

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: Eagle Crest Subdivision

Location: 5402 & 5432 Commercial Avenue

Applicant: William Ziegler - Eagle Aire, LLC/
Francis R Thousand - Arnold & O'Sheridan

- Preliminary Within City
 Final Outside City

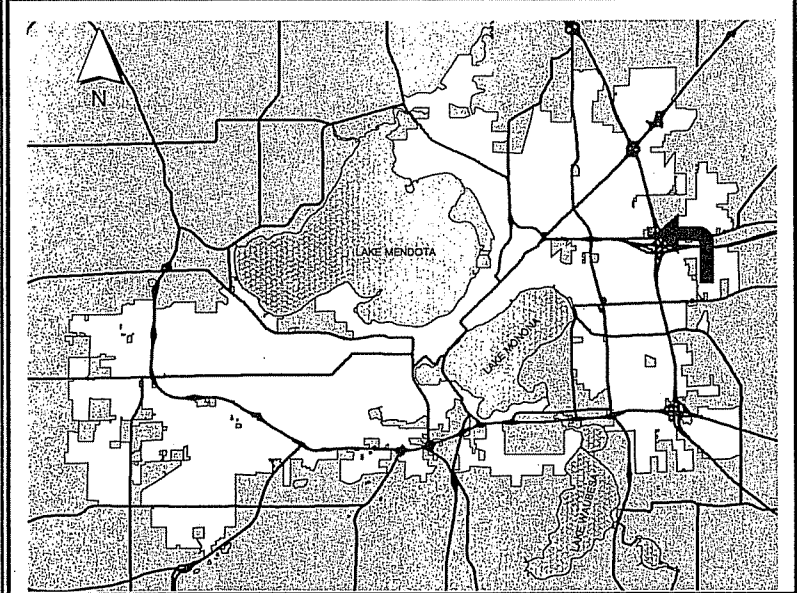
From Temp A To: R1

Proposed Use: Residential Development

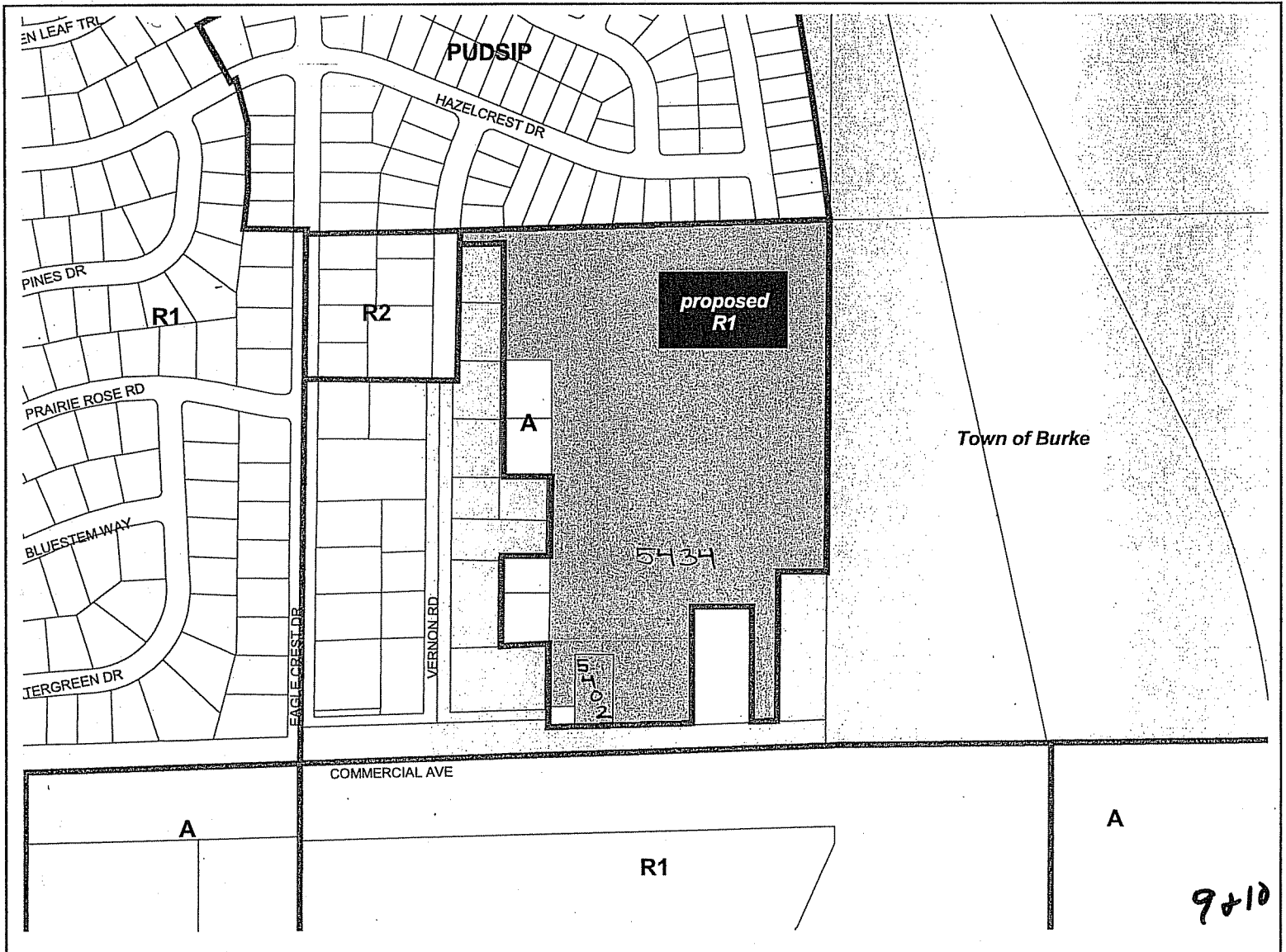
Public Hearing Dates:

Plan Commission 06 June 2005

Common Council 21 June 2005



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

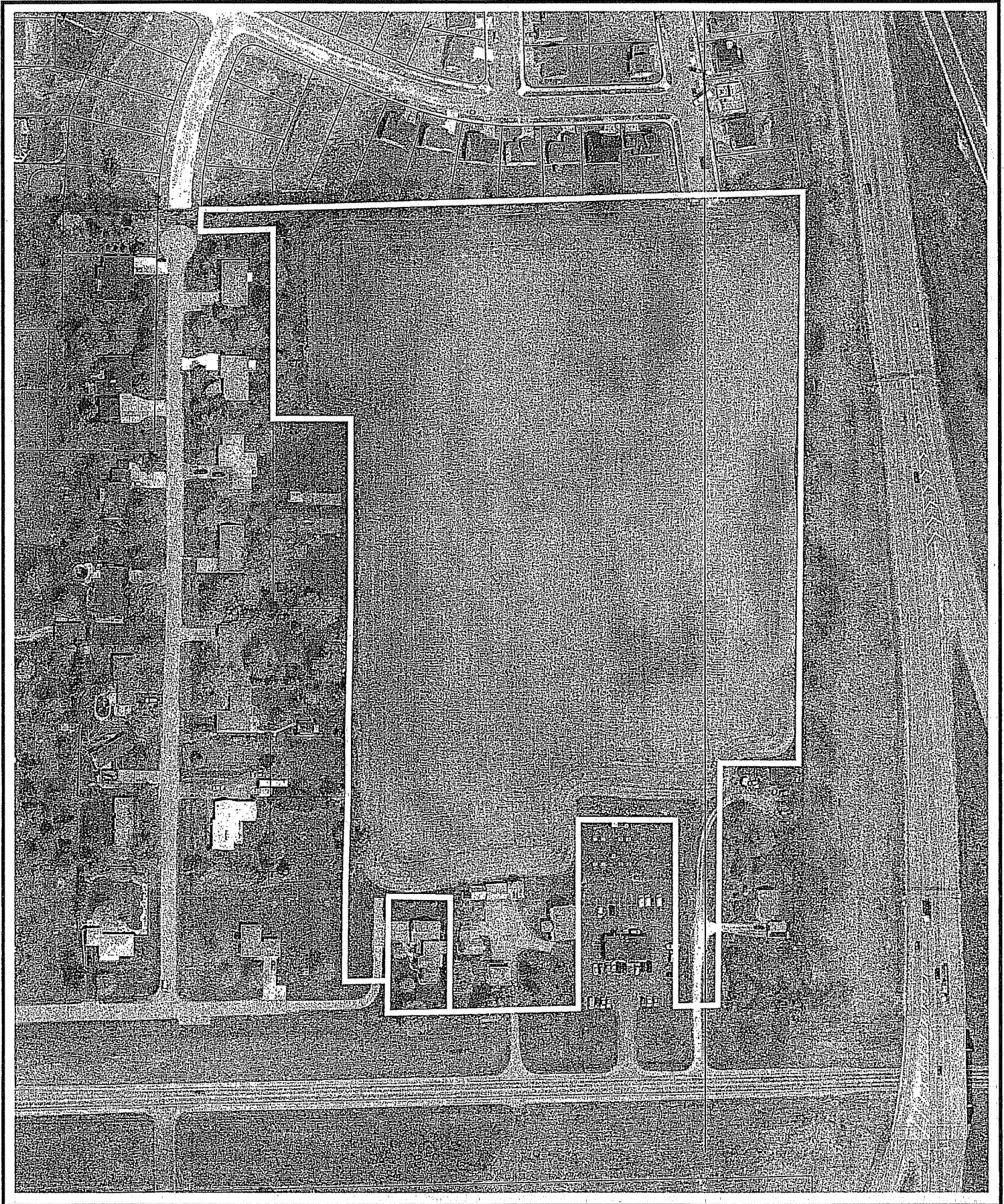


5304-5432 Commercial Avenue

0 100 Feet



Date of Aerial Photography - April 2003



9
0
12

EAGLE CREST SUBDIVISION

LOT 1, CERTIFIED SURVEY MAP 6141 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T8N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

D1P3

OWNERS' CERTIFICATE OF DESIGNATION.
 Eagle Crest LLC, the Lynn Eckelmeier Ziegler, as owner, do hereby certify that said owner has caused the above described zoning to be changed from _____ to _____ as shown on the attached plat. The above named owner is not known to be the persons, who executed the plat. It is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:
 Planning Commission
 City of Madison
 Dane County Zoning and Natural Resources Committee

MINNESOTA: the land and part of said owners this _____ day of _____, 20____.

Eagle Aerie LLC

 Its, Lynn Eckelmeier Ziegler

**STATE OF WISCONSIN)
 COUNTY OF DANE)**

Personally came before me this _____ day of _____, 20____, the above named owners to me known to be the persons, who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

 My commission expires _____, 20____.

Notes:
 All streets and roads within the plat boundary are designated to the public, unless otherwise noted.

All lots within the plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot, except that the property lines shared with greenways or public streets.

The above block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.

Ordinances 1 is for landscaping purposes.
 Ordinance 2 and 4 are to provide street frontage the the adjacent property not part of this plat.
 Ordinance 3 is dedicated to the public for stormwater management.

Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin this _____ day of _____, 20____.

Mark Olinger

Approved for recording by Dane County Zoning and Natural Resources Committee
 action of this _____ day of _____, 20____.

Robert Scharber
 Authorized Representative

CORPORATE RESOLUTION.
 Resolved that the plat known as Eagle Crest Subdivision located in the City of Madison was approved by the Board of Directors of Eagle Crest LLC on this _____ day of _____, 20____, and that resolution further provided for the acceptance of these lands and rights dedicated by said plat to the City of Madison for public use.
 Dated this _____ day of _____, 20____.

Ray Fisher, Clerk, City of Madison, Dane County, Wisconsin

**TREASURERS' CERTIFICATE
 STATE OF WISCONSIN)**

COUNTY OF DANE)
 As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unpaid taxes and no unpaid taxes or special assessments affecting any of the lands included in Eagle Crest Subdivision.
 _____ Date _____
 Dove Gavanda, County Treasurer

**CITY TREASURERS' CERTIFICATE
 STATE OF WISCONSIN)**

COUNTY OF DANE)
 I, Ray Fisher, being the duly appointed/qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on or _____ on any of the land included in the plat of Eagle Crest Subdivision.
 _____ Date _____
 Ray Fisher, Treasurer
 City of Madison

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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid 50 - Receipt No. 59835
 Date Received 4/13/05
 Received By [Signature]
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript. _____
 Plan Sets Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. Project Address: 5402 & 5434 Commercial Ave **Project Area in Acres:** 17.75

Project Title (if any): Eagle Crest Subdivision

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 A1 to R1 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: William Ziegler Company: Eagle Aerie LLC

Street Address: 3726 Fairview Drive City/State: Madison, WI Zip: 53704

Telephone: () 249-4323 Fax: () 837-2506 Email: billz@madisoncrushing.com

Project Contact Person: Francis Thousand Company: Arnold & O'Sheridan

Street Address: 1111 DEMING WAY City/State: Madison, WI Zip: 53717

Telephone: () 821-8530 Fax: () 821-8501 Email: fthousand@arnoldandosh Sheridan.com

Property Owner (if not applicant): William Ziegler

Street Address: 3726 Fairview Ave City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Subdivision with 9 single family lots and a church with a school on lot 10

Development Schedule: Commencement 2005 Completion 2005

CONTINUE →

9210

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: \$ 1800 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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of East Towne - Burke Heights Plan, which recommends:
Low density Residential 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:
See attached letter dated April 8, 2005

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 2/24/05 | Zoning Staff Kathy Voeck Date 2/24/05

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

Printed Name William Ziegler Date _____

Signature _____ Relation to Property Owner Owner

Authorizing Signature of Property Owner William Ziegler Date 4/13/05

9410

8 April 2005

Alderman Santiago Rosas
Office of the Common Council
City of Madison
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Mr. Jeff Barnhart
Ridgewood Neighborhood Association
1513 Wayridge Drive
Madison, WI 53704

Re: Our Client: Eagle Aerie, LLC

Dear Alderman Rosas and Mr. Barnhart:

We are the attorneys for Eagle Aerie, LLC, a Wisconsin limited liability company consisting of William Ziegler and Lynn Goldade Ziegler. Eagle Aerie, LLC owns the vacant land south of Ridgewood the Glacier Addition and north of County Trunk Highway T (the old Ziegler farm) that was just recently annexed to the City of Madison. That land, when it was annexed, was zoned Temporary Ag as a holding classification pursuant to City ordinances.

Eagle Aerie, LLC has been in discussions with The Evangelical Lutheran Church of the Holy Cross, Inc. relative to relocating the Holy Cross congregation to the northern portion of the Eagle Aerie parcel.

In that regard, and assuming that those discussions will come to fruition, Eagle Aerie, LLC has had prepared a draft Preliminary Plat to create an approximately 12 acre parcel for the potential church siting. We are herewith enclosing a copy of the draft Preliminary Plat. Assuming that the Church wishes to proceed and based upon discussions with the neighborhood association, Eagle Aerie, LLC would intend to apply for preliminary plat approval for rezoning (from Temporary Ag to R1 or R2).

Representatives of Eagle Aerie, LLC would welcome the opportunity to meet with the Ridgewood Neighborhood Association to discuss the development of the Eagle Aerie parcel and assuming that the Church decides that it would like to proceed, we also assume that representatives of the Church would be available for that meeting.

Alderman Santiago Rosas
Mr. Jeff Barnhart
8 April 2005
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We would ask that you contact us in order that we can arrange for a meeting with the Ridgewood Neighborhood Association to review the status of the development of the Eagle Aerie, LLC parcel and to discuss any neighborhood concerns relative to that development.

We look forward to hearing from you at your first opportunity.

Very truly yours,

RS

Ronald M. Trachtenberg

RMT:srp
221023
rosas barnhart 040805

Enclosure

cc: Eagle Aerie, LLC
Attn.: Mr. William L. Ziegler
Attn.: Ms. Lynn Goldade Ziegler