



Project Name
Soaring Hawk

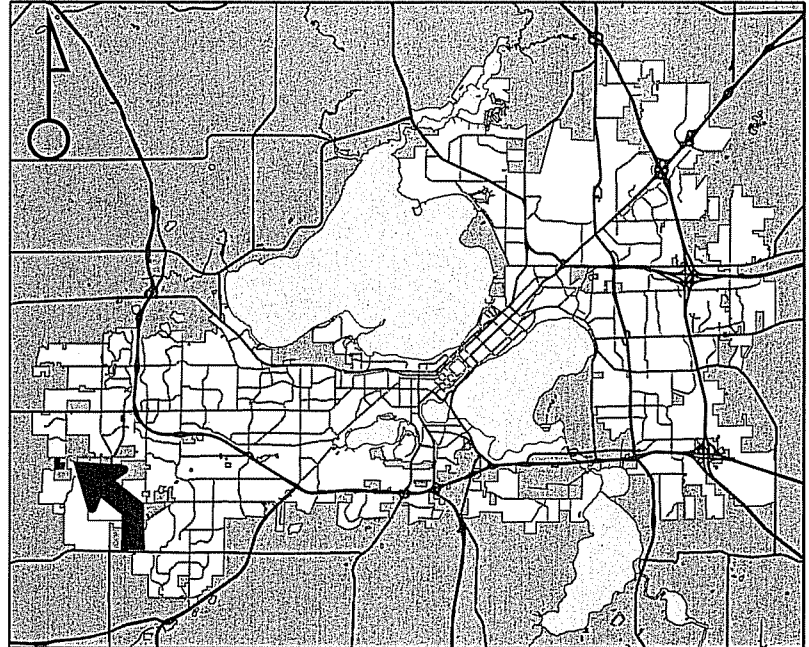
Location
901, 953 & 1001 Sugar Lane

Applicant
James Bourne – Sugar Land, LLC/
Eric W. Sandsnes – Royal Oak Associates

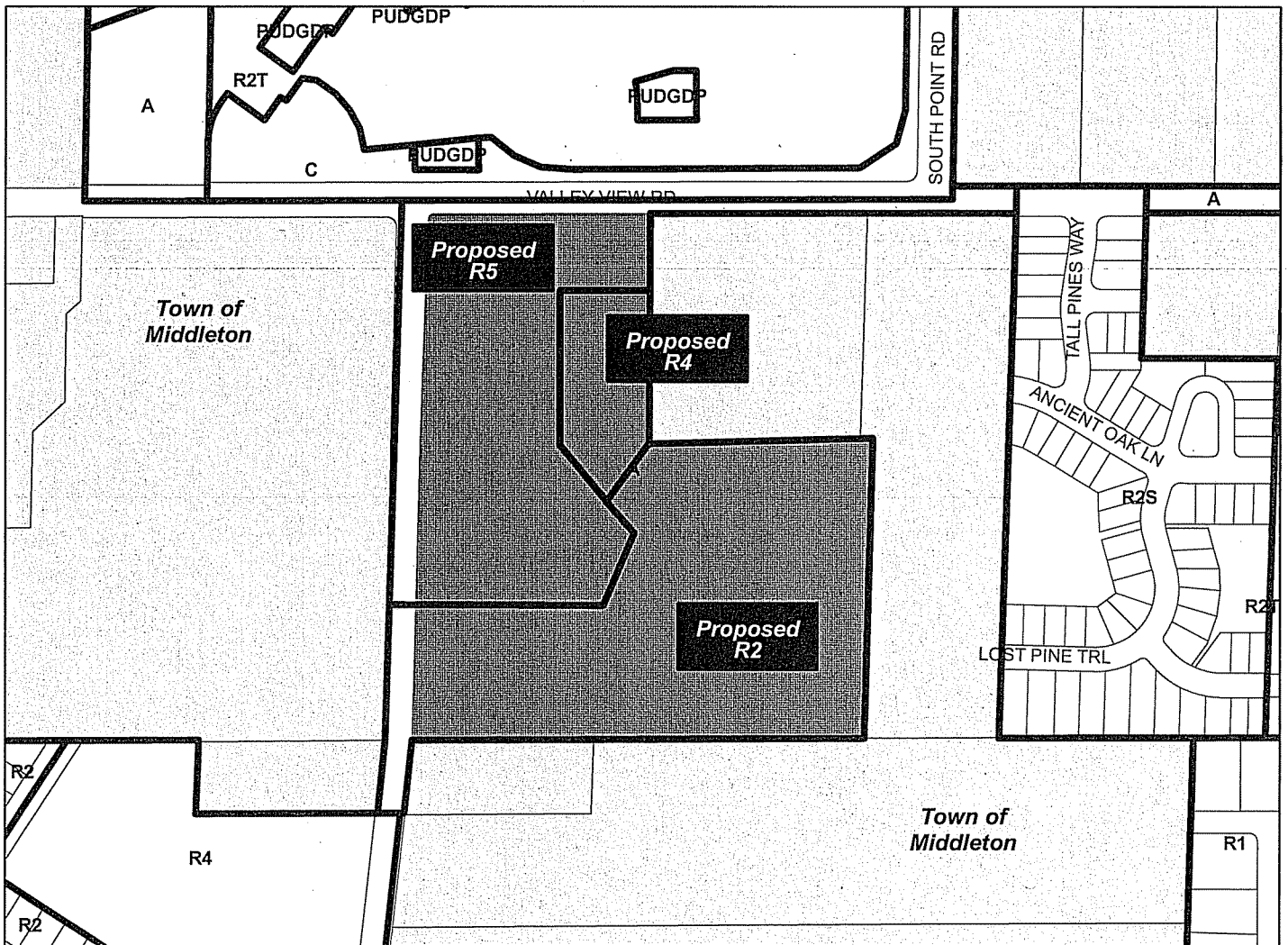
From: Temp A To: R2, R4 & R5

Proposed Use
44 single-family lots, 4 multi-family lots and 1 outlot

Public Hearing Date
Plan Commission
04 June 2012
Common Council
19 June 2012

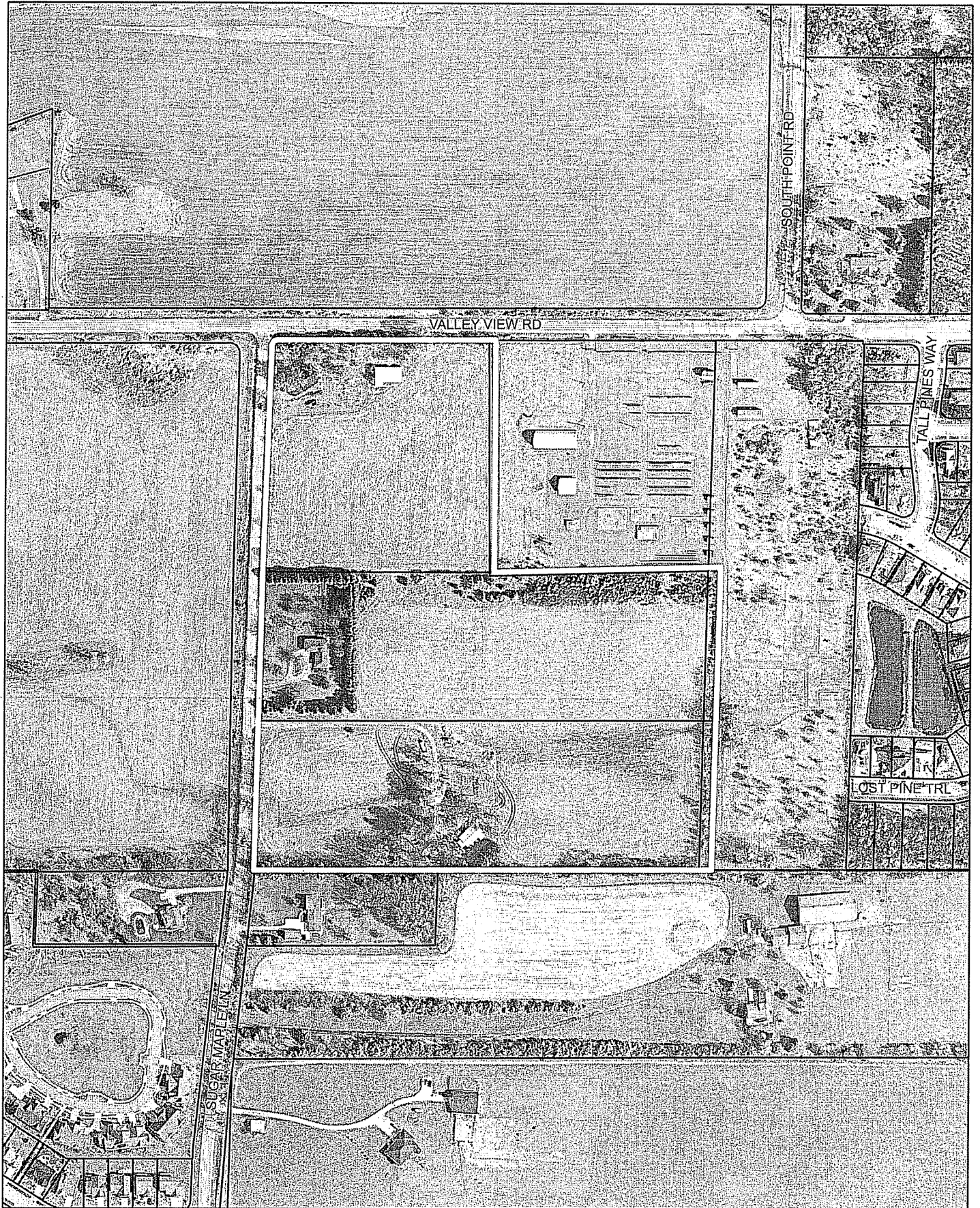


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 May 2012





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	<u>4400</u> Receipt No. <u>127507</u>
Date Received	_____
Received By	<u>PDA</u>
Parcel No.	<u>070B-332-0601-8, 0602-6</u>
Aldermanic District	<u>1, LISA SUBELK</u>
GQ	<u>EXIST C.U.</u>
Zoning District	<u>TEMP A</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver _____
Nbrhd. Assn Not.	Waiver _____
Date Sign Issued	_____

1. Project Address: 901, 953, & 1001 Sugar Maple Lane **Project Area in Acres:** 25.73

Project Title (if any): Soaring Hawk

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>Temp Agriculture</u> to _____ Proposed Zoning (ex: R1, R2T, C3): <u>R2, R4 & R5</u>	Rezoning to or Amendment of a PUD or PCD District:	
	<input type="checkbox"/> Ex. Zoning: <u>Temp Agriculture</u> to PUD/PCD-GDP	
	<input type="checkbox"/> Ex. Zoning: <u>Temp Agriculture</u> 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: James Bourne Company: Sugar Land Development, LLC
Street Address: 112 Ineichen Drive City/State: Verona, WI Zip: 53719
Telephone: (608) 848-2500 Fax: (608) Email: jbourne@newmadisonhomes.com

Project Contact Person: Eric W. Sandsnes Company: Royal Oak Associates, Inc
Street Address: 3678 Kinsman Blvd City/State: Madison, WI Zip: 53704
Telephone: (608) 274-0500, x13 Fax: (608) 274-4530 Email: esandsnes@royaloakengineering.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

Residential Subdivision including single & multifamily Lots

Development Schedule: Commencement 08-01-2012 Completion 12-31-2017

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:** \$ 5,000 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 Mid-Town Neighborhood 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:
Lisa Subeck

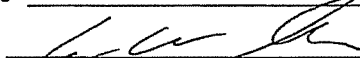
NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

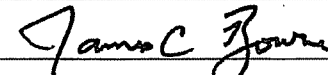
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 Planning Staff: Michael Waidelich Date: 2008-10 Zoning Staff: Matt Tucker Date: 2008-10

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 Eric W. Sandsnes, PLS Date Feb 9, 2012

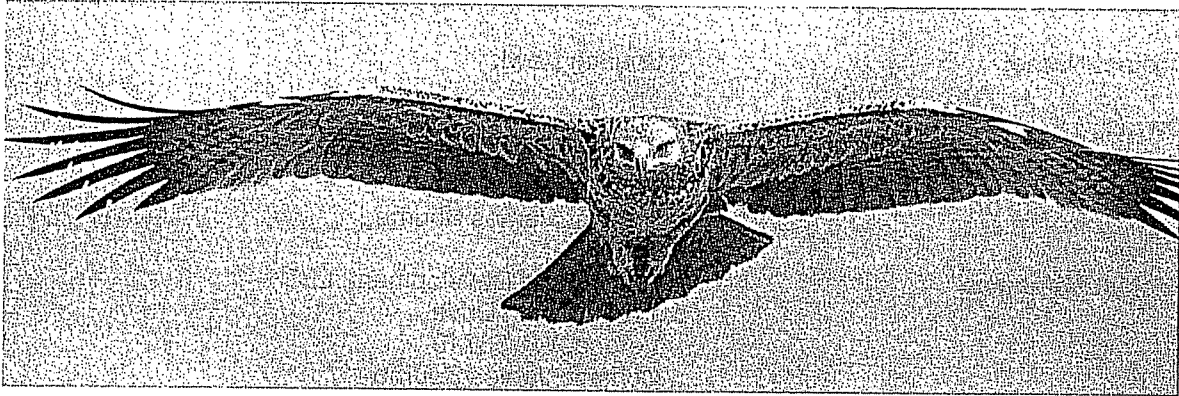
Signature  Relation to Property Owner Surveyor

Authorizing Signature of Property Owner  Date 2-20-12

Effective May 1, 2009

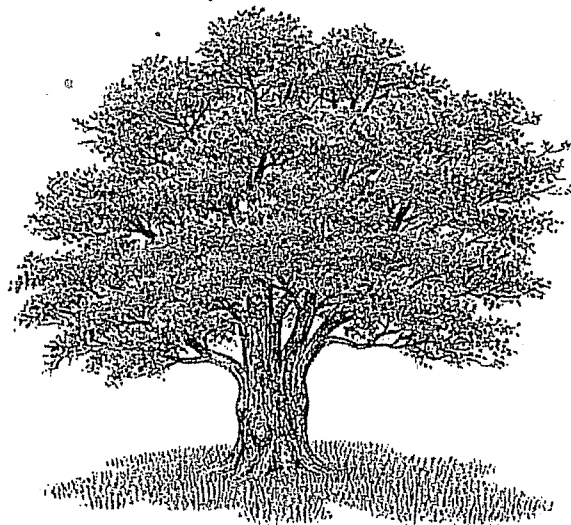
Soaring Hawk Development

**Section 33, Township 07 North, Range 08 East
City of Madison, Dane County, Wisconsin**



Sugar Land Development, LLC

**112 Ineichen Drive
Verona, WI 53593**



Royal Oak & Associates

**3678 Kinsman Blvd
Madison, WI**

LETTER OF INTENT
SOARING HAWK
RESIDENTIAL AND MULTIFAMILY DEVELOPMENT
New Multifamily Development
Preliminary Plat of Soaring Hawk in the City of Madison, Dane County Wisconsin

Application Submittal Date:

Project Name: Soaring Hawk

Owner: Sugar Land Development, LLC
112 Ineichen Drive
Verona, WI 53719
Contact: James Bourne

Project Manager: Sugar Land Development, LLC
112 Ineichen Drive
Verona, WI 53719
Contact: James Bourne

Building Design: Knothe & Bruce Architects
7601 University Ave # 201
Middleton, WI 53562-5413
Contact: Randy Bruce

Engineering: Royal Oak & Associates, Inc
3678 Kinsman Blvd.
Madison, WI 53704
Contact: Eric W. Sandsnes

Landscape Architecture:

Legal: Murphy & Desmond, S.C.
2 East Mifflin Street, Suite 800
Madison, Wisconsin 53703
Contact: Ronald M. Trachtenberg

Project:

Proposed Lots 1-14 and 19-48 will contain 44 single family homes

Proposed Lots 15, 16, 17 & 18 is proposed to contain a 256 unit multifamily development. The owner(s) of these lots may request PUD/SIP zoning at a later date.

The proposed development is part of Madison's very popular Mid-Town neighborhood. The developer of the property worked with City of Madison Planning staff to ensure that this development would be in compliance of the Mid-Town neighborhood development plan. The Soaring Hawk development will provide the neighborhood and surrounding neighborhoods with the only new planned Medium Density Residential area within three quarters (¾) of a mile. The proposed development will consist of three 6 unit townhouse style buildings, eight 24 unit buildings, for a total of 256 units. This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the buildings. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the townhouse units and a variety of landscaping will be used to act as screening or for general separation.

The multifamily units shall be used for rental single family residence only. A community building and swimming pool will be centrally located within the complex. A central walkway system will connect the multifamily buildings to the community building, swimming pool and public sidewalks on the surrounding streets. Underground parking will be provided for each unit and a private road will connect Hunter Lane and Sugar Maple drive, providing excellent connectivity for emergency vehicles. Asphalt paving has minimized within the multifamily area and landscaping will be utilized for general separation of the buildings and to provide attractive screening of the buildings from the existing roadways. A 30' landscape berm will be constructed along Valley View road and provide an attractive view scape along Valley View Road. Adequate parking area will be constructed within each area of

the complex which will minimize or eliminate on-street parking around the multifamily area.

Time Table for Construction:

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 3 years.

Building Unit Information:

Lots 15, 16 & 17

Units	Bldgs	Density	Bedrooms	Unit sq ft
256	9	33.5 du/acre	256 (2 unit)	Between 780 sq ft 1,100 sq ft

Lots 18

Units	Bldgs	Density	Bedrooms	Unit sq ft
18	3	14.6 du/acre	18 (2 unit)	1,880 sq ft

Total Lot Area:

Lots 1-14 & 19-48	281,366 sq ft
Lot 15, 16 & 17	334,042 sq ft
<u>Lot 18</u>	<u>53,696 sq ft</u>
Total	669,104 sq ft

Lot Area Requirements/Dwelling Units:

Lot 15, 16 & 17 = 334,042 square feet
Dwelling units proposed = 256
Lot area/dwelling unit = 1,305 sq ft

Lot 18 = 53,696 square feet
Dwelling units proposed = 18
Lot area/dwelling unit = 2,978 sq ft

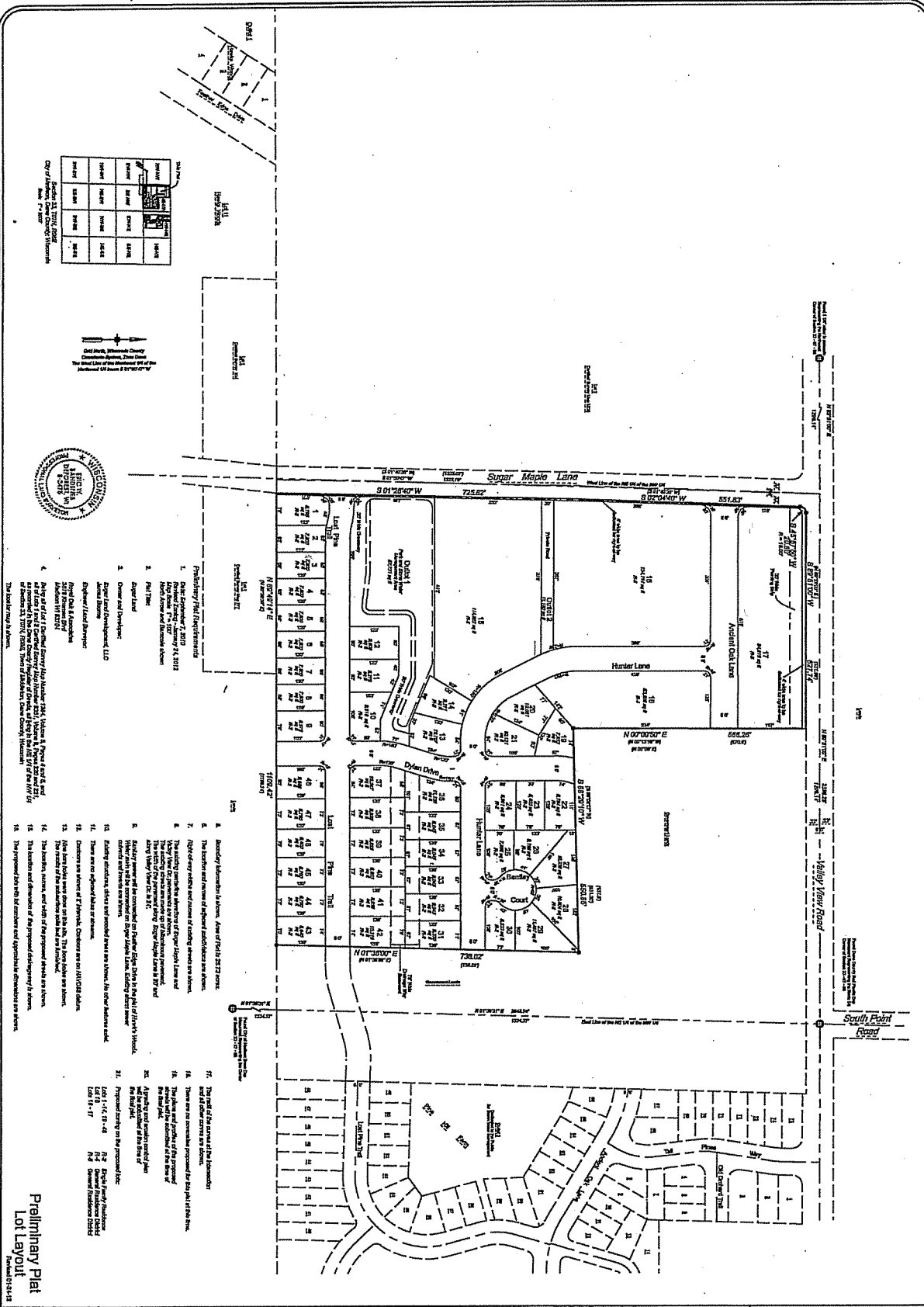
Usable Open Space Requirements:

Area Required: 160 s.f. x (256) units = 40,960 s.f.
Open Space Area Provided: 92,160 s.f.

Area Required: 500 s.f. x 18 = 9,000 s.f.
Open Space Area Provided: 9,300 s.f.

Economic/Socioeconomic Impact:

The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas. This proposal is also in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 44 residential lots, 256 new rental units and 18 new condominium units will add approximately \$22,750,000 of tax base.



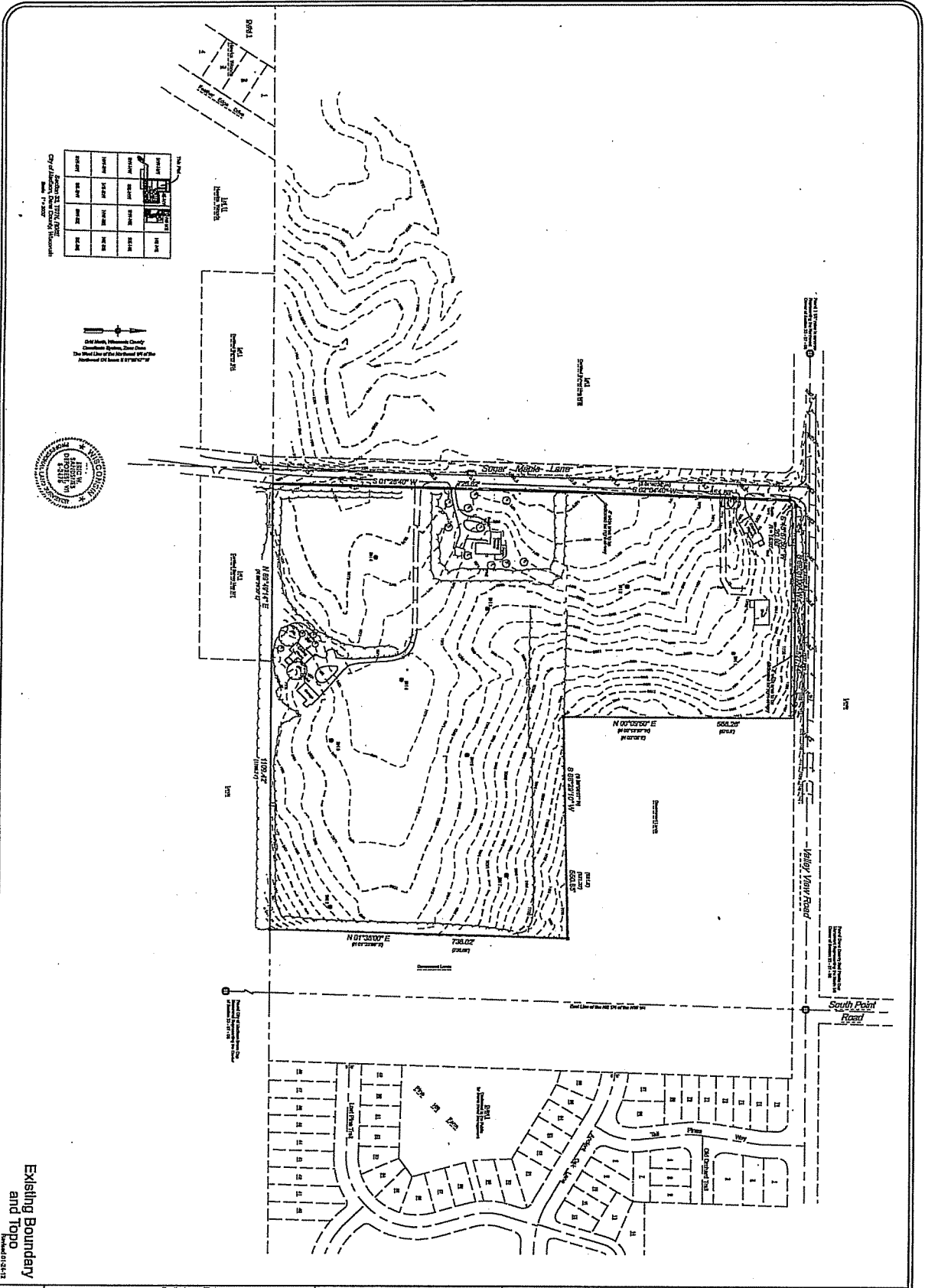
Lot No.	Area (Acres)	Area (Sq. Ft.)
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Preliminary Plat Lot Layout

<p>Preliminary Plat Soaring Hawk</p> <p>Being all of Lot 1 of Certified Survey Map Number 1054, Volume 6, Pages 4 and 6, and all of Lots 1 and 2 of Certified Survey Map Number 2231, Volume 6, Pages 223 and 224, as recorded in the Dane County Register of Deeds, all being in the SW 1/4 of the SW 1/4 of Section 28, T07N, R09E, Town of Mascota, Dane County, Wisconsin.</p> <p>James Duce 111 Madison Drive Verona, WI 53593</p>	<p>Plan For Sugar Land Development, LLC</p> <p>PLAN BY: Royal Oak & Associates, Inc. 2676 Wisconsin Blvd Madison Wisconsin, 53704 Phone (608) 274-6500, Fax (608) 274-4532 www.royaloakandassociates.com</p>	<p>Directory Project: WisconsinDaneRegisterSection33 18330 - Royal OakMapPreliminaryPlat</p>
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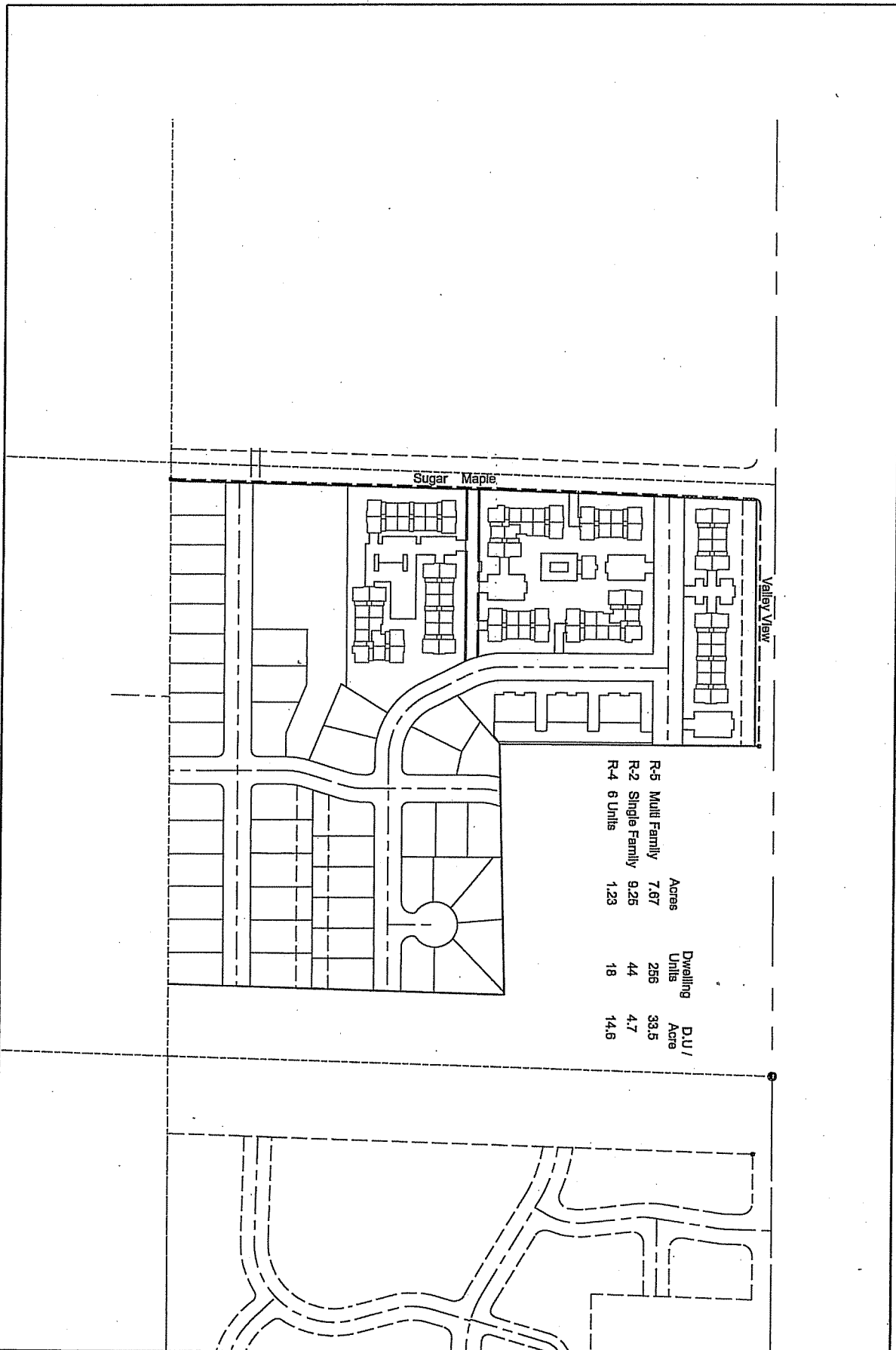
City of Adams, WI, Town, District
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Old Maps, When Not Clearly
 Delineated, Show Only
 The Most Line of the Marked 90° or the
 Nearest 90° Lines & 27' or 45'

Existing Boundary
 and Topo
 11/15/13

<p>Provisionary Plat Soaring Hawk Being all of Lot 1 Certified Survey Map Number 1206, Volume 6, Pages 4 and 5, and all of Lots 8 and 9 Certified Survey Map Number 1221, Volume 6, Pages 223 and 224, as recorded in the Dane County Register of Deeds, all lying in the NE 1/4 of the NW 1/4 of Section 32, T17N, R10E, Town of Middleton, Dane County, Wisconsin</p>	<p>Plan For Sugar Land Development, LLC James Dierme 112 Leukhan Drive Verona, WI 53593</p>	<p>PLAN BY: Royal Oak & Associates, Inc. 3074 Keeseen Road, Madison, Wisconsin, 53704 Phone (608) 274-4200, Fax (608) 274-4530 www.royalokandassociates.com</p>	<p>Directory Project/Wisconsin/Dane/Adams/Section32/11533 - Sugar Land Mapping/Provisionary Plat</p>
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Office Map No. Sheet 1 of 1	Soaring Hawk Multi Family Concept Plan NE 1/4 of the NW 1/4 of Section 33, T07N, R08E, City of Madison, Dane County, Wisconsin	Royal Oak & Associates, inc 3678 Kinsman Blvd Madison Wisconsin 53704 Phone 274-0500	Sugar Land Development, LLC James Bourne 112 Inelchen Drive Verona, WI 53593	Directory: Projects\Wisconsin\Dane\MS2\Sub\Section33\15538 - Sugar Land Mapping\Concept Map
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