

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

03555

DATE SUBMITTED: <u>5-17-06</u>	Action Requested
UDC MEETING DATE: <u>5-24-06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4609-4610 Rustic Dr. Madison.

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Marc Nelson Marc Nelson
2134 Atwood ave
Madison, WI 53704

CONTACT PERSON: Marc A. Nelson
Address: 2134 Atwood ave
Madison, WI 53704
Phone: 608-244-4990
Fax: 608-244-0205
E-mail address: marc@TheNelsonGroup.org

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



GDP & SIP
NELSONS ADDITION TO RUSTIC ACRES
4609 & 4610 RUSTIC ROAD

ZONING TEXT FOR UDC
AL MARTIN CHAIR

Zoning Text: General ImplementatioPlan
Specific Implementation Plan (PUD-GDP-SIP)

Project Name: NELSON'S ADDITION TO RUSTIC ACRES

Project Site Address: 4610 Rustic Drive

Legal Description: The lands subject to this Planned Development District shall include those described in Exhibit A ("SIP Boundary Drawing") and Exhibit B ("Legal Description").

A. Statement of Purpose: This PUD-SIP-GDP zoning district is established to allow for the construction of
a compact, residential neighborhood. The district is intended to provide a diversity of housing uses in a cohesive, pedestrian-friendly neighborhood.

B. Permitted Uses: Following are permitted uses, by Final Plat lot number, within NELSON'S ADDITION TO RUSTIC ACRES:

- | <u>Lot Number</u> | <u>Permitted Use (Type)</u> | <u>Zoning Requested</u> |
|-------------------|-----------------------------|-------------------------|
| Lot 23: | DUPLEX | PUD GDP SIP |
| Lot 24: | DUPLEX | PUD GDP SIP |
| Lot 25: | DUPLEX | PUD GDP SIP |
| Lot 26: | DUPLEX | PUD GDP SIP |
| Lot 27: | DUPLEX | PUD GDP SIP |
| Lot 28: | DUPLEX | PUD GDP SIP |
| Lot 29: | DUPLEX | PUD GDP SIP |
2. 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.
3. **Duplex:** A two-family dwelling.
- a. **Lot Area:** As shown on the Preliminary Plat of NELSON'S ADDITION TO RUSTIC ACRES.
 - b. **Height Regulations:** No building shall exceed 2.5 stories or 35 feet in height
 - c. **Yard Requirements:**
 - Front Yard: 15 foot minimum/15 foot maximum
 - Side Yard: 6 foot minimum
 - Rear Yard: 20 foot minimum
 - Corner lots: setbacks as shown on site plan
 - d. **Site Landscaping:** Site Landscaping will be as shown on the site plans.
 - e. **Usable Open Space Requirements:** Usable open space will be provided in the required yards.
 - f. **Parking & Loading:** Parking and loading shall be as provided in the M.G.O. R-3 zoning district.
 - g. **Family Definition:** The family definition shall be as provided in the M.G.O. R-3 zoning district.
 - h. **Signage:** Signage will be allowed as per Chapter 31 of the M.G.O. as compared to the R-3 district.

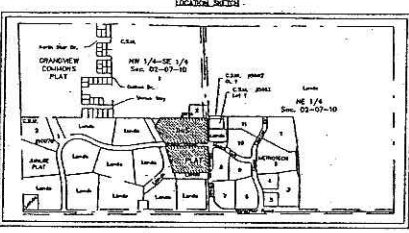
4. **Storm water Retention** – Storm water will be filtered on site with the use of Bioretention Basins (Rain Gardens) and open swales before being discharged into the adjacent storm water management greenways.

Lots that have or share a Bioretention Basin (Rain Garden): Lots 25, 26, 28 & 29

5. **Shared driveway** – Lots 25 & 26 will require a shared connected driveway and thus a joint driveway easement

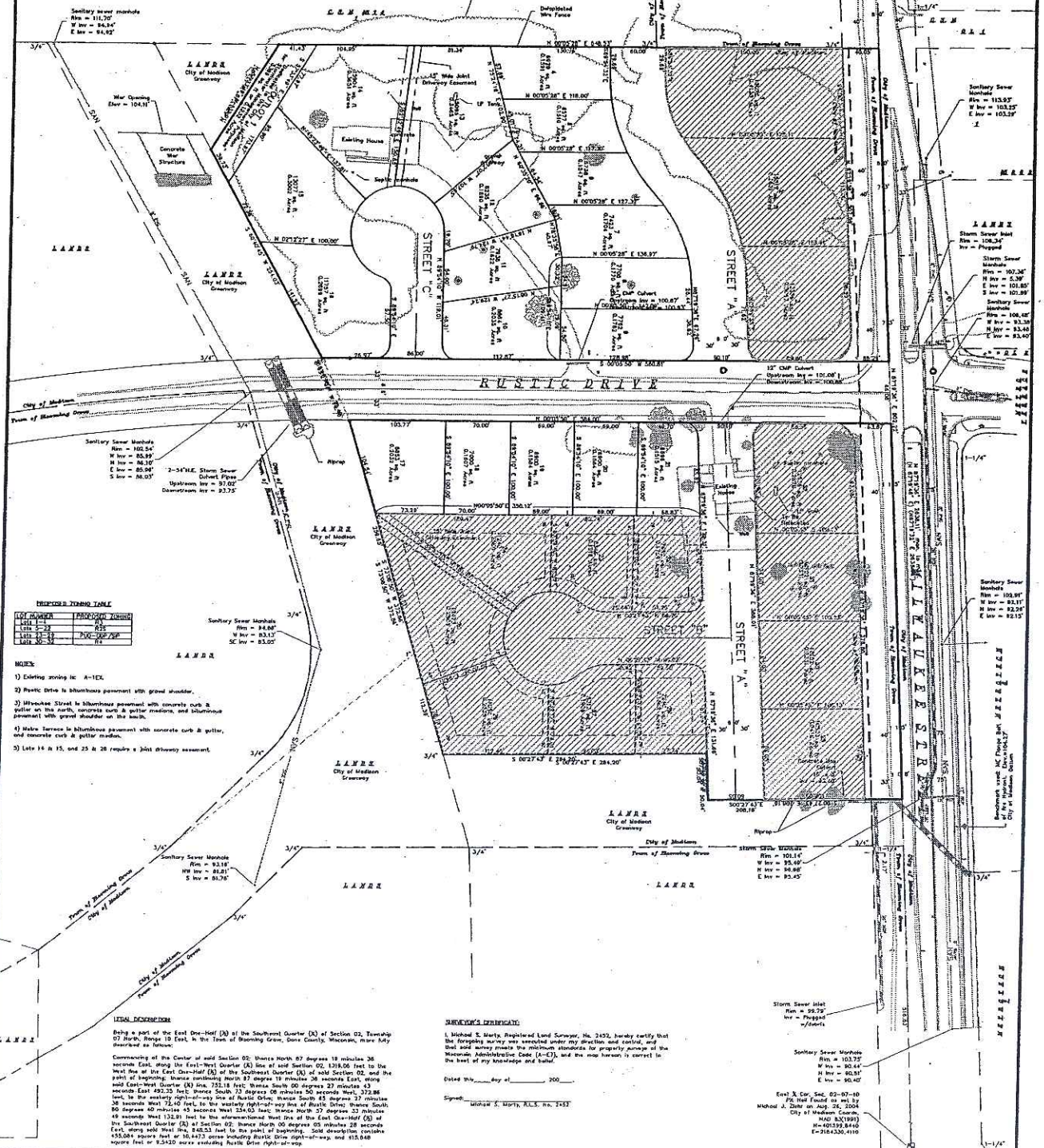
C. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

- LEGEND**
- SOLID HIGH ROD FOUND (SIZE DENOTED)
 - PIPE FOUND, (SIZE DENOTED)
 - ✕ FOUND CHISELED "X" IN CONCRETE
 - SET MAG NAIL
 - 3/4" x 1/8" SOLID HIGH RE-ROD SET, W/ 1.50 Wt./Ft.
 - SPOT ELEVATION
 - OVERHEAD POWER LINE
 - BURIED GAS LINE
 - 4" D.I. WATER MAIN
 - 8" S.W. SANITARY SEWER
 - BURIED TELEPHONE
 - BURIED ELECTRIC
 - BURIED CABLE ACCESS TELEVISION LINE
 - CITY LIMITS LINE
 - WATER VALVE
 - GAS VALVE
 - TV BOX
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - FINE HYDRANT
 - SDV
 - STORM SEWER INLET
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - DEODOROUS TREE
 - CONVENOUS TREE
 - () RECORDED AS



ORIENT TABLE

NUMBER	DELTA ANGLE	BEARINGS	ARC LENGTH	CURVED CORRECTION	CHORD LENGTH
01	00°14'00"	N 136.00' E	136.18	19.001831'	120.18



PROPOSED YARDING TABLE

LOT NUMBER	PROPOSED YARDING
LOT 1	25'
LOT 2	25'
LOT 3	25'
LOT 4	25'

- NOTES:**
- Existing zoning is A-1EX.
 - Plastic Drive is abutment agreement with ground owner.
 - 3) Abutment is abutment agreement with ground owner & gutter on the north, concrete curb & gutter on the south, and abutment agreement with ground owner on the east.
 - 4) Water service is abutment agreement with concrete curb & gutter, and concrete curb & gutter on the south.
 - 5) Lots 14, 15, and 25 & 26 require a joint driveway easement.

I, Michael S. North, Registered Land Surveyor, No. 2152, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (AT-7), and the same herein is correct in the best of my knowledge and belief.

Dated this _____ day of _____, 200__

Signature: Michael S. North, R.L.S., No. 2152

OWNER/DEVELOPER:
THE NELSON GROUP
2134 WISCONSIN AVENUE
WISCONSIN, WI 53704
(408) 244-0990

NORTH
BEARINGS ARE BASED UPON THE
MERCATOR LINE OF THE SOUTHEAST
QUARTER (SE) OF SEC. 02-07-10
RANGE 10 EAST, TOWNSHIP 07 NORTH

SCALE: ONE INCH = FIFTY FEET

**PRELIMINARY PLAT OF NELSON'S
ADDITION TO RUSTIC ACRES**
A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (SE) OF SECTION 02,
TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY,
WISCONSIN

SURVEYOR/ENGINEER:
Burse
surveying & engineering
1400 E. Washington Ave. Suite 115E
MADISON, WI 53702-6012 608.250.5262
FAX: 608.250.5262
email: burse@burseng.com
http://www.burse-engineering.com

**LOT 22
DUPLEX**

SAGEBROOK 4" VINYL SIDING AND ACCESSORIES
TAN TRIM COLOR
FROST ALUMINUM FASCIA AND SOFFIT
CREAM LIMESTONE VENEER
BIRCHWOOD SHINGLES



LOT 22	
1	WINGROOF: 4" VINYL SIDING AND ACCESSORIES
2	TAN TRIM COLOR
3	EXOS: ALUMINUM FASCIA AND SOFFIT
4	GREAT LIMESTONE VENEER
5	WINGROOF SHINGLES

LOT 23
DUPLEX

CLAY 4" VINYL SIDING AND ACCESSORIES
MIST TRIM COLOR
CLAY ALUMINUM FASCIA AND SOFFIT
CREAM LIMESTONE VENEER
SHAKEWOOD SHINGLES



LOT 23	
1	CLAY W/ VINYL SIDING AND ACCESSORIES
2	PURT TRIM COLOR
3	CLAY ALUMINUM FASCIA AND SOFFIT
4	FRESH LIMESTONE VENEER
5	
6	SHAKESPEARE SHINGLES

**LOT 24
DUPLEX**

SAGEBROOK 4" VINYL SIDING AND ACCESSORIES
TAN TRIM COLOR
FROST ALUMINUM FASCIA AND SOFFIT
CREAM LIMESTONE VENEER
BIRCHWOOD SHINGLES



LOT 24	
1	SAGREDO® 4" VINYL SIDING AND ACCESSORIES
2	TAN BRICK LOOK
3	PROFESSIONAL PAINT FASCIA AND SOFFIT
4	CREAM LAMINATED VENEER
5	CONCRETE WALKWAYS

**LOT 25
DUPLEX**

CLAY 4" VINYL SIDING AND ACCESSORIES
MIST TRIM COLOR
CLAY ALUMINUM FASCIA AND SOFFIT
CREAM Limestone VENEER
SHAKEWOOD SHINGLES



LOT 25	
PLAN	INVESTMENT AND DEVELOPMENT
DATE	1988-10-10
BY	ALBERTO JAZA AND PARTNER
OWNER	ALBERTO JAZA AND PARTNER
SCALE	1/4" = 1'-0"
DATE	1988-10-10

LOT 26
DUPLEX

CLAY 4" VINYL SIDING AND ACCESSORIES
MIST TRIM COLOR
CLAY ALUMINUM FASCIA AND SOFFIT
CREAM LIMESTONE VENEER
SHAKEWOOD SHINGLES



LOT 26	
1	CLAY AT 2004 NORTH AND NEIGHBORHOOD
2	THE 1000' CORNER
3	7.5' ALUMINUM FACIA AND COFFER
4	CLAY COLLECTIBLE MOUNTAIN
5	TRIPLEWOOD GARAGE

LOT 27
DUPLEX

BRIARWOOD 4" VINYL SIDING AND ACCESSORIES
BEIGE TRIM COLOR
ALMOND ALUMINUM FASCIA AND SOFFIT
CREAM Limestone VENEER
HICORY SHINGLES



LOT 27	
1	SHAKESHADE 1" VINYL SIDING AND ACCESSORIES
2	ORANGE TREE COLOR
3	ALMOND ALUMINUM FASCIA AND COPPING
4	CREAM LIMESTONE VENEER
5	TRIPLETS GARAGE DOOR

**LOT 28
DUPLEX**

WEDGEWOOD 4" VINYL SIDING AND ACCESSORIES
FLINT TRIM COLOR
COBBLESTONE ALUMINUM FASCIA AND SOFFIT
CREAM Limestone VENEER
PEWTER GRAY SHINGLES



LOT 28	
1	ARTHWORX OF ANGL. CLINK AND MUDGROUSE
2	PLUM ESTROGRASS
3	COCKLESHORE SLUGGISH FACIA AND SORREL
4	CRISP LANTANUM VERBENA
5	FRASER GARDEN GARDENS