



City of Madison

Proposed Rezoning, Preliminary and Final Plat

Project Name
White Oak Ridge

Location
80 White Oaks Lane

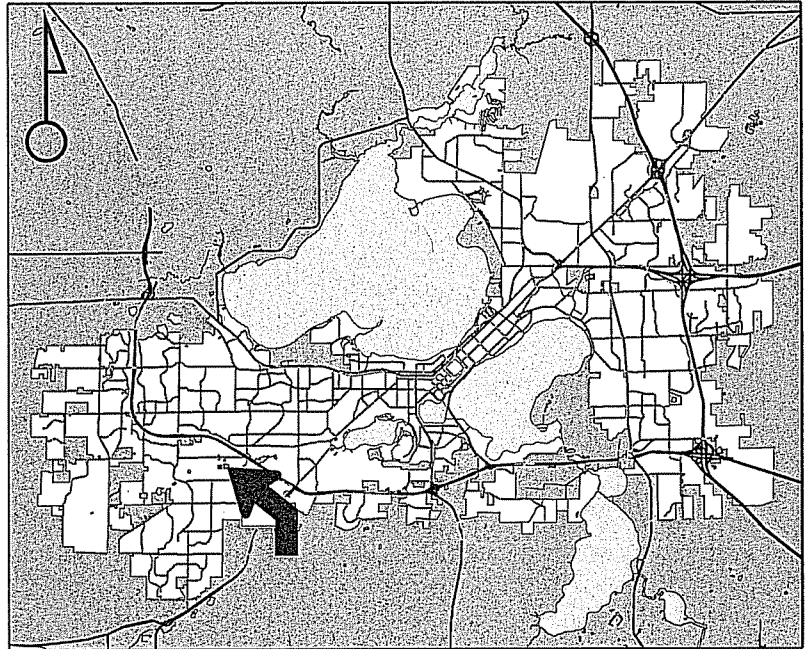
Applicant
John DeWitt-Dewitt Real Estate Development/
Mike Calkins-Snyder & Associates, Inc.

From: A To: SR-C1

Proposed Use
8 single-family lots and 1 outlot
for private open space

Public Hearing Date
Plan Commission
10 February 2014

Common Council
25 February 2014

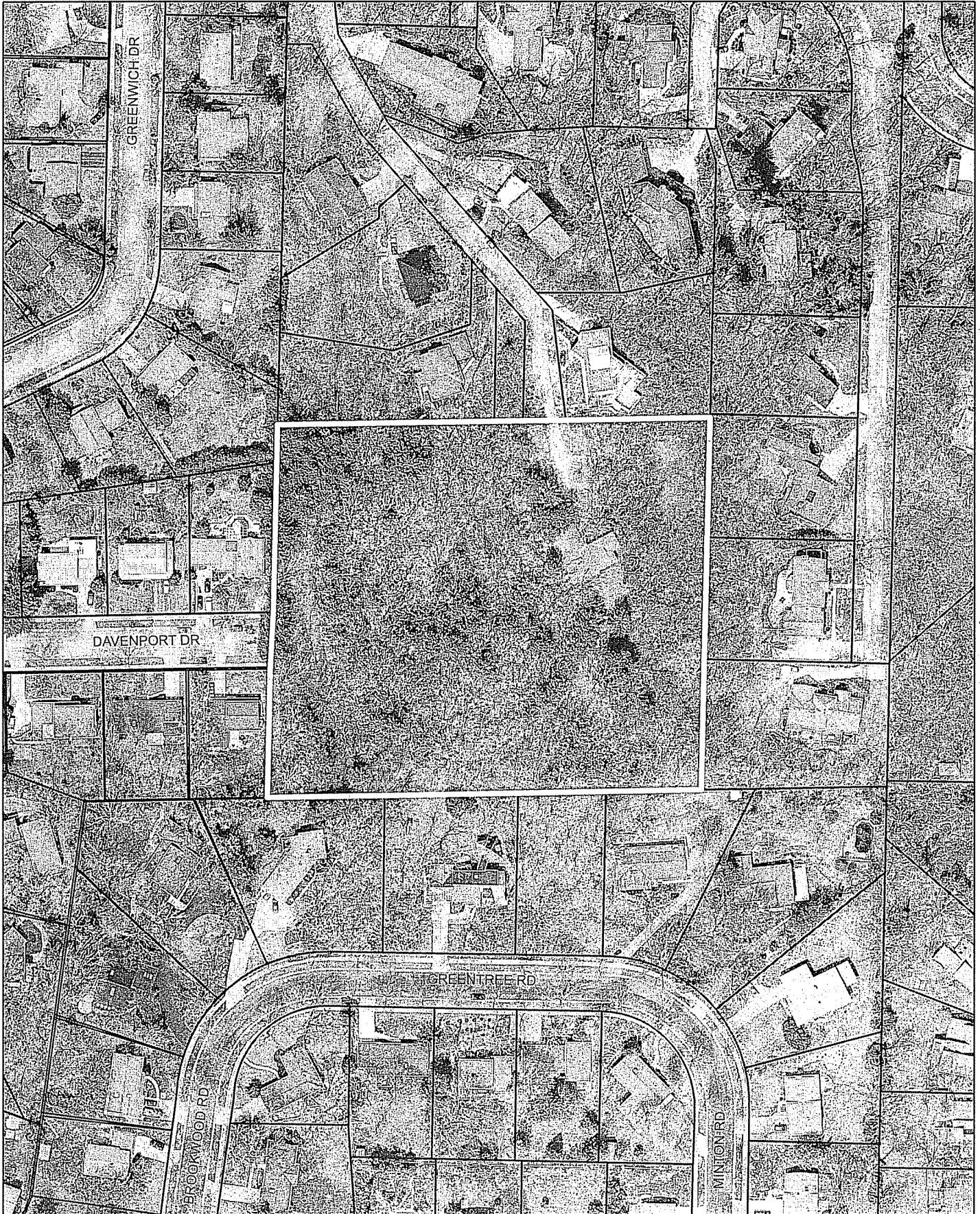


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 February 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	<u>2050-</u> Receipt No. <u>149329</u>
Date Received	<u>11/20/13</u>
Received By	<u>JDW</u>
Parcel No.	<u>0708-361-0915-2</u>
Aldermanic District	<u>20- PHAIR</u>
Zoning District	<u>A</u>
Special Requirements	<u>ok</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 80 White Oaks Lane
Project Title (if any): White Oak Ridge

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from A to SR-C1
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

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

Applicant Name: John DeWitt **Company:** DeWitt Real Estate Development
Street Address: 5375 Mariners Cove Drive **City/State:** Madison **Zip:** 53704
Telephone: (608) 245-1500 **Fax:** () **Email:** jdewitt@jdewitt.com

Project Contact Person: John DeWitt **Company:** DeWitt Real Estate Development
Street Address: 5375 Mariners Cove Drive **City/State:** Madison **Zip:** 53704
Telephone: (608) 245-1500 **Fax:** () **Email:** jdewitt@jdewitt.com

Property Owner (if not applicant): Estate of Jane McLeod
Street Address: c/o Eric McLeod **City/State:** Madison WI **Zip:** 53704

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 8 Single Family Lots & 1 Outlot

Development Schedule: Commencement Spring 2014 Completion Fall 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Matt Phair (Mtg. Oct. 16 w/ Neighborhood ~~Plan~~ members)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Tim Parks Date: _____ Zoning Staff: Pat Anderson Date: _____

<DAT Meeting: September>

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

Name of Applicant JOHN DEWITT Relationship to Property: Contract Buyer

Authorizing Signature of Property Owner [Signature] Date 11-20-13

November 20, 2013

Mr. Steven Cover
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: White Oak Ridge Subdivision Application Letter of Intent

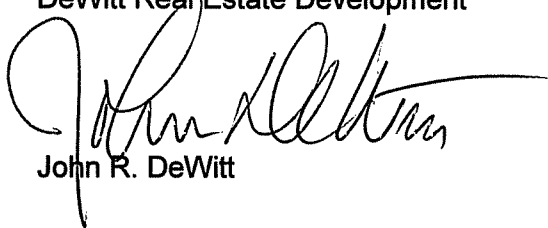
Dear Mr. Cover:

DeWitt Real Estate Development (the "Applicant") is hereby proposing a development project currently known as White Oak Ridge (the "Property") located at 80 White Oaks Lane. The property currently consists of one single family house on land zoned Agriculture. The Applicant seeks to develop the Property for single family residential use, consisting of the seven additional single family residences and one outlot constructed on the Property. The proposed zoning for the development is SR-C1.

1. **Construction Schedule:** The applicant is seeking to construct the development in 2014.
2. **Total Area of Project:** 4.2867 acres
3. **Proposed Gross Density:** 1.87 dwelling units/acre.
4. **Proposed Net Density:** 2.28 dwelling units/acre.

Respectfully submitted,

DeWitt Real Estate Development



John R. DeWitt