRELIMINARY IDC
 JANUARY 15, 2003 - ISSUED FOR SFP SUBMITTAL
 APRIL 23, 2003 - ISSUED FOR INITIAL IDC
 APRIL 24, 2003 - ISSUED TO PLANNING
 JUNE 18, 2003 - ISSUED FOR FINAL IDC
 JULY 9, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
 MARCH 24, 2003 - ISSUED FOR HIGH-ALT

Project Title
**Elletson - Metro Tech
 Apartments**
 6321 Town Center Drive

23 Unit Building
 Drawing Title
Floor Plan Layout
 Building # 3

Project No.
0230
 Drawing No.
8

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FLOOR PLAN LAYOUT
 1/8" = 1'-0"
 27,440 Sq. Ft.

6

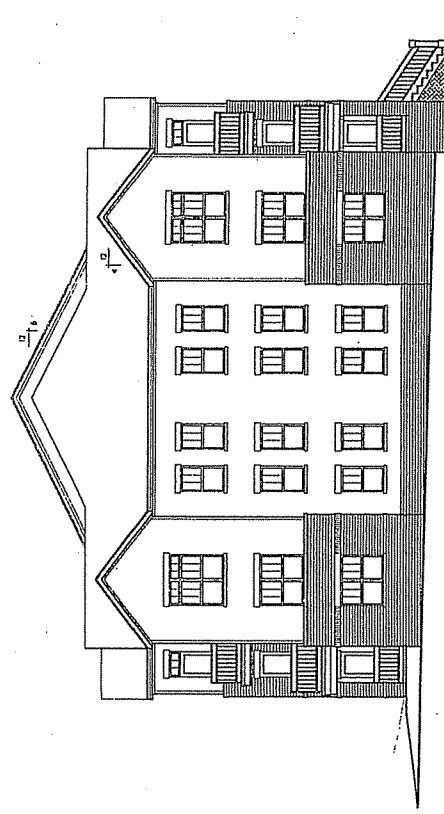
Consultant

Name



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

Revision
 AUGUST 28, 2003 - ISSUED FOR PRELIMINARY IDC
 JANUARY 15, 2003 - ISSUED FOR SFP SUBMITTAL
 FEBRUARY 26, 2003 - ISSUED FOR INITIAL IDC
 APRIL 23, 2003 - ISSUED FOR INITIAL IDC
 APRIL 24, 2003 - ISSUED TO PLANNING
 JUNE 18, 2003 - ISSUED FOR FINAL IDC
 JULY 31, 2003 - ISSUED FOR PARCENS LOT SUBMITTAL
 MARCH 24, 2003 - ISSUED FOR HOUR A/T

Project Title
**Elletson - Metro Tech
 Apartments**
 6321 Town Center Drive

23 Unit Building
 Drawing Title
Elevations
 Building # 5

Project No.
0230
 Drawing No.
9

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KNOTHE & BRUCE ARCHITECTS

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 Middletown, NY 13552
 608-832-5070 Fax 608-832-9734

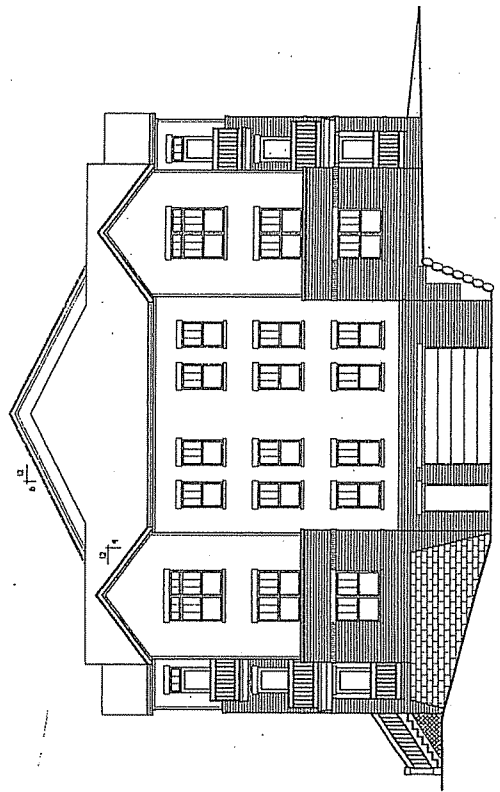
Consultant

Notes



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

Revisions

- AUGUST 29, 2002 - ISSUED FOR PRELIMINARY IDC
- JANUARY 18, 2003 - ISSUED FOR SIP SUBMITTAL
- FEBRUARY 26, 2003 - ISSUED FOR INITIAL IDC
- APRIL 29, 2003 - ISSUED FOR INITIAL IDC
- APRIL 24, 2003 - ISSUED TO PLANNERS
- JUNE 18, 2003 - ISSUED FOR FINAL IDC
- JULY 31, 2003 - ISSUED FOR PARKING LOT SUBMITTAL
- MARCH 13, 2005 - ISSUED FOR MARK A.I.T.

Project Title
**Ellefson - Metro Tech
 Apartments**
 6321 Town Center Drive

23 Unit Building
 Drawing Title
Elevations
 Building # 3
 Project No.
0230

Drawing No.
91A

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