



City of Madison

Proposed Rezoning

Location
8101-8119 Mayo Drive

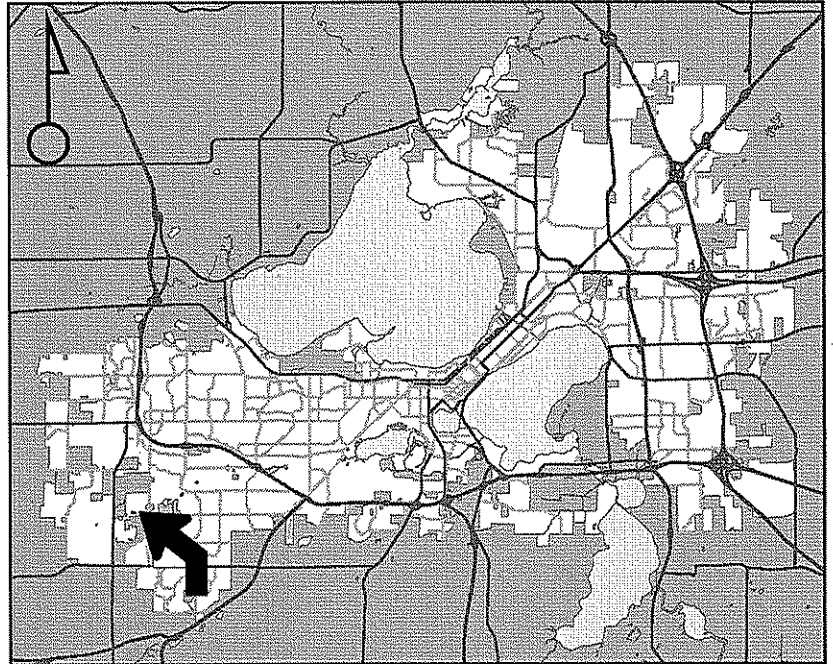
Applicant
Rich Arnesen - Stone House Development/
J. Randy Bruce - Knothe & Bruce Architects

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

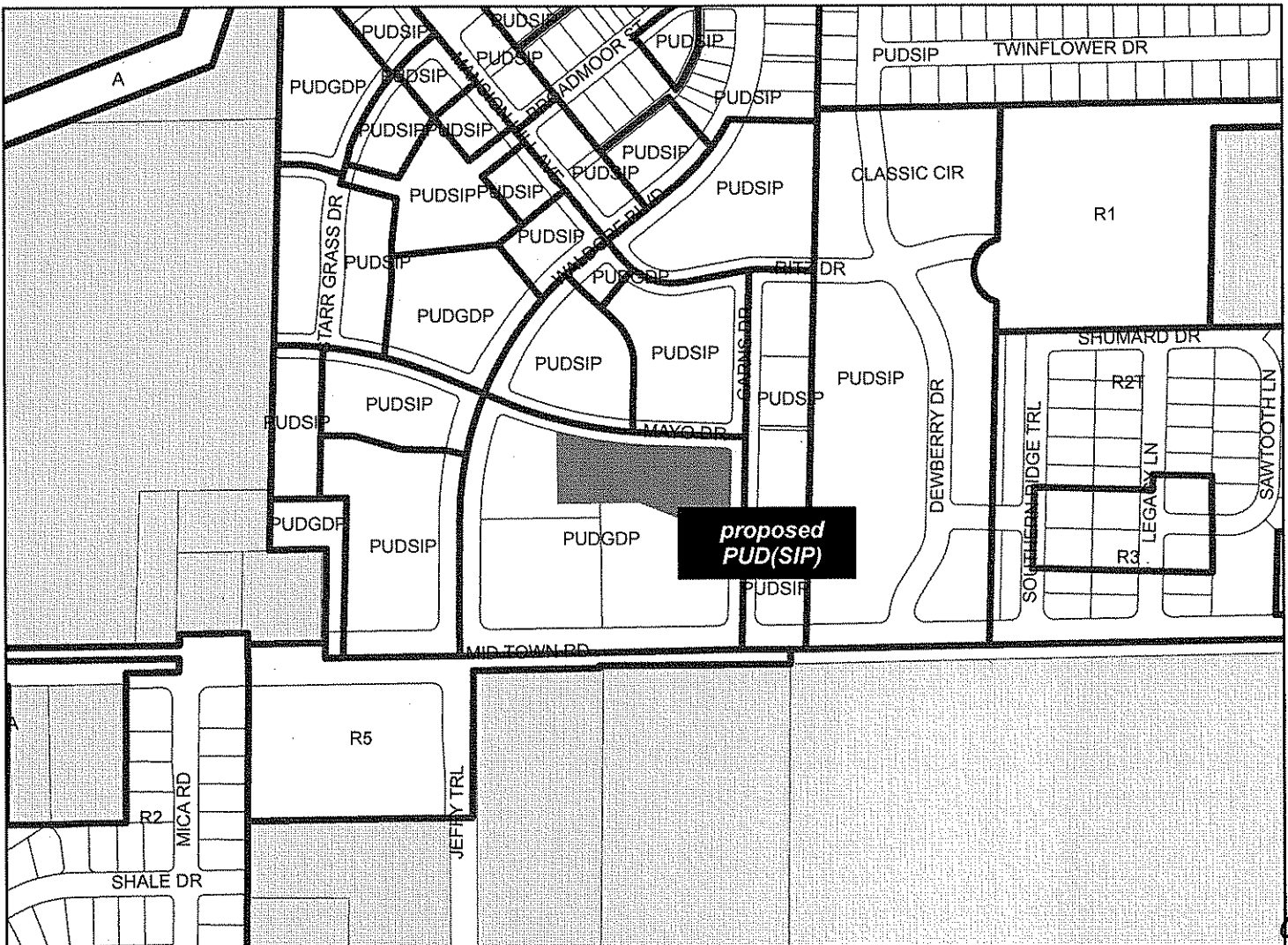
Existing Use
Vacant Land

Proposed Use
Construct 2 Residential Buildings
with a Total of 88 Apartment Units

Public Hearing Date
Plan Commission
17 August 2009
Common Council
01 September 2009

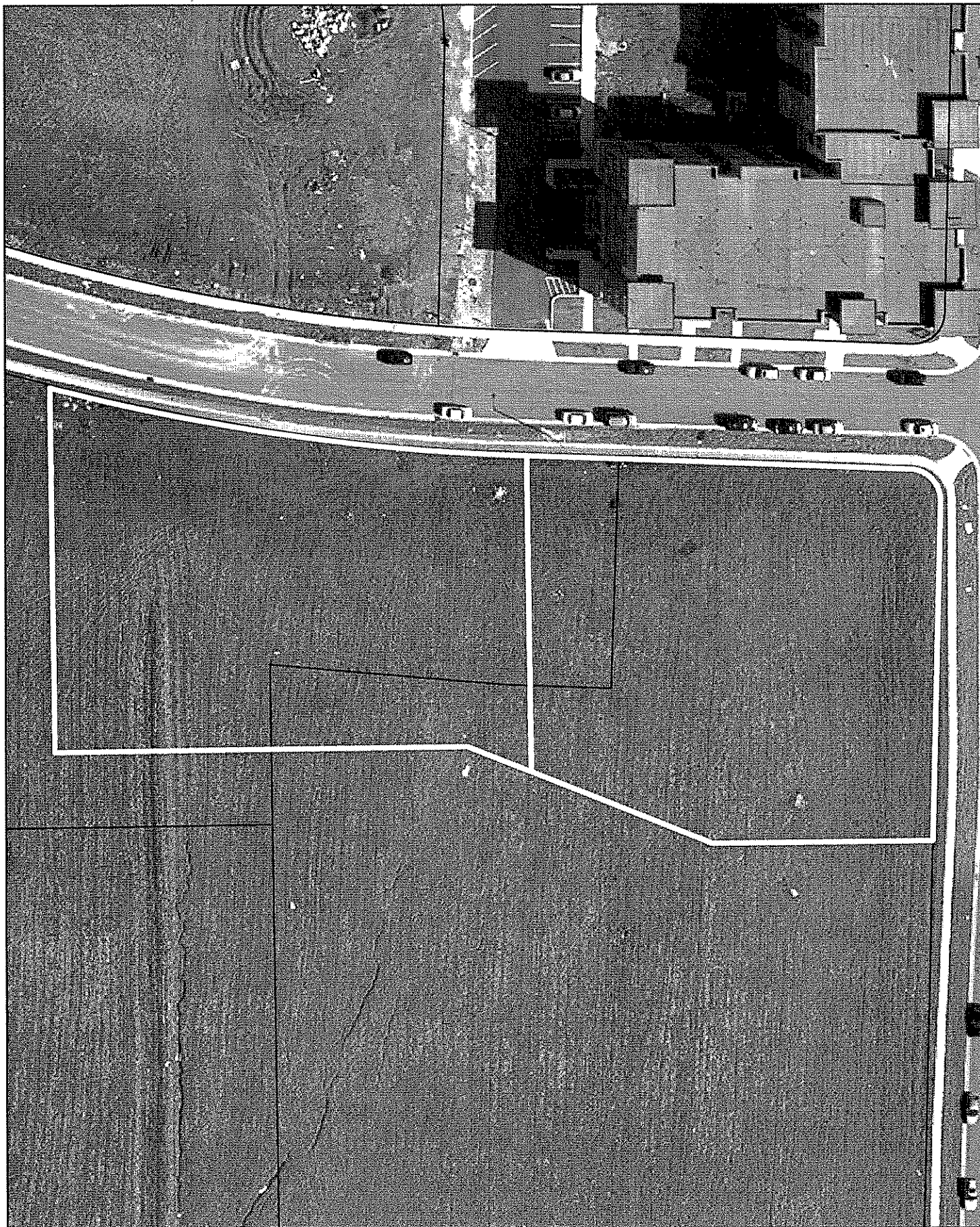


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 August 2009



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 \$1650.⁰⁰ Receipt No. 100819
 Date Received 6/3/09
 Received By JLK
 Parcel No. 0708 344 0806 9
 Aldermanic District 1-Jed Sanborn
 GQ zoned PUDGDP / Hd/Eng/MP
 Zoning District PUDGDP
For Complete Submittal
 Application Letter of Intent
 IDUP NA Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 2/10/09 Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 6/3/09

1. Project Address: 8101 & 8119 Mayo Drive **Project Area in Acres:** 2.15 acres
Project Title (if any): Midtown Place Apartments, Lots 2 and 3 of 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 _____ to _____ 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: Rich Arnesen Company: Stone House Development (agent)
 Street Address: 321 E. Main St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 251-6000 Fax: (608) 251-6077 Email: rarnesen@stonehousedevelopment.com

Project Contact Person: 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

Property Owner (if not applicant): Lots Two and Three, LLC
 Street Address: 321 E. Main St. City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The project consists of one 42-unit apartment building and one 46-unit apartment with underground parking.

Development Schedule: Commencement Fall 2009 Completion Late Summer 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:** \$ 1,650.00 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 and Raymond Neighborhood *Plan, which recommends:*
Medium density residential and mixed-use neighborhood mix *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: Feb 10, 2009

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 Tim Parks Date 01/26/09 | Zoning Staff _____ Date 01/26/09

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

Printed Name Richard Arnesen Date 6-3-09

Signature  Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

June 3, 2009

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-SIP
Midtown Place Apartments
8101 & 8119 Mayo Drive
(A.K.A. 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: Lots Two and Three LLC
c/o Stone House Development
321 E. Main Street
Madison, WI 53703
608-251-6000
608-251-6077
Contact: Rich Arnesen
rarnesen@stonehousedevlopment.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

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

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Abbie Moilien
amoilien@ksd-la.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com 9

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 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.

An amended GDP and plat for Midtown Center was approved and recorded in April of 2008. Midtown Center is the last remaining portion of the Midtown Commons development. The amended GDP plat contains a mix of commercial and residential uses.

This submittal addresses Lots 2 and 3 of the Mid Town Center Plat, located at the southwest corner of Mayo Drive and Carns Drive. It proposes to take the two residential sites from PUD-GDP to PUD-SIP. The proposal is in substantial conformance with the approved PUD-GDP.

Project Description:

The building placement, vehicular access and parking areas that were established with the GDP are maintained with this SIP. The buildings are placed close to the street edge and sidewalk continuing the traditional design principles of the neighborhood. Pedestrian access is planned throughout the site connecting the buildings and users to the perimeter streets.

Vehicular access is accommodated from Mayo Drive and Carns Drive. Parking for these residential buildings is largely accommodated below the buildings with surface parking available between the proposed buildings. Additional shared parking areas will be located to the south as the commercial sites are developed. A significant portion of the interior east-west street that will provide circulation and access from Waldorf Boulevard and Carns Drive is included within this PUD-SIP. Diagonal parking and sidewalks will be located along this private street to improve its function.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. Two ground level plazas open onto the landscaped lawns and provide for community functions and south facing views. The streetscapes of the buildings are well detailed and landscaped and are punctuated with individual entries to the dwelling units. An interior Commons Room is provided on the fourth floor of one of the buildings which opens onto a roof terrace for additional usable open space.

The buildings are three and four stories in height with a flat roof and a style reminiscent of Prairie architecture. The exterior materials will be a combination of masonry and cement-fiber board siding and are chosen for their attractive appearance and low maintenance.

The apartments will be developed using WHEDA's Section 42 tax credit housing program. The apartments will be affordably priced and will provide a high-quality living environment and amenities that are consistent with the neighborhood.

Site Development Statistics

SIP Area 93,527 sf / 2.15 acres
 Lot Area 68,649 sf / 1.57 acres
 Dwelling Units 88
 Density 780 sf / du
 Building Height 3-4 STORY
 Usable Open Space 5,684 sf

Gross Floor Area 112,000 sf
 (excluding basement)
 Floor Area Ratio 1.63

	<u>BLDG #1</u>	<u>BLDG #2</u>	<u>TOTAL</u>
<u>Dwelling Unit Mix</u>			
One Bedroom Apts.	19	12	31
Two Bedroom Apts.	19	28	47
Three Bedroom T.H.	<u>4</u>	<u>6</u>	<u>10</u>
Total Dwelling Units	42	46	88

Vehicle Parking

Underground 89 spaces (inc. 2 HC spaces)
Surface 16 spaces (inc. 2 HC spaces)
 Total 105 spaces (inc. 4 HC spaces)

Parking Ratio 1.19 spaces/du

Loading Zones 2

Bike Parking

Underground 30 spaces
Surface 40 spaces
 Total 70 spaces

Project Schedule:

This project will start construction in fall 2009 with completion scheduled for late summer 2010.

Letter of Intent – PUD-SIP
8101 & 8119 Mayo Drive
(A.K.A. 8102 Mid Town Road)
June 3, 2009
Page 4 of 4

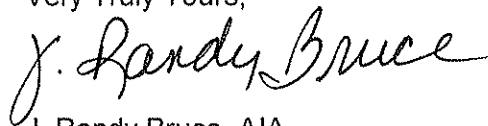
Social & Economic Impacts:

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 phase of the Midtown Commons will work towards completing the development and will provide significant employment for the local construction trades.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

PUD-SIP

Midtown Place Apartments
Lots 2 & 3 of Midtown Center
8101 & 8119 Mayo Drive
(A.K.A.) 8102 Mid Town Road
June 3, 2009

Legal Description: The lands subject to this PUD-SIP shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 88 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within Lots 2 and 3 of Midtown Center:
 - 1. Multifamily residential uses as allowed in the R-5 zoning district.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - 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 parking and loading 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 for the residential buildings will be allowed as per the R-5 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.

- L. ***Maintenance of Traffic Measures:*** Several streets within the GDP and plat include special traffic islands and traffic calming measures within the public right-of-way. The Midtown Center Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within 60 days the physical traffic measures will be topped with an asphalt pavement. The Midtown Center Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its boards and Commission and their officers, agent and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during the maintenance and upkeep.

5

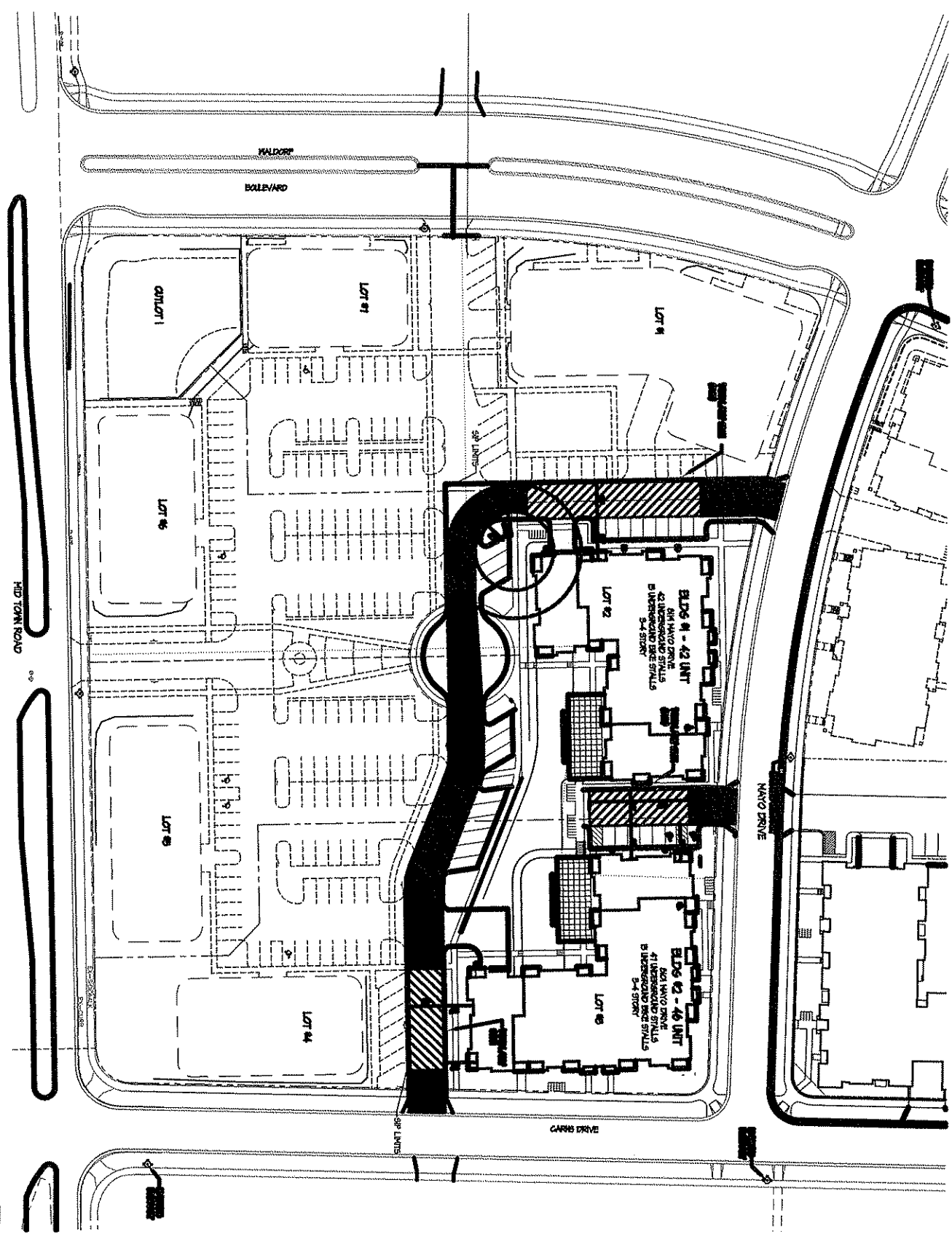
KNOTHE & BRUCE ARCHITECTS
 700 University Avenue, Suite 201
 408-543-1890
 For Bldg #34

NOTES

1. ALL FIRE SIGNALS AND FIRE LINE SIGNALS SHALL BE TO THE FIRE DEPARTMENT AND SHALL BE TO THE FIRE DEPARTMENT.
2. ALL FIRE SIGNALS SHALL BE TO THE FIRE DEPARTMENT AND SHALL BE TO THE FIRE DEPARTMENT.

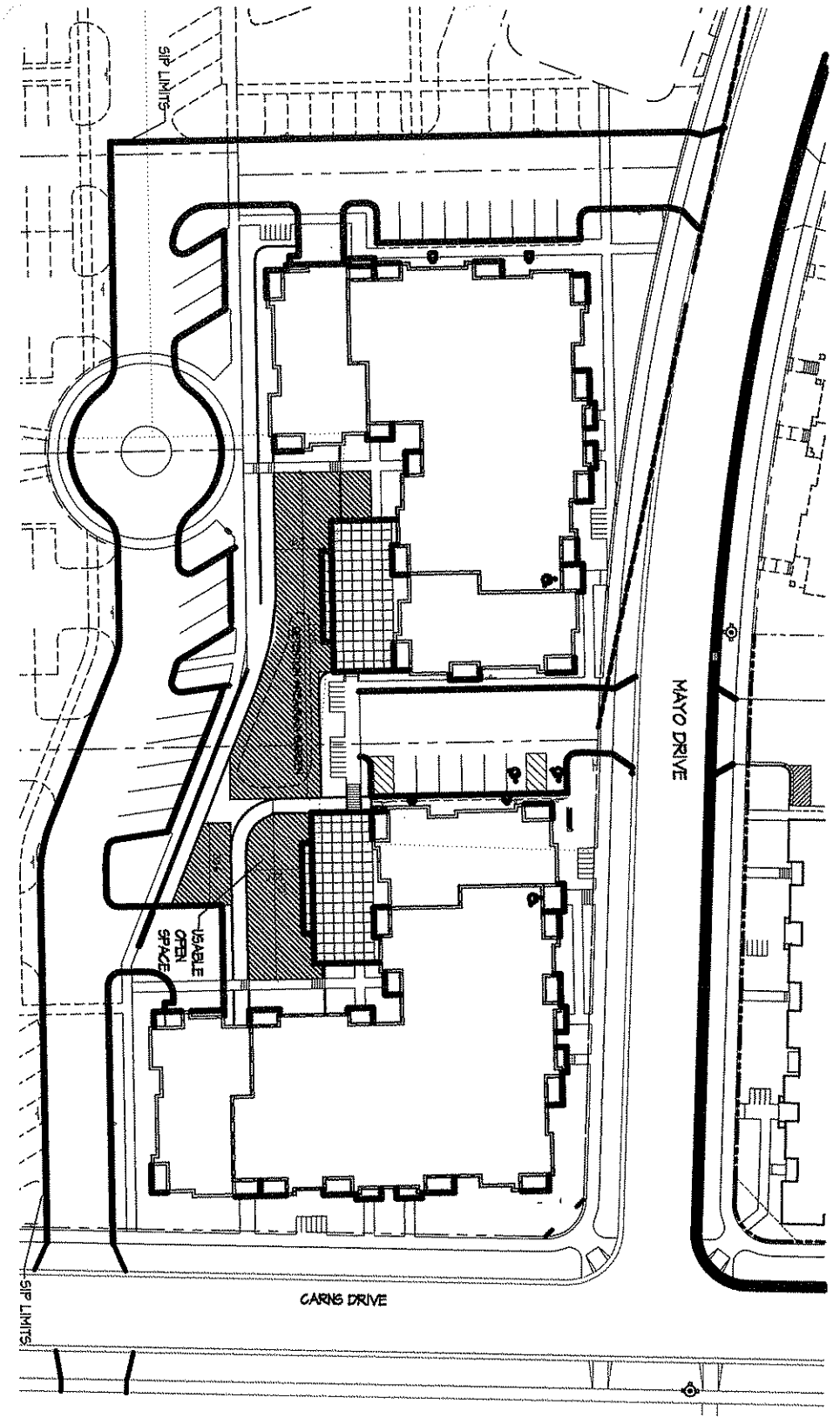
FIRE LINE SIGNALS
 FIRE LINE SIGNALS SHALL BE TO THE FIRE DEPARTMENT AND SHALL BE TO THE FIRE DEPARTMENT.

NOTES
 ALL FIRE SIGNALS SHALL BE TO THE FIRE DEPARTMENT AND SHALL BE TO THE FIRE DEPARTMENT.

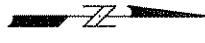


Project Title
 Midtown Place
 Apartments
 Lots #2 & #3 of
 Midtown Center
 8101 & 8119 Navajo Drive
 (AKA 8102 Mid Town Road)
 Fire Department
 Access Plan
 Project No.
 0856
 Drawing No.
 C-12

SCALE: 1" = 60' (24" x 36")



SCALE: 1" = 40'(24" x 36")



Revised
 Plot-01 - Standard - Jan. 9, 2004

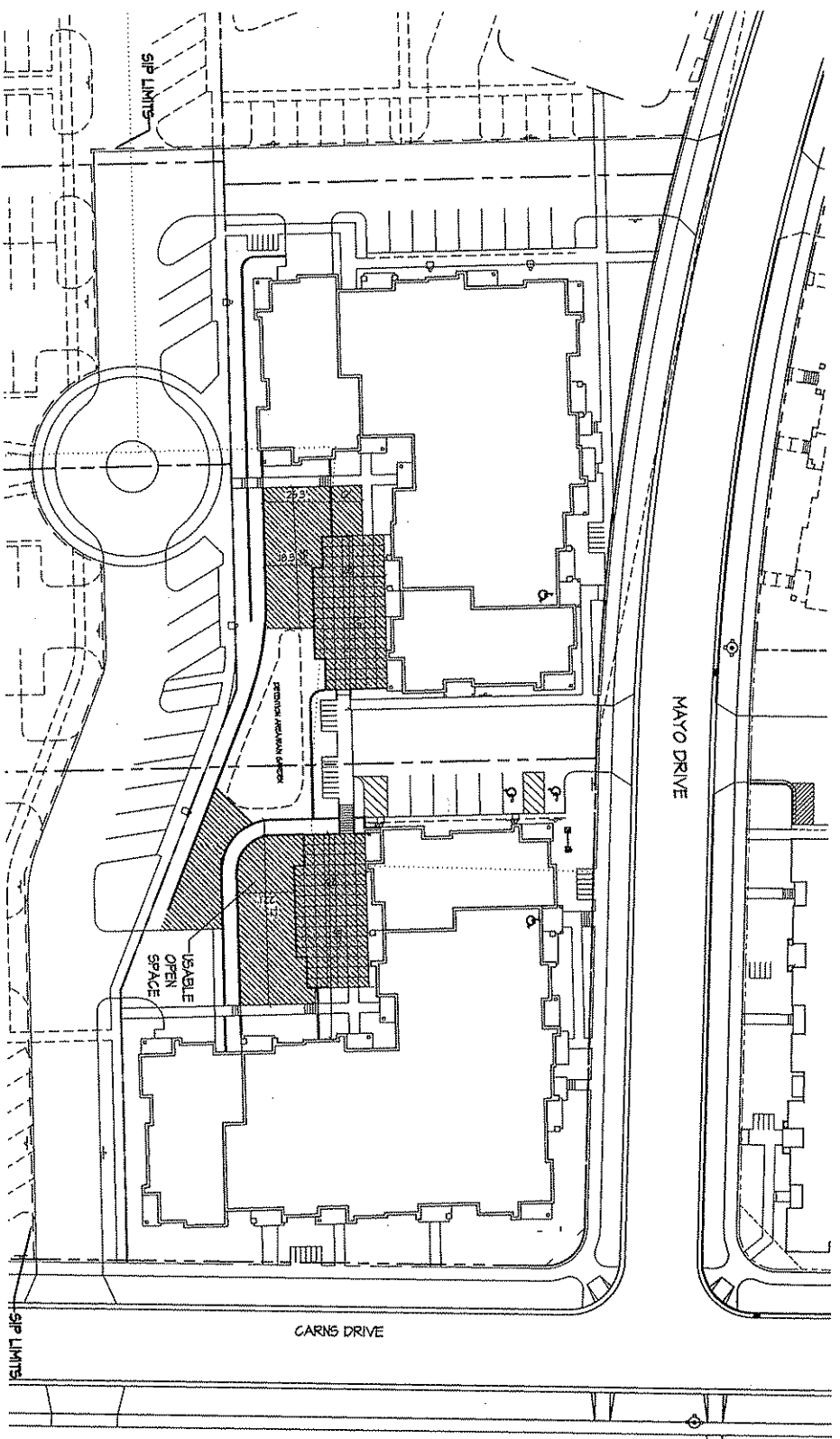
HATCHED AREA
 REPRESENTS USABLE OPEN
 SPACE ACCORDING TO
 M160 SEC. 25.00K(1)(f)
 12/24/01

KNOTHE & BRUCE ARCHITECTS
 1761 University Avenue, Suite 201
 Berkeley, California 94704
 415.841.4130 fax 415.841.4134

Project Title
**Midtown Place
 Apartments**
 Lots #2 & #3 of
 Midtown Center
 8101 & 8119 Mayo Drive
 (A.K.A. 8102 N18 Town Road)
 Drawing No.
**Usable Open Space
 Plan**
 Project No.
0856
 Drawing No.
C-13

5

USABLE OPEN SPACE - REVISED CALCULATION

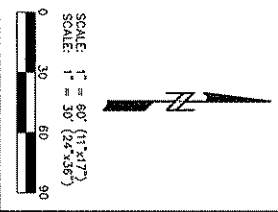
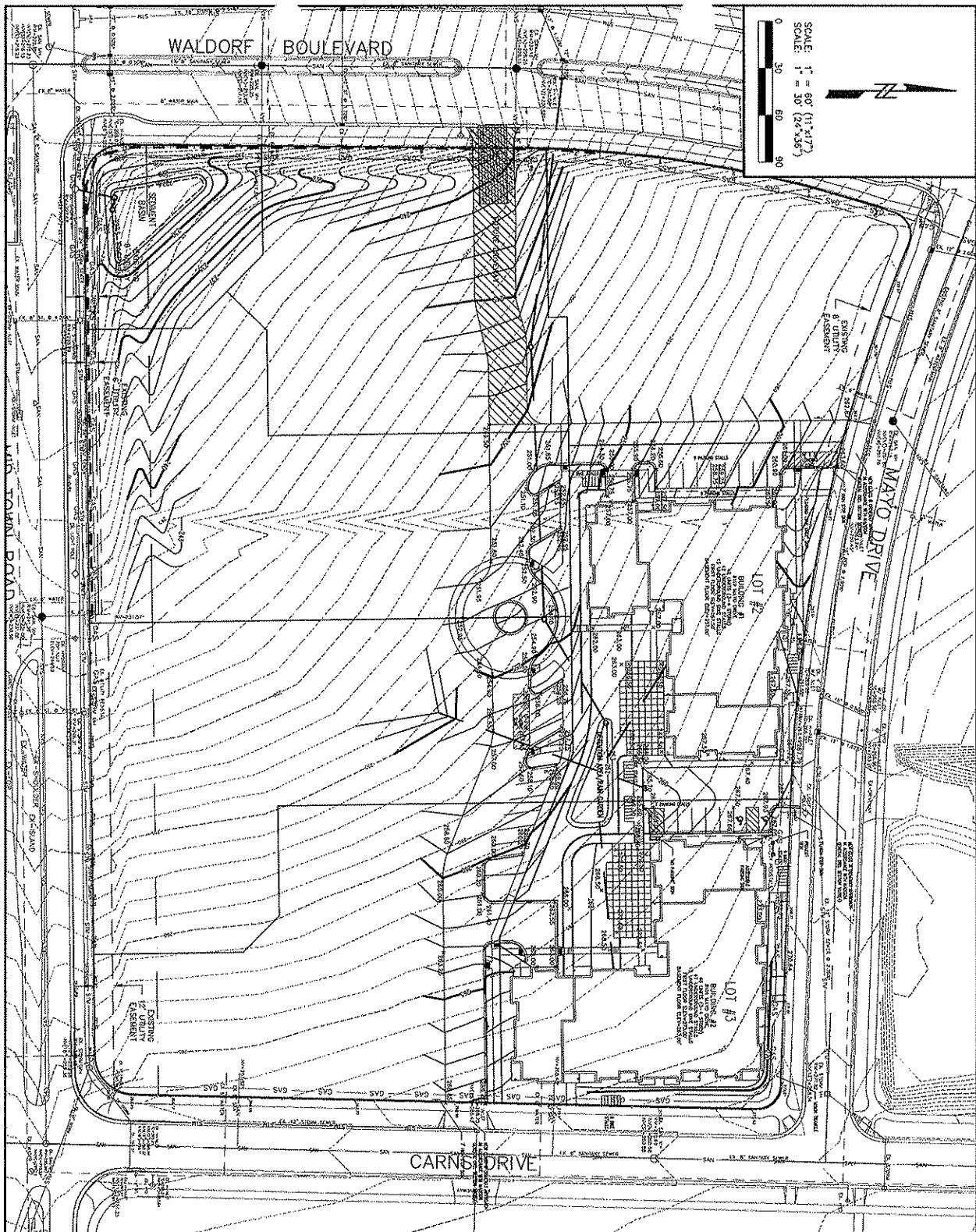


HATCHED AREA
 REPRESENTS USABLE OPEN
 SPACE ACCORDING TO
 16.60 SEC 28.08(1)(g)
 58,820 SF.

REVISIONS
 1. Proposed - Jan 8, 2004
 2. DC Field Standard - Jan 10, 2004
 3. DC Field Standard - Jan 8, 2004

KNOTHE & BRUCE ARCHITECTS
 7701 Unkley Avenue Suite 201
 Middleton, Wisconsin 53522
 608-831-2100 Fax 608-831-9734

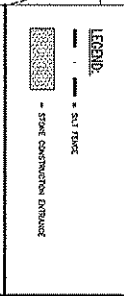
PROJECT DATA
 Midtown Place
 Apartments
 Lots #2 & #3 of
 Midtown Center
 8101 & 8114 Mayo Drive
 (AKA 8102 Mid Town Road)
 8000 sq ft
Usable Open Space
 Plan
 0856 C-13



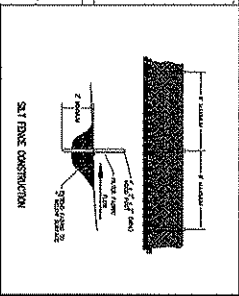
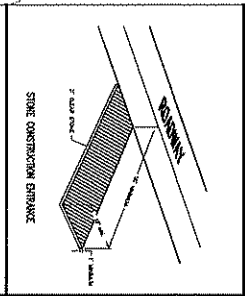
CALL DODGERS HOTLINE
 1-800-242-8311
 TOLL FREE

TO OBTAIN LOCATION OF
 FACILITIES REFERRED TO
 HEREON, CONTACT
 DODGERS ENGINEERING
 1000 WISCONSIN
 WISCONSIN

GENERAL NOTES:
 1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY
 DISTURBANCE OF THE EARTH SURFACE.
 2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE
 CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY UPON
 COMPLETION OF THE PROJECT.
 3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE
 ENGINEER AND SHALL BE INSTALLED AT ALL SITES.
 4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE
 CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY UPON
 COMPLETION OF THE PROJECT.
 5. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE
 ENGINEER AND SHALL BE INSTALLED AT ALL SITES.



EROSION CONTROL SCHEDULE:
 1. Silt Fence: 1/1/06
 2. Stone Check Dam: 1/1/06
 3. Silt Fence Construction Entrance: 1/1/06

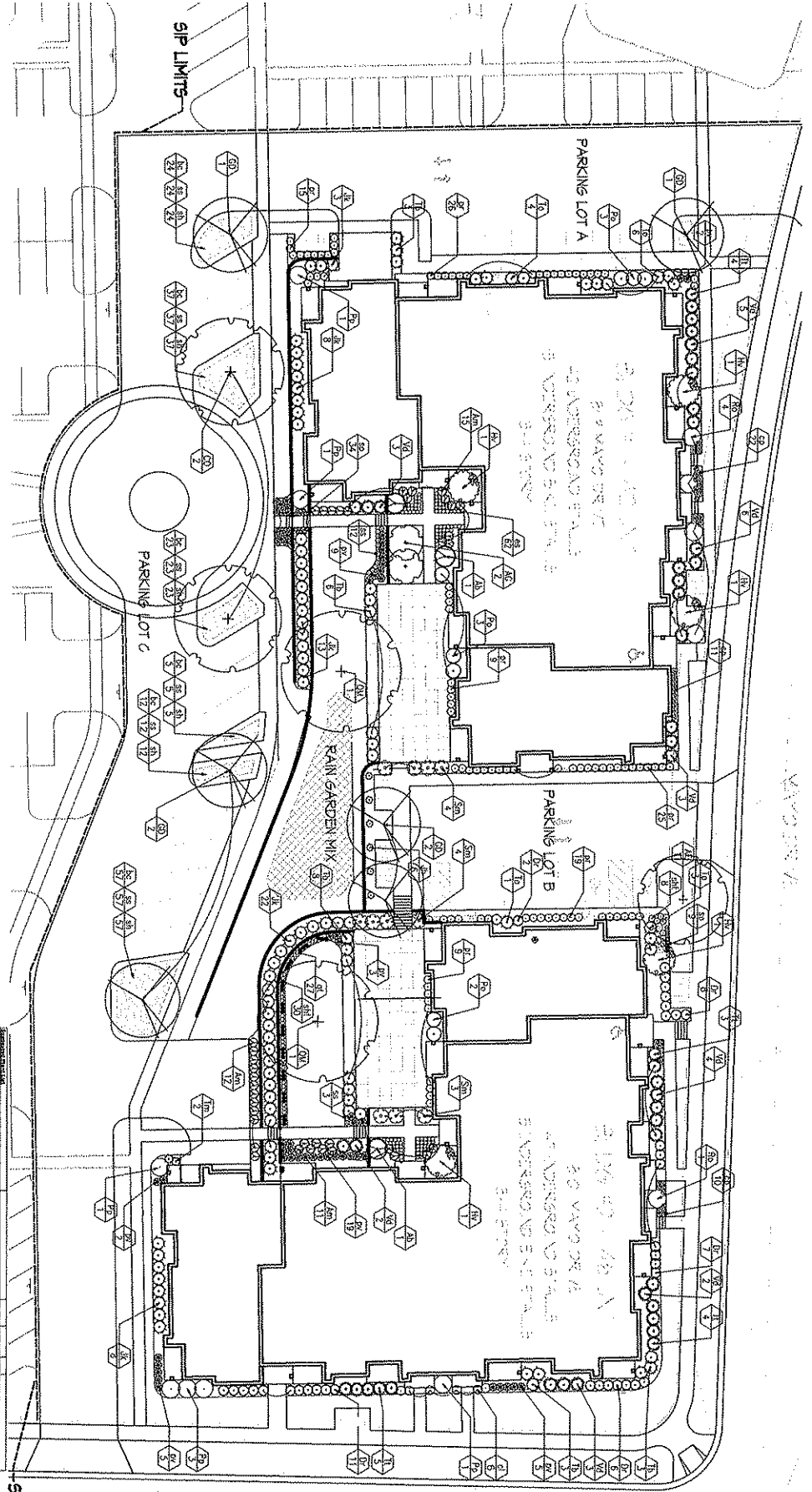


3

KNOTHE & BRUCE ARCHITECTS

720 University Avenue Suite 2
 Madison, Wisconsin 53706
 608-438-4590 Fax 608-438-4594

KEN SAIKI
 DESIGN INC
 LANDSCAPE ARCHITECTS
 303 S. PARKER ST.
 MADISON, WI 53703
 PHONE: 608-231-3325
 FAX: 608-231-3325
 WWW: www.ksaiki.com



PLANTING PLAN

FOR LOT #1 - LANDSCAPE PROVISIONS

Plant	Quantity	Notes
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	
14	1	
15	1	
16	1	
17	1	
18	1	
19	1	
20	1	
21	1	
22	1	
23	1	
24	1	
25	1	
26	1	
27	1	
28	1	
29	1	
30	1	
31	1	
32	1	
33	1	
34	1	
35	1	
36	1	
37	1	
38	1	
39	1	
40	1	
41	1	
42	1	
43	1	
44	1	
45	1	
46	1	
47	1	
48	1	
49	1	
50	1	
51	1	
52	1	
53	1	
54	1	
55	1	
56	1	
57	1	
58	1	
59	1	
60	1	
61	1	
62	1	
63	1	
64	1	
65	1	
66	1	
67	1	
68	1	
69	1	
70	1	
71	1	
72	1	
73	1	
74	1	
75	1	
76	1	
77	1	
78	1	
79	1	
80	1	
81	1	
82	1	
83	1	
84	1	
85	1	
86	1	
87	1	
88	1	
89	1	
90	1	
91	1	
92	1	
93	1	
94	1	
95	1	
96	1	
97	1	
98	1	
99	1	
100	1	

FOR LOT #2 - LANDSCAPE PROVISIONS

Plant	Quantity	Notes
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	
14	1	
15	1	
16	1	
17	1	
18	1	
19	1	
20	1	
21	1	
22	1	
23	1	
24	1	
25	1	
26	1	
27	1	
28	1	
29	1	
30	1	
31	1	
32	1	
33	1	
34	1	
35	1	
36	1	
37	1	
38	1	
39	1	
40	1	
41	1	
42	1	
43	1	
44	1	
45	1	
46	1	
47	1	
48	1	
49	1	
50	1	
51	1	
52	1	
53	1	
54	1	
55	1	
56	1	
57	1	
58	1	
59	1	
60	1	
61	1	
62	1	
63	1	
64	1	
65	1	
66	1	
67	1	
68	1	
69	1	
70	1	
71	1	
72	1	
73	1	
74	1	
75	1	
76	1	
77	1	
78	1	
79	1	
80	1	
81	1	
82	1	
83	1	
84	1	
85	1	
86	1	
87	1	
88	1	
89	1	
90	1	
91	1	
92	1	
93	1	
94	1	
95	1	
96	1	
97	1	
98	1	
99	1	
100	1	

FOR LOT #3 - LANDSCAPE PROVISIONS

Plant	Quantity	Notes
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	
14	1	
15	1	
16	1	
17	1	
18	1	
19	1	
20	1	
21	1	
22	1	
23	1	
24	1	
25	1	
26	1	
27	1	
28	1	
29	1	
30	1	
31	1	
32	1	
33	1	
34	1	
35	1	
36	1	
37	1	
38	1	
39	1	
40	1	
41	1	
42	1	
43	1	
44	1	
45	1	
46	1	
47	1	
48	1	
49	1	
50	1	
51	1	
52	1	
53	1	
54	1	
55	1	
56	1	
57	1	
58	1	
59	1	
60	1	
61	1	
62	1	
63	1	
64	1	
65	1	
66	1	
67	1	
68	1	
69	1	
70	1	
71	1	
72	1	
73	1	
74	1	
75	1	
76	1	
77	1	
78	1	
79	1	
80	1	
81	1	
82	1	
83	1	
84	1	
85	1	
86	1	
87	1	
88	1	
89	1	
90	1	
91	1	
92	1	
93	1	
94	1	
95	1	
96	1	
97	1	
98	1	
99	1	
100	1	

Plant	Quantity	Notes
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	
14	1	
15	1	
16	1	
17	1	
18	1	
19	1	
20	1	
21	1	
22	1	
23	1	
24	1	
25	1	
26	1	
27	1	
28	1	
29	1	
30	1	
31	1	
32	1	
33	1	
34	1	
35	1	
36	1	
37	1	
38	1	
39	1	
40	1	
41	1	
42	1	
43	1	
44	1	
45	1	
46	1	
47	1	
48	1	
49	1	
50	1	
51	1	
52	1	
53	1	
54	1	
55	1	
56	1	
57	1	
58	1	
59	1	
60	1	
61	1	
62	1	
63	1	
64	1	
65	1	
66	1	
67	1	
68	1	
69	1	
70	1	
71	1	
72	1	
73	1	
74	1	
75	1	
76	1	
77	1	
78	1	
79	1	
80	1	
81	1	
82	1	
83	1	
84	1	
85	1	
86	1	
87	1	
88	1	
89	1	
90	1	
91	1	
92	1	
93	1	
94	1	
95	1	
96	1	
97	1	
98	1	
99	1	
100	1	

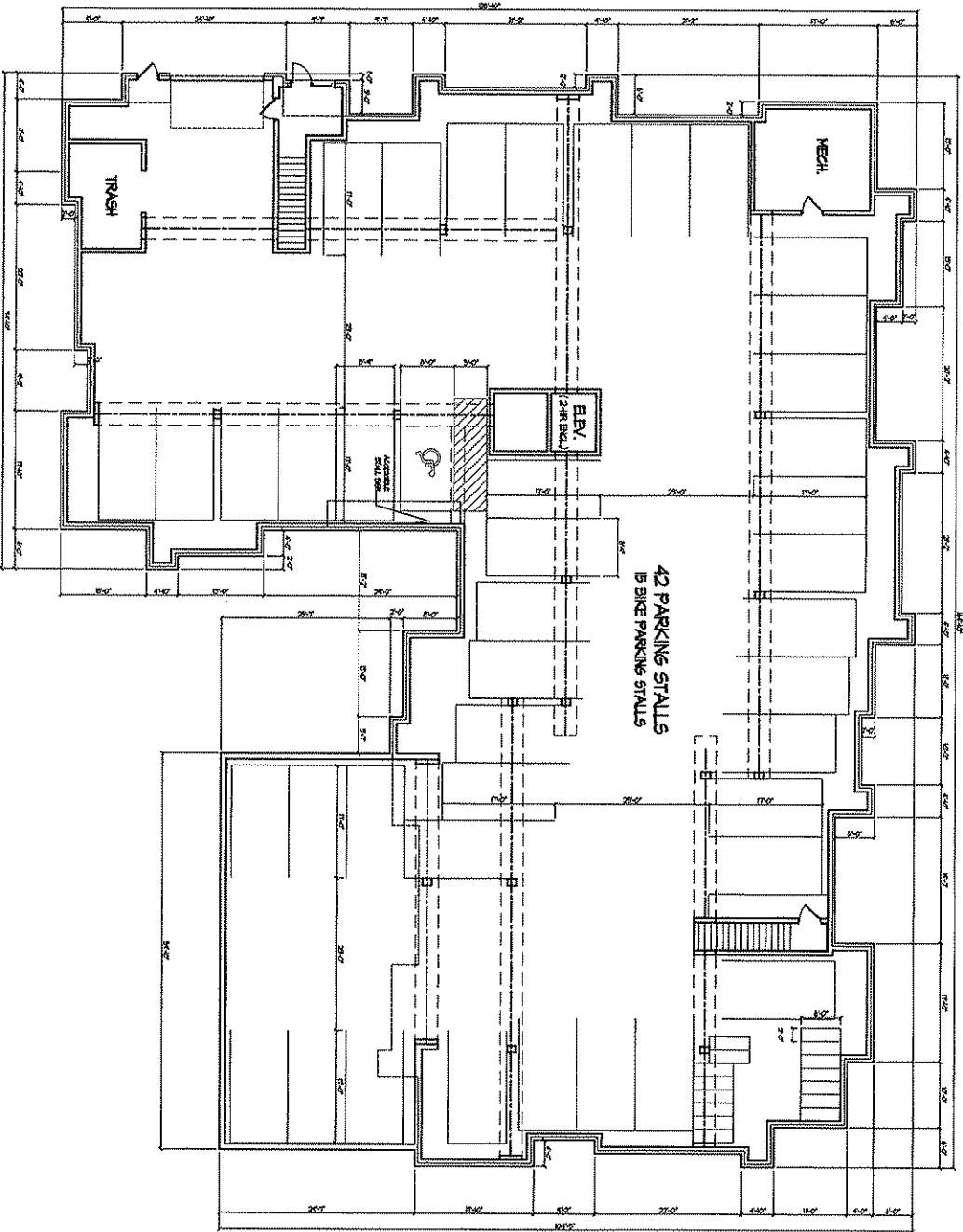
PROJECT: Lots #1 & #2 of Midtown Center
 8102 Mid Town Road

BUILDING #1
 DRAWING TITLE: Planting Plan

PROJECT NO: 0856

DRAWING NO: 1-1

DATE: 1/15/2008



BASEMENT FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 700 University Avenue, Suite 201
 Madison, Wisconsin 53706
 608-438-3100 Fax 608-438-4934

5

Project: Rip-off Standard - June 9, 2009

Project No: **Lots #2 & #3 of Midtown Center**
 8101 & 8114 Maple Dr.
 (AKA V18102 Mid Town Road)

Building #1 - 42 units
Basement Floor Plan

Project No: **0886**
 Drawing No: _____

Scale: _____
 Date: _____

5

KNOTHE & BRUCE ARCHITECTS
7801 University Avenue, Suite 201
Dallas, Texas 75247
408.586.4100 Fax 408.586.4104

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

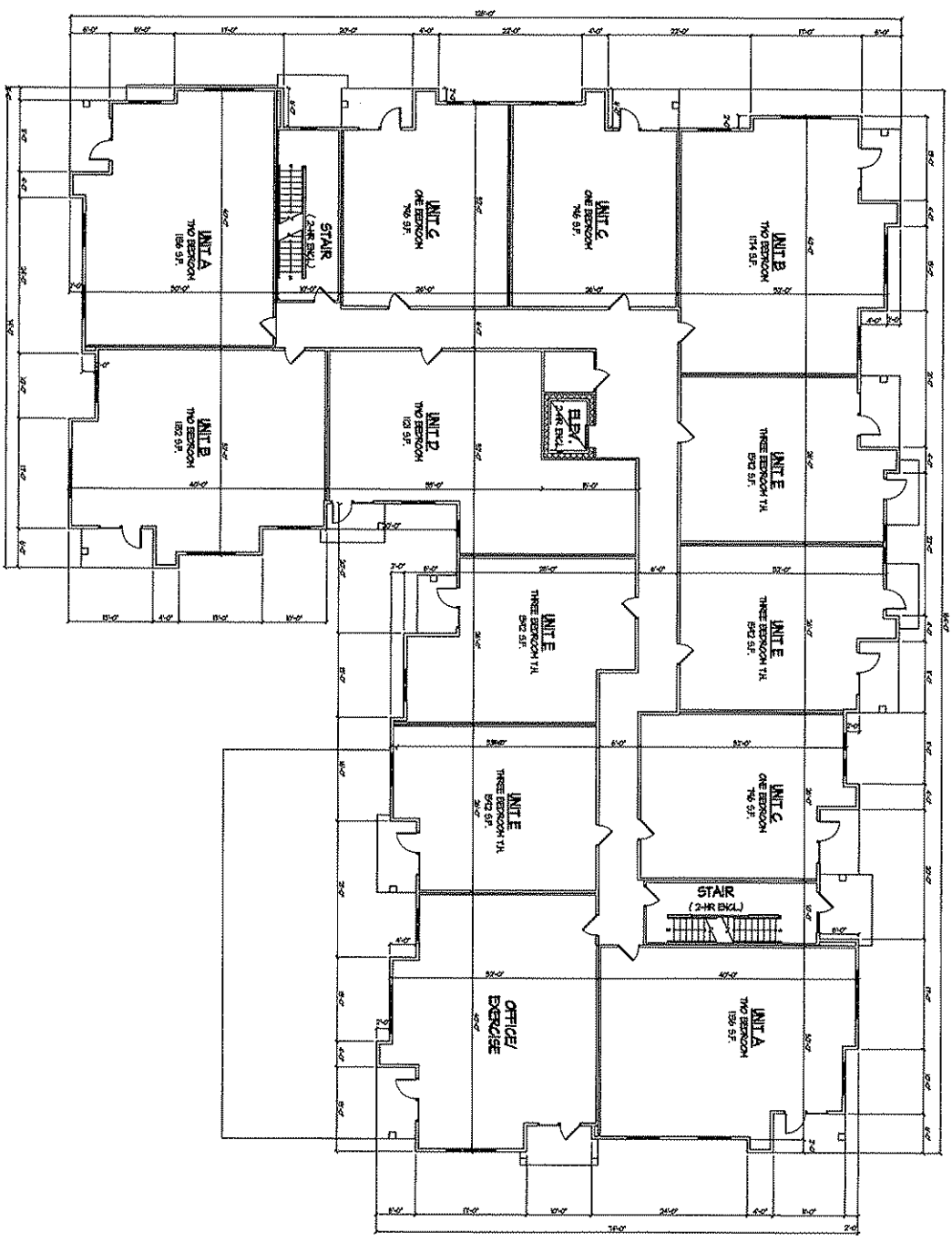
PROJECT NO: _____
SHEET NO: _____

REVISION: _____
DATE: _____

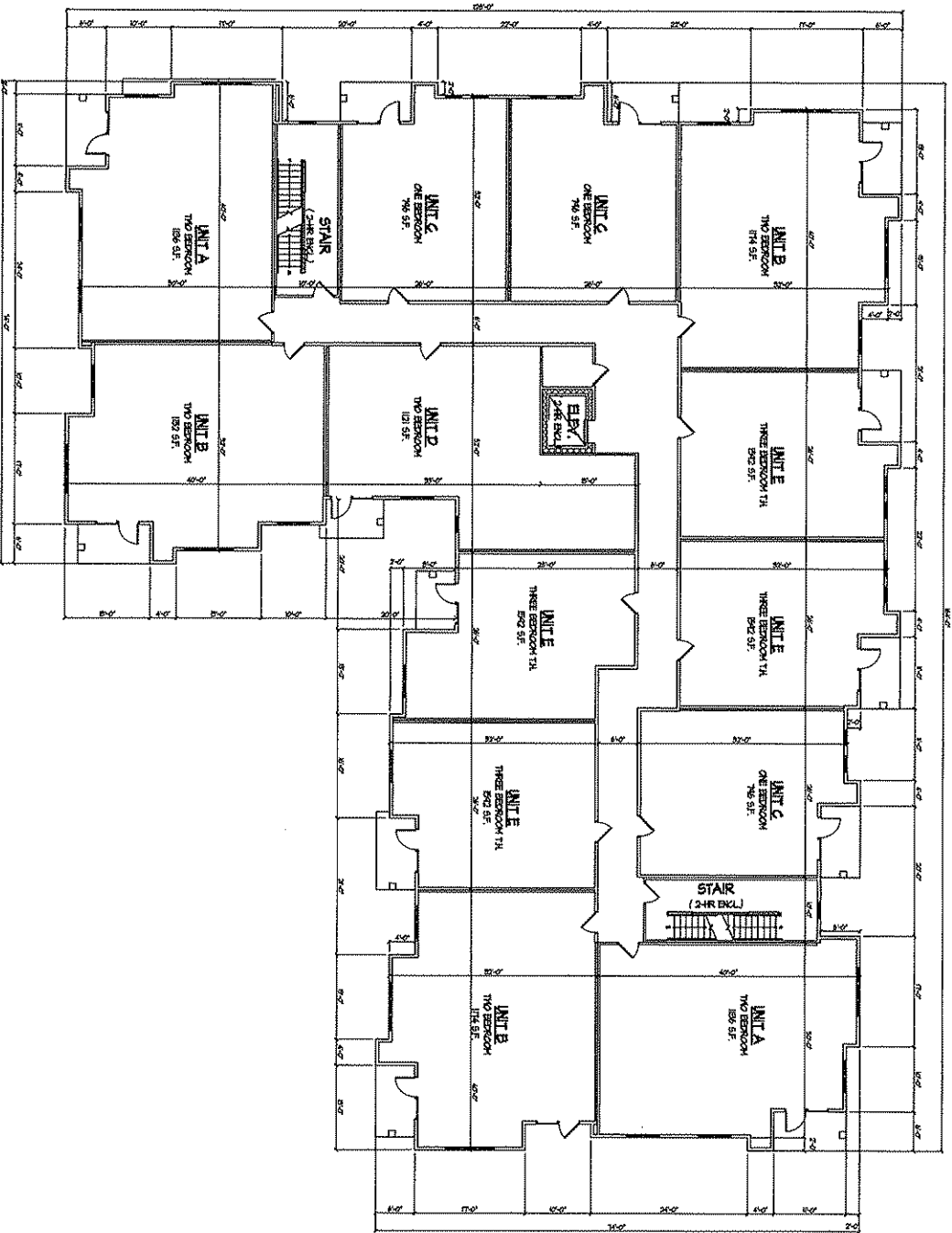
Project Title: **Lots #2 & #3 of Meadow Center**
8101 & Bill Meigs Dr.
AKA-18102 Mid Town Road

Building #: **- 42 Unit**
Drawing for: **First Floor Plan**

Project No: _____
Drawing No: **2**



FIRST FLOOR PLAN



SECOND FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 701 University Avenue, Suite 201
 Middleton, Wisconsin 53520
 608-835-5100 Fax 608-835-6934

Project: **Flamingo - Unit 5, 2001**

Project To: **Lots #2 & #3 of Midtown Center 8101 & 8119 Maple Dr. (AKA-18102 Mid Town Road**

Building #1 - 42 Units
 Project No: **0886**
 Drawing No: **9**

5

**KNOTHE
& BRUCE**
ARCHITECTS

740 University Avenue, Suite 1100
Berkeley, CA 94702
415.841.1100
415.841.1101 Fax 415.841.1102

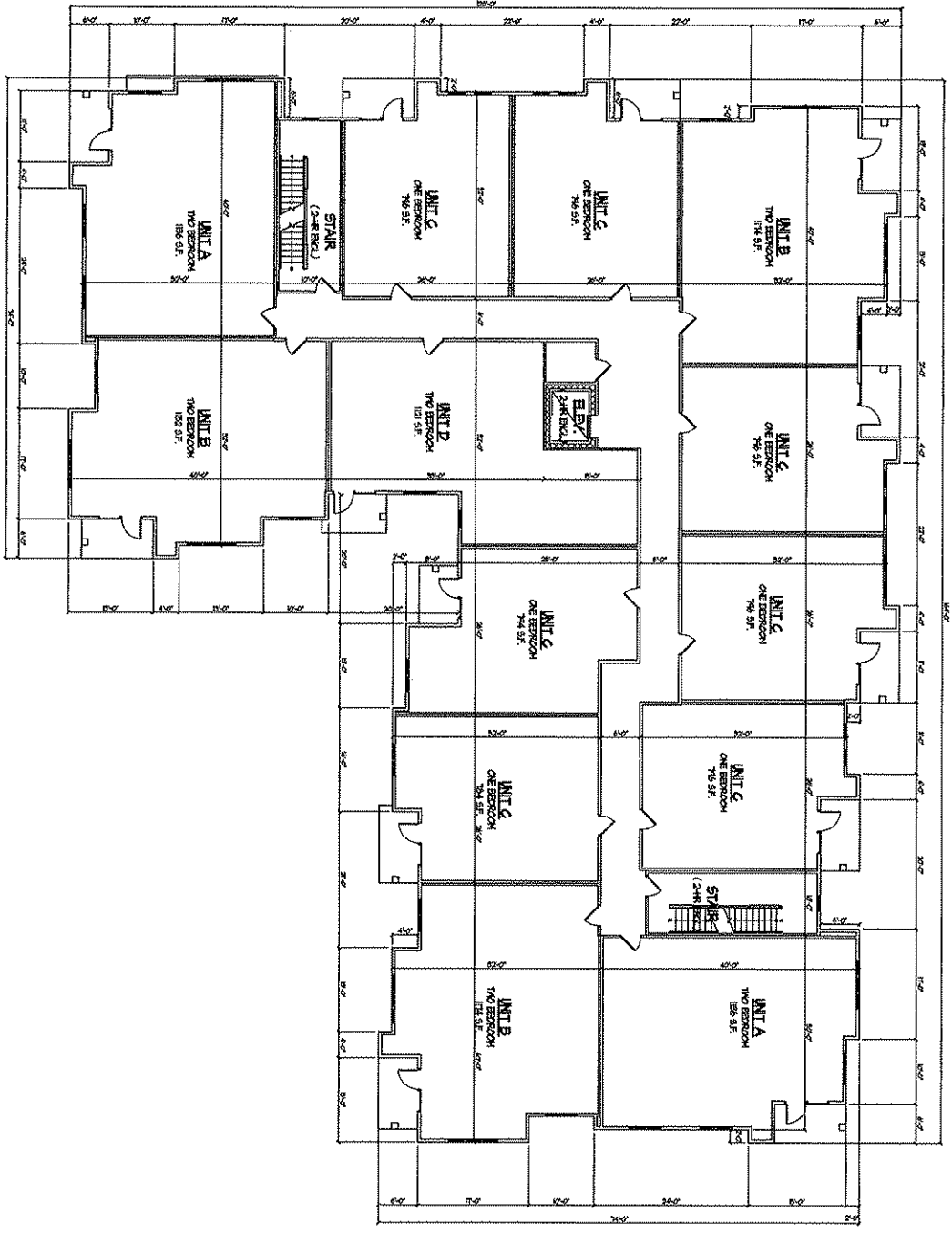
DATE: 06/03/04

NO: 0356

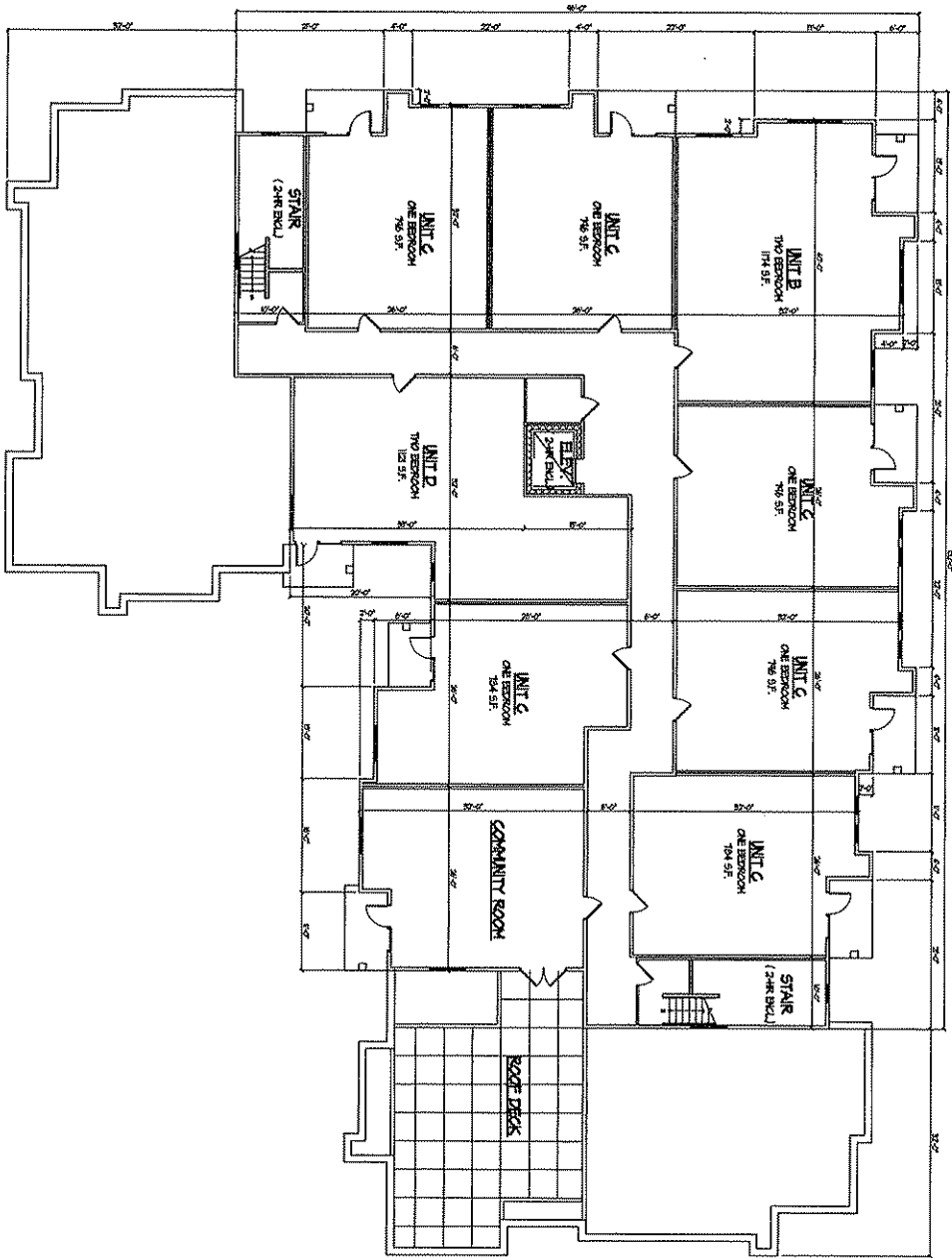
PROJECT:
Midtown Center
8101 & 8117 Mogo Dr.
Oakland, CA 94612

Building #1 - 42 Units
Third Floor Plan

Project No.	0356	Drawing No.	4
-------------	------	-------------	---



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue, Suite 400
 Minneapolis, MN 55424
 612-835-3100 Fax: 612-835-6934

DATE: 12/11/04
 PROJECT: 040000 - 4th Flr

Project No: 040000
 Location: 4th Flr
 Building No: 42 Units
 Drawing No: 040000-04
 Title: Fourth Floor Plan

Project No: 040000
 Drawing No: 040000-04
 Title: Fourth Floor Plan

5

KNOTHE & BRUCE ARCHITECTS
 1002 Broadway Avenue Suite 200
 Denver, Colorado 80202
 303.733.1300 Fax 303.733.1304

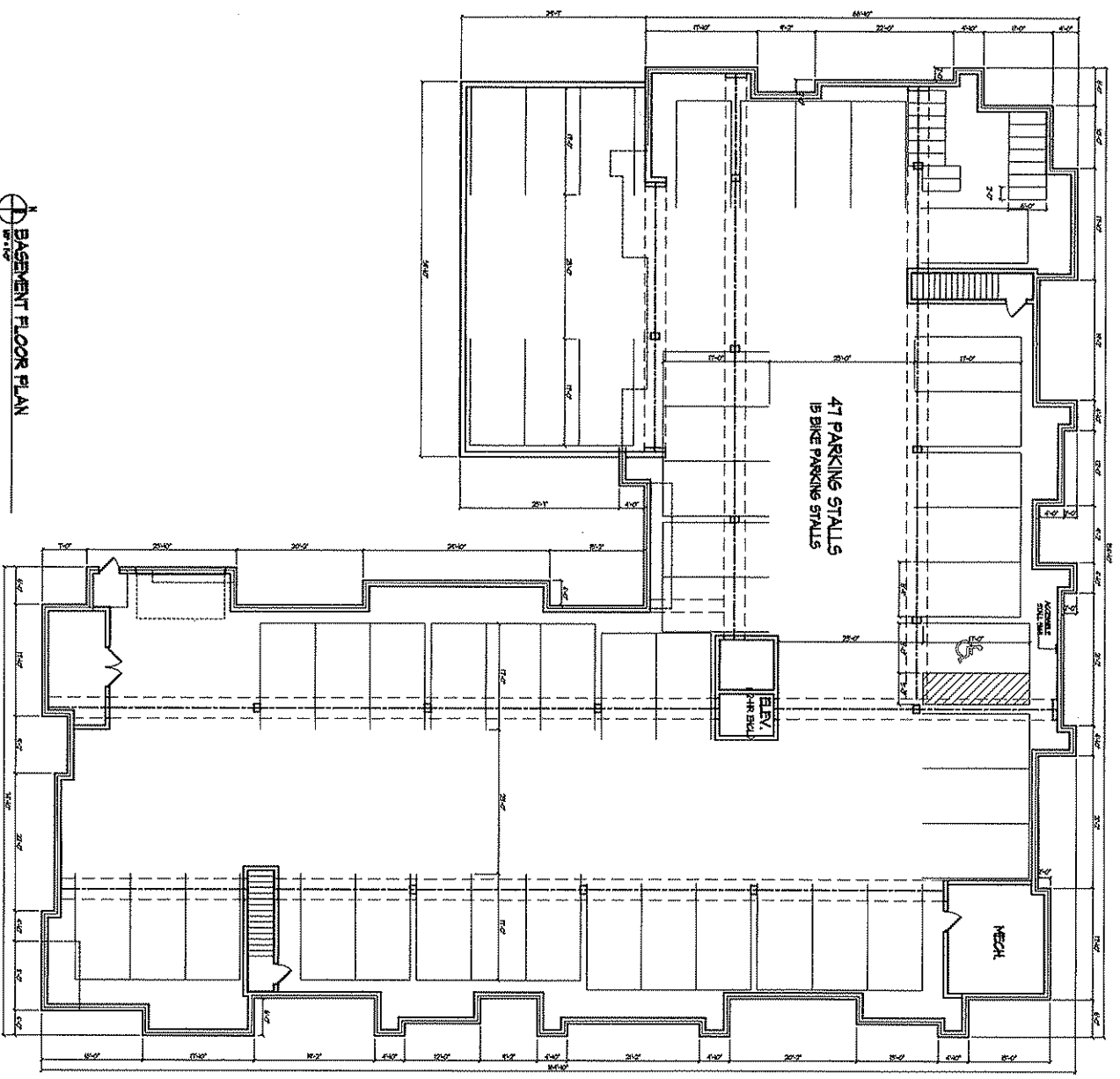
Project: _____
 Date: _____

Revision
 R1: 08/27/2004 - Jun 9, 2004

Project Title
**Lots #2 & #3 of
 Midtown Center
 8101 & Billings Way Dr.
 (AKA 18102 Mid Town Road**

Building #2 - 46 Unit
 Basement Floor Plan

Sheet No. _____
 Drawing No. **0226**
6



BASEMENT FLOOR PLAN

5

KNOTHE & BRUCE ARCHITECTS
 7001 University Avenue, Suite 201
 Middleton, Wisconsin 53562
 608.836.4300 Fax: 608.836.4304

Scale:

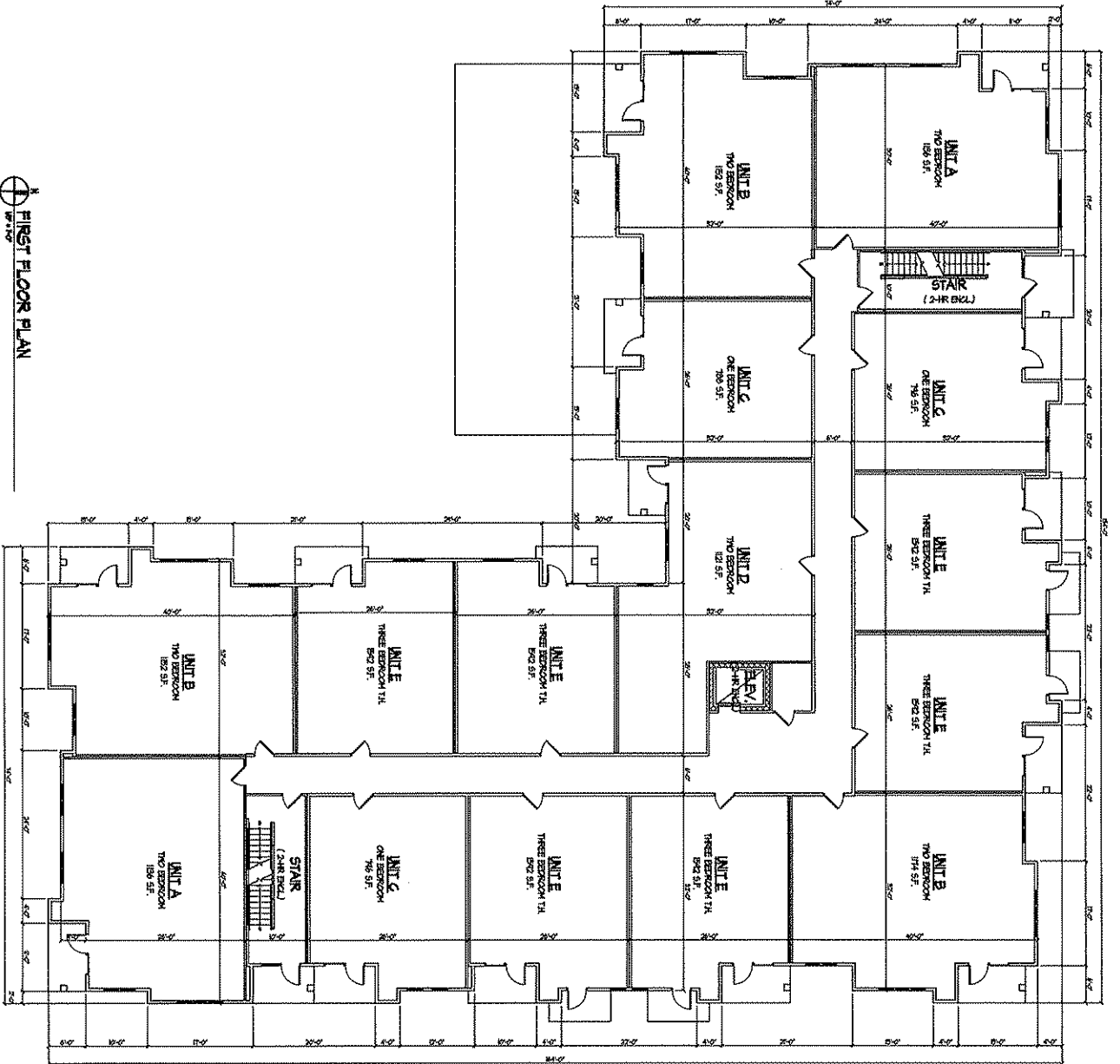
Notes:

Revision
 R1-01/02 Standard - June 9, 2004

Project:
 Lots #2 & #3 of
 Midtown Center
 2101 & 2119 Maple Dr.
 (AKA 18102 Mid Town Road)

Building #2 - 46 Unit
 First Floor Plan

Project No. 0956
 Drawing No. 1



 **FIRST FLOOR PLAN**

5

KNOTHE & BRUCE ARCHITECTS

7501 University Avenue, Suite 200
Dallas, Texas 75248
Tel: 972.353.1000 Fax: 972.353.6704

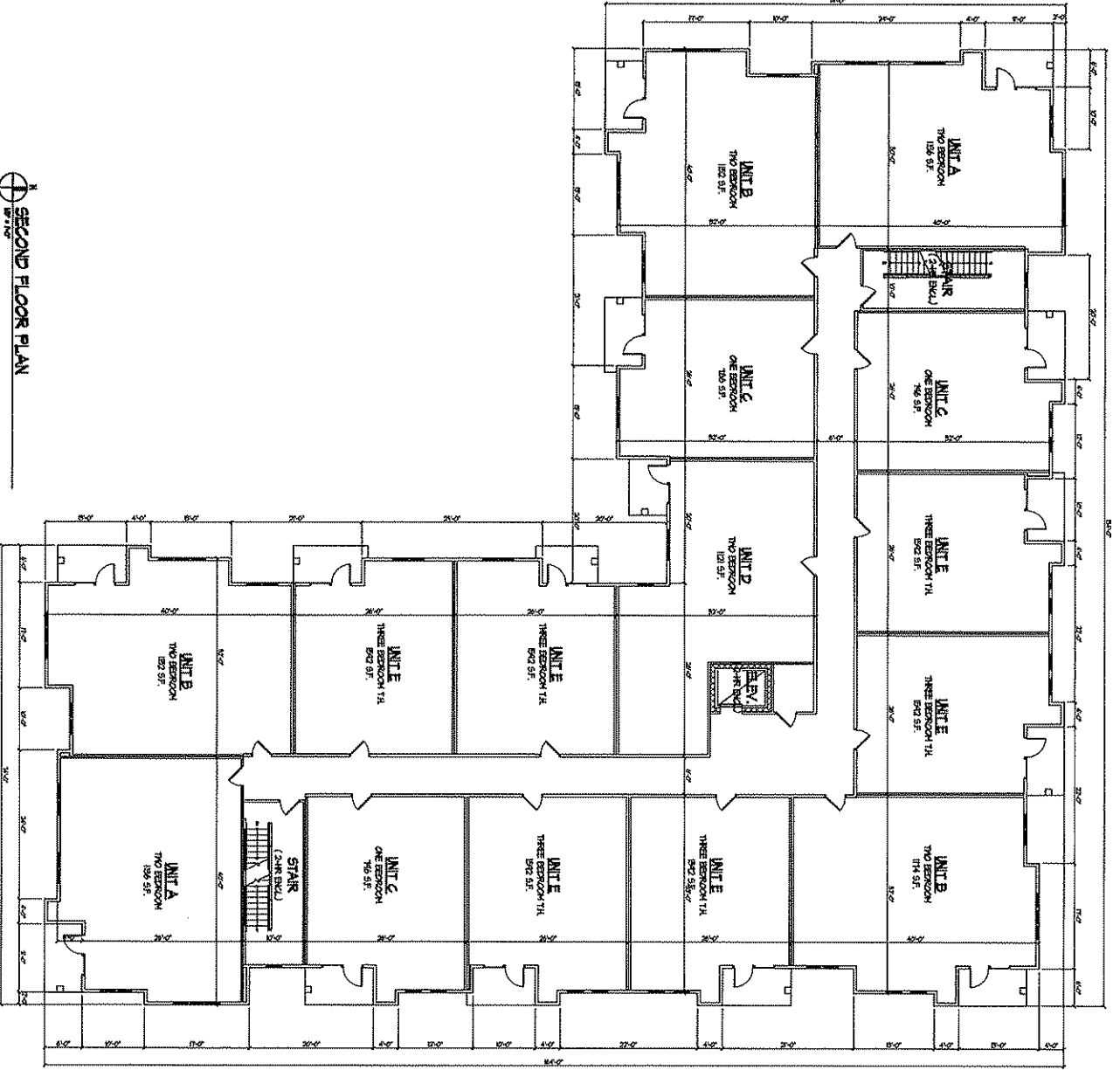
Owner:

Drawn:

Project:
Phase: 2 - Planning - July 9, 2009

Project No:
Sheet No:
Building #2 - 46 Unit
Second Floor Plan

0896
9



SECOND FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 7801 University Avenue Suite 201
 Dallas, Texas 75247
 469.383.1190 Fax 469.383.6794

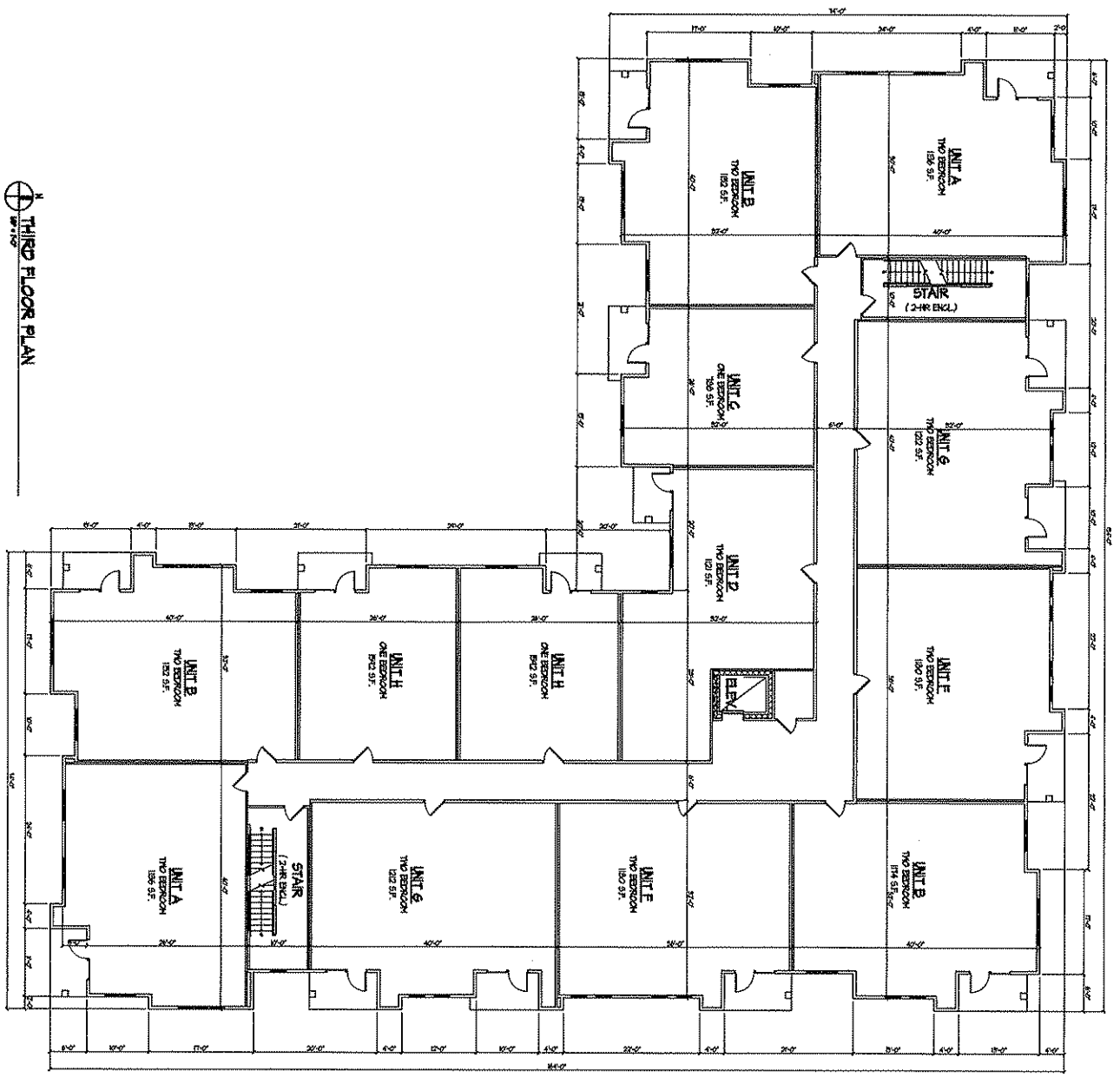
Project: _____
 Date: _____

Revision:
 No. 01 - 08/28/2004 - June 9, 2004

Project Title:
**Lots #2 & #3 of
 Midtown Center**
 8101 & 8114 Maple Dr.
 (AKA 18102 Mid Town Road)

Building #2 - 46 Unit
 Owner's Use
Third Floor Plan

Project No. _____
 Drawing No. **0836**
 Date: _____



THIRD FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
7651 University Avenue Suite 201
Oakland, CA 94620
Tel: 510.835.0344 Fax: 510.835.0344

Client: _____
Date: _____

Revision:
R1: 01/10/2001 - Jan 9, 2001

Project Title:
**Lots #2 & #3 of
Midtown Center
8101 & 8117 Meigs Dr.
Oakland, CA 94612 Mid Town Road**

Building #2 - 46 Unit
Drawing Title:
Fourth Floor Plan

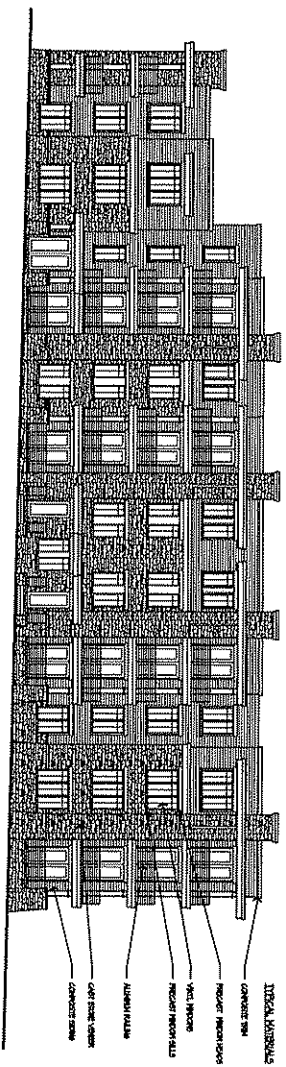
Project No: _____
Drawing No: **0836**
Scale: _____
Date: _____



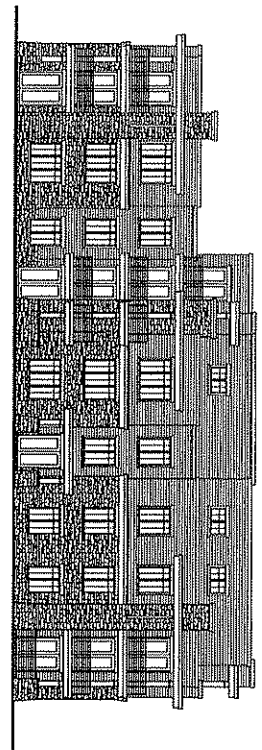
FOURTH FLOOR PLAN

KNOTHE & BRUCE ARCHITECTS
 701 University Avenue Suite 201
 Berkeley, CA 94702
 415.863.3109 Fax 415.863.6794

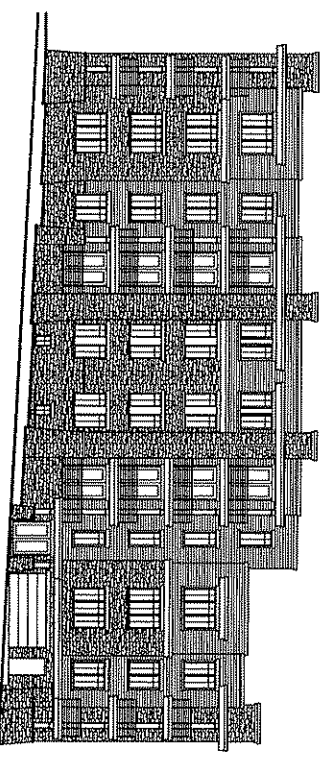
Contract: _____
 Date: _____



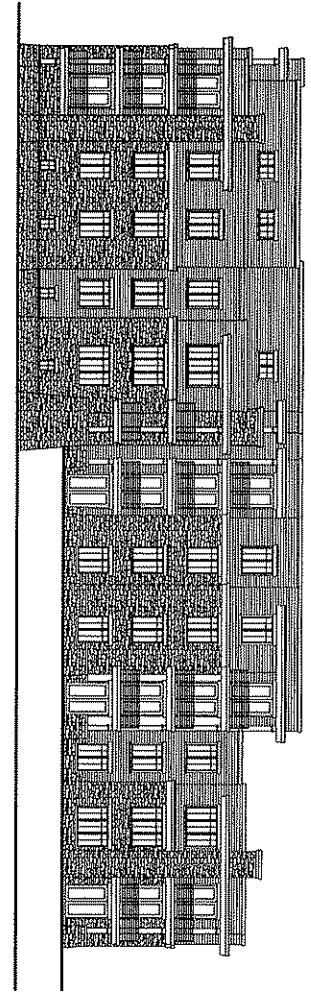
NORTH ELEVATION (ALONG MAYO DRIVE)



EAST ELEVATION



WEST ELEVATION

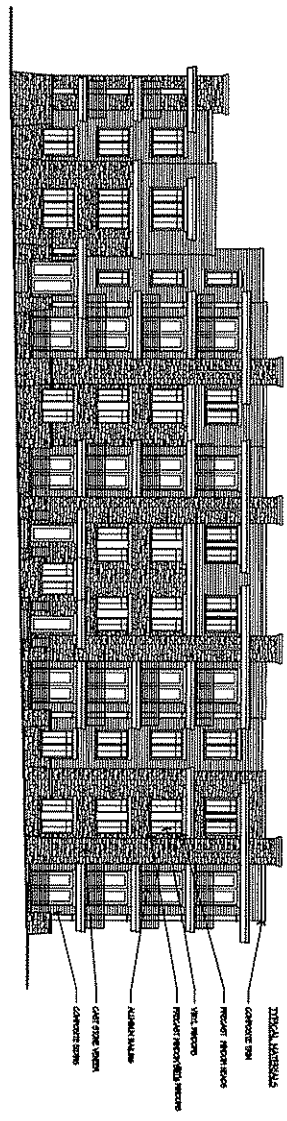


SOUTH ELEVATION

Project: _____
 Date: _____

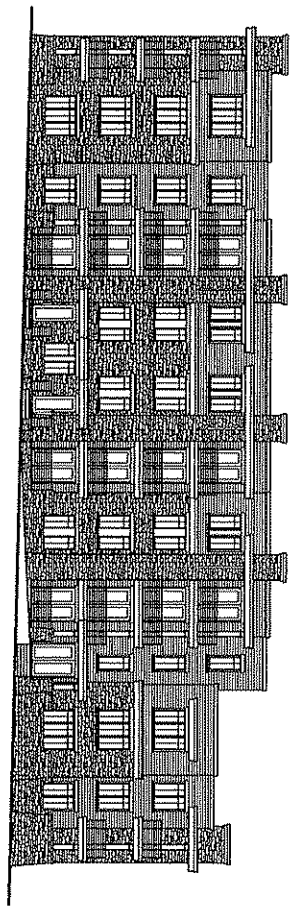
Project Title: _____
 Location: _____

Project No: _____
 Drawing No: _____

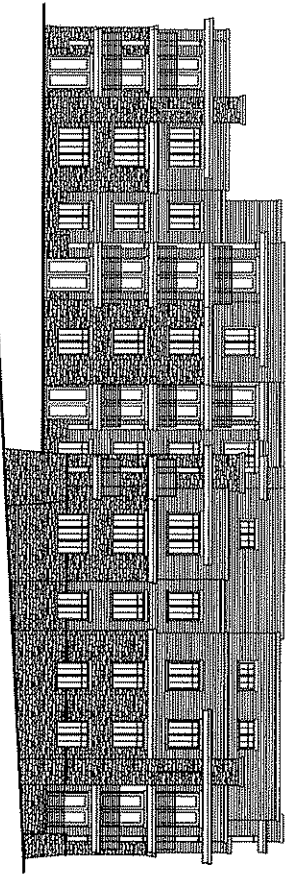


EAST ELEVATION (ALONG CARNS DR.)

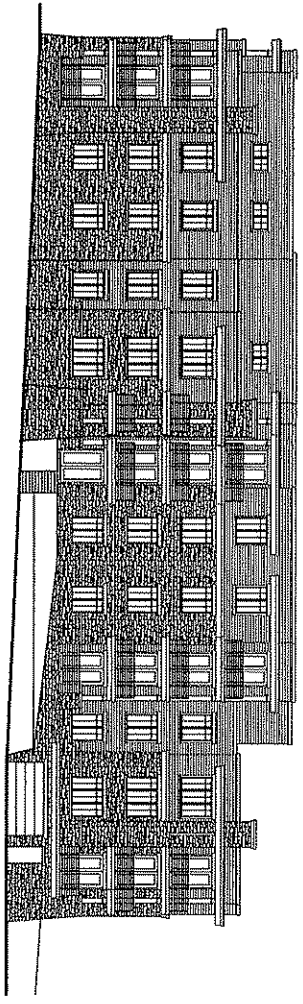
- TRIPLEX MATERIALS
- CONCRETE TYP
- BRICK/ TERRAZZO
- VELL MASON
- BRICK/ TERRAZZO MIXTURE
- ALUMINUM PANEL
- CAST STONE VENT
- CONCRETE TYP



NORTH ELEVATION (ALONG MAYO DRIVE)



SOUTH ELEVATION



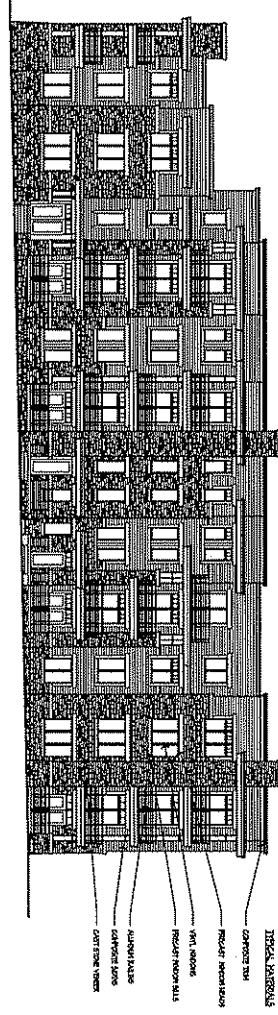
WEST ELEVATION

Project No. 0936
 Rev. 01-09-2005

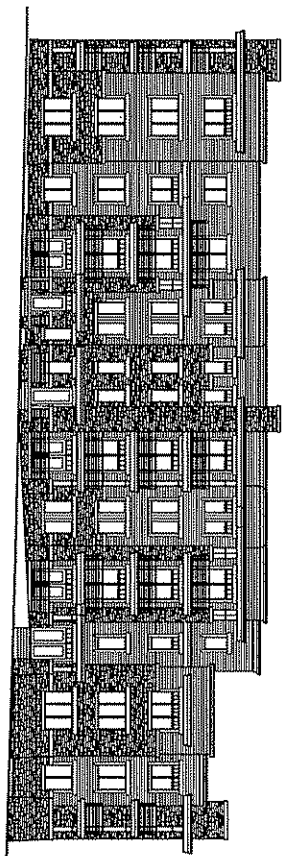
Project No. 0936
 Rev. 01-09-2005

Project No. 0936
 Rev. 01-09-2005

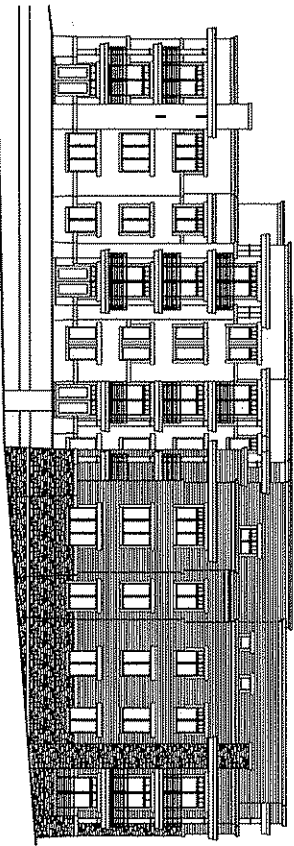
7/18/09 SUBMITTAL TO UDC



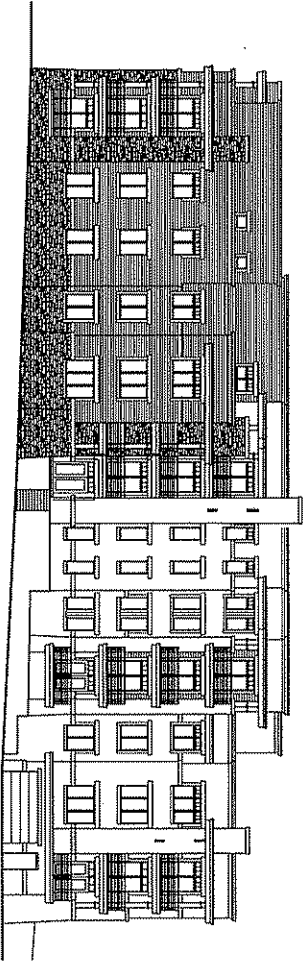
○ EAST ELEVATION (ALONG CARUS DR.)



○ NORTH ELEVATION (ALONG MAYO DRIVE)



○ SOUTH ELEVATION



○ WEST ELEVATION

KNOTHE & BRUCE ARCHITECTS
 7401 University Avenue Suite 200
 Bethesda, MD 20814
 301.462.1310

Notes:
 1. RCP-02 Material - Jan 9, 2009
 2. RCP-03 Material - Jan 10, 2009
 3. UDC Final Approval - July 8, 2009

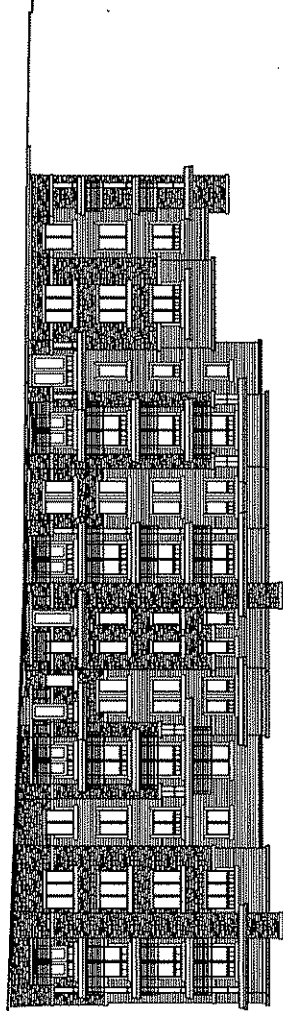
Project:
 Lots #2 & #3 of
 Midtown Center
 8101 & 8119 Mayo Dr.
 (AKA) 1002 Mid Town Road

Package #2 - 46 Units
 Elevations

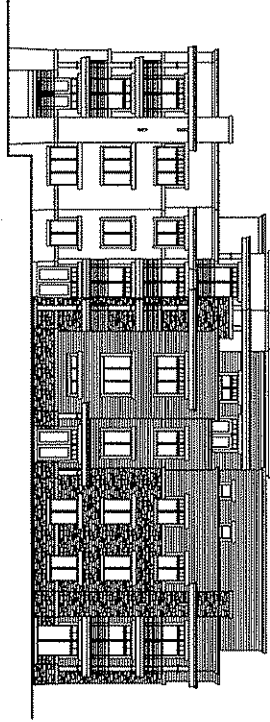
0856
 4

5

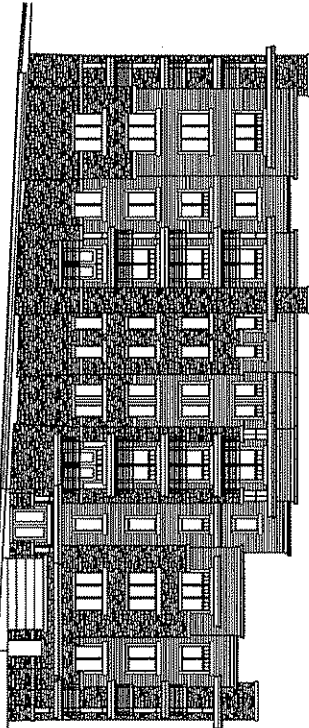
7/8/09 SUBMITTAL TO UDC



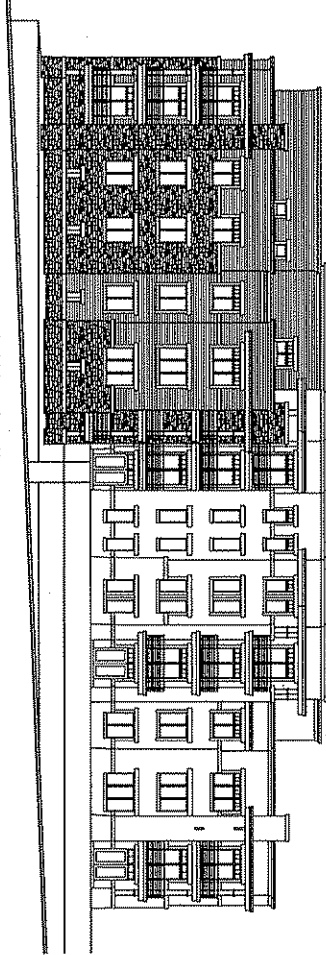
○ NORTH ELEVATION (ALONG MAYO DRIVE)



○ EAST ELEVATION



○ WEST ELEVATION



○ SOUTH ELEVATION

KNOTHE & BRUCE
ARCHITECTS

1000 University Avenue, Suite 201
Berkeley, CA 94704
415.841.3100 Fax 415.841.3114

DATE: _____

Project:
RIP-off Alameda - June 9, 2004
1500 West Street - June 12, 2004
UDC Final Schematic - July 9, 2004

Project Title:
Lots #2 & #3 of
Midtown Center
8101 & 8119 Mayo Dr.
(AKA 1802 Mid Town Road)

Building #1 - 42 Units
From the
Elevations

Project No:
0856

Sheet No:
3

Scale:
1/8" = 1'-0"