



Plat Name  
**Midtown Center**

Location  
**8102 Mid Town Road**

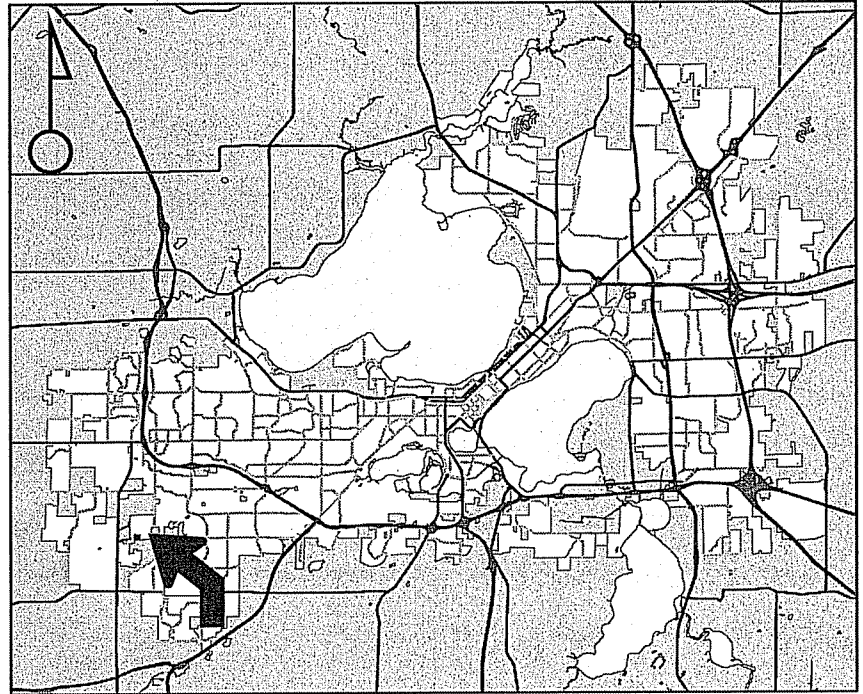
Applicant  
**Peter Frautschi - WC Development Corp/  
Michael S Marty - Calkins Engineering**

Preliminary       Final

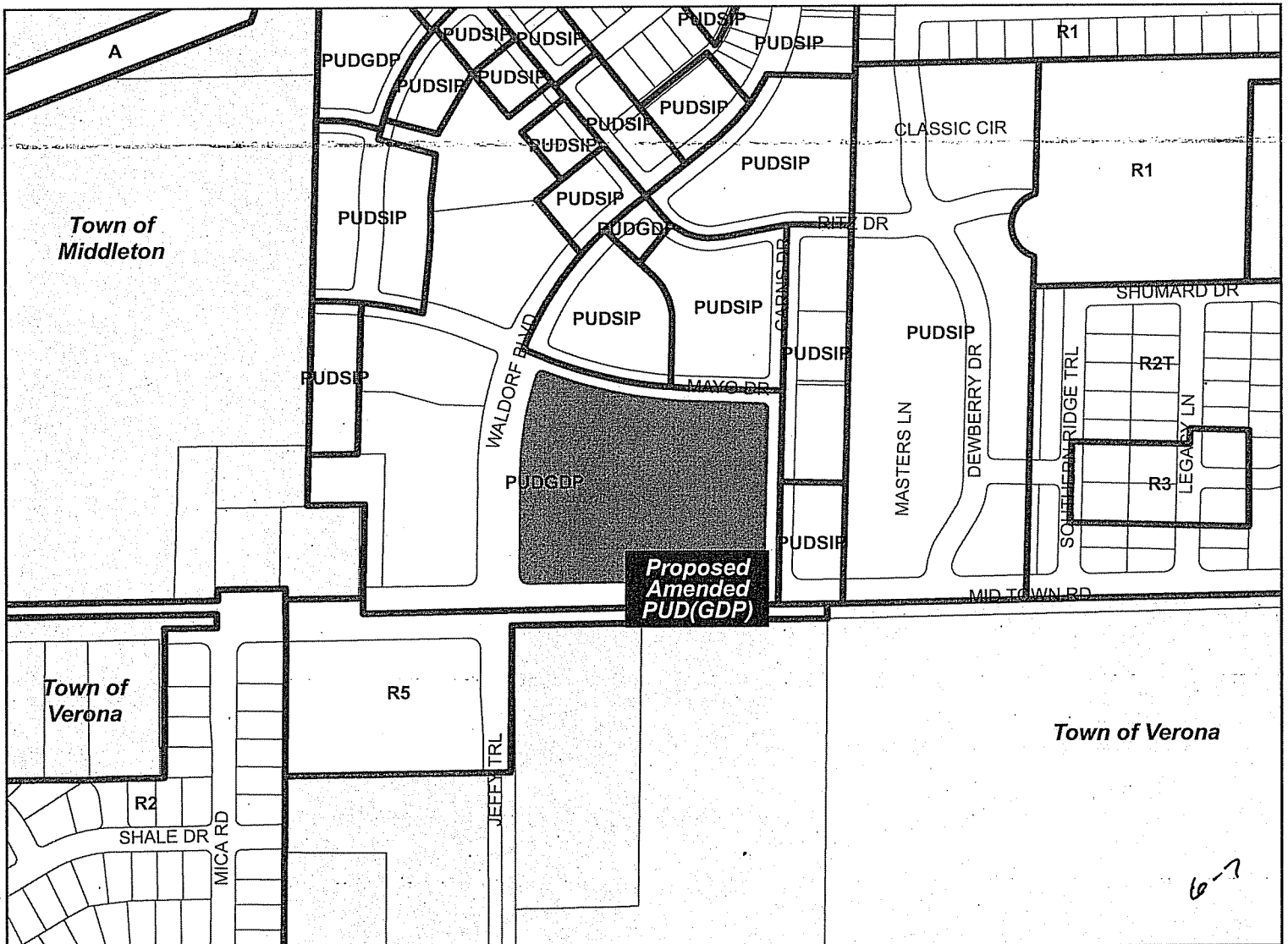
From: **PUD(GDP)** To: **Amended  
PUD(GDP)**

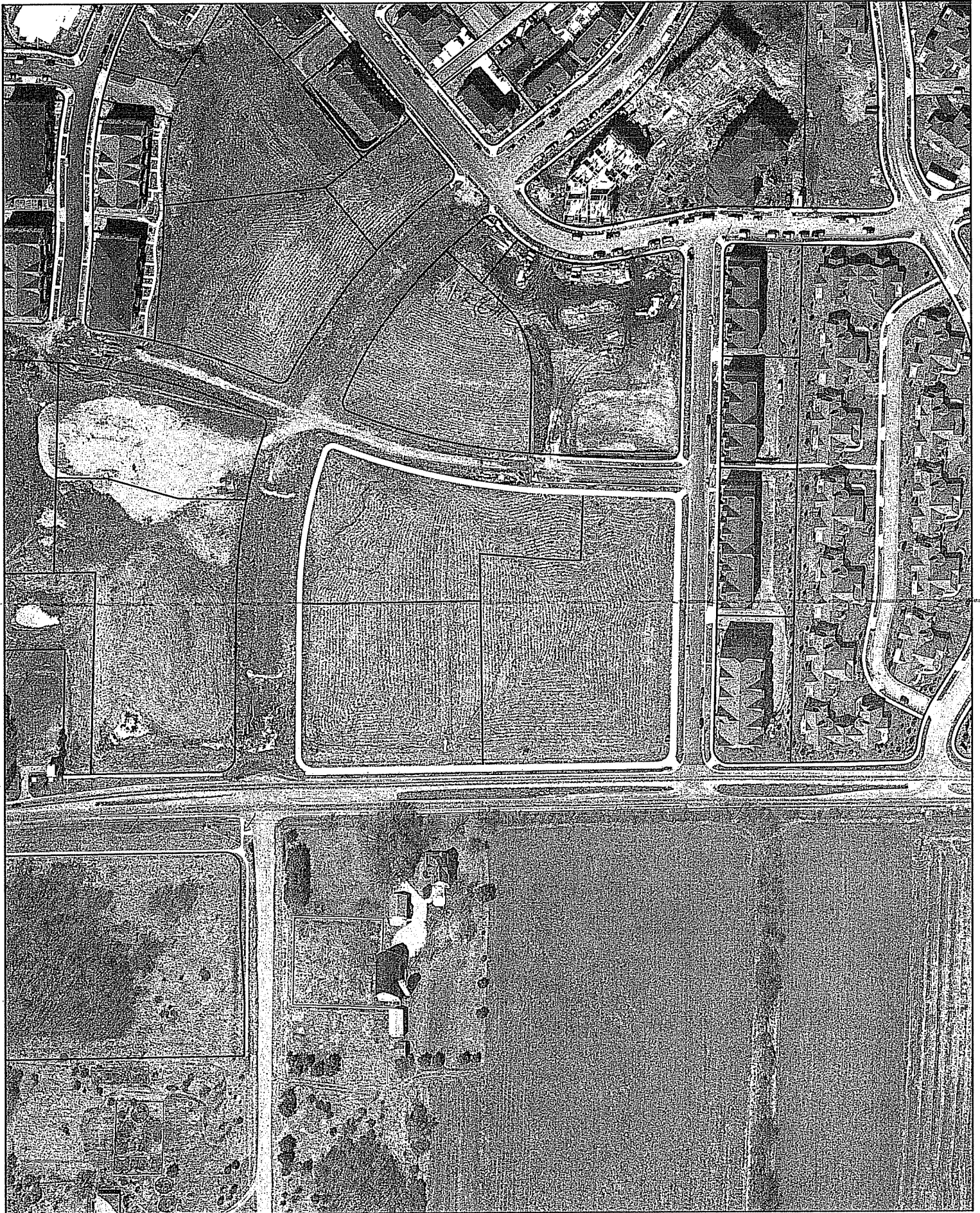
Proposed Use  
**7 Mixed Use Lots and 1 Outlot**

Public Hearing Date  
Plan Commission  
**09 April 2007**  
Common Council  
**17 April 2007**



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





6-7

# 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](http://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 # 2450 Receipt No. 78508  
 Date Received 2-7-07  
 Received By RT  
 Parcel No. 0708-344-0803-5  
 Aldermanic District 1, Jed Sanborn  
 Gen Eng. hold  
 Zoning District PUD-SIP  
**For Complete Submittal**  
 Application  Letter of Intent   
 IAJM  Legal Description   
 Man Pets  Zoning Text   
 Alder Notification  Waiver   
 Nbrhd. Assn Not.  Waiver   
 Date Pign Issued 2-7-07

1. **Project Address:** 8102 Mid-town Road **Project Area in Acres:** 6.6 ac

**Project Title (if any):** MIDTOWN CENTER

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

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from PUD-GDP <sup>AMENDED</sup> to PUD-GDP       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**       **Demolition Permit**       **Other Requests** (Specify): \_\_\_\_\_

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

Applicant's Name: KARYL RICE Company: W.C. DEVELOPMENT  
 Street Address: 3553 UNIVERSITY AVE. City/State: MADISON Zip: 53705  
 Telephone: (608) 310-8133 Fax: (608) 236-0573 Email: rice@mailbag.com

Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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: A MIXED-USE DEVELOPMENT WITH 70,000 - 100,000 SQ FT. OF COMMERCIAL AREA AND 156 - 186 DWELLING UNITS. (MAXIMUM AMOUNTS)

Development Schedule: Commencement SPRING 2007 Completion 2010



**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:** \$ 2450 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 *Transitional Zoning* requirements outlined in Section 28.04 (2R) of the *Zoning Ordinance*. A separate *INCL. SII NAOV at BILLING & INCL. PLAN* application detailing the project's compliance with these ordinance requirements shall be submitted concurrently with this application form. Note that some *IP* materials will coincide with the above submittal materials.

\* *TO BE SUBMITTED WITH FUTURE SIP APPLICATIONS*  
A *Zoning Text* must accompany **all** *Manned Community or Manned Int'l development (MCA/INT)* 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](mailto: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 HIGH POINT - RAYMOND NEIGHBORHOOD Plan, which recommends:

FLEX-USE, MIXED-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:

JED SANBORN ALDERMANIC DISTRICT #1 JANUARY 2, 2007

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 TIM PARCS Date 12/19/06 | Zoning Staff MATT TUCKER Date 12/19/06

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

Printed Name KARIL RICE Date 2/5/07

Signature [Signature] Relation to Property Owner OWNER

Authorizing Signature of Property Owner [Signature] Date 2/5/07

February 07, 2007

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

Re: Letter of Intent  
PUD-GDP  
8102 Mid Town Road  
Madison, Wisconsin

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: W.C. Development  
3553 University Avenue  
Madison, WI 53705  
608-310-8133  
608-236-0573  
Contact: Karyl Rice  
[rice@mailbag.com](mailto:rice@mailbag.com)

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

Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
(608) 838-0445 fax  
Contact: Dave Glusick  
[dglusick@calkinsengineering.com](mailto:dglusick@calkinsengineering.com)

Landscape Design: Ken Saiki Design  
303 S. Paterson St.  
Suite 1  
Madison, WI 53703  
(608) 251-3600  
Contact: Ken Saiki  
[ksaiki@ksd-la.com](mailto:ksaiki@ksd-la.com)

**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 was designed to create a Town Center within the larger Highpoint/Raymond neighborhood plan with a mix of uses and densities planned. The original plat and PUD-GDP were approved in 2000 with construction beginning soon after.

This parcel is located at the northeast corner of Waldorf Boulevard and Mid-town Road and extends north to Mayo Drive and east to Carns Drive. It is the last remaining portion of the Midtown Commons development. It was originally designated as larger parcels. The developer is proposing a re-plat of the parcel and an amended PUD-GDP to provide a framework for the marketing and development of the sites.

**Project Description:**

The General Development Plan provides for a series of six sites that line the perimeter of the site. Flexibility in use is allowed for in the GDP. See the following site development statistics for a summary of the allowable uses and areas. Generally commercial uses are proposed for the southern portion of the parcel with residential uses to the north. Several of the sites within the GDP area may contain a mix of commercial and residential uses allowing for a traditional residential over commercial uses. Building heights are proposed as up to four stories for sites 1, 2 and 3, and up to three stories for sites 4, 5, 6, and 7.

The intent of the plan is to place the buildings close to the street edge and sidewalk continuing the traditional design principles of the neighborhood. Vehicular access is accommodated from Mid-town Road where a median cut is proposed. An interior east-west street provides circulation and access from Waldorf Boulevard and Carns Drive. Diagonal parking and sidewalks are located along this private street to improve its function. Additional parking is located in surface parking areas that will serve as a shared parking facility for all of the sites. A cross-access easement and management agreement will be recorded with the plat and PUD-GDP that will cover this shared parking facility. Parking for sites 1, 2, and 3 is largely accommodated below the buildings with smaller surface areas between the proposed buildings with access off of Mayo Drive. Pedestrian access is planned throughout the site connecting to the perimeter streets.

**Inclusionary Zoning:**

Since this project is a PUD-GDP plan and the specific dwelling unit count, mix and ownership is not determined, an Inclusionary Dwelling Unit Plan cannot be provided. As future PUD-SIP plans are prepared an IDUP plan will be submitted as appropriate to the specific submittal. This requirement to conform to the Inclusionary Zoning ordinance will be included on the plat as notice to future owners.

**Design Guidelines:**

In addition to the City review and approval process, Midtown Commons has a set of architectural, site design and landscape standards that are provided in the Covenants and Restrictions. An Architectural Control Committee administers the regulations and standards. Prior to an application for a building or foundation permit, the committee will review and approve the proposed plans for construction on each individual lot. Reviews include site and landscape plans, building elevations, construction details, color scheme and exterior lighting.

6

It is the developer's intent that the site and buildings within the GDP tie together architecturally while allowing for an interesting variety of facades and specific architectural treatments.

**Site Development Statistics**

Outlot

Lot Area 11,978 S.F.

Lot 1

Lot Area 35,655 S.F.  
Commercial Space 6,000-14,500 S.F.  
Living Units 46-52  
Maximum Building Height 4 stories  
Parking  
    Underground 40  
    Surface 1  
    Total 41  
Target Parking Ratio 1.0

Lot 2

Lot Area 34,796 S.F.  
Commercial Space N/A  
Living Units 40-48  
Maximum Building Height 4 stories  
Parking  
    Underground 36  
    Surface 16  
    Total 52  
Target Parking Ratio 1.0

Lot 3

Lot Area 33,853 S.F.  
Commercial Space N/A  
Living Units 48-60  
Maximum Building Height 4 stories  
Parking  
    Underground 42  
    Surface 8  
    Total 50  
Target Parking Ratio 1.0

Lot 4

Lot Area 38,761 S.F.  
Commercial Space 17,000-21,000 S.F.  
Living Units 12-14  
Maximum Building Height 3 stories  
Parking  
    Underground 18  
    Surface 42  
    Total 60  
Target Parking Ratio 3/1,000 (commercial)  
Target Parking Ratio 1.0 (residential)

u

**Lot 5**

Lot Area	46,637 S.F.
Commercial Space	17,000-25,500 S.F.
Living Units	N/A
Maximum Building Height	3 stories
Parking	
Underground	26
<u>Surface</u>	<u>46</u>
Total	72
Target Parking Ratio	3/1,000

**Lot 6**

Lot Area	44,570 S.F.
Commercial Space	14,000-21,000 S.F.
Living Units	N/A
Maximum Building Height	3 stories
Parking	
Underground	21
<u>Surface</u>	<u>51</u>
Total	72
Target Parking Ratio	3/1,000

**Lot 7**

Lot Area	34,275 S.F.
Commercial Space	16,000-18,000 S.F.
Living Units	10-12
Maximum Building Height	3 stories
Parking	
Underground	15
<u>Surface</u>	<u>35</u>
Total	50
Target Parking Ratio	3/1,000 (commercial)
Target Parking Ratio	1.0 (residential)

**Totals**

Lot Area	280,525 S.F./6.44 acres
Commercial Space	63,000-100,000 S.F.
Living Units	156-186
Parking	
Underground	198
<u>Surface</u>	<u>205</u>
Total	403

**Project Schedule:**

It is the developer's intent to obtain the necessary approvals for the final plat and the General Development Plan by May 2007. A portion of the internal street and parking network may be constructed late spring or summer, 2007. Future PUD-SIP plans will be submitted on a lot-by-lot basis as the market conditions dictate, with the first PUD-SIP anticipated for submittal in summer, 2007. Landscaping will be completed with construction of each lot. It is expected that this PUD-GDP will be completed and built-out by 2010.

6



Letter of Intent – PUD-GDP  
8102 Mid Town Road  
January 17, 2007  
Page 5 of 5


**Social & Economic Impacts:**

The Midtown Commons was designed to meet the needs of the City as stated in the High Point-Raymond Neighborhood Plan. More specifically it implements Land Use Objective 3 to: "Provide and maintain an economically viable neighborhood commercial/mixed-use district or town center as a source of local employment, a focus of neighborhood activity, and a centralized convenient shopping and service center for residents in the neighborhood". The development provides a diversity of housing, minimizes vehicular travel and encourages pedestrian use.

This last phase of Midtown Commons completes this mixed-use development. The GDP will provide the framework for the commercial uses that are needed for the overall Midtown Commons development.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA  
Managing Member

**Midtown Center  
W. C. Development**

**Architectural Guidelines – Key Issues**

- Building Height Limitation: 2-4 stories.
- Incorporate architectural corner elements on street-side elevations.
- Define building entrances.
- Masonry materials should be used at the base of the buildings and some masonry should extend to the 1<sup>st</sup> floor for 2 story buildings or 1<sup>st</sup> and 2<sup>nd</sup> floors for 3-story buildings or up to the 3<sup>rd</sup> floor on 4-story buildings.
- Provide architectural definition between the commercial and upper level residential uses.
- Balconies shall be cantilever projections or recessed into the building mass.
- The 1<sup>st</sup> floor levels of the commercial spaces shall be tall enough to accommodate commercial signage/awnings above first floor windows.
- The 1<sup>st</sup> floor street/parking court edge shall have elements that define human scale such as awnings, projecting roof elements, projecting balconies, etc.
- The ground area between the building and paved areas shall have planting beds, lighting (down light only) and other landscape elements such as textured paving, bollards, and retaining wall elements, etc.
- The street lighting and common area landscaping including trees will be pre-selected.
- Commercial activities are encouraged to extend from the edge of the building to the edge of public walks.
- Flat roofs shall have a defined cornice.
- Suggested materials:
  - Residential Uses – masonry and painted corner & window trim with premium vinyl siding. Hardi-plank siding is encouraged.
  - Commercial Uses – Masonry, stucco, wood and cement-fiber board.
  - Masonry – minimum at the 1<sup>st</sup> floor with elements that extend vertically (see above)

**Legal Description:** The lands subject to this Planned Unit Development District shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with between 70,000 and 100,000 square feet of commercial space and between 156 and 186 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this P.U.D.
1. Multifamily residential uses as allowed in the R-5 zoning district shall be allowed on Lots 1, 2, 3, 4, and 7.
  2. Commercial uses as allowed in the C-2 zoning district shall be allowed on Lots 1, 4, 5, 6 and 7.
  3. Accessory uses including but not limited to:
    - a. Accessory uses directly associated with those permitted uses including 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:** Lot area shall be provided as generally shown on the approved GDP plans. Actual lot area shall be provided as shown on the approved SIP plans.
- D. **Height Regulations:** Building height is limited to no more than four stories for sites 1, 2, and 3 and no more than three stories for sites 4, 5, 6, and 7 and as shown on the approved SIP plans.
- E. **Yard Regulations:** Buildings shall be generally located along the perimeter streets as shown on the approved GDP plans. Actual setbacks shall be determined with the approved SIP plans. The guidelines for the future SIP setbacks shall be as follows:
1. Mid-town Road: 5 foot minimum and 20 foot maximum for commercial uses.
  2. Waldorf Boulevard, Mayo Drive and Carns Drive: A minimum setback of 10 feet and a maximum of 20 feet. Porches, bays, eaves and other architectural projections may extend into the required yards up to 5 feet. Stairs leading to building entries or porches may be constructed within the required yards.
  3. Any required utility easements shall override the minimum setbacks noted above.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved SIP plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as generally shown on the approved GDP plans. Usable open space shall be determined and provided across the entire PUD-GDP area. The actual usable open space provided in future SIP plans may vary on a lot by lot basis.

- H. ***Parking & Loading:*** Off-street parking and loading shall be generally provided as shown on the approved GDP plans. For residential uses the parking standards of the R-5 zoning districts shall generally apply and for commercial uses the standards of the C-2 zoning district shall generally apply. The parking requirements shall be determined and provided across the entire PUD-GDP area using a shared surface parking arrangement. The actual parking provided in future SIP plans may vary on a lot by lot basis.
  
- 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 the C-2 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-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 APPLICATION**

Effective February 16, 2004, any new development plan for which a zoning map amendment is required or preliminary plat that proposes **ten (10) or more dwelling units** is required under Section 28.04 (25) of the Zoning Ordinance to provide no less than **15 percent of the units in the project as affordable** as defined in the above mentioned section.

**The following application form provides detailed information and checklists regarding the submittals required to accompany your review, and the development approval process. The application materials are to be attached to any ZONING APPLICATION or SUBDIVISION APPLICATION for any project that is required to comply with the City's Inclusionary Zoning Ordinance.**

If you have any questions about the *submittal requirements, application form or development approval process, or when you wish to schedule a required pre-application meeting (see below)*, please contact the Planning Unit at (608) 266-4635.

If you have questions about the *Inclusionary Zoning program itself, including questions about project financing, requests for waivers and post-approval compliance with the inclusionary zoning ordinance*, please contact the Community Development Block Grant (CDBG) Office at (608) 267-0740.

For your convenience, this form is available for download online at [www.cityofmadison.com](http://www.cityofmadison.com).

### **Prior to Submittal of an Application**

The applicant is **required** under the Inclusionary Zoning Program Policy and Protocols to meet twice with City staff prior to submitting an application for a project that includes inclusionary dwelling units. The first meeting is scheduled with staff from the Planning Unit, Zoning Administrator and Community Development Block Grant Office (CDBG) to discuss the proposed development and acquaint the applicant with the Inclusionary Zoning process. The second meeting is a discussion of the proposed project plan and draft Inclusionary Dwelling Unit Plan with the Interdepartmental Review Staff Team. A schedule of meeting dates and required meeting materials (if any) is available online at [www.cityofmadison.com](http://www.cityofmadison.com).

### **Contents of the Inclusionary Dwelling Unit Plan (IDUP)**

As part of any application for the approval of an Inclusionary Dwelling Unit Plan, the developer will provide the following materials. This list is intended to describe those components essential to an Inclusionary Dwelling Unit Plan, which would be submitted to accompany the Zoning or Subdivision Application. It should also be noted that depending on the type of development approval being requested, the level of detail for each of the items below might vary. For example, when the application submitted involves a preliminary plat or conventional zoning map amendments, the applicant will likely have insufficient information to fully comply with the submittal requirements related to the location, character and size of the proposed dwelling units at the time the project is granted land use approvals. In these cases, the inclusionary zoning requirements will require compliance by recording deed restrictions against the individual lots created through the subdivision (platting) process. The deed restrictions shall require compliance with the inclusionary zoning ordinance prior to the issuance of building permits. This procedure will be applied to any lot created through the subdivision and zoning process for which detailed building and Inclusionary Dwelling Unit Plans are not yet available.

Information required for a **complete** Inclusionary Dwelling Unit Plan will include the following items:

- **This form completed as it pertains to the developer's project, including:**
  1. The total number of inclusionary and market-rate dwelling units that will be constructed; and of that total, the number of rental inclusionary dwelling units and the number of owner-occupied inclusionary dwelling units.
  2. The breakdown of unit size by number of bedrooms.
  3. The projected sales and rental prices for the inclusionary dwelling units. (Note: the applicant/developer will need to indicate the target AMI level at the time of application in order to seek a range of appropriate incentives, but the specific sale prices won't be determined until the bedroom size is determined).

**CONTINUE →**

4. The incentives sought from the City for the construction of the inclusionary dwelling units. Additional information regarding the requested incentives may be provided in the written narrative.
- **A project narrative (if not included as part of a Zoning Application) that includes:**
    5. A statement describing the general character of the intended development.
    6. An identification of the current owner, the proposed developer, and any entity that has an option to purchase or contractual interest in the property that is the subject of the application. The application shall include an identification of all individuals and companies and proportionate share of interests in all corporations including, but not limited to, limited liability corporations, limited liability partnerships, etc. in a form acceptable to the Director of the Department of Planning and Development.
    7. A construction schedule indicating the approximate dates when construction of the project and each of its phases can be expected to begin and be completed, and within each phase the schedule for completion of the inclusionary dwelling units.
  - **Plans, drawn to scale that include:**
    8. A plan of the proposed project showing sufficient detail to make possible the evaluation of the approval criteria.
    9. The arrangement of buildings and their architectural character if not provided elsewhere in the submittal.
    10. The location and distribution of the inclusionary dwelling units throughout the development. The Inclusionary Dwelling Unit Plan shall designate the specific lots that are designated as the inclusionary dwelling unit lots. The developer may work with the Community Development Block Grant Office and Planning Unit to locate the inclusionary zoning lots in subsequent phases.
  - **In addition, the submittal shall include:**
    11. A general outline of the intended organizational structure, agreements, bylaws, provisions, deed restrictions or covenants for any proposed property owners', condominium or homeowners association, or any private provision for common services, areas or other facilities, and the continued protection of the development.

#### **Approval and Recording of the Inclusionary Dwelling Unit Plan**

Following pre-application meetings and the submittal of a completed application package, the application will be circulated to several City agencies, including staff from the Community Development Block Grant Office, who will review the Inclusionary Dwelling Unit Plan for compliance with the requirements of the Inclusionary Zoning program. Comments and recommendations on the IDUP will be incorporated into a report that discusses the merits of the overall project containing the inclusionary dwelling units. The report will also include any proposed conditions of approval and will be provided to the applicant **one week** prior to the scheduled Plan Commission meeting date.

The Plan Commission will review the Inclusionary Dwelling Unit Plan and other related materials at a duly noticed Plan Commission meeting and make its recommendations to the Common Council for approval by ordinance. The approval by the Plan Commission and Common Council will generally include conditions of approval that must be met prior to the final sign-off by City agencies. The conditions of approval attached to the project by the Plan Commission and Common Council shall be provided to the applicant in writing by the Planning Unit. The applicant is required to comply with the conditions of approval prior to requesting final sign-off on the plans by City agencies. Once the revised plans and all conditions of approval have been met, City agencies will sign off on the plans, after which the City's Zoning Administrator will record the approved IDUP at the Dane County Register of Deeds Office with any required deed restrictions, land use restriction agreements, ground leases, subdivision plats, certified survey maps, Planned Development District documents, or other documents required.

#### **Developer Responsibilities**

The applicant has certain responsibilities for implementing the provisions of the inclusionary zoning ordinance, including but not limited to construction and standards for inclusionary dwelling units, notification of availability of units to the City, marketing to target income groups, establishment of price points or rent levels and other changes to the Inclusionary Dwelling Unit Plan. These responsibilities shall be acknowledged and outlined in the Inclusionary Dwelling Unit Plan (IDUP) and Subdivision Improvement Contract that will be executed as part of every development that includes applicable dwelling units.

The City will monitor the construction phases of the overall development, including site visits by staff from the Building Inspection Unit and the Public Works Department to verify progress in accordance with the zoning requirements, the Inclusionary Dwelling Unit Plan, and the Subdivision Improvement Contract, where applicable. Phasing of the IDUP will be enforced through a deed restriction that prohibits transfer of ownership of parcels; the restriction will be released as proof of compliance is provided.

**CONTINUE →**



**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** Midtown Center

**Project Address:** 8102 Mid Town Road, Madison, WI 53719 **Project Area (in acres):** 6.44

**Developer:** W.C. Development Corp. Representative: Karyl Rice

Street Address: 625 North Segoe Road, Suite #101 City/State: Madison Zip: 53705

Telephone: 608-219-1679 Fax: 608-663-1606 Email: rice@mailbag.com

**Agent, If Any:** \_\_\_\_\_ Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**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	156 - 186					4.07
<b>TOTAL</b>	156 - 186		25 - 30		156 - 186	4.07

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
<b>Owner-Occupied Units</b>	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Anticipated Sale Price							
<b>Rental Units</b>	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
<b>Owner-Occupied Units with:</b>										
Minimum Floor Area:										
<b>Rental Units With:</b>										
Minimum Floor Area:										

CONTINUE →

**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 comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.			TBD with individual SIPs
Proportion of <b>attached and detached</b> IDU units is similar to Market rate.			TBD with individual SIPs
Mix of IDUs by <b>bedroom size</b> is similar to market rate.			TBD with individual SIPs

CONTINUE →

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

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → \_\_\_\_\_
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → \_\_\_\_\_
- The applicant notified Alderperson \_\_\_\_\_ of District \_\_\_\_\_ of this development proposal in writing on: → \_\_\_\_\_

The applicant also notified \_\_\_\_\_ 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** \_\_\_\_\_

**Printed Name** \_\_\_\_\_ **Phone** \_\_\_\_\_

**MIDTOWN CENTER IZ UNIT SUMMARY**

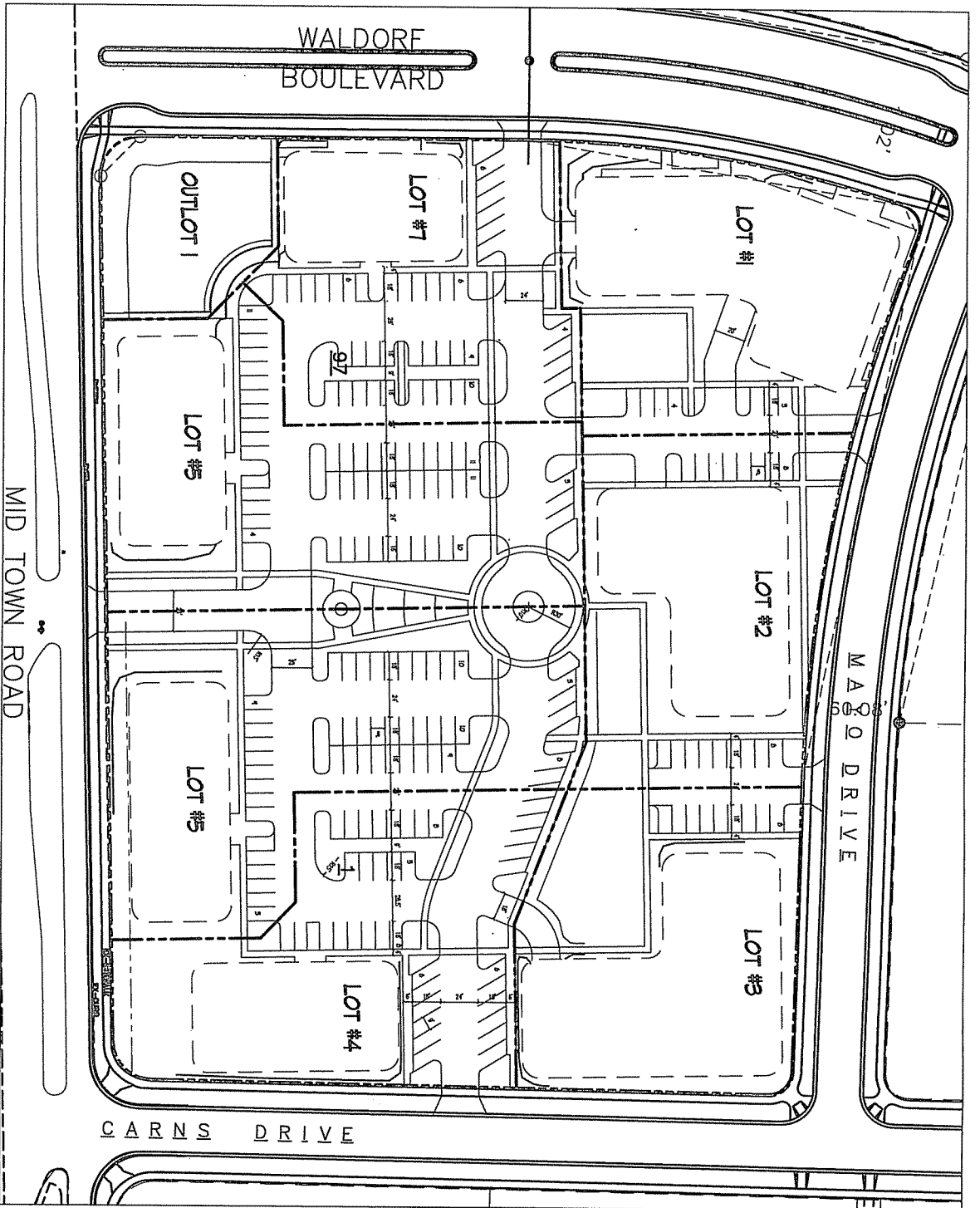
8102 Mid Town Rd.  
Madison, WI 53719

<b>Lot #</b>	<b>Description</b>	<b>AREA (SF)</b>	<b>AREA (acres)</b>
1	Mixed-use, 6,000 - 14,000 SF	35,655	0.82
2	Multifamily	34,796	0.80
3	Multifamily	33,853	0.78
4	Mixed-use, 7000 - 21000 SF	38,761	0.89
5	Commercial, 17,000 - 25,500 SF	46,637	1.07
6	Commercial, 14,000 - 21,000 SF	44,570	1.02
7	Mixed-use, 6,000 - 18,000 SF	34,275	0.79
Outlot 1	Out lot	11,978	0.27
<b>TOTALS</b>		<b>280,525</b>	<b>6.44</b>

Note: Bedroom counts, unit types and dispersion for each lot (with owner-occup

<b>Minimum Residential Units</b>	<b>Maximum Residential Units</b>	<b>Minimum IZ Units</b>	<b>Maximum IZ Units</b>
46	52	7	8
40	48	6	8
48	60	8	9
12	14	2	3
0	0	0	0
0	0	0	0
10	12	2	2
0	0	0	0
<b>156</b>	<b>186</b>	<b>25</b>	<b>30</b>

ppied units) will be determined with the individual SIPs.



**SITE DEVELOPMENT STATISTICS**

LOT	LOT AREA	CONCRETE GRAZE	LIVING UNITS	BUILDING HEIGHT	PARKING	UNDERGROUND	TARGET PARKING RATIO
OUTLOT	1/178 SF						
LOT #1	55,253 SF	0/000-14,500 SF	4	4 STORY	40		1/1
LOT #2	94,716 SF	0/000-14,500 SF	4	4 STORY	40		1/1
LOT #3	94,716 SF	0/000-14,500 SF	4	4 STORY	40		1/1
LOT #4	46,851 SF	17,000-25,000 SF	5	5 STORY	26		1/1,000
LOT #5	46,851 SF	17,000-25,000 SF	5	5 STORY	26		1/1,000
LOT #6	46,851 SF	17,000-25,000 SF	5	5 STORY	26		1/1,000
LOT #7	46,851 SF	17,000-25,000 SF	5	5 STORY	26		1/1,000
LOT #8	46,851 SF	17,000-25,000 SF	5	5 STORY	26		1/1,000
TOTALS	230,236 SF/54,444 SQUARE FEET	69,000-100,000 SF	20	4-6 STORY	160		1/1 (Preferred)

SCALE: 1" = 30' (24" x 36")

**KNOTHE & BRUCE ARCHITECTS**  
 7401 University Avenue, Suite 201  
 Middleton, Wisconsin 53122  
 608.831.5100 Fax 608.831.4934

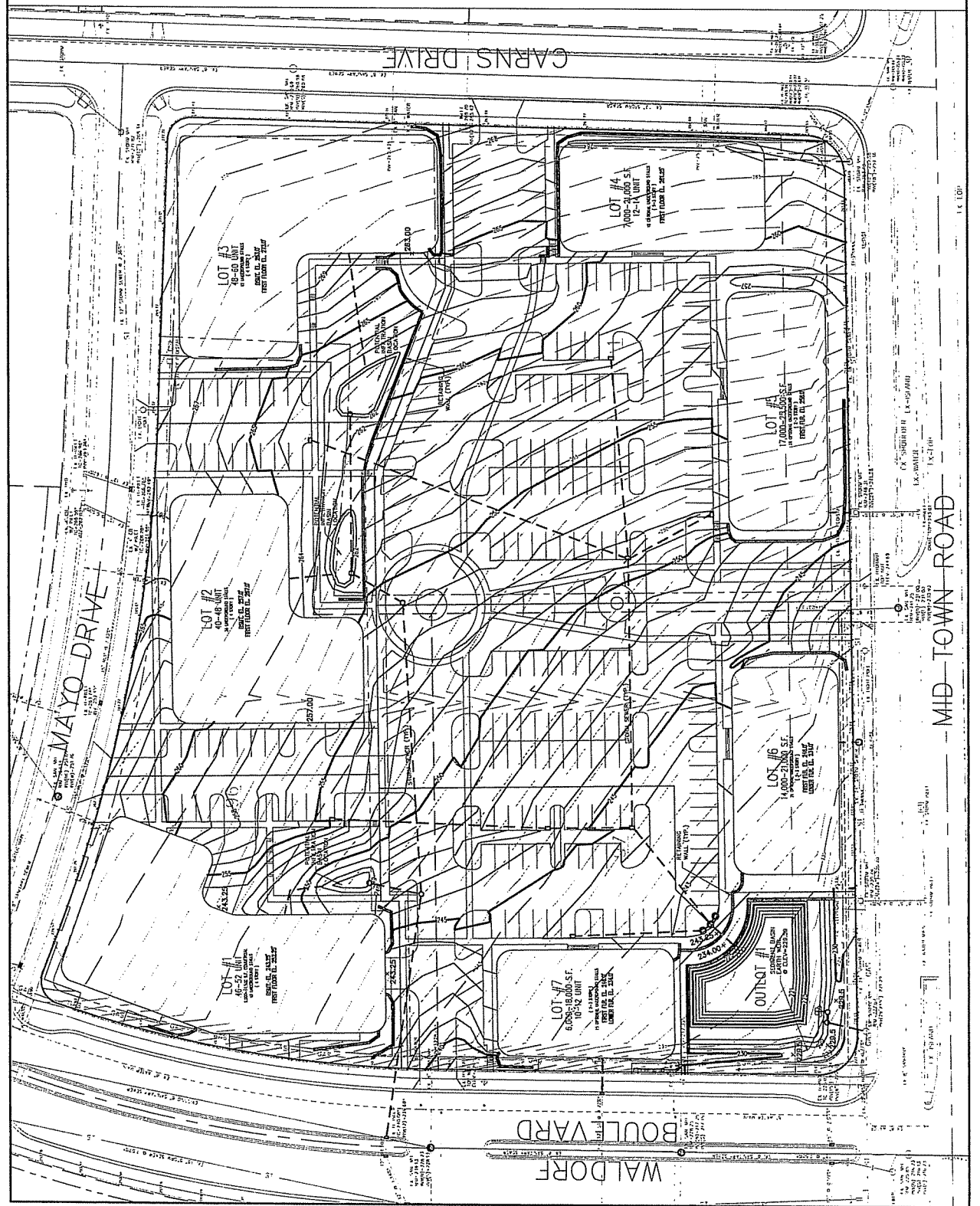
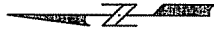
Project Title: **Midtown Center**  
 Location: **1102 Mid Town Road**  
 Date: **January 25, 2007**  
 Drawing: **0636**  
 Scale: **1" = 30'**



MIDTOWN CENTER  
GRADING PLAN

DATE: 02-07-07  
REVISIONS:  
Calkins Engineering, LLC  
5010 Vantage Road  
Madison, WI 53718  
(608) 838-0444

SCALE: 1" = 60' (11" x 17")  
SCALE: 1" = 30' (24" x 36")  
0 50 100



MID-TOWN ROAD

WALDORF BOULEVARD

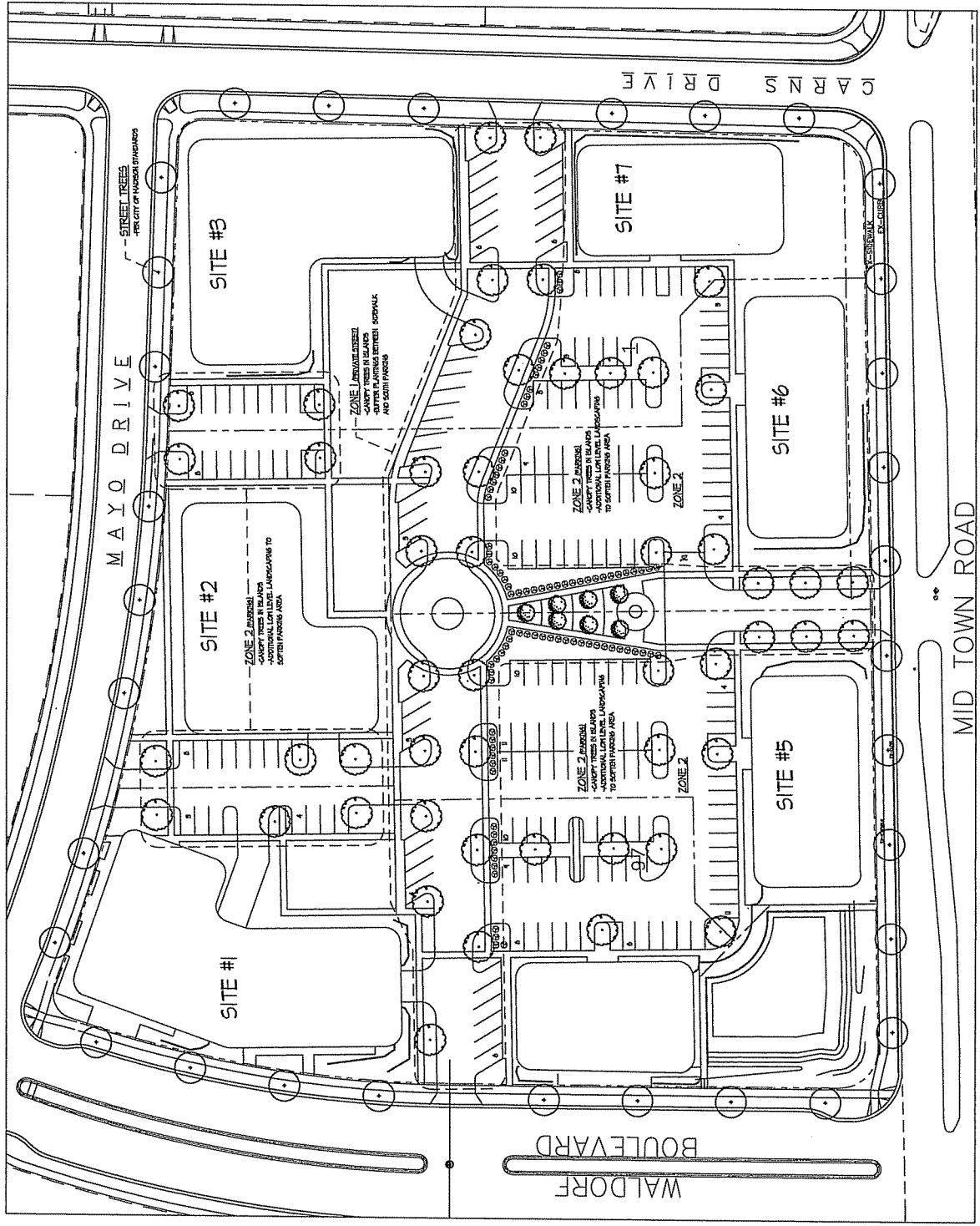
MAYO DRIVE

CARNS DRIVE

MIDTOWN CENTER  
UTILITY PLAN

**STORM SEWER PIPE SCHEDULE:**

PIPE SIZE	DEPTH	VELOCITY	MIN. COVER	MIN. SLOPE
18"	4.0'	2.0	1.5'	0.010
24"	5.0'	2.5	2.0'	0.010
30"	6.0'	3.0	2.5'	0.010
36"	7.0'	3.5	3.0'	0.010
42"	8.0'	4.0	3.5'	0.010
48"	9.0'	4.5	4.0'	0.010
54"	10.0'	5.0	4.5'	0.010
60"	11.0'	5.5	5.0'	0.010
66"	12.0'	6.0	5.5'	0.010
72"	13.0'	6.5	6.0'	0.010
78"	14.0'	7.0	6.5'	0.010
84"	15.0'	7.5	7.0'	0.010
90"	16.0'	8.0	7.5'	0.010
96"	17.0'	8.5	8.0'	0.010
102"	18.0'	9.0	8.5'	0.010
108"	19.0'	9.5	9.0'	0.010
114"	20.0'	10.0	9.5'	0.010
120"	21.0'	10.5	10.0'	0.010
126"	22.0'	11.0	10.5'	0.010
132"	23.0'	11.5	11.0'	0.010
138"	24.0'	12.0	11.5'	0.010
144"	25.0'	12.5	12.0'	0.010
150"	26.0'	13.0	12.5'	0.010
156"	27.0'	13.5	13.0'	0.010
162"	28.0'	14.0	13.5'	0.010
168"	29.0'	14.5	14.0'	0.010
174"	30.0'	15.0	14.5'	0.010
180"	31.0'	15.5	15.0'	0.010
186"	32.0'	16.0	15.5'	0.010
192"	33.0'	16.5	16.0'	0.010
198"	34.0'	17.0	16.5'	0.010
204"	35.0'	17.5	17.0'	0.010
210"	36.0'	18.0	17.5'	0.010
216"	37.0'	18.5	18.0'	0.010
222"	38.0'	19.0	18.5'	0.010
228"	39.0'	19.5	19.0'	0.010
234"	40.0'	20.0	19.5'	0.010
240"	41.0'	20.5	20.0'	0.010
246"	42.0'	21.0	20.5'	0.010
252"	43.0'	21.5	21.0'	0.010
258"	44.0'	22.0	21.5'	0.010
264"	45.0'	22.5	22.0'	0.010
270"	46.0'	23.0	22.5'	0.010
276"	47.0'	23.5	23.0'	0.010
282"	48.0'	24.0	23.5'	0.010
288"	49.0'	24.5	24.0'	0.010
294"	50.0'	25.0	24.5'	0.010
300"	51.0'	25.5	25.0'	0.010
306"	52.0'	26.0	25.5'	0.010
312"	53.0'	26.5	26.0'	0.010
318"	54.0'	27.0	26.5'	0.010
324"	55.0'	27.5	27.0'	0.010
330"	56.0'	28.0	27.5'	0.010
336"	57.0'	28.5	28.0'	0.010
342"	58.0'	29.0	28.5'	0.010
348"	59.0'	29.5	29.0'	0.010
354"	60.0'	30.0	29.5'	0.010
360"	61.0'	30.5	30.0'	0.010
366"	62.0'	31.0	30.5'	0.010
372"	63.0'	31.5	31.0'	0.010
378"	64.0'	32.0	31.5'	0.010
384"	65.0'	32.5	32.0'	0.010
390"	66.0'	33.0	32.5'	0.010
396"	67.0'	33.5	33.0'	0.010
402"	68.0'	34.0	33.5'	0.010
408"	69.0'	34.5	34.0'	0.010
414"	70.0'	35.0	34.5'	0.010
420"	71.0'	35.5	35.0'	0.010
426"	72.0'	36.0	35.5'	0.010
432"	73.0'	36.5	36.0'	0.010
438"	74.0'	37.0	36.5'	0.010
444"	75.0'	37.5	37.0'	0.010
450"	76.0'	38.0	37.5'	0.010
456"	77.0'	38.5	38.0'	0.010
462"	78.0'	39.0	38.5'	0.010
468"	79.0'	39.5	39.0'	0.010
474"	80.0'	40.0	39.5'	0.010
480"	81.0'	40.5	40.0'	0.010
486"	82.0'	41.0	40.5'	0.010
492"	83.0'	41.5	41.0'	0.010
498"	84.0'	42.0	41.5'	0.010
504"	85.0'	42.5	42.0'	0.010
510"	86.0'	43.0	42.5'	0.010
516"	87.0'	43.5	43.0'	0.010
522"	88.0'	44.0	43.5'	0.010
528"	89.0'	44.5	44.0'	0.010
534"	90.0'	45.0	44.5'	0.010
540"	91.0'	45.5	45.0'	0.010
546"	92.0'	46.0	45.5'	0.010
552"	93.0'	46.5	46.0'	0.010
558"	94.0'	47.0	46.5'	0.010
564"	95.0'	47.5	47.0'	0.010
570"	96.0'	48.0	47.5'	0.010
576"	97.0'	48.5	48.0'	0.010
582"	98.0'	49.0	48.5'	0.010
588"	99.0'	49.5	49.0'	0.010
594"	100.0'	50.0	49.5'	0.010
600"	101.0'	50.5	50.0'	0.010
606"	102.0'	51.0	50.5'	0.010
612"	103.0'	51.5	51.0'	0.010
618"	104.0'	52.0	51.5'	0.010
624"	105.0'	52.5	52.0'	0.010
630"	106.0'	53.0	52.5'	0.010
636"	107.0'	53.5	53.0'	0.010
642"	108.0'	54.0	53.5'	0.010
648"	109.0'	54.5	54.0'	0.010
654"	110.0'	55.0	54.5'	0.010
660"	111.0'	55.5	55.0'	0.010
666"	112.0'	56.0	55.5'	0.010
672"	113.0'	56.5	56.0'	0.010
678"	114.0'	57.0	56.5'	0.010
684"	115.0'	57.5	57.0'	0.010
690"	116.0'	58.0	57.5'	0.010
696"	117.0'	58.5	58.0'	0.010
702"	118.0'	59.0	58.5'	0.010
708"	119.0'	59.5	59.0'	0.010
714"	120.0'	60.0	59.5'	0.010
720"	121.0'	60.5	60.0'	0.010
726"	122.0'	61.0	60.5'	0.010
732"	123.0'	61.5	61.0'	0.010
738"	124.0'	62.0	61.5'	0.010
744"	125.0'	62.5	62.0'	0.010
750"	126.0'	63.0	62.5'	0.010
756"	127.0'	63.5	63.0'	0.010
762"	128.0'	64.0	63.5'	0.010
768"	129.0'	64.5	64.0'	0.010
774"	130.0'	65.0	64.5'	0.010
780"	131.0'	65.5	65.0'	0.010
786"	132.0'	66.0	65.5'	0.010
792"	133.0'	66.5	66.0'	0.010
798"	134.0'	67.0	66.5'	0.010
804"	135.0'	67.5	67.0'	0.010
810"	136.0'	68.0	67.5'	0.010
816"	137.0'	68.5	68.0'	0.010
822"	138.0'	69.0	68.5'	0.010
828"	139.0'	69.5	69.0'	0.010
834"	140.0'	70.0	69.5'	0.010
840"	141.0'	70.5	70.0'	0.010
846"	142.0'	71.0	70.5'	0.010
852"	143.0'	71.5	71.0'	0.010
858"	144.0'	72.0	71.5'	0.010
864"	145.0'	72.5	72.0'	0.010
870"	146.0'	73.0	72.5'	0.010
876"	147.0'	73.5	73.0'	0.010
882"	148.0'	74.0	73.5'	0.010
888"	149.0'	74.5	74.0'	0.010
894"	150.0'	75.0	74.5'	0.010
900"	151.0'	75.5	75.0'	0.010
906"	152.0'	76.0	75.5'	0.010
912"	153.0'	76.5	76.0'	0.010
918"	154.0'	77.0	76.5'	0.010
924"	155.0'	77.5	77.0'	0.010
930"	156.0'	78.0	77.5'	0.010
936"	157.0'	78.5	78.0'	0.010
942"	158.0'	79.0	78.5'	0.010
948"	159.0'	79.5	79.0'	0.010
954"	160.0'	80.0	79.5'	0.010
960"	161.0'	80.5	80.0'	0.010
966"	162.0'	81.0	80.5'	0.010
972"	163.0'	81.5	81.0'	0.010
978"	164.0'	82.0	81.5'	0.010
984"	165.0'	82.5	82.0'	0.010
990"	166.0'	83.0	82.5'	0.010
996"	167.0'	83.5	83.0'	0.010
1002"	168.0'	84.0	83.5'	0.010
1008"	169.0'	84.5	84.0'	0.010
1014"	170.0'	85.0	84.5'	0.010
1020"	171.0'	85.5	85.0'	0.010
1026"	172.0'	86.0	85.5'	0.010
1032"	173.0'	86.5	86.0'	0.010
1038"	174.0'	87.0	86.5'	0.010
1044"	175.0'	87.5	87.0'	0.010
1050"	176.0'	88.0	87.5'	0.010
1056"	177.0'	88.5	88.0'	0.010
1062"	178.0'	89.0	88.5'	0.010
1068"	179.0'	89.5	89.0'	0.010
1074"	180.0'	90.0	89.5'	0.010
1080"	181.0'	90.5	90.0'	0.010
1086"	182.0'	91.0	90.5'	0.010
1092"	183.0'	91.5	91.0'	0.010
1098"	184.0'	92.0	91.5'	0.010
1104"	185.0'	92.5	92.0'	0.010
1110"	186.0'	93.0	92.5'	0.010
1116"	187.0'	93.5	93.0'	0.010
1122"	188.0'	94.0	93.5'	0.010
1128"	189.0'	94.5	94.0'	0.010
1134"	190.0'	95.0	94.5'	0.010
1140"	191.0'	95.5	95.0'	0.010
1146"	192.0'	96.0	95.5'	0.010
1152"	193.0'	96.5	96.0'	0.010
1158"	194.0'	97.0	96.5'	0.010
1164"	195.0'	97.5	97.0'	0.010
1170"	196.0'	98.0	97.5'	0.010
1176"	197.0'	98.5	98.0'	0.010
1182"	198.0'	99.0	98.5'	0.010
1188"	199.0'	99.5	99.0'	0.010
1194"	200.0'	100.0	99.5'	0.010
1200"	201.0'	100.5	100.0'	0.010
1206"	202.0'	101.0	100.5'	0.010
1212"	203.0'	101.5	101.0'	0.010
1218"	204.0'	102.0	101.5'	0.010
1224"	205.0'	102.5	102.0'	0.010
1230"	206.0'	103.0	102.5'	0.010
1236"	207.0'	103.5	103.0'	0.010
1242"	208.0'	104.0	103.5'	0.010
1248"	209.0'	104.5	104.0'	0.010
1254"	210.0'	105.0	104.5'	0.010
1260"	211.0'	105.5	105.0'	0.010
1266"	212.0'	106.0	105.5'	0.010
1272"	213.0'	106.5	106.0'	0.010
1278"	214.0'	10		



SCALE: 1" = 30' (24"x36")



