



City of Madison

Proposed Preliminary Plat, Demolition and Rezoning

Project Name
Sugar Maple

Location
901-1001 Sugar Maple Lane

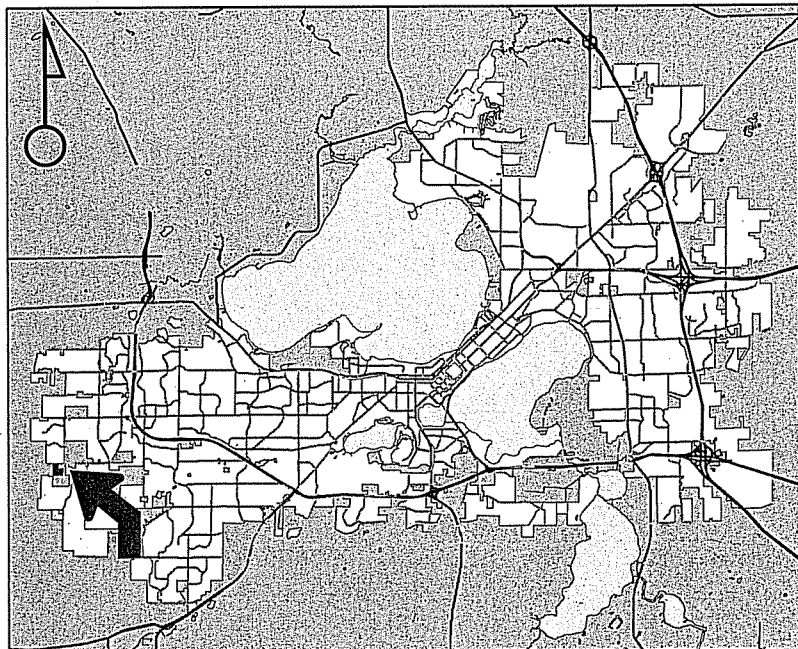
Applicant
Alex McKenzie - Sugar Maple Lane, LLC/
Kevin Pape - D'Onofrio, Kottke & Assoc

From: A To: SR-C1 & TR-U1

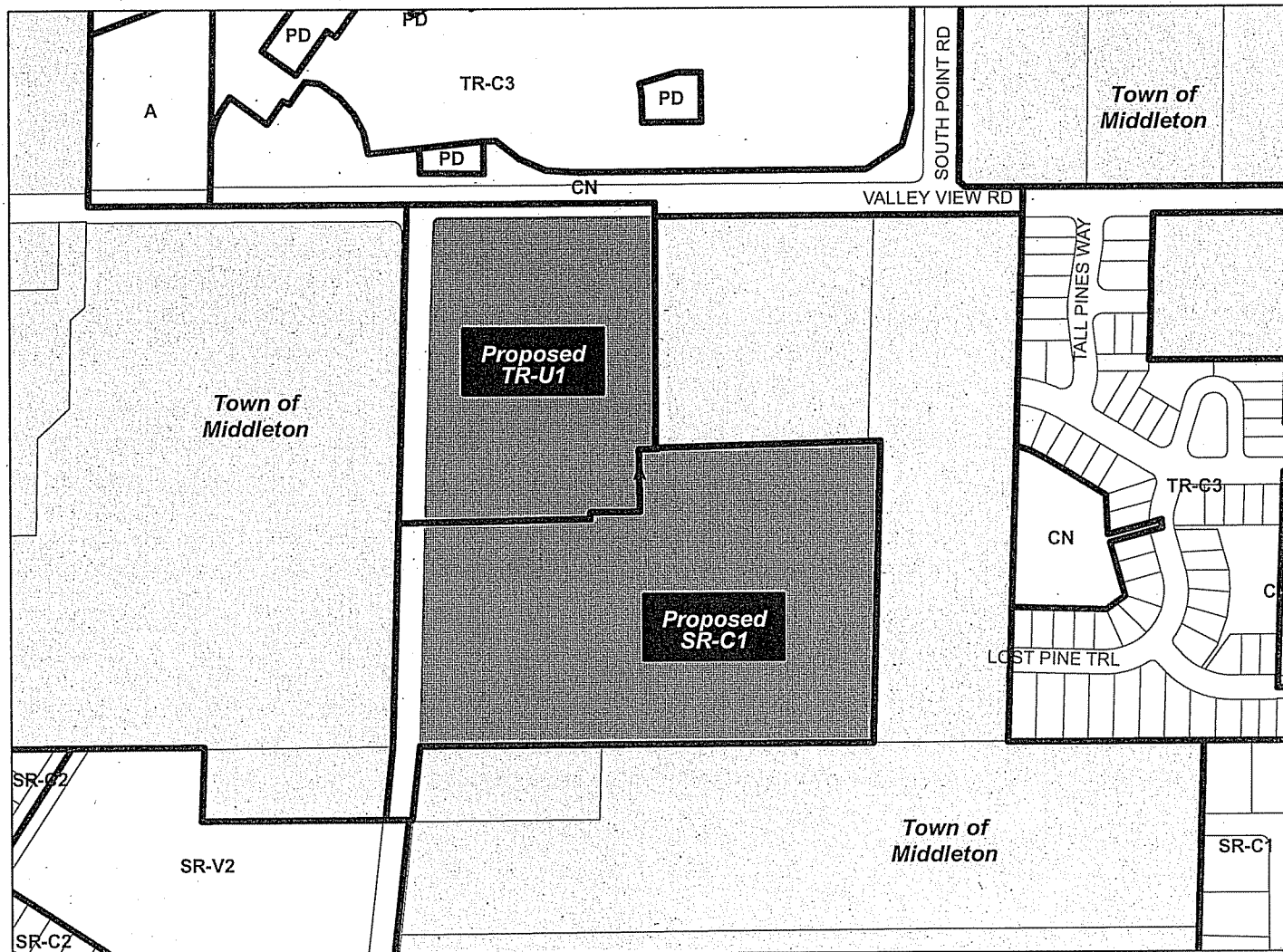
Proposed Use
Demolish 3 single-family residences to
create 44 single-family lots, 2 lots for
future multi-family development and 2
outlots for public stormwater management

Public Hearing Date
Plan Commission
18 November 2013

Common Council
03 December 2013

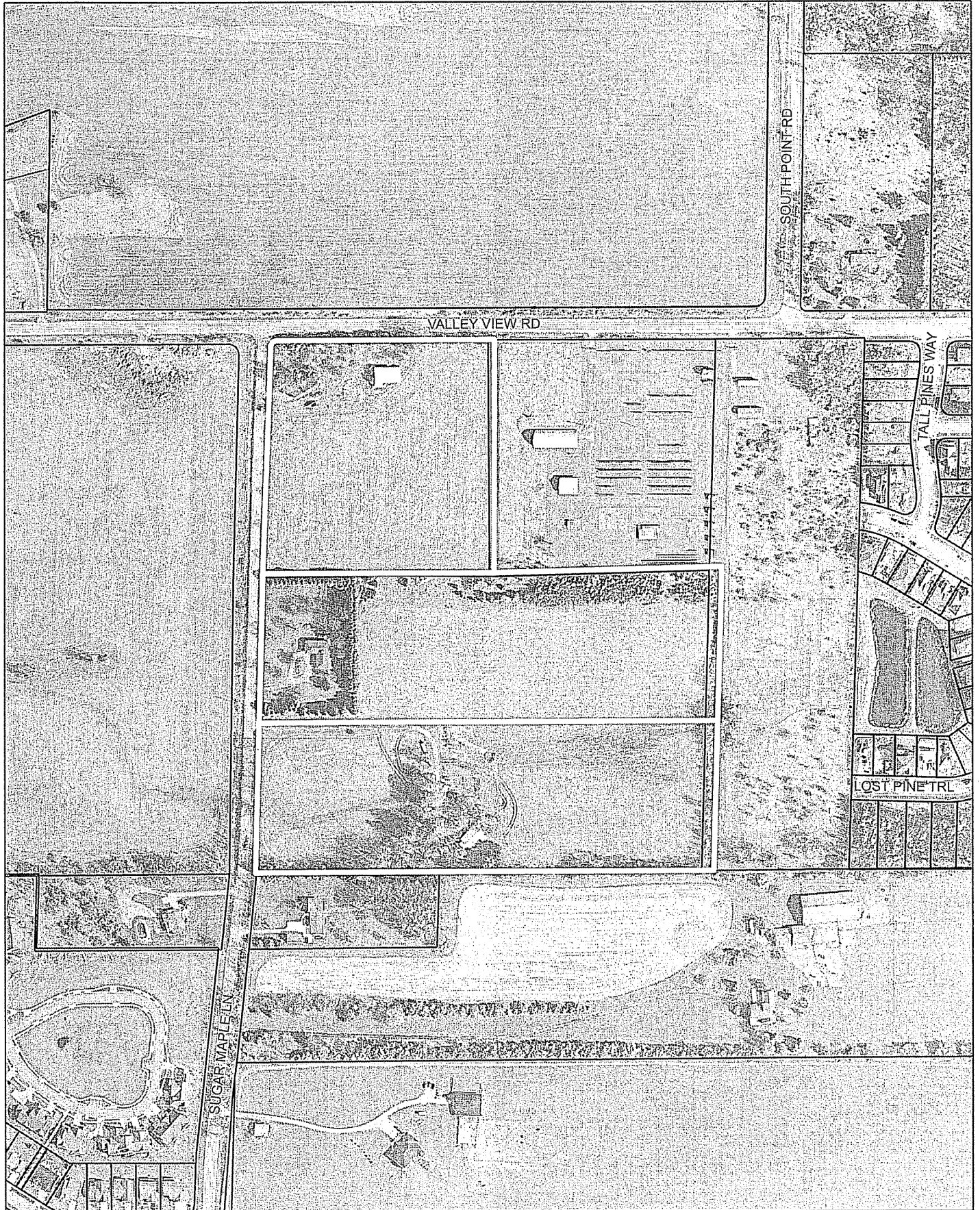


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 November 2013



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 Parks Date: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant Alex McKenzie Relationship to Property: owner

Authorizing Signature of Property Owner [Signature] Date 9/17/13 24

T.R. MCKENZIE, INC.
CONSTRUCTION * DEVELOPMENT * MANAGEMENT

September 17, 2013

Sugar Maple LLC.
1910 Hawks Ridge Dr. Suite 322
Verona, WI 53593

RE: Letter of Intent Sugar Maple Preliminary Plat

Our plan for the Sugar Maple Plat is to divide the parcel containing 18.4 acres (net of street and out lot dedications) into 44 single family lots, 2 multifamily lots consisting of approximately 250 units, and 2 out lots used for storm water detention. The single family will occupy the eastern and southern parts of the plat, with the multi-family in the northwest corner of the parcel bounded by Sugar Maple Lane on the west boundary and Valley View Road on the north. Further the multifamily parcel will be bisected by a public street (Ancient Oak Lane) running east to west. The parcel north of Ancient Oak will be approximately 2.02 acres in size and the multi-family parcel of Ancient Oak will be approximately 6.55 acres in size.

The land currently has three houses on it, two of which are abandoned and are set to be demolished and a third which is being used as storage at the moment, but will also be demolished. The rest of the acreage is being farmed at the moment; there will not be any crops on it next year.

We plan to move dirt in the spring of 2014 so that the single and multi family sites are ready for building permits in the fall of 2014. It is our plan to improve the single family lots in two phases with the western part along Sugar Maple Lane. to proposed road "C" being phase one. Then the lots east of Proposed Road "C" being considered phase two.

The people involved include:

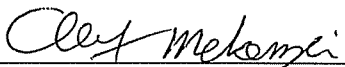
Engineer: Kevin Page D'Onofrio, Kottke & Assoc.

Architect: Randy Bruce Knothe & Bruce Architects

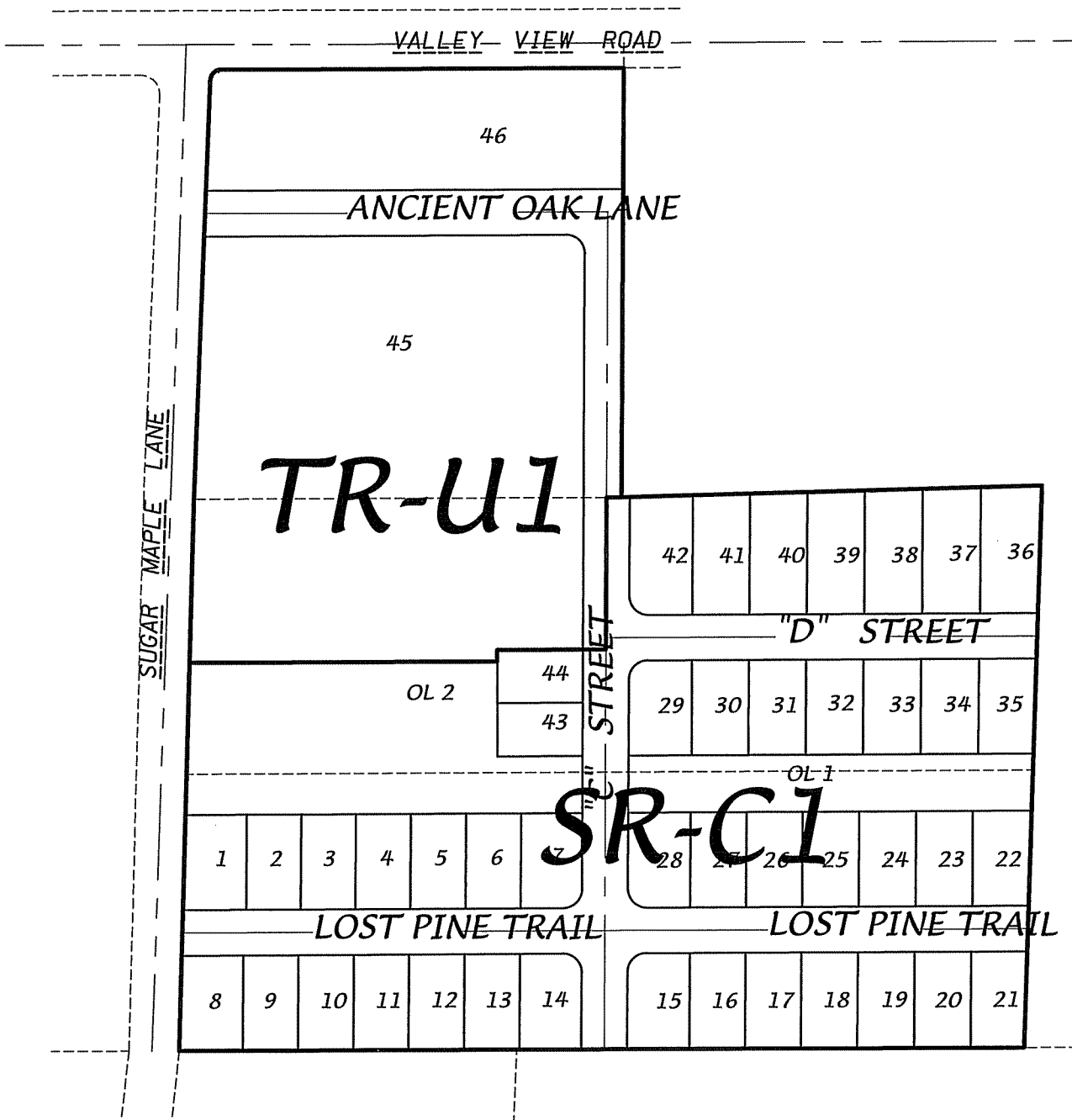
Landscape: Unknown

General Contractor for all public improvements will be chosen by a bid process with the assistance of our engineering firm. The contractor has not been selected as of this date.

Sugar Maple Lane, LLC

By: 
Alex McKenzie, Member

SUGAR MAPLE - ZONING MAP



D'ONOFRIO KOTTICK & ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR PARTNER FOR LAND DEVELOPMENT



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 Scale 1" = 200'

DATE: 09-16-13
 F.N.: 13-07-103
 REV.

DRAWN BY: KJP

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