



City of Madison

Conditional Use

Location
1821-1823 Dondee Road

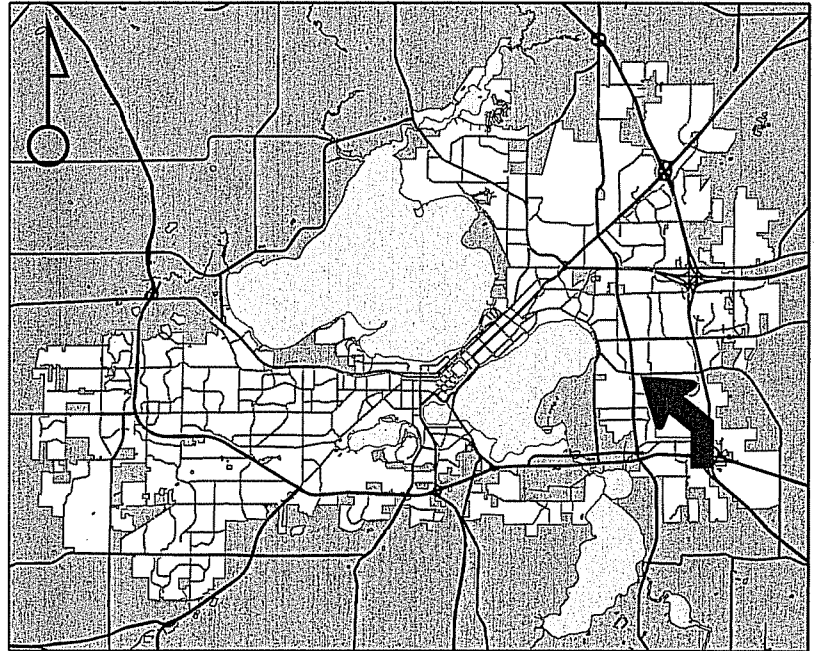
Project Name
Buckeye Meadows Condominiums

Applicant
Karim Abrouq-
PLAK Property Investments, LLC

Existing Use
Vacant Land

Proposed Use
Construct two-family-twin residence

Public Hearing Date
Plan Commission
24 August 2015



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 August 2015





LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 600 Receipt No. 6147-0007
 Date Received 1/22/15
 Received By JSG/P
 Parcel No 0710-152-1507-5
 Aldermanic District 16 - DeMARB
 Zoning District SR-C3
 Special Requirements BI-PDA
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 1821-23 Dondee Rd, Madison WI 53716
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

LNDUSE-2015-
00022

3. Applicant, Agent & Property Owner Information:

Applicant Name: Loc Pham, Karim Abrouq, Wendy Brigham Company: PLAK Property Investments LLC
 Street Address: 809 Saint John Street City/State: Abrouq Cottage Grove, WI Zip: 53527
 Telephone: 608 698-3315 Fax: () Email: kabrouq@gmail.com

Project Contact Person: Karim Abrouq Company: PLAK Property Investments LLC
 Street Address: 809 Saint John Street City/State: Cottage Grove, WI Zip: 53527
 Telephone: 608 698-3315 Fax: () Email: kabrouq@gmail.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site:
To build a high quality 2 unit duplex condominium in the Buckeye Meadows Condominium Development.

Development Schedule: Commencement 9/1/2015 Completion 12/31/2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (**fully dimensioned** plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Tim M. Parks Date: 7/21/2015 Zoning Staff: Matt Tucker Date: 7/21/2015

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

Name of Applicant Loc Pham, Karim Abrouq, Wendy Brigham-Abrouq Relationship to Property: Owner/Managing Member LLC

Authorizing Signature of Property Owner  Date 7/21/2015

**LETTER OF INTENT FILED IN COMPLIANCE WITH LAND USE APPLICATION
MADISON PLAN COMMISSION, SECTION 5, REQUIRED SUMMITTALS "LETTER OF
INTENT"**

To Whom It May Concern:

It is our intent to construct a high quality 2 unit condominium duplex on Lot 4 (1821-23 Dondee Rd, Madison) in the Buckeye Meadows Condominium Development. The planned development consists of 16 duplex buildings or 32 condos (from 2200 to 2700 square feet each).

EXISTING CONDITIONS AND USES OF THE PROPERTY: 1821-23 Dondee Rd, Madison WI is currently a vacant lot in the Buckeye Meadows Condominium Development.

PROPOSED USES (AND FT2 OF EACH): 2 Residential Condominium Units, 2202 square feet each.

NAMES OF PERSONS INVOLVED: Karim Abrouq, LLC Managing Member and General Contractor, Loc Pham, LLC Managing Member, Wendy Brigham-Abrouq, LLC Managing Member

SQUARE FOOTAGE OR ACREAGE OF THE SITE: Less than 1 acre lot.

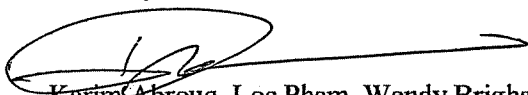
NUMBER OF DWELLING UNITS: 2

SALE OR RENTAL PRICE RANGE FOR DWELLING UNITS: \$225,000-\$250,000

GROSS SQUARE FOOTAGE OF BUILDING(S): 4404 square feet

NUMBER OF PARKING STALLS: Each unit will have a 2 car garage, in addition to driveway parking.

Sincerely,



Karim Abrouq, Loc Pham, Wendy Brigham-Abrouq
PLAK Property Investments LLC
809 Saint John Street
Cottage Grove, WI 53527
(608) 698-3315

Project Title
Buckeye Meadows
1821 & 1823 Dondée Rd
Lot 4

Revisions
 October 21, 2013
 October 22, 2013

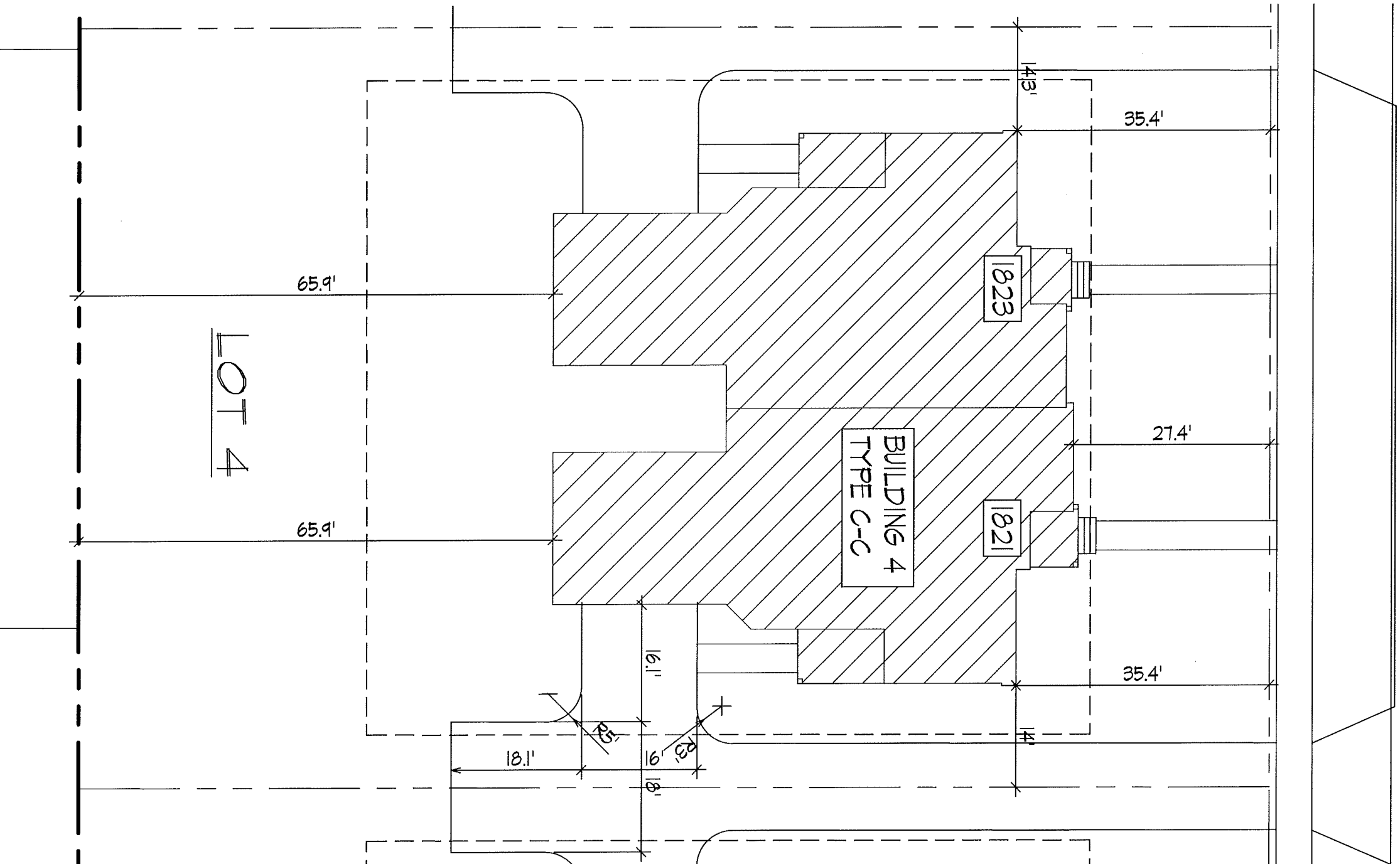
Matt Plummer
Atomic Sky, LLC

Drawing Title
Site Plan

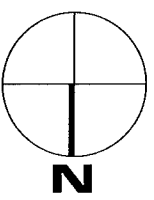
Project No. **0020** Drawing No. **C-11**

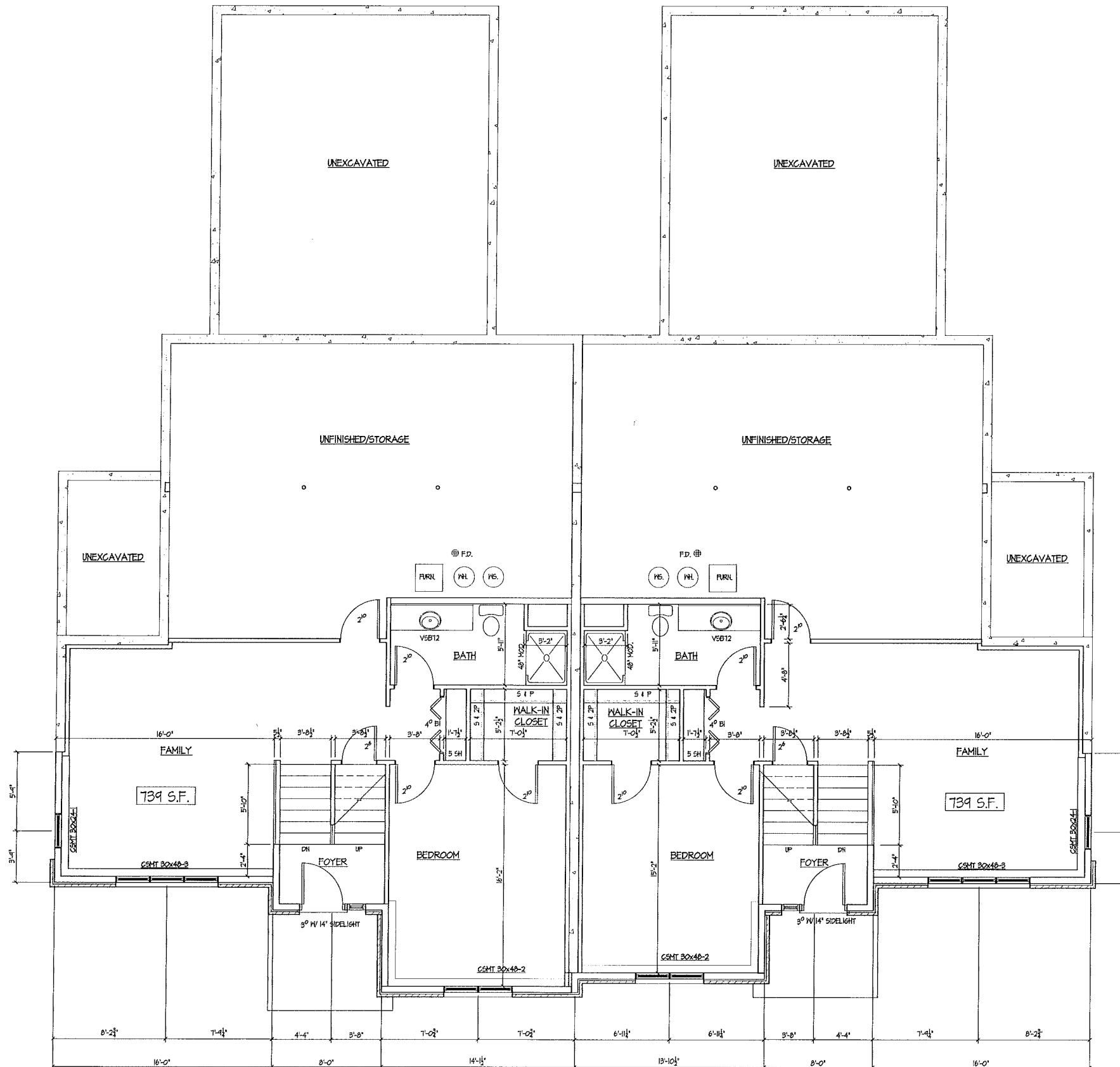
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DONDÉE ROAD



Site Plan
 1" = 20'





BASEMENT PLAN
1/4" = 1'-0"

Revisions
October 21, 2019
October 22, 2019

Project Title
Buckeye Meadows
1821 & 1823 Dondee Rd.
Lot 4

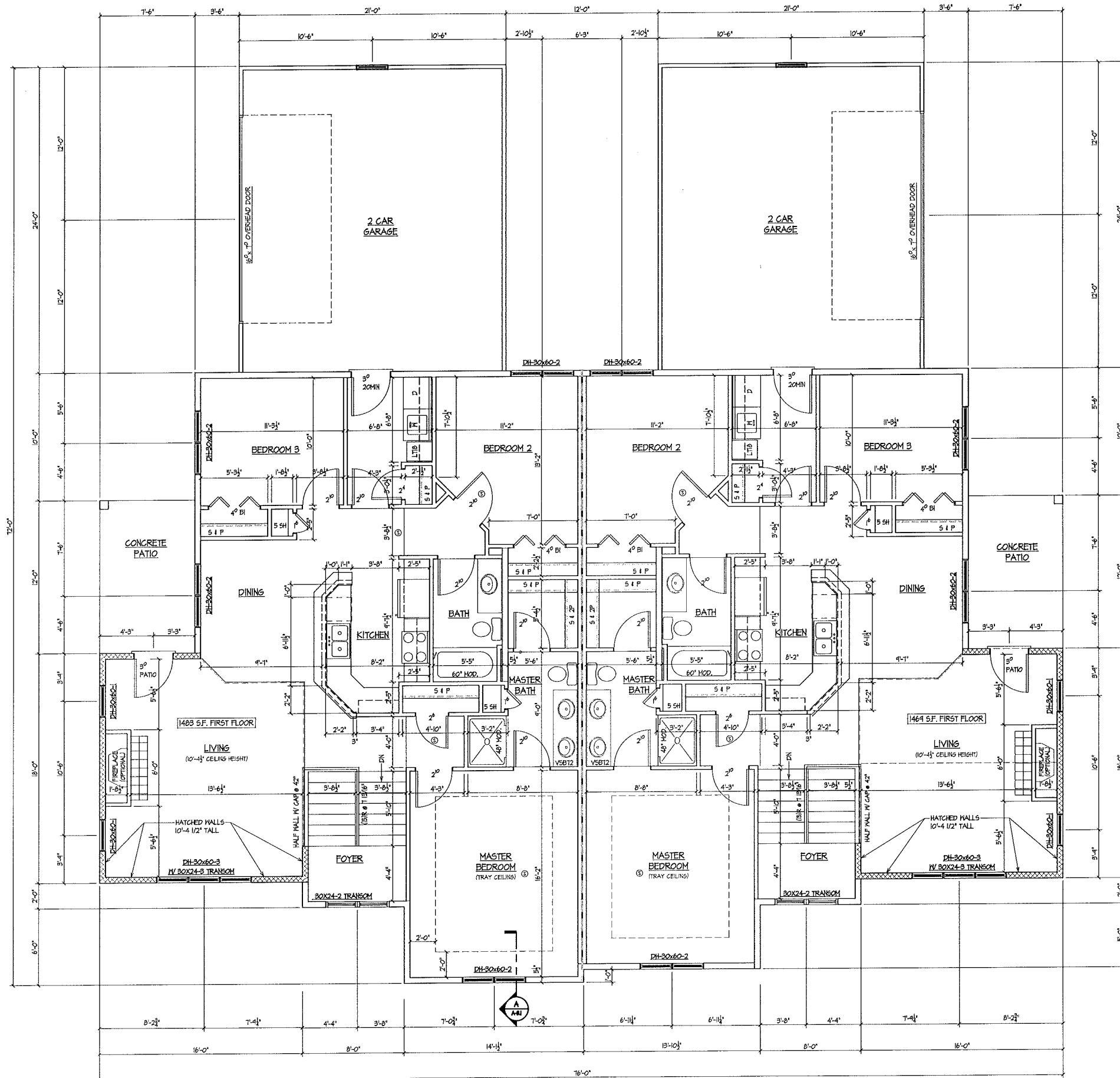
Matt Plummer
Atomic Sky, LLC
Drawing Title
Basement Plan

Project No. 0020 Drawing No. A-1.0

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Consultant

Notes



FIRST FLOOR PLAN
 1/4" = 1'-0"

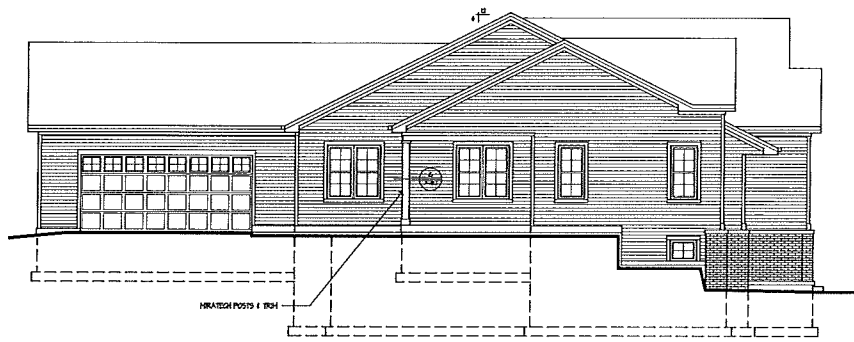
Revisions
 October 21, 2013
 October 22, 2013

Project Title
Buckeye Meadows
 1821 & 1823 Dondee Rd
 Lot 4

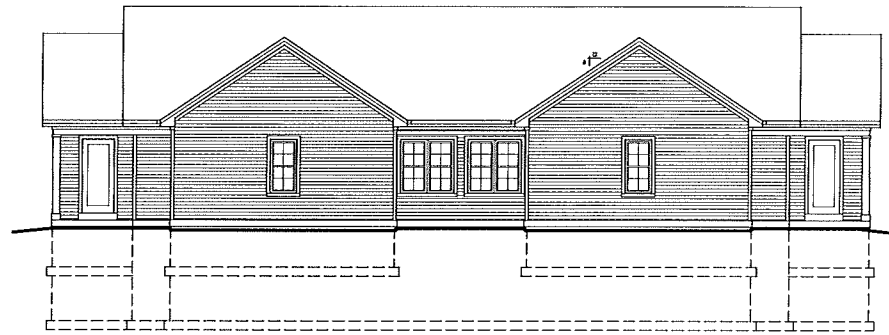
Matt Plummer
 Atomic Sky, LLC
 Drawing Title
First Floor Plan

Project No. **0020** Drawing No. **A-1.1**

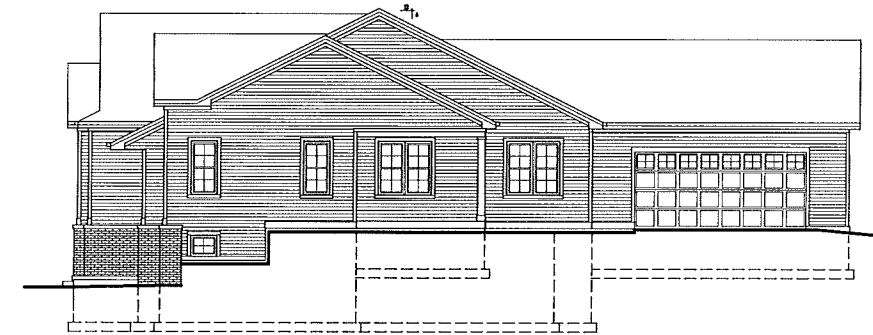
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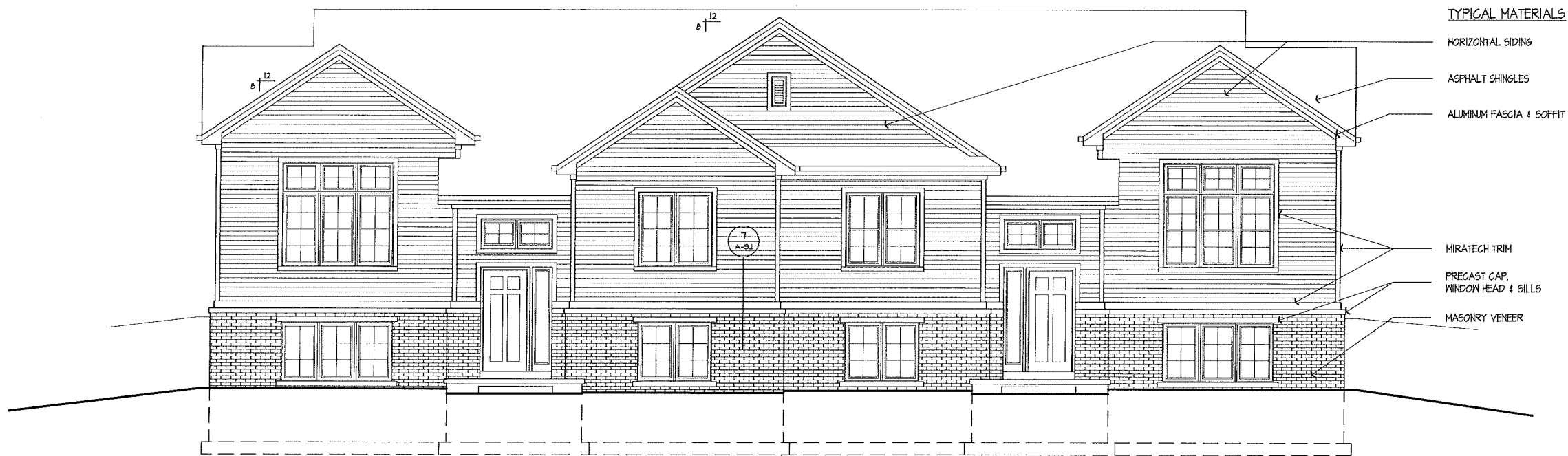
LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



TYPICAL MATERIALS

- HORIZONTAL SIDING
- ASPHALT SHINGLES
- ALUMINUM FASCIA & SOFFIT
- MIRATECH TRIM
- PRECAST CAP, WINDOW HEAD & SILLS
- MASONRY VENEER

FRONT ELEVATION
1/4" = 1'-0"

Revisions
October 21, 2013
October 22, 2013

Project Title
Buckeye Meadows
1821 & 1823 Dondee Rd
Lot 4

Matt Plummer
Atomic Sky, LLC
Drawing Title
Elevations

Project No. 0020 Drawing No. A-2.1

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