



Plat Name

Tormey Ridge

Location

12003 Mineral Point Road

Applicant

**Craig Enzenroth – Mineral Point Holdings/
Michelle Burse – Burse Surveying & Eng.**

Preliminary Final

From: Temp A To: R1 & R4

Proposed Use

159 Single Family Lots, 2 Multi-Family Lots & 5 Outlots

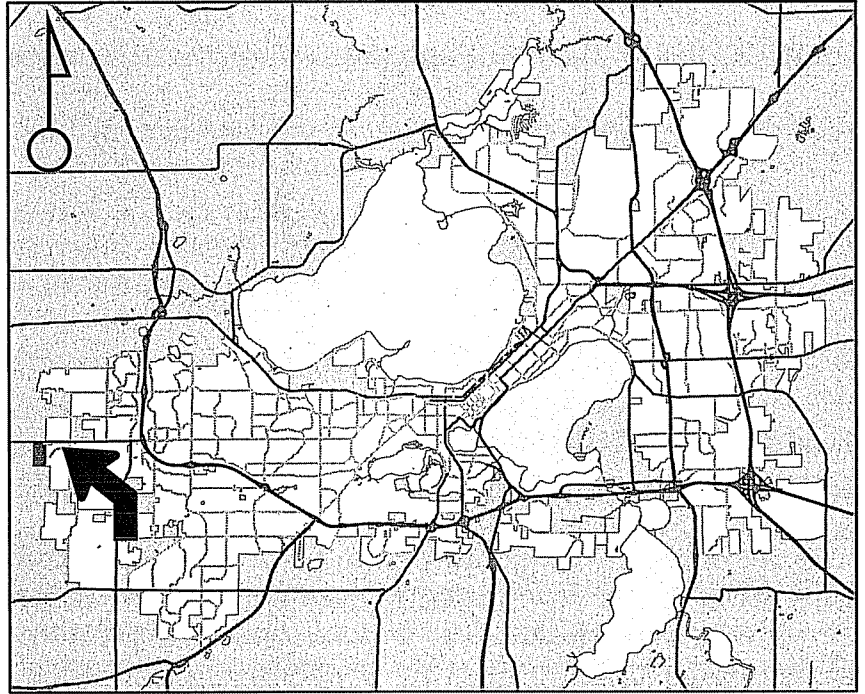
Public Hearing Date

Plan Commission

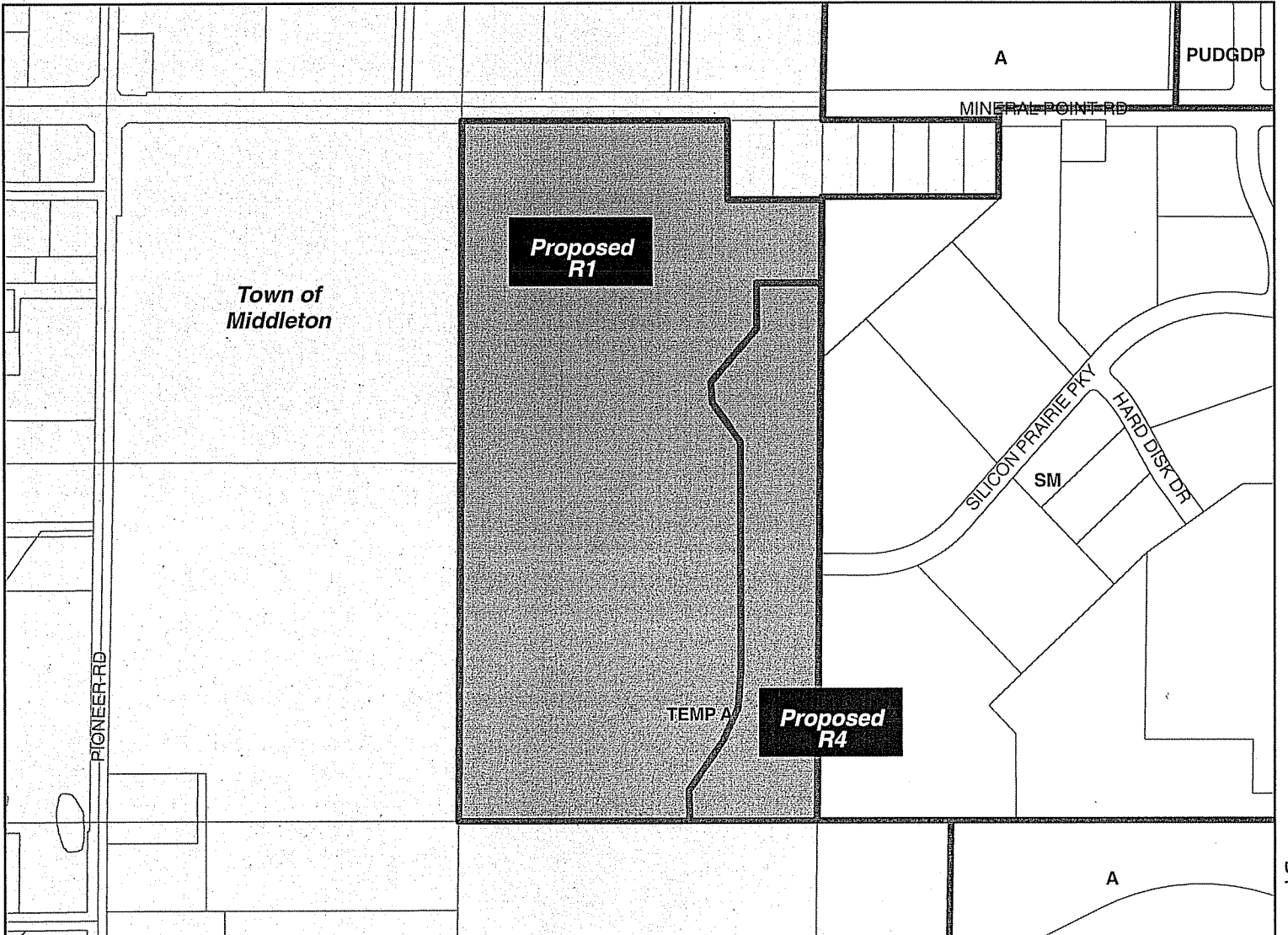
20 August 2007

Common Council

04 September 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635





5-6

**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 _____ Receipt No. _____
Date Received _____
Received By _____
Parcel No. _____
Aldermanic District _____
GQ _____
Zoning District _____
For Complete Submittal
Application _____ Letter of Intent _____
IDUP _____ Legal Descript. _____
Plan Sets _____ Zoning Text _____
Alder Notification _____ Waiver _____
Ngrbrd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: Mineral Point Road **Project Area in Acres:** 76.78

Project Title (if any): Tormey Ridge

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>Ag</u> to <u>R1 & R4</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): <u>Demo if needed</u>

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Joseph Gallina, Manager Company: Mineral Point Road Holdings, LLC

Street Address: 8500 Greenway Blvd., suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: jgallina@gallinacos.com

Project Contact Person: Craig Enzenroth Company: Gallina Companies

Street Address: 8500 Greenway Blvd., suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: cenzenroth@gallinacos.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

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

76.78 farm to be developed into a 161 residential lots and 5 Outlots for detention and park purposes.

Development Schedule: Commencement fall 2007 Completion fall 2011

CONTINUE →

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 ½ 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:** \$ 0 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* Pioneer Neighborhood Development *Plan, which recommends:*
 - Low Density and Low-Medium Density *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:*

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 Joseph R. Gallina, manager Date 06-19-2007

Signature *Joseph R. Gallina* Relation to Property Owner owner

Authorizing Signature of Property Owner *Joseph R. Gallina* Date 06-19-2007



June 19, 2007

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr., Blvd
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
TORMEY RIDGE
Mineral Point Ridge
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the application and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: Mineral Point Holdings, LLC
8500 Greenway Blvd., Suite 200
Middleton, WI 53562
Contact: Craig Enzenroth
(608) 836-0909
(608) 836-0990 Fax

Planner: Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562
(608) 836-3690
(608) 836-6934 fax
Contact: Randy Bruce

Engineer: Burse Surveying and Engin., Inc
1400 E. Washington Avenue, Suite 158
Madison, WI 53703
Contact: Michelle Burse
(608) 250-9263
(608) 250-9266 Fax

Letter of Intent
Tormey Ridge Preliminary Plat

Page 2

Background:

Tormey Ridge is a 76.78 parcel of land on Madison's far west side south of Mineral Point Road and immediately west of the Silicon Prairie™ Business Park.

Site Development Statistics:

The proposed development consists of a total of 166 lots 5 of which are Outlots that will be dedicated to the public for park and detention purposes. Lots 24 and 161 shall be zoned R4 and the remaining lots shall be zoned R1.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats and record the same by the end of November, 2007. We anticipate grading operations to commence during the fall of 2007. The plat is proposed to be constructed in four phases with the final phase being completed in the fall of 2011.

Thank you for your time in reviewing our proposal.

Sincerely,

Michelle L. Burse

Michelle L. Burse, PE, RLS
President

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Tormey Ridge

Project Address: Mineral Point Rd **Project Area (in acres):** 76.78

Developer: Mineral Point Raod Holdings, LLC Representative: Joseph R. Gallina

Street Address: 8500 Greenway Blvd. Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: () 608-836-0909 Fax: (608) 836-0990 Email: igallina@gallinacos.com

Agent, if Any: Craig Enzenroth Company: Gallina Companies

Street Address: 8500 Greenway Blvd. Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: cenzenroth@gallinacos.com

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	135	0	24	0	159	39.05
Duplexes	0	0	0	0	0	N/A
Multi-Family	TBD	TBD	TBD	N/A	TBD	9.75
TOTAL						

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price

Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI			0	0	8	16	24
Anticipated Sale Price			0	0	TBD	TBD	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI	N/A	N/A	N/A	N/A			N/A
Maximum Monthly Rent Price	N/A	N/A	N/A	N/A			N/A

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:	N/A	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD
Minimum Floor Area:	N/A	N/A	N/A	1200	1400	N/A	N/A	NA	850	1050
Rental Units With:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input checked="" type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain):		Reservation of up to 20% of net residential lot area off set Review	

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

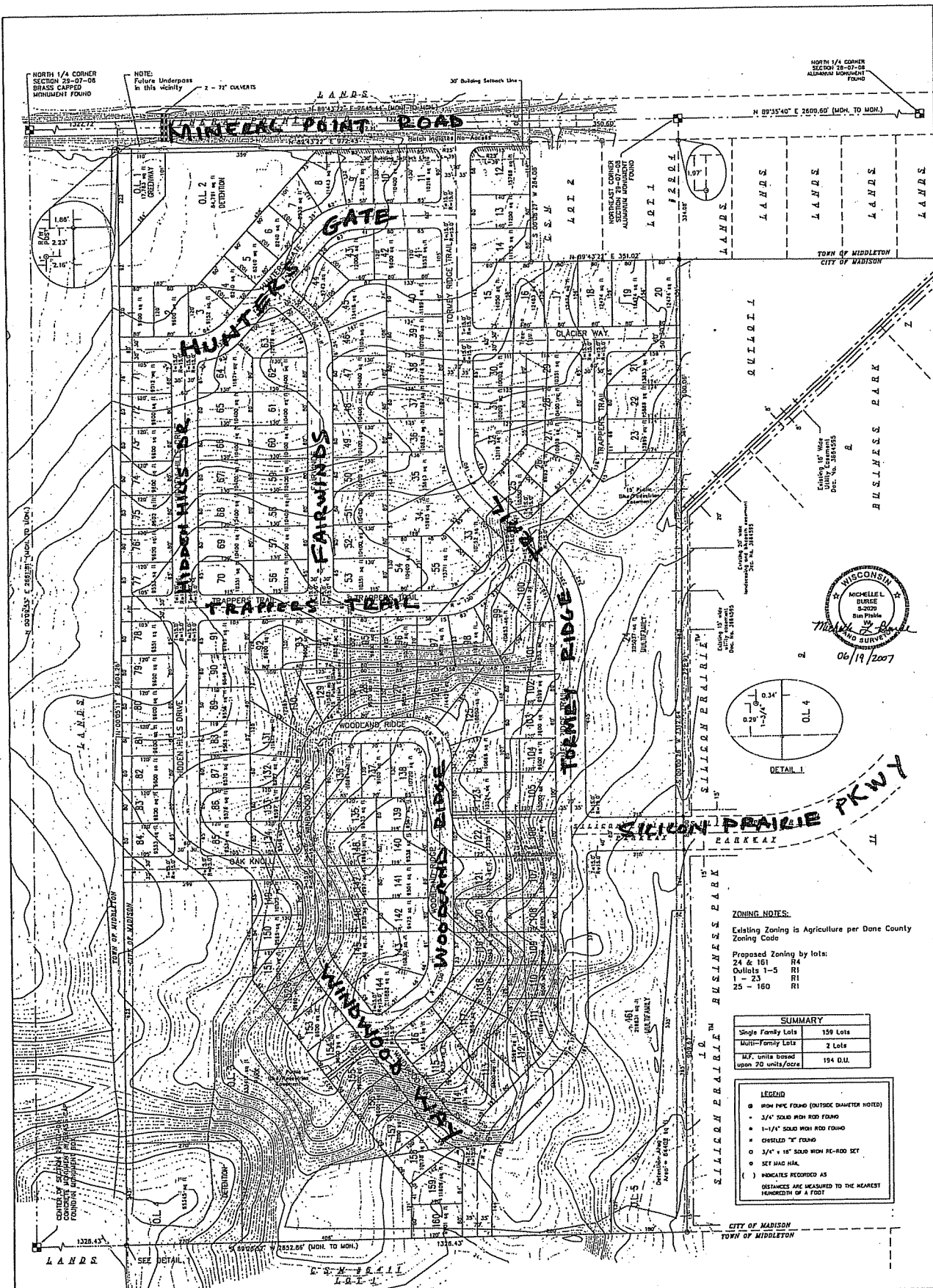
CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will <u>not</u> comply	Additional comments
IDUs are dispersed throughout the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reserving Lots 135-160 as the 20% set aside lots.
IDUs are to be built in phasing similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pricing fits within Ordinance standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers security during construction phase in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer describes marketing plan for IDUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Terms of sale or rent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Developer has requested waiver for off-site or cash payment.	<input type="checkbox"/>	<input type="checkbox"/>	Developer is requesting an Off Set Review
Developer has requested waiver for reduction of number of units.	<input type="checkbox"/>	<input type="checkbox"/>	Developer is requesting an Off Set Review
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

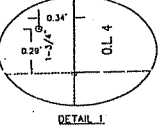
- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: 6/25/07 with Barb Constance →
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: 5/31/07 →
- The applicant notified Alderperson Paul Skidmore of District 9th of this development proposal in writing on: 6/20/07 →
- The applicant also notified N/a there is none of the _____ neighborhood in writing on: N/A
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature _____ **Date** 6/25/07

Printed Name Craig Enzenroth - Agent Mineral Point Road Holdings, LLC **Phone** () 608-836-0909



2000 1 2190 SF (MF)
Ref
P-10-15-37



ZONING NOTES:
Existing Zoning is Agriculture per Dane County Zoning Code
Proposed Zoning by lots:
24 & 161 R4
Outlots 1-5 R1
1 - 23 R1
25 - 160 R1

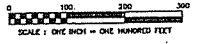
SUMMARY	
Single Family Lots	159 Lots
Multi-Family Lots	2 Lots
M.F. units based upon 20 units/acre	194 D.U.

- LEGEND**
- IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
 - 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD FOUND
 - CRISTLED "T" FOUND
 - 3/4" x 18" SOLID IRON PE-ROD SET
 - SET HAD N/A
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT

OWNER/DEVELOPER:
Ishard Point Road Madison, WI
8200 Greener Blvd, Suite 200
Madison, WI 53702
(608) 834-9909

NOTICE
WARNING AND ALERT: UPON THE RECEIPT OF THIS PLAT, THE CITY ENGINEER SHALL REVIEW THE PLAT FOR CONFORMANCE WITH THE CITY ZONING ORDINANCES AND THE CITY ENGINEER SHALL SIGN AND SEAL THE PLAT IF IT IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.

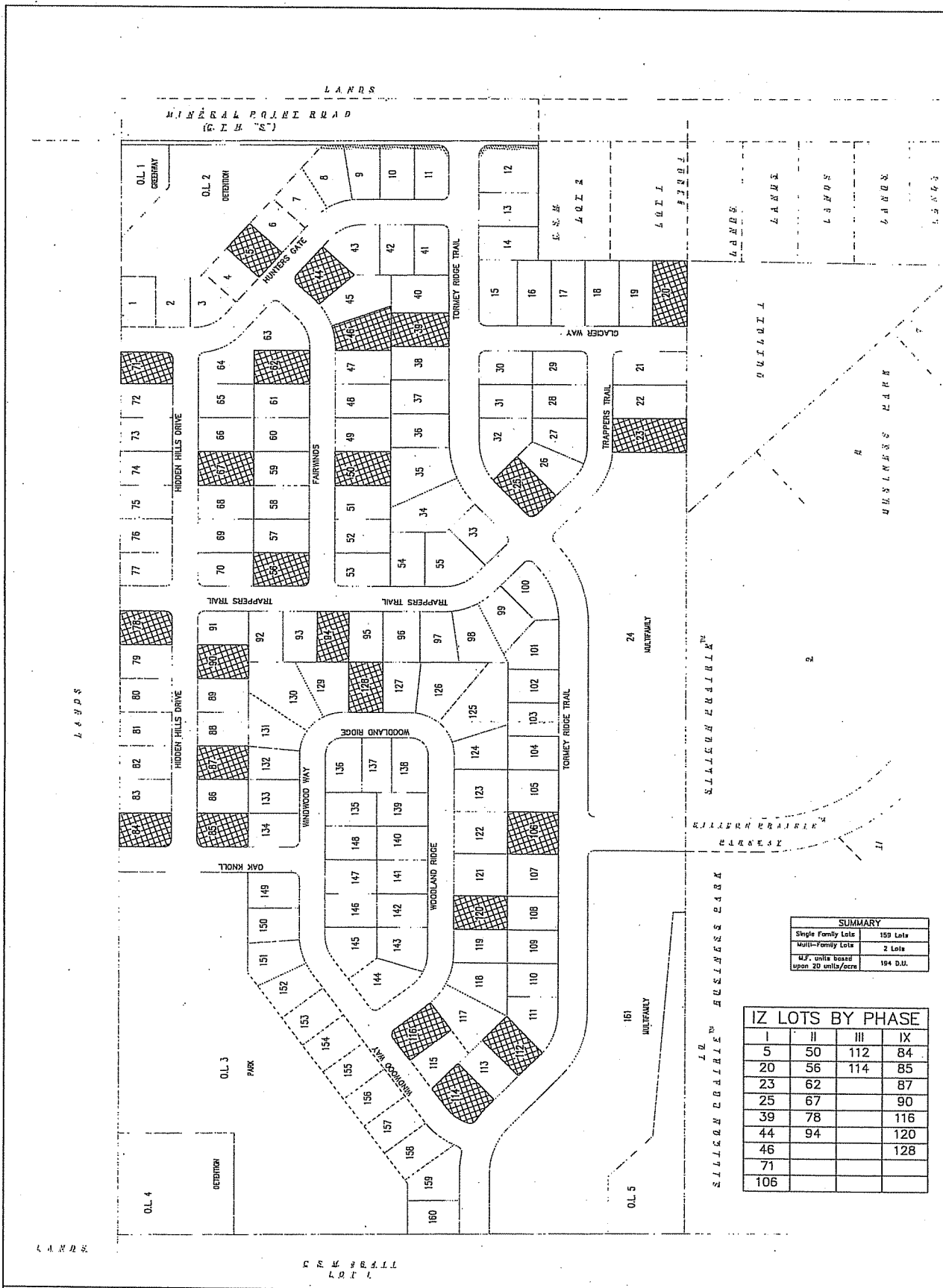
PRELIMINARY PLAT OF TORMEY RIDGE
PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 29,
TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



SURVEYOR/ENGINEER:
Burse
surveying & engineering
1400 E. Washington Ave. Suite 150
Madison, WI 53703 608.250.9265
Fax 608.250.9266
email: burse@boursead.com
www.boursesurveying.com

DATE: JUNE 18, 2007
PLAT: NEW PLAT
PROJECT: BOURSEAD PRELIMINARY PLAT

SHEET 1 OF 1



SUMMARY	
Single Family Lots	159 Lots
Multi-Family Lots	2 Lots
M.F. units based upon 20 units/acre	194 D.U.

IZ LOTS BY PHASE			
I	II	III	IX
1	50	112	84
5	56	114	85
20	62		87
23	67		90
25	78		116
39	94		120
44			128
46			
71			
106			

OWNER/DEVELOPER:
 Mineral Point Road Holdings, LLC
 2500 Fremont Blvd., Suite 200
 Madison, WI 53712
 (608) 336-1009

DATE: JUNE 10, 2007
 PLOT NO.: PL07
 PROJECT/SUBJECT: IZ PRELIM PLAT/PLAT/PROP



IZ LOTS

PRELIMINARY PLAT OF TORMEY RIDGE PLAT

PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 29,
 TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

SURVEYOR/ENGINEER:
Burse
 surveying & engineering llc
 1400 E. Washington Ave. Suite 150
 Madison, WI 53718 (608) 250-2565
 Fax: (608) 250-2566
 email: burse@burseeng.com
 www.burseeng.com