

CITY OF MADISON Proposed Demolition & Conditional Use

Location: 6753 Raymond Road

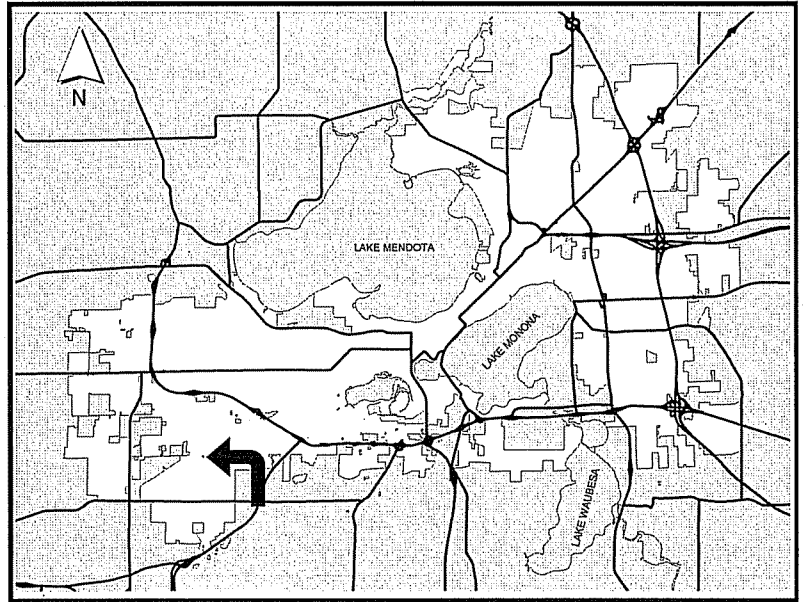
Project Name: Raymond Ridge II

Applicant: Jeff Rosenberg - Midland Builders/
Randy Bruce - Bruce & Knothe Architects

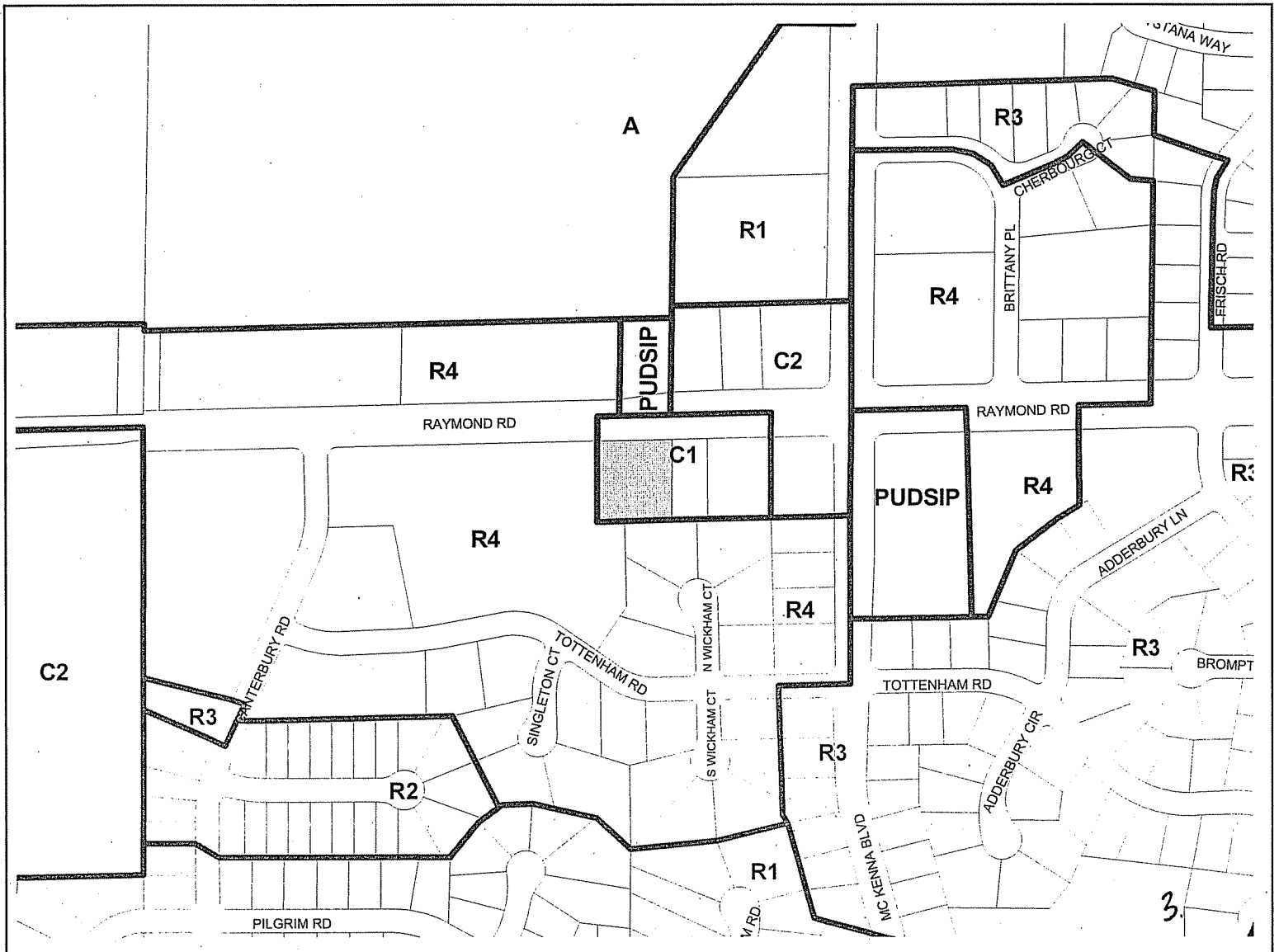
Existing Use: Vacant Single Family House

Proposed Use: Demolish House & Build 8-Unit
Apartment Building

Public Hearing Date:
Plan Commission 06 February 2006




For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

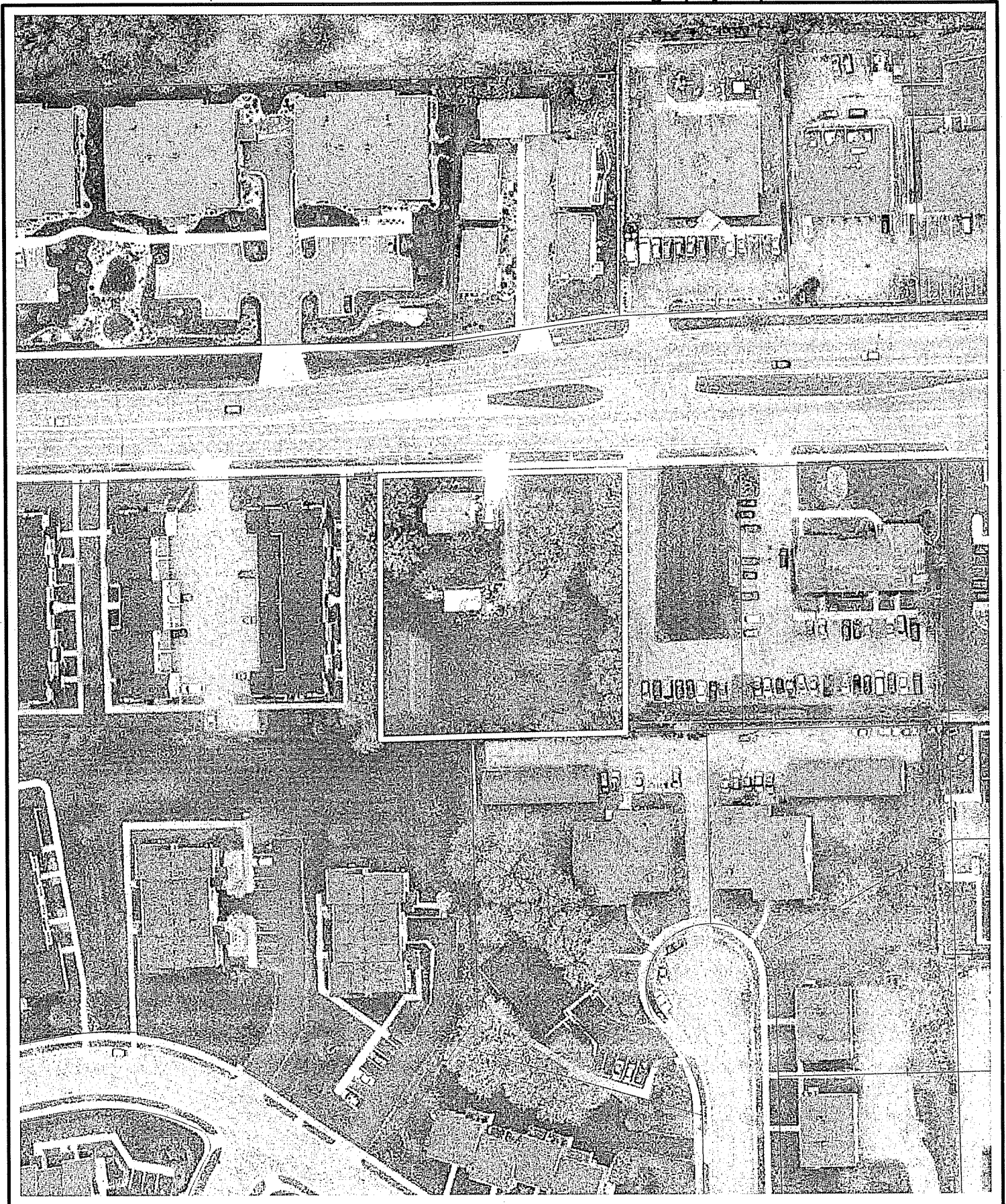


6753 Raymond Road

0 100 Feet



Date of Aerial Photography - April 2003



December 28, 2005

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Conditional Use
Raymond Ridge II
6753 Raymond Road
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and plan commission consideration of approval.

Organizational structure:

Owner: Midland Builders, Inc.
6801 Chester Drive #A
Madison, WI 53719
Jeff Rosenberg
608-226-3097

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

Project: Raymond Ridge II
6753 Raymond Road
Madison, WI

Landscape Design: Bruce Company
2830 W. Beltline Hwy
Middleton, WI 53562
608-836-7041

Engineer: D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
(608) 833-7530
(608) 833-1089 fax

3

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934

Introduction:

The existing Raymond Ridge Townhouse development is located on the south side of Raymond Road just west of McKenna Boulevard. The subject parcel is a 38,758 square foot site that borders the eastern edge of the existing townhomes. Much of the surrounding neighborhood is occupied with multifamily uses. Directly east of the site is an office building and to the northeast across Raymond lies a neighborhood strip retail development.

This is a proposal for conditional-use and demolition permits to allow for an addition to the Raymond Ridge Townhouse development. The site is currently zoned C-1 and designated as Neighborhood Mixed Use on the city land-use plan. The existing structure on the site is a small (925 square feet) single-family residence constructed in 1949. The structure is a very modest post-war home that has outlived its useful life. If required, a recycling and reuse plan will be submitted at a later date.

Site Development Data:

Lot Areas:

Lot Area	38,758 S.F. or 0.89 Acres
Lot Area/Unit	4,845 S.F./Unit

<u>Dwelling Units</u>	<u>Unit Type</u>	<u>Approximate Unit Size</u>
<u>8</u>	Two Bedroom	1,200 S.F.
8		

Parking Provided:

Covered Parking	16
Surface Stalls	<u>2</u>
Total Stalls	18
Vehicular parking Ratio	2.25 /D.U.
Bicycle stalls (inside garages)	<u>8</u>
Total Stalls	8
Bicycle parking ratio	1.0 /D.U.

Open Space:

Usable Open Space	13,584 S.F.
Usable Open Space/Unit	1,698 S.F./Unit

Site and Building Architecture:

This project consists of one 8-unit building. The townhouse-type units are two stories over lower level storage & parking. The building contains several different two-bedroom floor plans.

The residents' parking is accommodated in private garages. The visitor parking is in a surface parking area. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and sidewalks that connect to the public way.

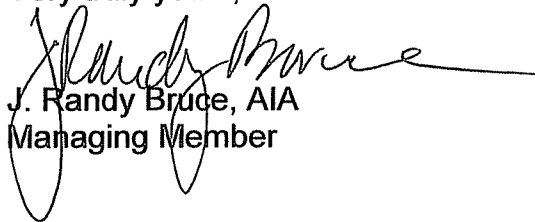
Low-maintenance materials will be used on the exteriors including brick and horizontal vinyl siding. The intent is to provide an architectural aesthetic that will be compatible with the adjacent Raymond Ridge buildings.

Project Schedule & Management:

It is anticipated that project construction will begin in March of 2006, or as soon as all necessary approvals and permits are obtained. Completion is projected to be September of 2006.

Thank you for your time in reviewing our proposal.

Very truly yours,

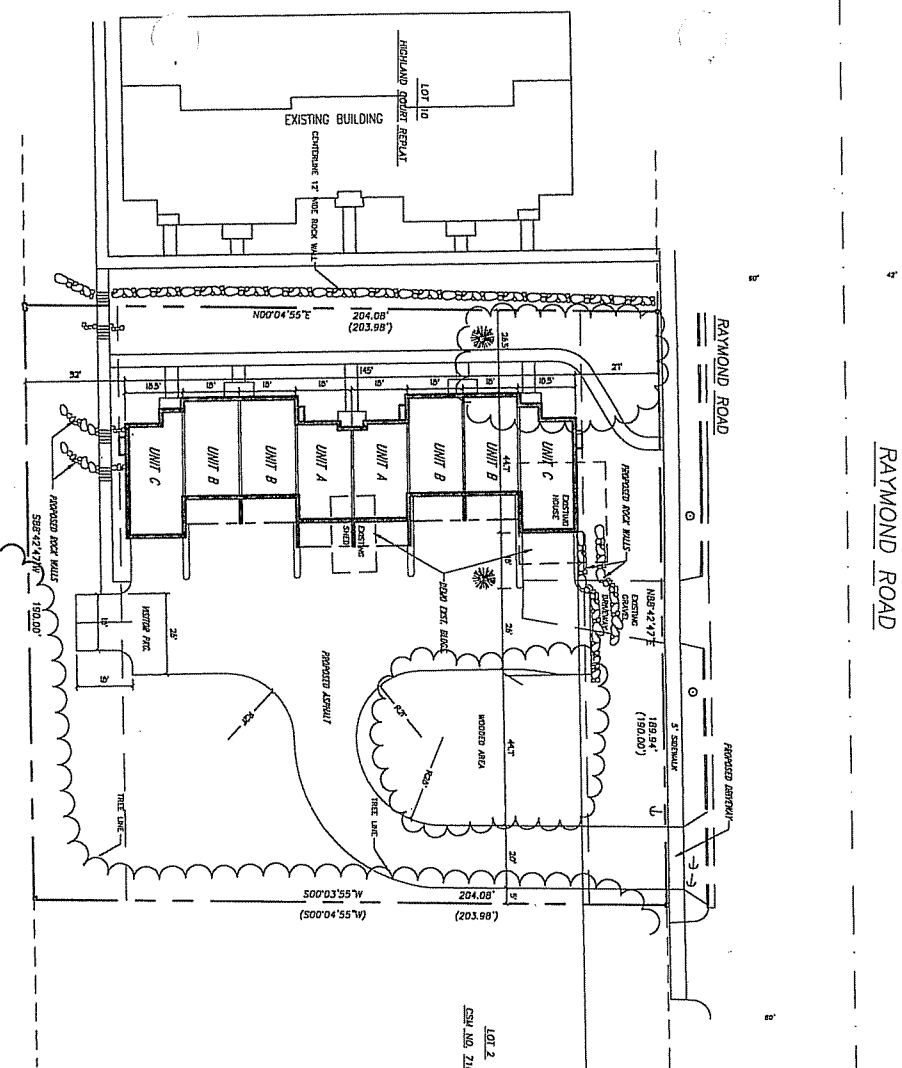


J. Randy Bruce, AIA
Managing Member

LOT 1
 CSJ NO. 8232
 PARK HILLS WILDFLOWERS CONDOMINIUM

LOT 2
 CSJ NO. 8237
 PARK HILLS WILDFLOWERS CONDOMINIUM

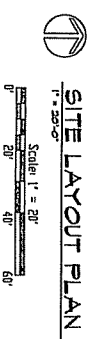
LOT 1
 CSJ NO. 4235
 PARK HILLS WILDFLOWERS CONDOMINIUM



HIGHLAND COURT ADDITION TO WILDFLOWERS

Site Development Data:	
Lot Area:	38,789 S.F. or 0.89 Acres
Lot Area/Unit:	4,845 S.F./Unit
Dwelling Units:	8
Unit Type:	Two Bedroom
Approximate Unit Size:	1,200 S.F.
Parking Provided:	
Covered Parking:	18
Surface Stalls:	2
Total Stalls:	18
Vehicle parking Ratio:	2.25 D.U.
Bicycle parking Ratio:	8
Total Stalls:	8
Bicycle parking ratio:	1.0 D.U.
Open Space:	
Usable Open Space:	13,584 S.F.
Usable Open Space/Unit:	1,698 S.F./Unit

- SHEET INDEX**
- C-11 SITE LAYOUT PLAN
 - C-12 GRADING & UTILITY PLAN
 - L-11 LANDSCAPE PLAN
 - A-11 TYPICAL UNIT FLOOR PLANS
 - A-21 BUILDING ELEVATIONS



SITE LAYOUT PLAN

KNOTHE & BRUCE ARCHITECTS

700 University Avenue, Suite 201
 Madison, WI 53706
 608-261-3670 Fax: 608-261-6791

Project Title: Midland Raymond Rd. II

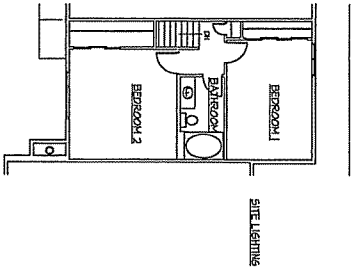
Project Title: Midland Raymond Rd. II

Project Title: 6753 Raymond Rd. Madison, WI

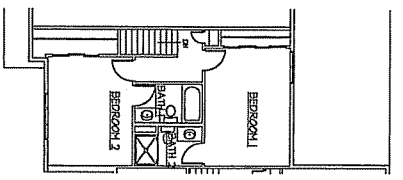
Drawing Title: Site Layout Plan

Project No.: 0515

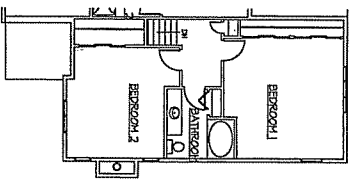
Drawing No.: C-11



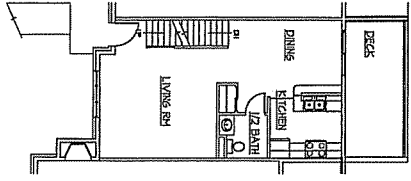
2ND FLOOR - UNIT TYPE 'A'



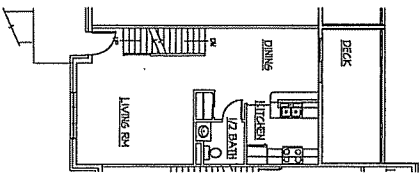
2ND FLOOR - UNIT TYPE 'B'



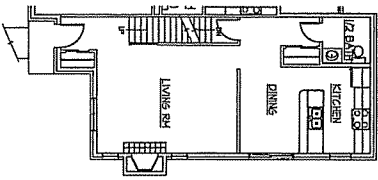
2ND FLOOR - UNIT TYPE 'C'



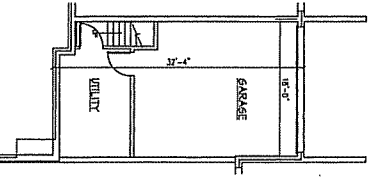
1ST FLOOR - UNIT TYPE 'A'



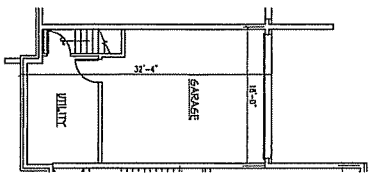
1ST FLOOR - UNIT TYPE 'B'



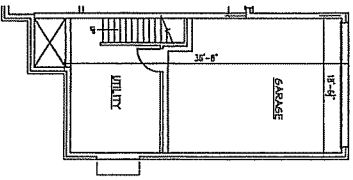
1ST FLOOR - UNIT TYPE 'C'



LOWER LEVEL - UNIT TYPE 'A'



LOWER LEVEL - UNIT TYPE 'B'



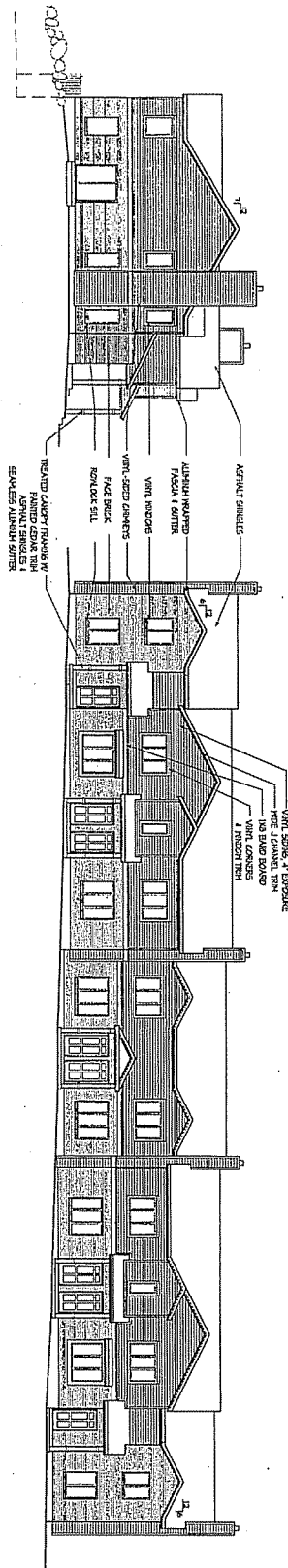
LOWER LEVEL - UNIT TYPE 'C'

KNOTHE & BRUCE ARCHITECTS
 760 University Avenue, Suite 201
 Durham, North Carolina 27708
 919.487.1370 Fax: 919.487.1314

Consultant

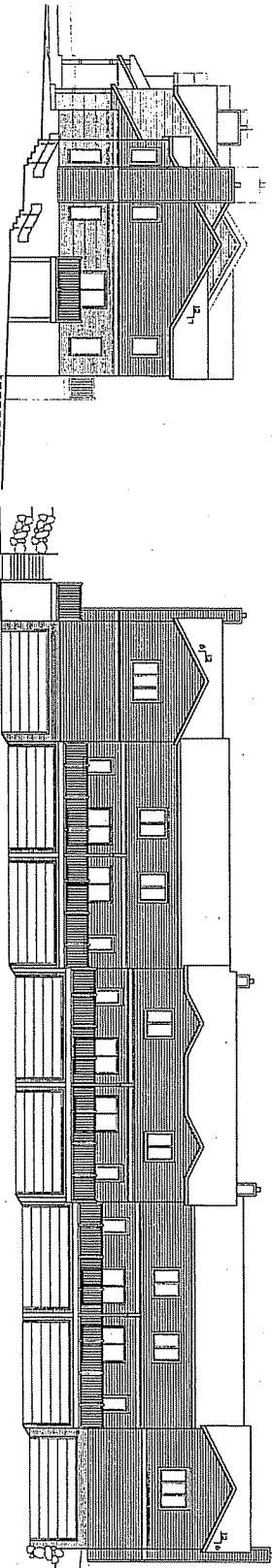
Sheet

3



NORTH ELEVATION
 1/8\"/>

WEST ELEVATION
 1/8\"/>



SOUTH ELEVATION
 1/8\"/>

EAST ELEVATION
 1/8\"/>

Revision
 Per Comm. Schedule, December 28, 2005

Project:
 MIDLAND
 RAYMOND RIDGE II

6155 RAYMOND ROAD
 Durham, NC
BUILDING ELEVATIONS
 Figures: OS15 A21
 Designer: A21

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 \$550 Receipt No. 67232
 Date Received 12-28-05
 Received By Kaw
 Parcel No. 0608-012-2025-7
 Aldermanic District 7- Zach Branden
 GA oh
 Zoning District C-1
For Complete Submittal
 Application Letter of Intent
 PUD Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver
 Ngrhd. Assn Not. Waiver
 Date Sign Issued _____

1. **Project Address:** 6753 Raymond Rd. **Project Area in Acres:** 0.89

Project Title (if any): Raymond Ridge II

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

<input 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 checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Jeff Rosenberg Company: Midland Builders, Inc.

Street Address: 6801 Chester Drive #A City/State: Madison, WI Zip: 53719

Telephone: (608) 226-3097 Fax: () Email: jrosenberg@veridianhomes.com

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects

Street Address: 7601 University Avenue, Ste. 201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.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: 8-unit multi-family housing building to be an extension of the adjacent townhouse complex. 3

Development Schedule: Commencement March, 2006 Completion September, 2006

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 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:** \$ 850.00 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 Reuse/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 *Comprehensive Zoning* requirements outlined in Section 28.04 (2R) of the *Zoning Ordinance*. A separate *INTEGRATED PLAN* at *ILLINOIS ZONING* association detailing the project's compliance with these ordinance requirements shall be submitted concurrently with this application form. Note that some *plan* materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** *Manned Community or Manned Unit* development (*MCA/MTA*) 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 *Manning Unit* at (608) 266-463R for assistance.

6. Applicant Declarations:

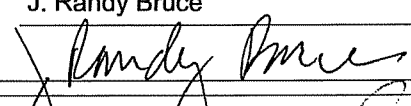
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - *The site is located within the limits of* _____ *Plan, which recommends:*
 - _____ *for this property.*
- Pre-application Notification:** Section 28.12 of the *Zoning Ordinance* requires 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:*
 - Alderperson Zach Brandon – District #7 6/13/05; 12/12/05

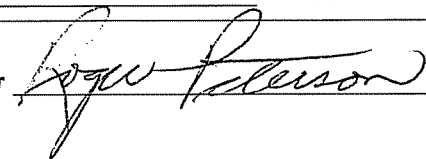
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- 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 *Manning Unit* staff; note staff persons and date.
 - Planner I.Z. Staff Date 6/21/05 | Zoning Staff I.Z. Staff Date 6/21/05

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

Printed Name J. Randy Bruce Date 12/22/05

Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner  Date 12/21/05

6753 Raymond Road
Existing buildings to be demolished
12/28/05

