

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

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>3-14-07</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>3-21-07</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 602 BEAR CLAW WAY

ALDERMANIC DISTRICT: #9, SKIDMORE

OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
<u>CHRISTOPHER HOMES, INC.</u>	<u>CHRISTOPHER HOMES, INC.</u>
<u>PO BOX 930094</u>	<u>PO BOX 930094</u>
<u>VERONA, WI 53593</u>	<u>VERONA, WI 53593</u>

CONTACT PERSON: DAVID HULL

Address: PO BOX 930094  
VERONA, WI 53593

Phone: 608-424-3443

Fax: 608-424-3444

E-mail address:  david@christopherhomes.net

- 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 40,000 Sq. Ft.
  - Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

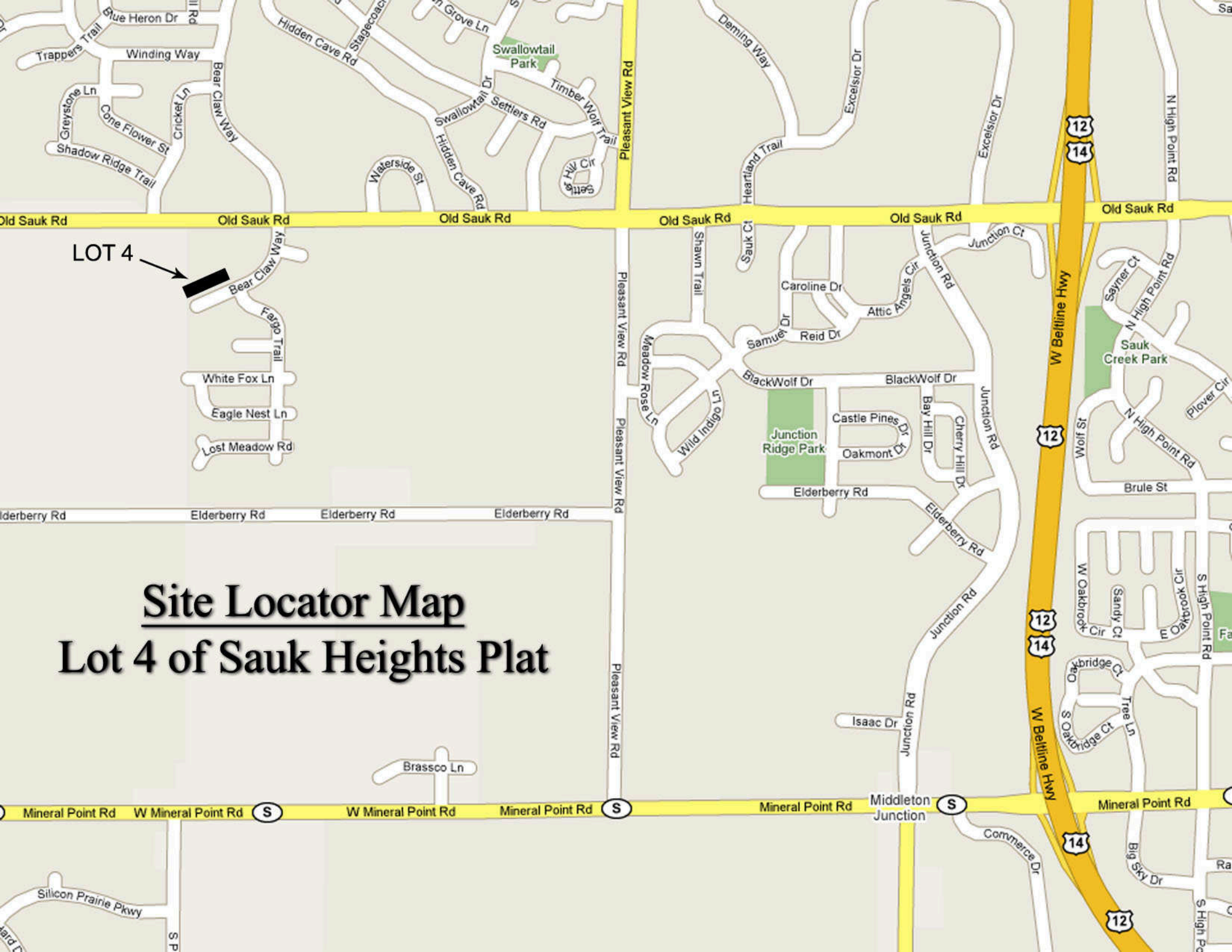
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other PLANNING STAFF REFERRAL

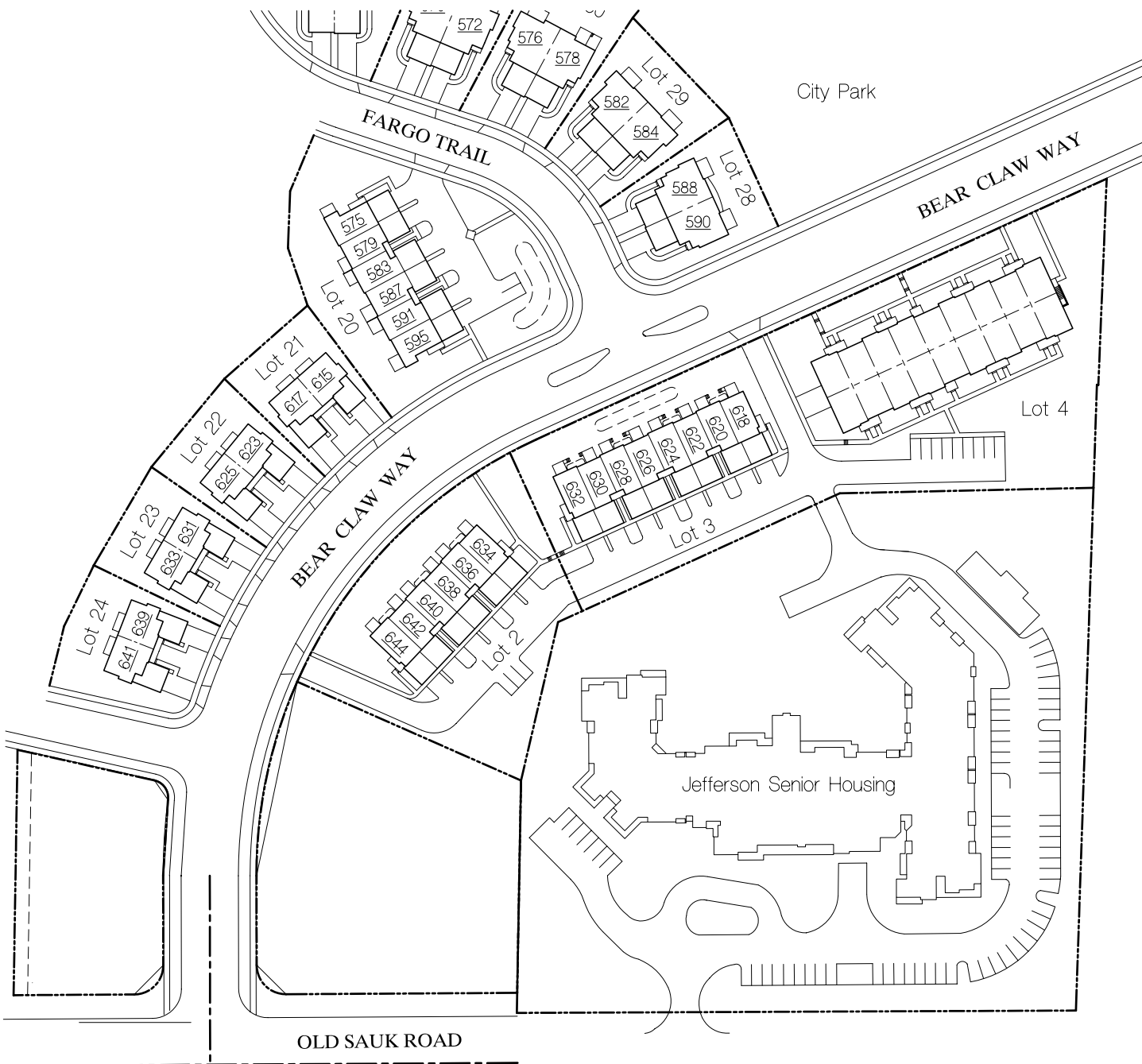
\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.




LOT 4

# Site Locator Map Lot 4 of Sauk Heights Plat



SOUR HEIGHTS AREA  
SITE PLAN

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DRAWN	APPR.	DATE	SCALE
PROJECT NO.			
SHEET NO.			

SOUR HEIGHTS SUBDIVISION  
BEAR CLAW WAY / FARGO TRAIL  
MADISON WISCONSIN

# 634-644 Bear Claw Way



# 618-632 Bear Claw Way



# Jefferson Senior Housing



575-595 Fargo Trail





February 7, 2007

City of Madison Plan Commission  
210 Martin Luther King Boulevard  
Madison WI 53709

**RE: SAUK POINT TOWNHOMES - MADISON WI**

The following information describes the intended use for the property located on Lot 4, 602 Bear Claw Way, Sauk Heights Subdivision, Madison WI.

**Project Name:** Sauk Point Townhomes

**Project Type:** New eighteen (18) unit 2 bedroom townhouse style apartment building with underground parking.  
Approximate unit rental amount will be \$1,050.00

**Construction Schedule:** Construction starting in June 2007 with completion in approximately nine months.

**Site Information:** Site is currently zoned R-4. We are requesting a rezoning to residential R-5.  
*See Site Statistics sheet for additional information*

**Gross Square Footage:** Approximate building/unit size  
2-story units: 1,590 per unit  
Square footage: 27,264 per floor  
54,528 total building

**Parking Stalls Provided:** Eighteen (18) interior stalls and twelve (12) exterior surface stalls

Please contact me with any questions or if additional information is necessary.

Sincerely,

David Hull  
Director of Project Mgmt. & Design

Attachments





**Sauk Point Townhomes  
Lot 4, 602 Bear Claw Way  
Site Statistics**

2/7/2007

**Unit Mix**

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2 Bedroom	18
Total:	18

Lot Area (Acres)	1.21
Lot Area (SF)	52,745
Lot Area / D.U. (SF)	2,930
D.U. / Acres	14.9
Building (w/o porches) (SF)	27,264
Floor Area Ratio	0.52

**Parking**

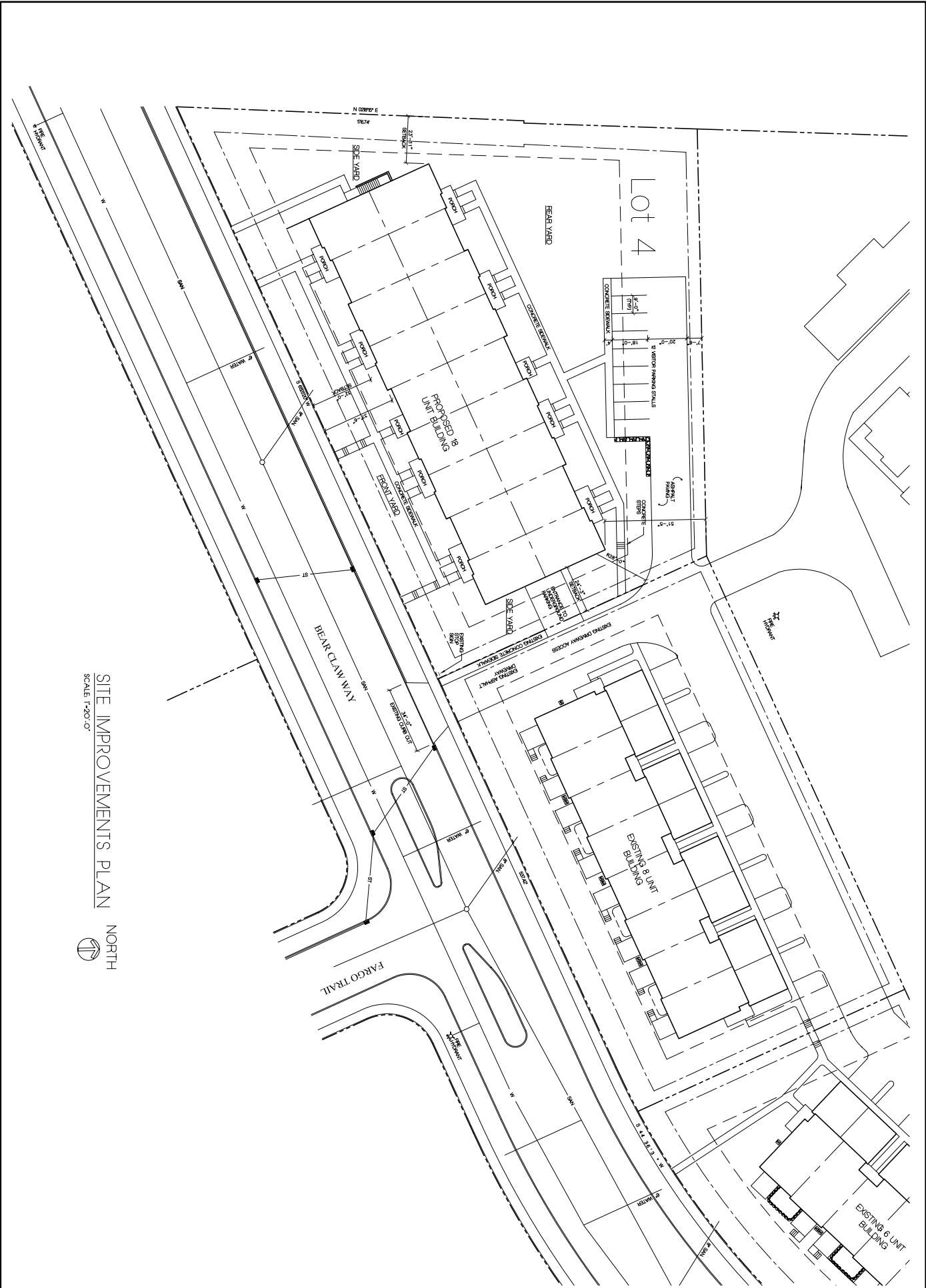
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Garage Stalls	36
Surface Stalls	9
Total Stalls	45
Stalls / D.U.	2.5

**Site Composition**

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Building Coverage (SF)	13,632
Drive and Parking (SF)	4,581
Walks and Patios (SF)	4,912
Total Impervious Surface (SF)	23,125
Impervious Surface Ratio	0.44
Greenspace Area (SF)	29,620
Greenspace, (% of site)	
Greenspace / D.U. (SF)	1,646
Usable Open Space (SF)	13,288
Usable Open Space (% of site)	25%
Usable Open Space / D.U. (SF)	738
Usable Open Space / Bed (SF)	369

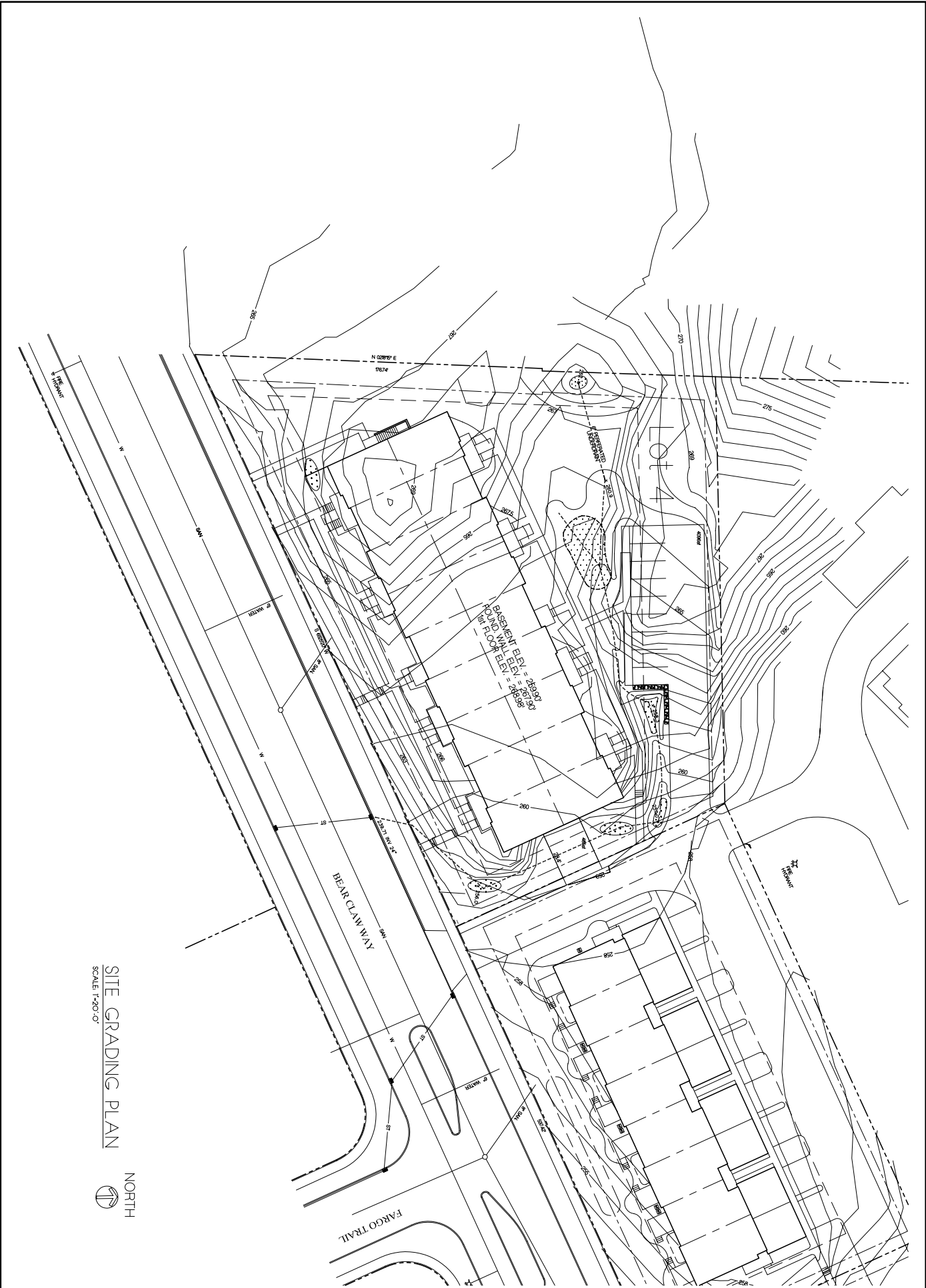


SITE IMPROVEMENTS PLAN  
 NORTH  
 SCALE: 1"=20'-0"

<b>C1</b>	SHEET NO.	PROJECT NO.	SITE IMPROVEMENTS PLAN		DRAWN: DH	APPR:	DATE: 11-1-06	SCALE: AS NOTED
			SAUK POINT 18 UNIT TOWNHOUSE BUILDING LOT 4, 602 BEAR CLAW WAY MADISON WISCONSIN		2-7-07	COND. USE/ZONING SUBMITTAL		



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SITE GRADING PLAN  
SCALE 1"=20' 0"

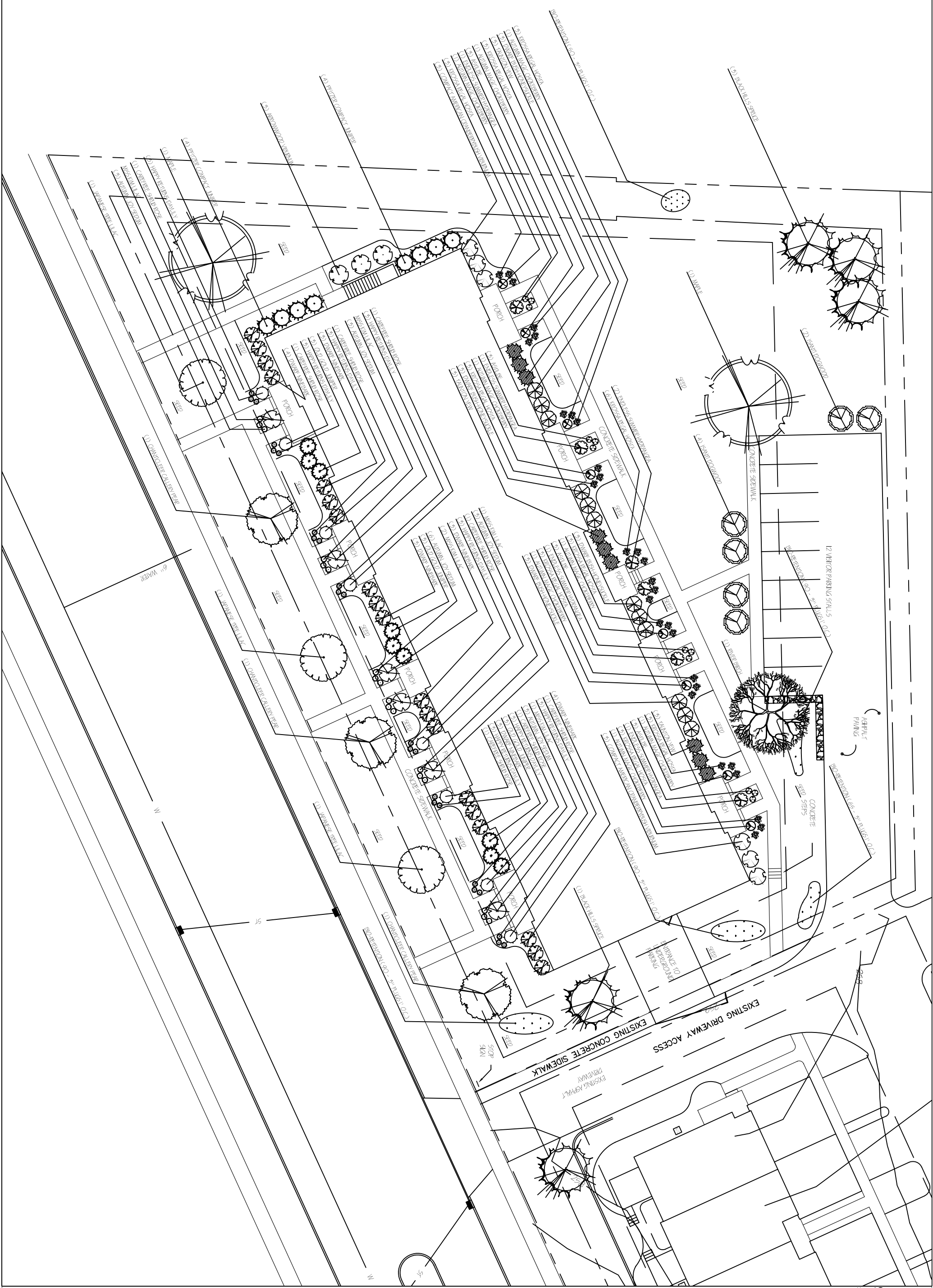


NORTH

<b>C2</b>	SHEET NO.	PROJECT NO.	SITE GRADING PLAN		DRAWN: DH	APPR:	DATE: 10-3-05	SCALE AS NOTED
			SAUK POINT 18 UNIT TOWNHOUSE BUILDING LOT 4, 602 BEAR CLAW WAY MADISON WISCONSIN		2-7-07	COND. USE/ZONING SUBMITTAL		



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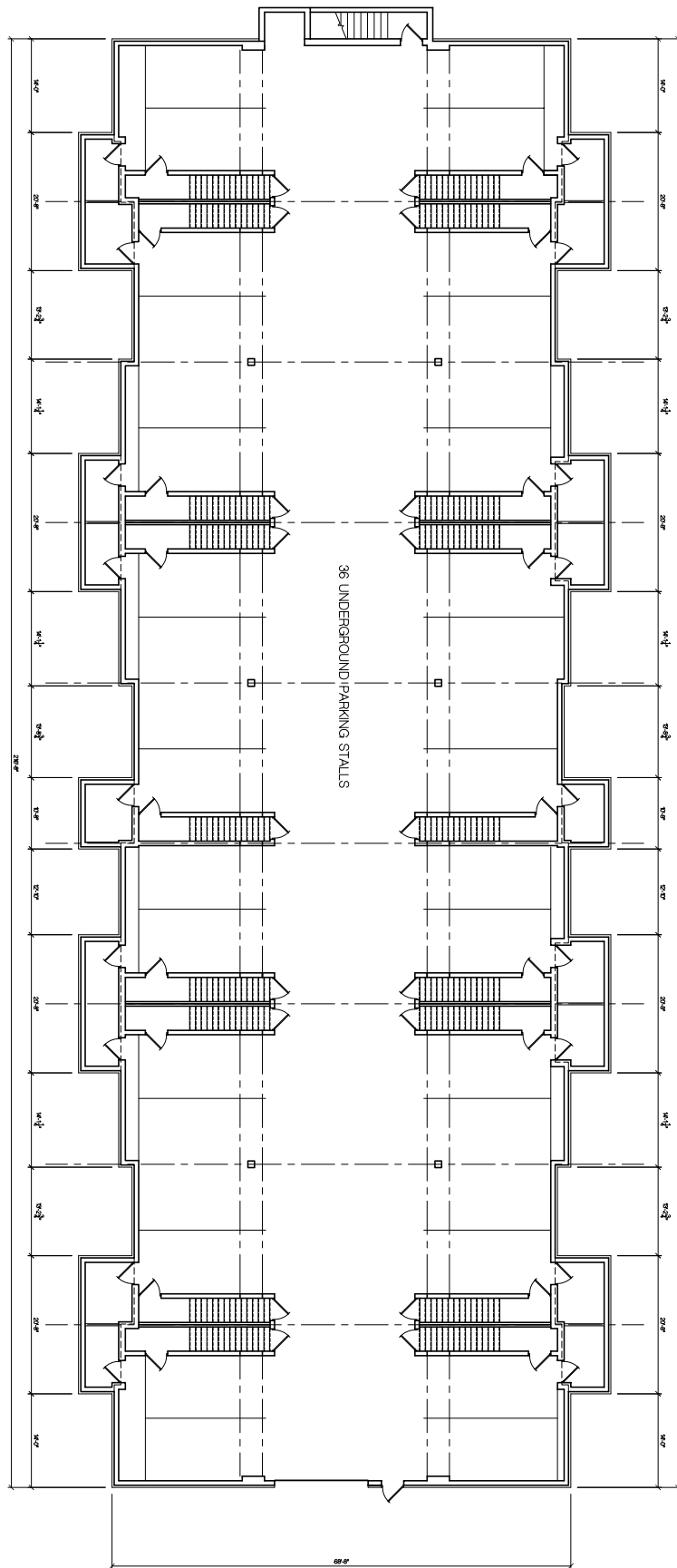


Landscape Development for  
**Christopher Homes**  
 Sauk Point Townhomes - 18 Unit Building  
 Lot 4, 602 Bear Claw Way, Madison WI

4387 Schwartz Rd.  
 Middleton, WI 53562  
 PH: (608) 827-9401  
 FAX: (608) 827-9402  
 WEB: www.olsonwills.com



Date: 2-1-07  
 Scale: NONE  
 Designer:  
 Seal:  
 To protect against legal liability, the plans presented herein are "schematic," and should not be construed as "bidable" or "construction documents" unless approved by the Landscape Designer. This is not an original red, as ORIGINAL.  
 Revisions:  
 Reference Name:

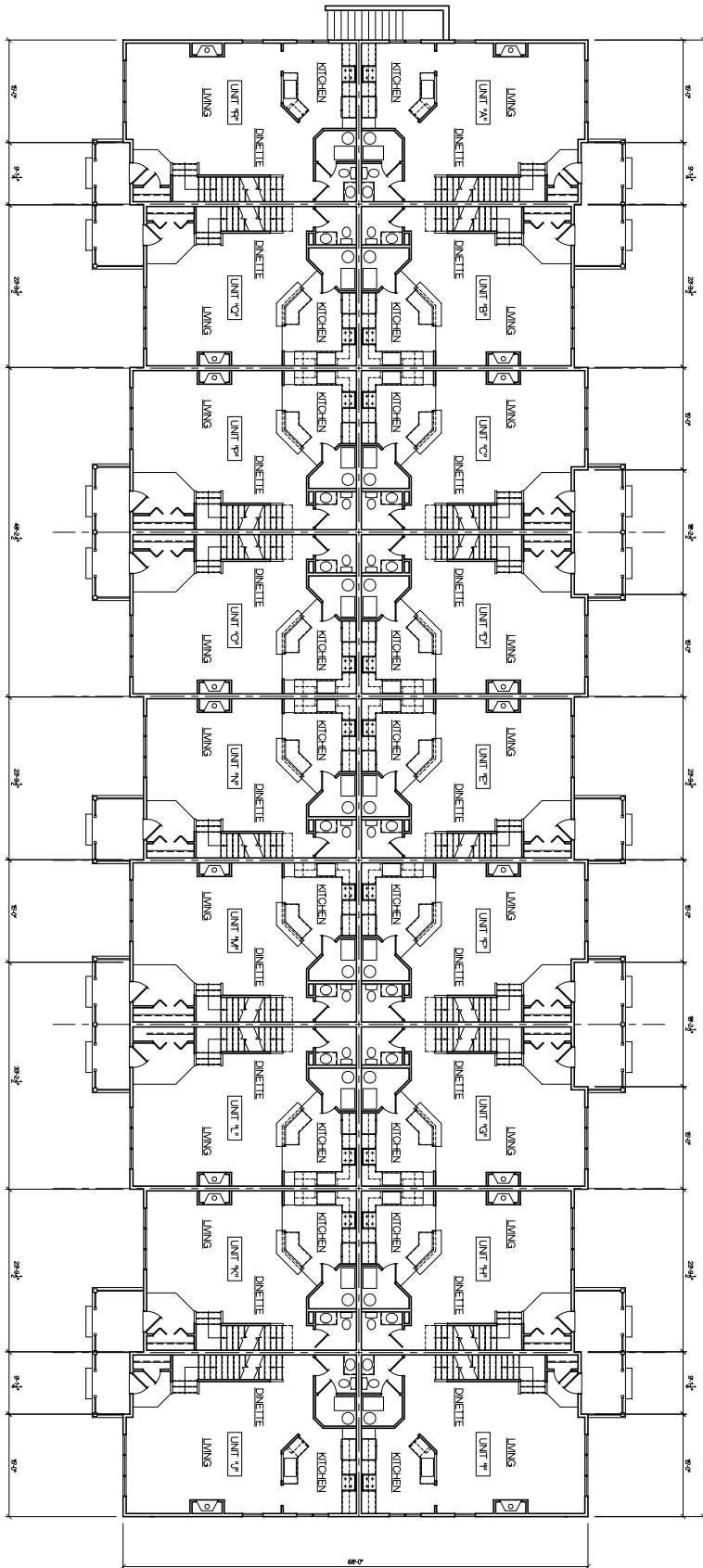


FOUNDATION PLAN  
 SCALE: 1/8" = 1'-0"  
 NORTH

<b>A1</b>	SHEET NO.	PROJECT NO.	FOUNDATION PLAN		DRAWN: DH	APPR:	DATE: 2-7-07	SCALE AS NOTED
			SAUK POINT 18 UNIT TOWNHOUSE BUILDING LOT 4, 602 BEAR CLAW WAY MADISON WISCONSIN		2-7-07	COND. USE/ZONING SUBMITTAL		



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FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 NORTH

**A2**

SHEET NO.

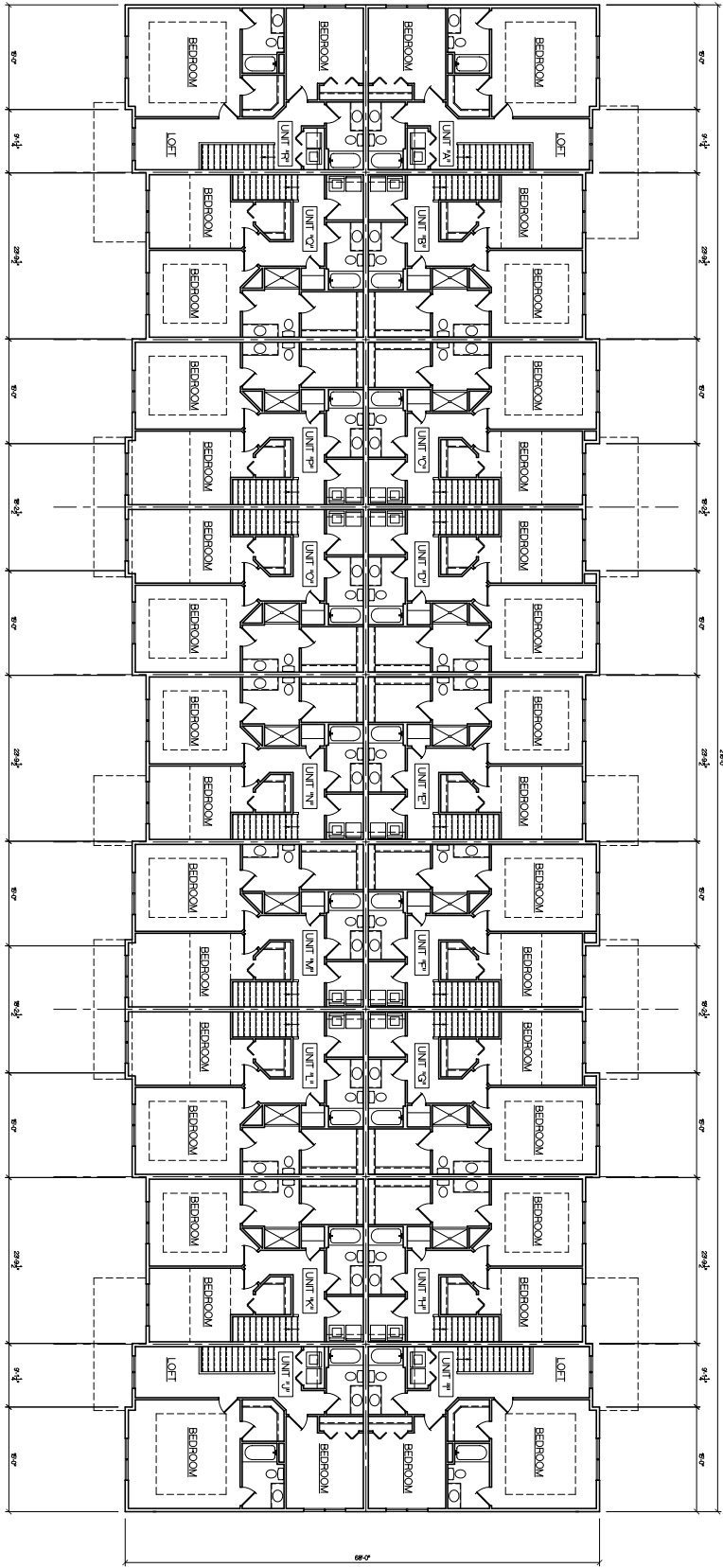
PROJECT NO.

FIRST FLOOR PLAN  
 SAUK POINT  
 18 UNIT TOWNHOUSE BUILDING  
 LOT 4, 602 BEAR CLAW WAY  
 MADISON WISCONSIN

DRAWN: DH	APPR:	DATE: 2-7-07	SCALE AS NOTED
2-7-07	COND. USE/ZONING SUBMITTAL		



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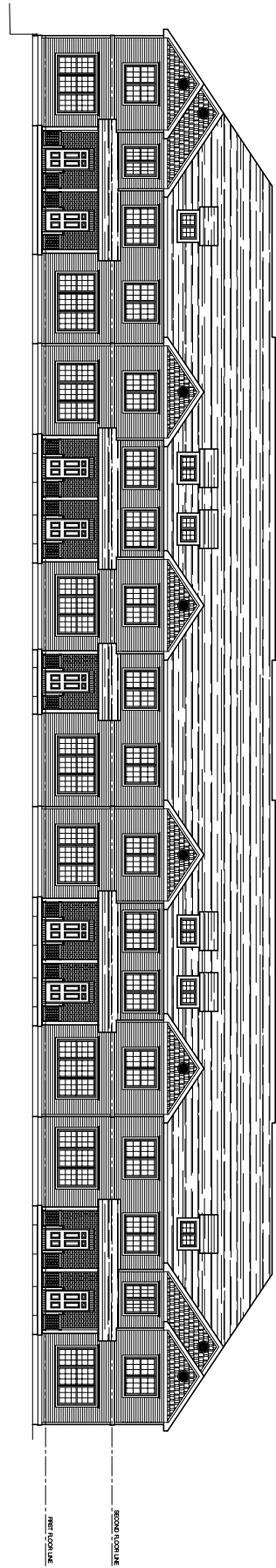


SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

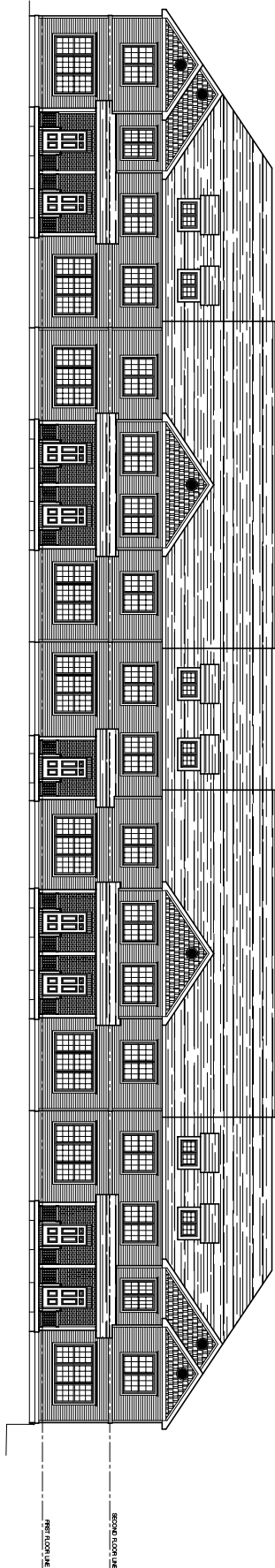
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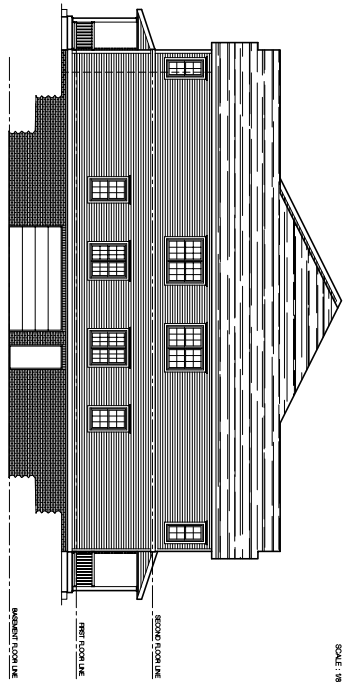
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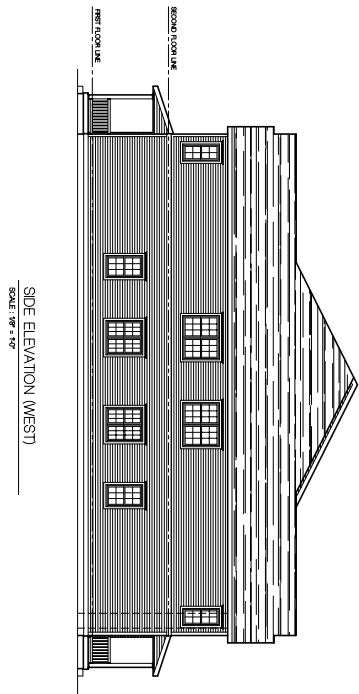
REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

DRAWN: DH	APPR:	DATE: 2-7-07	SCALE AS NOTED
2-7-07	COND. USE/ZONING SUBMITTAL		

BUILDING ELEVATIONS  
 SAUK POINT  
 18 UNIT TOWNHOUSE BUILDING  
 LOT 4, 602 BEAR CLAW WAY  
 MADISON WISCONSIN

PROJECT NO.  
 SHEET NO.

**A4**



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