

City of Madison

Proposed Plat & Rezoning

Plat Name

1st Addition to Hawks Ridge

Location

9401 Mid Town Road

Applicant

Tim McKenzie - TR McKenzie, Inc/

Ronald Klaas - D'Onofrio Kottke & Associates

Preliminary

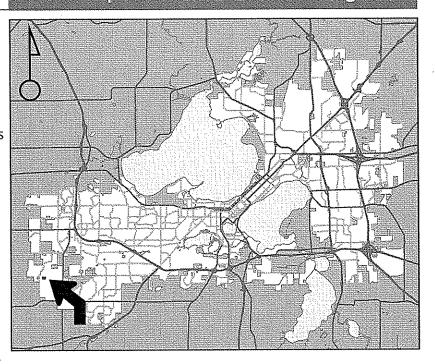
🗷 Final

From: PUD-GDP-SIP To: R1, R2T & R5

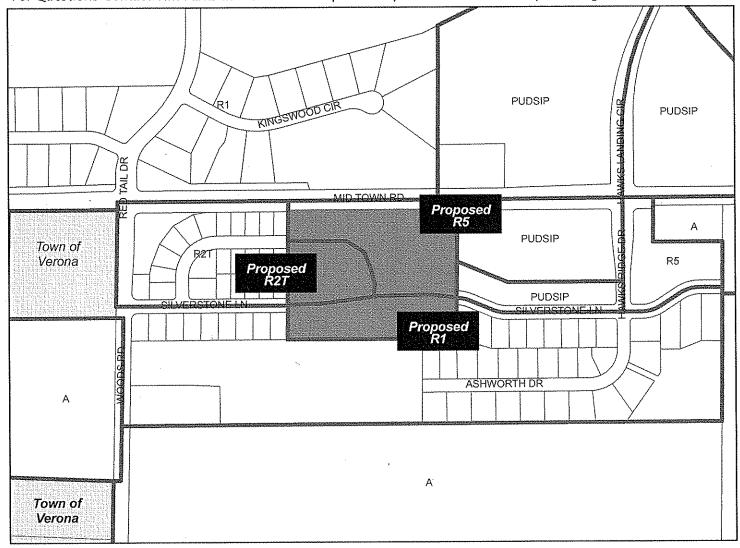
Proposed Use

20 Residential Lots & 1 Outlot

Public Hearing Date Plan Commission 23 August 2010 Common Council 07 September 2010



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: 10 August 2010



City of Madison

9401 Mid Town Road



Date of Aerial Photography: April 2007

3-4



LAND USE AP. ∠I **Madison Plan Con**

- The following information is required for Commission review except subdivisions of should be filed with the Subdivision App
- · Before filing your application, please re regarding the LOBBYING ORDINANCE
- Please read all pages of the application c required fields.
- This application form may also be www.cityofmadison.com/planning/plan.
- All Land Use Applications should be f Zoning Administrator.

f					
LAND USE AP. LICATION Madison Plan Commission	Amt. Paid # 14 35 Receipt No. 111176				
215 Martin Luther King Jr. Blvd; Room LL-100	Date Received 6/22//D				
PO Box 2985; Madison, Wisconsin 53701-2985	Received By				
Phone: 608.266.4635 Facsimile: 608.267.873	39 Parcel No. 0608-041-0104 - 0				
 The following information is required for all applications f Commission review except subdivisions or land divisions should be filed with the Subdivision Application. 					
 Before filing your application, please review the infor regarding the LOBBYING ORDINANCE on the first pa 	mation For Complete Submittal				
 Please read all pages of the application completely and f required fields. 	- Application Letter of				
 This application form may also be completed onl www.cityofmadison.com/planning/plan.html 	ine at Plan Sets Zoning Text				
All Land Use Applications should be filed directly with the state of the state	ith the Alder Notification Waiver				
Zoning Administrator.	Ngbrhd. Assn Not Waiver				
•	Date Sign Issued				
1. Project Address: 9401 MID TOWN ROAD Project Area in Acres:					
Project Title (if any): 155 ADO TO HAND					
2. This is an application for:					
Zoning Map Amendment (check the appropriate box(es) in	only one of the columns below)				
Rezoning to a <u>Non</u> -PUD or PCD Zoning Dist.:	Rezoning to or Amendment of a PUD or PCD District:				
Existing Zoning: PUDGDP PUDSIP to	Ex. Zoning: to PUD/PCD-GDP				
Proposed Zoning (ex: R1, R2T, C3):	Ex. Zoning: to PUD/PCD-SIP				
RI, RZT, R5, CONSEIDUANCY	Amended Gen. Dev. Amended Spec. Imp. Plan				
☐ Conditional Use ☐ Demolition Permit	Other Requests (Specify):				
3. Applicant, Agent & Property Owner Informa	ition:				
Applicant's Name: TR McKENZIE INC.	Company:				
Street Address: 1910 HAWKS RIGGE DR. City/State: MAOISON, WI Zip: 53717					
Telephone: (608) 848-0111 Fax: () 848-6013 Email: TIM MCK @ TRMCKENZIE. COM					
Project Contact Person: Rouged R. Klans Company: Dans Pero, Kottle					
Street Address: 7530 WESTWARD WAY City/State: MADISON, WI Zip: 53717					
Telephone: (608) 833-7530 Fax: () 633-1089 Email: RKLAAS @ DONOFIZIO, CC					
Property Owner (if not applicant): WILLY KEULER					
•	ty/State: <u>CROSS PLA/NS, WI</u> Zip: 53528				
4. Project Information: Provide a brief description of the project and all proposed uses of the site: **RESIDENTIAL HOUSING**					
DEVELOPMENT WITH A MIX OF SINGLE FRANKY HOMES \$					

Provide a brief description of the project a DEVELOPMENT WITH A MI Development Schedule: Commencement MARKET CONDITIONS FALL 2010

F.	Required Submittals:
	·
<u></u> !	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:
	• 7 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
	• 7 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
	• 1 copy of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
	Letter of Intent (12 copies): describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
	Filing Fee: \$ 1435 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
In .	Addition, The Following Items May Also Be Required With Your Application:
	For any applications proposing demolition or removal of existing buildings, the following items are required:
	 Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City 30 or 60 days prior to filing their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
	• A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
	 Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
	Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals
6.	Applicant Declarations:
	••
<u></u>	Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans: → The site is located within the limits of Plan, which recommends:
	for this property.
	Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than 30 days prior to filling this request:
	→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
	NOTE: 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 and Planning Division staff; note staff persons and date.
	Planning Staff: Date: Zoning Staff: Date:
	Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.
	Check here it this project with be receiving a public substay. It so, material type in your electer of Intent.
Th	e signer attests that this form is accurately completed and all required materials are submitted:
Pri	nted Name RONALD R. KLAAS Date 6-23-10
Sig	nature AND TELT ENGINEER
Au	thorizing Signature of Property Owner Date 6/23/10 3

Effective May 1, 2009

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717 ° Phone: 608.833.7530 ° Fax: 608.833.1089

July 1, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701



Re: Letter of Intent

Project Name: First Addition to Hawk's Ridge Estates

9401 Midtown Road

Madison, WI

Dear Mr. Murphy:

The following Letter of Intent is submitted for the proposed land uses within the Plat of First Addition to Hawk's Ridge Estates for Staff, Plan Commission, and Common Council consideration of approval.

Project Team:

Owner:

TR McKenzie

1910 Hawks Ridge Dr., Suite 322

Verona, WI 53593

Engineer/Surveyor:

D'Onofrio, Kottke & Associates, Inc.

7530 Westward Way Madison, WI 53717

Architect

Knothe & Bruce

7601 University Avenue, Suite 201

Middleton, WI 53562

Letter of Intent 9401 Midtown Road July 1, 2010 Page 2

Introduction:

The subject site is located along Midtown Road approximately .8 miles west of HWY M and directly across the street to the south from Hawk's Landing. The site is currently zoned P.U.D. Within the 9.79-acre site, there will be 9 single family homes zoned R2T, and a 2.9 acre multi-family lot for apartment homes, zoned R5. Outlot 2 will be reserved for the project detention basin and will be under public ownership.

Site and Property Characteristics:

A demolition permit from the City of Madison (dated October 24, 2006) has already been issued and buildings once on the site have been razed. The site now is virtually treeless and has over 45 feet of grade fall across the site.

Site Planning and Building Architecture for R5 Multi-Family (Lot 55):

The buildings within the development will have a common architectural theme and will have common exterior materials and elements. It will be a continuation of existing materials and architectural style from the Aspen Hills Project. A Preliminary Site Plan is attached.

Project Landscaping:

It is envisioned that due the nature of the custom built homes, there will be not only a variety of landscaping, but also paver and stone patios, custom designed retaining walls, and specialty plantings like finely detailed perennial beds and raingardens. Landscaping for the apartment buildings shall be determined at the time plans for the buildings are approved.

Using a point system of Landscape Elements, the following minimum number of points are required to be provided with each individual building submittal:

Single Family Homes: 120 pts.

Landscape Element Values are:

imittoupo incincio i artero bilo.				
Canopy Tree	(2 1/2" cal.min.)	35 pts.		
Deciduous Shrub	(18" ht. min.)	2 pts.		
Evergreen Shrub	(18" ht. min.)	3 pts.		
Evergreen Trees	(4' ht. min.)	15 pts.		
Canopy Tree or Small Tree	1 1/2" cal.min.	15 pts.		
Raingarden	100 s.f. min.	35 pts.		

A tabulation of points achieved must be illustrated on Final Landscape Plans when submitted to UDC Staff. Final Landscape Plans must be stamped by a registered Landscape Architect.

Letter of Intent 9401 Midtown Road July 1, 2010 Page 3

Project Schedule and Management:

Since all buildings will be served by public utilities, construction would start immediately following the completion of the public roads and utilities necessary to serve this project. An estimate for the completion of this road and infrastructure work would be Fall of 2010. Construction will proceed as market conditions warrant with the entire project currently schedule for completion by Fall of 2013.

Outlot 2

Outlot 2 is to be dedicated to the public for storm water detention.

Thank you for your consideration. D'Onofrio, Kottke & Associates, Inc.

Wayne Bru

Wayne D. Barsness, R.L.S.

10-05-120 y/admin/sarah/wpfiles/letter temps/1005120 Brad Murphy – 1ª Add. to Hawk's Ridge Estates

7530 Westweed Way, Madines, Wi. 53717 25mm: 605/833-7530 - Fair 605/345-1659 19me futipem misquest for Land development d'underio kottke and associates, exc SIL VERSTONE WAYS WE400# 85 DREGERS WAY W DCC. AD. 79634641 HAME 5 MEADON HADYS 6, 230m anith fathata 3/c industrial ford : 5 15 133 ני לטונטו :5 " 5 174 COMMEN - SECTION 33 779 RBE - NECCOS MIGS (1597) FER CITY OF MIDISON N. 4570075.25 E 776034.25 * 45 7.343 SF 54 3.343 SF \$ 28 THE STATE AND THE PARTY OF Iniz instrument was erafted by O'Onofrio, Kottka & Associates. Inc. Fat 10-07-110 DREGERS WAY NO VEHICULAR ACCESS TO MIDTOWN ROLD STL VERSTONE LANE -AT PROPERTY A STOWN , 2, 2, MID TOWN ROAD (18872) HT 2553.367 GC 10 GC 188714 017 2553.55 POST IC LOS STORY STORY OF STORY AND O.L. 2 47 7.34) Sf 52 5388 FIRST ADDITION TO HAWKS RIDGE ESTATES CSU 3276 7.33 ST 49. 8.509 SF ٩ 49 8.686 Sf There are no objections to this plat with respect to Sers, 236.15, 236.16, 236.20 and 236.21(1) and (2), Wit, State, as provided by 4, 236.12, Wit, State, 83 HANKS LANDING COLF CLUB 53504574 133815 NGJ 10 1974 PM 01 031875 NGJ 10 1001 PM 01 0318 HAWKSTONE WAY HAWKSTONE, WAY Located in the NE 1/4 and the NW 1/4 c City of Madison, Dane Cou 39 111-622 ST NO YCHICULAR ACCESS TO MIDTON ROAD : 8 38 55 126-235 SI SILVERSTONE LANE 12 MAKES. RIOGE 36 18 ESTATES STATES STORE TWEE SECTION 33 TIM REE 57. rt 18 17 SECTION 4 16H RM CSW 11988 £ 101 2 101 2 RIDGE ESILIES Distances shown along curves are exard lengths. Distances, lengths and widths are acassnow to the nearest hundreath of a foot Lots within this supdivision ore subject to import fees that are one and payable at the fine of issuance of outlaing pormitts). The introduces draining casements shall be grease with the construction of each principles structure in accordance with the approved Starbuster Diology Plan on file with the City England and the Tabley Administrator. Os cacaded in occurrance with the wasten (denied Draininger). GITO ANNIA DE CONTRA DE CO Blacks 1-10" x 18" do 10 room from noor state, selpring 4-10 houffs. Li opper las op custal connects on provide can be \$1.5" to 10 sold to 20 count and \$1.5" to 10 sold to 10 sold to 20 count and \$1.5" to 10 sold to 10 sold to 20 feet 10 sold to LECTIO Found City of Hoolson accesse recurrent whereast found 1-1/4" dioveter spilo round iron state, found 1" clorater pipes. Found 3/4" diometer solid round iron state. DETAIL NEW-EXCLUSING DRAIMAGE (ASSIGNATION OF SOLIT SOLIT MOST MOST NO. 17 14F 162 STREET 5' WISE CASEMENT IS NO 61. 13 THE CASEMENT IS NO 61. 05' AND CASEMENT IS NO 61. 72 (ASSENTS ANY NOT REQUIRED ON LINES SHAKED WITH STREETS. LOCATION MAP SHEET 1 OF 2