

CITY OF MADISON

Proposed Conditional Use

Location: 2002 Jeffy Trail

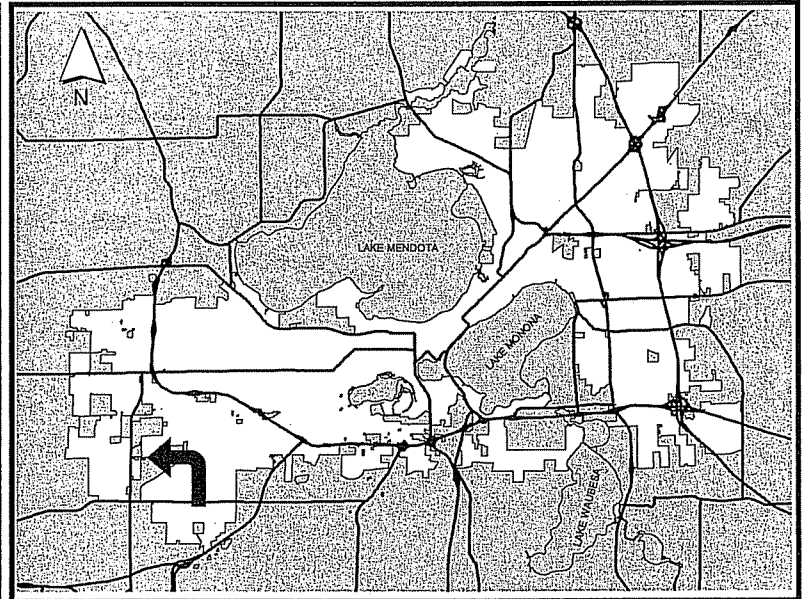
Project Name: Stonecrest III

Applicant: David M Roark - Stonecrest III, LLC
Randy J Bruce - Knothe & Bruce Architects

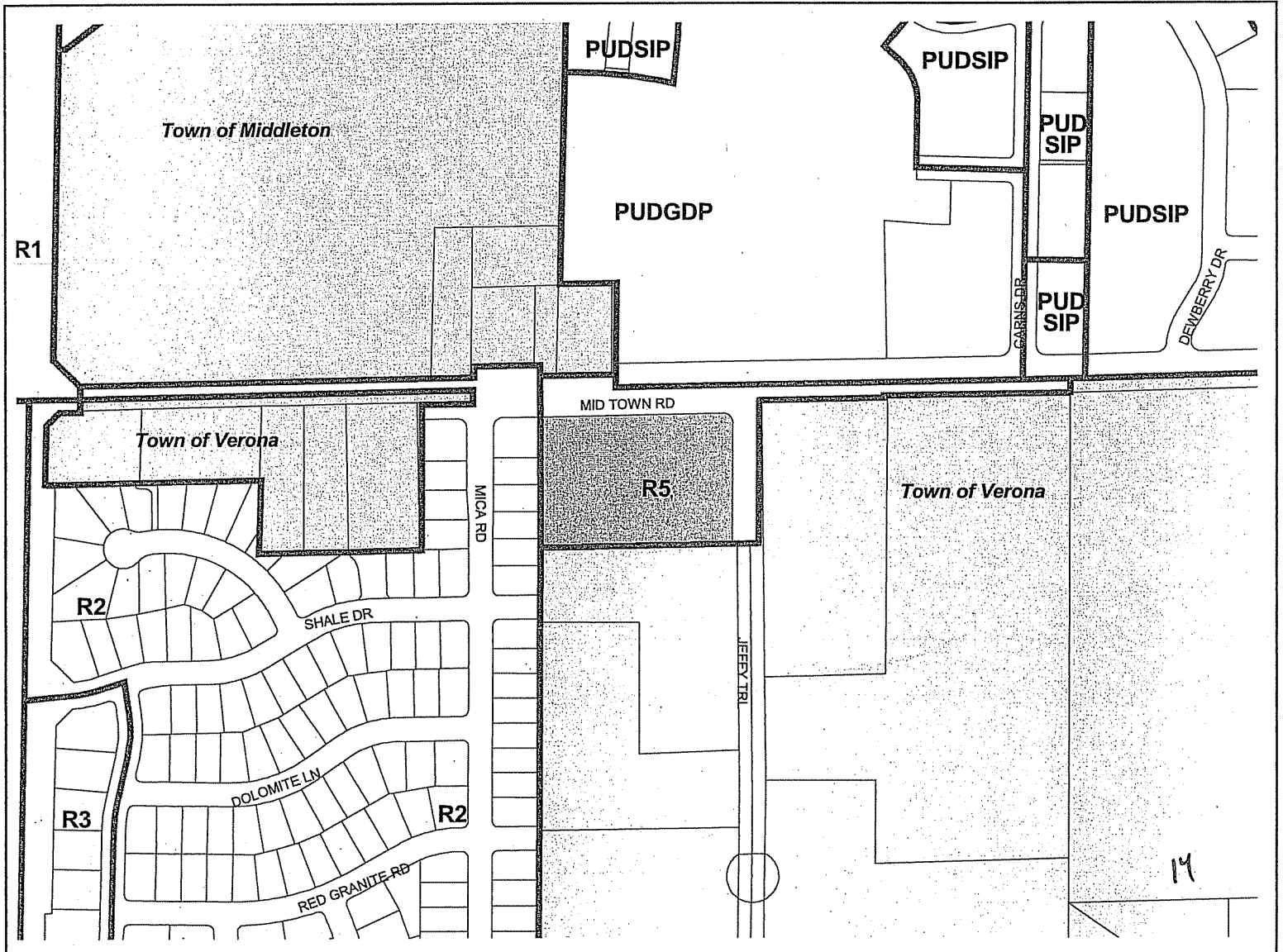
Existing Use: Vacant Land

Proposed Use: 54 Apartment Units

Public Hearing Date:
Plan Commission 16 May 2005



For Questions contact: Pete Olson at: 267-1150 or opolson@cityofmadison.com or City Planning at 266-4635

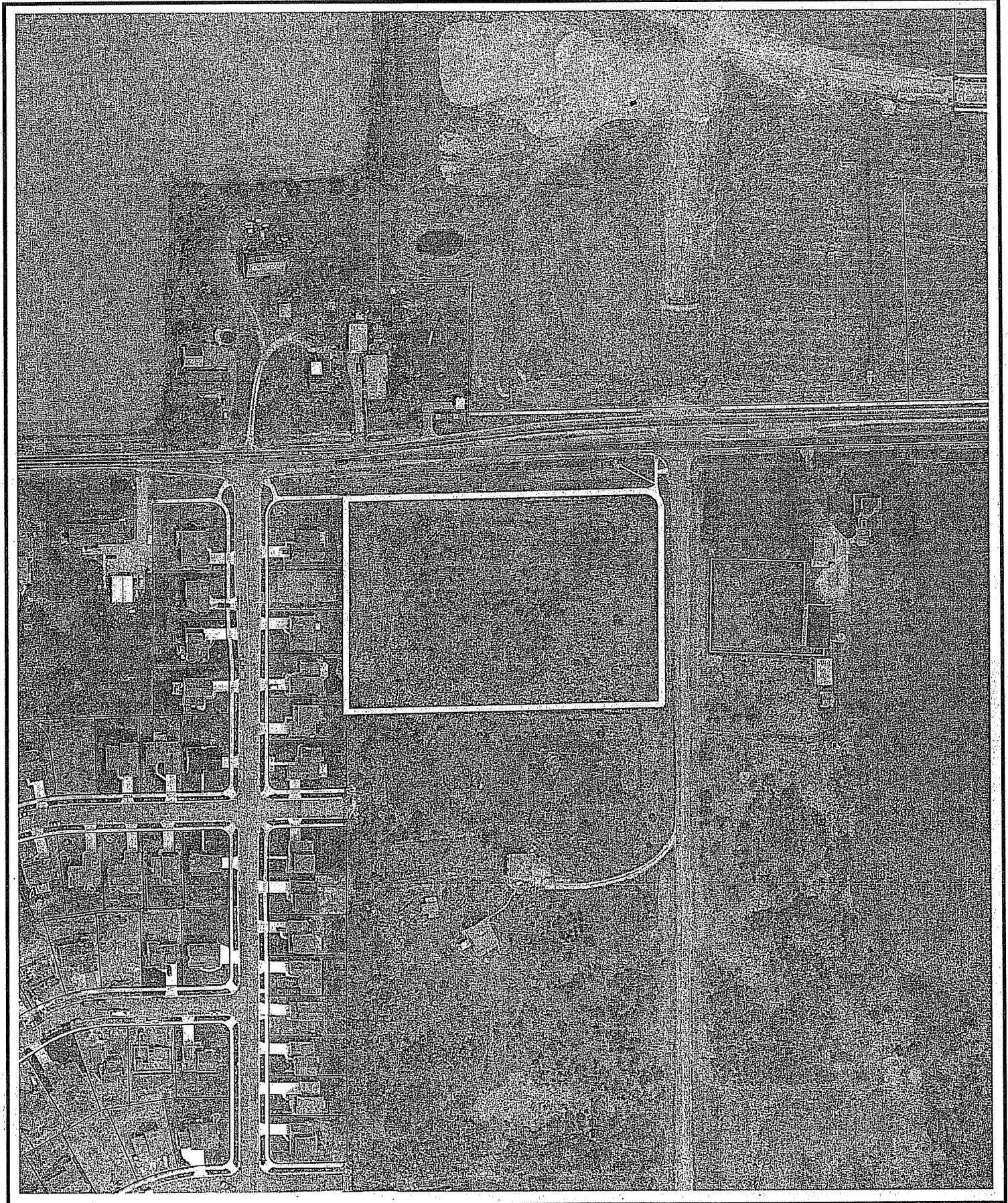


2002 Jeffy Trail

0 100 Feet



Date of Aerial Photography - April 2000



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 <u>1150-</u>	Receipt No. <u>59850</u>
Date Received <u>4/13/15</u>	
Received By <u>JGP</u>	
Parcel No. <u>0608-031-0907-9</u>	
Aldermanic District <u>1 - FERRELL</u>	
GQ <u>ENG - Hous</u>	
Zoning District <u>RS</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>4/13/15</u>	

1. **Project Address:** 2002 Jeffy Trail **Project Area in Acres:** 3.66

Project Title (if any): Stonecrest III

2. **This is an application for:** (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: David M. Roark Company: Stonecrest III, LLC

Street Address: 2985 Triverton Pike Drive City/State: Fitchburg, WI Zip: 53711

Telephone: () _____ Fax: () _____ Email: _____

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects

Street Address: 7601 University Ave. #201 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: Two 27 unit apartment buildings with underground parking.

Development Schedule: Commencement 9/05

Completion 6/07

CONTINUE →



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 1/2 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: \$ 1,150 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 Raymond - Hill Point Neigh. Plan, which recommends:
Low-Medium 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:
Ronn Ferrell, 3/14/2005; Stone Crest Neighborhood Association, 6/10/2004

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 Bill Roberts Date 4/8/2004 | Zoning Staff _____ Date _____

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

Printed Name J. Randy Bruce Date 4/13/05

Signature J. Randy Bruce Relation to Property Owner AGENT/ARCHITECT

Authorizing Signature of Property Owner [Signature] Date 4/13/05

April 13, 2005

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Conditional Use
Outlot 6, Stone Crest Estates
2002 Jeffy Trail
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans and application for staff and plan commission consideration of approval.

Organizational structure:

Owner: Stonecrest III, LLC
2985 Triverton Pike Drive
Fitchburg, WI 53711
Dave Roark
608-274-0410
608-276-5239 fax

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, WI 53562
Randy Bruce
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: Stonecrest III
Outlot 6, Stone Crest Estates
2002 Jeffy Trail
Madison, WI

Landscape Design: Bruce Company
2830 W. Beltline Hwy
Middleton, WI 53562
608-836-7041

Engineer: Calkins Engineering
5010 Voges Road.
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax

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Introduction:

The Stone Crest development is located on the West side of Madison, bounded on the west by County Highway M, and on the north by Midtown Road. The subject of this submittal is Outlot 6, located in the northeast corner of the plat, at the intersection of Midtown Road and Jeffy Trail. To the north of Outlot 6 are undeveloped lands that border Midtown Commons, a multi-family residence district West of Outlot 6 is a single family residence district, south and east are low density, single family homes.

This is a proposal for a planned residential development (P.R.D.). The site is currently zoned R-5 and plat restricted to 54 dwelling units. The site is designated as low-medium density residential in the High Point – Raymond Neighborhood Development Plan. The site is located within the aesthetic management zone provided for in the neighborhood plan.

Site Development Data:

Lot Areas:

Lot Area	159,680 S.F. or 3.66 Acres
Lot Area/Unit	2,957 S.F./Unit

<u>Dwelling Units</u>	<u>Unit Type</u>	<u>Approximate Unit Size</u>
8	One Bedroom	850 S.F.
16	Efficiency	530 S.F.
20	Studio / Loft	820 S.F.
<u>10</u>	Two Bedroom	1,120 S.F.
54		

Parking Provided:

Underground Parking	54 cars
Surface Stalls	22 cars
Total Stalls	76 cars
Vehicular Parking Ratio	1.4 cars/unit
Bicycle stalls	54 bikes
Bicycle parking ratio	1.0 bikes/unit

Open Space:

Usable Open Space	118,992 S.F.
Usable Open Space/Unit	2,203 S.F./Unit

Site and Building Architecture:

This project consists of two 27 unit buildings for a total of 54 units. The buildings are two stories with lower level parking. Each building contains a variety of different floor plans, ranging from efficiency to two bedroom units.

The proposed structures have been located to take advantage of the wooded site which slopes gently to the southwest. A significant open space will remain along Mid-town Road extending to the west. This open space is partially wooded and will provide a buffer for the adjacent single-family homes and Mid-town Road.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is in small surface parking areas. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and multiple sidewalks that connect to the public way.

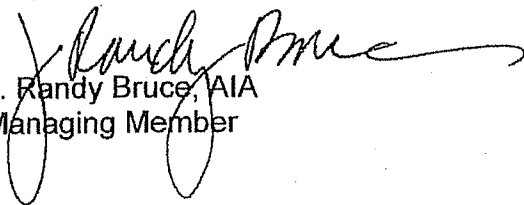
High-quality materials will be used on the exteriors including brick and vertical vinyl siding. Colors will be chosen to comply with the requirements of the aesthetic management zone. The intent is to provide an architectural aesthetic that will be compatible with the existing homes in Stone Crest Estates and the rural architecture in the surrounds.

Project Schedule & Management:

It is anticipated that this project will be constructed over a two year period, beginning in the fall of 2005, or as soon as all necessary approvals and permits are obtained. The first building should be completed in the summer of 2006.

Thank you for your time in reviewing our proposal.

Very truly yours,


J. Randy Bruce, AIA
Managing Member

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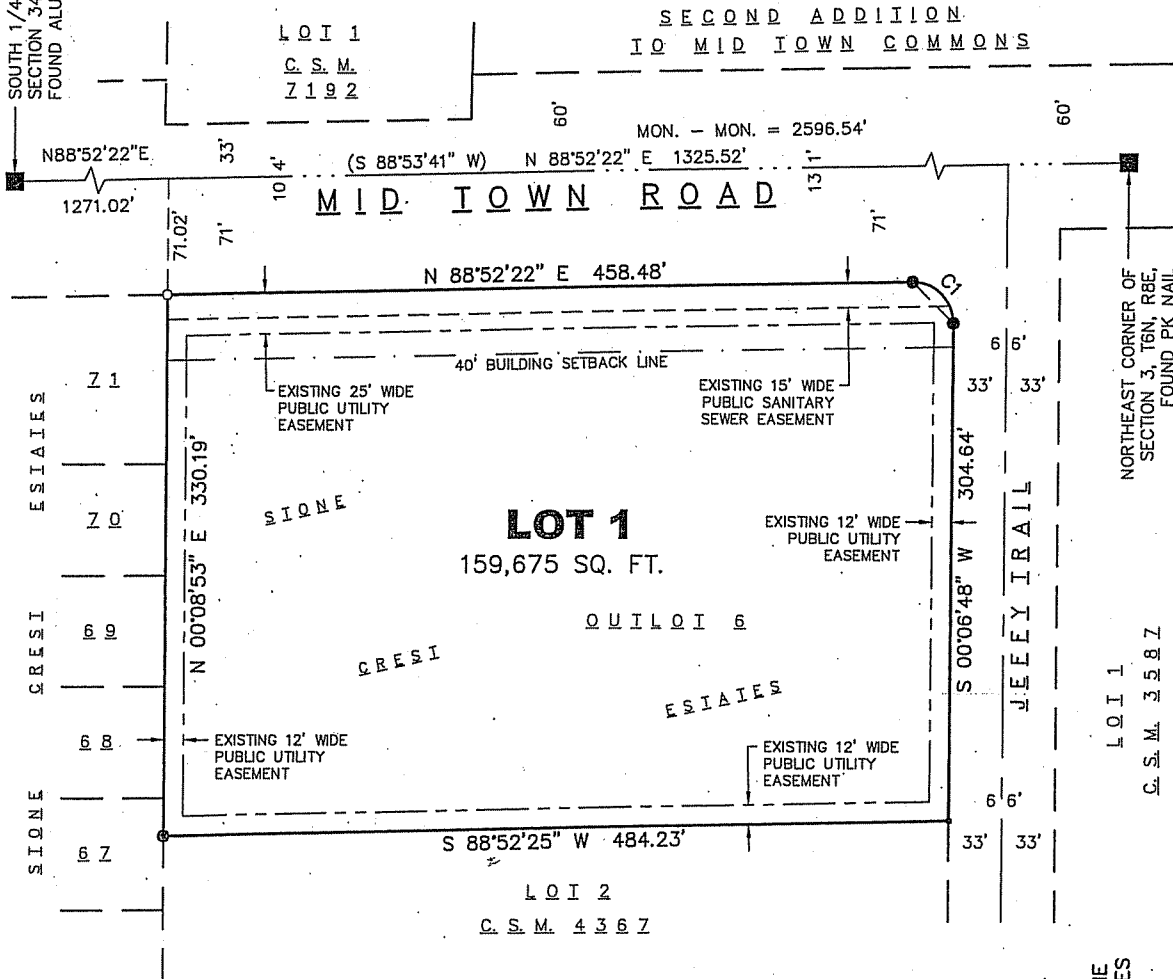
CERTIFIED SURVEY MAP

OUTLOT 6, STONE CREST ESTATES, AS RECORDED IN VOLUME 57-159B
OF PLATS, ON PAGES 653-657, AS DOCUMENT NUMBER 3253928,
DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = ONE HUNDRED FEET

SOUTH 1/4 CORNER OF SECTION 34, T7N, R8E, FOUND ALUMINUM MONUMENT



CURVE DATA

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC	CHORD
C1	91°14'26"	S 45°30'25" E	25.00	39.81	35.74'

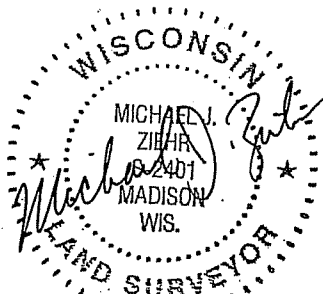
LEGEND

- 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/4" SOLID IRON ROD FOUND

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

MAP NO. _____

DOCUMENT NO. _____



SURVEYED FOR:

STONE CREST III, LLC
C/O DAVID ROARK
2985 TRIVERTON PIKE DRIVE
SUITE 103
MADISON, WI 53711

SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD

BEARINGS REFERENCED TO THE PLAT OF STONE CREST ESTATES

M

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Scientific Name	Planting Size
12	APA	Autumn Purple White Ash	2 1/2" TS
6	GMM	Green Mountain Sugar Maple	2 1/2" TS
4	PGA	Palmers Green Ash	2 1/2" TS
2	PPC	Pink Princess Crabapple	1 3/4" B&B
4	PFC	Profrillia Crabapple	2" TS
5	SHL	Skyline Thins Honeylocust	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Scientific Name	Planting Size
3	AP	Austrlian Pine	7" TS
6	BY	Berryhill Yew	15" B&B
7	GCS	Green Colorado Spruce	7" TS
17	MAJ	Mini Arcadia Juniper	#2 CONT.
11	TA	Tachy/mission Arborvitae	4" B&B
12	WGA	Woodward Globe Arborvitae	5 GAL. CONT.

Perennial

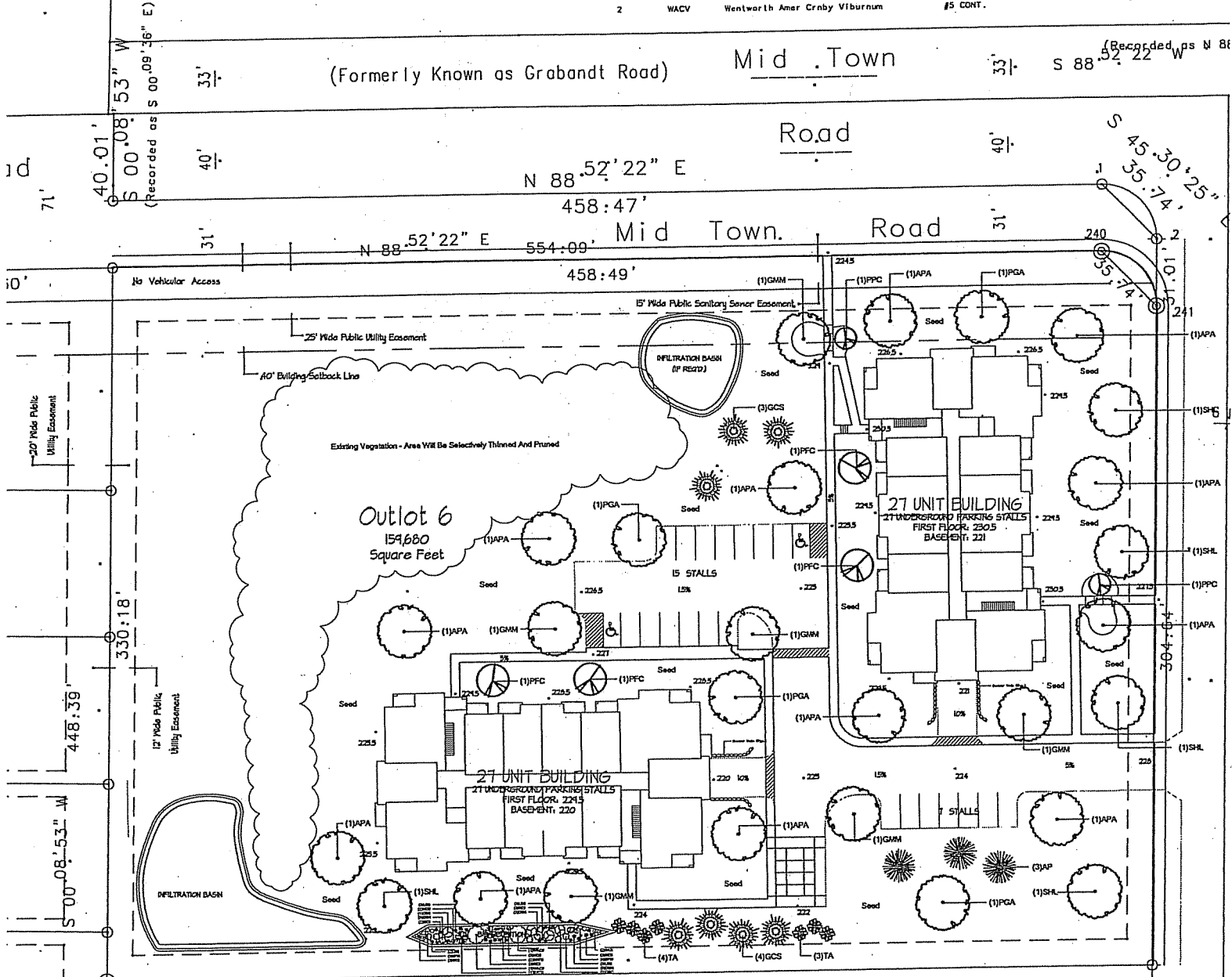
Quantity	Code Name	Scientific Name	Planting Size
11	BES	Black-eyed Susan	#1 CONT.
7	BFW	Butterfly Weed	#1 CONT.
8	SEH	Elegans Hosta (blue 36")	#1 CONT.
25	HRD	Happy Returns Daylily (yellow 18" M Re)	#1 CONT.
11	LBS	Little Bluestem	#1 CONT.
5	MOB	Marshall's Delight Beebalm	#1 CONT.
5	SKS	Sweet Kate Spiderwort	#1 CONT.

Shrub

Quantity	Code Name	Scientific Name	Planting Size
7	AH	Annabella Hydrangea	#3 CONT.
3	BCV	Bailey Compact Amer Crnby Viburnum	24" B&B
4	BRTD	Bailey Red Twigged Dogwood	#5 CONT.
9	DBH	Dwf Bush-honeysuckle	#3 CONT.
1	DWE	Dwf Winged Euonymus	30" POT
21	FS	Fraebel Spiraea	#3 CONT.
4	GBC	Glossy Black Chokeberry	#5 CONT.
14	KSJ	Kalm St Johnswort	#3 CONT.
2	PL	Pallidin Lilac	#5 CONT.
2	WACV	Wentworth Amer Crnby Viburnum	#5 CONT.

o. 2086

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GENERAL NOTES

- All individual trees (and shrub groups) found along perimeter of property as well as those found within lawn areas to receive bark chips (and bark beds) consisting of a mixture of hardwood shredded bark chips spread to a minimum 3" depth (3" wide beds for shrub groups).
- "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.
- Areas labeled "Gravel Mats" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.
- "Seed" areas shall be finely-graded and seeded at a rate of 4 lbs. per 1000 sq. ft.
- Areas labeled "Seed" shall receive a mixture of the following types:
 - 20% Palmer Ryegrass
 - 20% Turfgrass
 - 40% Newey Bluegrass
 - 20% Fescue Creeping Red Fescue
- Detection Basin Area To Be Seeded With Detection Basin Wet Prairie Mix From Prairie Nursery or Equivalent at a rate of 5 lbs. per 1/2 acre.
- Infiltration Basin Seed Mix to be same as seed mix found in note 6.
- Annual rye nurse crop for the Infiltration Basin Seed Mix and the Detection Basin Seed Mix to be seeded at a rate of 40 lbs./acre.
- Final erosion control mat 5-1 per manufacturers instructions on slopes 3:1 or greater and all drainage swales.

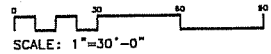
CITY OF MADISON

LANDSCAPE POINTS REQUIREMENTS

NUMBER OF PARKING STALLS	27
NUMBER OF 2" DIA. CAL. TREES REQUIRED	2
NUMBER OF LANDSCAPE POINTS REQUIRED	107.6

SOLUTION

27 CANOPY TREES (2"-2 1/2") = 35 PTS.	35
2 CANOPY TREES OR SMALL ORNAMENTAL TREES (2 1/2"-2") = 15 PTS.	30
10 DECIDUOUS SHRUBS = 2 PTS.	20
10 EVERGREEN SHRUBS = 5 PTS.	50
10 DECORATIVE TREES (3" DIA.) = 15 PTS.	150
10 DECORATIVE WALL OR FENCE = 5 PTS. (PER 10 LF)	50
EARTH SOFTEN OPER 10 LF	10
AVERAGE HEIGHT = 30" = 5 PTS.	5
AVERAGE HEIGHT = 15" = 2 PTS.	2
TOTAL POINTS	130.6



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the bruce company
OF WISCONSIN, INC.

LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

2530 W. BELLEVUE HWY
P.O. BOX 822130
MIDDLETON, WI 53562-0130

TEL (608) 836-7041
FAX (608) 831-8266

OUTLOT 6

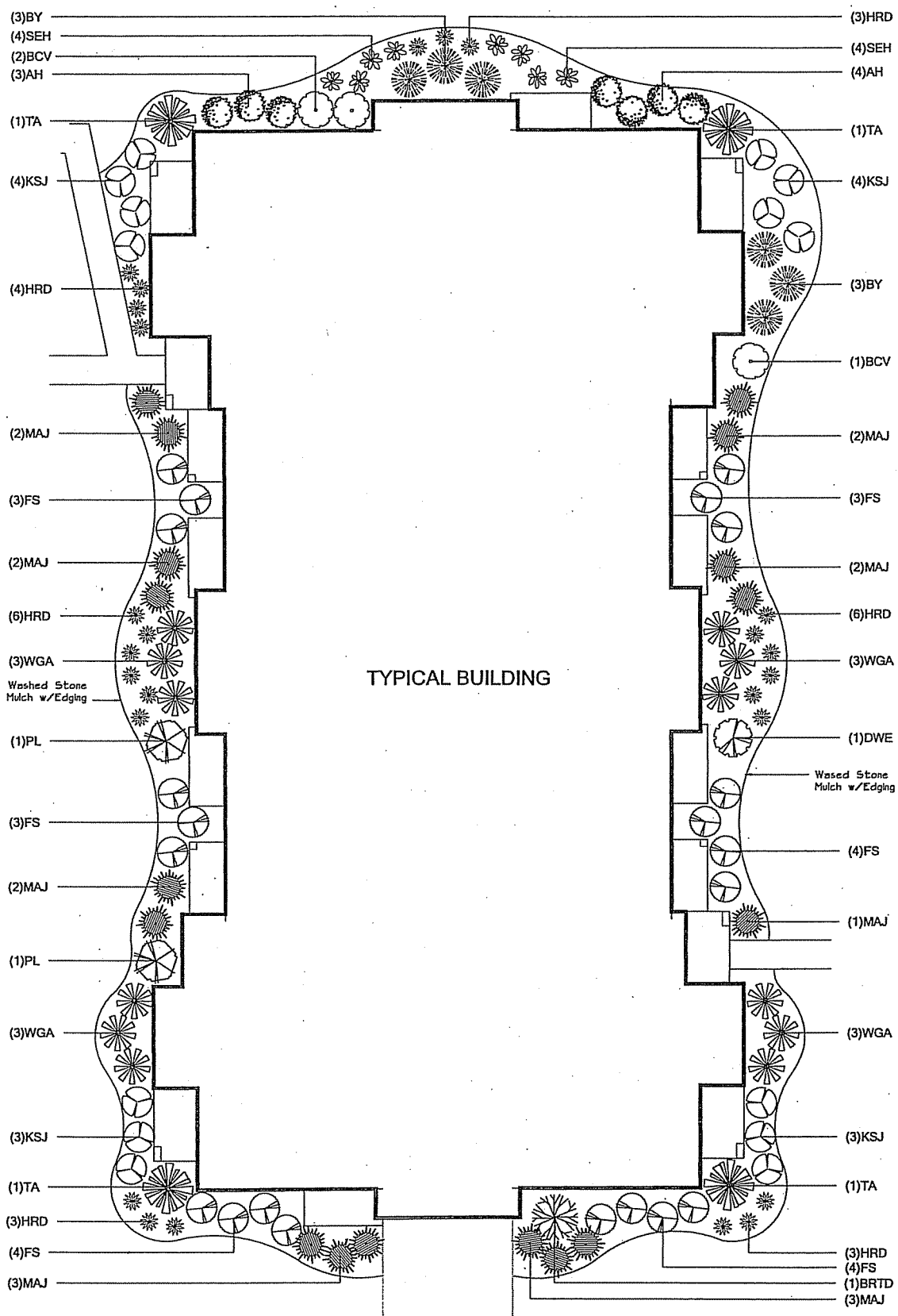
SCALE: NOT TO SCALE
DRAWN BY: JM/AG
DATE:
REVISIONS:

19

SHEET:
1 OF 1

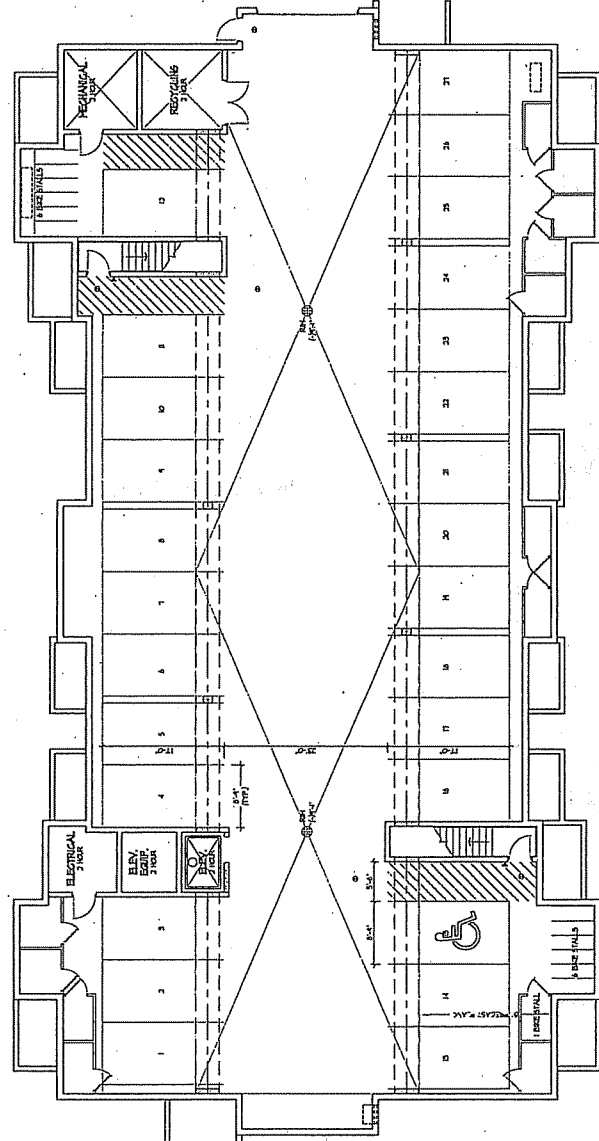
1'09" E
1325

UTILITY



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BASEMENT PLAN
 10/10

Contract

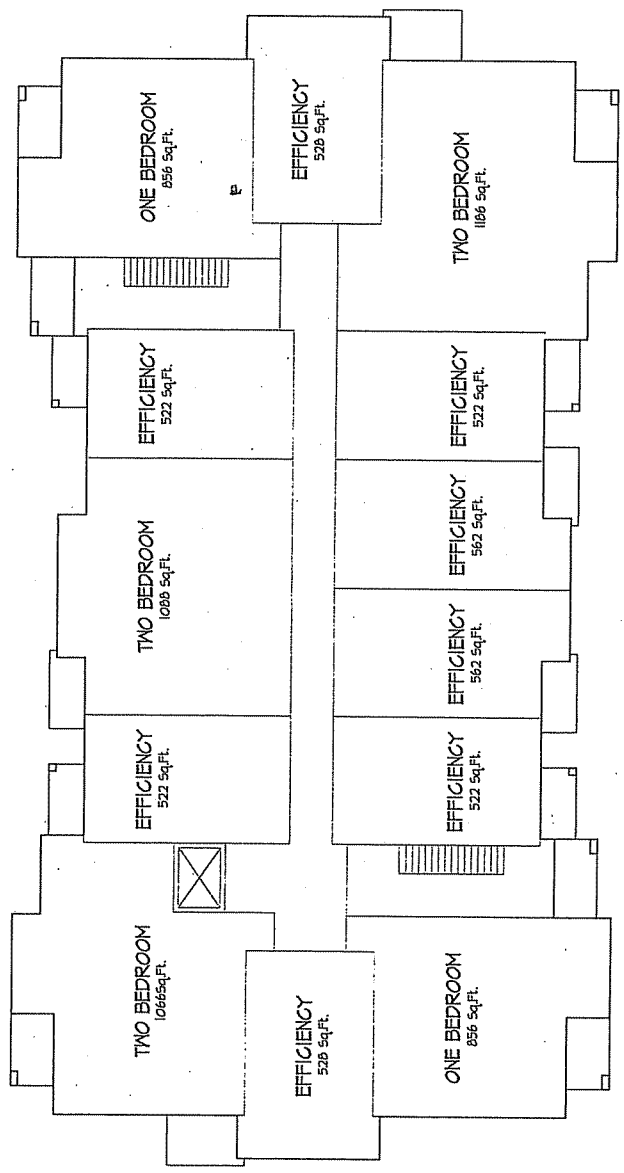
Notes

Revision
Conditional Use Submittal - April 13, 2005

Project No.
Midtown Road
Outlot 6

Project No.
0422

Revision
A-11



FIRST FLOOR PLAN
1/8" = 1'-0"

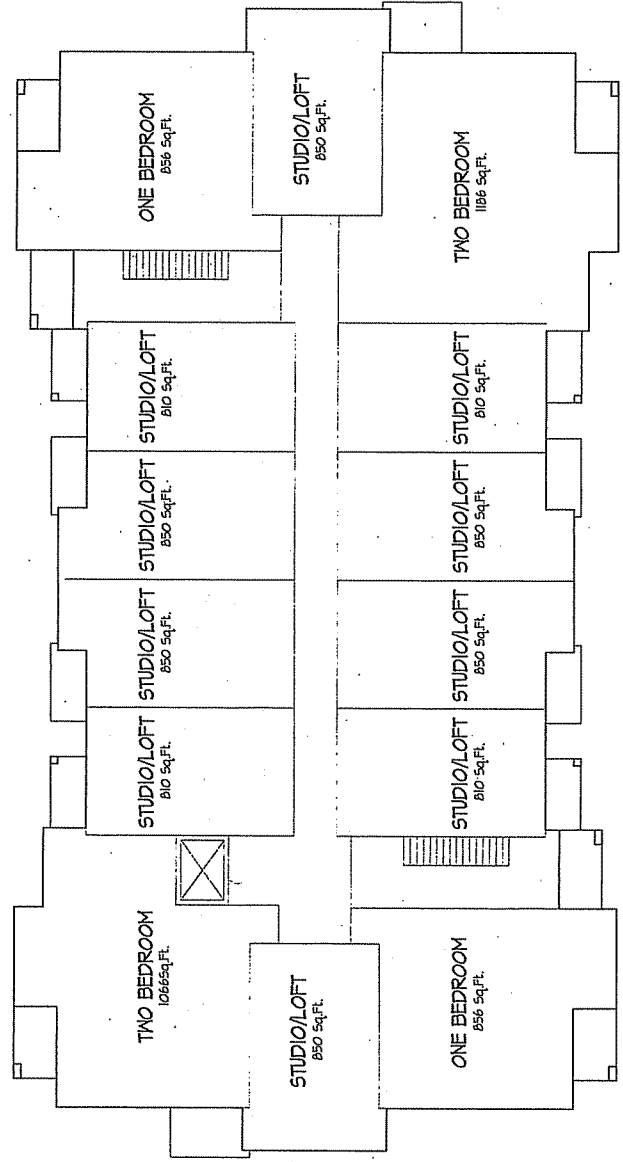
Client:

Notes:

Revision:
Date:

Project No:
Midtown Road
Outlet 6

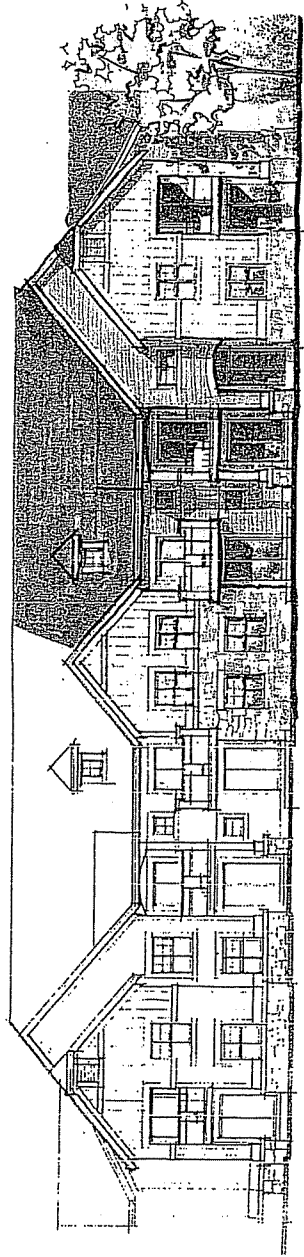
Drawing Title:
Second Floor Plan
Project No.: 0422
Drawing No.: A-12



SECOND FLOOR PLAN
1/8" = 1'-0"

Consultant

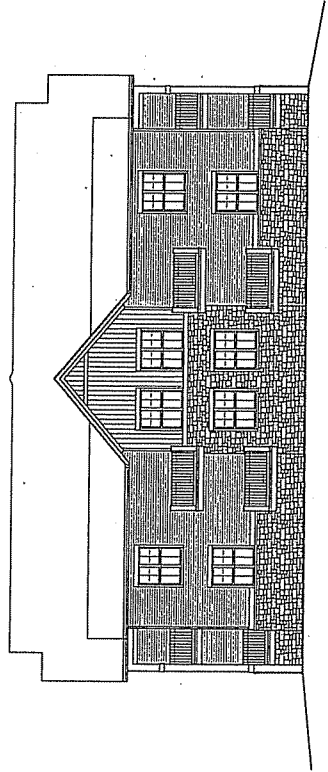
Notes



○ FRONT ELEVATION
1/8" = 1'-0"

Exhibit
Conditional Use Statement - April 13, 2005

Project No.
Midtown Road
Culvert 6



○ END ELEVATION
1/8" = 1'-0"

Drawing Title
Elevations
Project No.
0422
Drawing No.
A-2.1