



City of Madison

Proposed Rezoning

Location
1723 Waldorf Boulevard

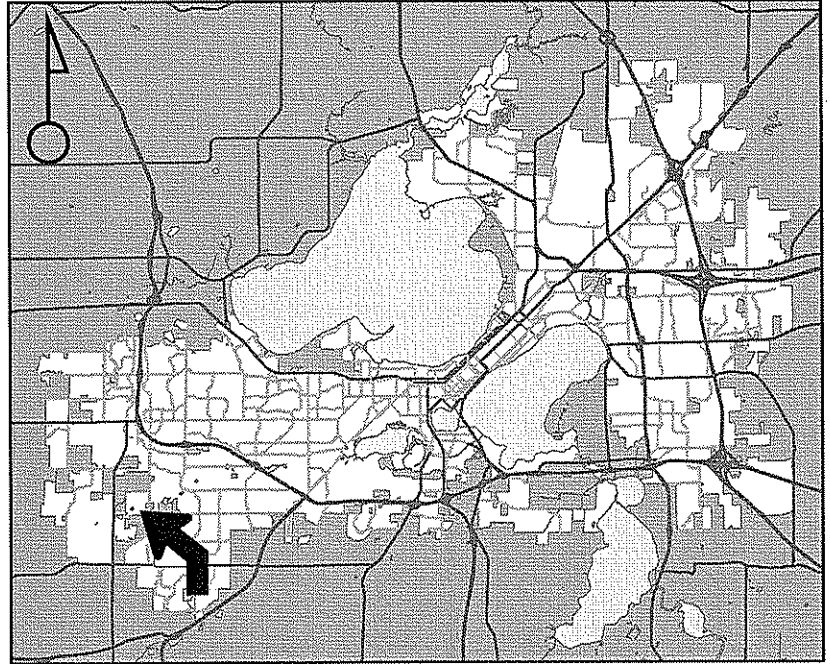
Applicant
Justin Temple – Barrow Ridge, LLC/
J Randy Bruce – Knothe & Bruce Architects

From: PUD(SIP) To: Amended
PUD(GDP-SIP)

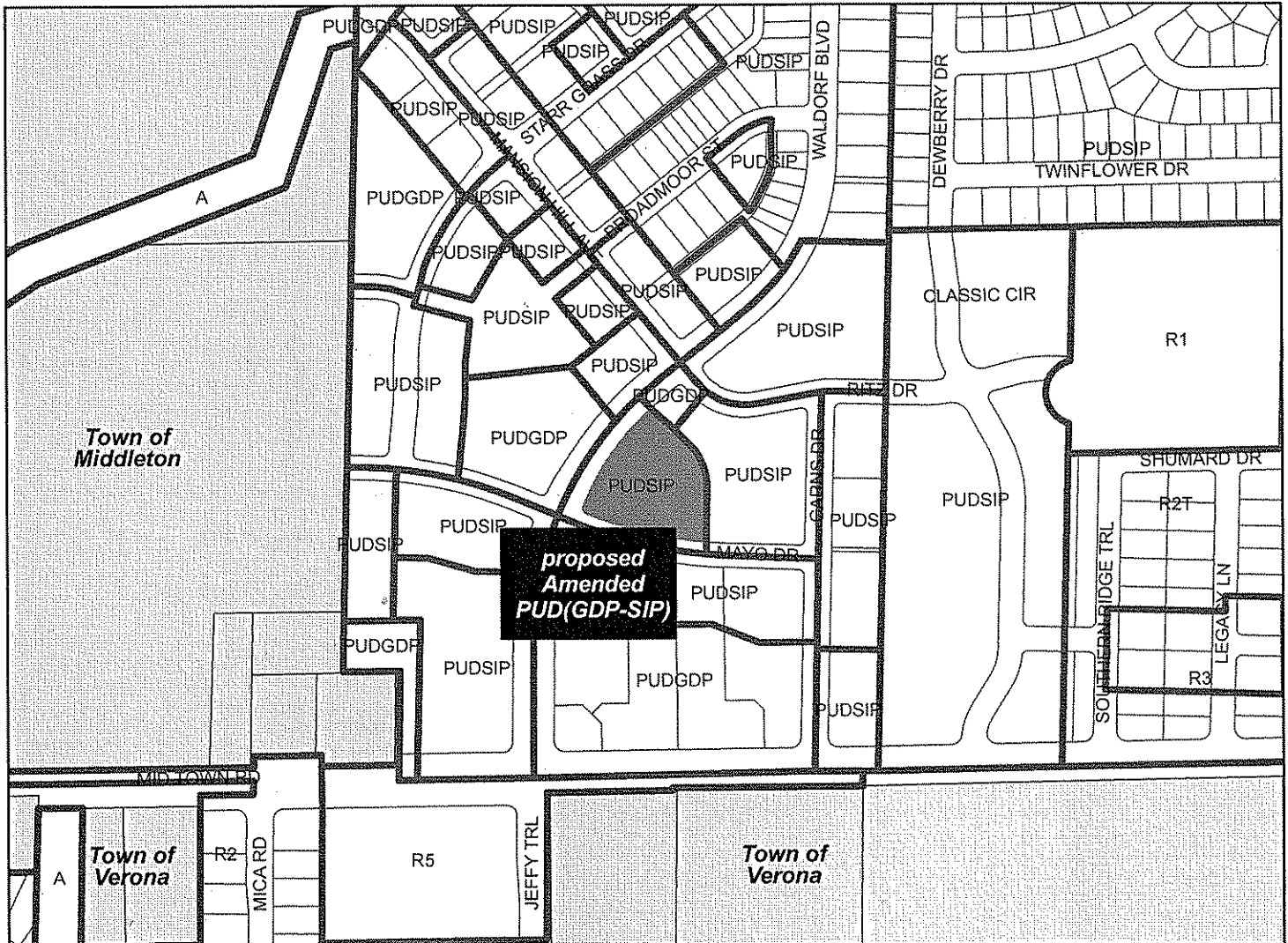
Existing Use
Vacant Land

Proposed Use
Construct 80 Apartment Units
in Two Multi-Family Buildings

Public Hearing Date
Plan Commission
08 March 2010
Common Council
16 March 2010



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 : 22 February 2010





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1450 Receipt No. 106660
Date Received	1/6/10
Received By	JK
Parcel No.	0708 344 0603 9
Aldermanic District	1 - Jed Sanborn
GO	Zoned PUDSIP; Eng 1/8
Zoning District	PUDSIP
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	1/6/10

1. Project Address: 1723 WALDORF BLVD. Project Area in Acres: 1.5

Project Title (if any): LOT 95 MIDTOWN COMMONS

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input checked="" type="checkbox"/> Other Requests (Specify): <u>AMENDED PUD-GDP-SIP</u>	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: J. RANDY BRUCE Company: KNOTHE & BRUCE ARCHITECTS, LLC
 Street Address: 7601 UNIVERSITY AVE. City/State: MIDDLETON, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-3964 Email: rbruce@knothebruce.com

Project Contact Person: 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

Property Owner (if not applicant): BARROW RIDGE, LLC - JUSTIN TEMPLE
 Street Address: 120 E. WILSON ST. City/State: MADISON, WI Zip: 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: TWO BUILDINGS WITH A TOTAL OF 80 APARTMENTS AND A SHARED UNDERGROUND PARKING GARAGE

Development Schedule: Commencement SUMMER 2010 Completion 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1450⁰⁰** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 NEIGH-DEV. Plan, which recommends: MIXED-USE-NEIGH. MIX. for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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, DISTRICT # 1 OCT. 23, 2009
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: KEVIN FIRCHOW Date: 10/13/09 Zoning Staff: _____ Date: _____
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name JUSTIN TEMPLE Date 1.5.10
 Signature *Justin Temple* Relation to Property Owner OWNER
 Authorizing Signature of Property Owner _____ Date _____

January 6, 2010

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
PUD-GDP-SIP to Amended PUD-GDP-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: Paul Brickett
4387 Schwartz Rd.
Middleton, WI 53562
608-827-9401
brad@olsonwills.com

Engineer: I & S Group, Inc.
Contact: Dave Glusick
2690 Research Park, Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
dave.glusick@is-grp.com

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

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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 June 17, 2008, which provided 79 apartments in three multifamily buildings. An extension was granted for the approval on May 14, 2009. This revised submittal is for 80 apartment units in two multifamily buildings. The configuration and location of the remaining two buildings is substantially the same as the previously approved submittal. The underground parking areas for the buildings are now connected with an outdoor plaza area provided at the first floor level.

Site Development Data

Densities:

Dwelling Units	80 Units
Lot Area	65,340 S.F. (1.5 acres)
Lot Area / D.U.	816 S.F./ D.U.
Density	53 D.U. / Acre

Usable Open Space:

Surface	8,270 S.F.
<u>Balcony</u>	<u>2,850 S.F.</u>
Total	11,120 S.F.
Usable Open Space/ Dwelling Unit	139 S.F./D.U.

Dwelling Unit Mix:

Efficiency	8
One bedroom	38
One Bedroom with Den	10
<u>Two bedroom</u>	<u>24</u>
Total	80

Vehicular Parking Ratio:

Underground Garage	67 stalls
<u>Surface Parking</u>	<u>57 stalls</u>
Total Parking	124 stalls
Parking Ratio	1.55 stalls/D.U.

Bicycle Parking Ratio:

Underground Garage	44 stalls
<u>Surface Parking</u>	<u>21 stalls</u>
Total Parking	65 stalls (50 + (30/2) = 65 required)

Letter of Intent
Amended PUD-GDP-SIP
Lot 95 Second Addition to Mid Town Commons
1723 Waldorf Blvd.
January 6, 2010
Page 3

Site and Building Architecture:

The previously approved design contained two different building types. The revised proposal combines elements of both building types while maintaining the architectural quality of the previous design. As before, the architectural design utilizes traditional neighborhood design concepts. Urban forms line the perimeter streets with limited surface parking internal to the site.

The building height will remain four stories which provides a scale that is compatible with the surrounding properties. The exterior materials will continue to be a combination of a simulated stone base with upper levels of brick veneer and horizontal siding. The facades are well articulated and detailed and the effect is high quality urban-style architecture.

Project Schedule & Management:

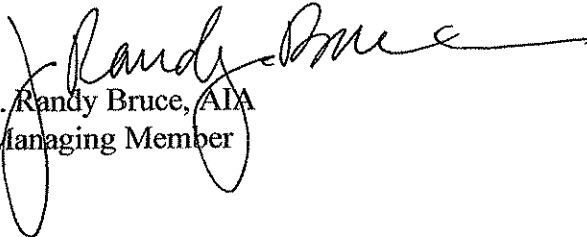
This project is currently projected to start in the summer of 2010 with completion scheduled for spring, 2011. It is likely that both buildings will be constructed at the same time.

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

Amended PUD-GDP-SIP

Lot 95 Second Addition to Mid Town Commons

1723 Waldorf Boulevard

January 6, 2010

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 80 apartments.
- B. **Permitted Uses:** Following are permitted uses within Mid Town Commons:
 - 1. Multifamily residential buildings.
 - 2. 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 R-5 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.

From: Randy Bruce
Sent: Friday, October 23, 2009 3:09 PM
To: Sanborn, Jed
Cc: Terry Temple; KFirchow@cityofmadison.com; Denise Salimes
Subject: Lot 95 Midtown Commons, 1723 Waldorf Blvd
Jed,

I am working with Terry Temple on a revision to a previously approved PUD-SIP for a 79 unit apartment development on Waldorf Blvd. Terry wants to make site and building plan revisions that will make the project more feasible economically. As the project is currently designed it cannot get financed or constructed. We may be increasing the density by a few units from what was approved but the main reason for the change is to make the building configuration to be easier and more economical to construct.

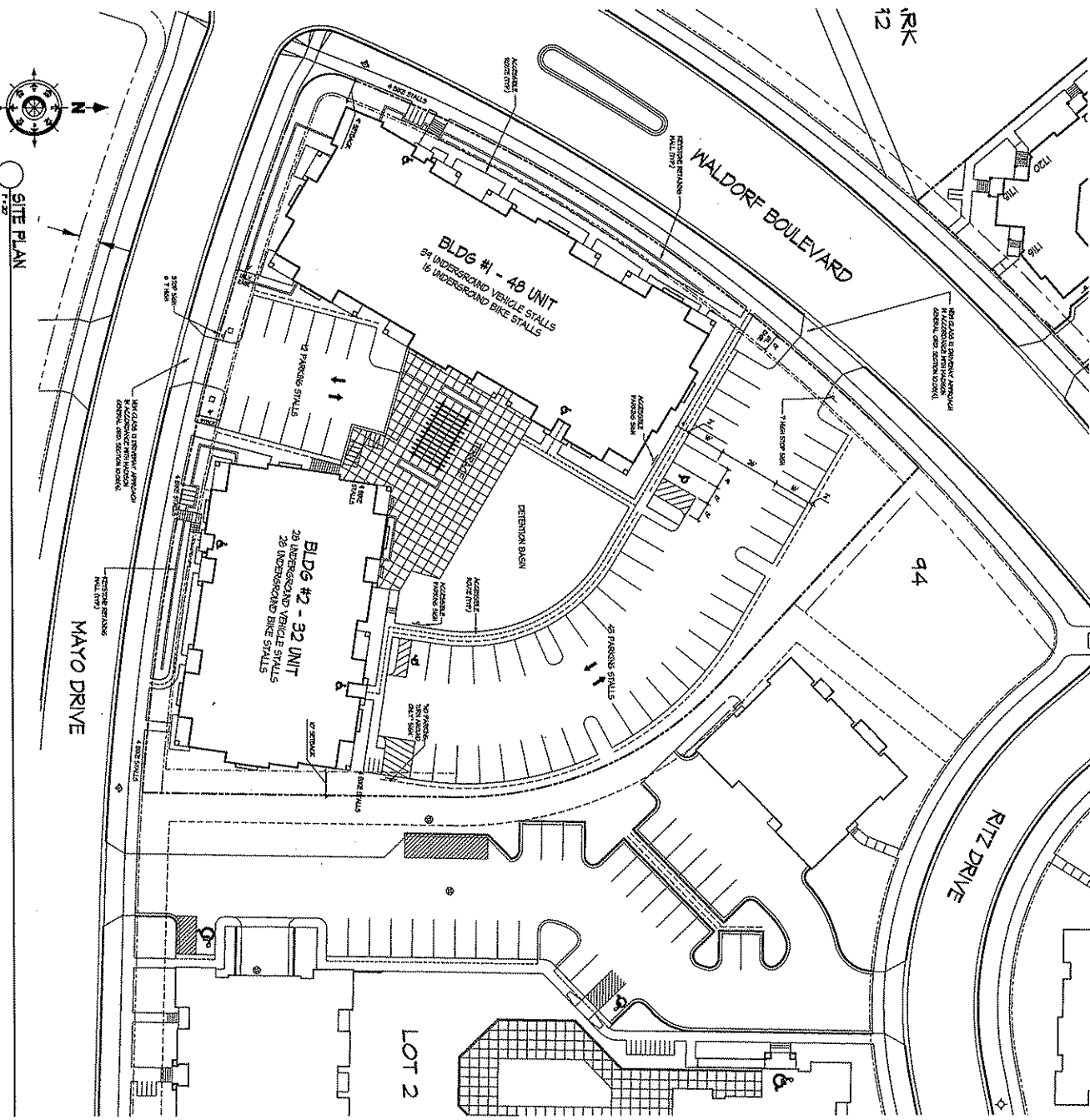
We are looking to make the submittal for this towards the end of November. Please let me know if you have any questions and if you want us to have any neighborhood contacts.

Thanks,

J. Randy Bruce, AIA
Managing Member
Knothe & Bruce Architects, LLC
7602 University Avenue, Ste 201
Middleton, WI 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

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CURRENT PROPOSAL

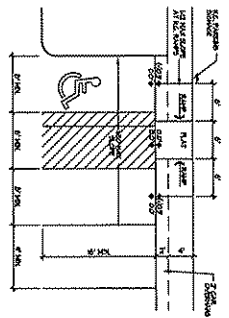


SHEET INDEX

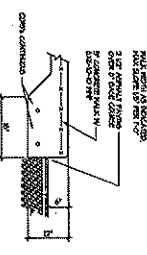
1	SITE PLAN
2	GRADING PLAN
3	LANDSCAPE PLAN
4	ASSEMBLY
5	TRUCK FLOOR PLAN
6	ELEVATIONS - BUILDING 1
7	ELEVATIONS - BUILDING 2

SITE DEVELOPMENT DATA

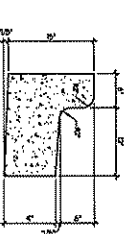
EXISTING	6500 sq. ft. Area
Proposed	1000 sq. ft. Area
Net Area	5500 sq. ft. Area
Lot Area	10000 sq. ft. Area
Lot Coverage	55%
Setback	5' Front, 5' Side, 10' Rear
Height	35' Max
Use	Residential
Notes	1. All work to be completed in accordance with the City of Madison, Wisconsin, Ordinance 11.02, and all applicable codes and regulations.



1 HANDICAP ACCESS RAMP
TYPICAL AT ALL ACCESSIBLE CORNERWAYS



2 SIDEWALK CURB DETAIL



3 REFLECT CURB

KNOTHE & BRUCE ARCHITECTS
7101 Liberty Avenue, Suite 201
Hudson, Wisconsin 53555
608-938-3100 Fax 608-938-3101

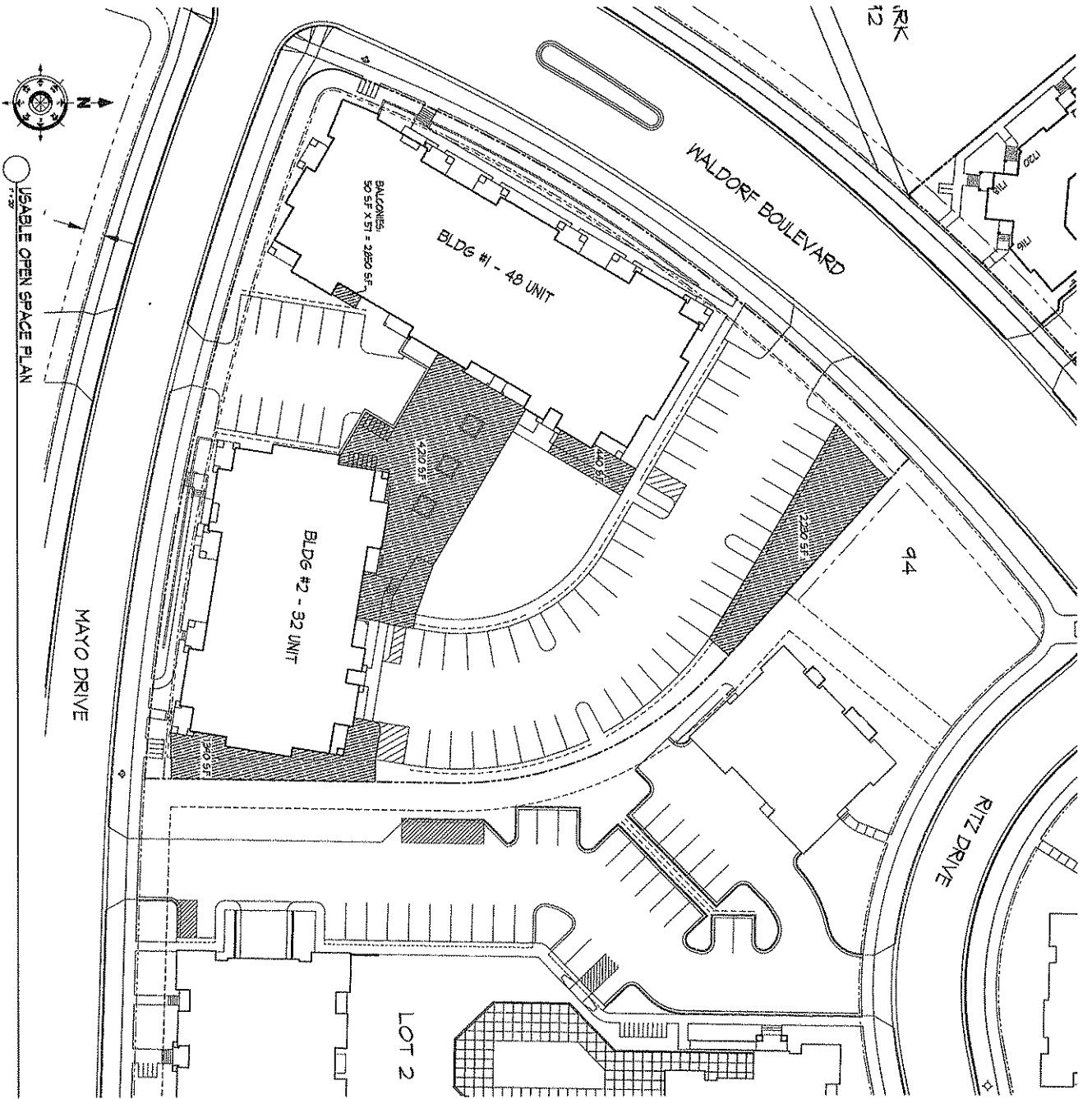
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.02, AND ALL APPLICABLE CODES AND REGULATIONS.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.02, AND ALL APPLICABLE CODES AND REGULATIONS.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.02, AND ALL APPLICABLE CODES AND REGULATIONS.
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5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.02, AND ALL APPLICABLE CODES AND REGULATIONS.

NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON, WISCONSIN, ORDINANCE 11.02, AND ALL APPLICABLE CODES AND REGULATIONS.

PROJECT INFO
Lot 95, 2nd Addition to
Midtown Commons
1725 Waldorf Drive
Madison, Wisconsin

Owner: The
Site Plan
Project No: O466
Drawing No: C-11

CURRENT PROPOSAL



Project Title
**Usable Open Space
 Plan**
 Project No.
0466
 Drawing No.
C-14

Project Location
**Lot 45, 2nd Addition to
 Midtown Commons
 1725 Waldorf Drive
 Madison, Wisconsin**

Architect
Knott & Bruce Architects
 7401 University Avenue, Suite 201
 Madison, Wisconsin 53706
 Phone: 608.261.1111

USABLE OPEN SPACE
 8,270 SF. + 2,950 SF (BALCONIES) = 11,220 SF.

KNOTHE
 & BRUCE
 ARCHITECTS
 7401 University Avenue, Suite 201
 Madison, Wisconsin 53706
 Phone: 608.261.1111

CURRENT PROPOSAL

1

KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue, Suite 201
 Madison, Wisconsin 53706
 608.261.2100 fax 608.261.2101

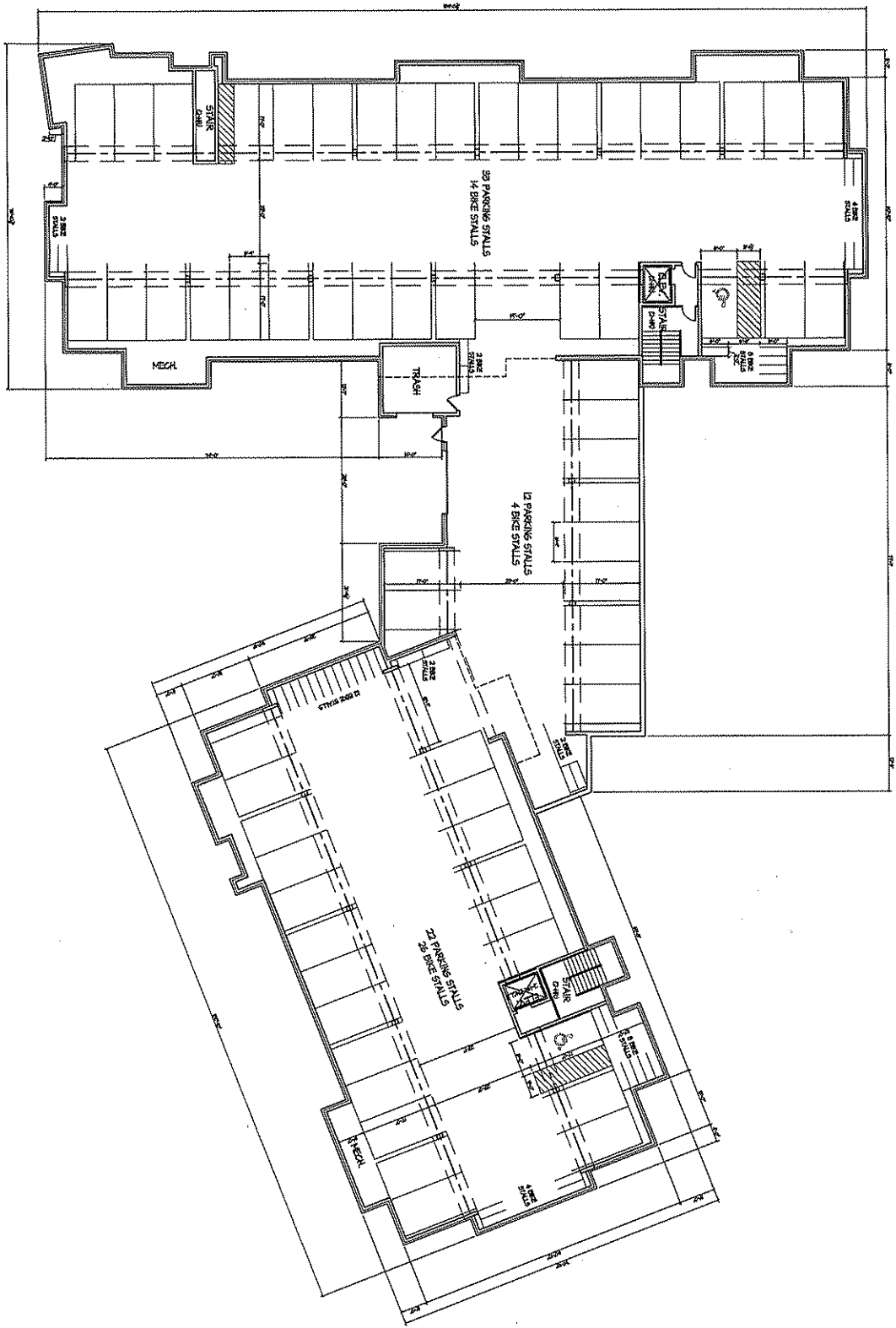
Notes

Revisions
 1. SEE PLAN SHEET 101 - JANUARY 1, 2009
 2. SEE PLAN SHEET 102 - JANUARY 21, 2009
 3. SEE PLAN SHEET 103 - FEBRUARY 10, 2009

Project Title
**Lot 45, 2nd Addition to
 Midtown Commons**
 1725 Wacker Drive
 Madison, Wisconsin

Drawing Title
Basement Plan

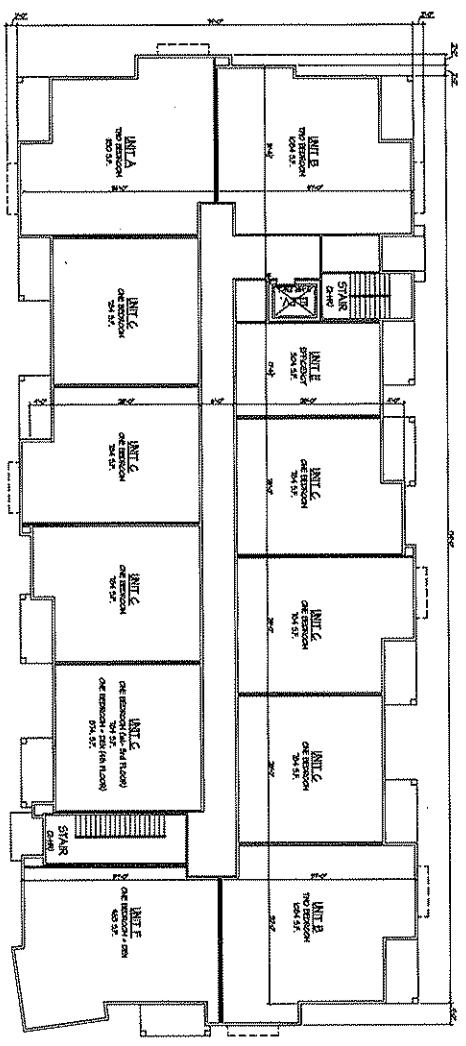
Request No. _____ Drawing No. _____
 0466 _____



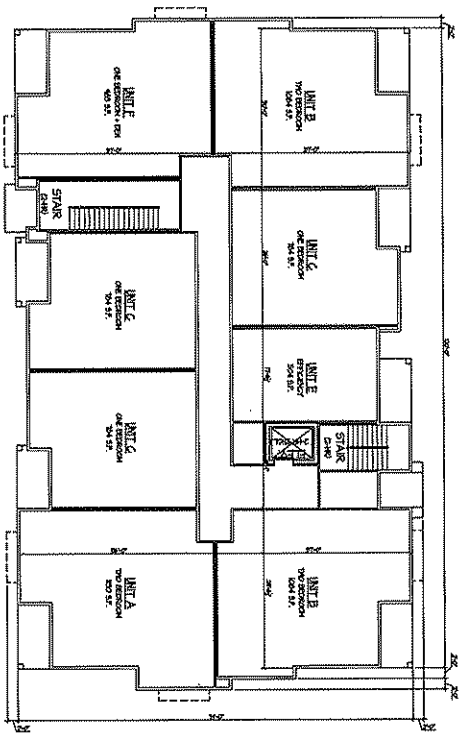
BASEMENT FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 7161 University Avenue, Suite 201
 Madison, Wisconsin 53706
 608.261.5170 Fax: 608.261.5171

Project No. _____
 Drawing No. _____



TYPICAL FLOOR PLAN - BUILDING #1

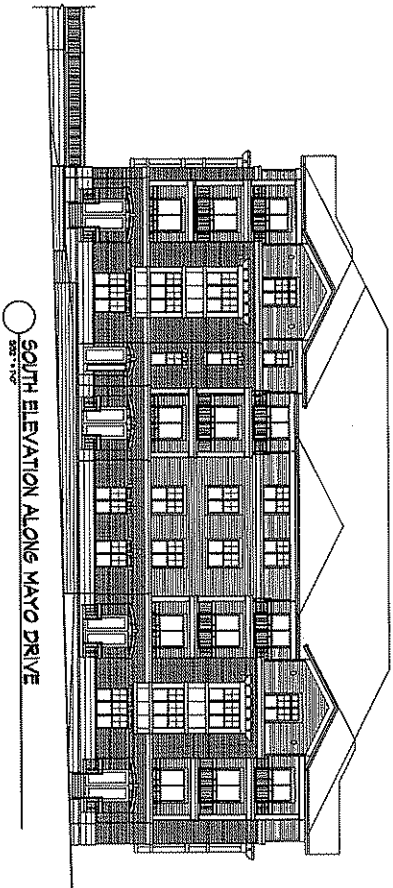


TYPICAL FLOOR PLAN - BUILDING #2

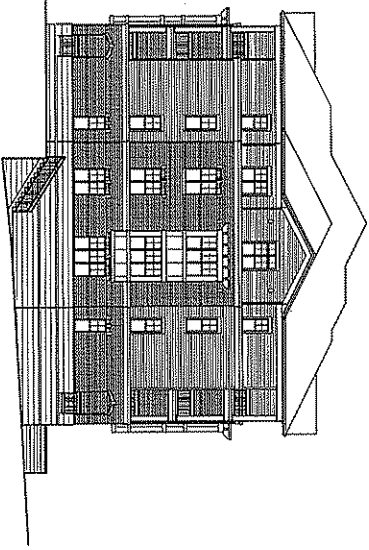
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 Drawing No. _____

**Lot 45, 2nd Addition to
 Midtown Commons**
 1725 Waldorf Drive
 Madison, Wisconsin

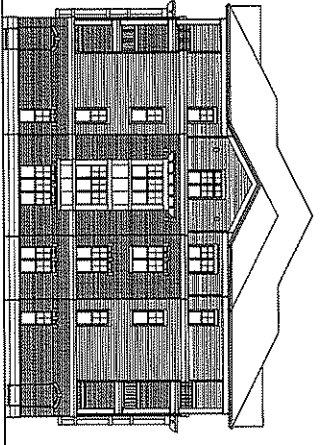
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 Drawing No. _____



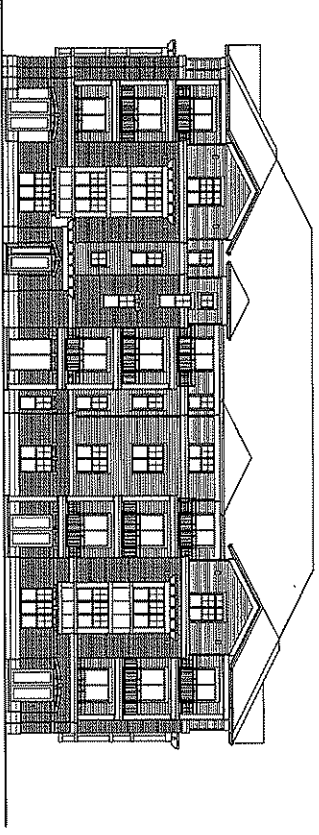
○ SOUTH ELEVATION ALONG MAYO DRIVE
SHEET 110



○ WEST ELEVATION
SHEET 110



○ EAST ELEVATION
SHEET 110



○ NORTH ELEVATION
SHEET 110

KNOTHE & BRUCE ARCHITECTS
 7481 University Avenue, Suite 201
 Madison, Wisconsin 53706
 608-536-2500 Fax: 608-536-4971

Project
 Midtown Commons
 1729 Waldorf Drive
 Madison, Wisconsin

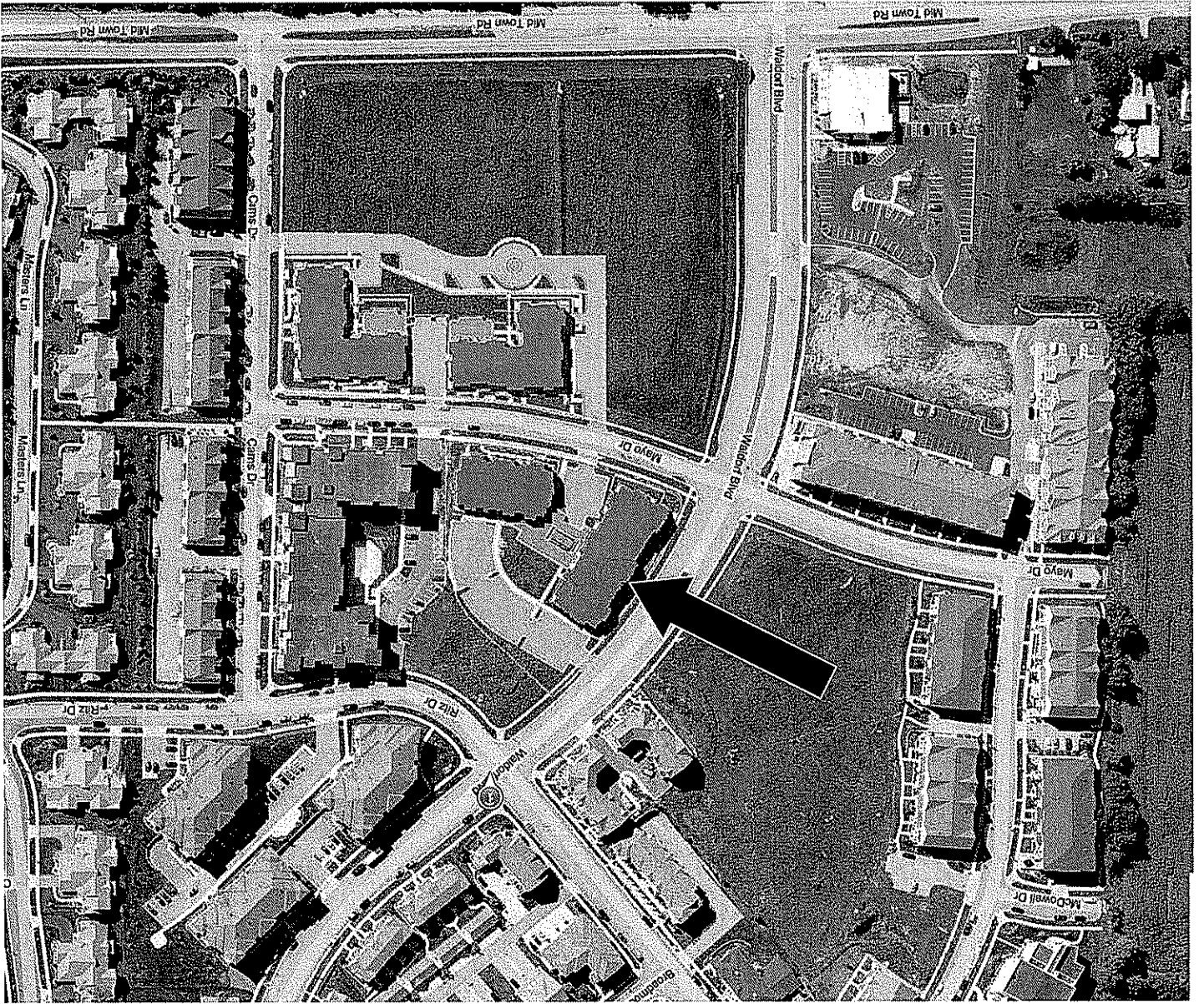
Project Title
 Lot 45, 2nd Addition to
 Midtown Commons
 1729 Waldorf Drive
 Madison, Wisconsin

Drawn by
 Elevations
 Building #2

Report No.
 0466

Drawn by
 4

Site Context



**Excerpts from the
Previously Approved Plans (2007)
are on the following pages**

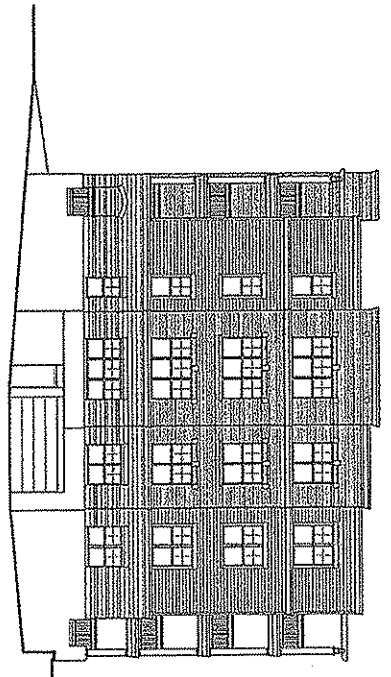
PREVIOUSLY APPROVED PERMITS
2007

2

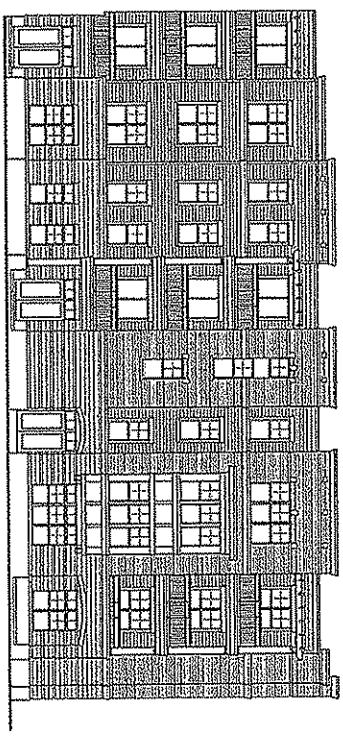
**KNOTHE
& BRUCE
ARCHITECTS**

701 University Avenue, Suite 100
Berkeley, CA 94704
415.841.1100 Fax 415.841.0334

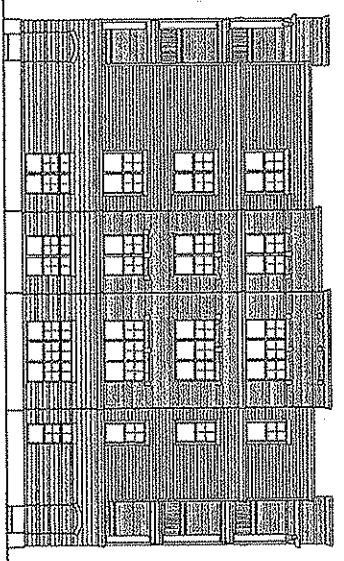
Sheet
Date



○ East Elevation



○ North Elevation



Revised
Date: 10/10/07 - April 2, 2008

Project:
Lot 95, 2nd Addition
to Midtown Commons

1729 Webster Blvd.
Drawing for
Elevations
Building #2 - 30-49 Units
Project No.
0466
Sheet No.
6

PREVIOUSLY APPROVED PLANS
2007

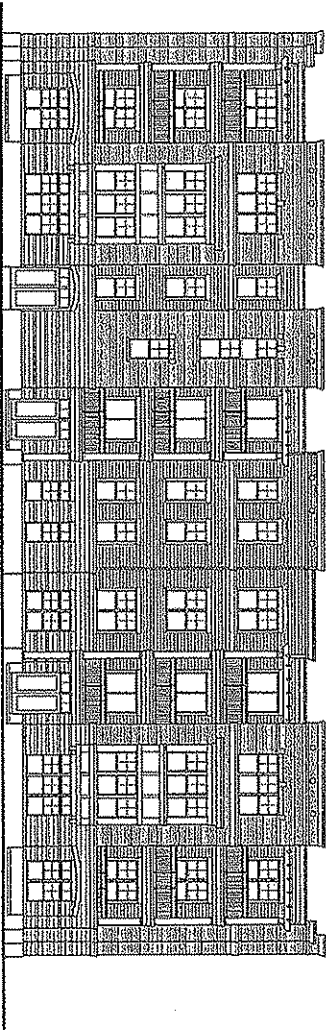
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**KNOTHE
& BRUCE
ARCHITECTS**

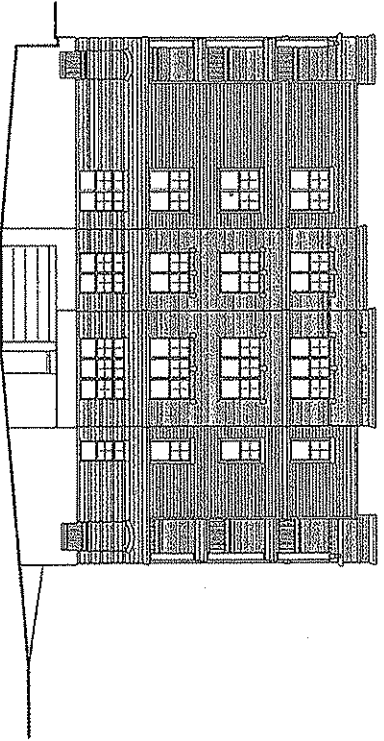
1601 University Avenue, Suite 200
Madison, Wisconsin 53706
608-263-1179 FAX 608-263-1178

DATE

SCALE



North Elevation



West Elevation

DATE: 10/12/07
DRAWN BY: [Name]

PROJECT: Lot 45, 2nd Addition
to Midtown Commons

1723 Westport Blvd.
Elevations
Building #3 - 32 Unit Building
0406 10