



City of Madison

Proposed Rezoning

Location

1723 Waldorf Boulevard

Applicant

Terrance Temple – Barrow Ridge, LLC/
J Randy Bruce – Knothe & Bruce Architects

From: PUD(SIP)

To: Amended
PUD(GDP-SIP)

Existing Use

Vacant Land

Proposed Use

Construct 3 Multi-Family Buildings with
79 Apartments in Place of 60 Condos

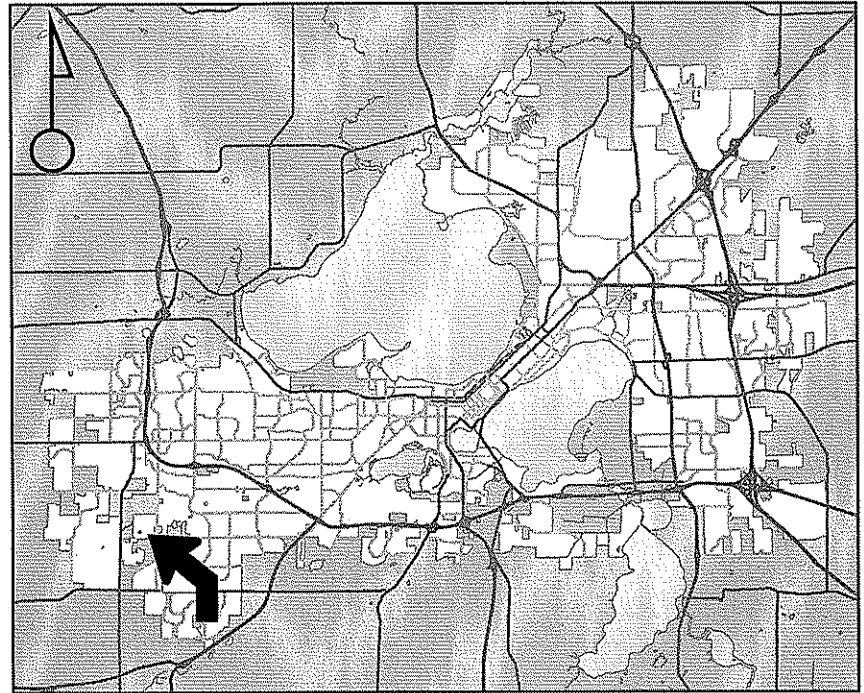
Public Hearing Date

Plan Commission

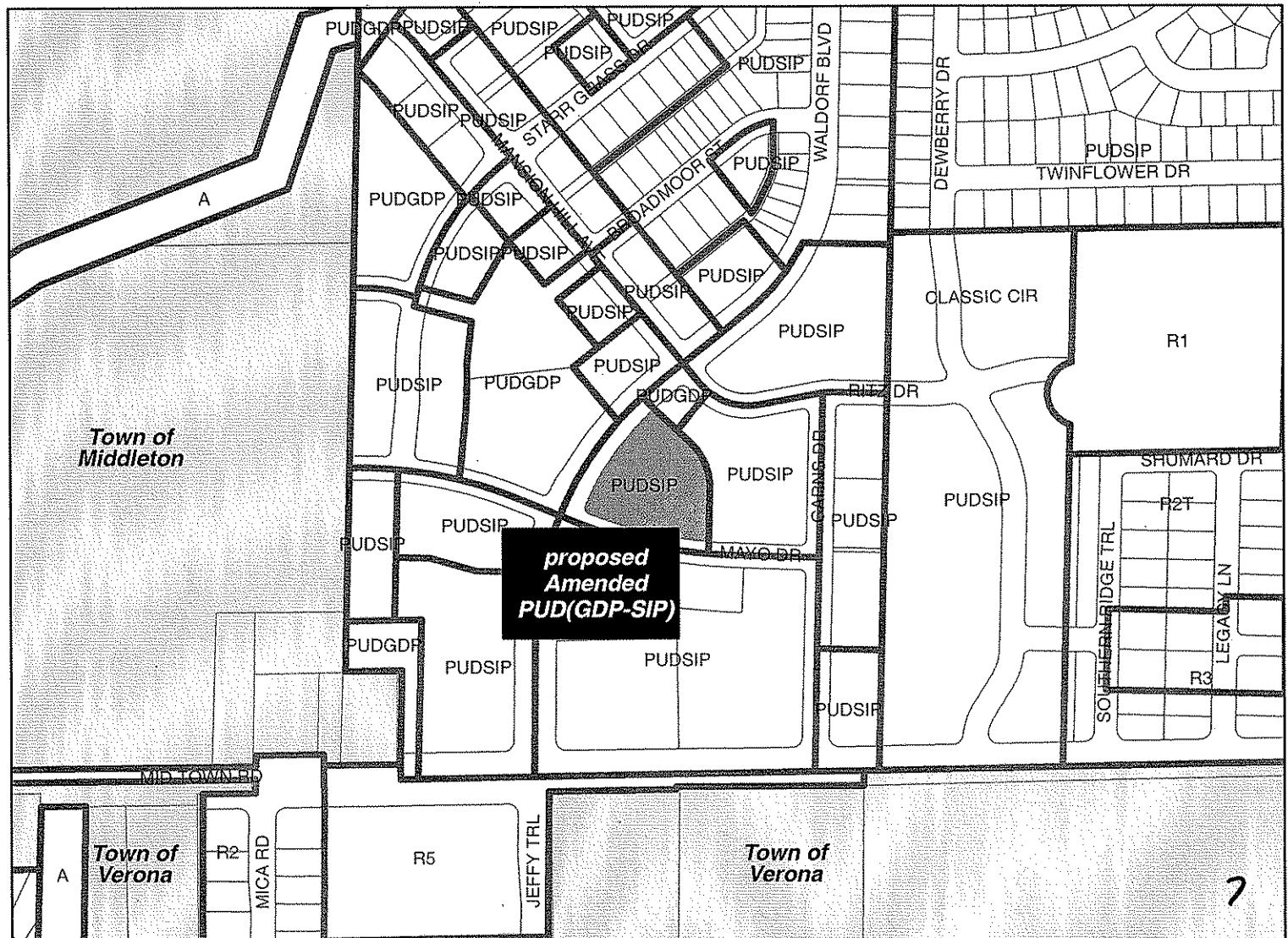
02 June 2008

Common Council

17 June 2008

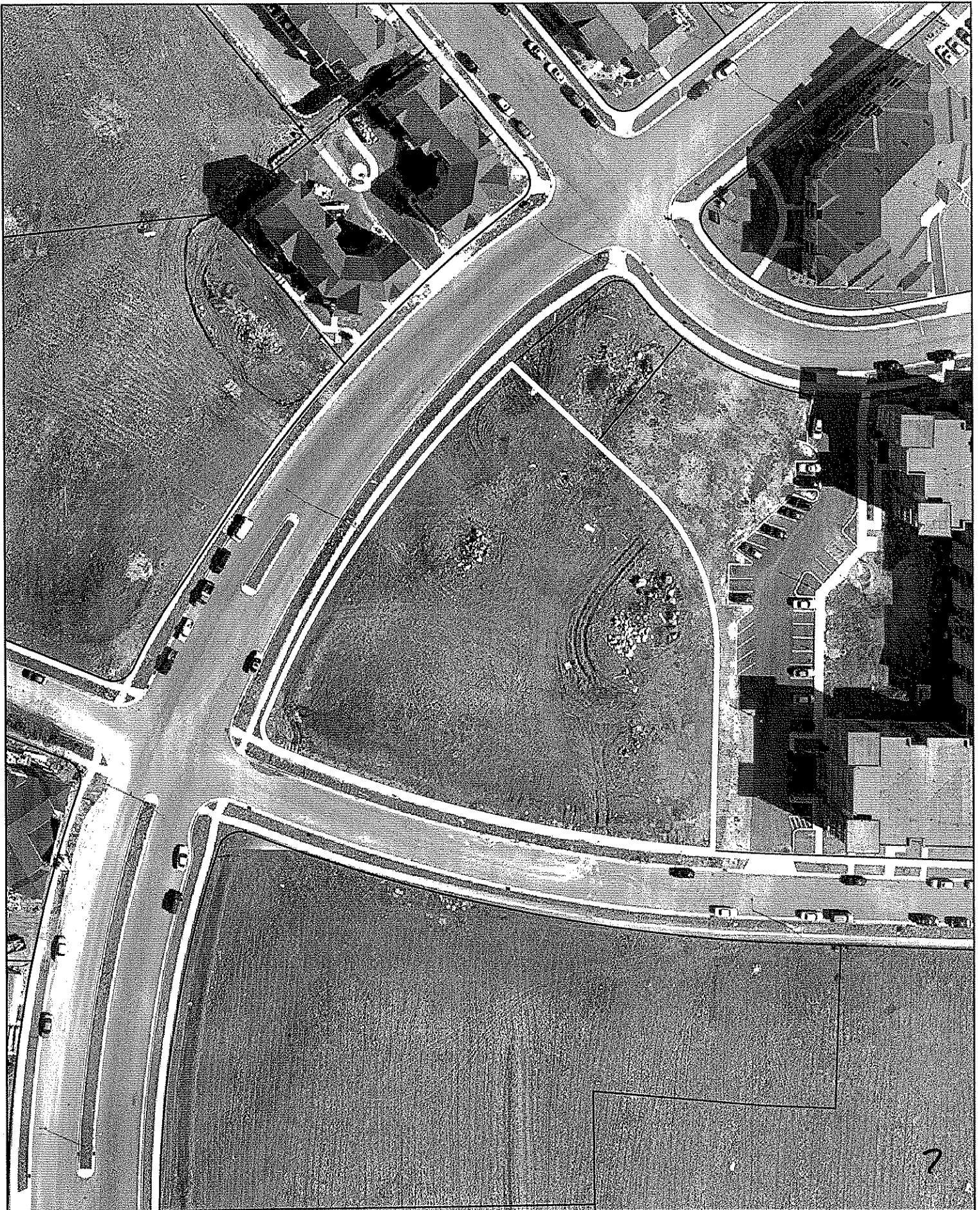


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 May 2008



LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 1450 Receipt No. 89897
Date Received 4/2/08
Received By [Signature]
Parcel No. 0708-344-0603-9
Aldermanic District 1 - SED SAUBORN
GQ PUDSIP; ENG
Zoning District PUDSID
For Complete Submittal
Application ☒ Letter of Intent ☒
IDUP ☒ Legal Descript. ☒
Plan Sets ☒ Zoning Text ☒
Alder Notification ☒ Waiver ☐
Ngrbrd. Assn Not. ☒ Waiver ☐
Date Sign Issued 4/2/08

1. **Project Address:** 1723 Waldorf Blvd. **Project Area in Acres:** 1.5 Acres
Project Title (if any): Lot 95 Midtown 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 type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input checked="" type="checkbox"/> Other Requests (Specify): <u>Maj alt to PUD-SIP</u>	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: 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
Project Contact Person: Terrence Temple Company: Barrow Ridge, LLC
Street Address: 120 E. Wilson St. City/State: Madison, WI Zip: 53703
Telephone: (608) 442-1820 Fax: (608) 442-1824 Email: jtemple@templebuilds.com
Property Owner (if not applicant): Terrence Temple
Street Address: 120 E. Wilson St. City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: _____
A mixed-use development with 74-79 apartments including 5,200 sf of live-work commercial space.

Development Schedule: Commencement Summer 2008 Completion 2010

CONTINUE →

5. Required Submittals:

- ☒ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- ☒ **Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- ☒ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- ☒ **Filing Fee:** \$ 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:

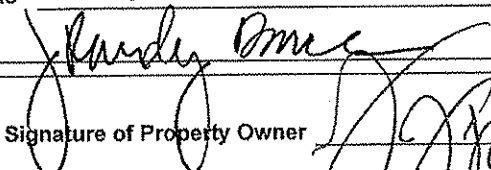
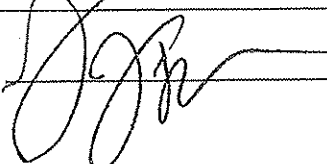
- ☐ For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior 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 shall be in accordance with all adopted City of Madison 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:
Jed Sandborn, District #1: March 14, 2008
- 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 Brad Murphy Date Jan 18, 2008 Zoning Staff _____ Date _____

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

Printed Name J. Randy Bruce Date April 2, 2008
Signature  Relation to Property Owner Architect/Agent
Authorizing Signature of Property Owner  Date 4.2.08

April 2, 2008

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
1723 Waldorf Blvd.
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
120 E. Wilson Street
Madison, WI 53703
608-442-1820
608-442-1824 fax

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

Landscape: Olson-Wills Landscaping, Inc.
Contact: Brad Fregien
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401
brad@olsonwills.com

Engineer: Calkins Engineering LLC
Contact: Dave Glusick
5010 Voges Rd.
Madison, WI 53718
608-838-0444
608-838-0445
dglusick@calkinsengineering.com

Introduction:

Midtown Commons is a 79-acre development on the north side of Midtown 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 was planned including retail and office, residential, civic and institutional uses, parking and dedicated parkland. A PUD-SIP for this particular site was previously approved on July 5, 2005, which provided for a mixed-use condominium development with 60 dwelling units. Given the market downturn in condominiums the developer is proposing an alteration to the previously approved PUD-SIP.

The revisions to the previously approved site plan and building exteriors are minimal. The building configurations, site plan and parking areas stay very similar to the approved PUD-SIP. The most significant change is the increase in the number of dwelling units to 74-79 apartments including approximately 5,200 square feet of live-work/commercial space. The dwelling unit count increases due to the smaller unit sizes of a rental housing development.

The first floor of Building 2 facing Waldorf Boulevard is designed to provide flexibility to the spaces fronting the street. Although the demand for commercial space is currently limited at this location, the design will allow for pedestrian-oriented neighborhood commercial uses in the future. At the project's inception the street frontage can accommodate live/work or traditional housing units and transition to commercial uses as the neighborhood demand develops. The floor to floor height and the building exteriors will accommodate the range of anticipated uses.

Site Development Data

Densities:

Dwelling Units	74 - 79 Units
Lot Area	65,340 sf (1.5 acres)
Lot Area / D.U.	883 - 827.5 sf /du.
Density	49.3 - 52.6 du/acre

Dwelling Unit Mix:

Efficiency	7
One bedroom	26
One Bedroom or live/work-commercial units	2
Two bedroom	37
Two bedroom townhouse	4
<u>Two bedroom or live/work-commercial units</u>	<u>3</u>
Total	79

Vehicular Parking Ratio:

Underground Garage	61 stalls
Garage	8 stalls
<u>Surface Parking</u>	<u>39 stalls</u>

Letter of Intent
PCD-GDP to SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
April 2, 2008
Page 3

Total Parking	108 stalls
Parking Ratio	1.37 – 1.45 stalls/du

Bicycle Parking Ratio:

Underground Garage	18 stalls
Garage	4 stalls
<u>Surface Parking</u>	<u>43 stalls</u>
Total Parking	65 stalls
Parking Ratio	.82 - .87 stall/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 for Building 1 to provide a scale that is compatible with the surrounding properties. Building 1 defines the plaza at the intersection of Waldorf Boulevard and Mansion Hill Avenue. The exterior materials will be a combination of a simulated stone base with upper levels of brick veneer and horizontal vinyl siding. The facades are well articulated and detailed and the effect is a high quality urban-style architecture.

Project Schedule & Management:

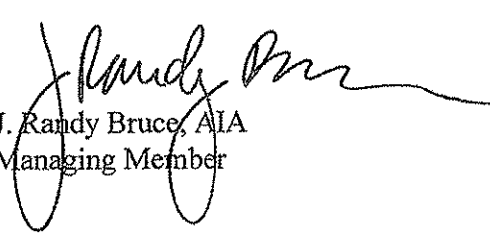
This project will be a phased development with construction of Phase I (Building 3) planned to start in the summer 2008 with completion scheduled for spring 2009. Construction will proceed as market conditions warrant with the entire project scheduled for completion in summer 2010.

Social & Economic Impacts:

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

Zoning Text
PUD-GDP to Amended PUD-GDP and PUD-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Boulevard
April 02, 2008

Legal Description: Lot 95, Second Addition to Mid Town Commons.

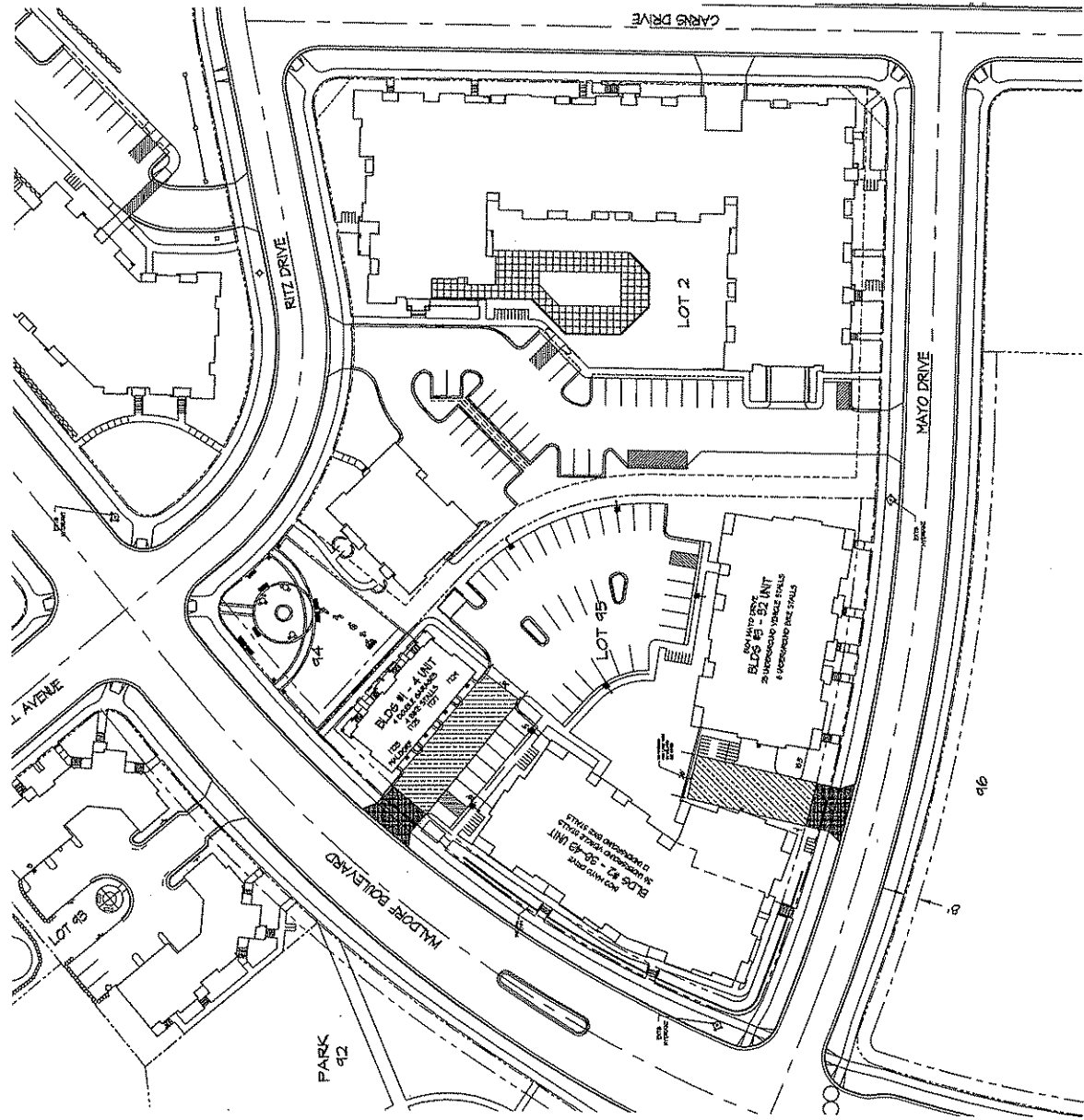
- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a mixed-use development with 74-79 apartments and 5,200 square feet of live-work/commercial space.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
1. Multifamily residential buildings.
 2. Commercial and office uses as allowed in the C-1 zoning district.
 3. Live-work units that would combine the residential and commercial use 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 which shall be approved by Urban Design Commission and the Planning Division.
- 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.

- Notes:**
1. 2" MIN. SIGNAGE
 2. 2" MIN. SIGNAGE
 3. 2" MIN. SIGNAGE
 4. 2" MIN. SIGNAGE
 2. 2" MIN. SIGNAGE
 3. 2" MIN. SIGNAGE
 4. 2" MIN. SIGNAGE
- FIRE LANE SIGN SPECIFICATIONS:**
 1. 2" MIN. SIGNAGE
 2. 2" MIN. SIGNAGE
 3. 2" MIN. SIGNAGE
 4. 2" MIN. SIGNAGE

Issue to Planning - April 2, 2008

Project Title:
 Lot 45, Second
 Addition to Mid Town
 Commons
 1123 Walderford Blvd.

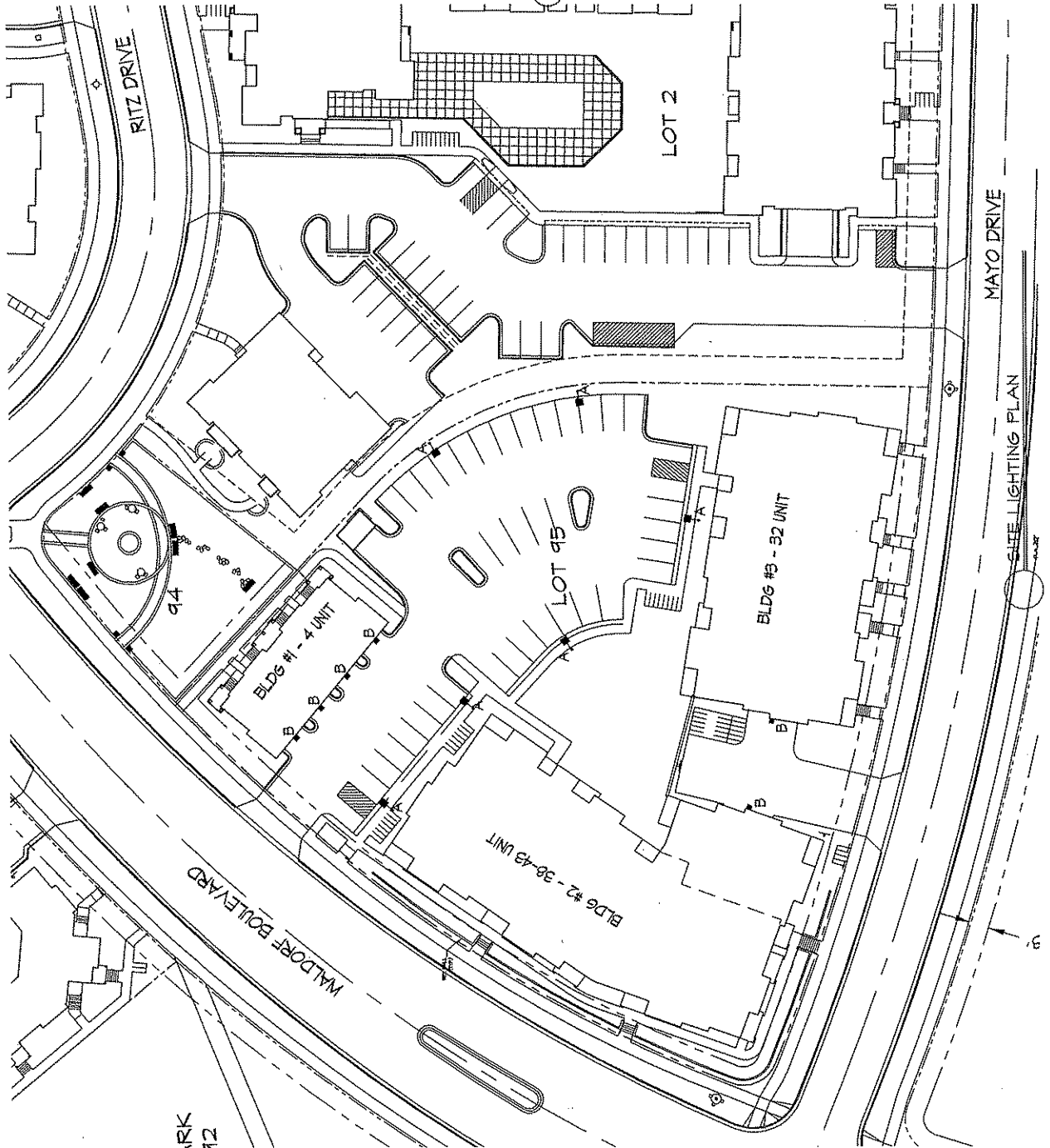
Project No.:
 Fire Department
 Access Plan
Project No.:
 0466
Sheet No.:
 C-12



FIRE DEPARTMENT ACCESS PLAN

Contract

Sheet



LIGHTING STATISTICS

Condition	Footcandle	Area	Footcandle	Area	Footcandle	Area
Footcandle	1	1,000	1,000	1,000	1,000	1,000

LIGHTING SCHEDULE

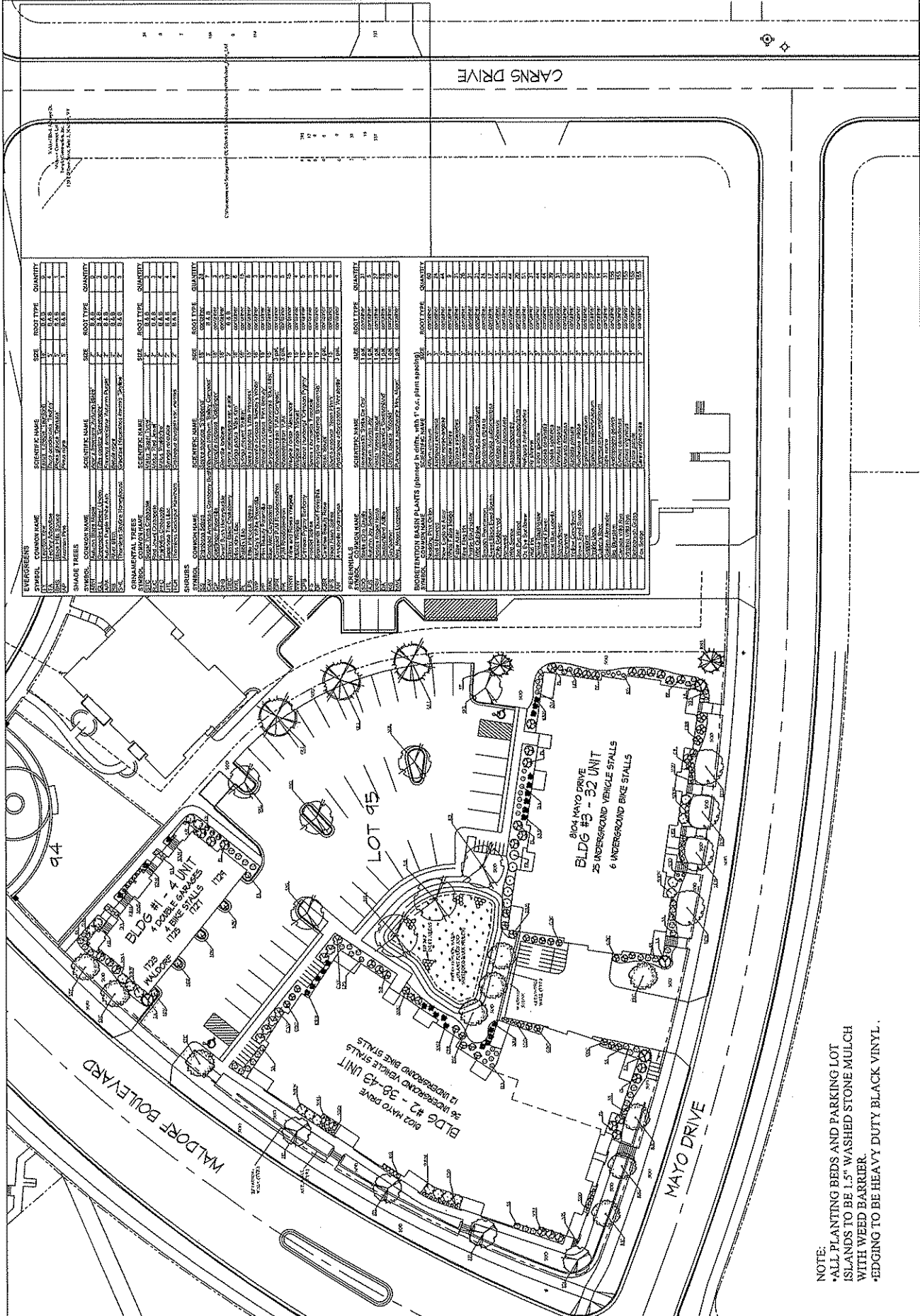
Symbol	Footcandle	Area	Footcandle	Area	Footcandle	Area
A	1	1,000	1,000	1,000	1,000	1,000
B	1	1,000	1,000	1,000	1,000	1,000

Project Title
**Lot 45, Second
Addition to Mid Town
Commons**
1123 Waldorf Blvd.

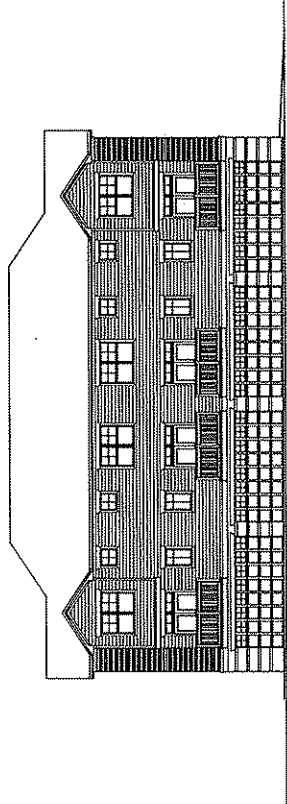
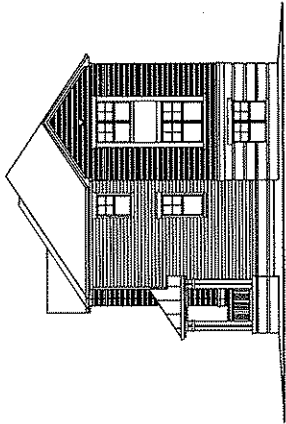
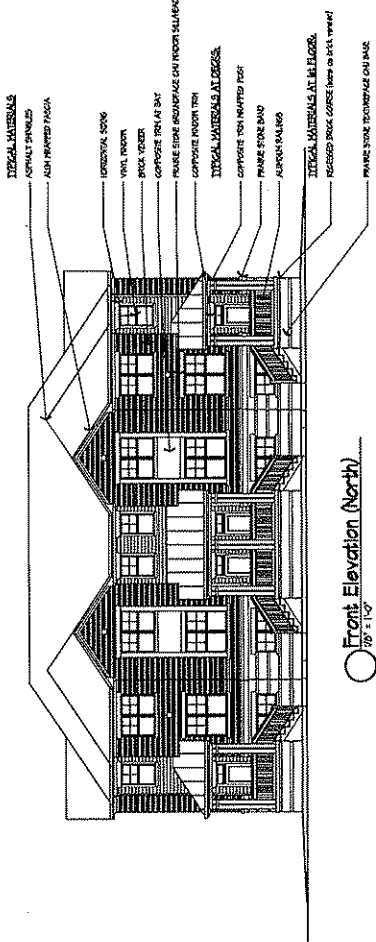
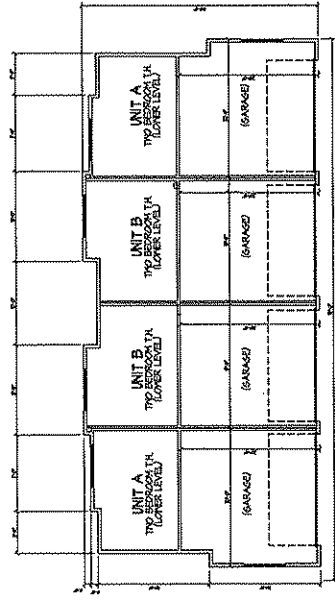
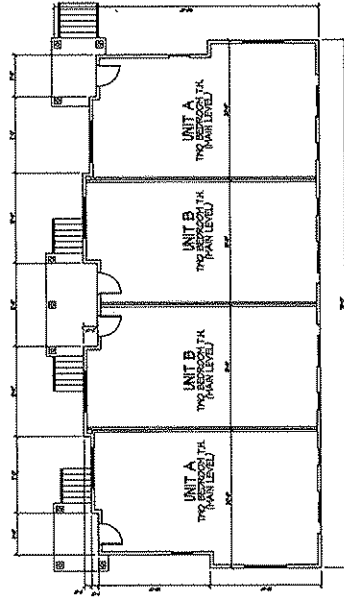
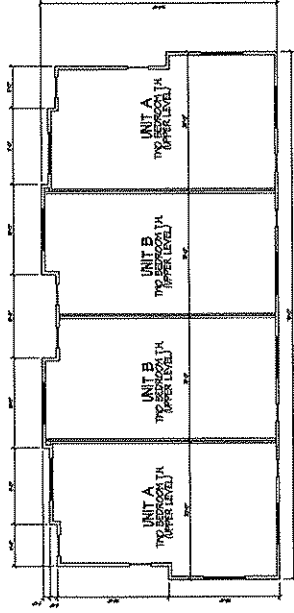
Project No.
0466

Project Name
Site Lighting Plan

Project No.
C-13



NOTE:
• ALL PLANTING BEDS AND PARKING LOT ISLANDS TO BE 1.5" WASHED STONE MULCH WITH WEED BARRIER.
• EDGING TO BE HEAVY DUTY BLACK VINYL.



**KNOTHE
& BRUCE
ARCHITECTS**
7601 University Avenue Suite 201
Madison, WI 53706
608-261-5100 Fax 608-261-5101

CD-0466

Notes
Details

Revisions
None to Permit - April 2, 2009

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1725 Weldon Blvd,
Suite 100
Madison, WI 53706

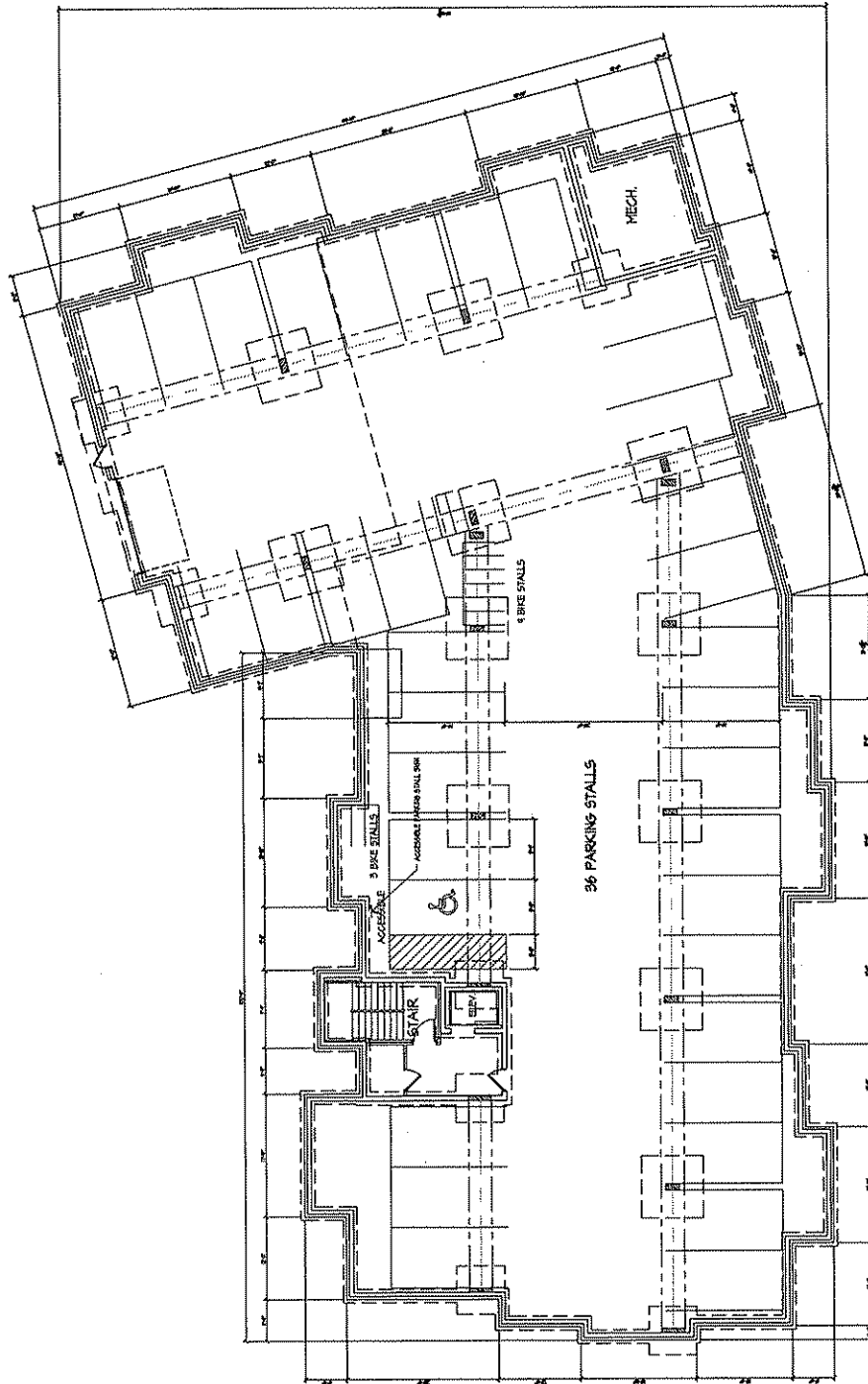
Basement Plan

Building #2 : 30-45 Units

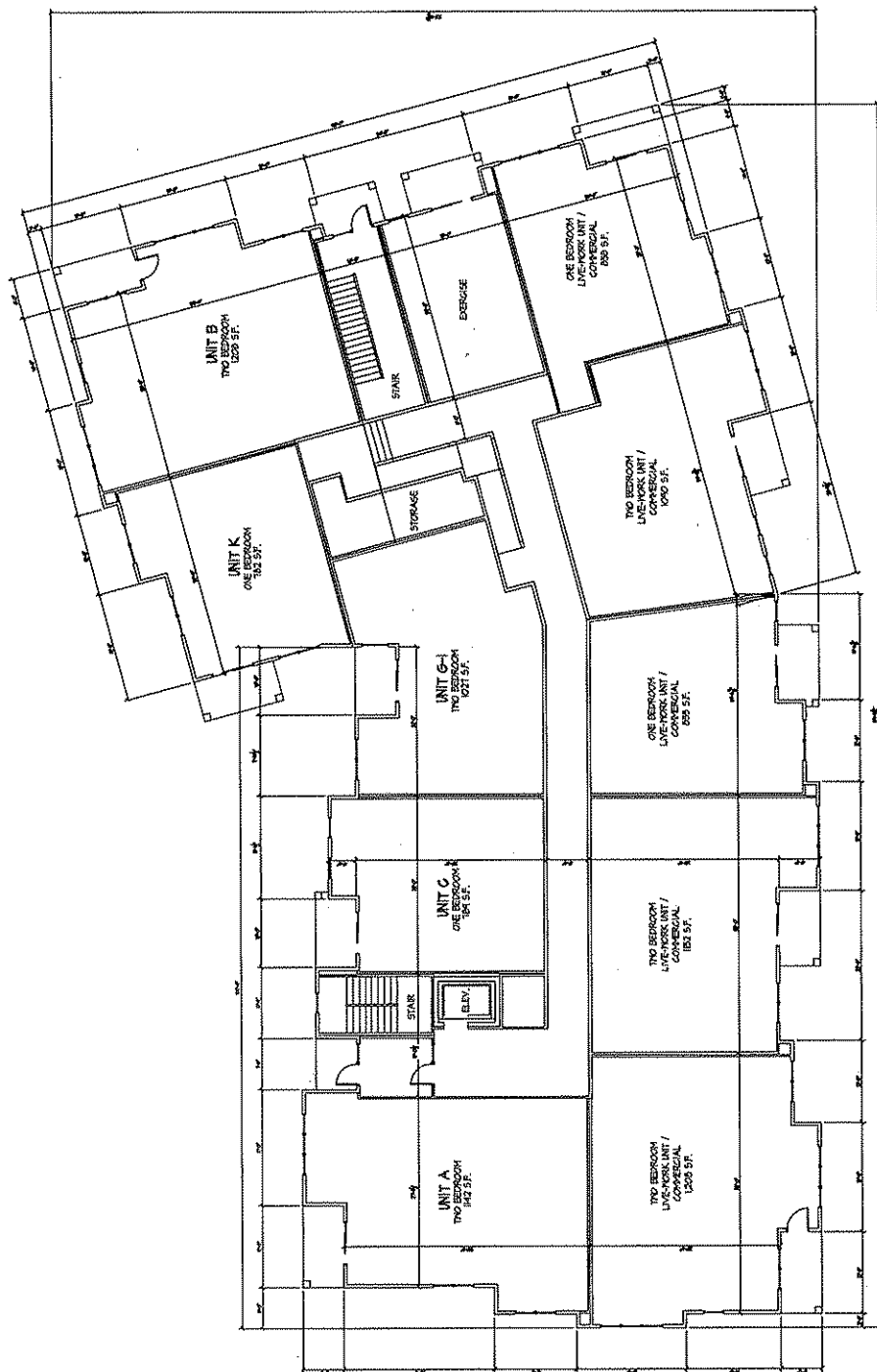
Project No.

0466

Sheet No. 2



Basement Plan
BP-107



First Floor Plan

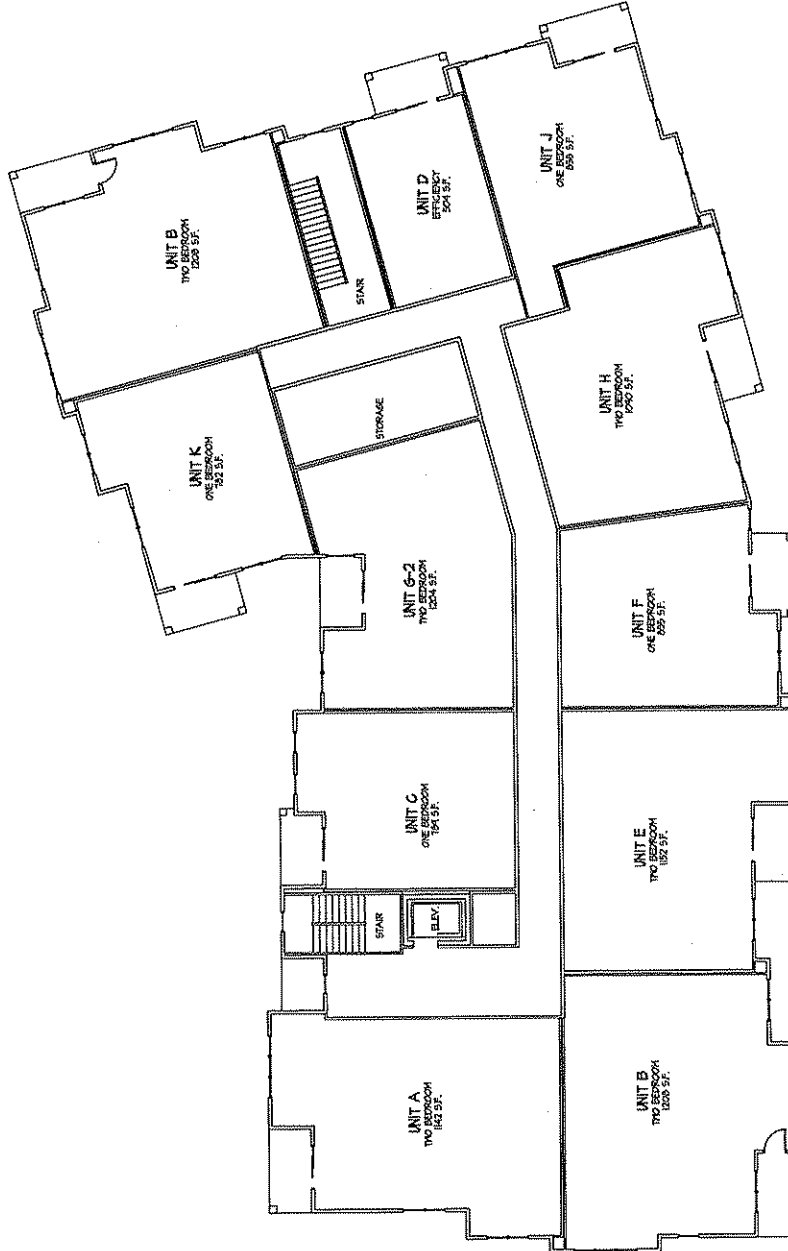


KNOTHE & BRUCE ARCHITECTS

7601 University Avenue, Suite 201
Madison, Wisconsin 53713
608-431-1990 Fax 608-431-6994

07/04/04

North
Date



Project No.
Date of Printing - April 1, 2008

Project No.
Lot 45, 2nd Addition
to Midtown Commons

Second - Fourth Floor Plans
04/01/08

1725 Kilduff Blvd.

2nd - 4th Floor Plans
Building #2 - 39-48 Units

Page No.
0466

Sheet No.
4

TYPICAL MATERIALS AT FACEDGES

PRE-PAVED ALUM. CORNERS

Notes

Page

TYPICAL MATERIALS AT ROOF-EDGE FLOOR

1/2" x 1/2" GUT STONE ACROST

FRAMED STONE BAND

COMPOSITE BANDS

HORIZONTAL STONE

VERT. ACROST

BRICK CORNER

COMPOSITE TYP. AT BAY

FRAMED STONE ACROSTAGE ON TYPICAL SILLING

COMPOSITE TYPICAL TYP.

TYPICAL MATERIALS AT FACEDGES

COMPOSITE TYP. FRAMED PORT

FRAMED STONE BAND

ALUMINUM RAILINGS

TYPICAL MATERIALS AT FACEDGES

RECESSED BRICK CORNER (here as brick corner)

5" PRECAST ACROST

FRAMED STONE ACROSTAGE ON BAY

FRAMED STONE ACROSTAGE ON BAY

West Elevation Along Malden

1/2" x 1/2"

Architect
June 15 Planning - April 2, 2008

Project Title
Lot 95, 2nd Addition
to Midtown Commons

South Elevation Along Mayo

1/2" x 1/2"

1729 Malden Blvd.

Architect

Elevations

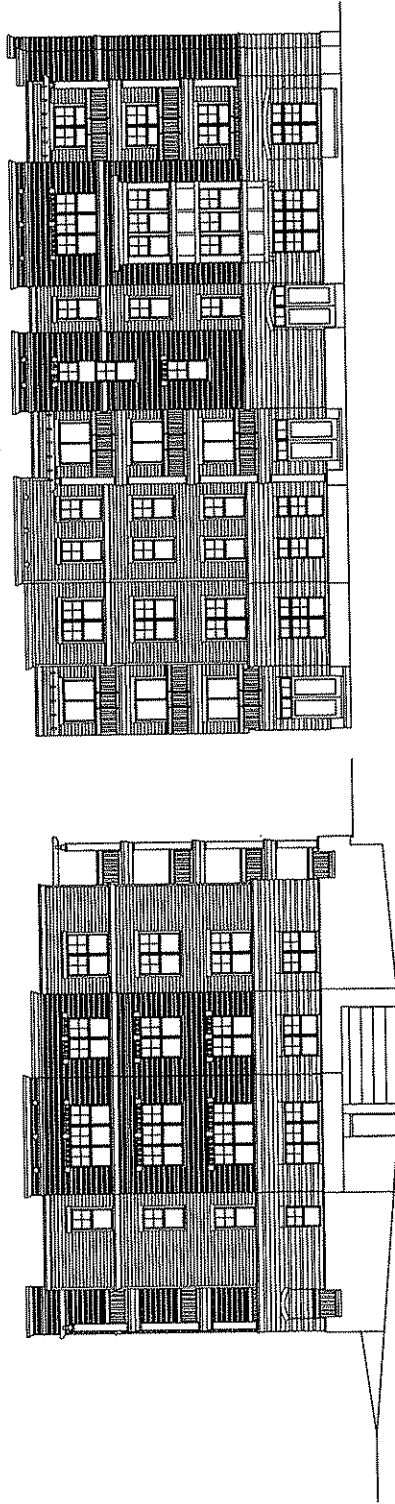
Building #2 : 38-43 Units

Project No.

Sheet No.

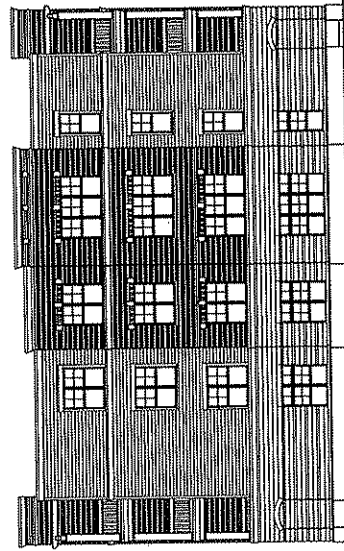
0466

5



East Elevation
1/8" = 1'-0"

Revised
Date for Permitting - April 2, 2008



North Elevation
1/8" = 1'-0"

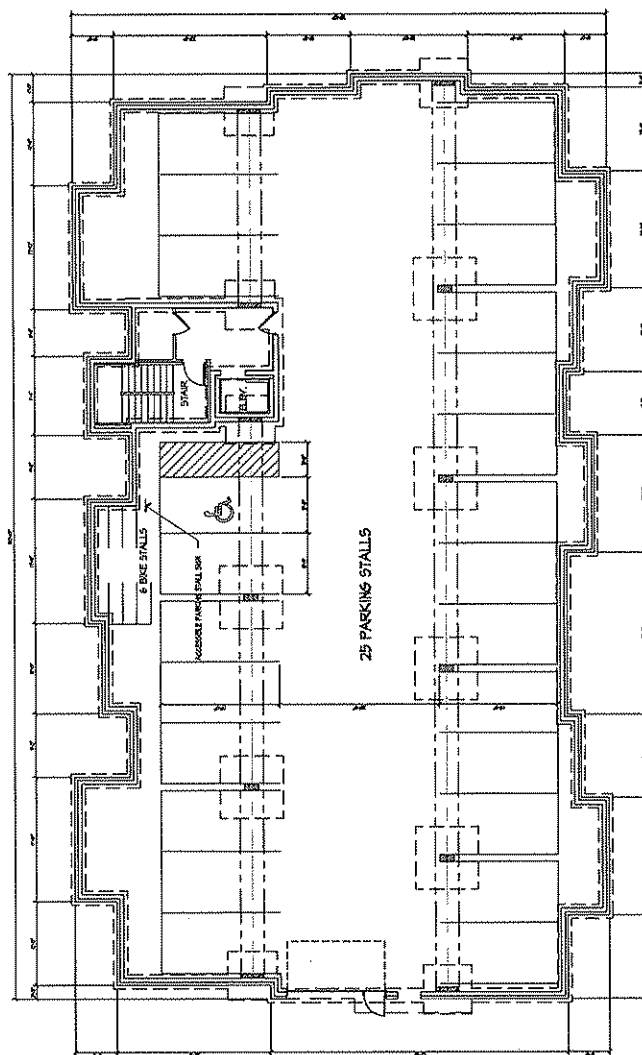
Project Title
Lot 45, 2nd Addition
to Midtown Commons

1723 Nelderford Blvd.
Baltimore, MD
Elevations
Building #2 : 39-43 Units
Project No.
Drawing No.
0466
6

**KNOTHE
& BRUCE
ARCHITECTS**
7601 University Avenue Suite 201
Oakland, CA 94620-1205
415.433.1400 Fax 415.433.1414

CONTRACT

Notes
Date



Project No.
Date to Permit - April 2, 2020

Project No.
Lot 45, 2nd Addition
to Midtown Commons

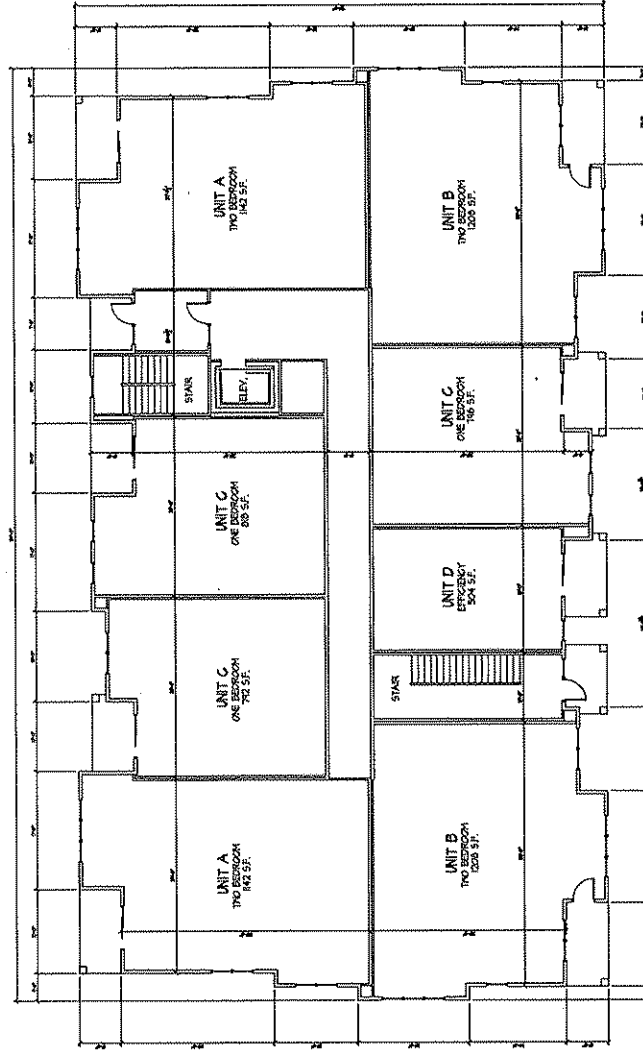
Basement Floor Plan
10' x 10'

1723 W. 42nd St.
Oakland, CA 94612
Basement Floor Plan
Building 45 - 32 Unit Building
Project No.
0466
Drawing No.
7

**KNOTHE
& BRUCE
ARCHITECTS**
7601 University Avenue Suite 201
Houston, Texas 77054
713-865-1490 Fax 713-865-1494

CONTRACT

Room
2046



Typical Floor Plan
10' 0" x 12' 0" - 10' 0" x 12' 0"

Revision
See To Project - April 1, 2006

Project File
Lot 45, 2nd Addition
to Midtown Commons

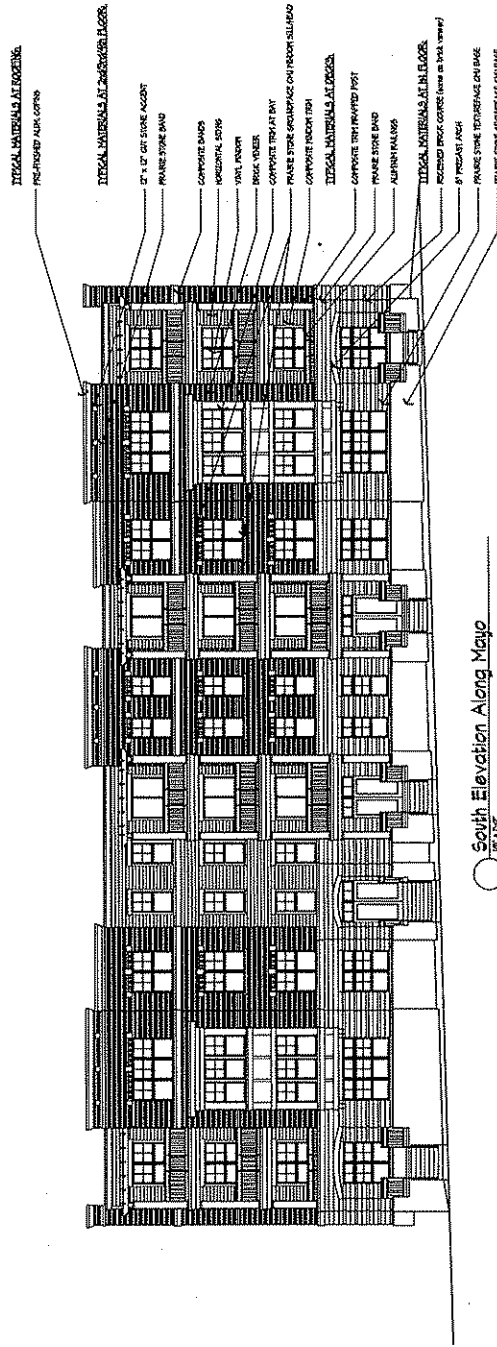
1223 Nolder Blvd.
Unit 2046
Typical Floor Plan
Building 43 - 32 Unit Building
Project No. 0466
Drawing No. 8

KNOTHE & BRUCE ARCHITECTS

1001 University Avenue, Suite 200
 St. Paul, Minnesota 55103
 612-333-3390 Fax: 612-973-9734

04/24/08

Sheet
 0466



South Elevation Along Mayo

Revisions
 Date: 10/10/07 - April 1, 2008

Project No.
 Lot 45, 2nd Addition
 to Midtown Commons

1223 N. Alder Blvd.

04/24/08

Elevations

Building 45 - 32 Unit Building

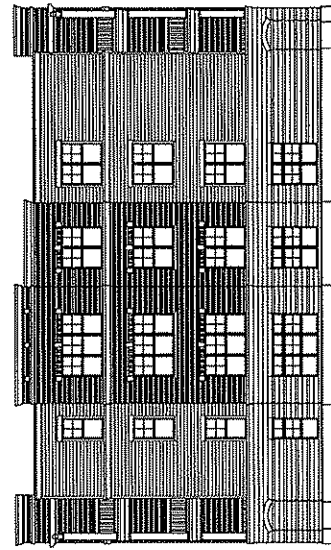
Project No.

0466

Sheet No.

9

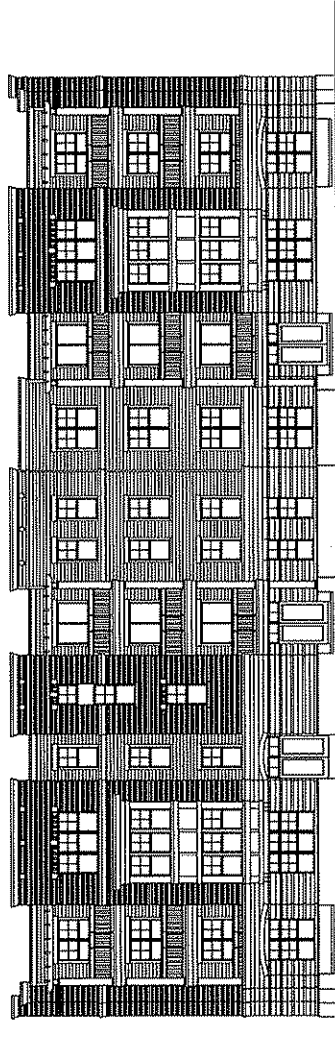
East Elevation



**KNOTHE
& BRUCE
ARCHITECTS**
7601 University Avenue Suite 201
Baltimore, Maryland 21208
410-334-3100 Fax 410-628-9314

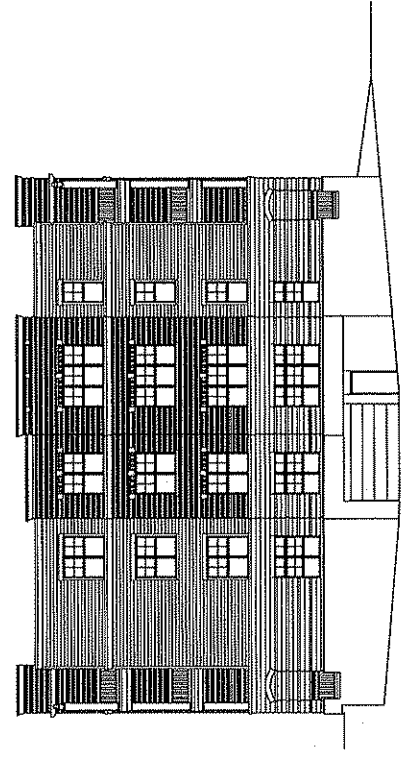
Civil 211X

Notes
Date



North Elevation
1/8" = 1'-0"

Revisions
None to Permit - April 2, 2008



West Elevation
1/8" = 1'-0"

Project Title
Lot 95, 2nd Addition
to Midtown Commons

1223 Naylor Blvd.
Baltimore, MD

Elevations

Building #3 - 32 Unit Building
Project No. 0466
Drawing No. 10