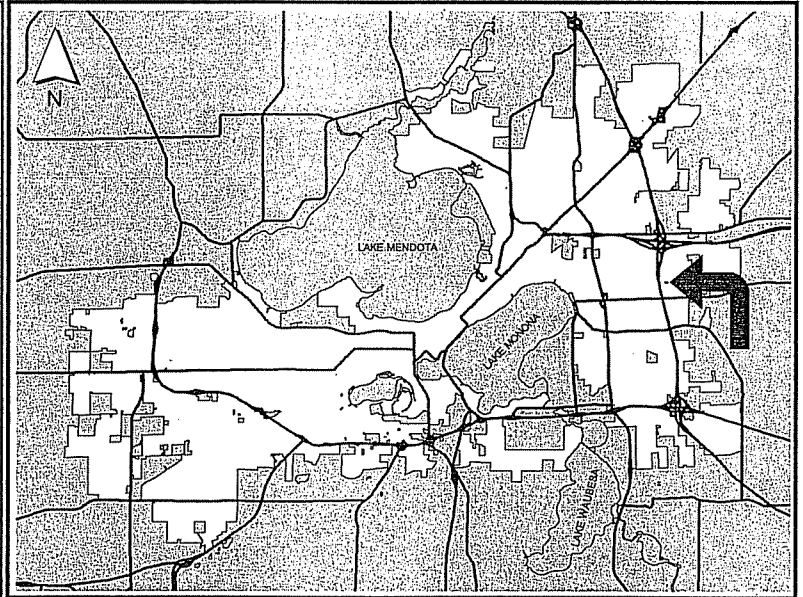


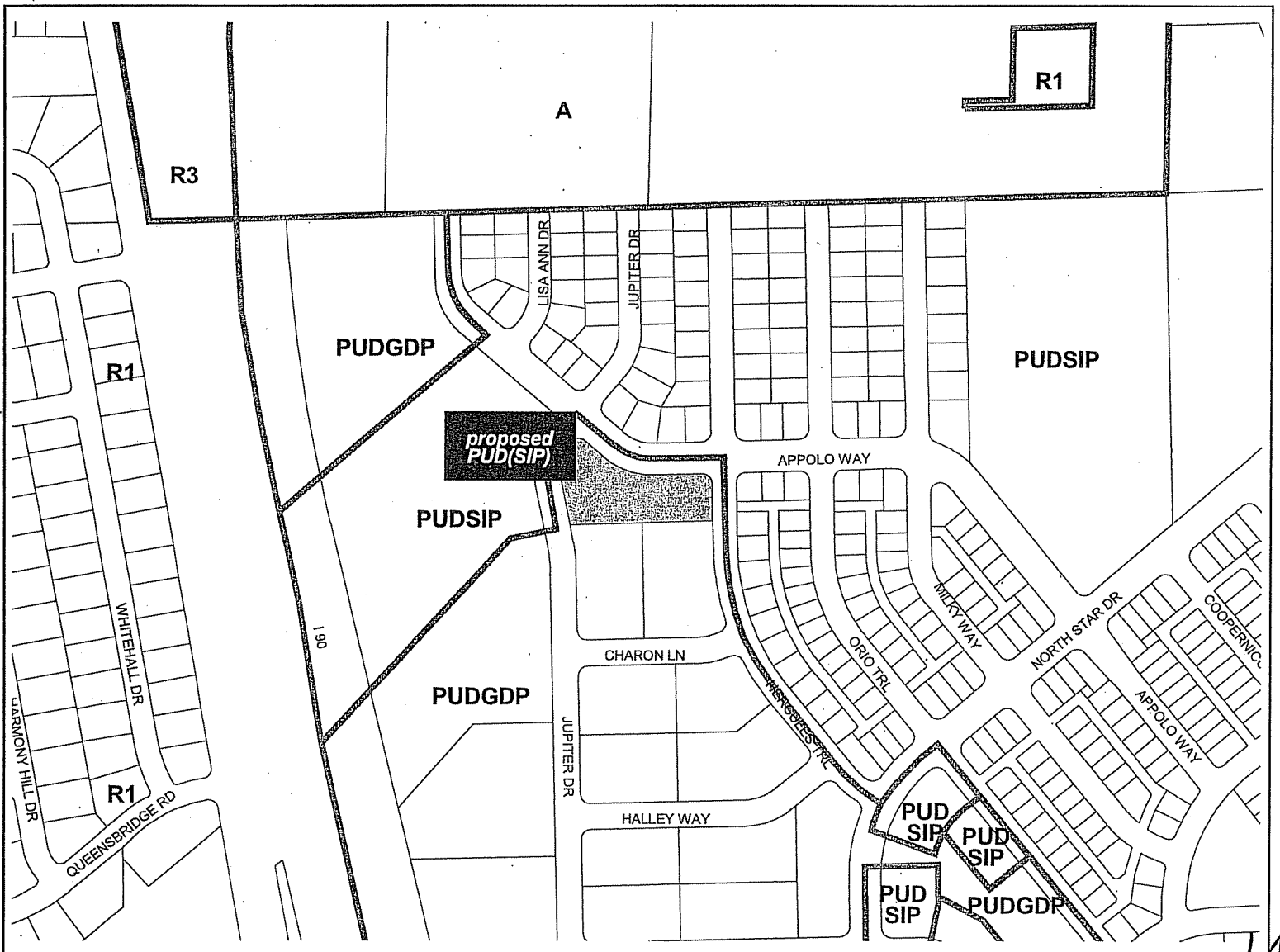
CITY OF MADISON

Proposed Rezoning

Location: 528-558 Apollo Way
Applicant: Don Esposito - Veridian Homes/
Brian Munson - Vandewalle & Associates
From PUD(GDP) District(s)
To PUD(SIP) District(s)
Existing Use: Vacant
Proposed Use: 16 Townhouse Apartments
File No. _____
Public Hearing Dates:
Plan Commission 19 September 2005
Common Council 11 October 2005



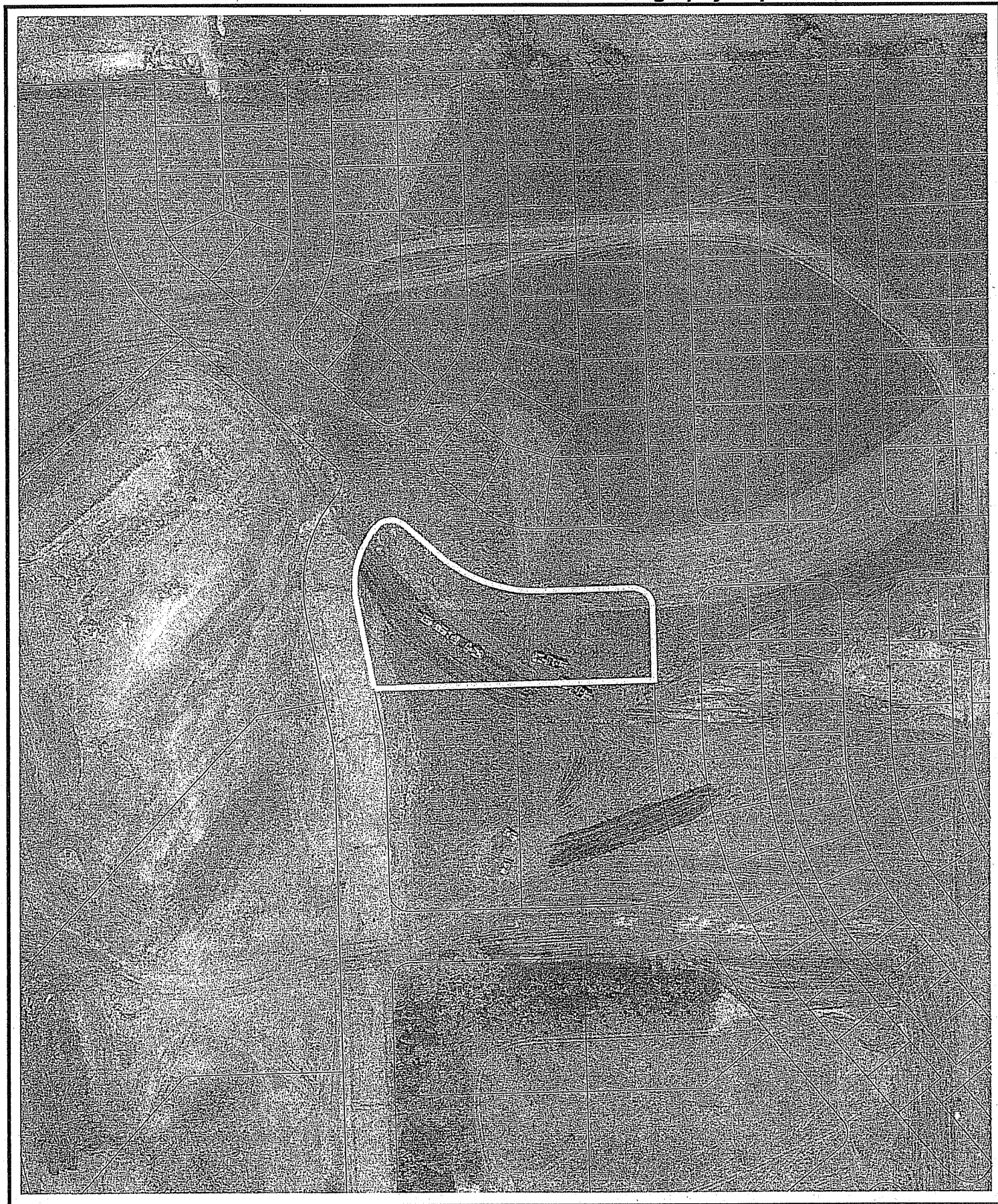
For Questions contact: Pete Olson at 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



528-558 Apollo Way

0 100 Feet

Date of Aerial Photography - April 2003



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.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 1450 Receipt No. 62696
Date Received 7-13-05
Received By RT
Parcel No. 0710-112-1503-7
Aldermanic District 3, Lauren Crave
GQ PUDGDP
Zoning District PUDGDP
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets _____ Zoning Text ?
Alder Notification Waiver _____
Ngrbrhd. Assn Not. Waiver _____
Date Sign Issued _____

1. **Project Address:** 528-558 Apollo Way **Project Area in Acres:** 1.25

Project Title (if any): I Block Townhomes

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 checked="" type="checkbox"/> Rezoning from <u>PUD-GDP</u> to <u>PUD-SIP</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<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: Don Esposito Company: Veridian Homes
Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: desposito@veridianhomes.com
Project Contact Person: Brian Munson Company: Vandewalle & Associates
Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715
Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com
Property Owner (if not applicant): Premium Real Estate
Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713

4. Project Information:

Provide a general description of the project and all proposed uses of the site: townhouse residential

Development Schedule: Commencement Fall 2005 Completion 2006

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: \$ 1,450 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 shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Sprecher Neighborhood Plan, which recommends:
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:

Ald. Cnare (June 13, 2005), John Touhy, McClellan Park Neighborhood (June 13, 2005)

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 _____ Date _____ | Zoning Staff _____ Date _____

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

Printed Name Brian Munson Date July 13, 2005

Signature [Signature] Relation to Property Owner Agent

Authorizing Signature of Property Owner [Signature] Date 7-13-05

July 13, 2005

Mr. Brad Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: SIP Submittal
528-558 Apollo Way

Dear Mr. Murphy:

On behalf of Veridian Homes, LLC, we are pleased to submit the attached packet of information for the SIP townhome buildings for Lot 457 (528-558 Apollo Way), within the Grandview Commons Neighborhood.

Project Name:
528-558 Apollo Way
I Block Townhomes

Development Information:

Address:	528-558 Apollo Way
Parcel Number:	0710-112-1503-7
Lot Number:	457
Acreage:	1.25
Zoning:	PUD-GDP (Condominium Apartments District) Grandview Commons Adopted August 9, 2002
Proposed Use:	Attached Residential
Total Units:	16
Dwelling Units per Acre:	12.8
Buildings:	Two 4 Unit Townhomes One 8 Unit Townhome
Schedule:	Spring 2006 Occupancy

Contacts:

Applicant: Veridian Homes Don Esposito
6801 South Town Drive
Madison, Wisconsin 53713
Tel: 226-3100
Fax: 226-0600
desposito@veridianhomes.com

Owner: Premium Real Estate, LLC
6801 South Town Drive
Madison, Wisconsin 53713
Tel: 226-3100
Fax: 226-0600

Contact: Vandewalle & Associates Mr. Brian Munson
120 East Lakeside Street
Madison, Wisconsin 53715
Tel: 255-3988
Fax: 255-0814
bmunson@vandewalle.com

Legal Description:

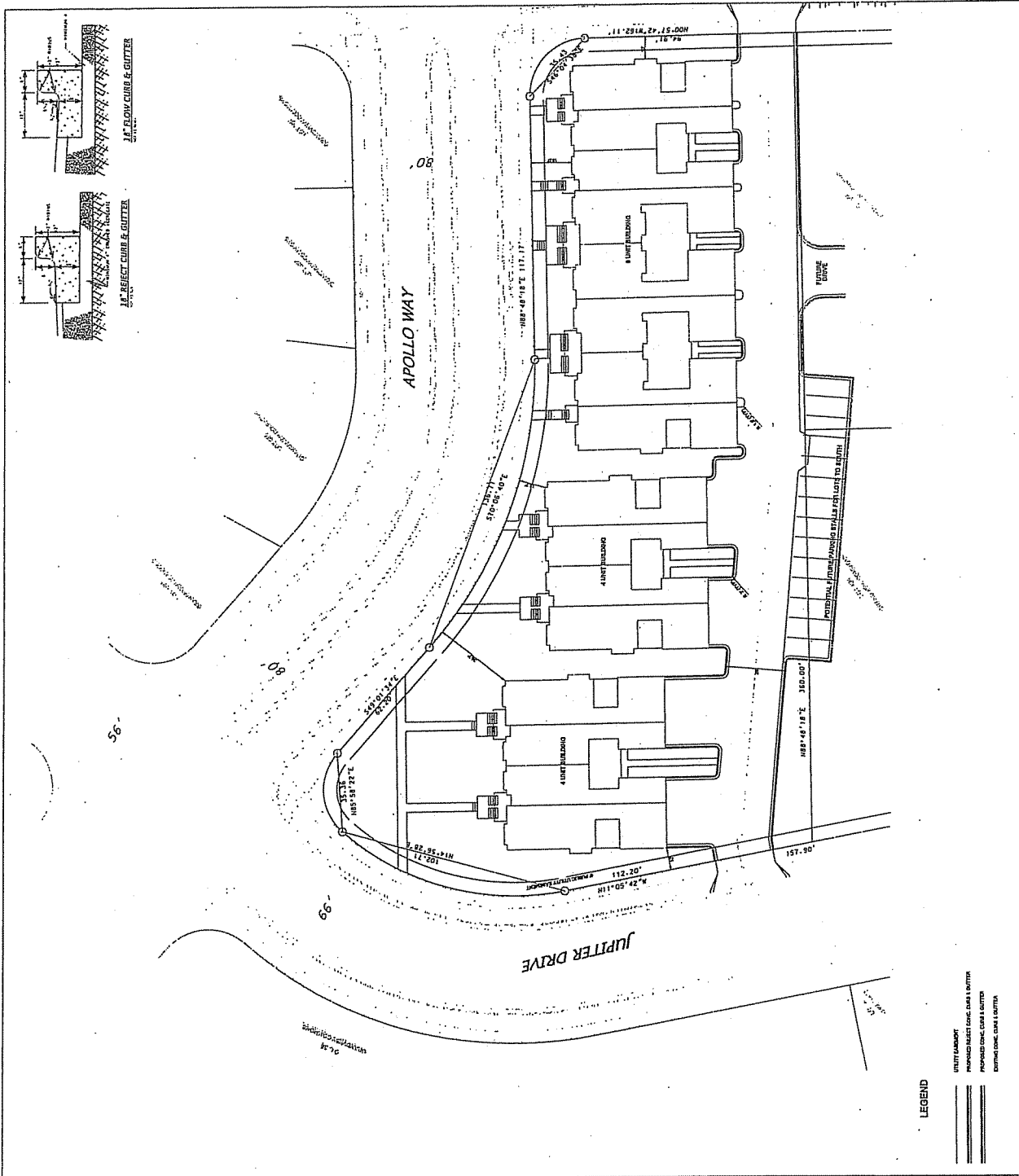
Lot 457, Grandview Commons, recorded in Volume 58-005A of plats on pages 19 through 33 as Document No. 3583911, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin.

Thank you for your time in reviewing this project.

Sincerely,

Brian Munson
Project Manager

Cc: Don Esposito, Veridian Homes





Engineering and Architecture Design Partnership, Inc.
 811 South Broadway
 Madison, Wisconsin 53702
 www.eadp.com
 Tel: 608/261-6100 Fax: 608/261-6101

**GRANDVIEW COMMONS
 TOWNHOMES**
 I Block - Lot 457
 Madison, WI

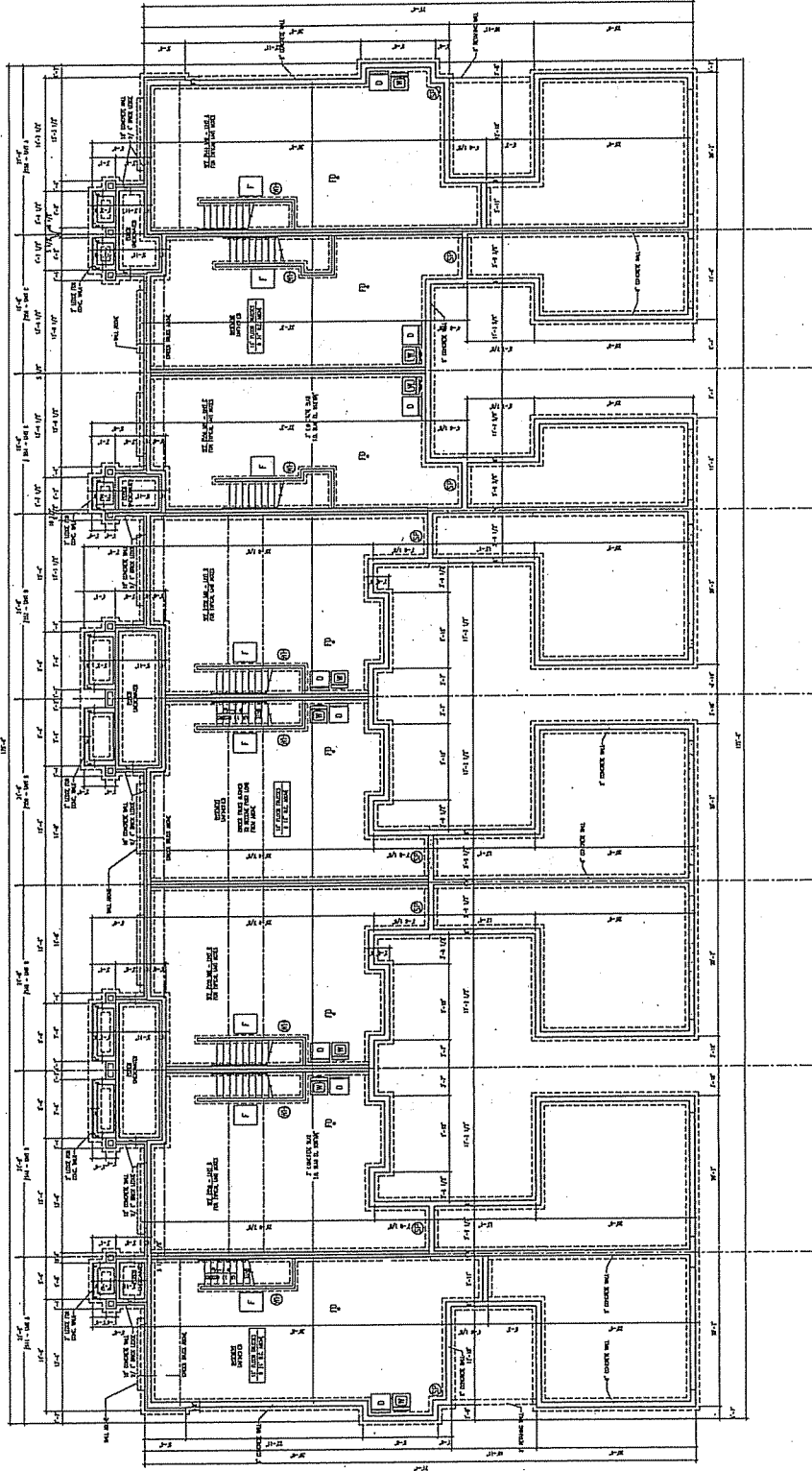
Owner: Madison Homes
 1000 Park Street
 Madison, WI 53713
 Tel: 608/261-6100 Fax: 608/261-6101
 Project No: 01018

Issued For: SI PP EXHIBIT
 Date: July 1, 2005

Drawn By: RL
 Checked By: P
 File: 110 AL20.dwg

Found/Basement Plan
 8 Unit Building
 Units 644-658

A2.0



Foundation/Basement Plan
 1000000000



Engling Anderson Design Partners, Inc.
 411 Bank Building
 Milwaukee, Wisconsin 53202
 Phone: 414.224.1100
 Fax: 414.224.1101
 Website: www.EnglingAnderson.com

**GRANDVIEW COMMONS
 TOWNHOMES**
 I Block - Lot 457
 Madison, WI

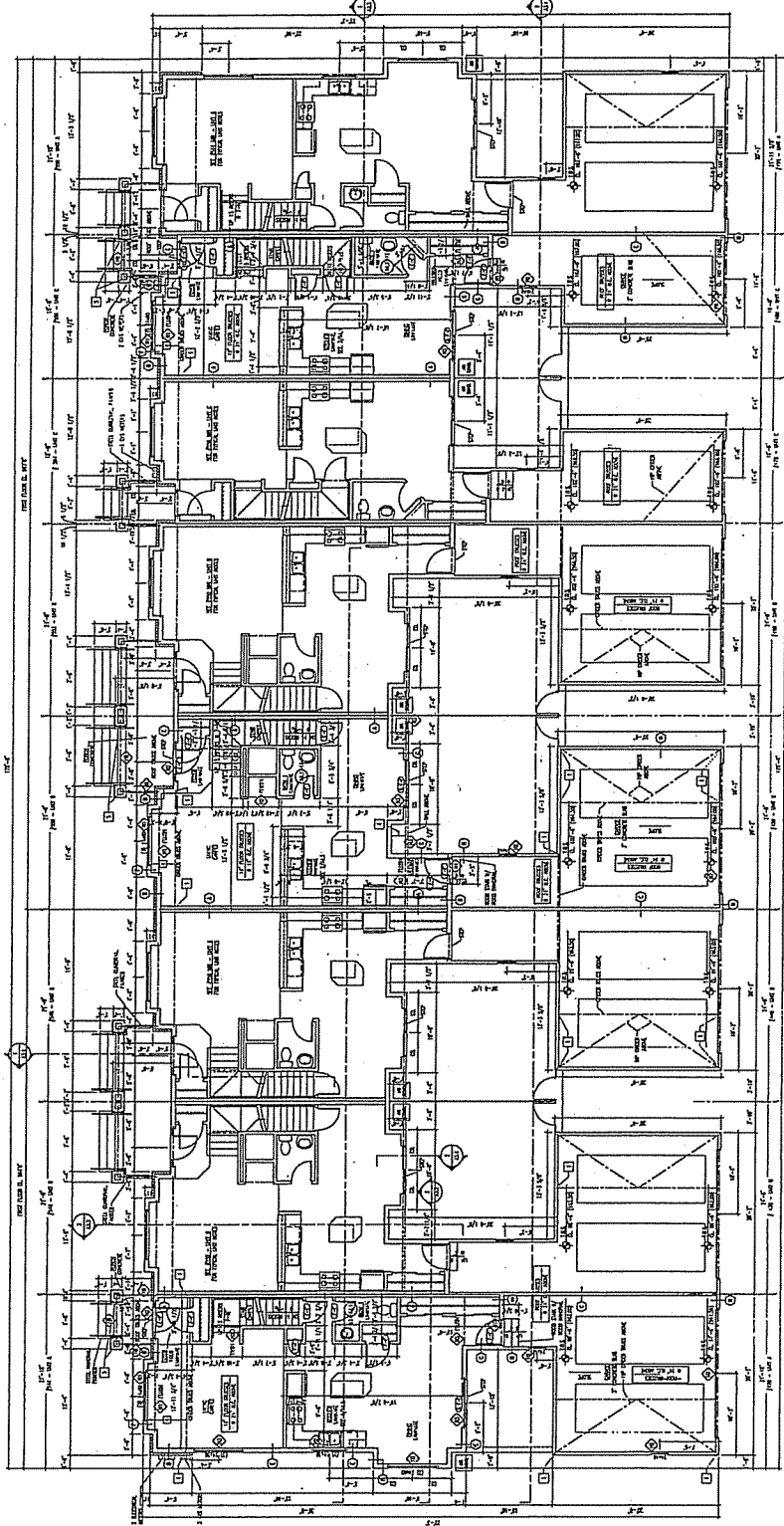
Owner: **Yates Realty**
 6801 Lakeshore Drive
 Suite 200
 Milwaukee, WI 53222
 Phone: 414.224.1100
 Fax: 414.224.1101
 Website: www.yatesrealty.com

Contract No.: **01 1P 200001**
 Date: **04/1/2003**

Scale: **1/8" = 1'-0"**
 Drawing No.: **1318 AJ.104**

**First Floor Plan
 8 Unit Building
 Units 544-558**

A2.1



First Floor Plan
 8 Unit Building
 Units 544-558



Engineering Architecture Design Partnership, Inc.
411 South Broadway
Hudson, Vermont 05450
Tel: 802-243-1234
Fax: 802-243-1234

**GRANDVIEW COMMONS
TOWNHOMES**
I Block - Lot 457
Hudson, VT

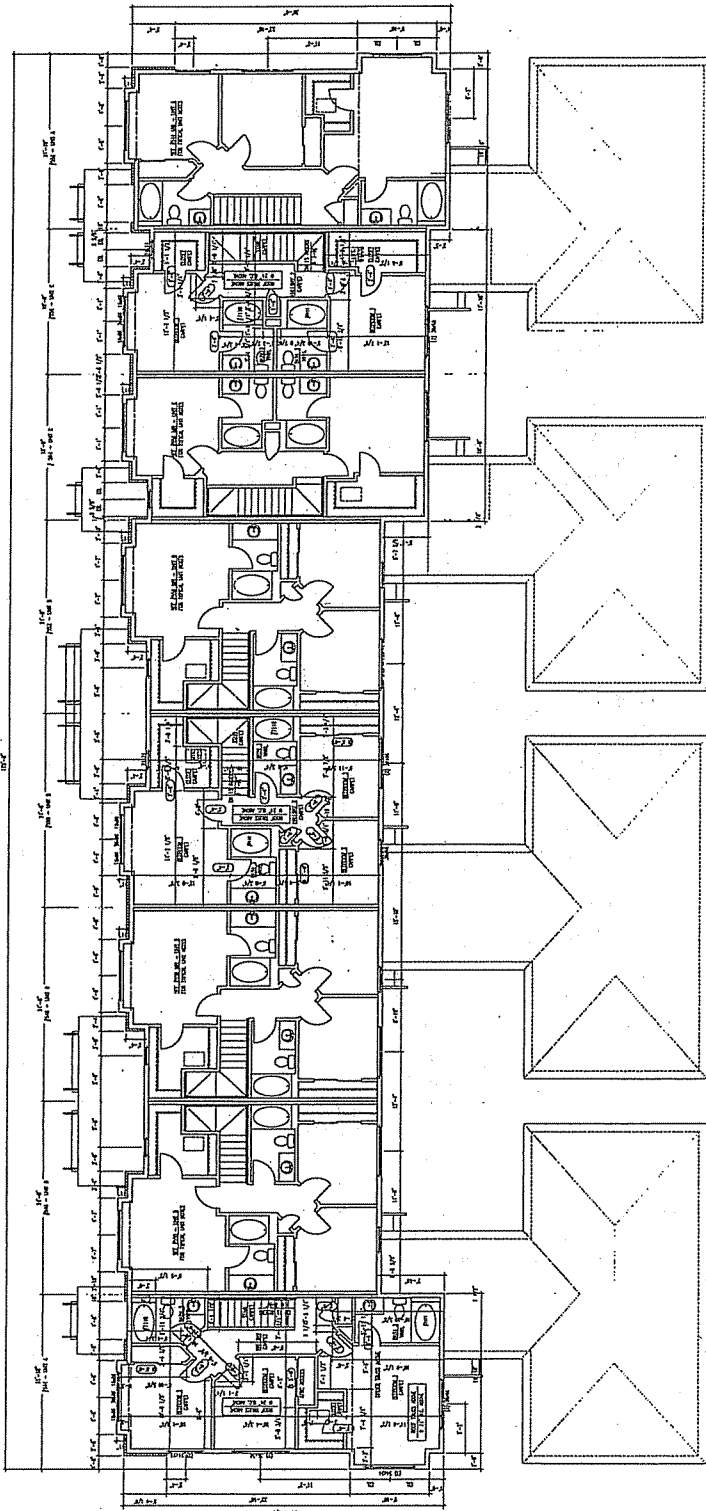
Client: **Yonkers Homes**
100 South Main Street
Hudson, Vermont 05450
Tel: 802-243-1234
Fax: 802-243-1234
Project No. 21124

Issued For: **01 PP SCHEDULE**
Title: **Drawings**
Date: **July 1, 2003**

Sheet: **U**
Quantity: **1**
File: **110 02.04**

Second Floor Plan
8 Unit Building
Units 544-556

A2.2



North Arrow



Engineering Associates, Inc.
 111 Lakeshore
 Westborough, Vermont 05672
 Telephone: (802) 338-3100
 Fax: (802) 338-3101
 E-Mail: info@ea.com

**GRANDVIEW COMMONS
 TOWNHOMES**
 I Block - Lot 457
 Hudson, VT

Owner: Village Street
 1001 South Main Street
 Westborough, Vermont 05672
 Telephone: (802) 338-3100
 Fax: (802) 338-3101
 E-Mail: info@ea.com

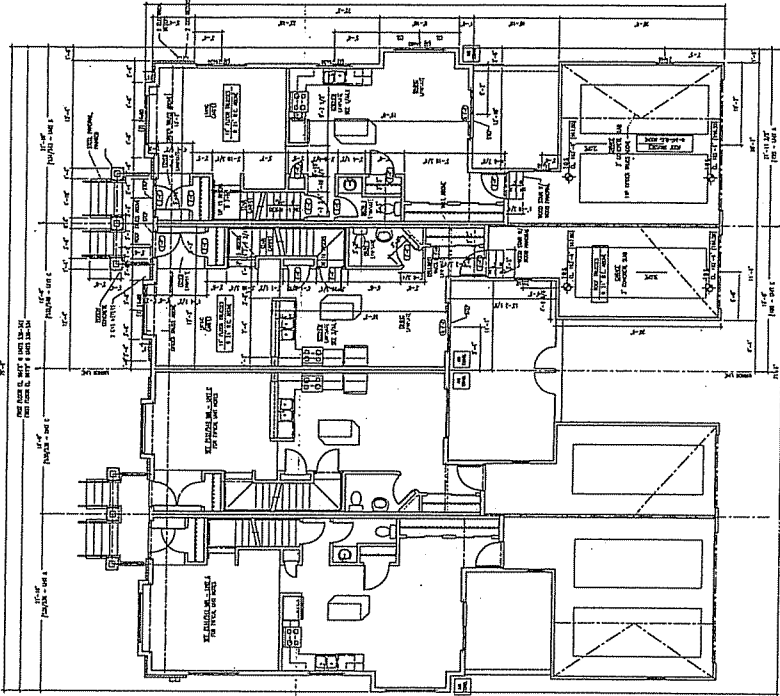
Project No: 010104

Issued For: 01 PP 03/02/04 Date: July 1, 2005

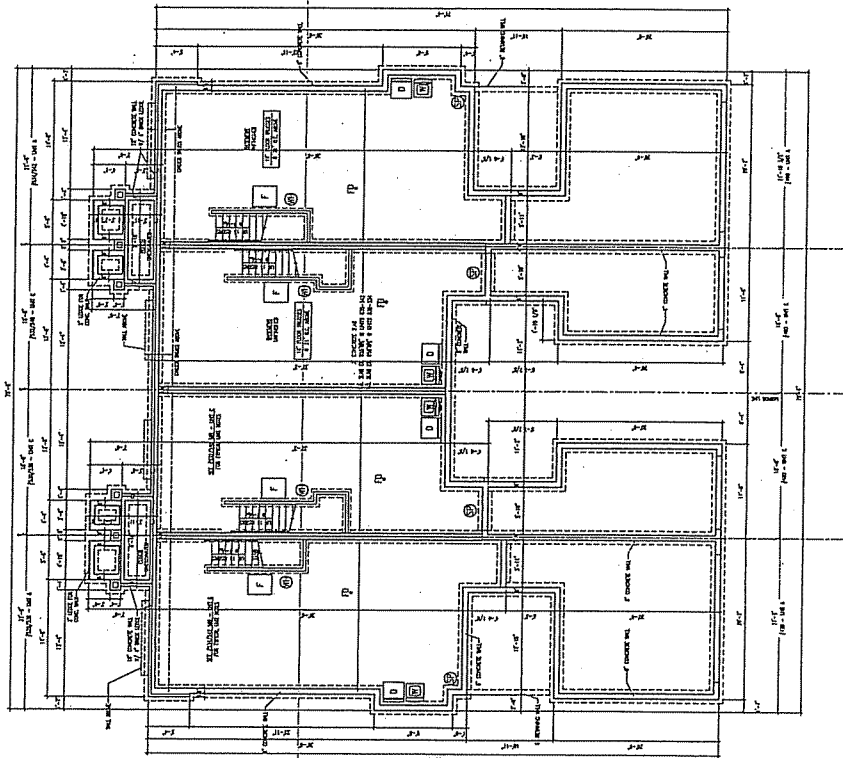
Drawn by: W
 Checked by: J
 Date: 01/08/04

Foundation & First Floor
 4 Unit Building - Units
 529-534 & 536-542

A2.4



First Floor Plan
 01/08/04



Foundation/Basement Plan
 01/08/04



Engineering Architecture Design Partnership, Inc.
411 South Broadway
Baltimore, Maryland 21202
www.eadp.com
PH: 410-528-5442 FAX: 410-528-5443

**GRANDVIEW COMMONS
TOWNHOMES**
I Block - Lot 457
Hudson, NH

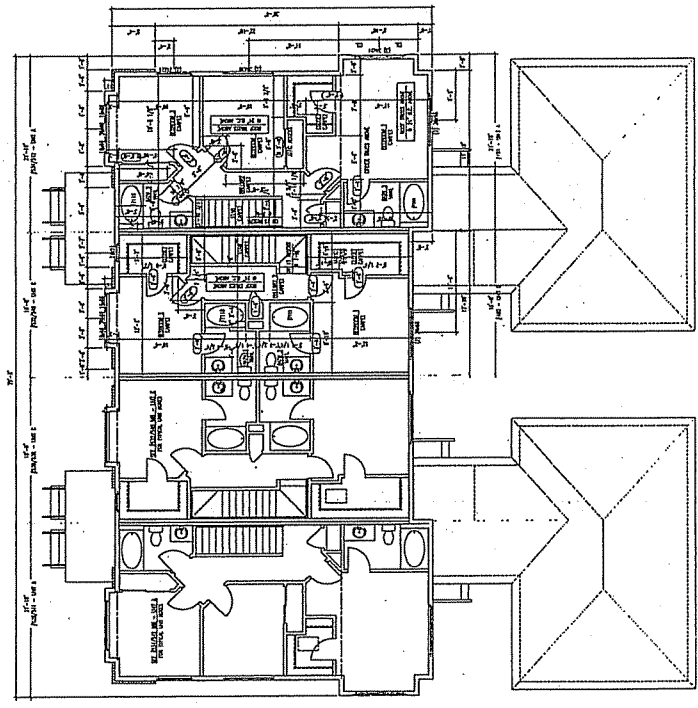
Owner:
Tudor City Homes, Inc.
1000 North Main Street
Lebanon, NH 03756
PH: 603-752-2000
Project No. 031318

Issued For: _____
Title: _____
Date: July 1, 2003

Drawn by: _____
Checked by: _____
Date: 1/18/03

**Second Floor Plan
4 Unit Building - Units
528-534 & 536-542**

A2.5



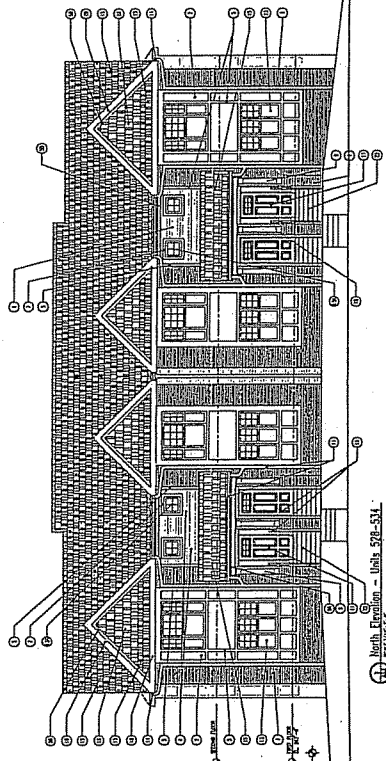
Second Floor Plan



Engineering Architecture Interiors, Inc.
 411 Hawthorne
 Springfield, Massachusetts 01103
 Telephone: (617) 552-1100
 Telex: 910100
 Fax: (617) 552-1101

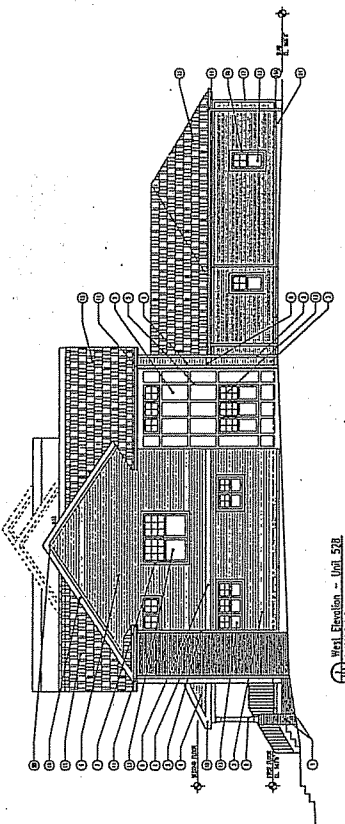
**GRANDVIEW COMMONS
 TOWNHOMES
 1 Block - Lot 457
 Hudson, VT**

Owner: Grandview Commons, Inc.
 411 Hawthorne
 Springfield, Massachusetts 01103
 Telephone: (617) 552-1100
 Telex: 910100
 Fax: (617) 552-1101
 Project No. 52118
 Sheet No. 52118
 Date: July 1, 2005
 Description: 01 PVP SECTIONS

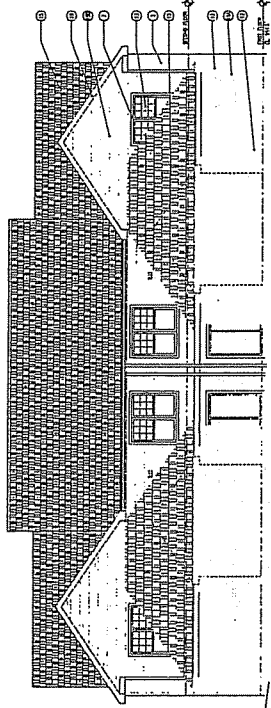


North Elevation - Units 528-531

- GENERAL MATERIAL SPECIFICATIONS**
- 1. BRICK: COMMON BRICK
 - 2. BRICK: FACE BRICK
 - 3. BRICK: GLAZED BRICK
 - 4. BRICK: BURNED BRICK
 - 5. BRICK: REFRIGERATED BRICK
 - 6. BRICK: ENAMELED BRICK
 - 7. BRICK: GLAZED ENAMELED BRICK
 - 8. BRICK: ENAMELED ENAMELED BRICK
 - 9. BRICK: ENAMELED ENAMELED ENAMELED BRICK
 - 10. BRICK: ENAMELED ENAMELED ENAMELED ENAMELED BRICK
 - 11. BRICK: ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED BRICK
 - 12. BRICK: ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED BRICK
 - 13. BRICK: ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED BRICK
 - 14. BRICK: ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED BRICK
 - 15. BRICK: ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED ENAMELED BRICK



West Elevation - Unit 532



East & West Elevations

South Elevation - Units 528-531

A3.2

14