

CITY OF MADISON

Proposed Conditional Use

Location: 6326 Maywick Drive

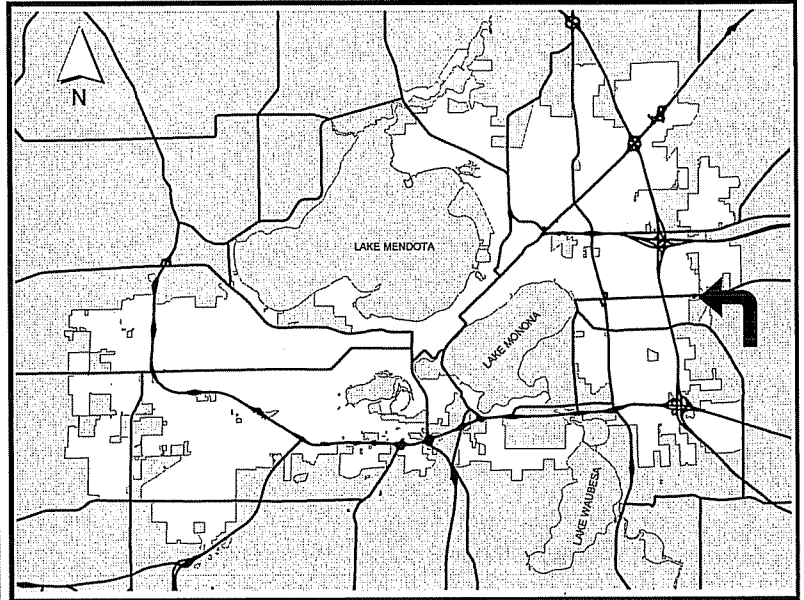
Project Name: Maywick Apartments

Applicant: Jeff Wickline/Peter Weston -
The Design Alliance

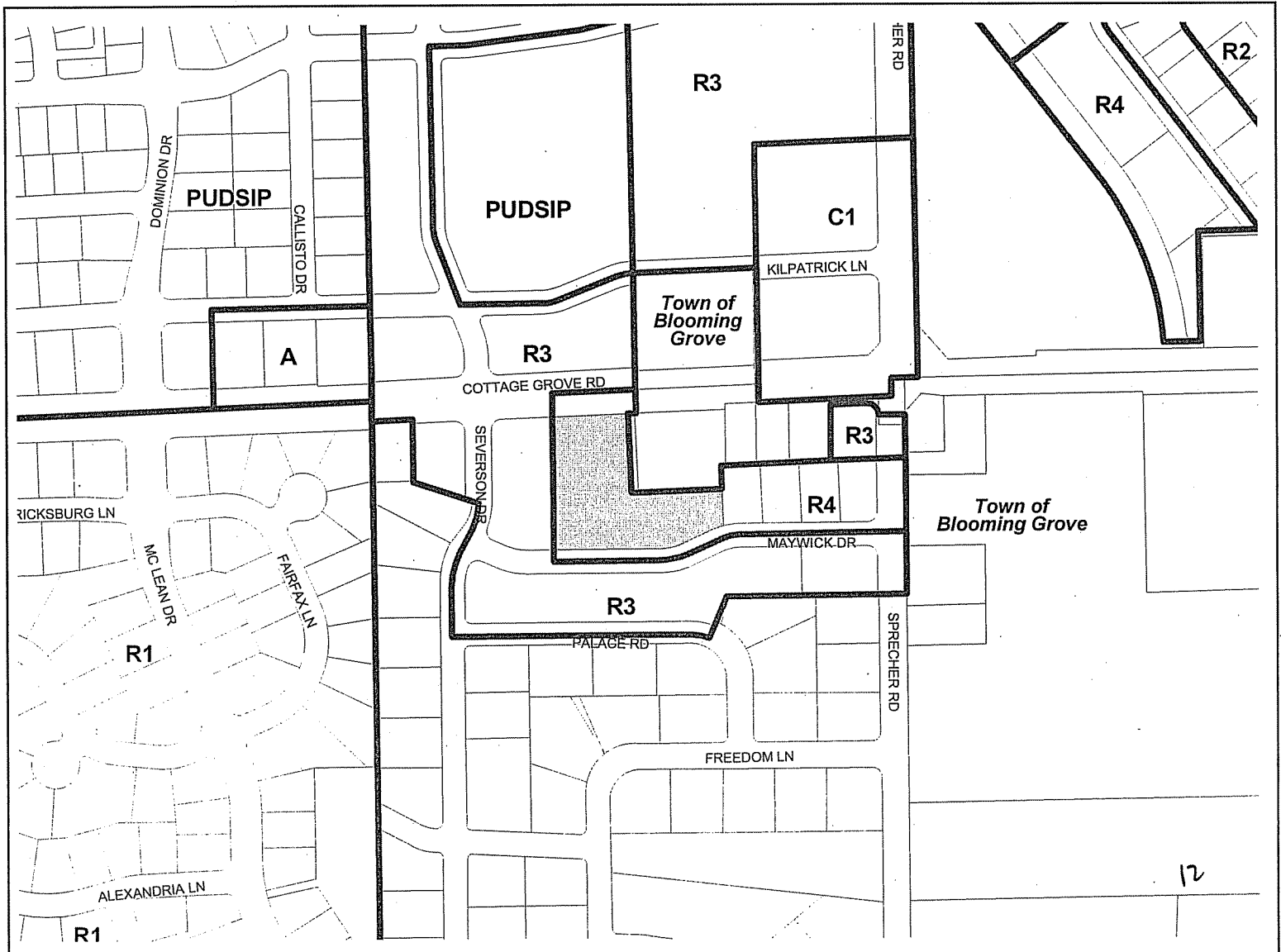
Existing Use: Vacant Land

Proposed Use: 18-Unit and 20-Unit
Apartment Buildings

Public Hearing Date:
Plan Commission 09 January 2006



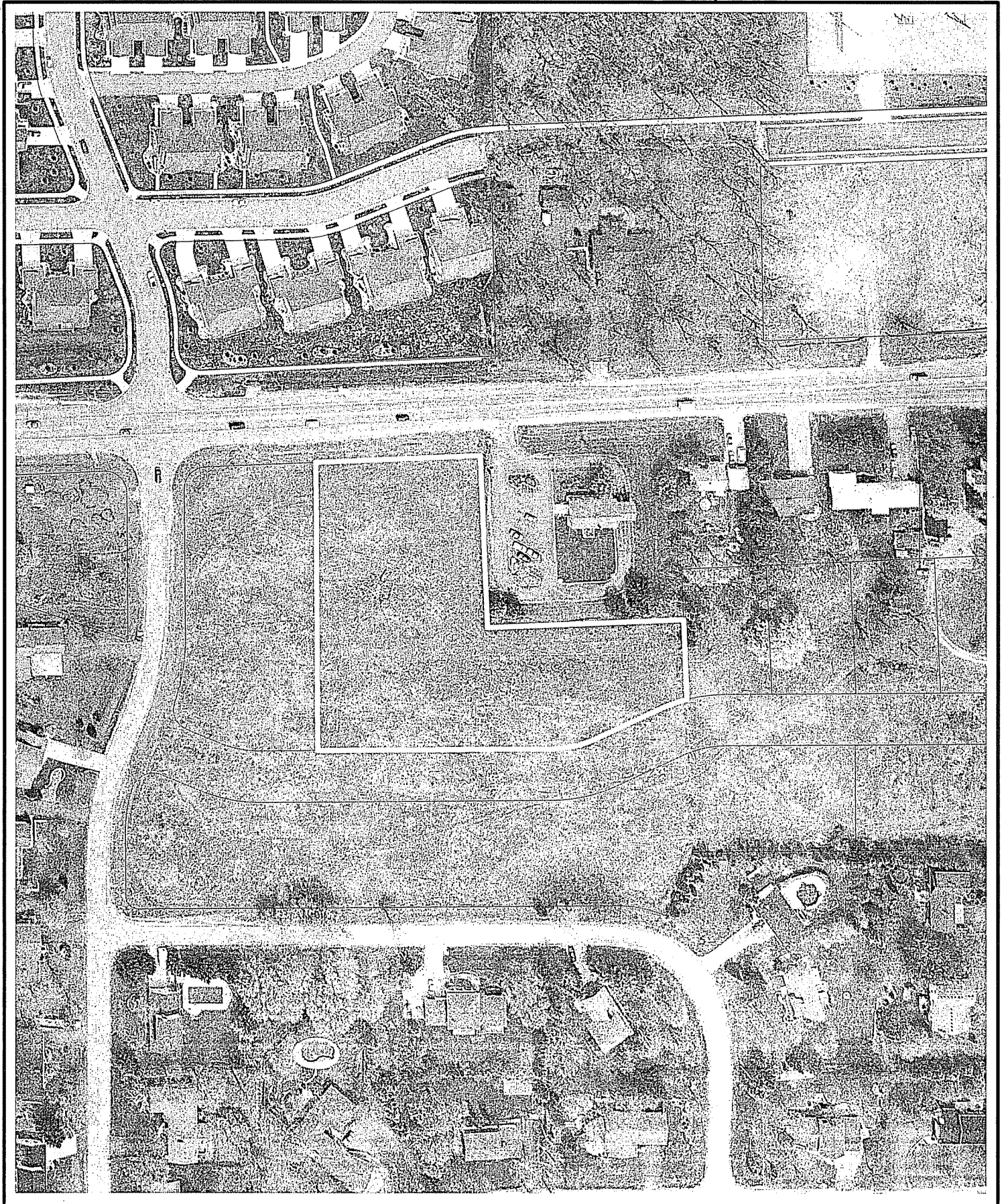
For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



6326 Maywick Drive

0 100 Feet

Date of Aerial Photography - April 2003



LAND USE APPLICATION Madison Plan Commission

1 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 \$1050 Receipt No. 65715

Date Received 10-26-05

Received By RT

Parcel No. 0710-114-1804-5

Aldermanic District 16, Judy Compton

GQ OK!

Zoning District R4

For Complete Submittal

Application Letter of Intent

IDUP _____ Legal Descript.

Plan Sets Zoning Text N/A

Alder Notification _____ Waiver

Ngbrhd. Assn Not. N/A Waiver _____

Date Sign Issued _____

1. Project Address: 6326 MAYWICK DR.
~~MAYWICK APARTMENTS~~ Project Area in Acres: 2.19

Project Title (if any): MAYWICK APARTMENTS

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 checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: PETER WESTON Company: THE DESIGN ALLIANCE

Street Address: 1001 MADISON AVE. S#C City/State: FT. ATKINSON, WI Zip: 53538

Telephone: (920) 563-3404 Fax: (920) 568-7058 Email: peterw@thedesigalliance.us

Project Contact Person: SAME AS ABOVE Company: _____

Street Address: _____ City/State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): JEFF WICKLINE

Street Address: 6073 COTTON TRAIL City/State: MADISON, WI Zip: 53718

4. Project Information:

Provide a general description of the project and all proposed uses of the site: PROPOSED 18 + 20

UNIT APARTMENT BUILDINGS, 5B CONSTRUCTION, SPRINKLERED.

Development Schedule: Commencement _____ Completion _____

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: \$ _____ 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 _____ Plan, which recommends: _____ 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:

Judy Compton waived the 30 day notification period 11-2-05
 If the alder has granted a waiver to this requirement, please attach any such correspondence to this form. Kaw.

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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name _____ Date _____ P

Signature _____ Relation to Property Owner _____

Authorizing Signature of Property Owner [Signature] Date 10-25-05

Letter of Intent

October 24, 2005

Project Name:

Maywick Properties

Construction Schedule:

January 2006 - January 2007

Description of Existing Conditions:

The site is currently vacant. It is part of a larger development that includes single-family residences, duplexes, and 4-unit apartment / condominiums.

Owner / Developer:

Jeff Wickline
H.D. Enterprises II, L.L.C.
6073 Cottontail Trail
Madison, WI 53718
608-576-1153 mobile
608-223-9877 phone
608-223-9881 fax

Architect:

The Design Alliance Architects, Inc.
Peter A. Weston, Owner
1001 Madison Avenue, Suite C
Fort Atkinson, WI 53538
920-563-3404 phone
920-568-7058 fax

Building Descriptions / Uses:

Both proposed buildings are tentatively planned to be rented as apartment buildings, but condominiums are being considered.

Building Areas:

18-unit: Parking Garage 11,889 s.f.

Main Floor	12,103 s.f.
Upper Floor	12,103 s.f.
<u>Loft</u>	<u>1,423 s.f.</u>
Total Gross Area:	37,520 s.f.

12

20-unit: Parking Garage 12,750 s.f.	
Main Floor	13,176 s.f.
Upper Floor	13,176 s.f.
Loft	<u>1,956 s.f.</u>
Total Gross Area:	41,058 s.f.

Number of Employees:

N/A

Capacity:

N/A

Parking Spaces:

20-Unit Parking Garage:	27 stalls
18-Unit Parking Garage:	26 stalls
Shared surface parking lot:	14 stalls

Hours of Operation:

N/A

Site Area:

2.19 Acres

Number of Dwelling Units:

Building "A": 20-Units

Main Floor:	4) 1-bedroom
	6) 2-bedroom
Upper Floor:	4) 1-bedroom + loft
	6) 2-bedroom + loft

Total # of Bedrooms: 32

Building "B": 18-Units

Main Floor:	4) 1-bedroom
	4) 2-bedroom
	1) 3-bedroom
Upper Floor:	4) 1-bedroom + loft
	4) 2-bedroom + loft
	1) 3-bedroom

Total # of Bedrooms: 30

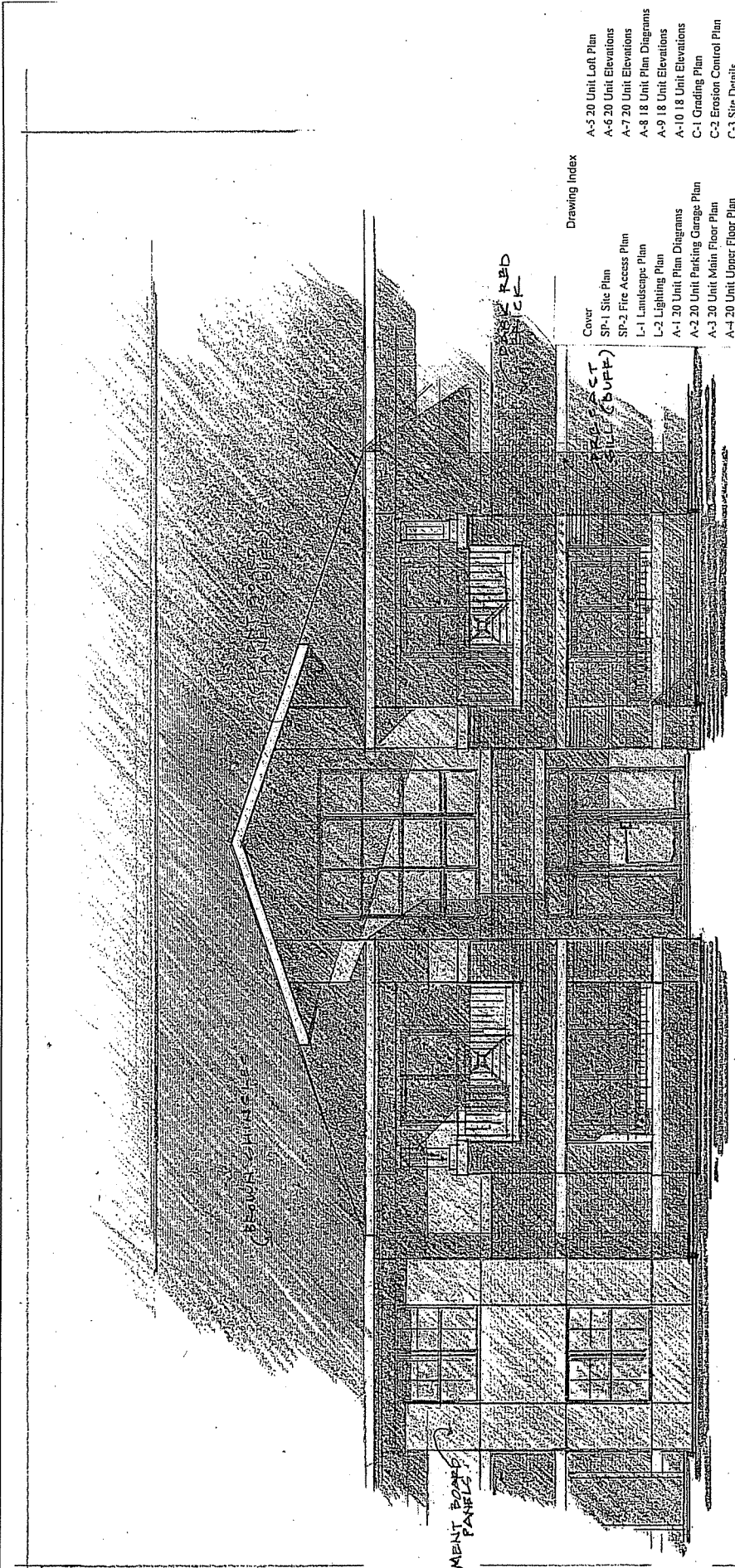
Total # of Bedrooms on Lot: 62

School Children Estimate:

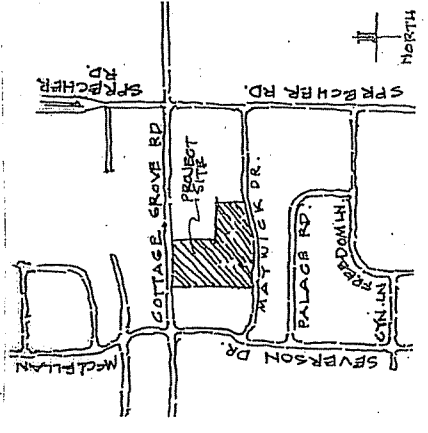
20 children

(end)

12



- Drawing Index
- SP-1 Site Plan
 - SP-2 Fire Access Plan
 - L-1 Landscape Plan
 - L-2 Lighting Plan
 - A-1 20 Unit Plan Diagrams
 - A-2 20 Unit Parking Garage Plan
 - A-3 20 Unit Main Floor Plan
 - A-4 20 Unit Upper Floor Plan
 - A-5 20 Unit Loft Plan
 - A-6 20 Unit Elevations
 - A-7 20 Unit Elevations
 - A-8 18 Unit Plan Diagrams
 - A-9 18 Unit Elevations
 - A-10 18 Unit Elevations
 - C-1 Grading Plan
 - C-2 Erosion Control Plan
 - C-3 Site Details



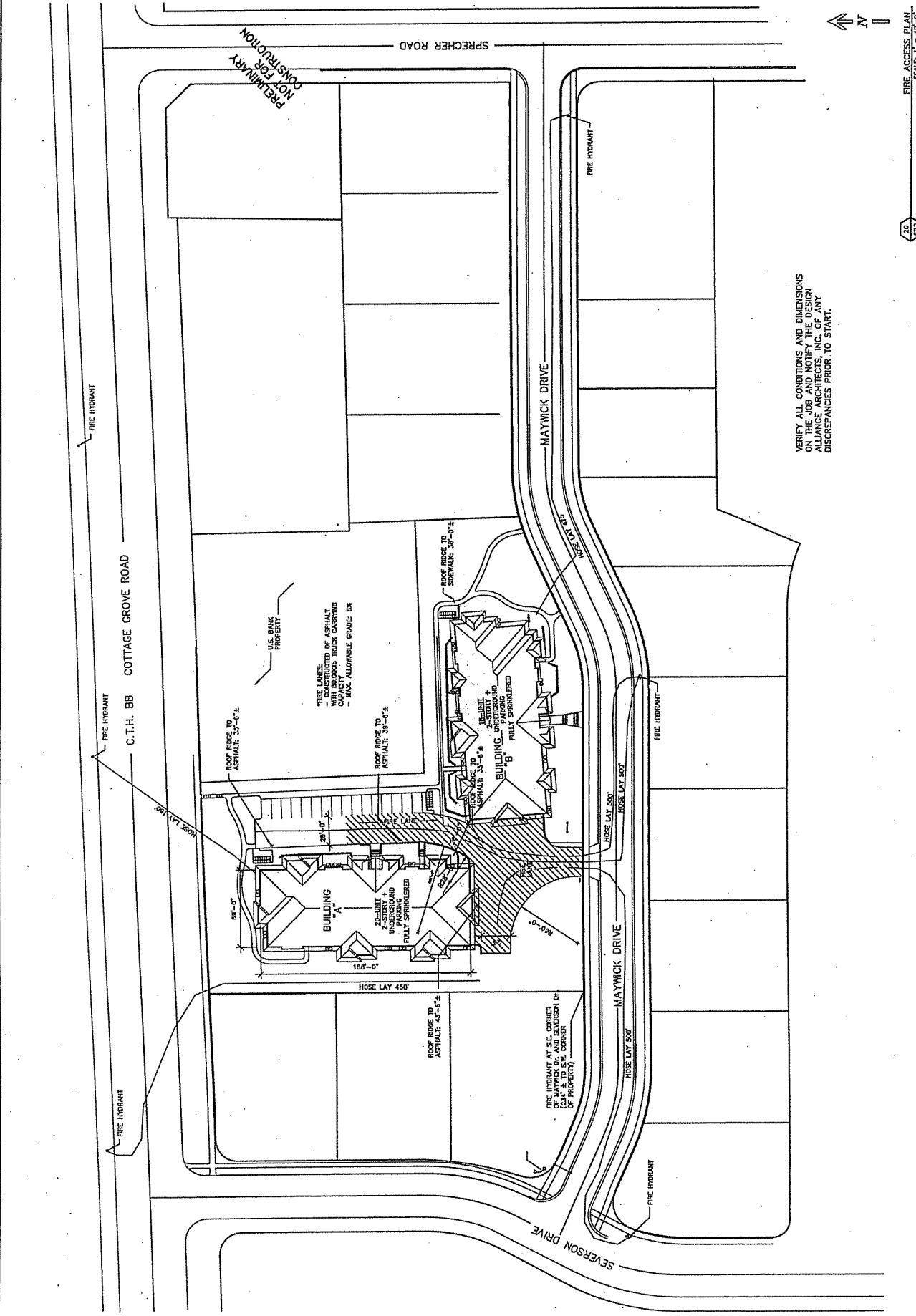
Maywick Apartments Madison, Wisconsin

iDesign Alliance Architects, Inc.

(608) 555-3404
FAX (608) 555-7558

1001 Madison Avenue
Fort Atkinson, WI

VERIFY ALL CONDITIONS AND DIMENSIONS
 IN THE FIELD PRIOR TO CONSTRUCTION.
 ALLIANCE ARCHITECTS, INC. OF ANY
 DISCREPANCIES PRIOR TO START.



FIRE ACCESS PLAN
 SCALE: 1" = 40'-0"
 DATE: SEPTEMBER 22, 2006
 2005 MAYWICK APARTMENTS

DRAWING NAMES	
FIRE ACCESS PLAN	

REVISONS	
1	11/9/2005
2	1/3/2006

PROJECT DATA
 DATE: 10/25/05
 DRAWN BY: CL
 CHECKED BY: P.W.
 SHEET NO.

SP-2

MAYWICK APARTMENTS
 6322 Maywick Drive
 Madison, WI

DRAWING NAMES	SITE PLAN
REVISIONS	
1	11/9/2005
2	1/3/2006
PROJECT DATA	
DATE:	10/25/05
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	

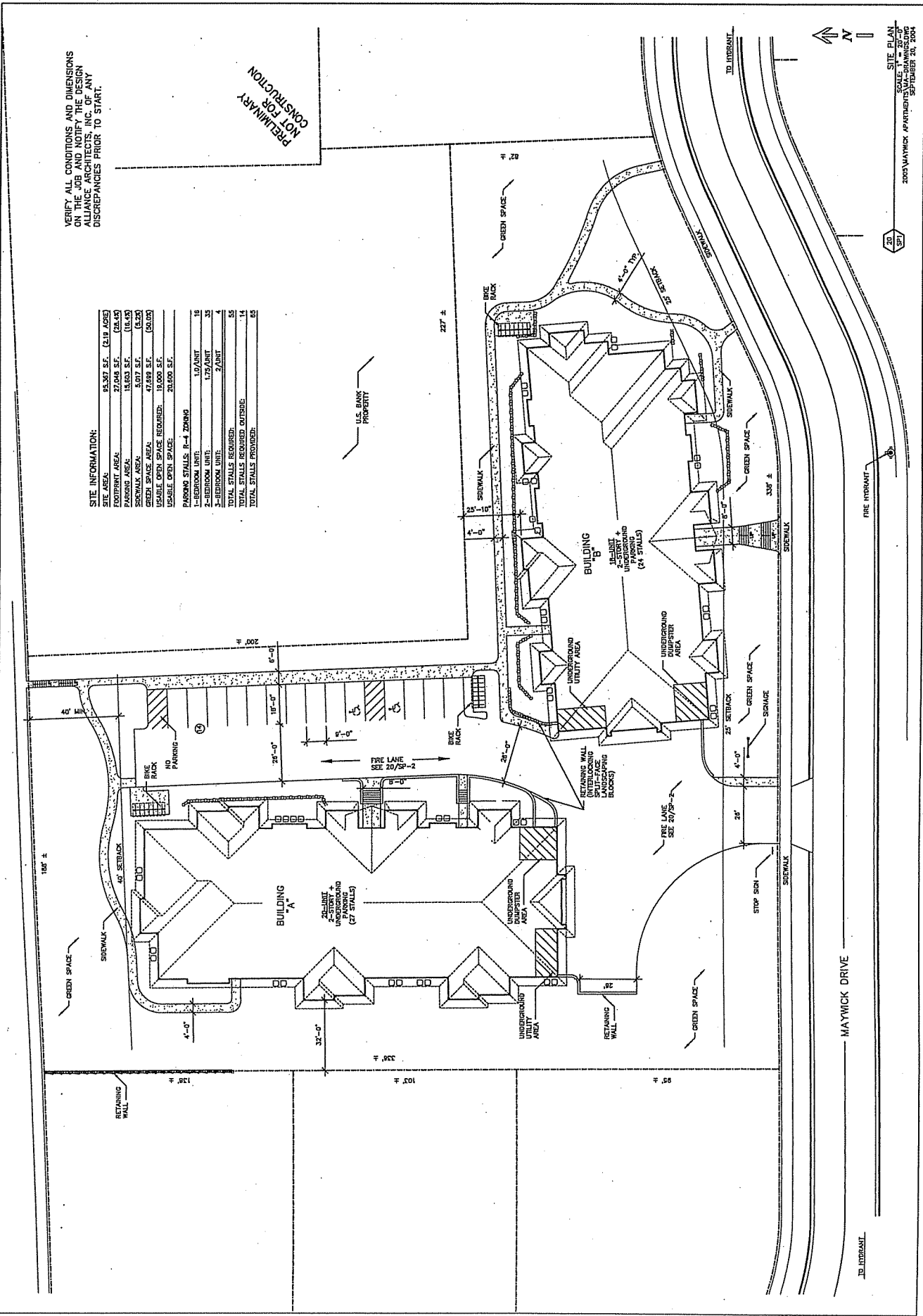
SP-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

PRELIMINARY NOT FOR CONSTRUCTION

SITE INFORMATION:

SITE AREA:	95,387 S.F. (2.18 ACES)
FOOTPRINT AREA:	27,048 S.F. (0.62 ACES)
PARKING AREA:	15,000 S.F. (0.34 ACES)
GREEN SPACE AREA:	5,077 S.F. (0.12 ACES)
USABLE OPEN SPACE REMOVED:	18,000 S.F. (0.41 ACES)
USABLE OPEN SPACE:	20,600 S.F.
PARKING SPACES: R-4 ZONING	
1-BEDROOM UNIT:	107 UNIT
2-BEDROOM UNIT:	127 UNIT
3-BEDROOM UNIT:	27 UNIT
TOTAL STALLS REQUIRED:	361
TOTAL STALLS PROVIDED:	361



SITE PLAN
 SCALE: 1" = 20'-0"
 2005 MAYWICK APARTMENTS
 SEPTEMBER 20, 2004

112 S. MAIN STREET
JEFFERSON, WISCONSIN 53495 (920)871-3411



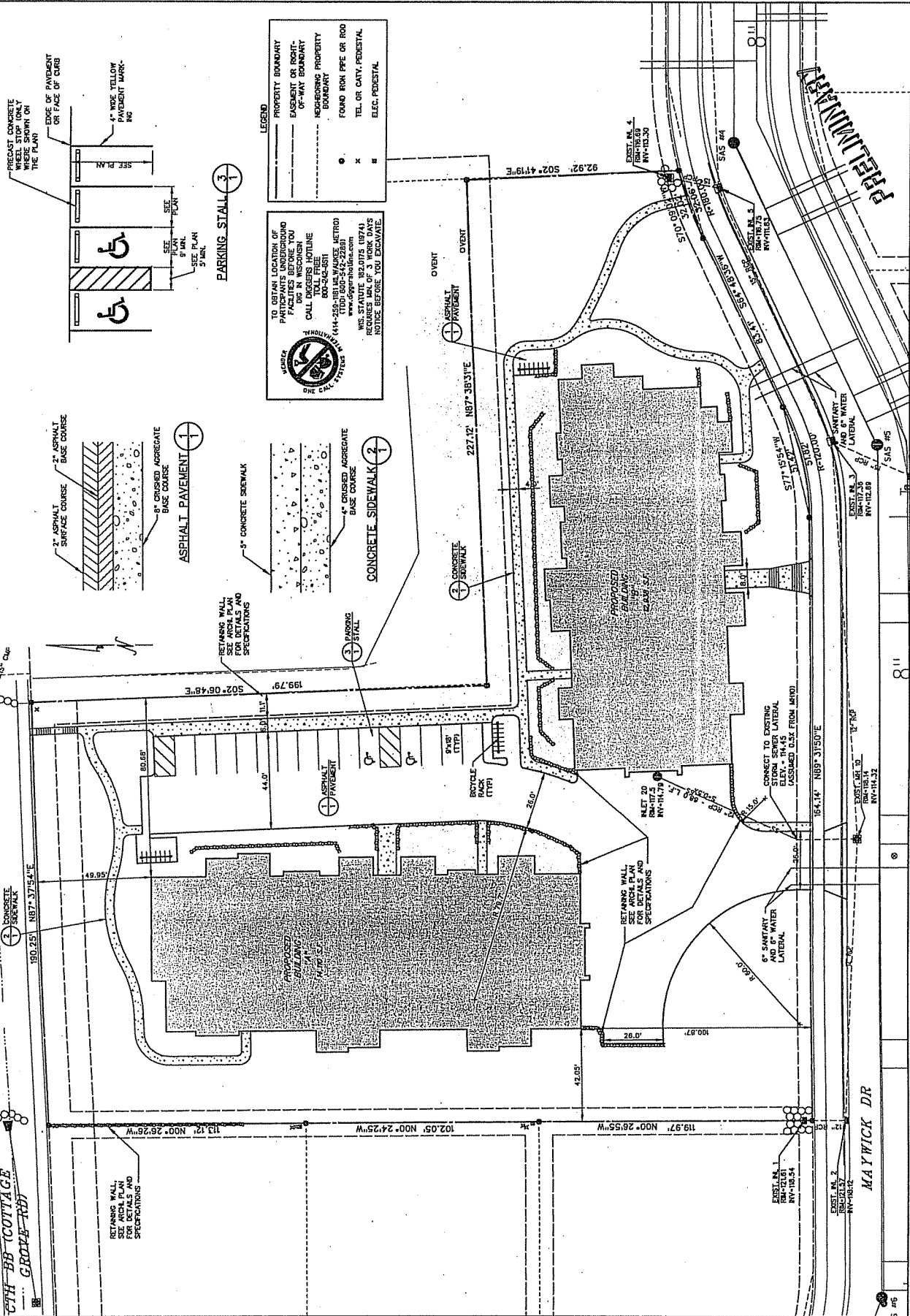
MAYWICK APTS.
MAYWICK ESTATES
MADISON, WI

PROJECT EVENT HISTORY	DATE

SITE PLAN

DRAWN BY: GLE
DESIGN BY: JAC
APPROV BY: [Signature]
DATE: 02/05/2009

SHEET NO.
C1
OF
C3



112 S. MAIN STREET JEFFERSON, WISCONSIN 53495 (920)871-3411

RSV ENGINEERING, INC.

MAYWICK APTS.
MAYWICK ESTATES
MADISON, WI

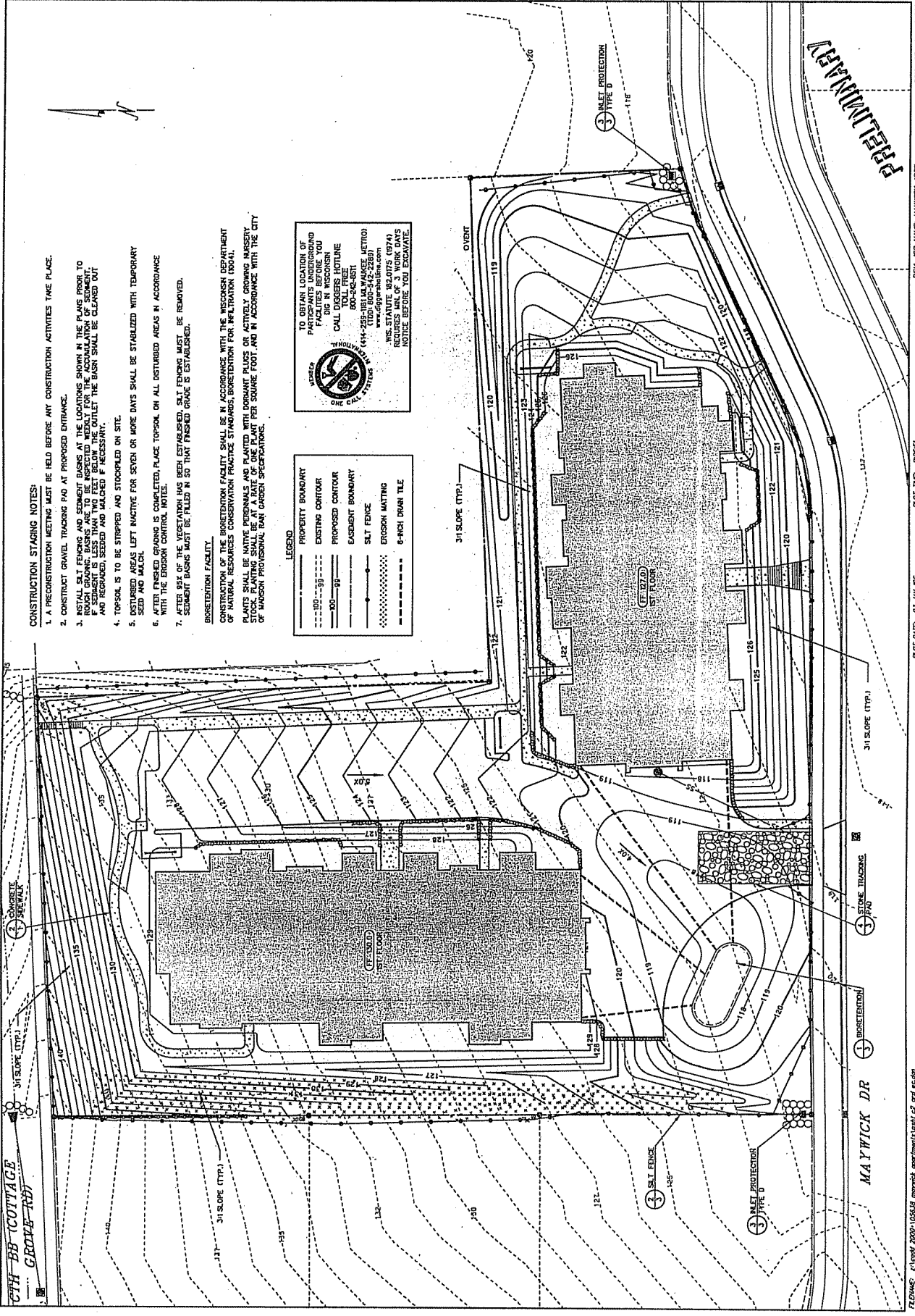
PROJECT EVENT HISTORY DATE

SITE PLAN

DRAWN BY: GLE
DESIGN BY: JAC
APPROV BY: [Signature]
DATE: 02/05/2009

SHEET NO.
C1
OF
C3

REV JOB NAME: MAYWICK APTS
REV DATE: 12/28/07
REV DATE: 03 JAN 08
DRAWN BY: GLE
DESIGN BY: JAC
APPROV BY: [Signature]
DATE: 02/05/2009



CONSTRUCTION STAGING NOTES:

1. A PRECONSTRUCTION MEETING MUST BE HELD BEFORE ANY CONSTRUCTION ACTIVITIES TAKE PLACE.
2. CONTRACTOR SHALL TRACKING PAD AT PROPOSED ENTRANCE.
3. INSTALL SILT FENCING AND SEDIMENT BASINS AT THE LOCATIONS SHOWN IN THE PLANS PRIOR TO ROUGH GRADING. BASINS ARE TO BE INSPECTED WEEKLY FOR THE ACCUMULATION OF SEDIMENT. SEDIMENT SHALL BE REMOVED AND OUTLET THE BASIN SHALL BE KEPT CLEANED OUT AND REGRADED, SEEDS AND MULCHED IF NECESSARY.
4. TOPSOIL IS TO BE STRIPPED AND STOCKPILED ON SITE.
5. DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH.
6. AFTER FINISHED GRADING IS COMPLETED, PLACE TOPSOIL ON ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL NOTES.
7. AFTER 85% OF THE VEGETATION HAS BEEN ESTABLISHED, SILT FENCING MUST BE REMOVED. SEDIMENT BASINS MUST BE FILLED IN SO THAT FINISHED GRADE IS ESTABLISHED.

BOREWATER FACILITY:

CONSTRUCTION OF THE BOREWATER FACILITY SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS, BOREWATER FOR INFILTRATION (B041). PLANTS SHALL BE NATIVE PERENNIALS AND PLANTED WITH DORMANT PLUGS OR ACTIVELY GROWING NURSERY PLANTS AT A DENSITY OF 1 PLANT PER SQUARE FOOT, AND IN ACCORDANCE WITH THE CITY OF MADISON PROFESSIONAL RAIN GARDEN SPECIFICATIONS.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EROSION BOUNDARY
- SILT FENCE
- EROSION MATTING
- 6-INCH DRAIN TILE

NO EXCAVATION

TO OBTAIN LOCATION OF PROPOSED BOREWATER FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 800-542-2881 (414) 259-1811 (LAKE WISCONSINE METHOD) (TDD: 800-542-2889) WKS. STATUTE 88.01(5) (875A) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



1001 Madison Avenue
Madison, WI
6322 Maywick Drive
Madison, WI

ATREBTHROCKS, INC.
(202) 242-2404
FAX (202) 242-7028

DATE: 10/24/05
DRAWN BY:
CHECKED BY:
SHEET NO. L-1

DRAWING NAMES
LANDSCAPE PLAN

REVISIONS
1 11/19/05
2 1/24/2008

PROJECT DATA
DATE: 10/24/05
DRAWN BY:
CHECKED BY:
SHEET NO. L-1

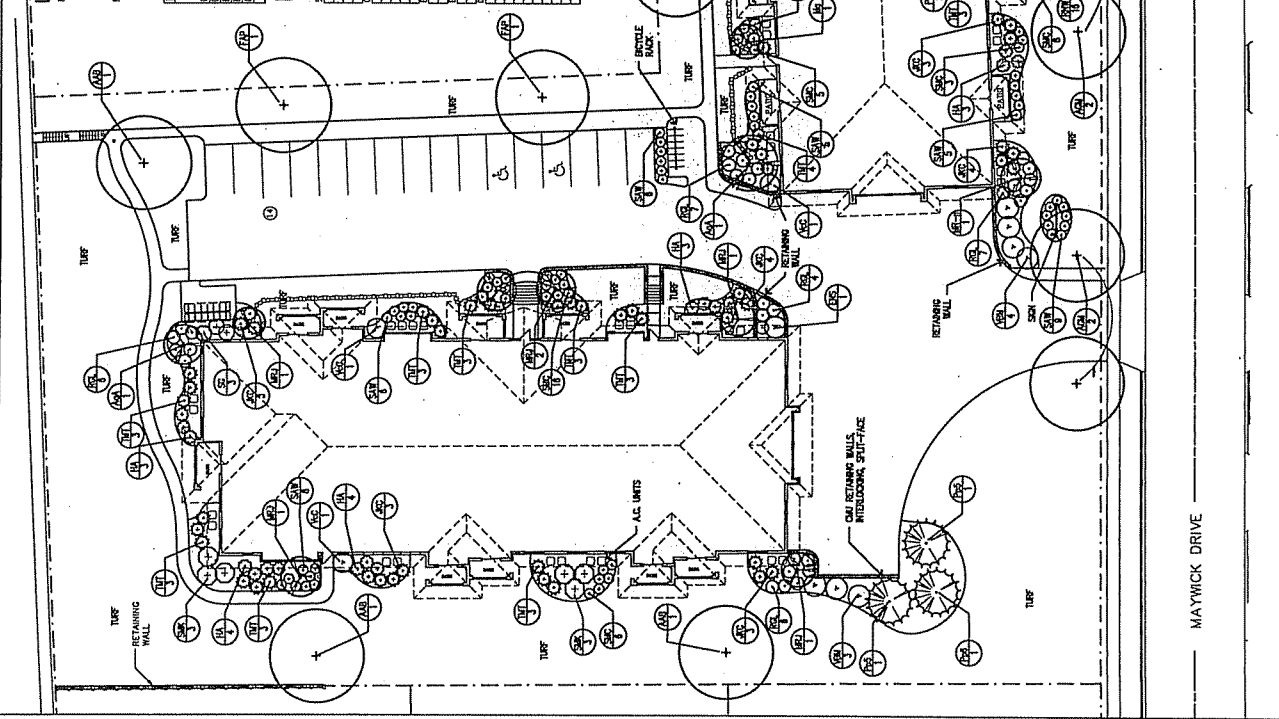
LANDSCAPE WORKSHEET

Number of Trees Required
Number of Planting Sites
Number of Energy Suck Trees Required
Number of Landscape Plants Required
Number of Plants Required

TABLE WITH 4 COLUMNS: Element, Make, Quantity, and Notes. Rows include items like 'Small Tree - 2-1/2\"/>

PLANT SCHEDULE

TABLE WITH 5 COLUMNS: Sp. Code, Botanical Name, Common Name, Qty., and Species. Lists various plants like '1-1/2\"/>



LANDSCAPE NOTES

General Notes
1. Check that all plants are shown in the correct location.
2. Verify all planting sites and quantities are correct.
3. Verify all plant species and quantities are correct.
4. Verify all plant sizes and quantities are correct.

PLANTING SCHEDULE
1. Plant species and quantities as shown in the schedule.
2. Plant sizes and quantities as shown in the schedule.
3. Plant locations as shown on the plan.

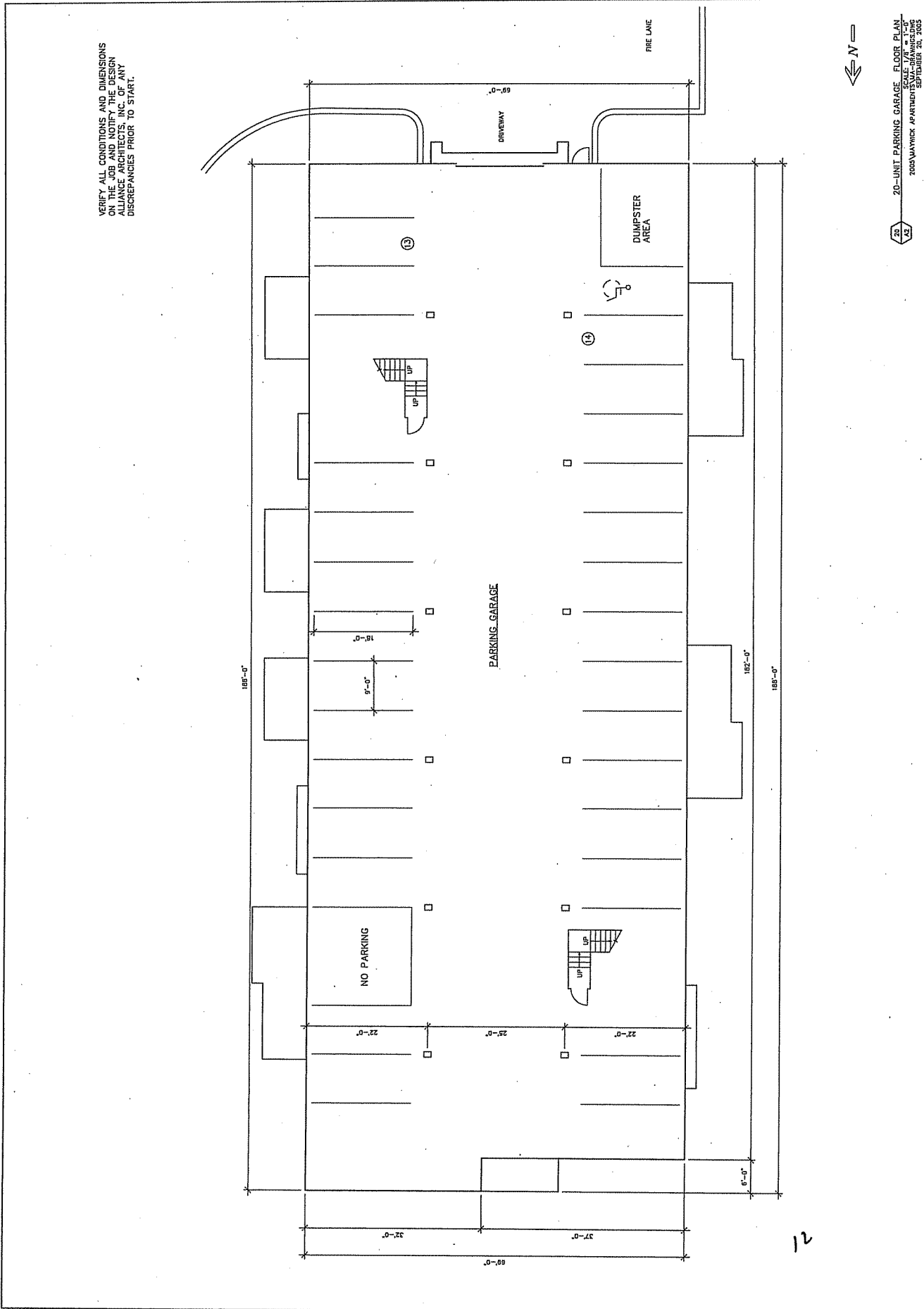
RETAINING WALLS
1. Retaining walls are to be constructed in accordance with the specifications.
2. Retaining walls are to be constructed in accordance with the specifications.
3. Retaining walls are to be constructed in accordance with the specifications.

GENERAL NOTES
1. The contractor shall be responsible for all utility work.
2. The contractor shall be responsible for all utility work.
3. The contractor shall be responsible for all utility work.

DRAWING NAMES
20-UNIT MAIN
FLOOR PLAN

REVISIONS
1 10/13/2005

PROJECT DATA
DATE: 10/25/05
DRAWN BY: CL
CHECKED BY: P.W.
SHEET NO.



VERIFY ALL CONDITIONS AND DIMENSIONS

 ON THE JOB AND NOTIFY THE DESIGN

 ALLIANCE ARCHITECTS, INC. OF ANY

 DISCREPANCIES PRIOR TO START.

21

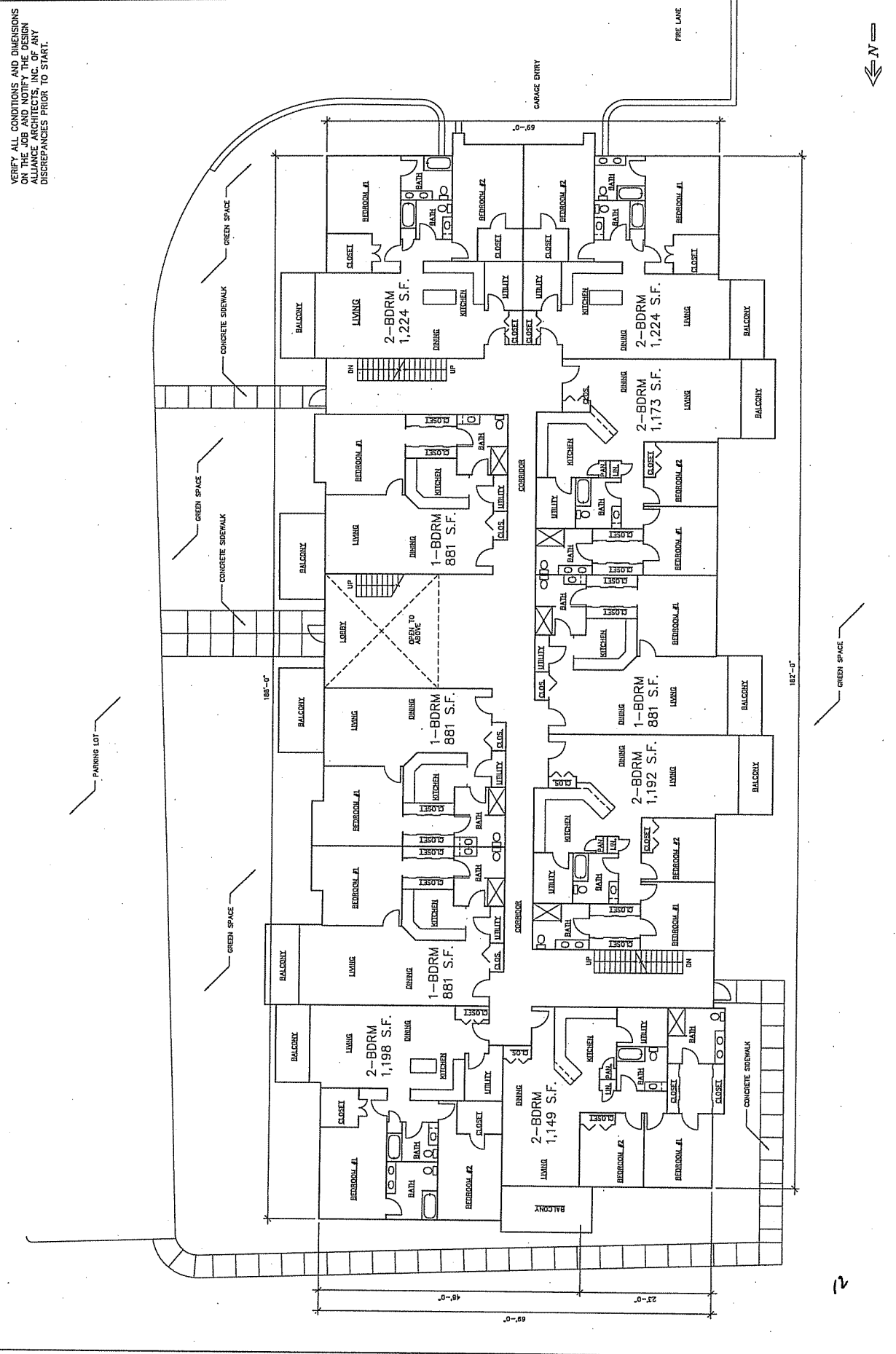
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ADVANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



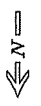
1001 Madison Avenue
 10th Floor
 New York, NY 10017
 (212) 512-3000
 Fax: (212) 512-3001

PRELIMINARY
 NOT FOR CONSTRUCTION
 MAYWICK APARTMENT
 Cottage Grove, WI

DRAWING NAMES	
20-UNIT UPPER	FLOOR PLAN
REVISIONS	
PROJECT DATA	
DATE:	10/25/05
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	
A-3	



20-UNIT MAIN FLOOR PLAN
 2005 MAYWICK APARTMENTS, LLC - CHICAGO, ILLINOIS
 SEPTEMBER 20, 2005



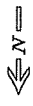
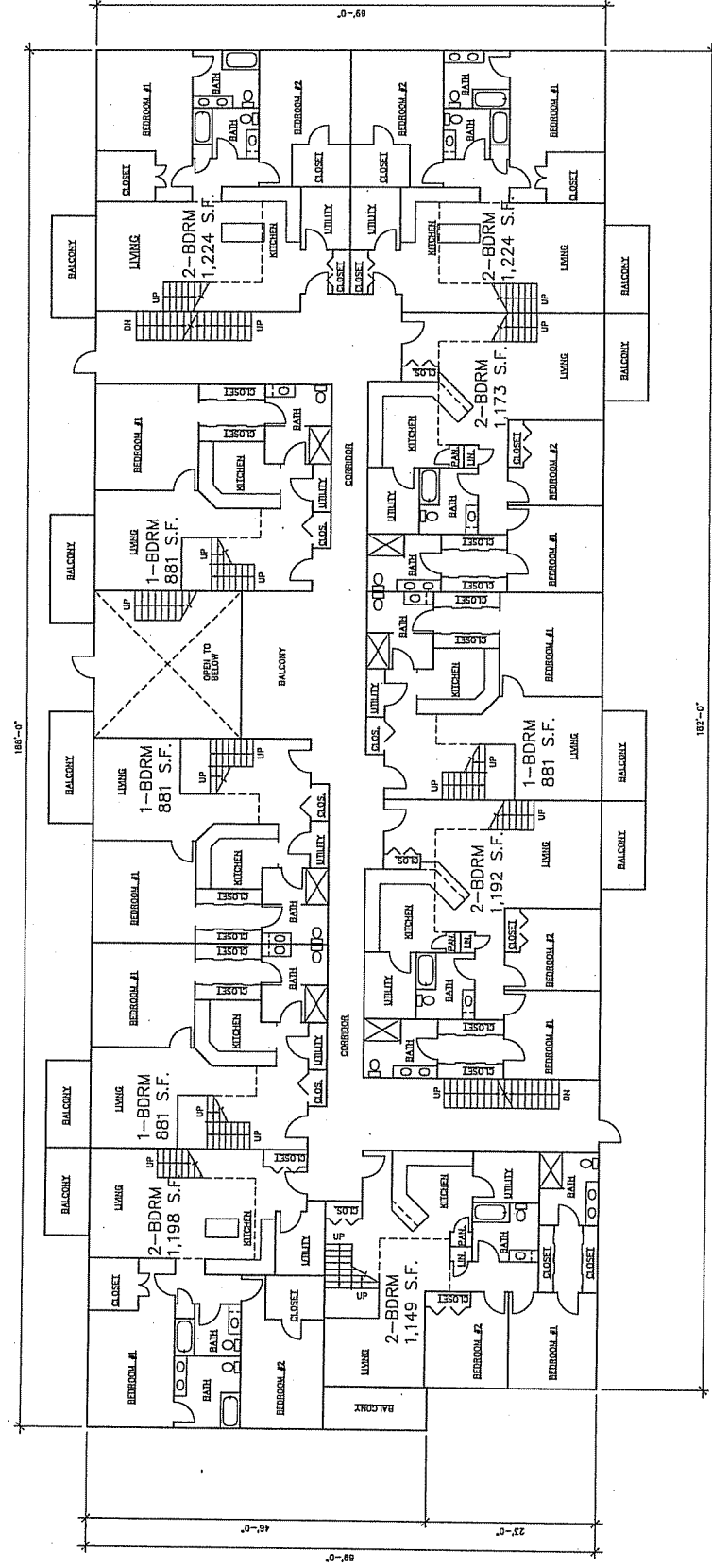
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

Design Alliance Architects, Inc.
 101 Madison Avenue
 Fort Atkinson, WI
 FAX (920) 553-2404
 (920) 553-2058

MAYWICK APARTMENTS CONSTRUCTION
 PRELIMINARY
 NOT FOR CONSTRUCTION
 Cottage Grove, WI
 Maywick Drive

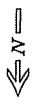
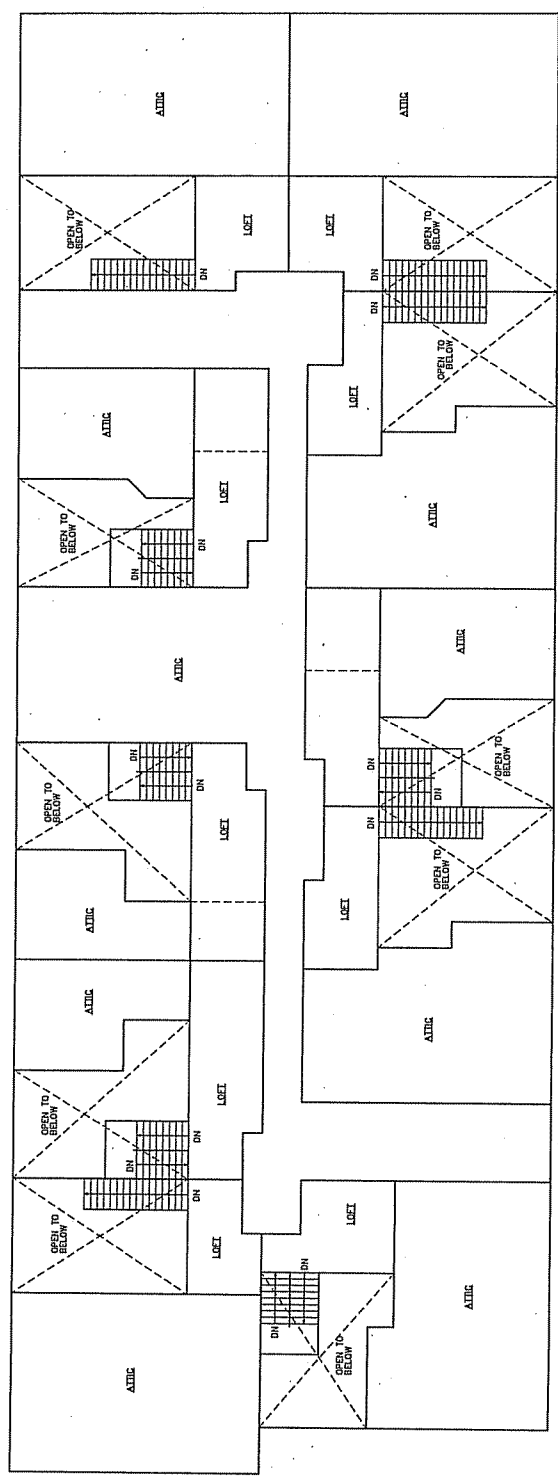
DRAWING NAMES	20-UNIT LOFT
FLOOR PLAN	
REVISIONS	
PROJECT DATA	
DATE: 10/25/05	
DRAWN BY: CL	
CHECKED BY: P.W.	
SHEET NO.	

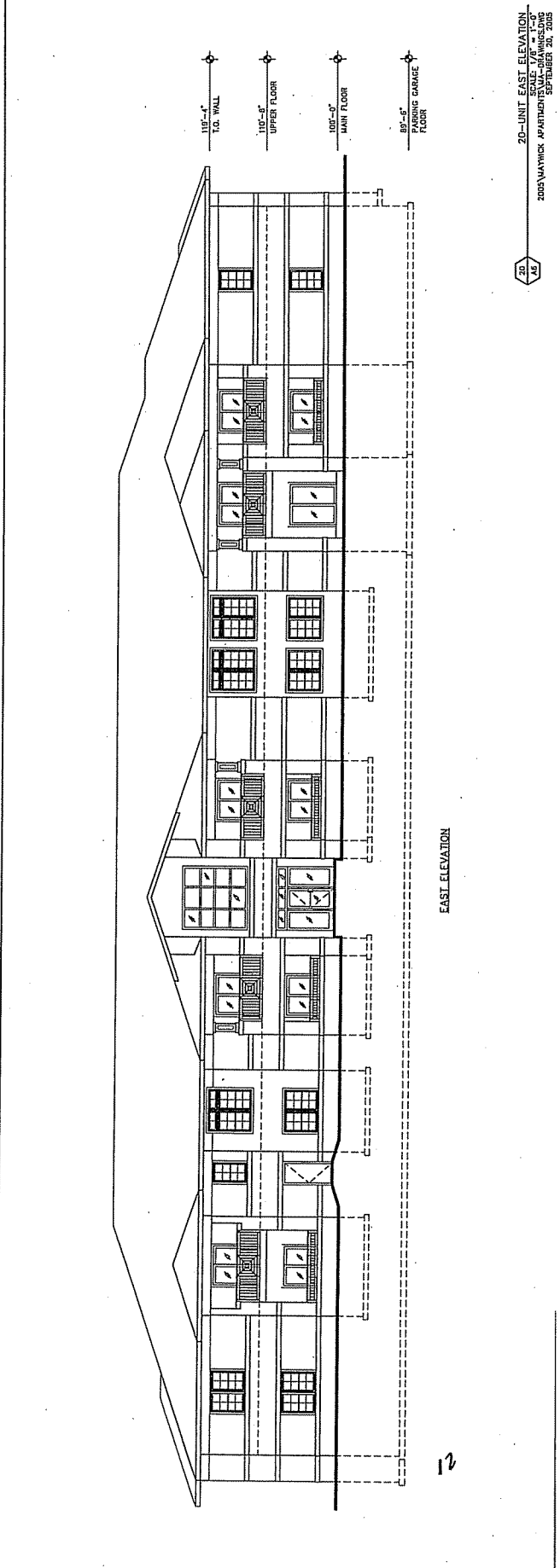
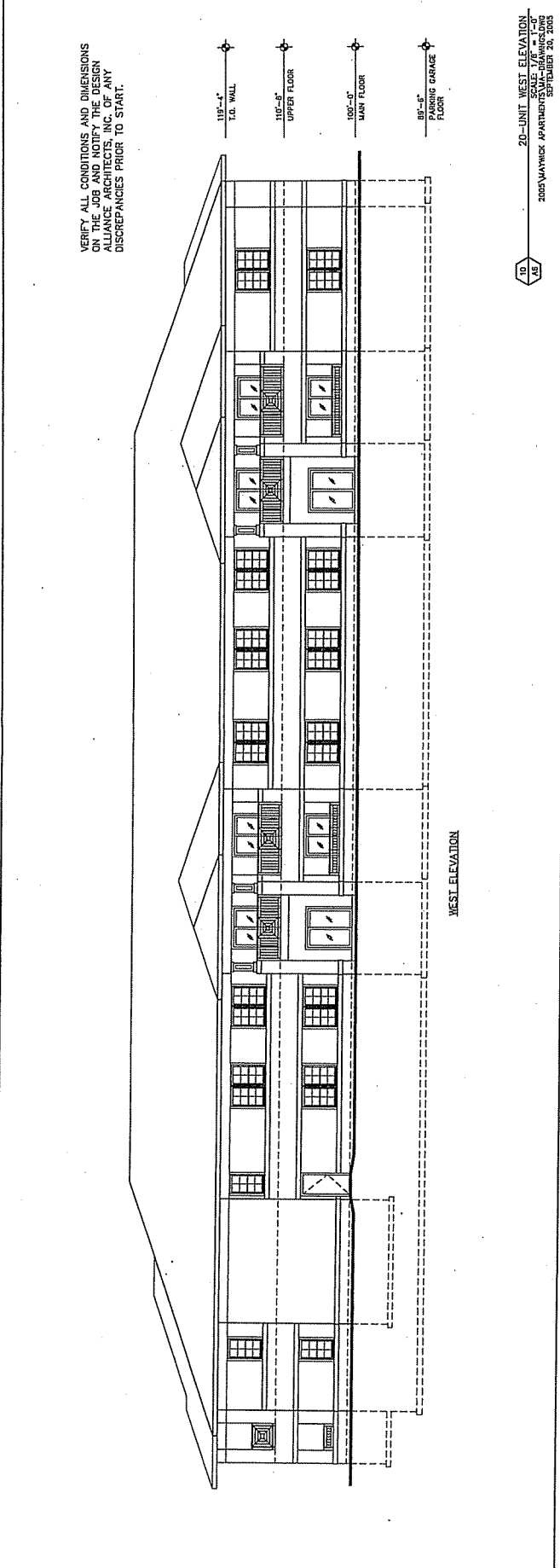
A-4

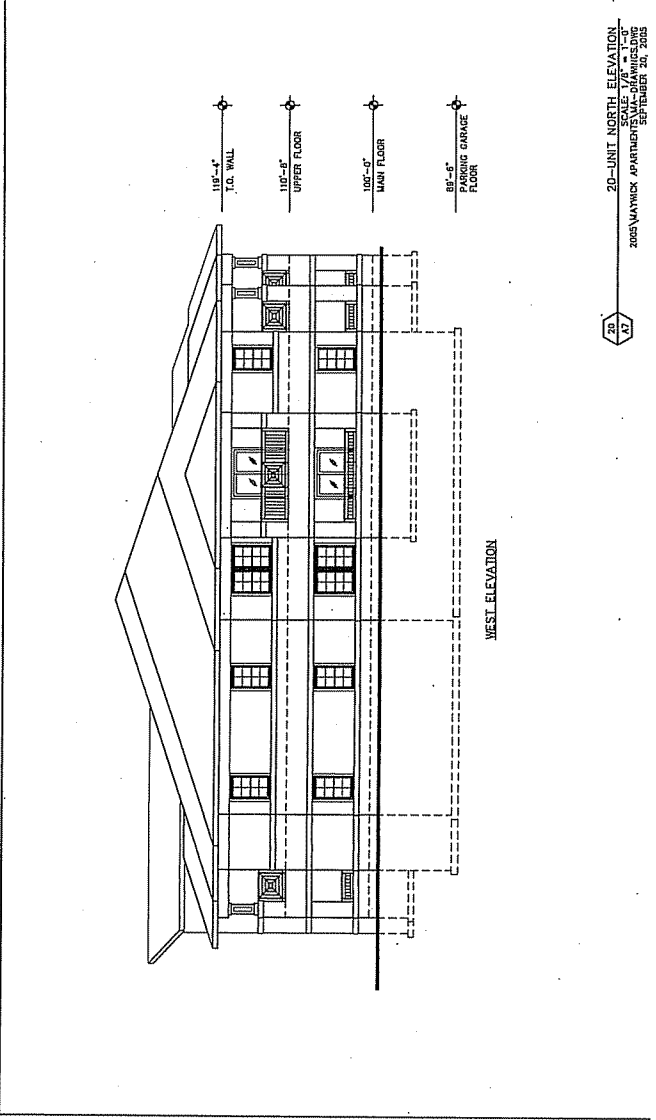
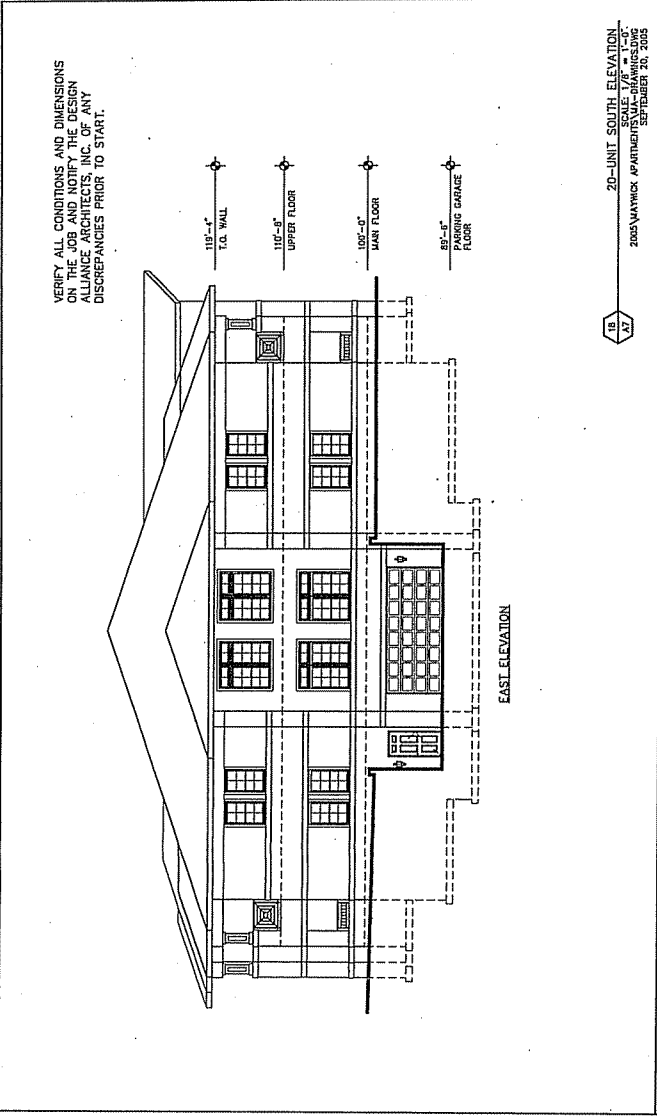


20-UNIT UPPER FLOOR PLAN
 2005 MAYWICK APARTMENTS VIA DRAWINGS
 SEPTEMBER 20, 2005

VERIFY ALL CONDITIONS AND DIMENSIONS
 ON THE JOB AND NOTIFY THE DESIGN
 ALLIANCE ARCHITECTS, INC. OF ANY
 DISCREPANCIES PRIOR TO START.

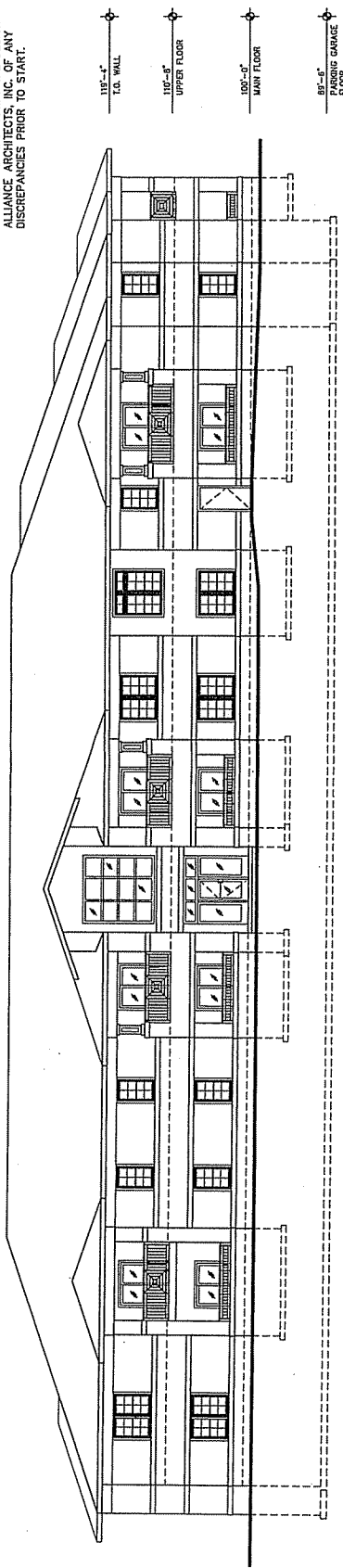






DRAWING NAMES	18-UNIT ELEVATIONS
REVISIONS	
PROJECT DATA	DATE: 10/25/05
	DRAWN BY: CL
	CHECKED BY: P.W.
SHEET NO.	A-9

VERIFY ALL CONDITIONS AND DIMENSIONS
 ON THE JOB AND NOTIFY THE DESIGN
 ALLIANCE ARCHITECTS, INC. OF ANY
 DISCREPANCIES PRIOR TO START.

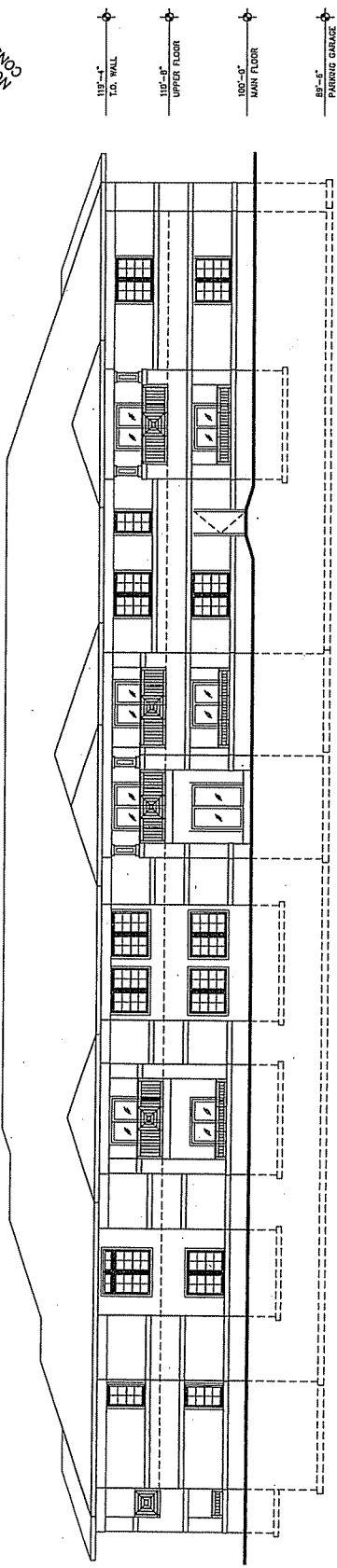


SOUTH ELEVATION

18-UNIT SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 2005 MAYWICK APARTMENTS
 SEPTEMBER 20, 2005

- 118'-4" T.O. WALL
- 110'-6" UPPER FLOOR
- 100'-0" MAIN FLOOR
- 89'-6" PARKING GARAGE FLOOR

PRELIMINARY
 NOT FOR CONSTRUCTION

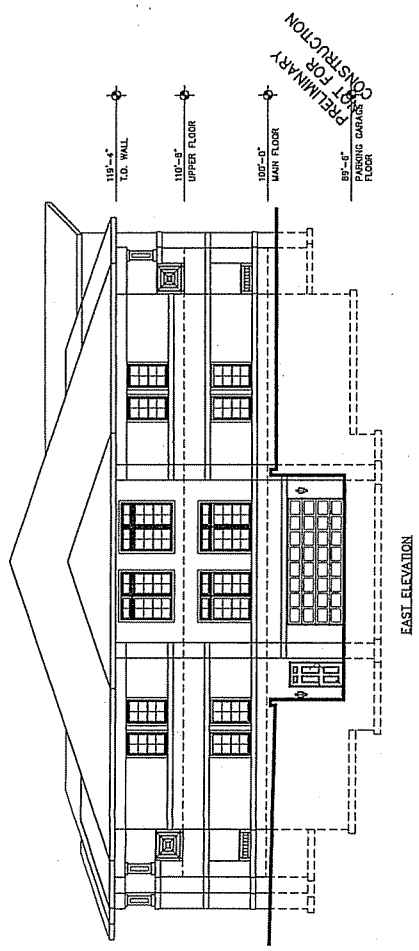


NORTH ELEVATION

18-UNIT NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 2005 MAYWICK APARTMENTS
 SEPTEMBER 20, 2005

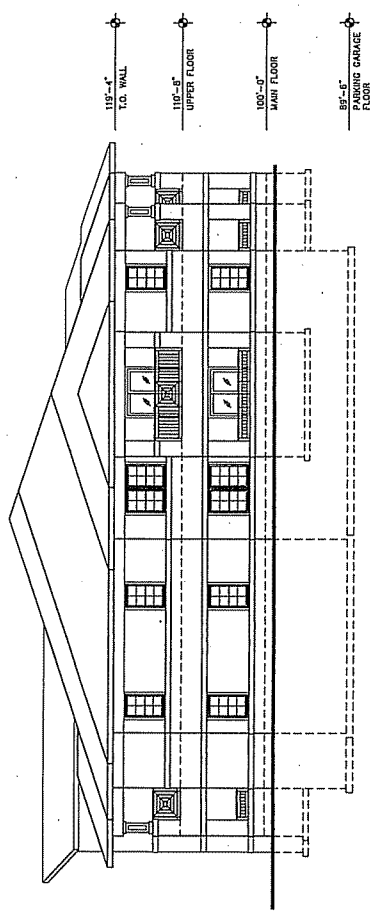
- 118'-4" T.O. WALL
- 110'-6" UPPER FLOOR
- 100'-0" MAIN FLOOR
- 89'-6" PARKING GARAGE FLOOR

VERIFY ALL CONDITIONS AND DIMENSIONS
ON THE JOB AND NOTIFY THE DESIGN
ALLIANCE ARCHITECTS, INC. OF ANY
DISCREPANCIES PRIOR TO START.



18-UNIT EAST ELEVATION
SCALE: 1/8" = 1'-0"
2005 MAYWICK APARTMENT ELEVATIONS
SEPTEMBER 20, 2005

10
A10



18-UNIT WEST ELEVATION
SCALE: 1/8" = 1'-0"
2005 MAYWICK APARTMENT ELEVATIONS
SEPTEMBER 20, 2005

20
A10