



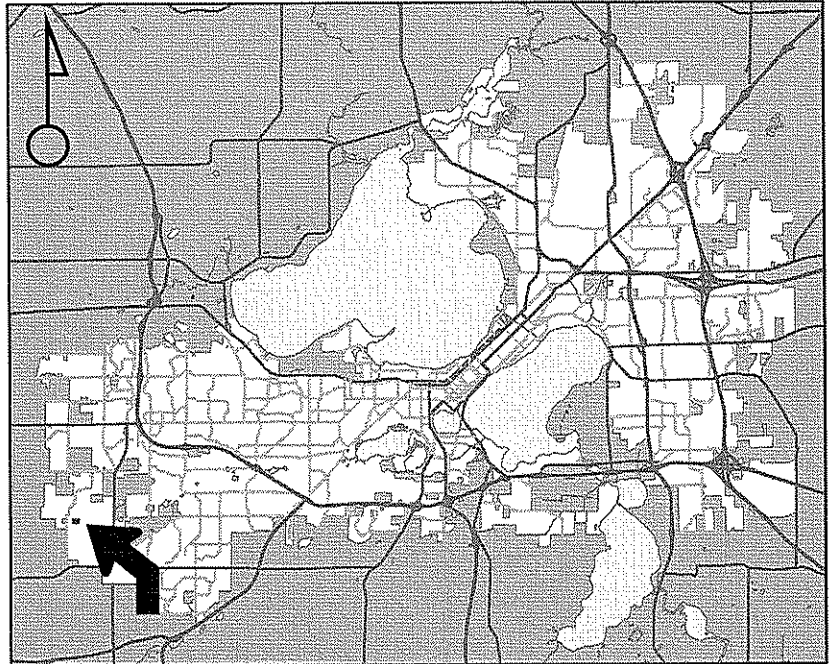
City of Madison

Proposed Plat & Rezoning

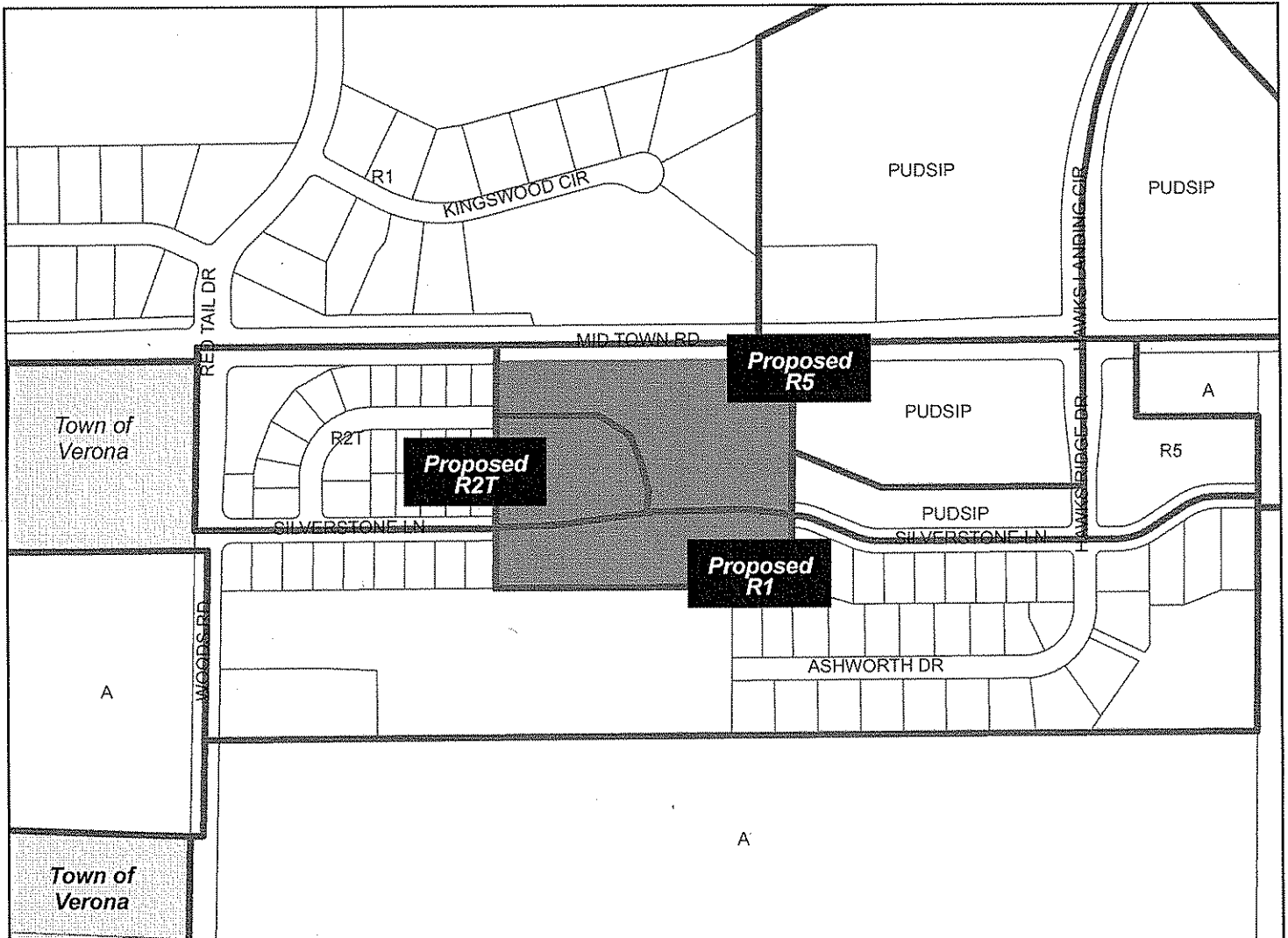
Plat Name
 1st Addition to Hawks Ridge
 Location
 9401 Mid Town Road
 Applicant
 Tim McKenzie – TR McKenzie, Inc/
 Ronald Klaas – D'Onofrio Kottke & Associates
 Preliminary Final
 From: PUD-GDP-SIP To: R1, R2T & R5

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

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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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1435 ⁰⁰ Receipt No. 11176
Date Received	6/23/10
Received By	JLK
Parcel No.	0608-041-0104-0
Aldermanic District	1 Jed Sanborn
GQ	CW/PUD GDP/Eng WDC
Zoning District	PUD GDP/PUD SIP
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	<input type="checkbox"/>

1. Project Address: 9401 MID TOWN ROAD Project Area in Acres: _____

Project Title (if any): 1ST ADD TO HAWKS RIDGE ESTATES

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input checked="" type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>PUD GDP PUD SIP</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>R1, R2T, R5, CONSERVANCY</u>	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: TR MCKENZIE INC. Company: _____

Street Address: 1910 HAWKS RIDGE DR. City/State: MADISON, WI Zip: 53717

Telephone: (608) 848-0111 Fax: () 848-6013 Email: TIM MCK@TRMCKENZIE.COM

Project Contact Person: RONALD R. KLAAS Company: DONAFRIO, KOTAKE

Street Address: 7530 WESTWARD WAY City/State: MADISON, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () 833-1089 Email: RKLAAS@DONAFRIO.CO

Property Owner (if not applicant): WILLY KEULER

Street Address: 8308 STATE ROAD 19 City/State: CROSS PLAINS, WI 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 FAMILY HOMES &

Development Schedule: Commencement FALL 2010 Completion MARKET CONDITIONS

5. Required Submittals:

- 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 1/2 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:

- 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 filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

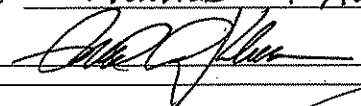
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

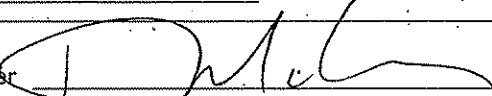
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

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.

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

Printed Name RONALD R. KLAAS Date 6-23-10

Signature  Relation to Property Owner PROJECT ENGINEER

Authorizing Signature of Property Owner  Date 6/23/10 **3**

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

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:

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
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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 D. Barsness, R.L.S.

