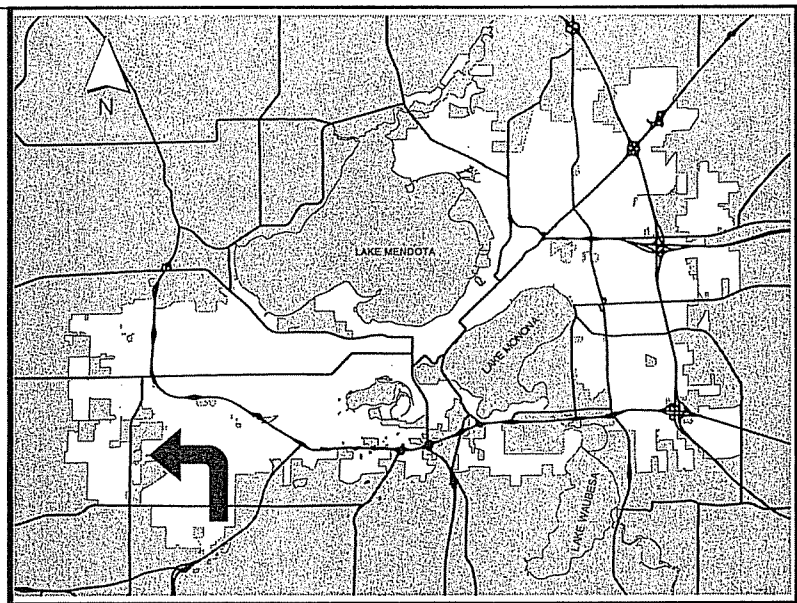


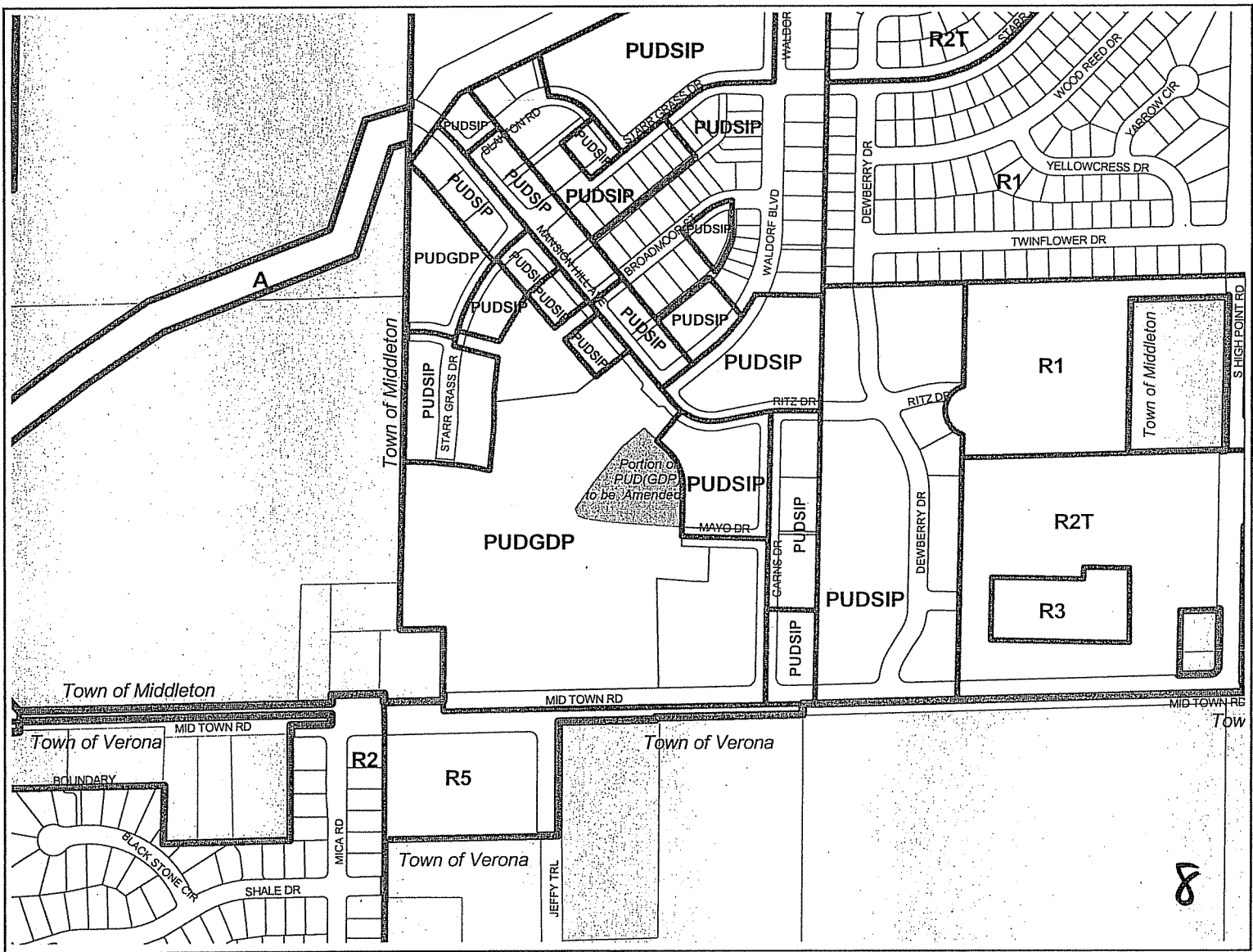
CITY OF MADISON

Proposed Rezoning

Location: 1725 Waldorf Boulevard
 Applicant: Terrence Temple-Barrow Ridge LLC/
 J. Randy Bruce-Knothe & Bruce Architects
 From PUD(GDP) District(s) _____
 To AMENDED PUD(GDP-SIP) District(s) _____
 Existing Use: Vacant Land
 Proposed Use: 60 Condominium Units & 5.700 sf Retail &
 Office Space in 3 Buildings
 File No. _____
 Public Hearing Dates:
 Plan Commission 20 June 2005
 Common Council 05 July 2005

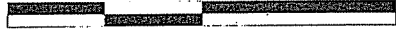


For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

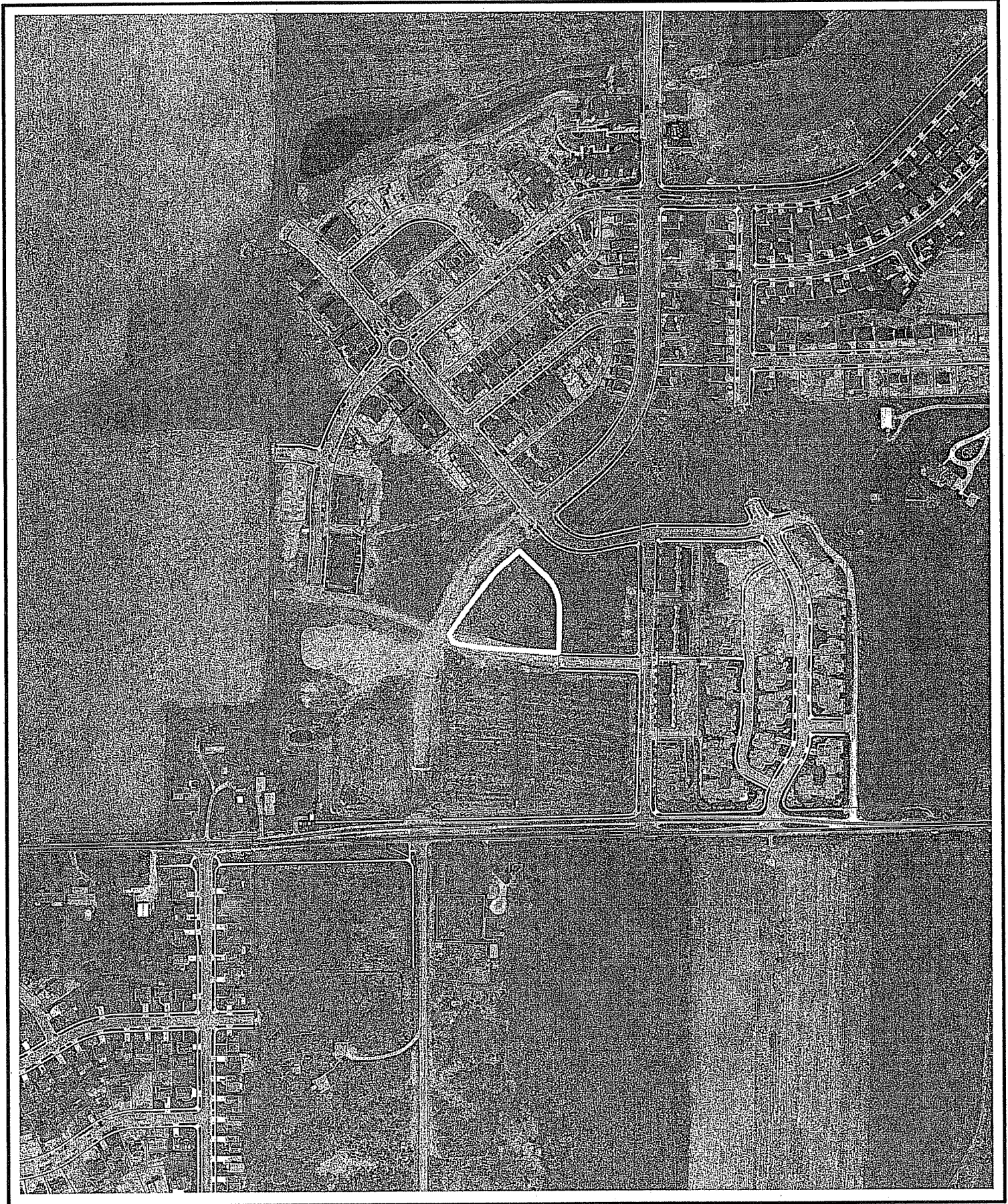


1725 Waldorf Boulevard

400 0 400 Feet



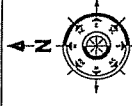
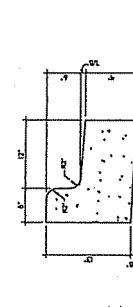
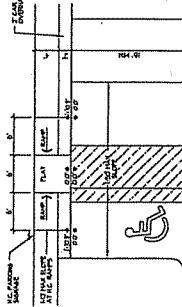
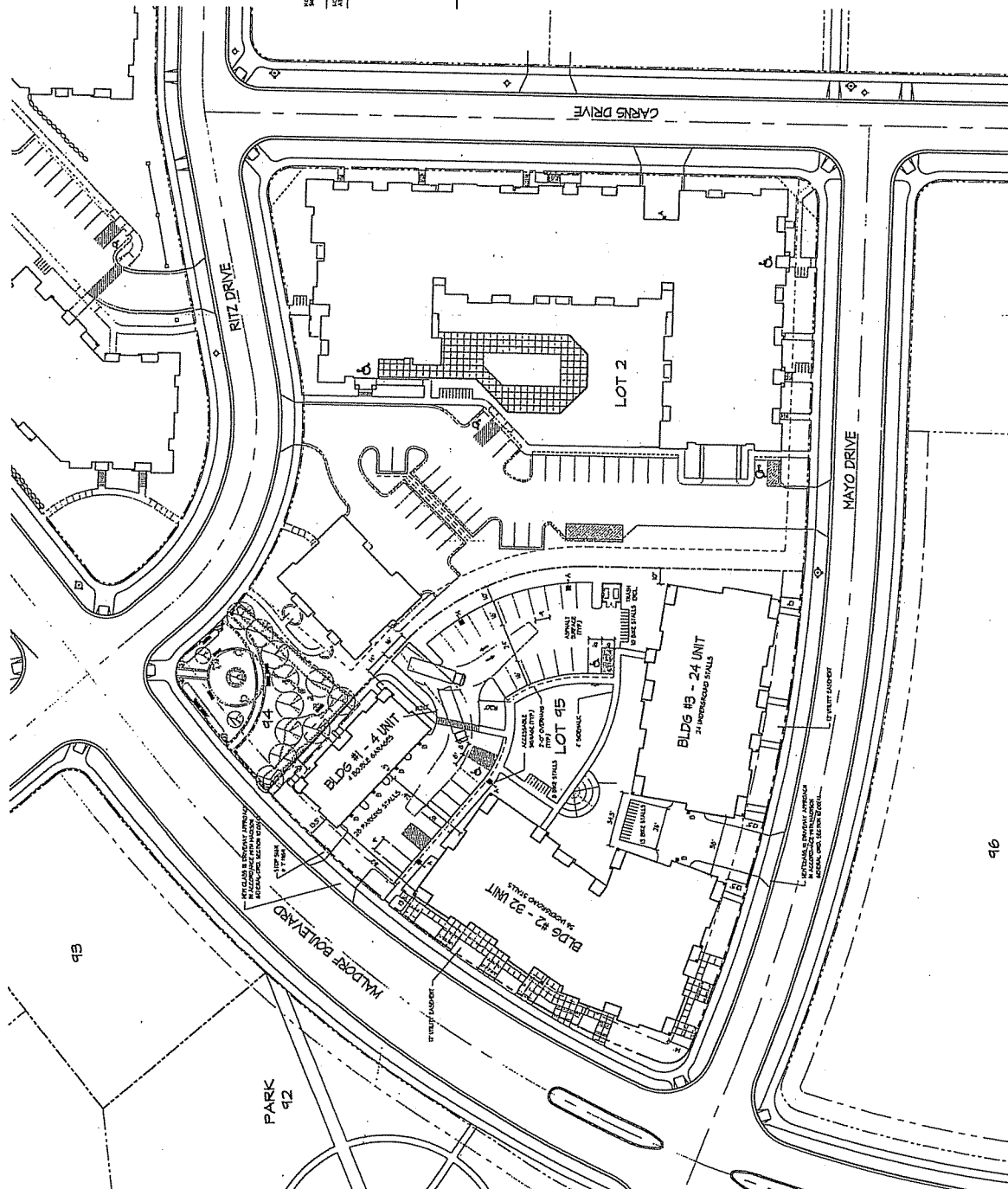
Date of Aerial Photography - April 2003



Contract

Notes:
 1. ALL NEW STAIRS TO BE CONSTRUCTED WITH GLASS IS APPROXIMATELY ACCORDANCE WITH HUDSON GENERAL ORDINANCE SECTION 02057. PROVIDE IN EACH ROOM.
 2. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 3. CON-13 APPROVED-REARER FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE TERRACE AND TERRACE.
 4. ALL NEW STAIRS TO BE CONSTRUCTED WITH GLASS IS APPROXIMATELY ACCORDANCE WITH HUDSON GENERAL ORDINANCE SECTION 02057. PROVIDE IN EACH ROOM.
 5. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 6. CON-13 APPROVED-REARER FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE TERRACE AND TERRACE.
 7. ALL NEW STAIRS TO BE CONSTRUCTED WITH GLASS IS APPROXIMATELY ACCORDANCE WITH HUDSON GENERAL ORDINANCE SECTION 02057. PROVIDE IN EACH ROOM.
 8. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 9. CON-13 APPROVED-REARER FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE TERRACE AND TERRACE.
 10. ALL NEW STAIRS TO BE CONSTRUCTED WITH GLASS IS APPROXIMATELY ACCORDANCE WITH HUDSON GENERAL ORDINANCE SECTION 02057. PROVIDE IN EACH ROOM.
 11. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 12. CON-13 APPROVED-REARER FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE TERRACE AND TERRACE.
 13. ALL NEW STAIRS TO BE CONSTRUCTED WITH GLASS IS APPROXIMATELY ACCORDANCE WITH HUDSON GENERAL ORDINANCE SECTION 02057. PROVIDE IN EACH ROOM.
 14. SEE SITE GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.
 15. CON-13 APPROVED-REARER FIRE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION OF ANY PORTION OF A BUILDING ABOVE THE TERRACE AND TERRACE.

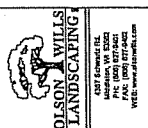
- SHEET INDEX**
- C-11 SITE PLAN
 - C-12 GRADING, EROSION CONTROL, & UTILITY PLAN
 - L-11 LANDSCAPE PLAN
 - 1 FLOOR PLANS & ELEVATIONS - 4 UNIT
 - 2 BASEMENT FLOOR PLAN - 32 UNIT
 - 3 FIRST FLOOR PLAN - 32 UNIT
 - 4 SECOND FLOOR PLAN - 32 UNIT
 - 5 THIRD FLOOR PLAN - 32 UNIT
 - 6 FOURTH FLOOR PLAN - 32 UNIT
 - 7 ELEVATIONS - 32 UNIT
 - 8 BASEMENT FLOOR PLAN - 24 UNIT
 - 9 FIRST FLOOR PLAN - 24 UNIT
 - 10 SECOND FLOOR PLAN - 24 UNIT
 - 11 THIRD FLOOR PLAN - 24 UNIT
 - 12 FOURTH FLOOR PLAN - 24 UNIT
 - 13 ELEVATIONS - 24 UNIT



Item	Description	Quantity	Unit	Total
1	Handicap Access Ramp	1	Linear Foot	1
2	Sidewalk Curb	1	Linear Foot	1
3	Reject Curb	1	Linear Foot	1

SITE PLAN
 1" = 32'

REVISIONS
 11. REVISIONS - APRIL 13, 2005
 INFORMATIONAL DOC. SUBMITTAL - APRIL 13, 2005
 REVISIONS - APRIL 13, 2005



OLSON WILKS
LANDSCAPING
401 E. 10th St.
Des Moines, IA 50319
Phone: (515) 281-1111
www.olsonwilks.com

Temple Construction

Lot 95 Midtown Commons
Madison, WI

Date: April 13, 2020
Scale: 1" = 20'-0"
Drawing: 04/13/2020
By: [Signature]
Checked: [Signature]
Reviewed: [Signature]
This drawing is the property of Olson Wilks Landscaping, Inc. and is not to be reproduced or used in any way without the written consent of Olson Wilks Landscaping, Inc. as a contractor.

EVERGREENS					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
TY	Turkey Tail	<i>Larix laricina</i>	10"	B & B	8
TA	Red Spruce	<i>Picea canadensis</i>	10"	B & B	8
TR	Blue Spruce	<i>Picea canadensis</i>	10"	B & B	3
TP	Aspen	<i>Populus sp.</i>	10"	B & B	2
SHADE TREES					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
ABM	American Beech	<i>Fagus sylvatica</i>	2"	B & B	5
GLL	Greenleaf Linden	<i>Tilia cordata</i>	2"	B & B	2
APA	American Purple White Ash	<i>Fraxinus americana</i>	2"	B & B	2
ORNAMENTAL TREES					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
STC	Star Jasmine	<i>Melicope verticillata</i>	2"	B & B	3
RJC	Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	2"	B & B	3
RFJ	Red Jewel Crabapple	<i>Malus 'Red Jewel'</i>	2"	B & B	4
JTL	Japanese Tree Lilac	<i>Syringa reticulata</i>	2"	B & B	8
TCH	Thornless Cockspur Hawthorn	<i>Crataegus crusgalli</i> var. <i>hermisi</i>	2"	B & B	2
SHRUBS					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SS	Shrub Spirea	<i>Spiraea japonica</i>	18"	container	21
BB	Burnham Bush	<i>Sparganium angustifolium</i>	18"	B & B	4
CCV	Compact Clematis	<i>Clematis</i>	18"	B & B	6
DBR	Dwarf Birch	<i>Betula nana</i>	18"	container	3
GBC	Glossy Black Chokeberry	<i>Aronia melanocarpa</i> var. <i>ella</i>	18"	B & B	12
MKL	Miss Kim Lilac	<i>Syringa moutan</i>	18"	container	10
PL	Little Princess Spirea	<i>Spiraea japonica</i>	18"	container	8
WP	White Potentilla	<i>Potentilla fruticosa</i>	18"	container	8
PP	Pink Beauty Potentilla	<i>Potentilla fruticosa</i>	18"	container	3
BMC	Blue Mist Campanula	<i>Campanula medium</i>	18"	container	3
DFK	Dwarf Forsythia	<i>Forsythia intermedia</i>	18"	container	3
WVW	White Weigela	<i>Weigela florida</i>	18"	container	6
WVW	White Weigela	<i>Weigela florida</i>	18"	container	6
CPB	Crimson Pyramidal	<i>Spirea japonica</i>	18"	container	3
FS	Frost-free Dwarf Forsythia	<i>Forsythia viridissima</i>	18"	container	3
DF	Dwarf Forsythia	<i>Forsythia viridissima</i>	18"	container	3
CBR	Caroline Beauty Rose	<i>Rosa 'Caroline'</i>	18"	container	3
NFS	New Flash Spirea	<i>Spiraea japonica</i>	18"	container	3
AH	Annabelle Hydrangea	<i>Hydrangea arborescens</i>	18"	container	4
PERENNIALS					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT TYPE	QUANTITY
SOD	Shells 'O' On	<i>Hebe x exoniifolia</i>	1 gal.	container	29
MC	Monarda	<i>Monarda mollis</i>	1 gal.	container	7
KRH	Krasa Regal	<i>Hebe x exoniifolia</i>	1 gal.	container	27
DA	Deutschland Allie	<i>Asiatica japonica</i>	1 gal.	container	27
KG	Gayfeather	<i>Liatris spicata</i>	1 gal.	container	3
HDF	Hemlock Dwarf Fountain Grass	<i>Pennisetum alopecuroides</i>	1 gal.	container	7

- NOTES:
- ALL LAWN AREAS TO BE SOD
 - PLANTING BEDS TO HAVE WASHSTONE MULCH WITH PLASTIC EDGING
 - INDIVIDUAL TREES PLANTED IN TURF AREAS TO HAVE BARR RINGS



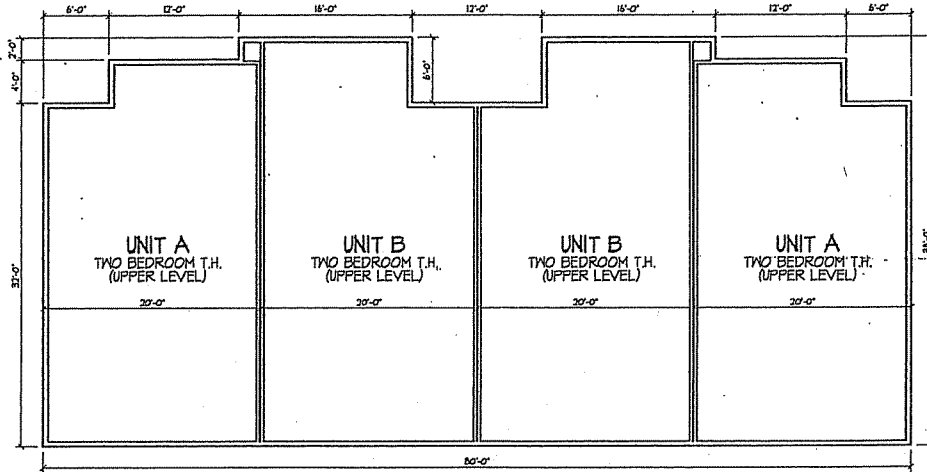
SEE CLASS II DRAINAGE APPROVAL IN ACCORDANCE WITH IOWA GENERAL AND SECTION 102041

8

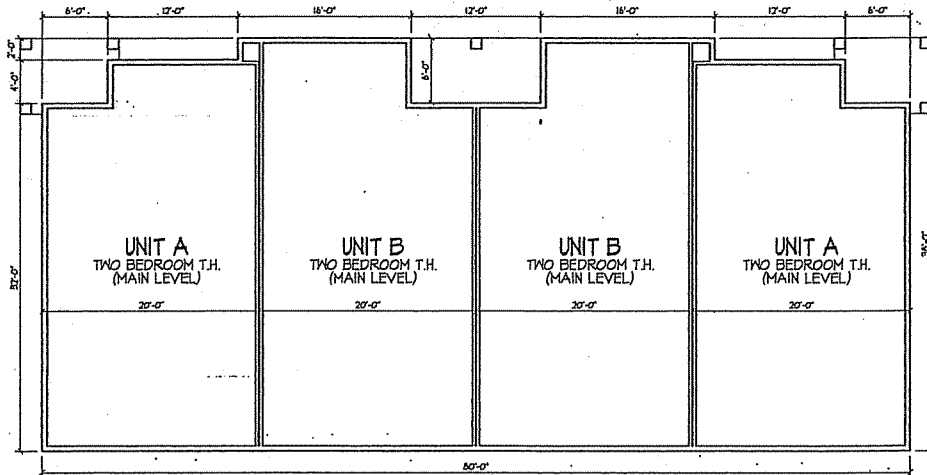
Consultant

Notes

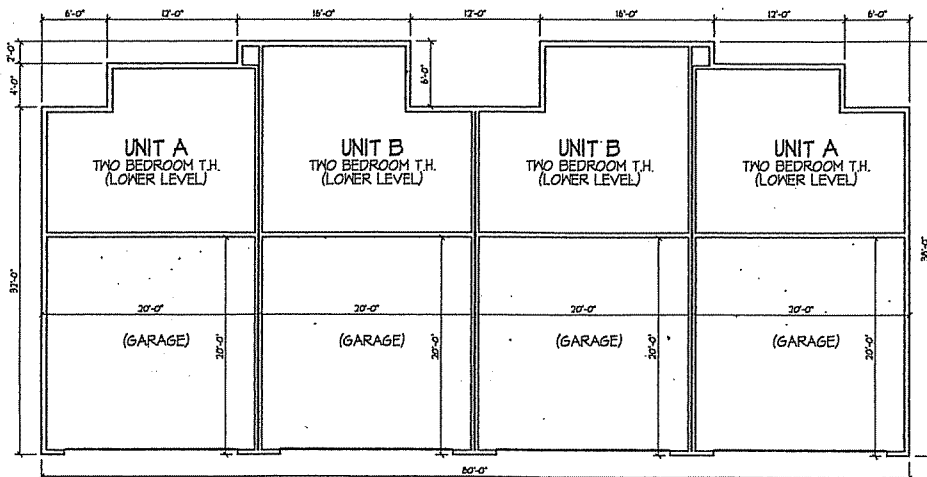
- 1. ONE BIKE STALL PROVIDED IN EACH GARAGE.



SECOND FLOOR PLAN
 1/8" = 1'-0" 2nd FLOOR AREA: 2,848 S.F.



FIRST FLOOR PLAN
 1/8" = 1'-0" 1st FLOOR AREA: 2,848 S.F.



LOWER FLOOR PLAN
 1/8" = 1'-0" BSMT. FLOOR AREA: 2,848 S.F.

Revisions

Issued to Planning - April 27, 2005

Project Title
**Lot 95
 Midtown Commons**

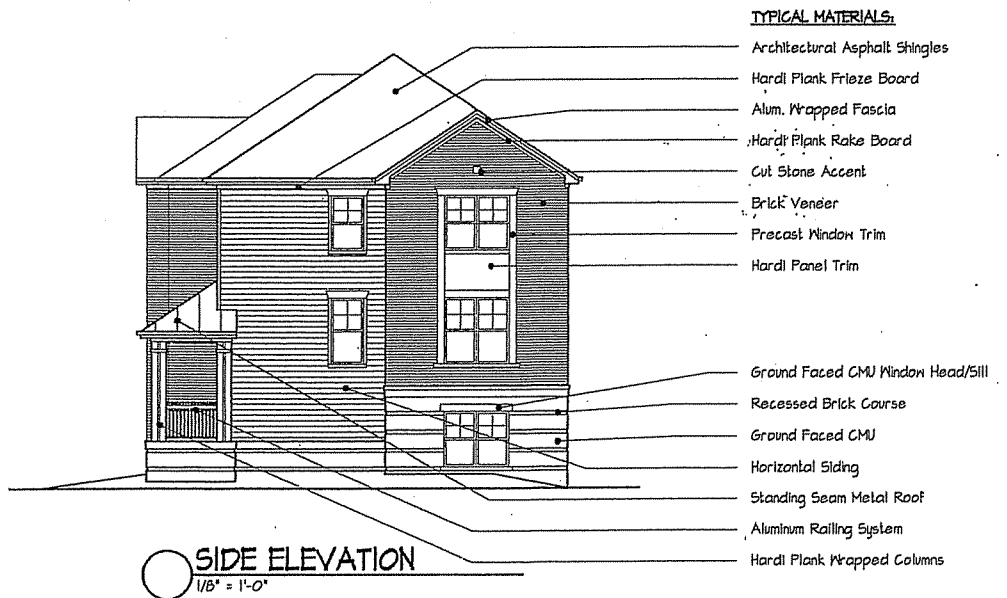
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Drawing Title
**Floor Plans & Elevations
 4 Unit Building**

Project No. Drawing No.
0466 1



○ FRONT ELEVATION
1/8" = 1'-0"



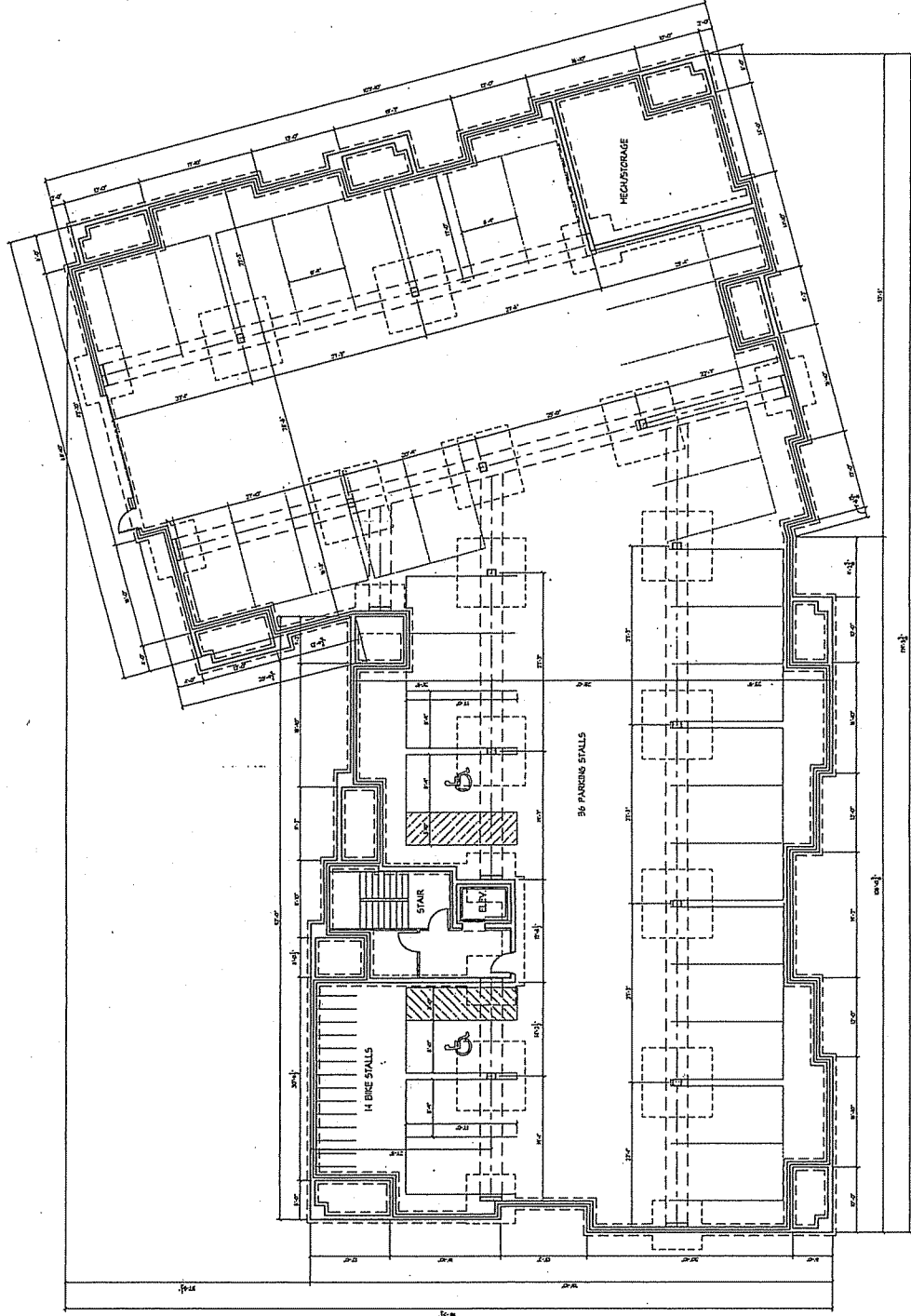
○ SIDE ELEVATION
1/8" = 1'-0"

Consultant

Title

Revision
 Issues for Permitting - April 23, 2009

Project Title
**Lot 45
 Midtown Commons**



BASEMENT FLOOR PLAN
 1/8" = 1'-0"

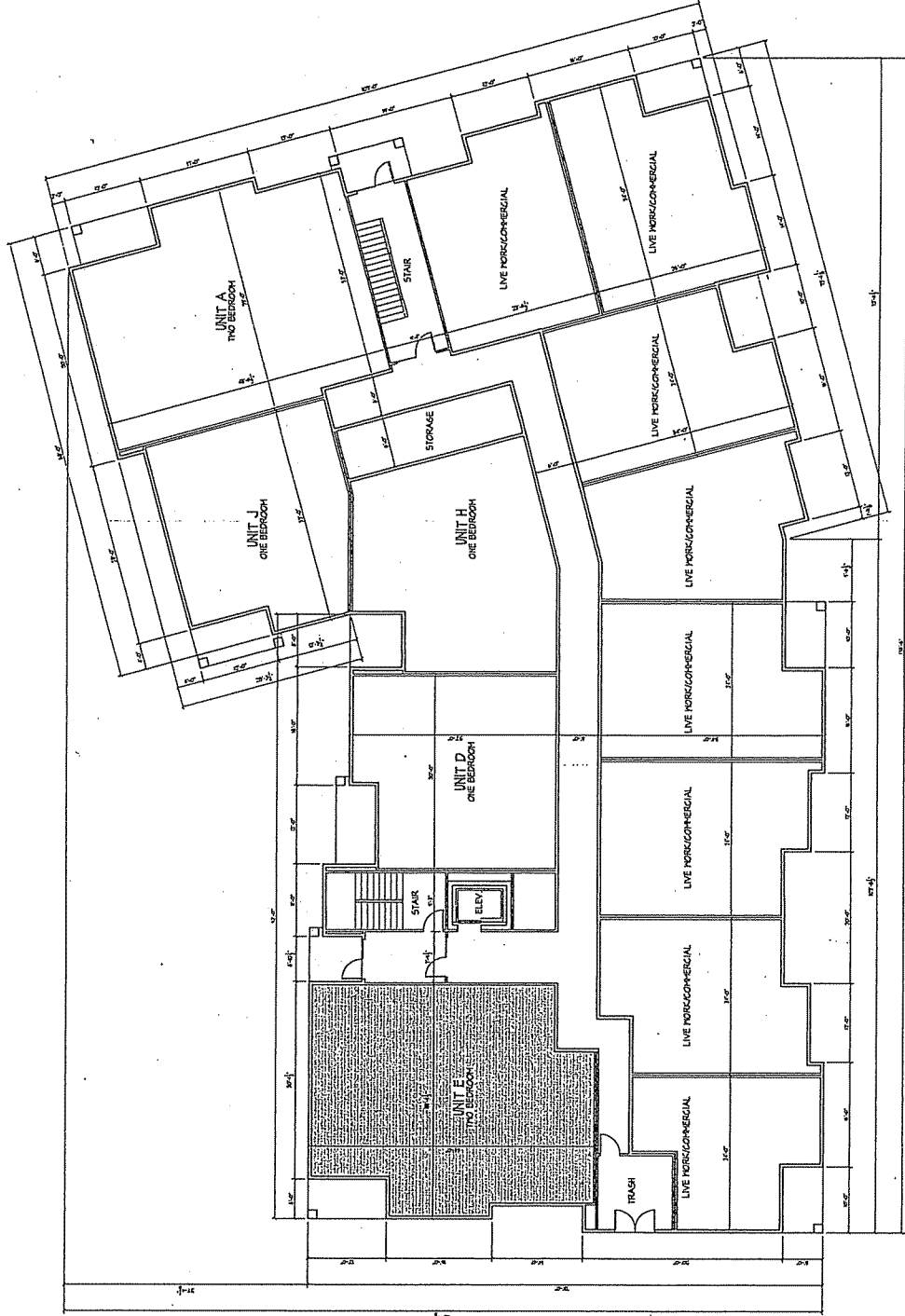
Comment

Title

Revisions
Issued to B - April 14, 2009
Issued to Planning - April 21, 2009

Project No.
Lot 415
Midtown Commons

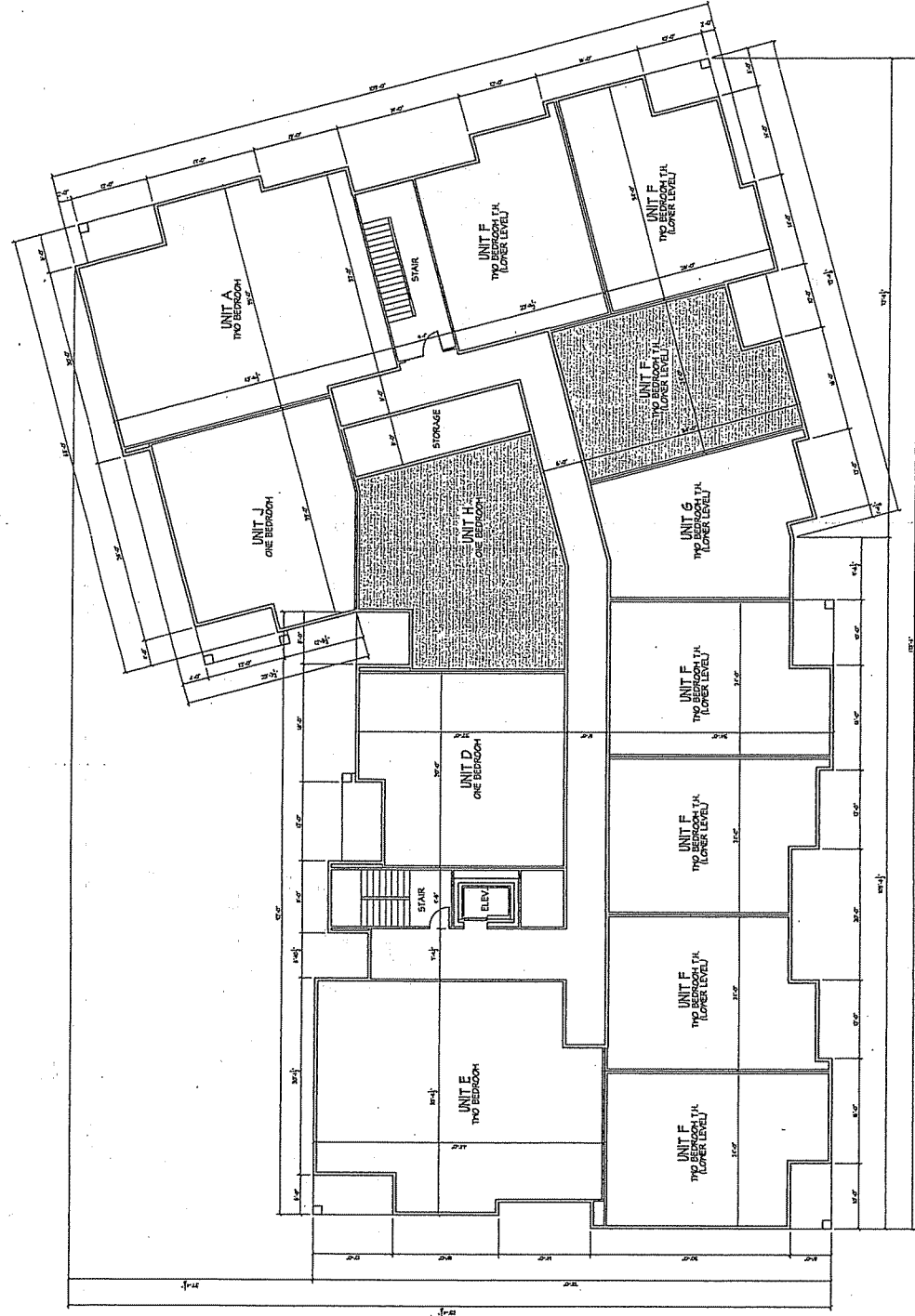
Drawing No.
First Floor Plan
32 Unit Building
Project No.
0466
Drawing No.
3



15% @ 80% MEDIAN INCOME

FIRST FLOOR PLAN
107' x 137'
1st FLOOR AREA: 13,286 SF
COMMERCIAL/LIVE WORK: 5,100 SF

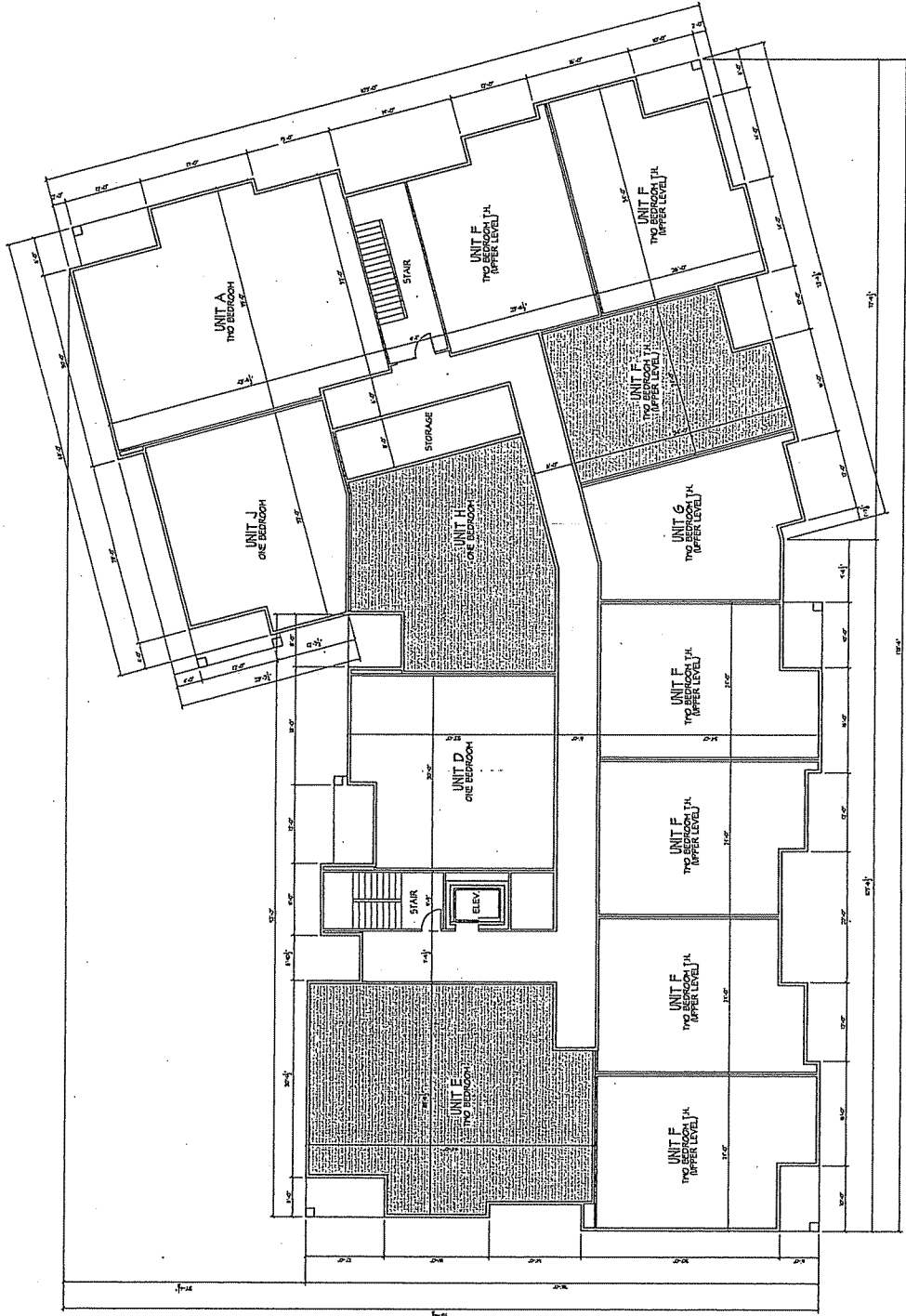
2



15% @ 80% MEDIAN INCOME

SECOND FLOOR PLAN
 150'-11 1/2" 2nd FLOOR AREA: 13,386 S.F.

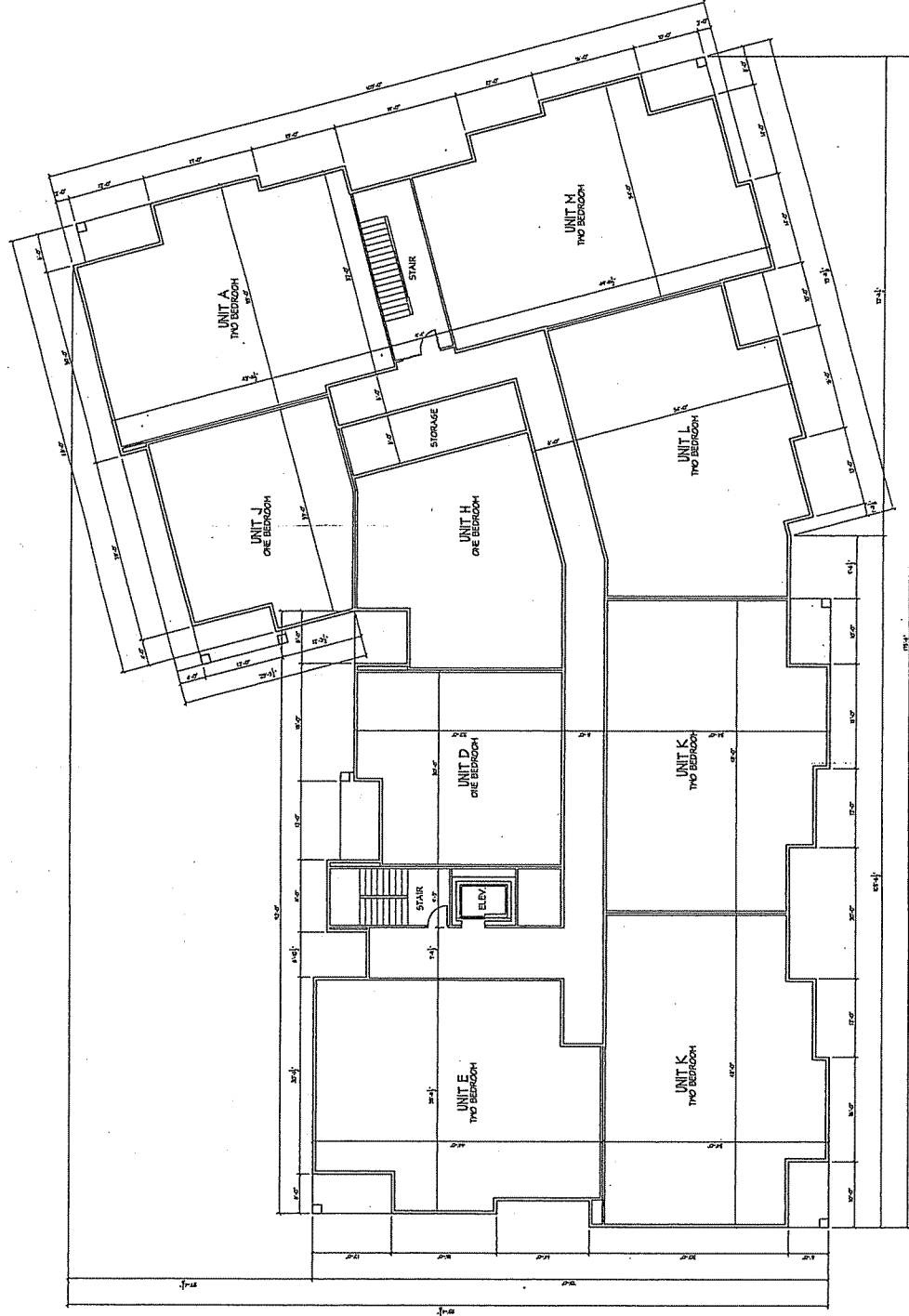
2



15% @ 80% MEDIAN INCOME

THIRD FLOOR PLAN
3rd FLOOR AREA: 13,386 SF.

8



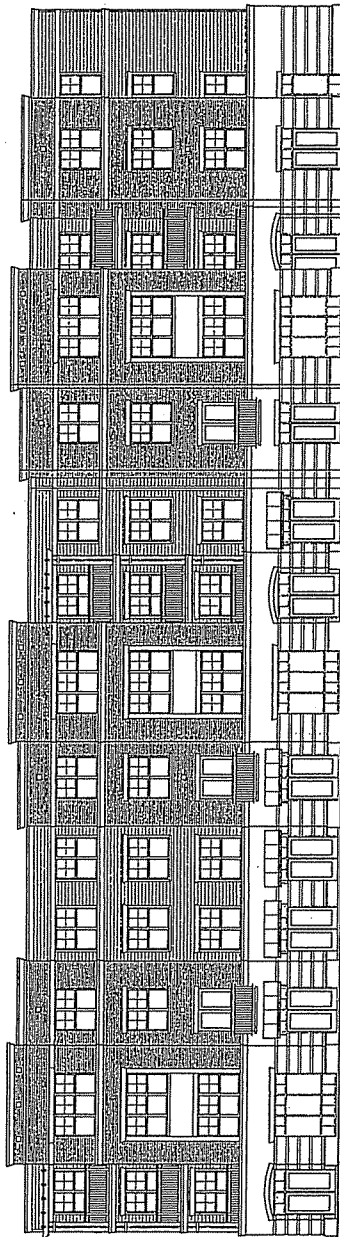
15% @ 80% MEDIAN INCOME

FOURTH FLOOR PLAN
4TH FLOOR AREA: 15,986 S.F.

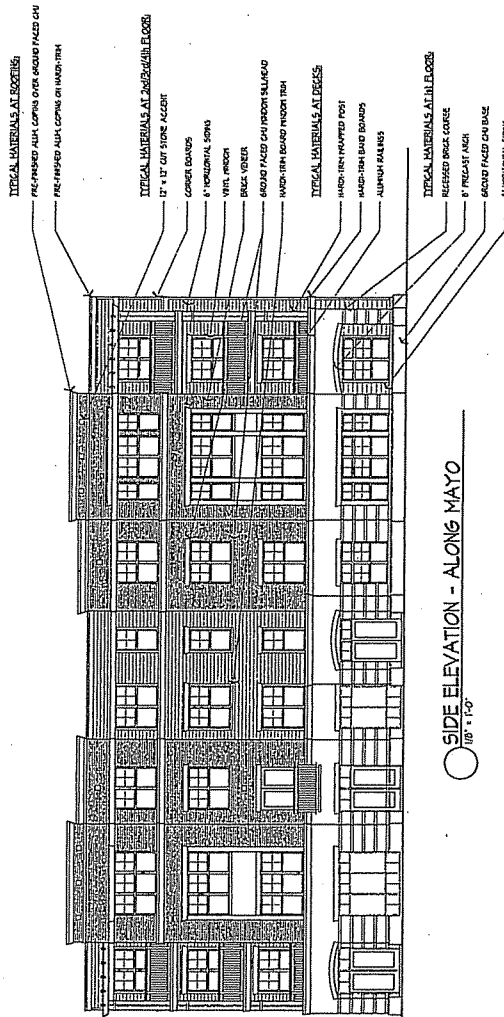


Consultant

Notes



○ FRONT ELEVATION - ALONG WALDORF
1/8" = 1'-0"



○ SIDE ELEVATION - ALONG MAYO
1/8" = 1'-0"

- TERAZAL MATERIALS AT ROOFING
- PRE-FINISHED ALUM. CORNICE OVER 60/40 FACED CHU
- PRE-FINISHED ALUM. CORNICE ON 1/2" X 1/2" X 1/2" X 1/2"
- TERAZAL MATERIALS AT 2nd FLOOR/3rd FLOOR
- 1/2" X 1/2" CHU SIDING ACCENT
- CORNER BOARDS
- 6" HORIZONTAL SIDING
- VINYL SIDING
- BRICK VENEER
- 60/40 FACED CHU FRONT SILLING
- 1/2" X 1/2" X 1/2" X 1/2" BOARD FRONT TRIM
- TERAZAL MATERIALS AT DECKS
- HIGH-TEN FINISHED POST
- HIGH-TEN FINISHED BOARD
- ALUMINUM RAILINGS
- TERAZAL MATERIALS AT BALCONIES
- RECESSED BRICK CORNER
- 6" PRECAST ANGLE
- 60/40 FACED CHU BALU
- 6" HORIZONTAL SIDING

Revision
Issued 10, April 11, 2005
Issued 10, February 1, April 21, 2005

Project No.
**Lot 45
Midtown Commons**

8

Contract

Notes

Revised
Issued for Permitting - April 21, 2009

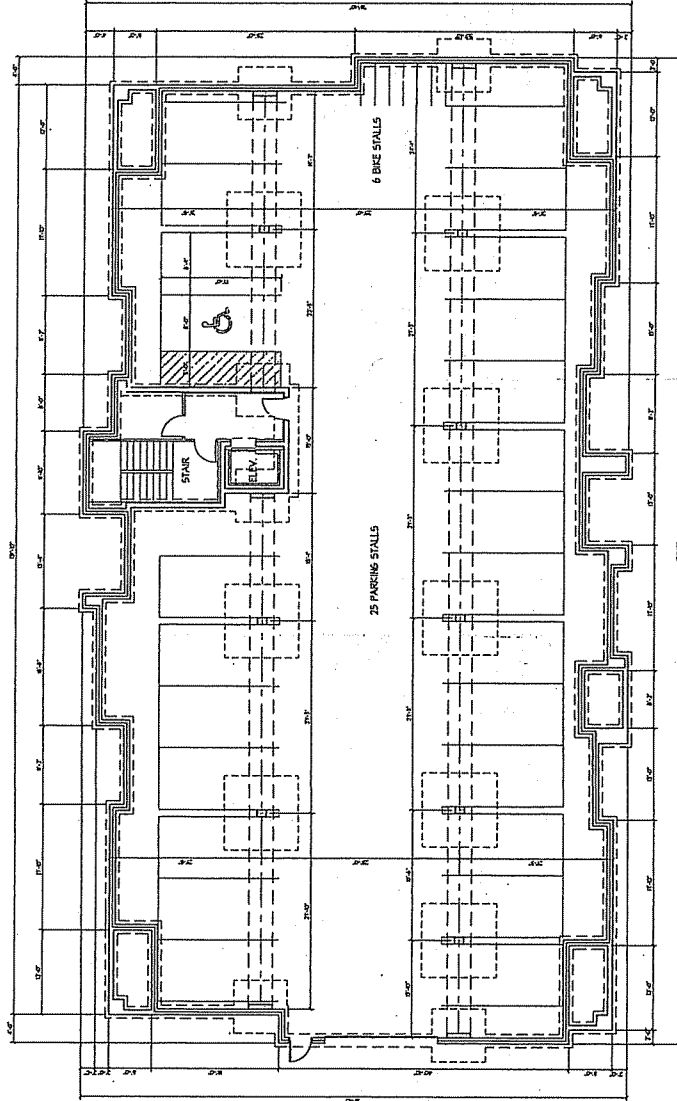
Project Title
**Lot 45
Midtown Commons**

Drawing No.
0466

Project No.
24 Unit Building

Drawing Title
Basement Floor Plan

Revision No.
0



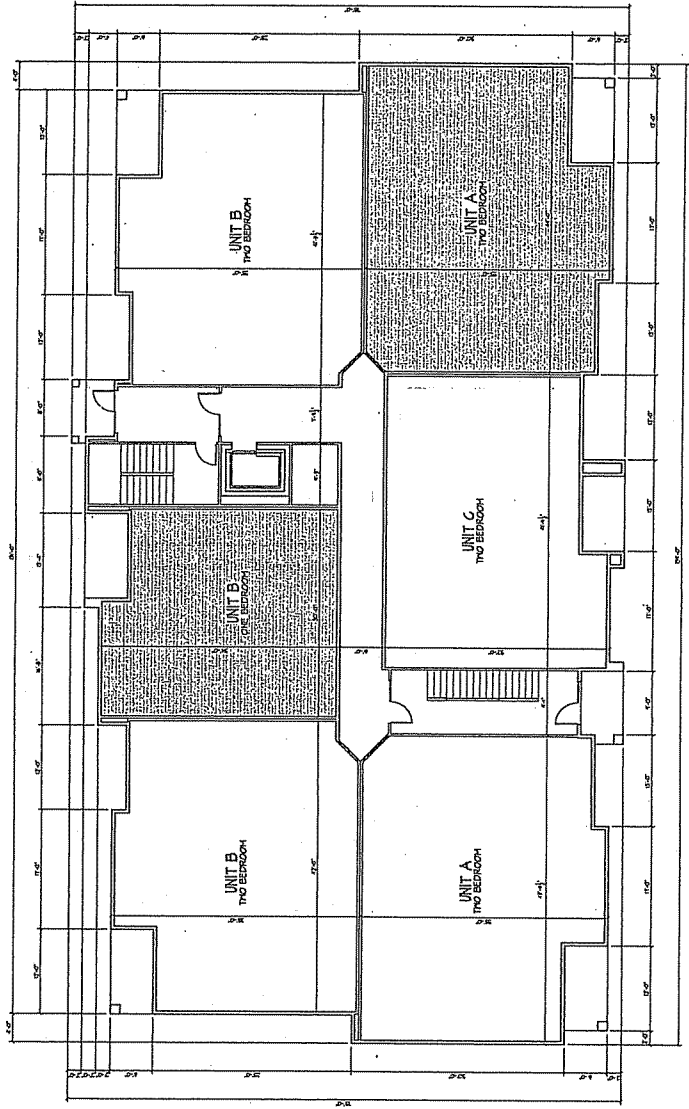
BASEMENT FLOOR PLAN
1/8" = 1'-0"

Sheet

Revision
Issued for I.T. - April 16, 2009
Issued for Permit - April 21, 2009

Project Title
**Lot 45
Midtown Commons**

Drawing Title
**First Floor Plan
24 Unit Building**
Project No.
0466
Drawing No.
9



15% @ 80% MEDIAN INCOME

FIRST FLOOR PLAN
1st FLOOR AREA: 8,490 SF

8

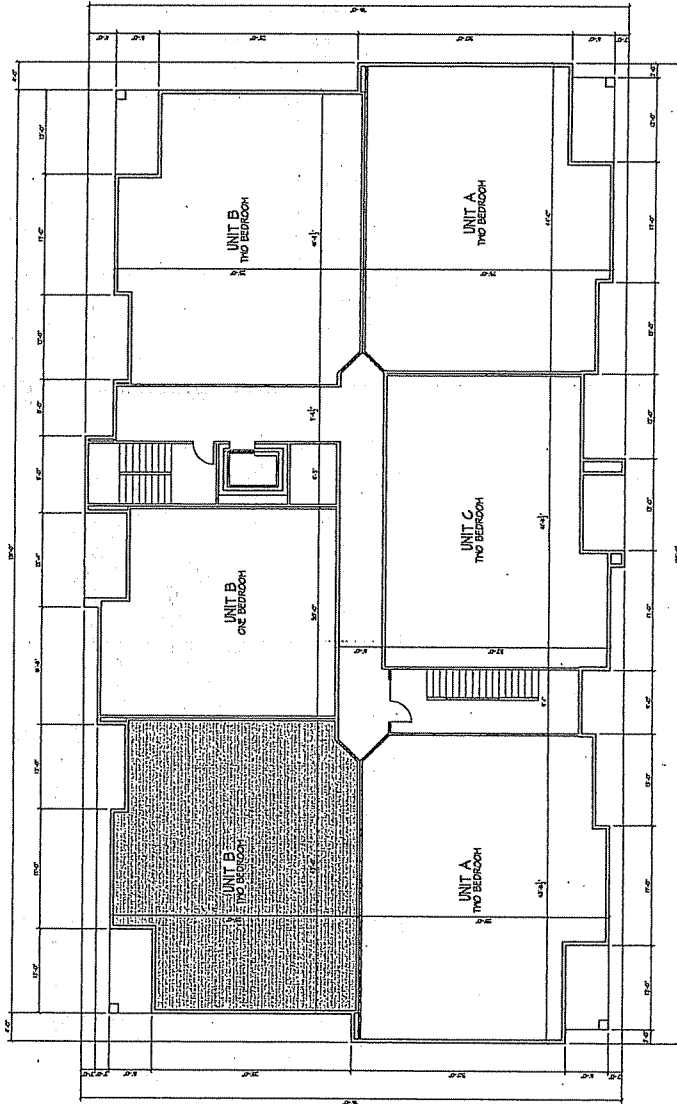
Contract

Notes

Amended
Issued to: 2 - April 14, 2005
Issued to Planning - April 21, 2005

Project Title
**Lot 45
Midtown Commons**

Drawing Title
Second Floor Plan
24 Unit Building
Project No. **0466**
Drawing No. **10**



15% @ 80% MEDIAN INCOME

SECOND FLOOR PLAN
1/8" = 1'-0"
2nd FLOOR AREA: 8487 SF.

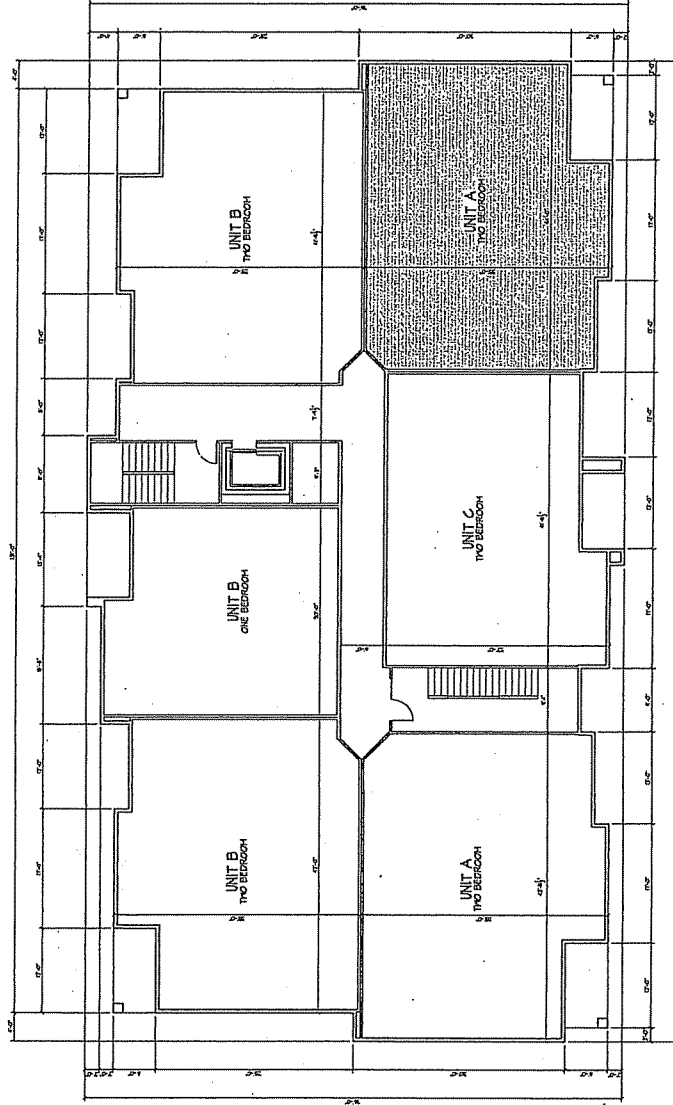
Contract

Item

Revised
 Issues 12 - April 14, 2009
 Issues for Review - April 21, 2009

Project No.
Lot 45
 Midtown Commons

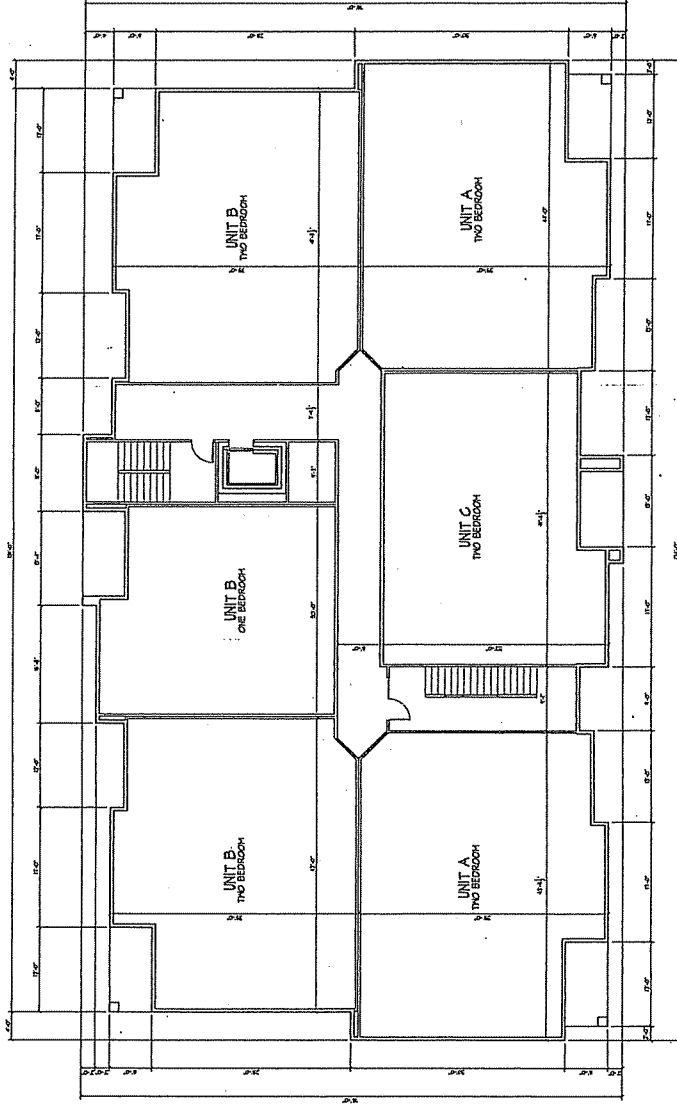
Drawing No.
Third Floor Plan
 24 Unit Building
 Project No.
0466
 Drawing No.
 II



15% @ 80% MEDIAN INCOME

THIRD FLOOR PLAN
 8481 SF.
 3rd FLOOR AREA

8



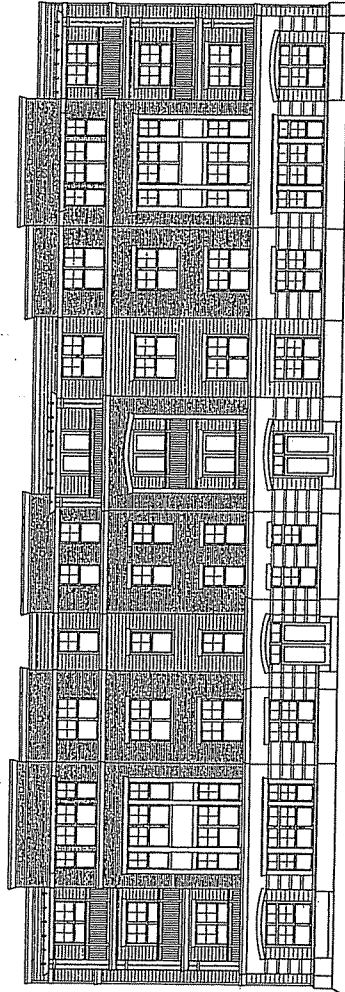
15% @ 80% MEDIAN INCOME

FOURTH FLOOR PLAN
4th FLOOR AREA: 8,481 S.F.

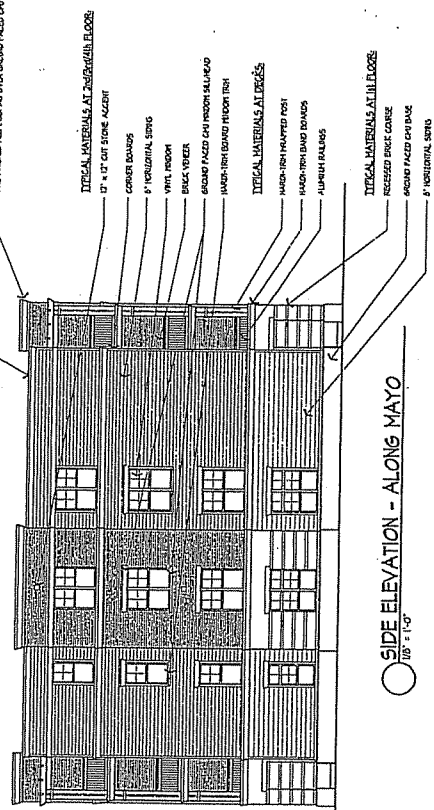
8

Contract

Notes



○ FRONT ELEVATION - ALONG MAYO
1/8" = 1'-0"



○ SIDE ELEVATION - ALONG MAYO
1/8" = 1'-0"

- TYPICAL MATERIALS AT EXTERIORS
- PRE-FINISHED ALUM. CORNERS OVER BRONZE FACED DW
- PRE-FINISHED ALUM. CORNERS OVER BRONZE FACED DW
- TYPICAL MATERIALS AT 2ND FLOOR LEVELS
- 1/2" x 1/2" OUF STONE ACENT
- CORNER BOARDS
- 6" HORIZONTAL SIPS
- WHITE PIRON
- BRICK VENEER
- BRONZE FACED CHU PIRON SILL HEAD
- BRONZE FACED CHU PIRON HEAD
- TYPICAL MATERIALS AT DECKS
- HARD-FIN HUNTED PISH
- HARD-FIN BAND BOARDS
- ALUMINUM PALING
- TYPICAL MATERIALS AT 1ST FLOOR
- RECESSED BRICK CORNER
- BRONZE FACED CHU DW
- 6" HORIZONTAL SIPS

Exhibit
Issued in U.S. April 14, 2009
Issued in Monthly - April 21, 2009

Project Title
**Lot 45
Midtown Commons**

8

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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$1,450 Receipt No. 60344
 Date Received 4-27-05
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. **Project Address:** Waldorf Blvd at Mayo Drive **Project Area in Acres:** 1.5 Acres

Project Title (if any): Lot 95 Mid Town Commons

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 checked="" type="checkbox"/> Rezoning from <u>PDD-GDP to Amended PDD-GDP and PUD-SIP</u>	<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 type="checkbox"/> Other Requests (Specify): _____	

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

Applicant's Name: J. Randy Bruce Company: Knothe & Bruce ARchitects, LLC
 Street Address: 7601 University Avenue Suite 201 City/State: Middleton, Wisconsin Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Project Contact Person: Terrance Temple Company: Barrow Ridge, LLC
 Street Address: 429 Gammon Place Suite 200 City/State: Madison, Wisconsin Zip: 53719
 Telephone: (608) 833-9099 Fax: (608) 833-9079 Email: jtemple@templeinc.net

Property Owner (if not applicant): Barrow Ridge, LLC
 Street Address: 429 Gammon Place Suite 200 City/State: MADISON, WISCONSIN Zip: 53719

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: A mixed-use development with 60 condominiums and 5,700 sf of commercial space.

Development Schedule: Commencement October 2005 Completion 2008

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:** \$ 1,450.00 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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ *The site is located within the limits of* High Point - Raymond Neighborhood Development *Plan, which recommends:*
Mixed-use/Flex-use *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:*
Ronn Ferrell, District #1: March 14, 2005; Jed Sanborn, District #1: April 20, 2005 (in person).

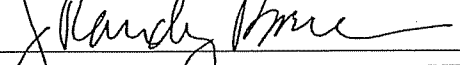
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

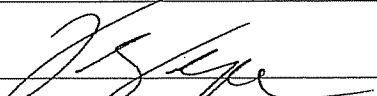
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Pete Olson *Date* 21Apr05 | *Zoning Staff* Kathy Voeck *Date* 21Apr05

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

Printed Name J. Randy Bruce Date April 27, 2005

Signature  Relation to Property Owner Architect/Agent

Authorizing Signature of Property Owner  Date 4/27/05

8

April 27, 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
PCD-GDP to Amended PCD-GDP and PCD-SIP
Lot 95 Second Addition to Mid Town Commons
Waldorf Boulevard at Mayo Drive
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: Barrow Ridge, LLC
Contact: Terrence Temple
429 Gammon Place Suite 200
Madison, WI 53719
608-833-9099
608-833-9079 fax

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

Project: Lot 95 Mid Town Commons
Waldorf Boulevard at Mayo Drive
Madison, WI

Landscape: Olson-Wills Landscaping, Inc.
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401

Engineer: Calkins Engineering LLC
5010 Voges Rd.
Madison, WI 53718
608-838-0444
608-838-0445

8

Letter of Intent
PCD-GDP to SIP
Lot 95 of Mid Town Commons
Waldorf Blvd at Mayo Dr.
April 27, 2005
Page 2

Introduction:

Midtown Commons is a 79 acre development on the north side of Mid Town Road east of Highway M on the City's far west side. The development has been designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan. A mix of uses and densities were planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland. The project obtained approvals from the Common Council for the preliminary plat and the amended General Development Plan (PDD-GDP) in September 2000. Since that time the majority of the residential portions of the development have been approved and constructed.

This project proposes a mixed-use development for Lot 95 of the Second Addition to Mid Town Commons (formerly lot 94 of the preliminary plat and GDP). The GDP proposed mixed-use or commercial uses for this site and a minimal number of dwelling units. As the Mid Town Commons development has progressed the site's use has been further studied. To obtain the urban scale, building heights and massing that the GDP envisioned a predominantly residential project is proposed.

This proposal will consist of three buildings with a total of 60 condominiums and approximately 5700 square feet of commercial space. The commercial space is designed to provide pedestrian oriented neighborhood services along Waldorf Boulevard and Mayo Drive. The commercial space is designed so that it may be independent of the residential use above or alternatively be combined with the townhouse above to provide a true live-work unit.

Inclusionary Zoning:

The development will offer a total of 15% of its owner-occupied units to buyers meeting the 80% AMI guidelines in compliance with the IZ Ordinance. An IZ Dwelling Unit Plan has been submitted along with this submittal providing details regarding the 9 IZ dwelling units created by this proposal. The developer will work City Staff to insure compliance with all inclusionary zoning policies and certifications.

The mixed-use nature of this development may provide added benefits to the IZ dwelling units. The commercial space allows for newly created small businesses to operate affordably in close proximity to their owner's residences.

8

Site Development Data

Densities:

Dwelling Units	60 Units
Lot Area	65,340 sf (1.5 acres)
Lot Area / D.U.	1,107.5 sf/du.
Density	40 du/acre

Dwelling Unit Mix:

One bedroom	16
Two bedroom	32
Two bedroom townhouse	4
<u>Two br townhouse (possible live/work units)</u>	<u>8</u>
Total	60

Vehicular Parking Ratio:

Underground Garage	60 stalls
<u>Surface Parking</u>	<u>28 stalls</u>
Total Parking	88 stalls
Parking Ratio	1.5 stalls/du

Bicycle Parking Ratio:

Underground Garage	24 stalls
<u>Surface Parking</u>	<u>31 stalls</u>
Total Parking	55 stalls
Parking Ratio	.92 stalls/du

Site and Building Architecture:

The architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site. The first floor of Building 2 provides pedestrian oriented retail and service uses to the Waldorf Boulevard and Mayo Drive frontages.

The building height will be four stories for Buildings 2 & 3 and three stories on Building 1 to provide a scale that is compatible with the surrounding properties. Building 1 faces the plaza at the intersection of Waldorf Boulevard and Mansion Hill Avenue. The exterior materials will be a combination of brick veneer, stucco, and horizontal siding to provide an urban-style architecture. The facades are well articulated and detailed and the overall effect produces a high quality mixed-use environment.

8

Letter of Intent
PCD-GDP to SIP
Lot 95 of Mid Town Commons
Waldorf Blvd at Mayo Dr.
April 27, 2005
Page 4

Project Schedule & Management:

This project will be a phased development with construction of Phase I (Building 3) planned to start in the fall 2005. Completion of Phase I is scheduled for late summer 2006. Construction will proceed as market conditions warrant with the entire project scheduled for completion in summer 2008.


The development will have condominium ownership and will be managed by the condominium association to provide the required private services. The condominiums will be available to family residents although few school age children are anticipated.

Social & Economic Impacts:

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

8

Zoning Text

PDD-GDP to Amended PDD-GDP and PDD-SIP

Lot 95 Mid Town Commons

Waldorf Blvd & Mayo Drive

April 27, 2005

Legal Description: Proposed Lot 95 Second addition to Mid Town Commons.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 60 condominiums and 5,700 square feet of commercial space.
- B. **Permitted Uses:** Following are permitted uses within Midtown Commons:
 - 1. Multifamily residential buildings.
 - 2. Commercial uses as allowed in the C-1 zoning district.
 - 3. Live-work units that would combine the residential and commercial uses allowed in paragraphs 1 and 2.
 - 4. 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 R- 5 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C-1 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Inclusionary Dwelling Unit Plan

For

**Lot 95
Midtown Commons**

Presented by:

**Barrow Ridge, LLC.
April 27, 2005**

8

General Development Characteristics

This project proposes a mixed-use development for Lot 95 of the Second Addition to Mid Town Commons (formerly lot 94 of the preliminary plat and GDP). The GDP proposed mixed-use or commercial uses for this site and a minimal number of dwelling units. As the Mid Town Commons development has progressed the site's use has been further studied. To obtain the urban scale, building heights and massing that the GDP envisioned a predominantly residential project is proposed.

This proposal will consist of three buildings with a total of 60 condominiums and approximately 5700 square feet of commercial space. The commercial space is designed to provide pedestrian oriented neighborhood services along Waldorf Boulevard and Mayo Drive. The commercial space is designed so that it may be independent of the residential use above or alternatively be combined with the townhouse above to provide a true live-work unit.

Project Schedule & Management:

This project will be a phased development with construction of Phase I (Building 3) planned to start in the fall 2005. Completion of Phase I is scheduled for late summer 2006. Construction will proceed as market conditions warrant with the entire project scheduled for completion in summer 2008. The inclusionary dwelling units will be distributed across the phases as follows:

<u>Phase</u>	<u>Building #</u>	<u>Total Units</u>	<u>Market Rate Units</u>	<u>IZ Units</u>
Phase I	3	24	20	4
Phase II	2	32	27	5
Phase III	1	4	4	0

The development will have condominium ownership and will be managed by the condominium association to provide the required private services. The condominiums will be available to family residents although few school age children are anticipated.

Development Team

Project: Lot 95 MIDTOWN COMMONS
60-Unit Project
Waldorf Blvd. & Mayo Drive

Owner: Barrow Ridge, LLC
429 Gammon Place
Suite 200
Madison, WI 53719

Architect: Knothe & Bruce Architects, LLC
7601 University Ave.
Suite 201
Middleton, WI 53562
(608) 836-3690

Engineer: Calkins Engineering, LLC
5010 Voges Rd.
Madison, WI 53718
(608) 838-0444

Building Architectural Character

The architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site. The first floor of Building 2 provides pedestrian oriented retail and service uses to the Waldorf Boulevard and Mayo Drive frontages.

The building height will be four stories for Buildings 2 & 3 and three stories on Building 1 to provide a scale that is compatible with the surrounding properties. Building 1 faces the plaza at the intersection of Waldorf Boulevard and Mansion Hill Avenue. The exterior materials will be a combination of brick veneer, stucco, and horizontal siding to provide an urban-style architecture. The facades are well articulated and detailed and the overall effect produces a high quality mixed-use environment.

IZ Unit Mix and Sizes

See the attached IZ application form for the proposed unit sizes and mix. The inclusionary zoning units will be distributed proportionately throughout the development.

The development will offer a total of 15% of its owner-occupied units to buyers meeting the 80% AMI guidelines in compliance with the IZ Ordinance. The developer will work City Staff to insure compliance with all inclusionary zoning policies and certifications.

The mixed-use nature of this development may provide added benefits to the IZ dwelling units. The commercial space allows for newly created small businesses to operate affordably in close proximity to their owner's residences.

The development is not seeking any alternatives to Inclusionary Zoning. A density bonus is requested.

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Midtown Commons

Project Address: Lot 95 **Project Area (in acres):** 1.5 Acres

Developer: Barrow Ridge, LLC **Representative:** Terrence Temple

Street Address: 429 Gammon Place, Suite 200 **City/State:** Madison, WI **Zip:** 53719

Telephone: (608) 833-9099 **Fax:** (608) 836-6934 **Email:** jtemple@templeinc.net

Agent, If Any: J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC

Street Address: 7601 University Ave., Suite 201 **City/State:** Middleton, WI **Zip:** 53562

Telephone: (608) 836-3690 **Fax:** (608) 836-6934 **Email:** rbruce@knothebruce.com

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family						
Duplexes						
Multi-Family	51		9		60	65,220 S.F.
TOTAL	51		9		60	65,220 S.F.

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI						9	
Anticipated Sale Price						\$115,000/ \$140,000	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio /Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio /Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:										
Minimum Floor Area:		900	1300				650	900		
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

8

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	✓		
Proportion of attached and detached IDU units is similar to Market rate.	✓		
Mix of IDUs by bedroom size is similar to market rate.	✓		

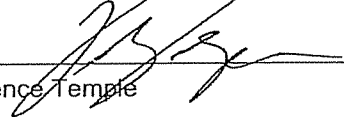
CONTINUE →

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Standards for Inclusionary Dwelling Units (IDUs) (continued)	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	✓		
IDUs are to be built in phasing similar to market rate.	✓		
Pricing fits within Ordinance standards	✓		
Developer offers security during construction phase in form of deed restriction.	✓		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	✓		
Developer describes marketing plan for IDUs.	✓		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	✓		
Terms of sale or rent.	✓		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		✓	
Developer has requested waiver for off-site or cash payment.		✓	
Developer has requested waiver for reduction of number of units.		✓	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: April 7, 2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: April 14, 2005
- The applicant notified Alderperson Ron Ferrell of District 1 of this development proposal in writing on: March 14, 2005
- The applicant also notified N/A of the _____ neighborhood in writing on: _____

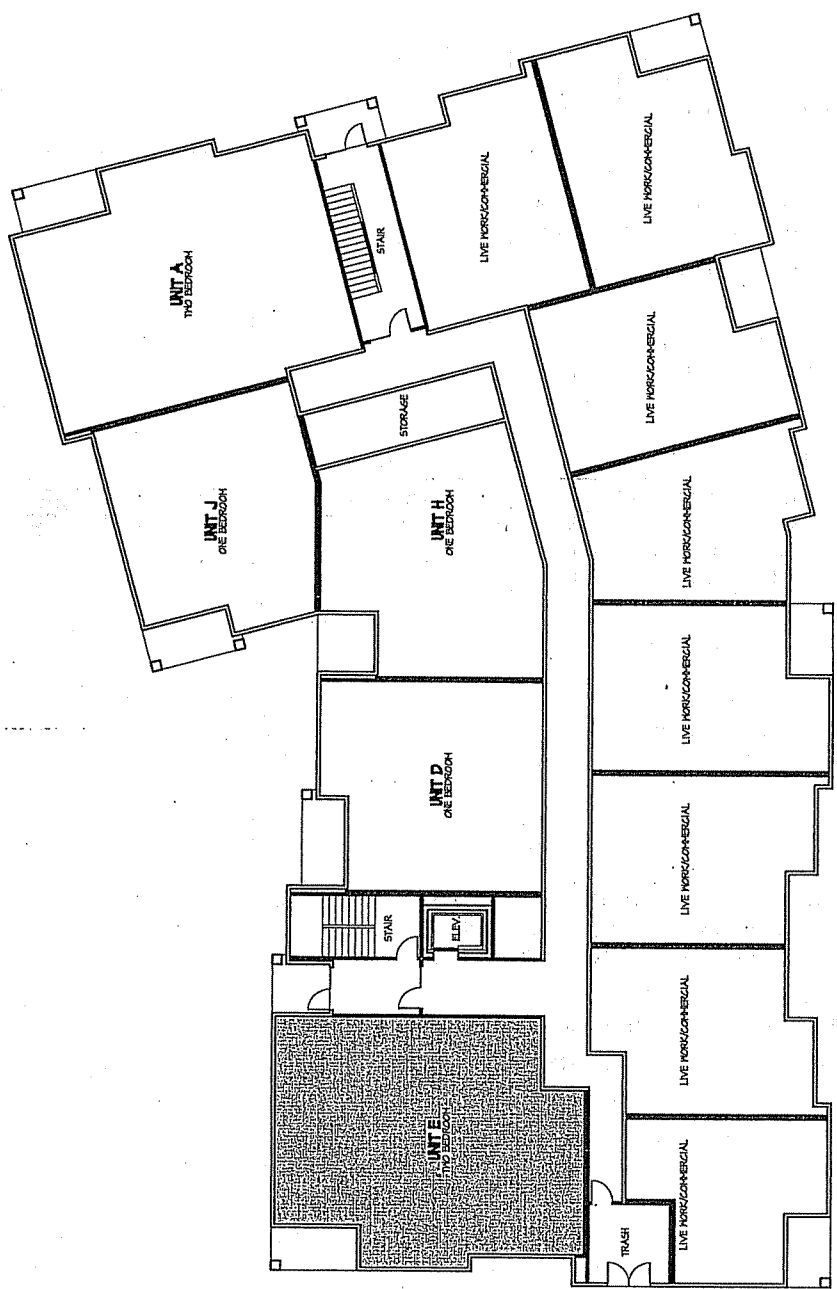
The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  Date 4/27/05
Printed Name Terrence Temple Phone () 833-9099

Notes

Revised
 Issued to B - April 14, 2009
 Issued to Planning - April 21, 2009

Project Title
**Lot 45
 Midtown Commons**



15% @ 80% MEDIAN INCOME

FIRST FLOOR PLAN
 1st FLOOR AREA: 19,286 SF.
 COMMERCIAL/LIVE WORK: 5,100 SF.

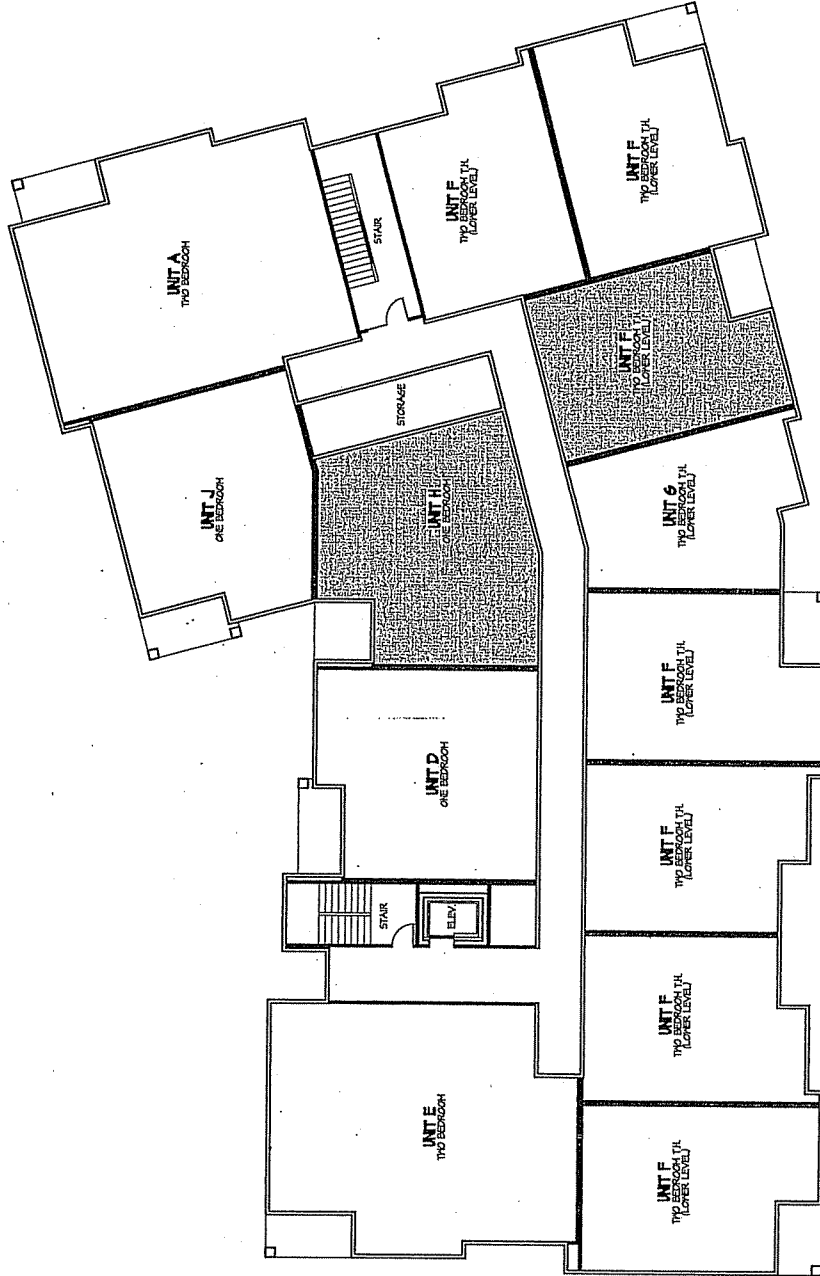
8

CONTRACT

Notes

Revisions
Issued to U. - April 14, 2005
Issued to Planning - April 21, 2005

Project Title
**Lot 45
Midtown Commons**



15% @ 80% MEDIAN INCOME

SECOND FLOOR PLAN
2nd FLOOR AREA: 13,386 SF.
1/8" = 1'-0"

8

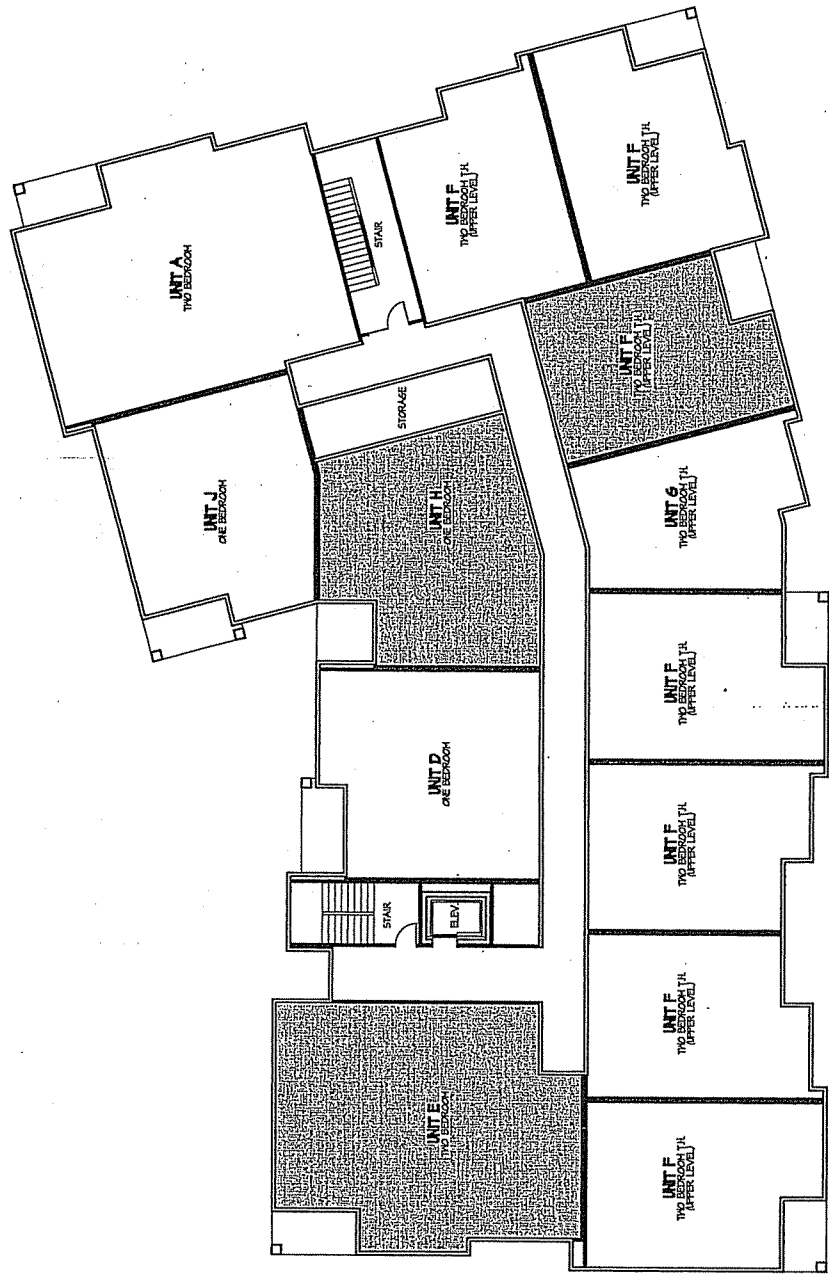
Contract

Notes

Revised
1. 11. 05
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3. 11. 05
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99. 11. 05
100. 11. 05

Project No.
Lot 45
Midtown Commons

Sheet No.
Third Floor Plan
32 Unit Building
Project No.
0466
Drawing No.
5



15% @ BOB MEDIAN INCOME

THIRD FLOOR PLAN
105' x 105'
374 FLOOR AREA: 19386 SF.

8

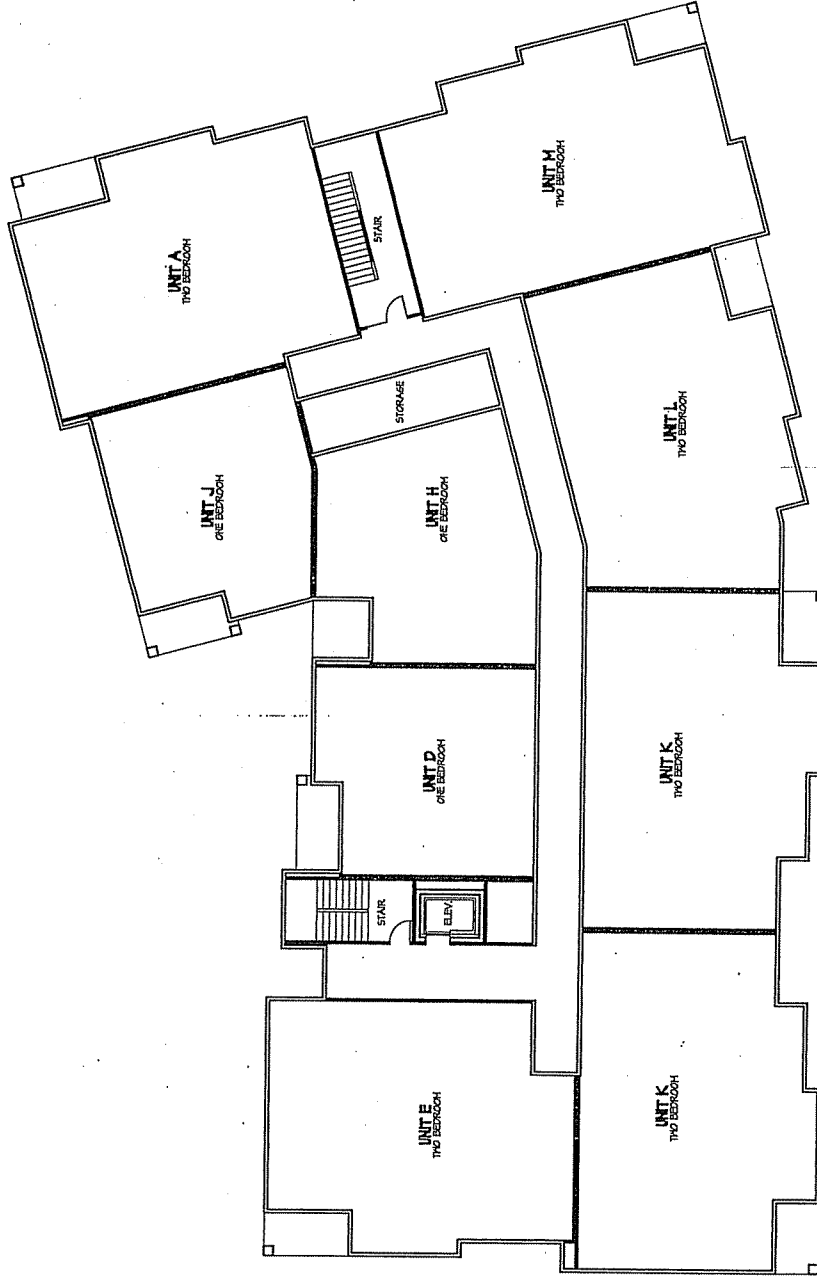
CONTRACT

REVISIONS

Revised
Issued for IZ - April 14, 2005
Issued for Permitting - April 27, 2005

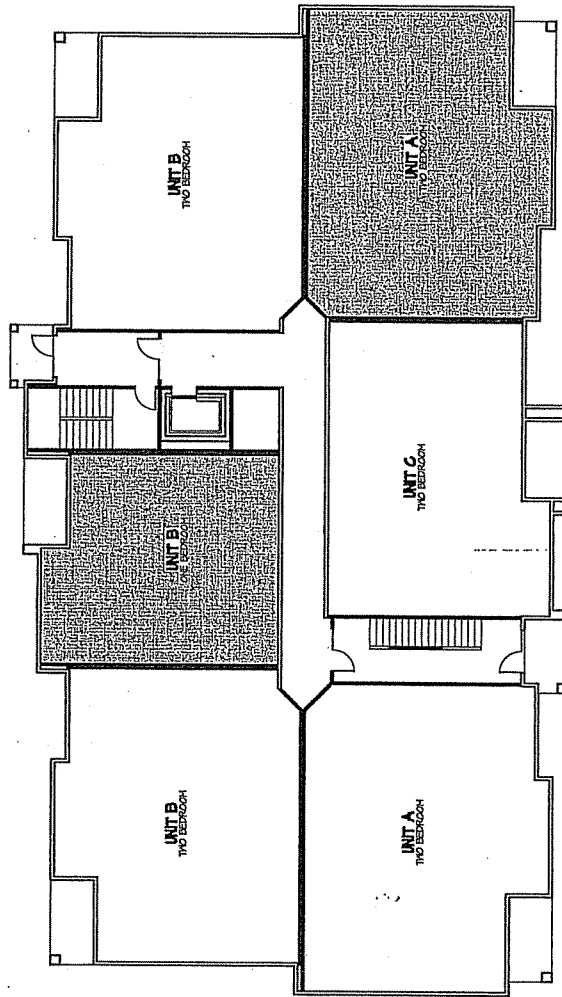
Project No.
**Lot #5
Midtown Commons**

Drawn By
Fourth Floor Plan
32 Unit Building
Project No.
0466
Drawing No.
6



ES @ 80% MEDIAN INCOME

FOURTH FLOOR PLAN
1/8" = 1'-0"
4TH FLOOR AREA: 13386 SF.



FIRST FLOOR PLAN
 170' x 110'
 181' FLOOR AREA, 6140 SF.
 15% @ 50% MEDIAN INCOME

8

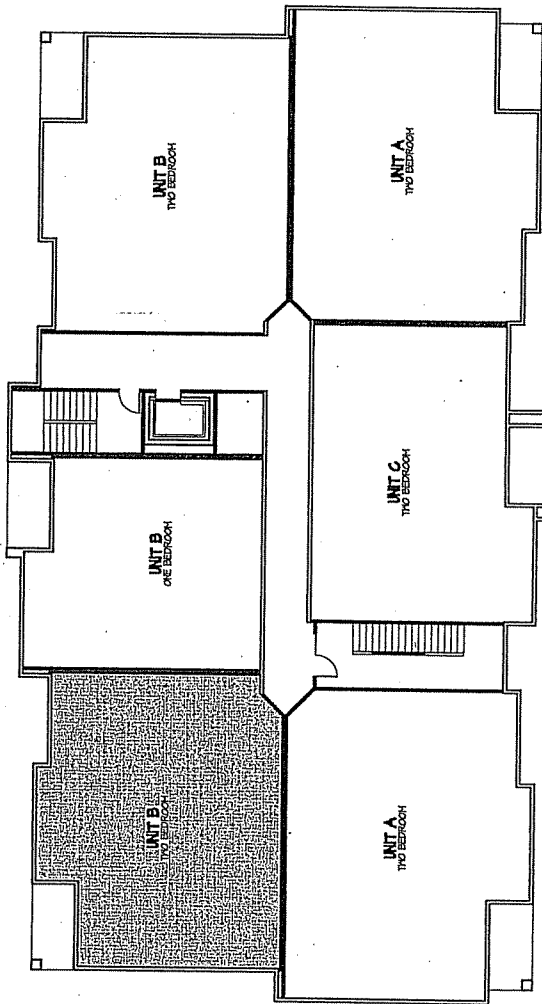
Exhibit

Notes

Revised
Issued to I.C. - April 14, 2005
Issued for Permitting - April 21, 2005

Project Title
**Lot 45
Midtown Commons**

Drawing Title
Second Floor Plan
24 Unit Building
Project No. **C466** Drawing No. **10**



15% @ 80% MEDIAN INCOME

○ SECOND FLOOR PLAN
2nd FLOOR AREA: 9,987 S.F.

8

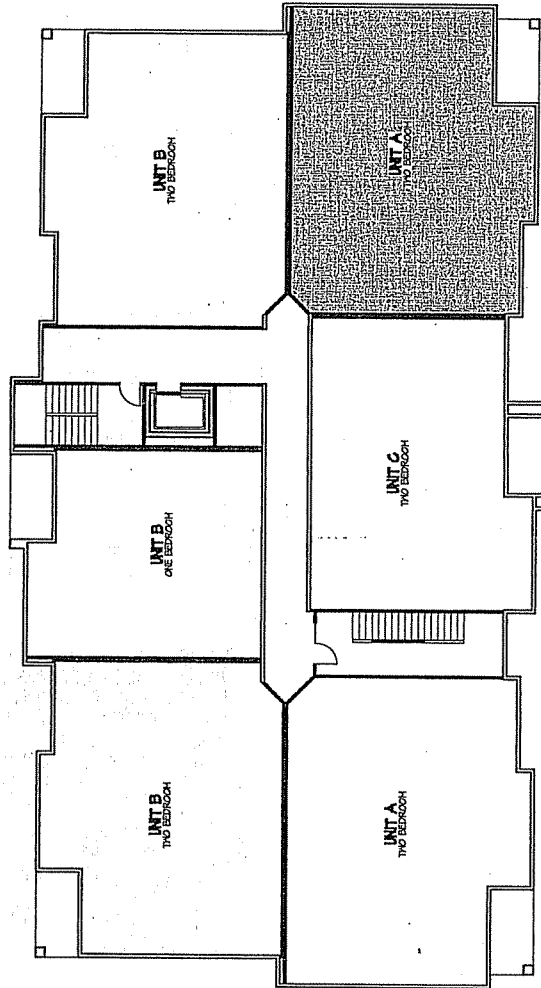
Consultant

11/04

Revisions
Issued to U - April 14, 2005
Issued for Planning - April 27, 2005

Project Title
**Lot 45
Midtown Commons**

Drawn By
Third Floor Plan
24 Unit Building
Project No. **0466**
Drawn No. **11**



15% @ 80% MEDIAN INCOME

THIRD FLOOR PLAN
819 + 110
3rd FLOOR AREA - 8,891 SF.

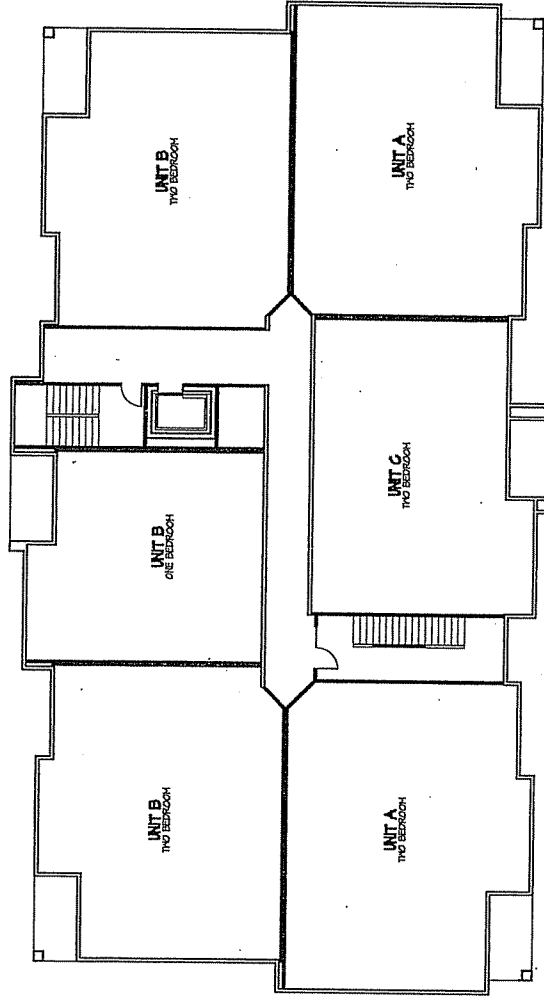
Contract

Name

Revision
Issued to R - April 14, 2009
Issued for Permit - April 21, 2009

Project No.
**Lot 45
Midtown Commons**

Drawing No.
Fourth Floor Plan
24 Unit Building
Project No.
0466
Drawing No.
12



FOURTH FLOOR PLAN
8,971 SF.
4TH FLOOR AREA

15% @ 80% MEDIAN INCOME

8