



Location
1815-1817 Dondee Road

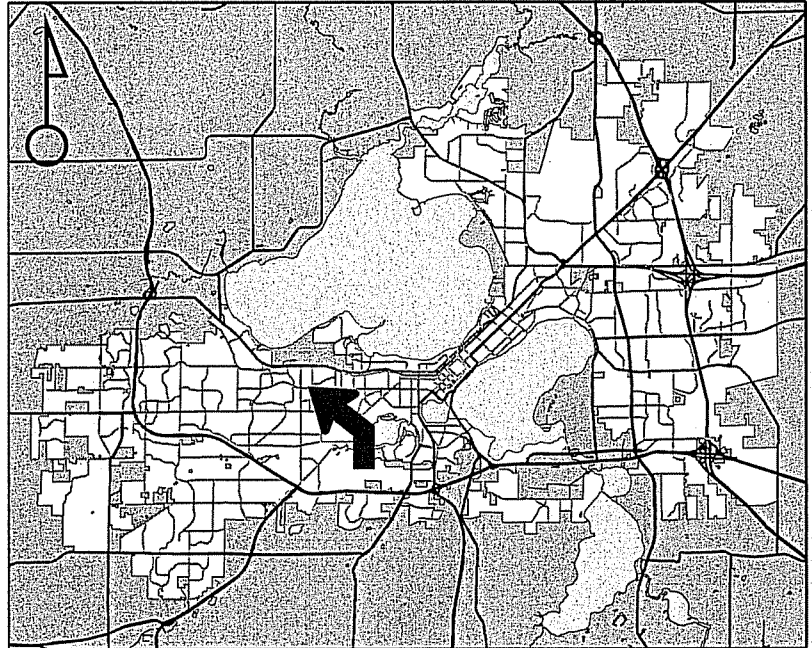
Project Name
Buckeye Meadows Two-Family-Twin

Applicant
PLT Group LLC/Karim Abrouq-
PLAK Properties Investment LLC

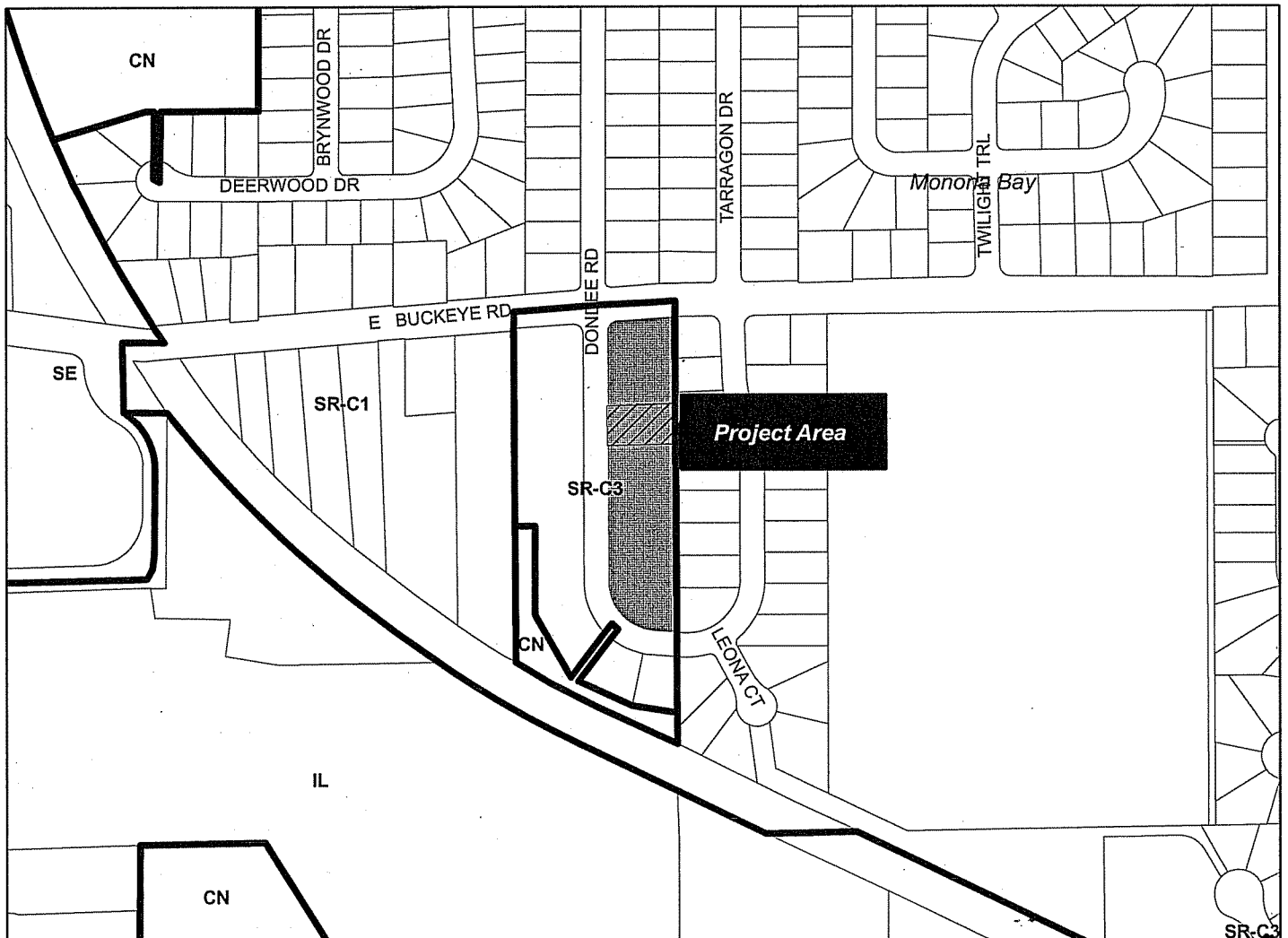
Existing Use
Vacant land

Proposed Use
Construct two-family-twin residence

Public Hearing Date
Plan Commission
23 May 2016



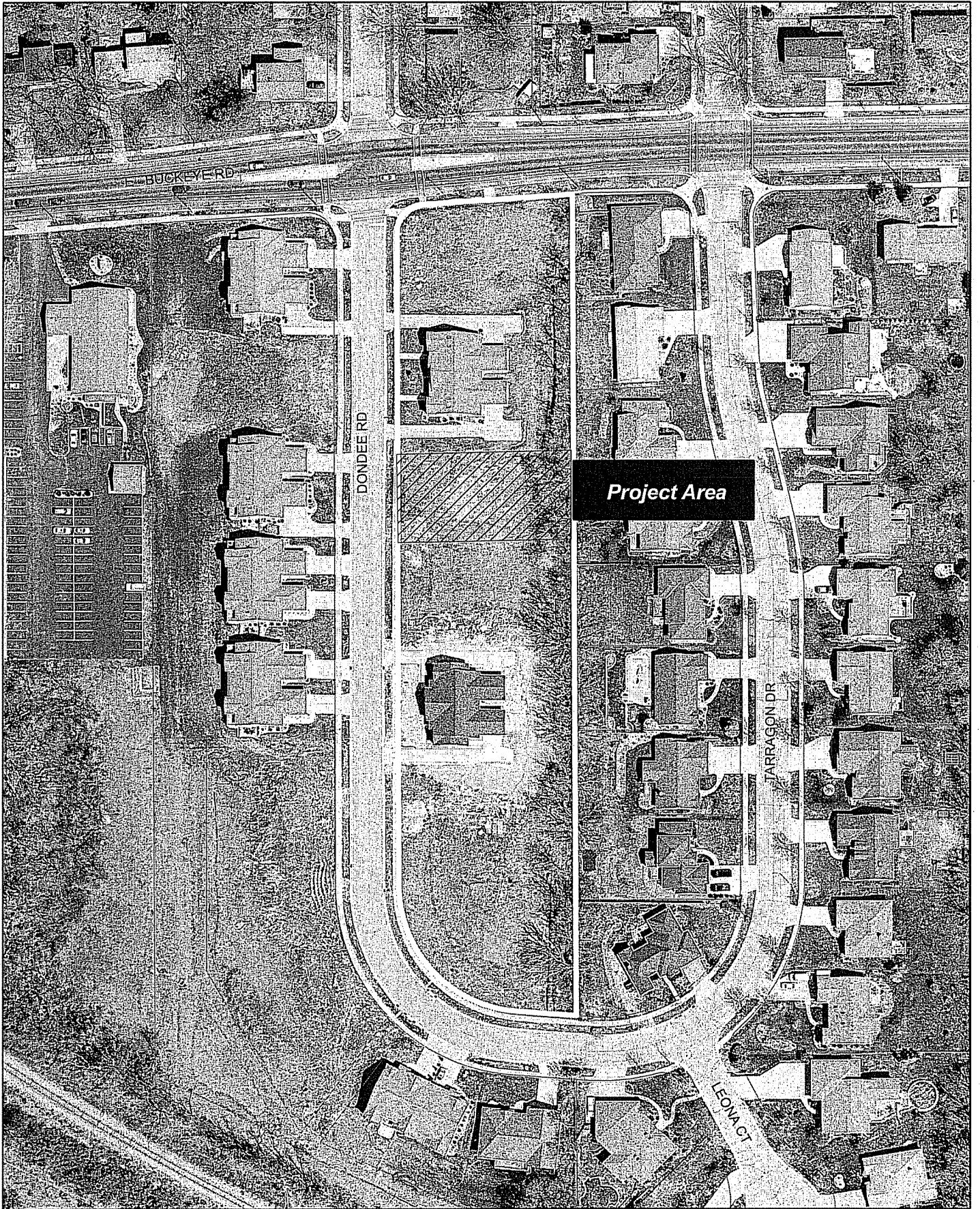
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 May 2016

20



Date of Aerial Photography : Spring 2013



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 600 Receipt No. 15245-0003

Date Received 4/13/16

Received By JK

Parcel No. 0710-152-1505-9

Aldermanic District 16 - Denise Demarbo

Zoning District SR-C3

Special Requirements OK

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1815-17 Dondee Rd, Madison, WI 53716

Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Loc Pham, Karim Abrouq **Company:** PLAK Properties Investment LLC

Street Address: 809 Saint John St **City/State:** Cottage Grove, WI **Zip:** 53527

Telephone: (608) 698-3315 **Fax:** () **Email:** kabrouq@gmail.com

Project Contact Person: Karim Abrouq **Company:** PLAK Properties Investment LLC

Street Address: 809 Saint John St **City/State:** Cottage Grove, WI **Zip:** 53527

Telephone: (608) 698-3315 **Fax:** () **Email:** kabrouq@gmail.com

Property Owner (if not applicant): PLT Group LLC

Street Address: 1303 Naomi Ct **City/State:** Wauunakee, WI **Zip:** 53597

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: To build a high quality 2 unit duplex condominium in the Buckeye Meadows Condominium Development

Development Schedule: Commencement _____ Completion _____

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

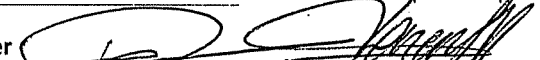
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim M. Parks Date: 4/12/16 Zoning Staff: Matt Tucker Date: 4/12/16

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

Name of Applicant Loc Pham, Karim Abrouq Relationship to Property: Owner/Managing Member LL

Authorizing Signature of Property Owner  Date 04/12/16 20

**LETTER OF INTENT FILED IN COMPLIANCE WITH LAND USE APPLICATION
MADISON PLAN COMMISSION, SECTION 5, REQUIRED SUMITTALS “LETTER OF
INTENT”**

To Whom It May Concern:

It is our intent to construct a high quality 2 unit condominium duplex on Lot 3 (1815-17 Dondee Rd, Madison) in the Buckeye Meadows Condominium Development. The planned development consists of 16 duplex buildings or 32 condos (from 2200 to 2700 square feet each).

EXISTING CONDITIONS AND USES OF THE PROPERTY: 1815-17 Dondee Rd, Madison WI is currently a vacant lot in the Buckeye Meadows Condominium Development.

PROPOSED USES (AND FT2 OF EACH): 2 Residential Condominium Units, 2202 square feet each.

NAMES OF PERSONS INVOLVED: Karim Abrouq, LLC Managing Member and General Contractor, Loc Pham, LLC Managing Member, Wendy Brigham-Abrouq, LLC Managing Member

SQUARE FOOTAGE OR ACREAGE OF THE SITE: Less than 1 acre lot.

NUMBER OF DWELLING UNITS: 2

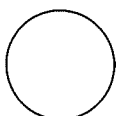
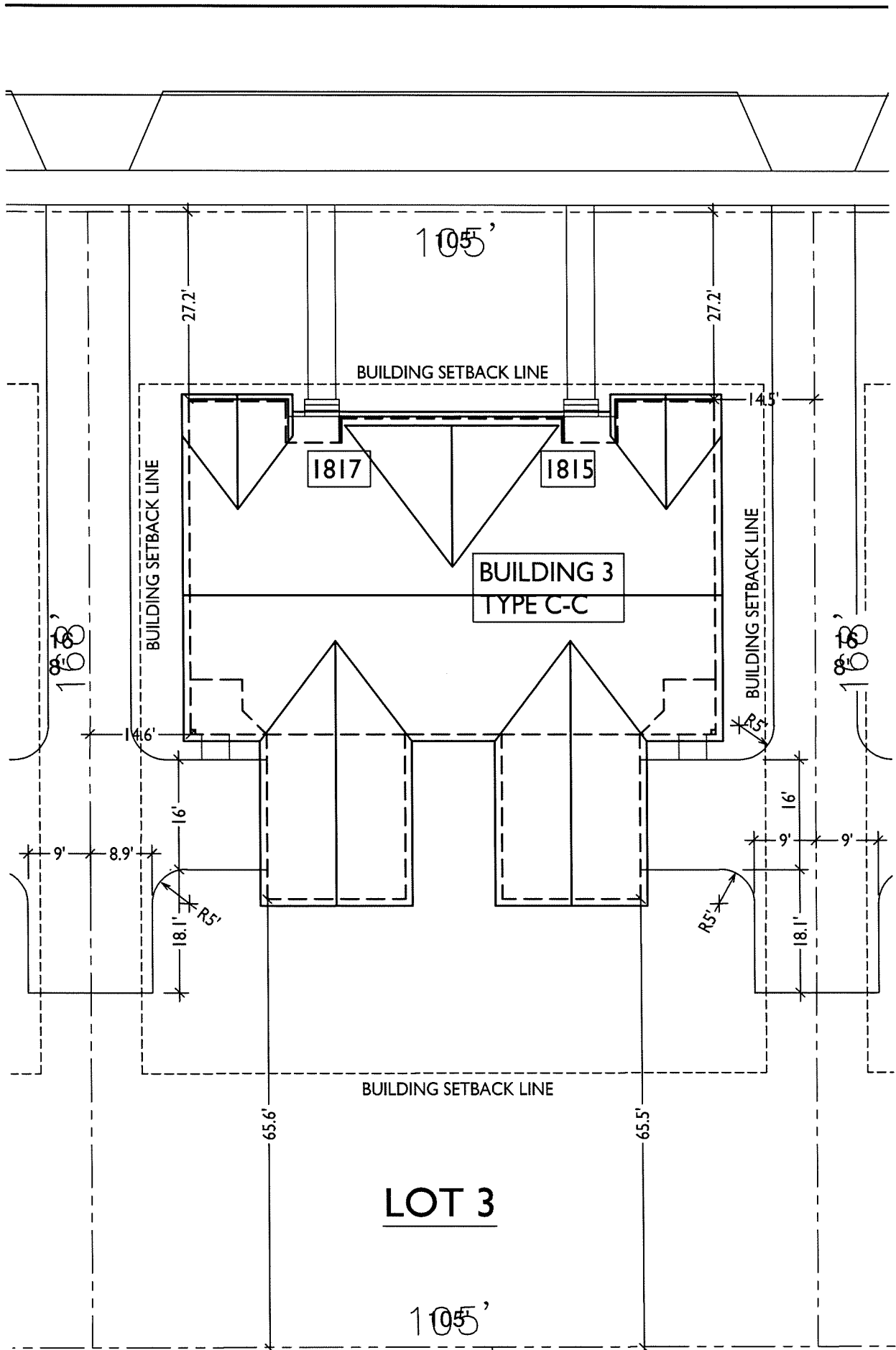
SALE OR RENTAL PRICE RANGE FOR DWELLING UNITS: \$225,000-\$250,000

GROSS SQUARE FOOTAGE OF BUILDING(S): 4404 square feet

NUMBER OF PARKING STALLS: Each unit will have a 2 car garage, in addition to driveway parking.

Sincerely,

Karim Abrouq, Loc Pham, Wendy Brigham-Abrouq
PLAK Property Investments LLC
809 Saint John Street
Cottage Grove, WI 53527
(608) 698-3315



Site Plan

1" = 20'



Consultant

Notes
NOTE: TOP OF FOUNDATION WALL LEDGE AND FOOTING ELEVATIONS SHOWN ARE SCHEMATIC ONLY BASED UPON OVERALL PLAT GRADING PLAN. BUILDER MUST COORDINATE ALL ELEVATIONS WITH GRADING CONDITIONS OF INDIVIDUAL BUILDING SITE PRIOR TO CONSTRUCTION.

ALL STRUCTURAL DESIGN BY OTHERS. COMPLY WITH WISCONSIN UNIFORM DWELLING CODE.

Revisions
April 8, 2016

Project Title
**Lot 3 Buckeye Meadows
1815 & 1817 Dondee Rd**

Drawing Title
Foundation Plan

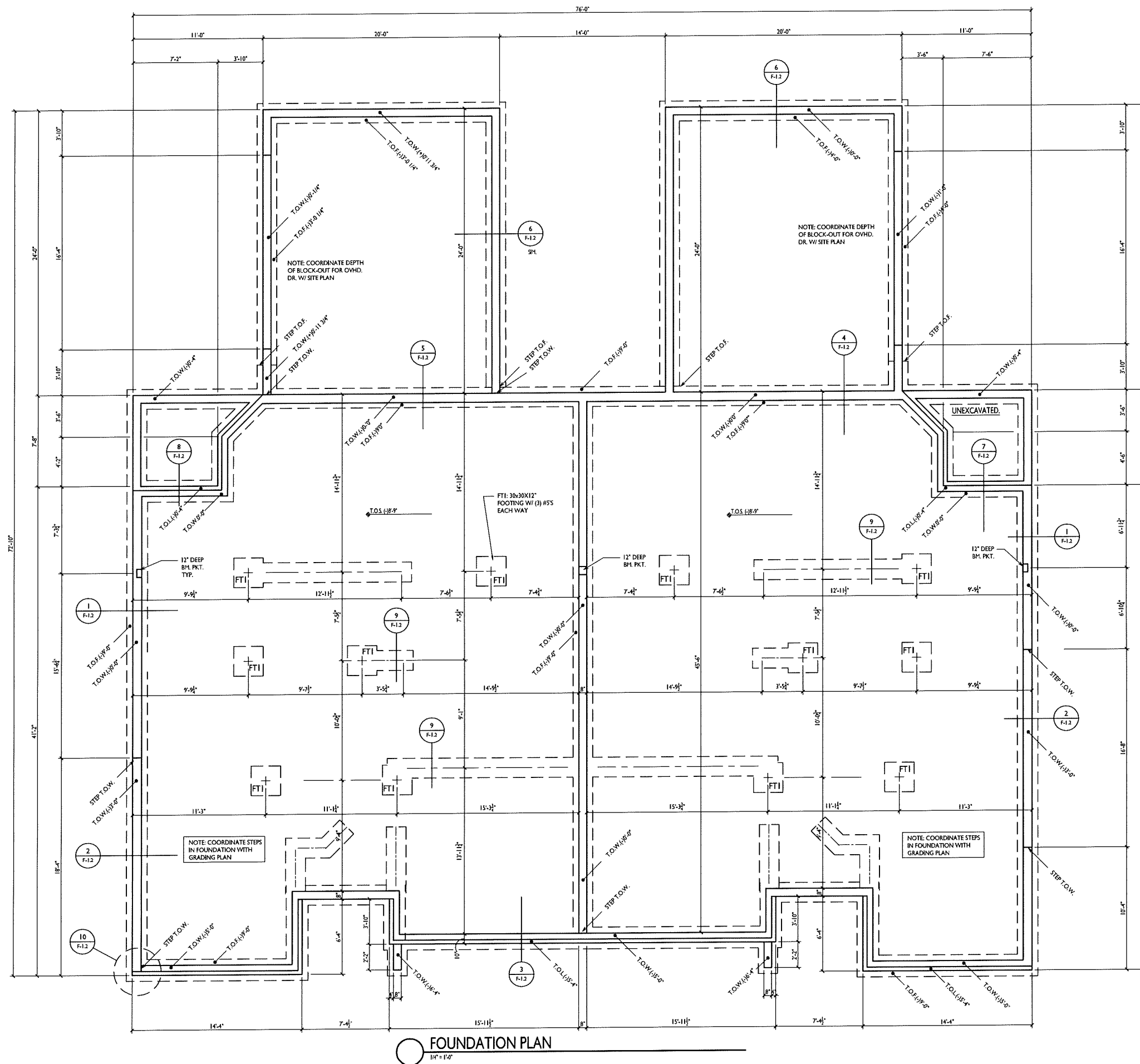
Project No.

0020

Drawing No.

F-1.1

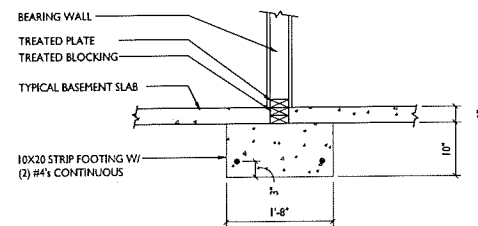
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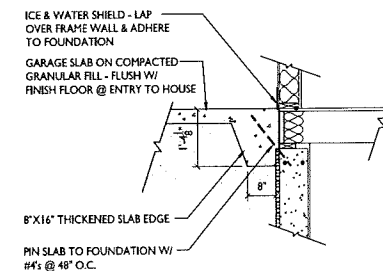
FOUNDATION PLAN
1/4" = 1'-0"

Consultant

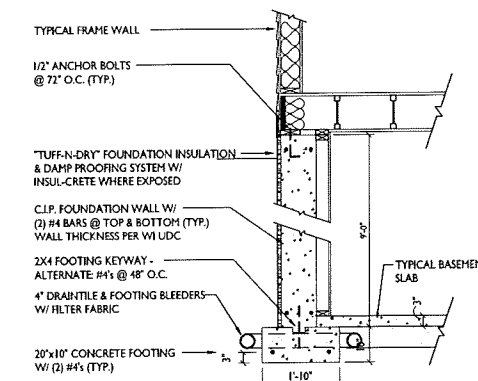
Notes
1. VERIFY ALL FOOTING AND FOUNDATION WALL SIZES AND REINFORCING. COMPLY WITH WISCONSIN UNIFORM DWELLING CODE.



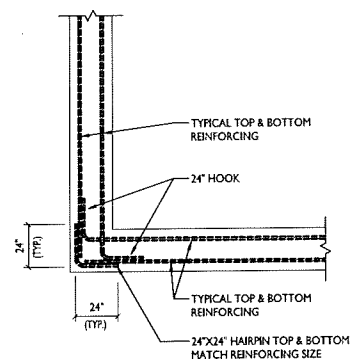
9 STRIP FOOTING
F-1.2 3/4" - 1'-0"



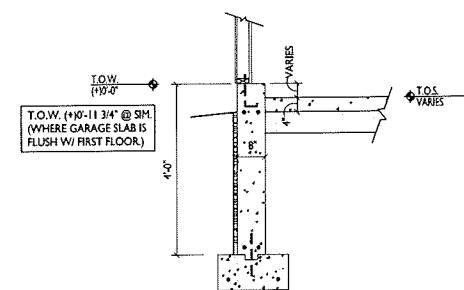
5 GARAGE/BASEMENT WALL AT FLUSH GARAGE SLAB
F-1.2 1/2" - 1'-0"



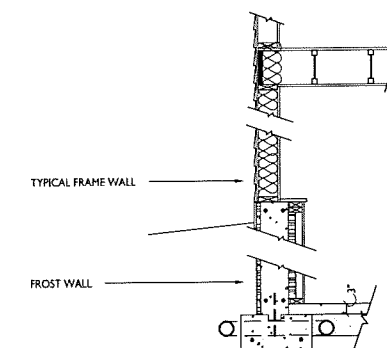
1 TYPICAL FOUNDATION WALL
F-1.2 1/2" - 1'-0"



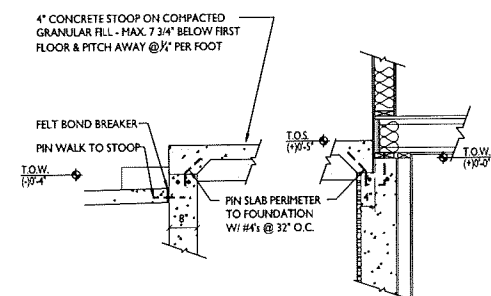
10 TYPICAL CORNER REINF.
F-1.2 1/2" - 1'-0" PROVIDE AT ALL INSIDE / OUTSIDE CORNERS OF FOUNDATION



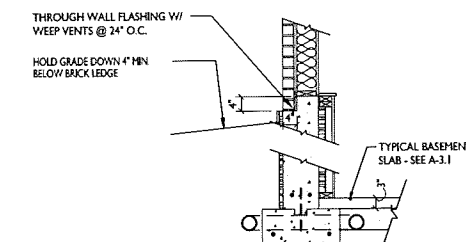
6 GARAGE FOUNDATION
F-1.2 1/2" - 1'-0"



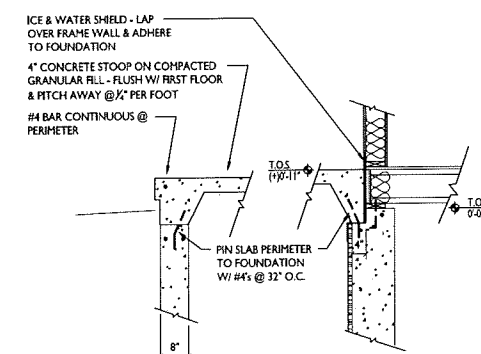
2 PARTIAL EXPOSURE
F-1.2 1/2" - 1'-0"



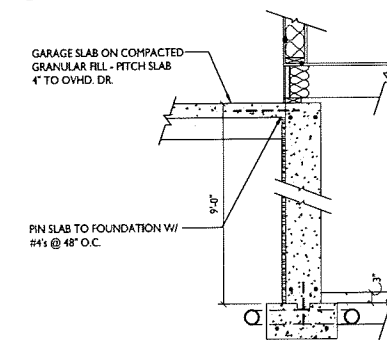
7 DROPPED ENTRY STOOP
F-1.2 1/2" - 1'-0"



3 PARTIAL EXPOSURE W/ BRICK
F-1.2 1/2" - 1'-0"



8 FLUSH ENTRY STOOP
F-1.2 1/2" - 1'-0"



4 GARAGE/BASEMENT WALL AT DROPPED GARAGE SLAB
F-1.2 1/2" - 1'-0"

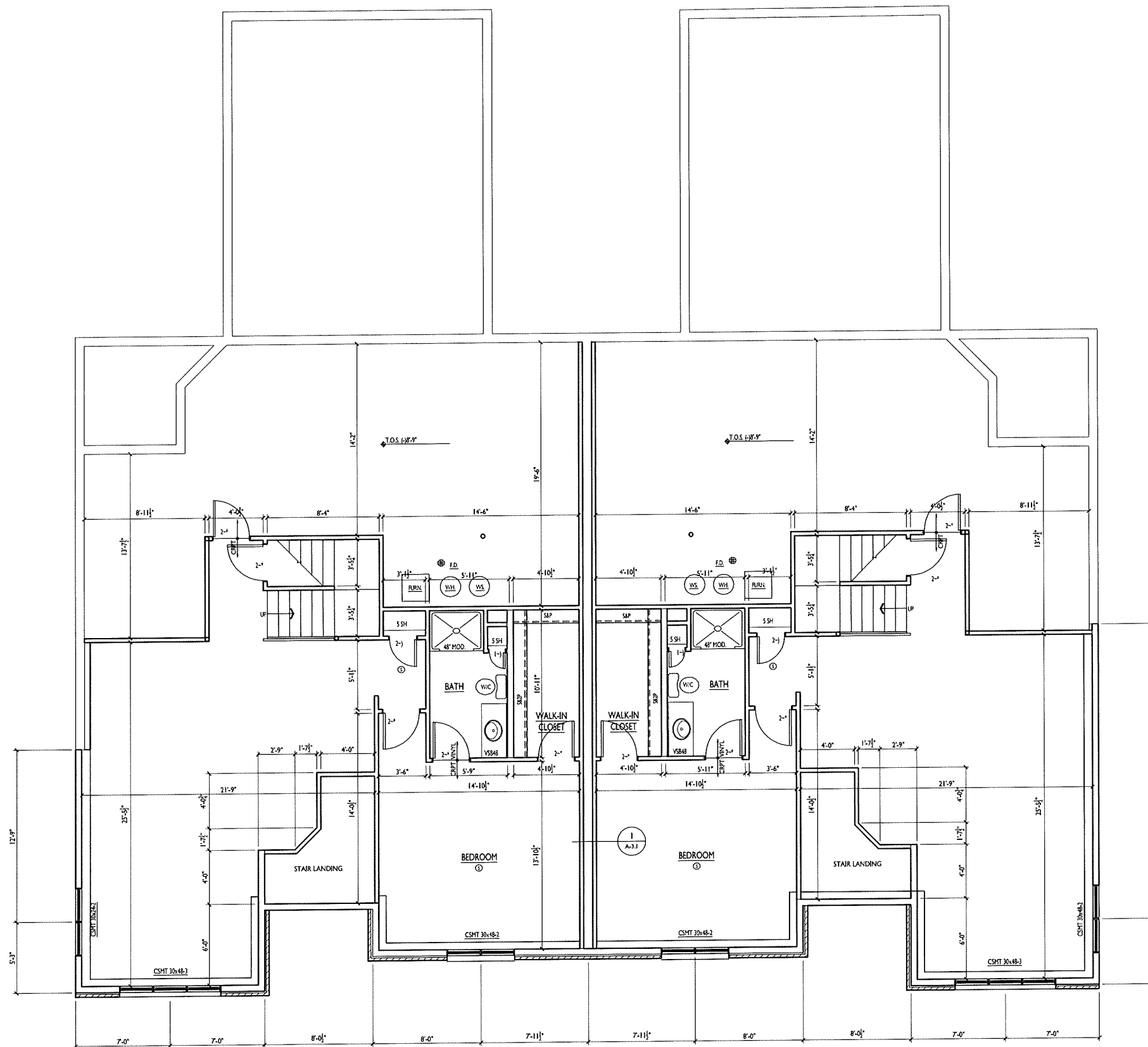
Revisions
April 8, 2016

Project Title
Lot 3 Buckeye Meadows
1815 & 1817 Dondee Rd

Drawing Title
Foundation Details

Project No. 0020 Drawing No. F-1.2

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Revisions
Apr 8, 2016

Project Title
Lot 3 Buckeye Meadows
1815 & 1817 Dondee Rd

Drawing Title
Basement Plan

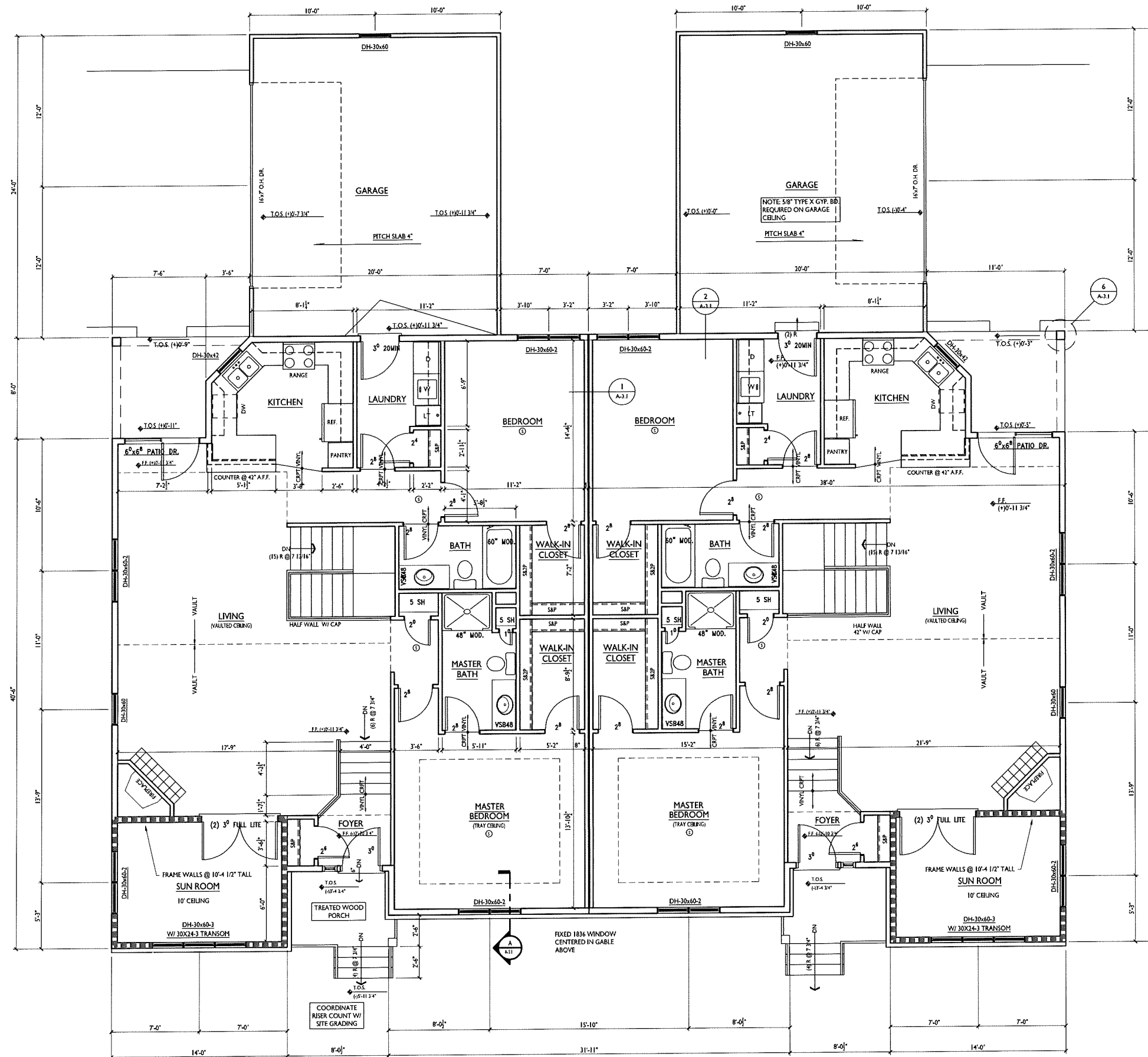
Project No. 0020 Drawing No. A-1.0

BASEMENT PLAN
1/4" = 1'-0"

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Notes
FLOOR ELEVATIONS SHOWN ARE SCHEMATIC ONLY BASED UPON OVERALL PLAT GRADING PLAN. BUILDER MUST COORDINATE ALL ELEVATIONS WITH GRADING CONDITIONS OF INDIVIDUAL BUILDING SITE PRIOR TO CONSTRUCTION.

ALL STRUCTURAL DESIGN BY OTHERS. COMPLY WITH WISCONSIN UNIFORM DWELLING CODE.



Revisions
Apr 18, 2016

Project Title
Lot 3 Buckeye Meadows
1815 & 1817 Dondee Rd

Drawing Title
First Floor Plan

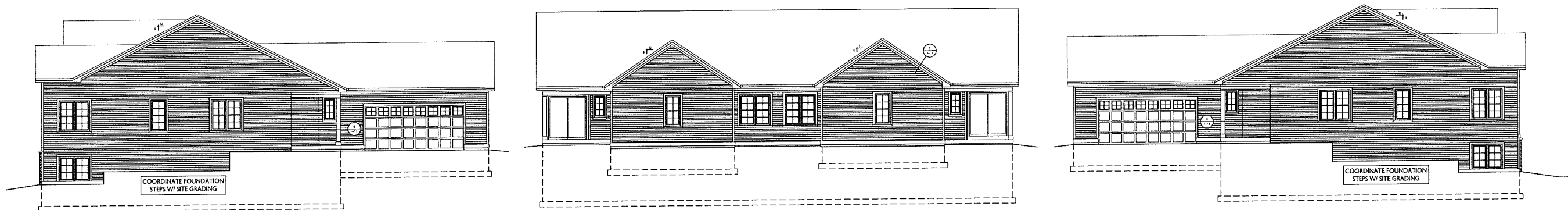
Project No. Drawing No.

0020

A-1.1

FIRST FLOOR PLAN
1/4" = 1'-0"

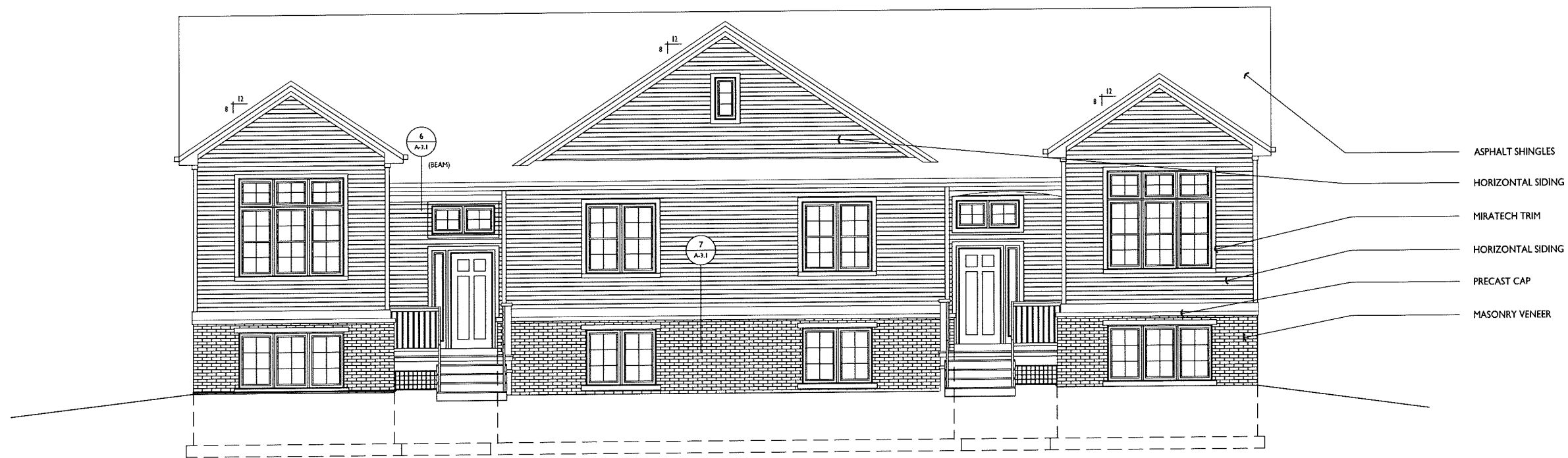
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SIDE ELEVATION
1/8" = 1'-0"

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

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



- ASPHALT SHINGLES
- HORIZONTAL SIDING
- MIRATECH TRIM
- HORIZONTAL SIDING
- PRECAST CAP
- MASONRY VENEER

FRONT ELEVATION
1/4" = 1'-0"

Revisions
April 8, 2016

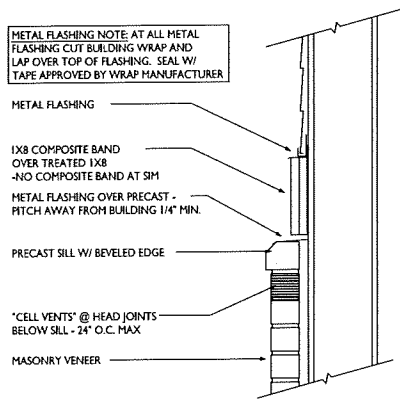
Project Title
**Lot 3 Buckeye Meadows
1815 & 1817 Dondee Rd**

Drawing Title
Elevations

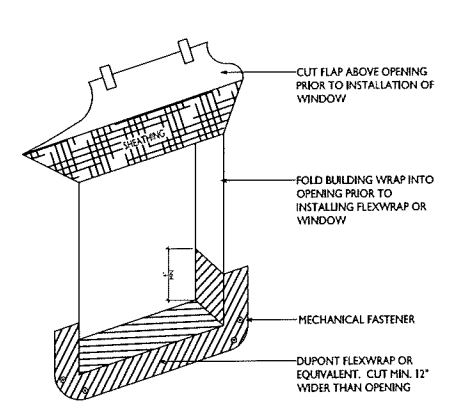
Project No.
0020

Drawing No.
A-2.1

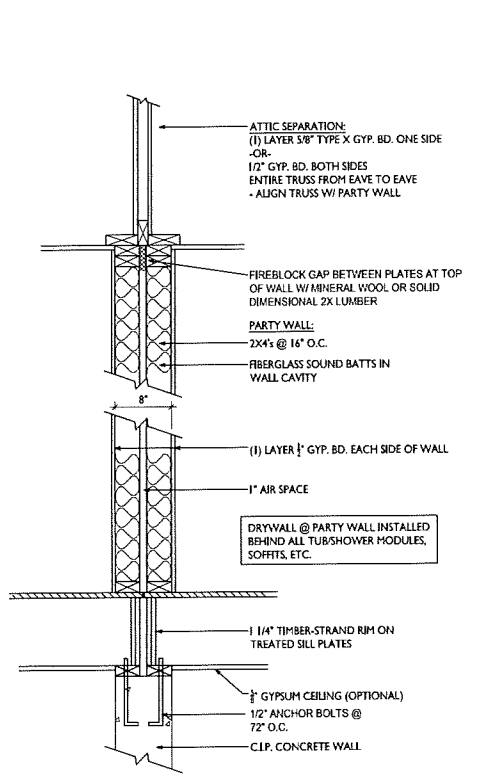
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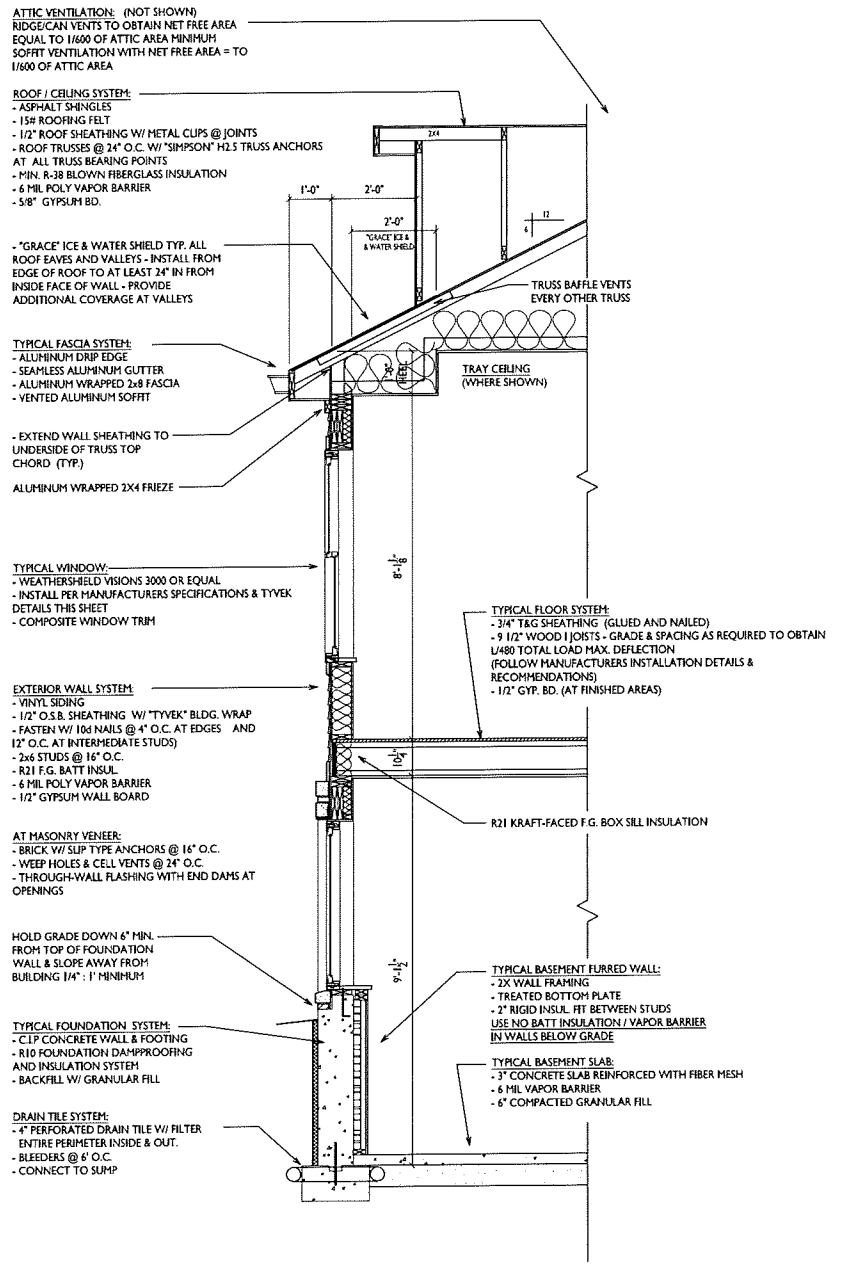
7
A-3.1
PRECAST CAP @ BRICK VENEER
1" = 1'-0"



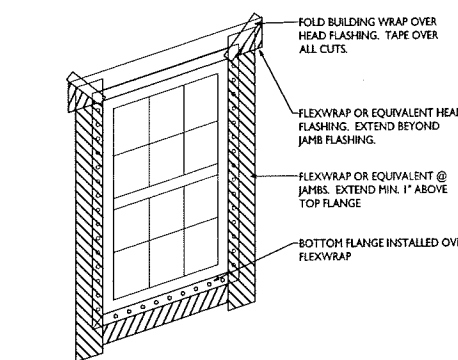
4
A-3.1
OPENING PREP. DETAIL
1" = 1'-0"



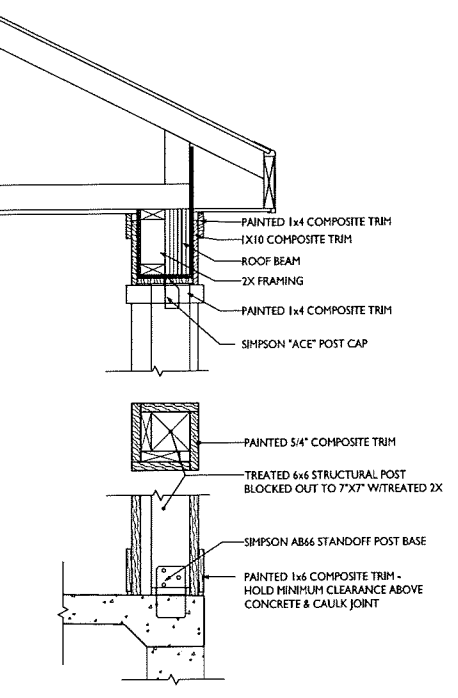
1
A-3.1
PARTY WALL DETAIL
1" = 1'-0"



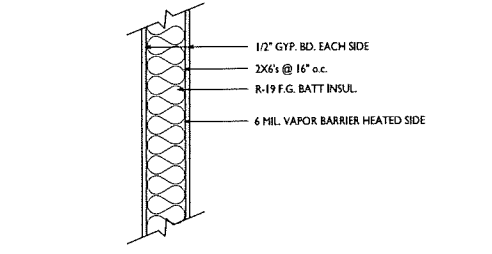
A
A-3.1
GENERAL WALL SECTION
1/2" = 1'-0"



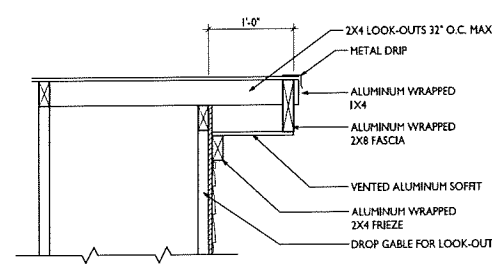
5
A-3.1
WINDOW FLASHING DETAIL
1" = 1'-0"



6
A-3.1
COLUMN DETAIL
1" = 1'-0"

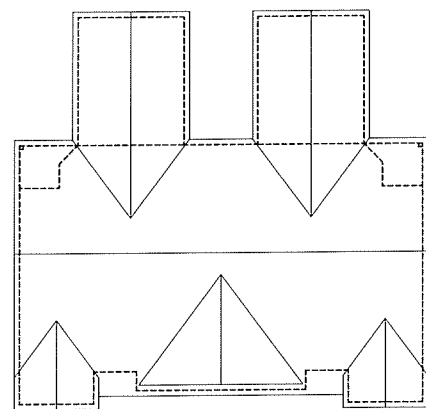


2
A-3.1
GARAGE SEPARATION WALL
1" = 1'-0"

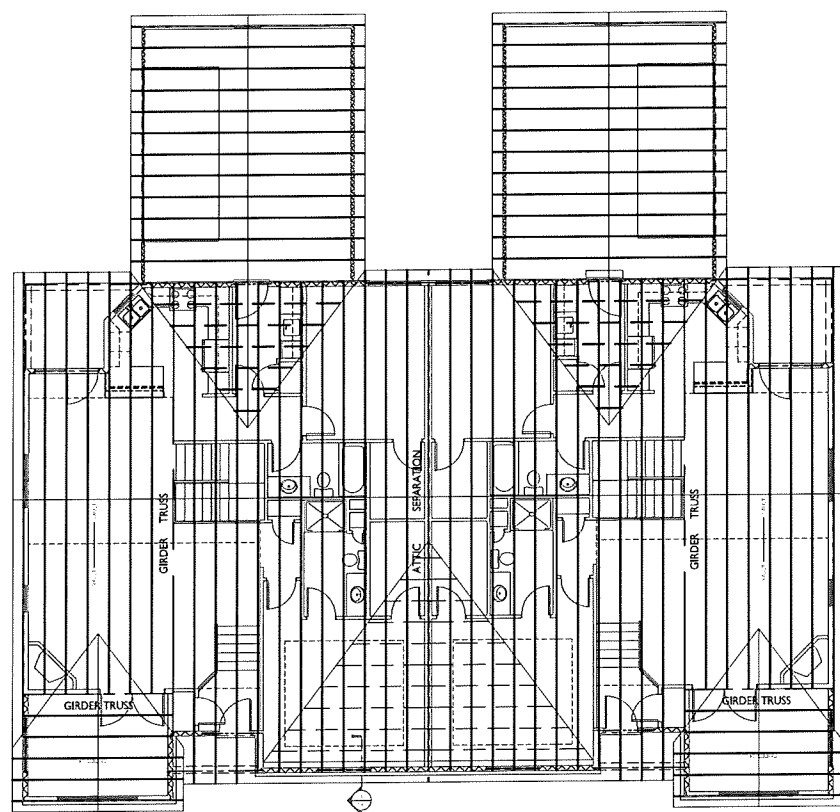


3
A-3.1
TYPICAL RAKE
1" = 1'-0"

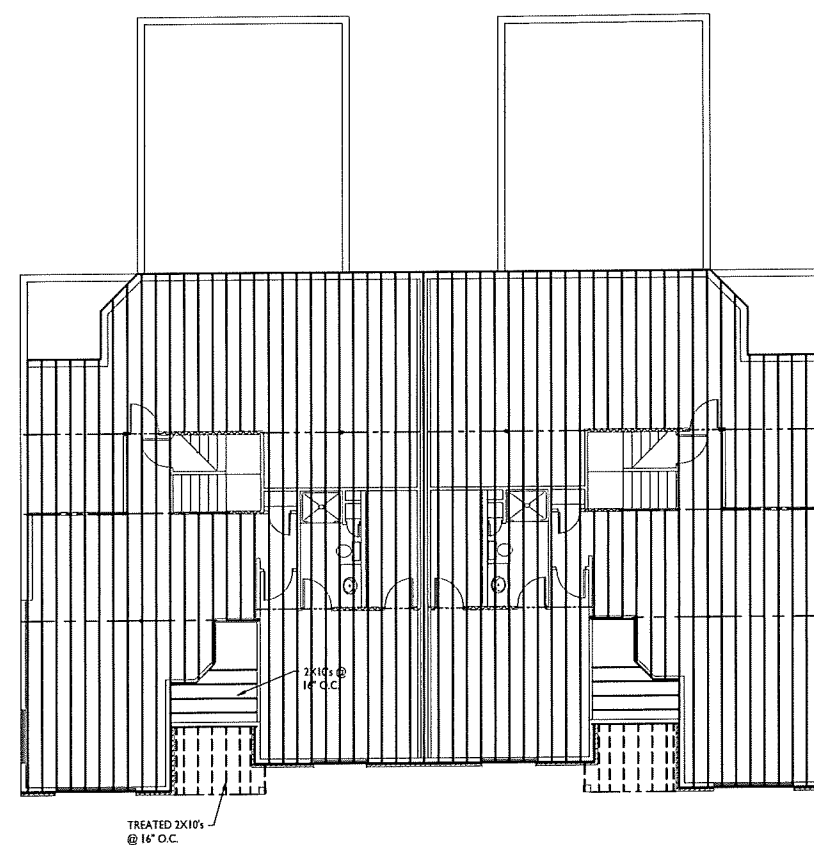
Notes
 NOTE: FRAMING LAYOUT SHOWN IS SCHEMATIC & INTENDED TO SHOW DESIGN INTENT ONLY. SIZING OF STRUCTURAL MEMBERS BY SUPPLIER / OTHERS. COMPLY WITH WISCONSIN UNIFORM DWELLING CODE.



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



ROOF FRAMING SCHEMATIC
 1/8" = 1'-0"



FIRST FLOOR FRAMING SCHEMATIC
 1/8" = 1'-0"

Revisions
 April 8, 2016

Project Title
 Lot 3 Buckeye Meadows
 1815 & 1817 Dondee Rd

Drawing Title
 Schematic Framing Plan

Project No. 0020 Drawing No. S-1.1

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