



City of Madison

Conditional Use

Location
1803-1805 Dondee Road

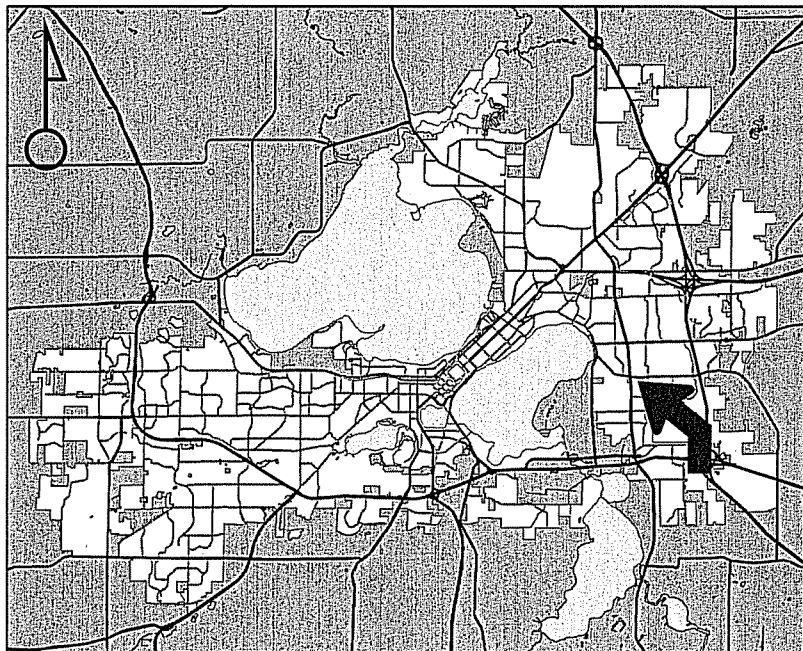
Project Name
Buckeye Meadows Condominiums

Applicant
Buckeye Meadows Condo Association/
Brian Hagey - Lifestyle Homes 4 U LLC

Existing Use
Vacant Land

Proposed Use
Construct two-family-twin residence

Public Hearing Date
Plan Commission
24 August 2015

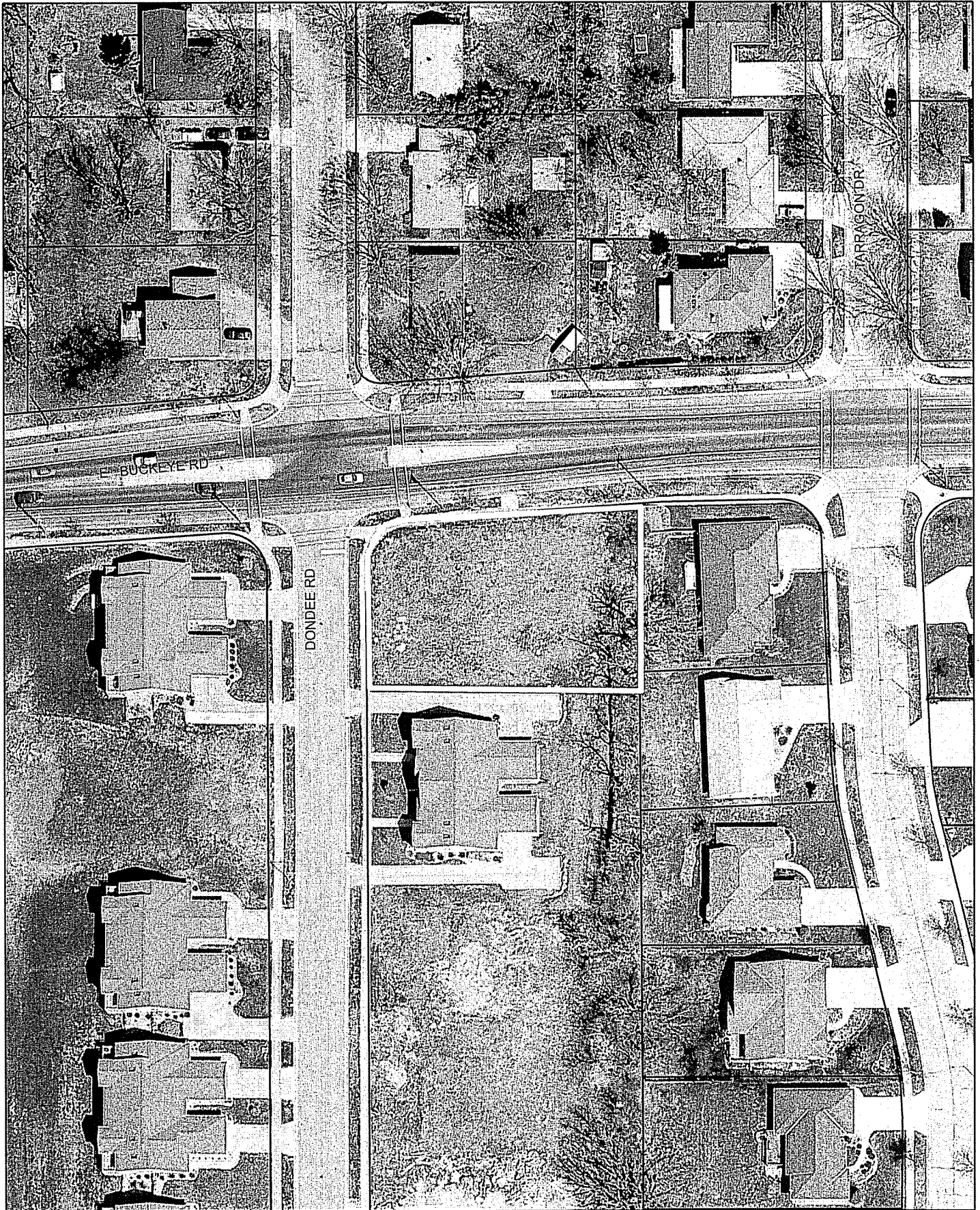


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 August 2015





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>\$1600-</u> Receipt No. <u>006147-0016</u>
Date Received	<u>7/22/15</u>
Received By	<u>JEH</u>
Parcel No.	<u>0710-152-1501-7</u>
Aldermanic District	<u>16 - DEMARB</u>
Zoning District	<u>IR-C3</u>
Special Requirements	<u>OK</u>
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1803-1805 Dondee Rd Lot 1
Project Title (if any): Buckeye Meadows Condominiums

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

- Zoning Map Amendment from _____ to _____
- 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: Brian Hagey and Bing Bing Li **Company:** Lifestyle Homes 4 U LLC
Street Address: 8237 Emerald Ter **City/State:** Lodi, WI **Zip:** 53555
Telephone: (608) 438-5096 **Fax:** (888) 636-2974 **Email:** bbli69@hotmail.com

Project Contact Person: Brian Hagey **Company:** Same as Above
Street Address: 8237 Emerald Ter **City/State:** Lodi WI **Zip:** 53555
Telephone: (608) 628-8409 **Fax:** (888) 636-2974 **Email:** BrianHagey@outlook.com

Property Owner (if not applicant): Buckeye Meadows Condo Association
Street Address: 1822 Dondee Rd **City/State:** Madison, WI **Zip:** 53716

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Duplex/Twin Home

Development Schedule: Commencement Summer 2015 Completion Fall 2015

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 1/2 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 Information & 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:

Alder Denise DeMarb and E Buckeye Neighborhood Association July 13 2015 Attached

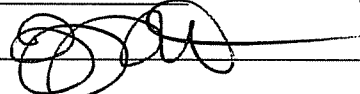
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: 7/15/15 Zoning Staff: Matt Tucker Date: 7/15/15
7/21/15 7/21/15

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

Name of Applicant Bing Bing Li and Brian Hagey Relationship to Property: Owner

Authorizing Signature of Property Owner  Date 7/22/15

To: City of Madison - Zoning Administrator
Department of Planning & Development
215 Martin Luther King Jr Blvd Rm LL100
Madison, WI 53703 Phone 608-266-4635

From: Brian Hagey and Bing Bing Li
Lifestyle Homes 4 U LLC
8237 Emerald Terrace
Lodi, WI 53555, Bbli69@hotmail.com

RE: **Conditional Use Application**
Letter of Intent
1803-1805 Dondee Rd
Madison, WI 53716
Lot 1 of Buckeye Meadows Condominiums

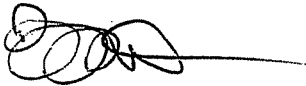
Date: July 13, 2015

Letter of Intent:

It is our intention to construct a two-family twin dwelling on a lot platted for two-family residences as part of the approved and ongoing implementation of the Buckeye Meadows Development. The applicant for this conditional use request will commence construction as soon as all regulatory approvals have been granted. Each side of the duplex will have approximately 1463 square feet finished on first floor with potential 739 square feet finished on the lower level. Lot coverage is approximately 29.9% (Impervious area # 5724 SF/overall lot # 19166 SF = .44 acre)

Thank you for your consideration,

Sincerely,

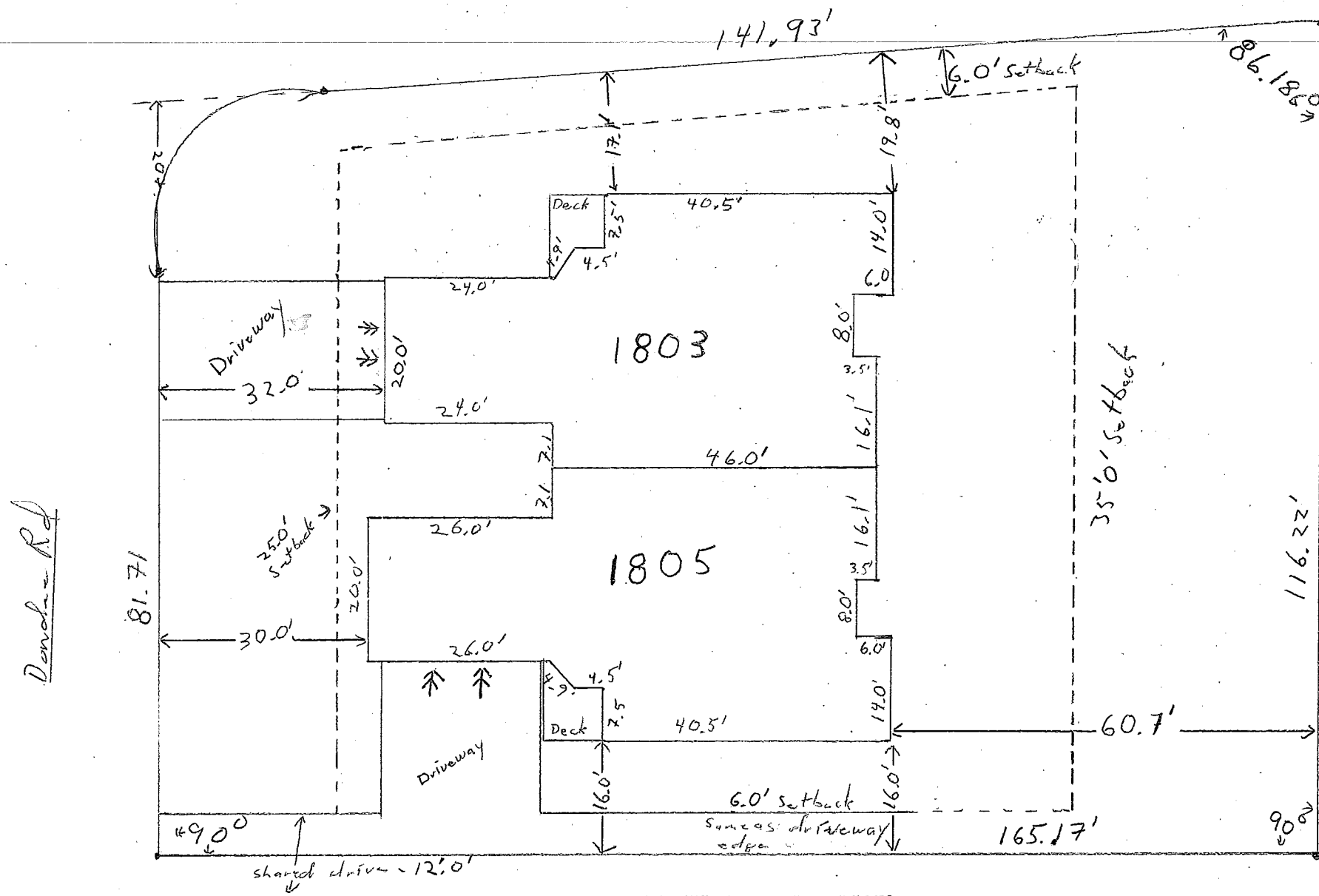


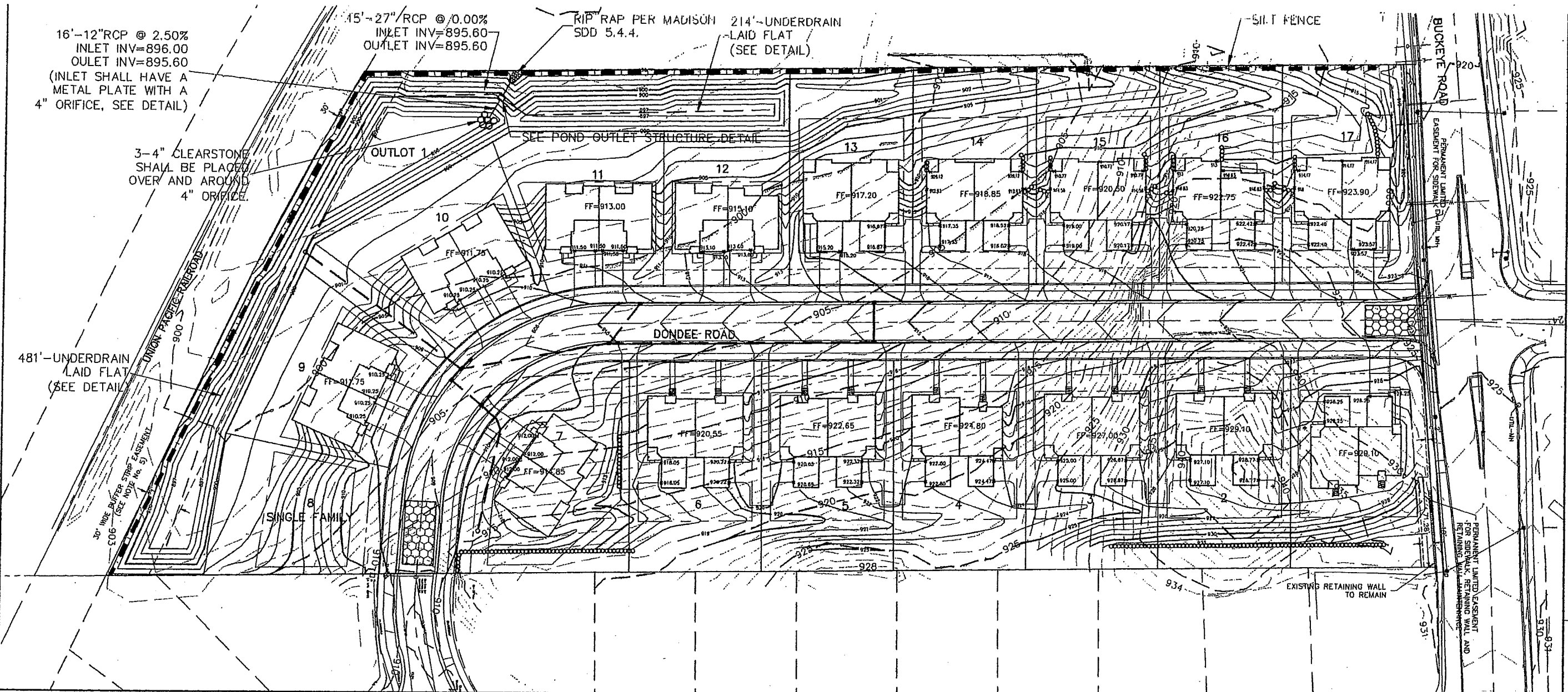
Brian Hagey or Bing Bing Li

CC Alder Denise DeMarb and E Buckeye Neighborhood Association

Buckeye Rd

LOT 1
Buckeye Meadows
Condo. Ass.





16'-12" RCP @ 2.50%
 INLET INV=896.00
 OULET INV=895.60
 (INLET SHALL HAVE A METAL PLATE WITH A 4" ORIFICE, SEE DETAIL)

3'-4" CLEARSTONE SHALL BE PLACED OVER AND AROUND 4" ORIFICE.

15'-27" RCP @ 0.00%
 INLET INV=895.60
 OULET INV=895.60

RIP RAP PER MADISON 214'-UNDERDRAIN LAID FLAT (SEE DETAIL)

SILT FENCE

481'-UNDERDRAIN LAID FLAT (SEE DETAIL)

SINGLE FAMILY

DONDEE ROAD

BUCKEYE ROAD

EXISTING RETAINING WALL TO REMAIN

EROSION CONTROL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL ROCK BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

AREAS OUTSIDE THE STREET RIGHT-OF-WAYS SHALL BE STABILIZED (E.G., SEED & MULCH, COMPOST, EROSION MAT, POLYMER) WITHIN 30 DAYS OF INITIAL DISTURBANCE, OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.

SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATION AND SHALL BE APPLIED AT A RATE OF THREE POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 2.0 TONS PER ACRE. MULCH MUST BE CRIMPED.

FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, PROVISION SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.

POLYMER MUST BE APPLIED TO DISTURBED AREAS THAT REMAIN UNSTABILIZED PAST THE SEEDING, FERTILIZING, AND MULCHING DATE INDICATED IN THE SCHEDULE.

ALL PROPOSED AND EXISTING DOWNSTREAM INLETS SHALL BE PROTECTED WITH WOOD TYPE D "CATCH ALL" INSERTS OR EQUIVALENT. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.

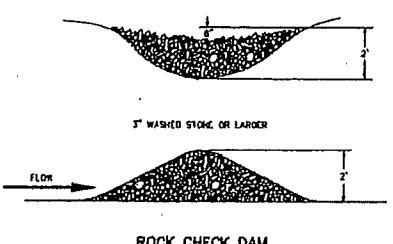
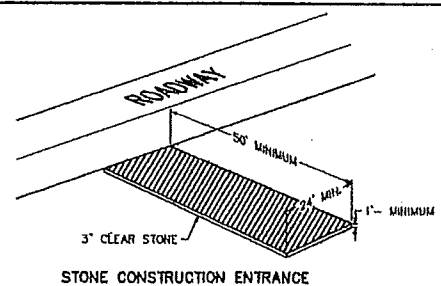
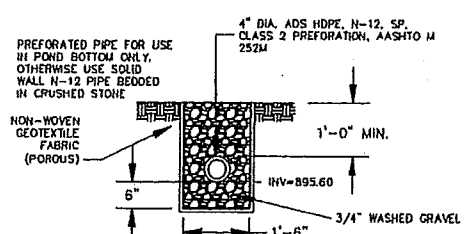
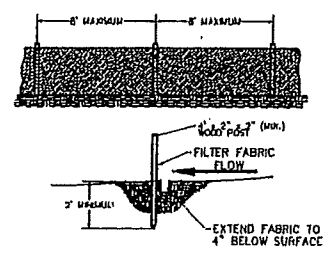
TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED, IF NECESSARY, EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR GREATER. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.

SILT FENCE SHALL BE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM ANY SOIL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH EITHER SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARP.

RIP RAP SHALL BE INSTALLED PER CITY OF MADISON STANDARD DETAIL DRAWING 5.4.4.

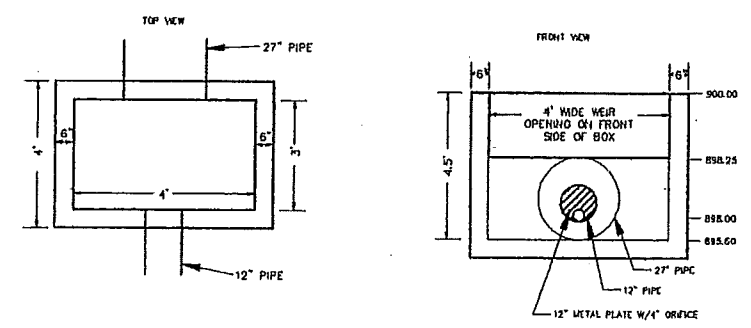
DETENTION BASIN SHALL BE CONSTRUCTED PRIOR TO ANY OTHER GRADING.



- LEGEND:**
- = SILT FENCE
 - = GRAVEL CONSTRUCTION ENTRANCE
 - = RETAINING WALL
 - - - = STORM SEWER

PROJECT SCHEDULE:
 EROSION CONTROL MEASURES INSTALLED: SEPTEMBER 1, 2005
 BEGIN GRADING: SEPTEMBER 1, 2005
 FERT., SEED, & MULCH: JUNE 1, 2006
 VEGETATION ESTABLISHED: AUGUST 1, 2006

SCALE: 1" = 40' (24"x36")
 SCALE: 1" = 80' (11"x17")

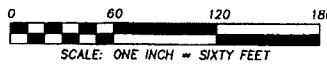
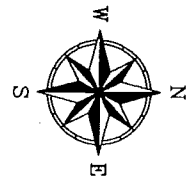


Calkins Engineering, LLC
 5010 Vogels Road
 Madison, WI 53718
 (608) 838-0444

DATE: 06-30-05
REVISIONS:
07-13-05
08-09-05
08-09-05
12-22-05
01-09-06

BUCKEYE MEADOWS
 GRADING AND EROSION CONTROL PLAN

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

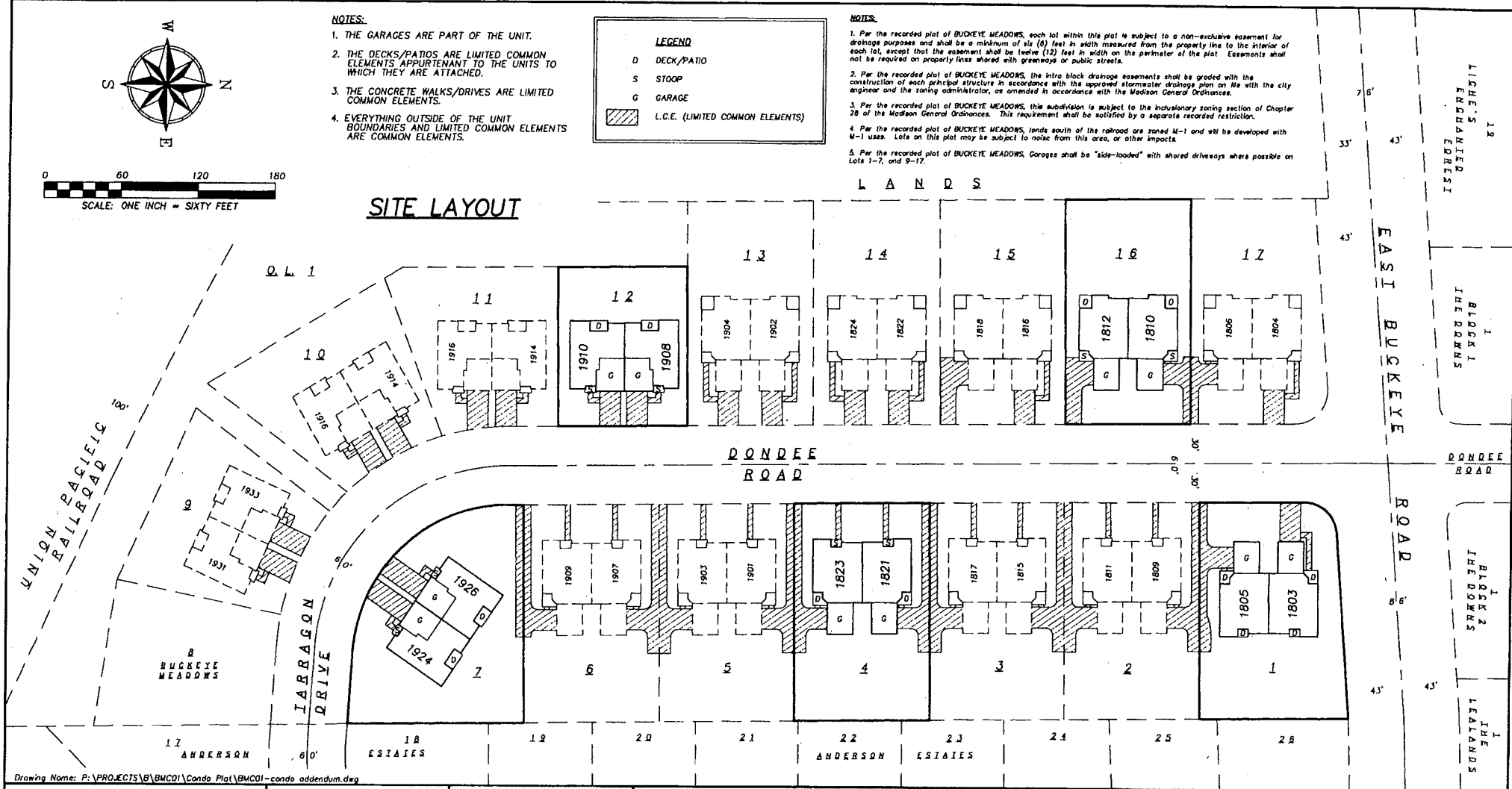


- NOTES:**
1. THE GARAGES ARE PART OF THE UNIT.
 2. THE DECKS/PATIOS ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNITS TO WHICH THEY ARE ATTACHED.
 3. THE CONCRETE WALKS/DRIVES ARE LIMITED COMMON ELEMENTS.
 4. EVERYTHING OUTSIDE OF THE UNIT BOUNDARIES AND LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

LEGEND	
D	DECK/PATIO
S	STOOP
G	GARAGE
	L.C.E. (LIMITED COMMON ELEMENTS)

- NOTES:**
1. For the recorded plat of BUCKEYE MEADOWS, each lot within this plat is subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the plot. Easements shall not be required on properly lined shared with greenways or public streets.
 2. For the recorded plat of BUCKEYE MEADOWS, the intra block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the city engineer and the zoning administrator, or amended in accordance with the Madison General Ordinances.
 3. For the recorded plat of BUCKEYE MEADOWS, this subdivision is subject to the involuntary zoning section of Chapter 20 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction.
 4. For the recorded plat of BUCKEYE MEADOWS, lands south of the railroad are zoned M-1 and will be developed with M-1 uses. Lots on this plat may be subject to noise from this area, or other impacts.
 5. For the recorded plat of BUCKEYE MEADOWS, Garages shall be "side-loaded" with shared driveways where possible on Lots 1-7, and 9-17.

SITE LAYOUT



Drawing Name: P:\PROJECTS\B\BMC01\Condo Plat\BMC01-condo addendum.dwg



PREPARED FOR:
 BUCKEYE MEADOWS
 CONDOMINIUMS
 1822 DONDEE ROAD
 MADISON, WI 53716

PREPARED BY:
 SNYDER & ASSOCIATES, INC.
 5010 VOEGES ROAD
 MADISON, WI 53718
 (608) 838-0444
 www.snyder-associates.com

**FIRST ADDENDUM TO BUCKEYE MEADOWS
 CONDOMINIUMS, A CONDOMINIUM PLAT**

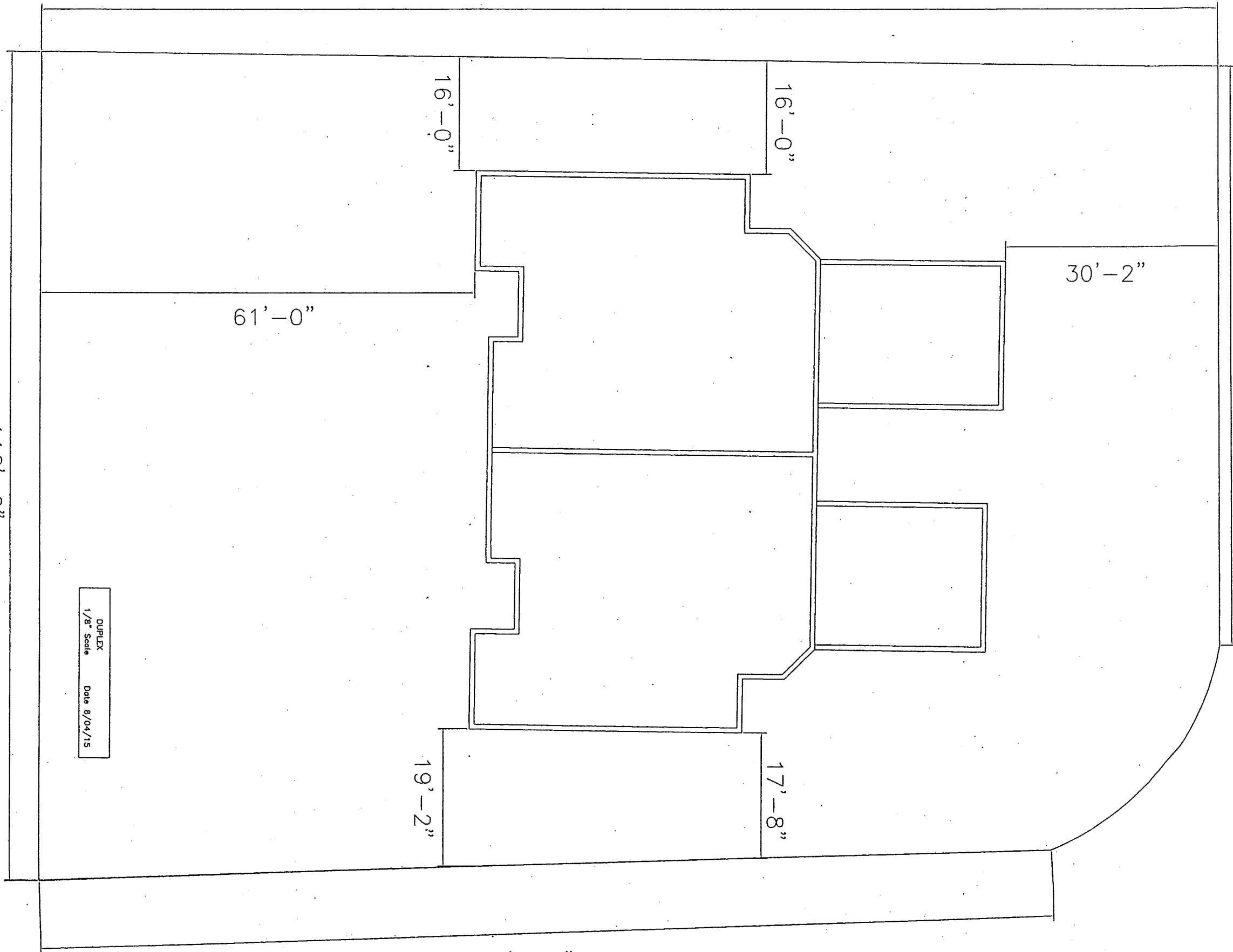
LOTS 1, 4, 7, 12 AND 16, BUCKEYE MEADOWS, AS RECORDED IN VOLUME 58-096B OF PLATS, ON PAGES 499-500, AS DOCUMENT NUMBER 4143116, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: BMC01
 DATE: 06-20-2013

REVISIONS:

SHEET
 2 OF 3

165'-2"



81'-7"

30'-2"

16'-0"

16'-0"

61'-0"

17'-8"

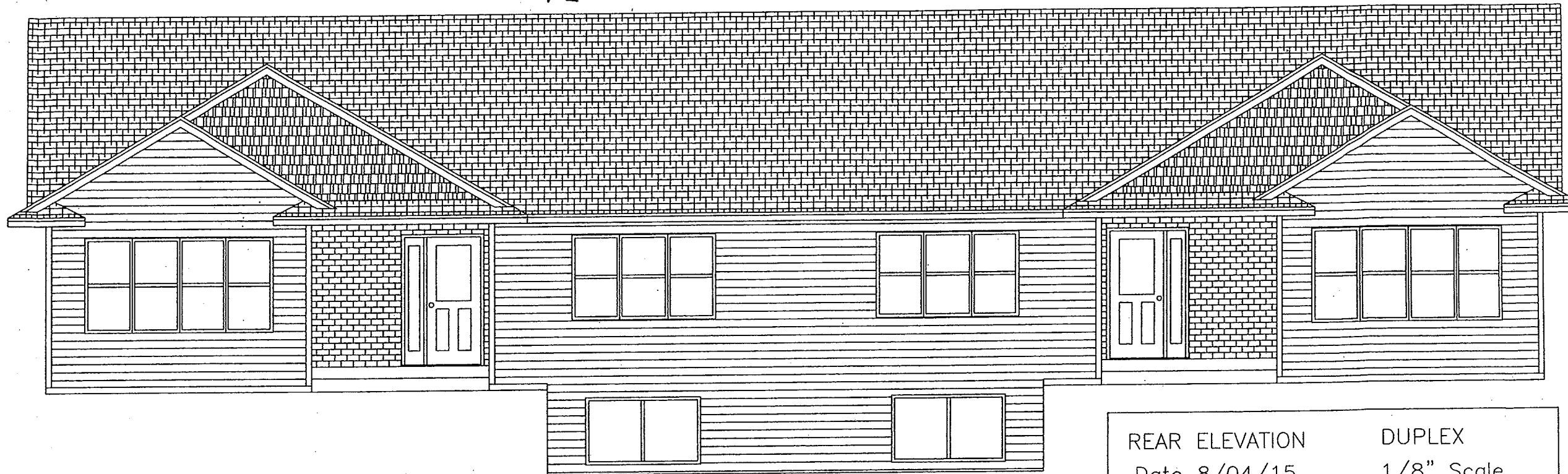
19'-2"

141'-10"

116'-2"

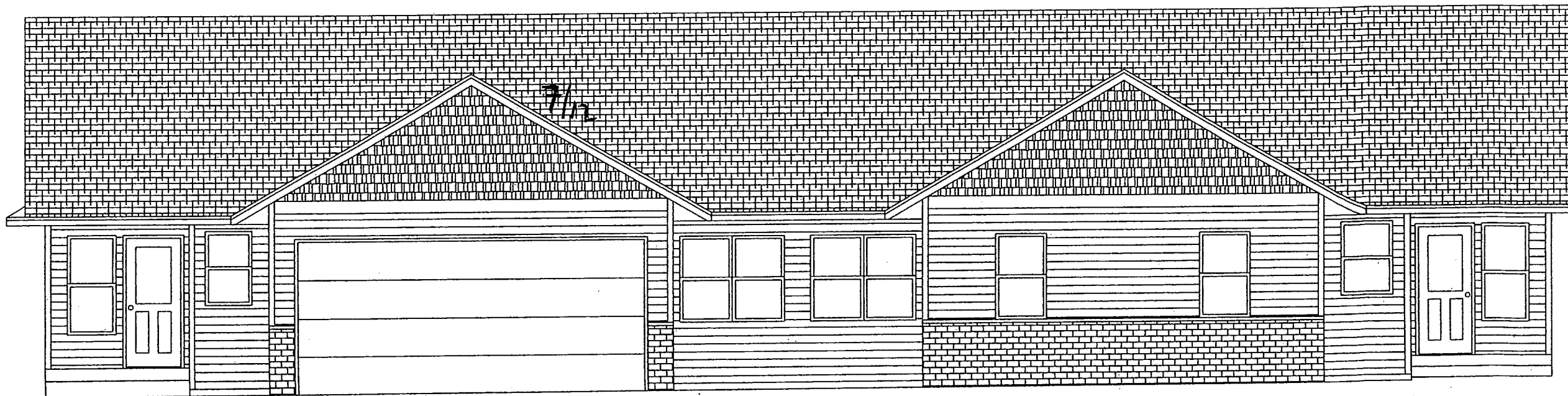
DUPLEX
 1/8" Scale
 Date 8/04/15

5/12



REAR ELEVATION DUPLEX
Date 8/04/15 1/8" Scale

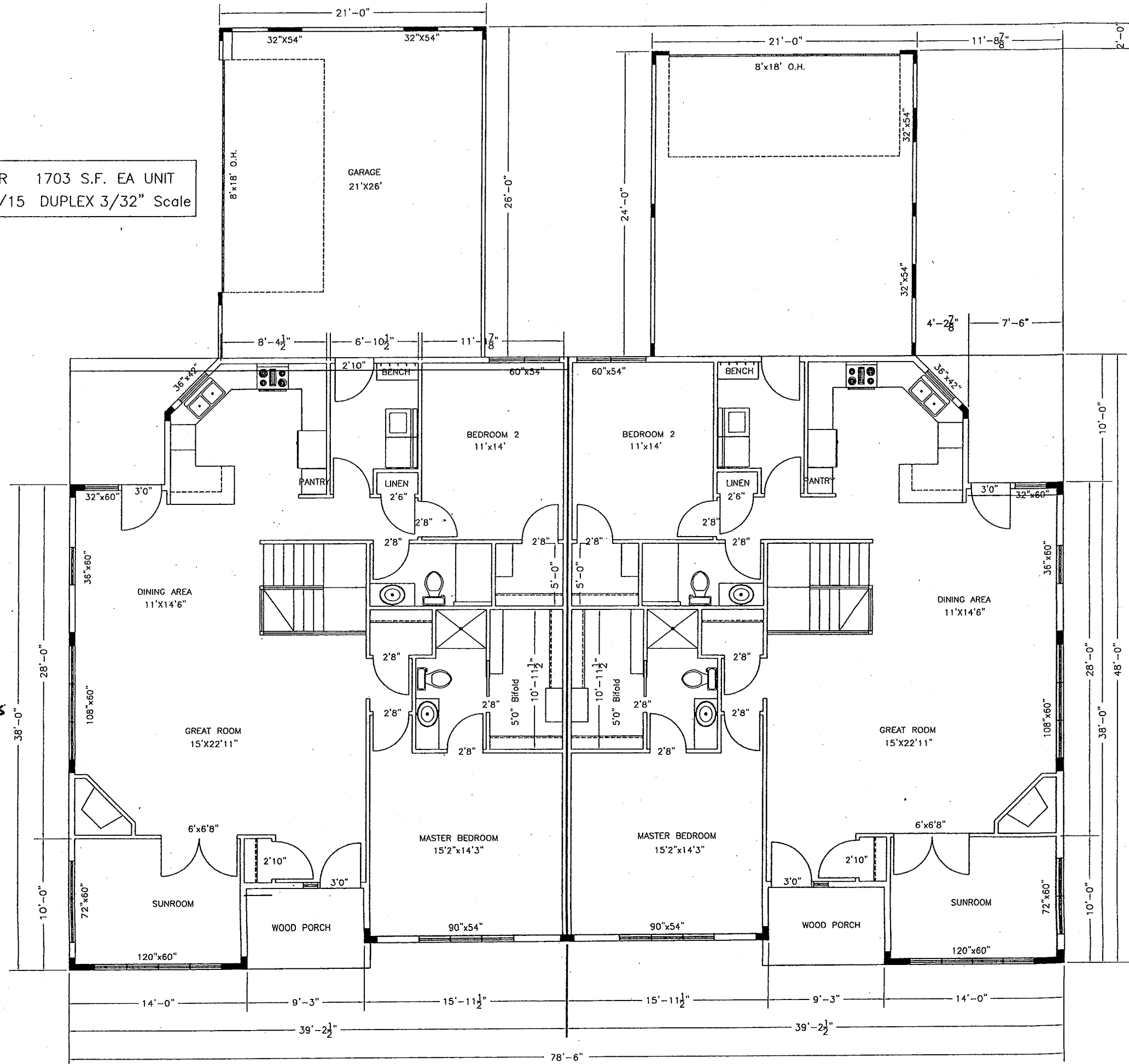
7/12



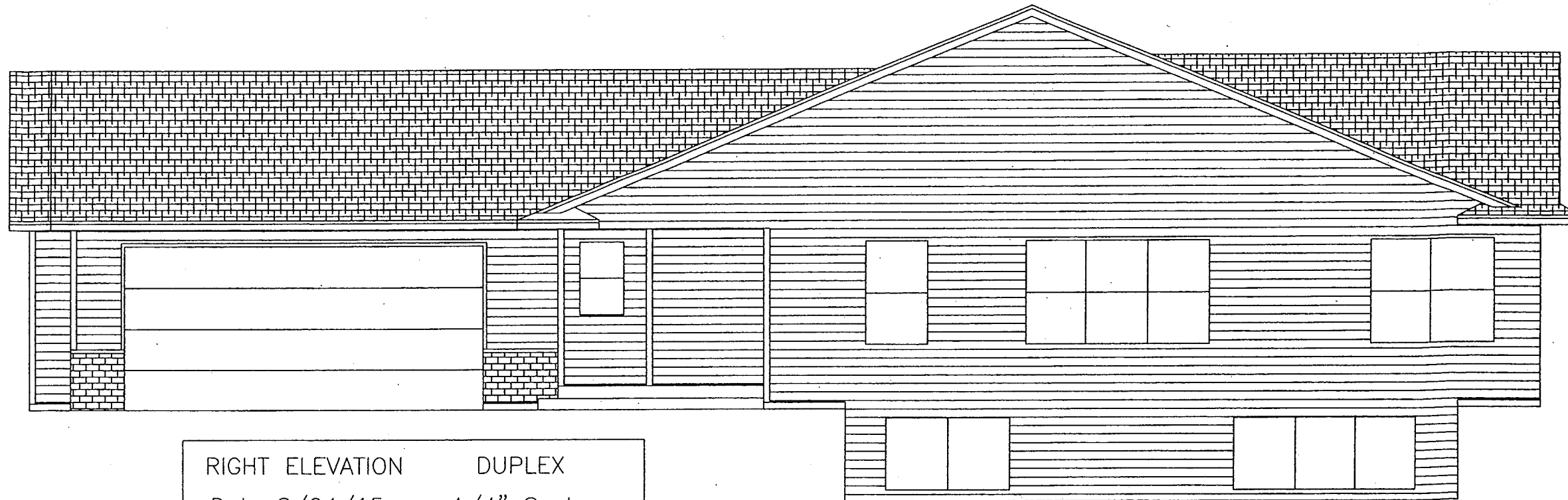
DUPLEX FRONT ELEVATION
1/8" Scale Date 8/04/15

1803-1805 Dondoe Rd
Madison, WI 53716

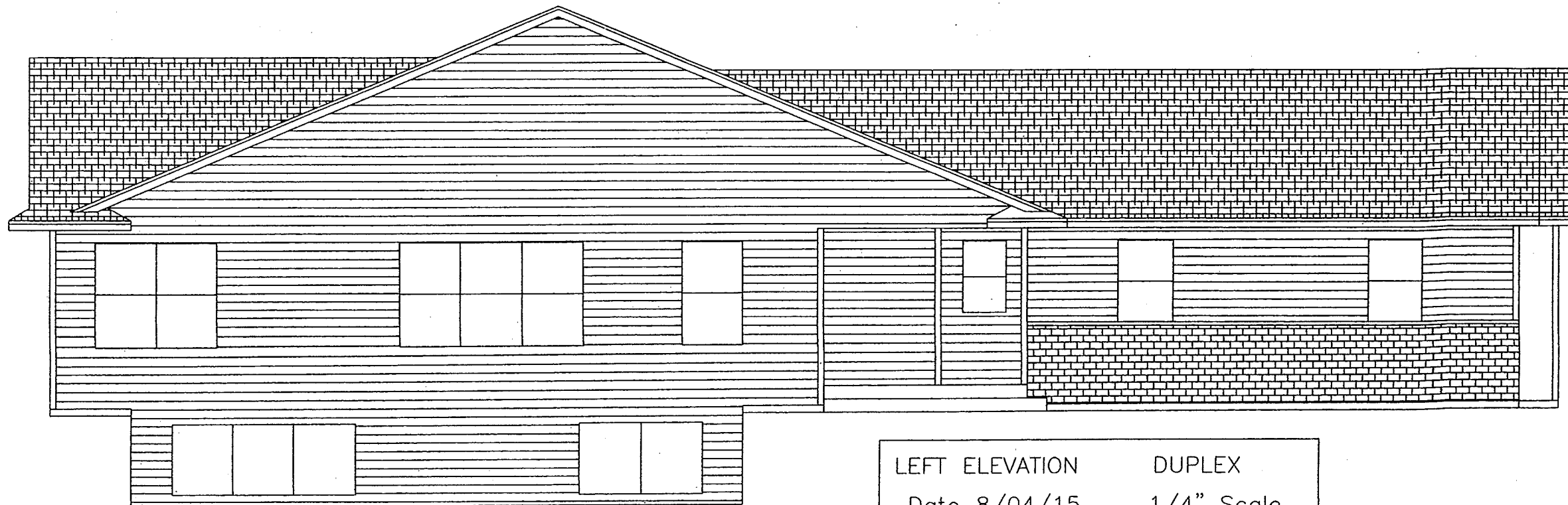
MAIN FLOOR 1703 S.F. EA UNIT
 Date 8/04/15 DUPLEX 3/32" Scale



■ = BRACED WALLS

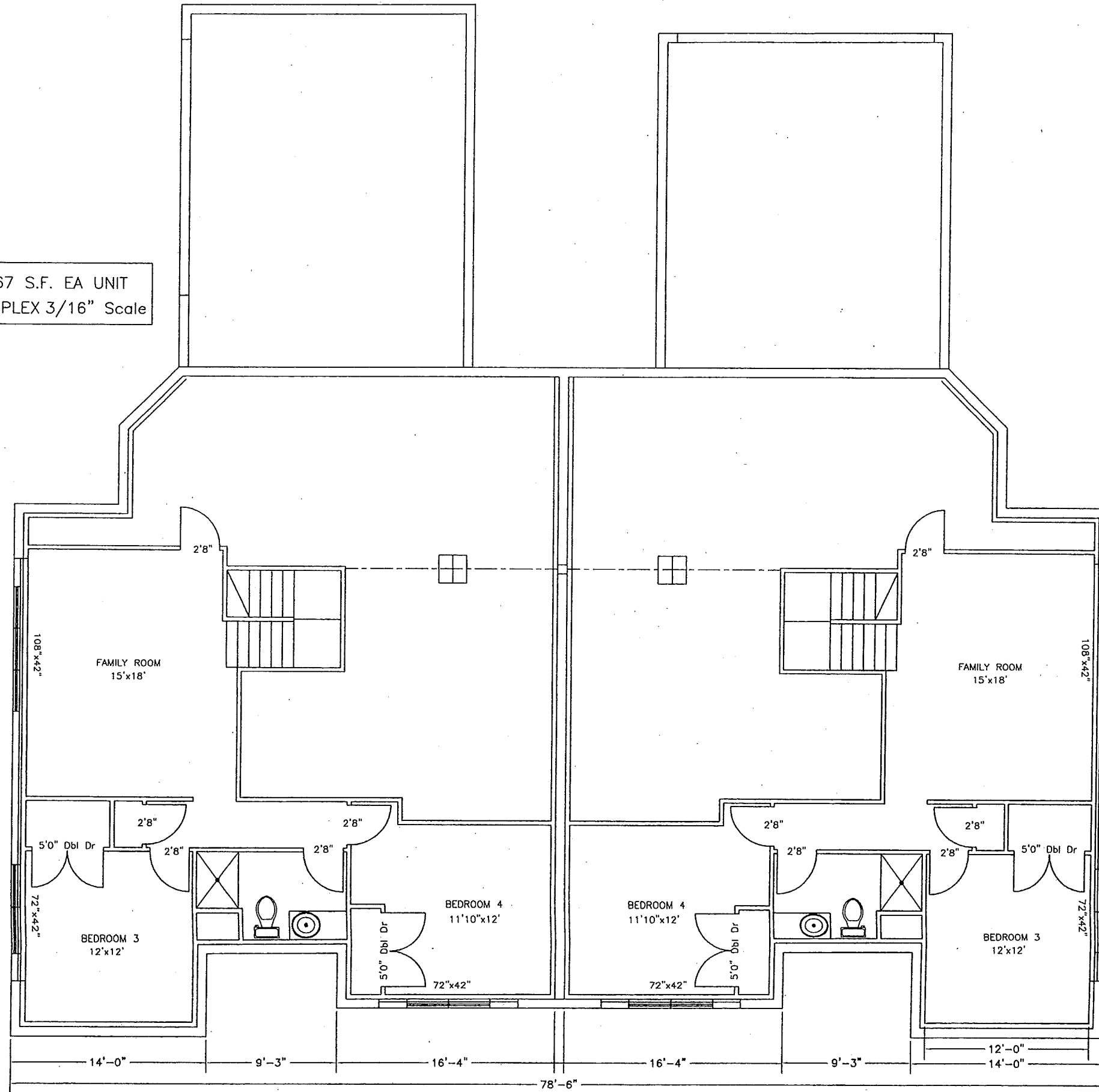


RIGHT ELEVATION DUPLEX
Date 8/04/15 1/4" Scale

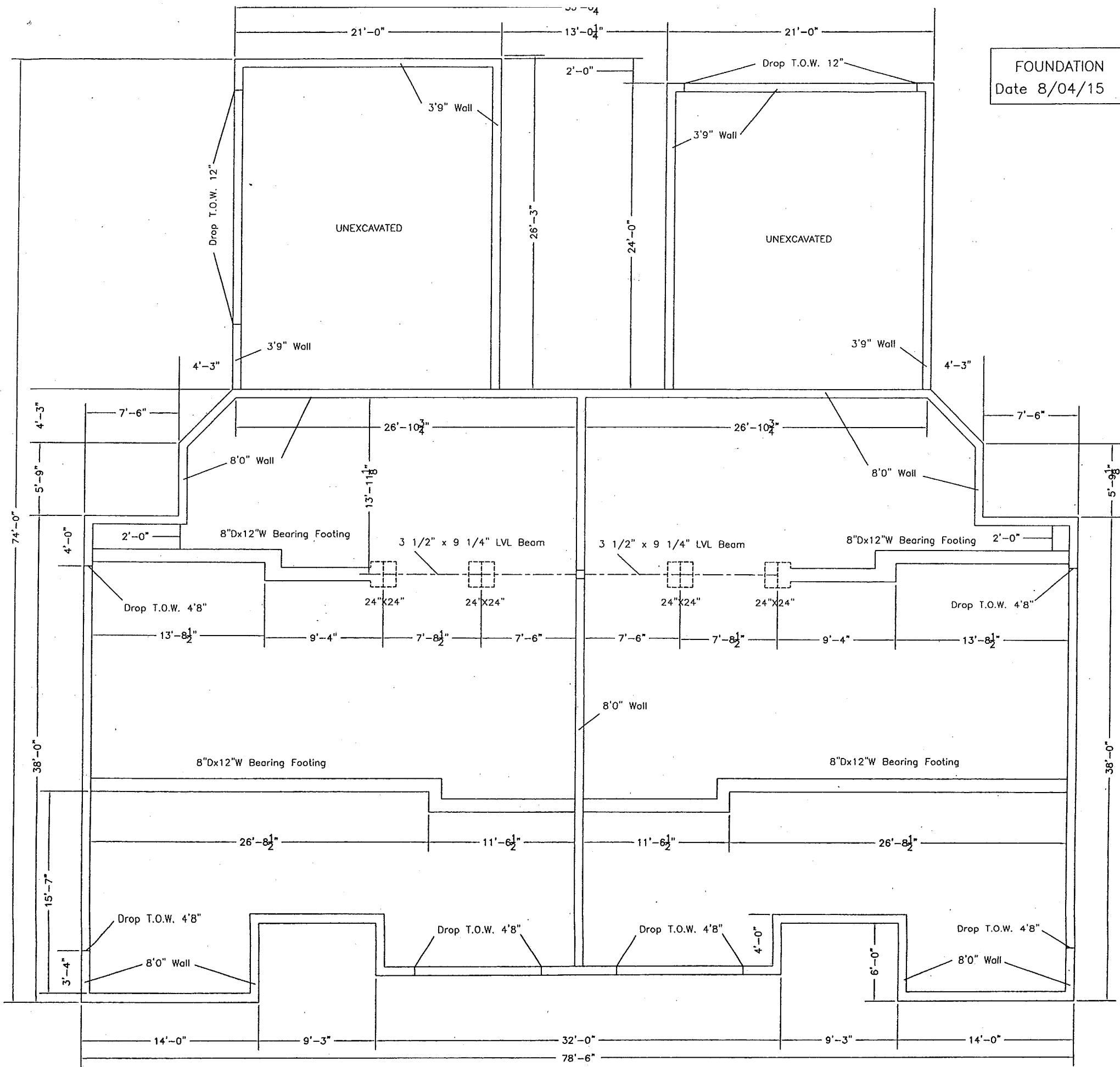


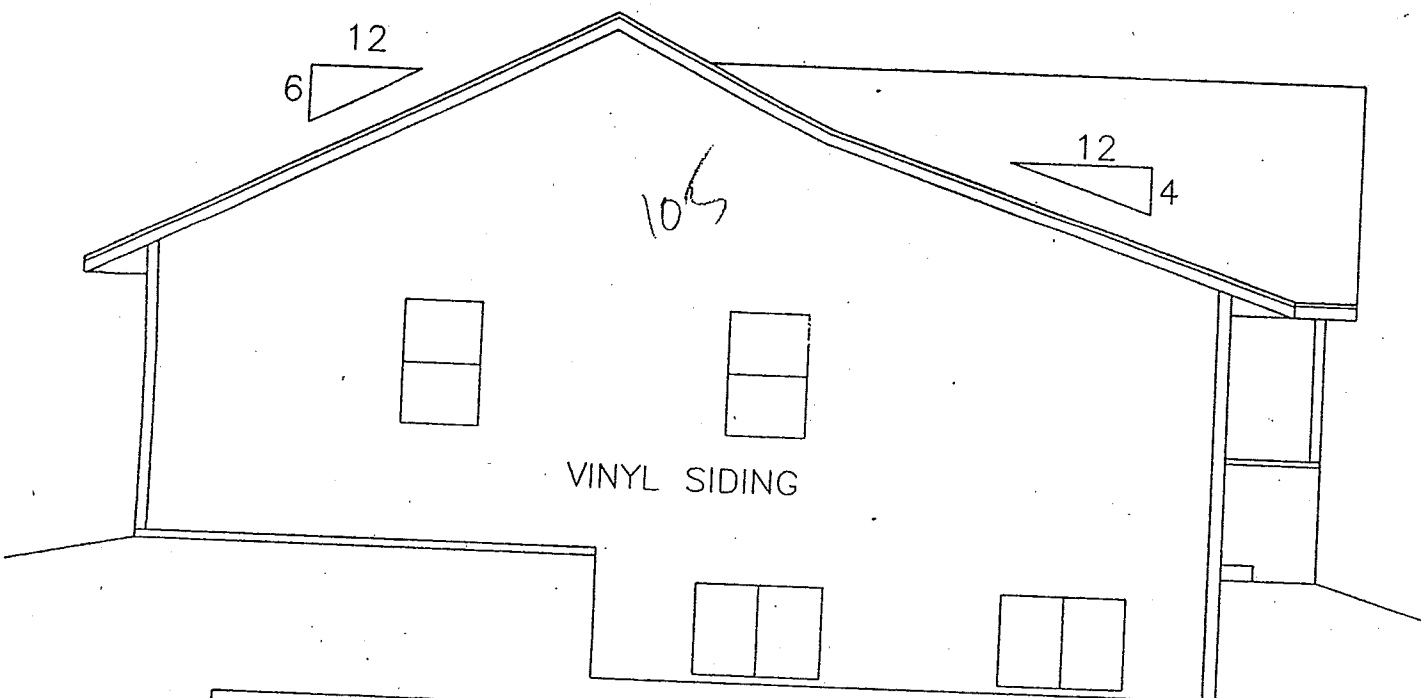
LEFT ELEVATION DUPLEX
Date 8/04/15 1/4" Scale

LOWER LEVEL 767 S.F. EA UNIT
Date 8/04/15 DUPLEX 3/16" Scale

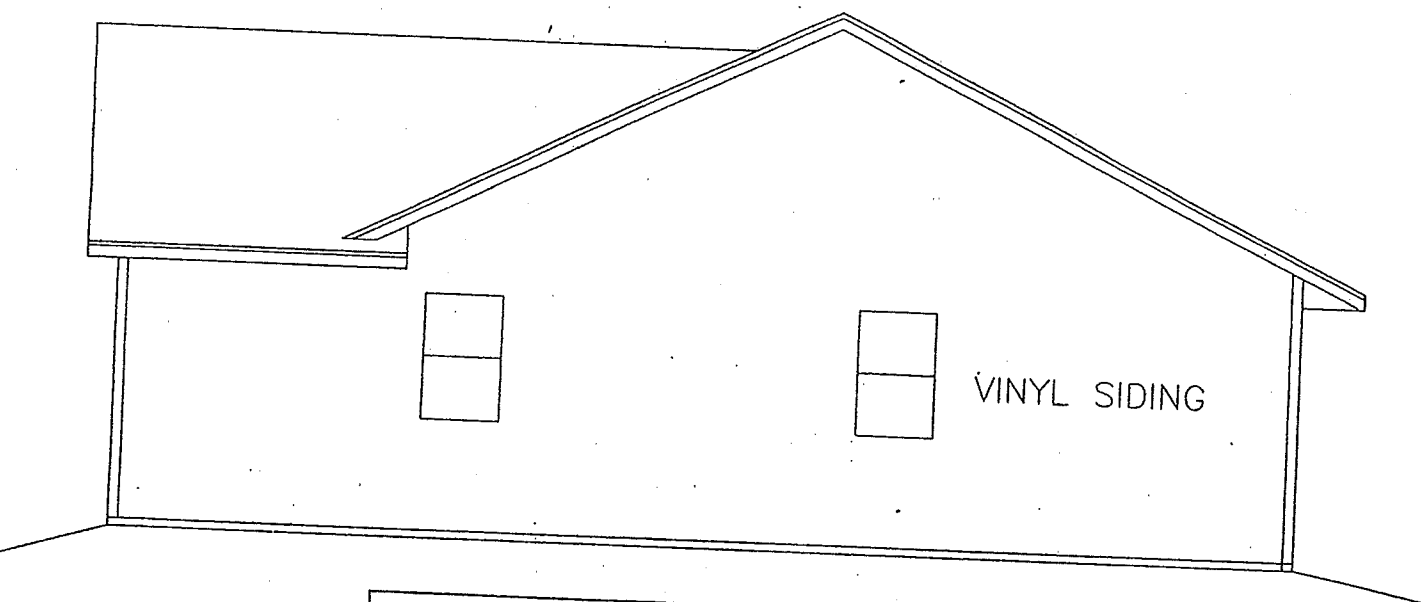


FOUNDATION 767 S.F. EA UNIT
Date 8/04/15 DUPLEX 3/32" Scale

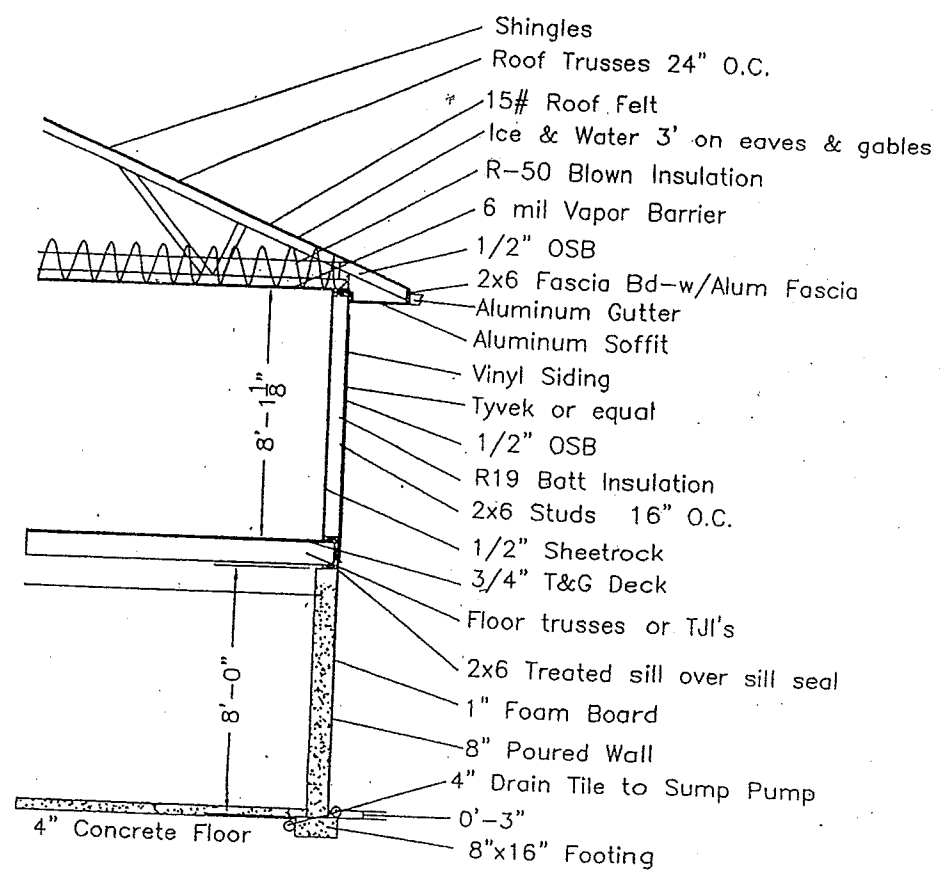




MAIN FLOOR 19TH ST N 3
Date 8/05/15 1/8" Scale



RIGHT ELEVATION 19TH ST N 3
Date 9/05/15 1/8" Scale



SECTION DRAWING 19TH ST - N 3
Date 8/05/15 1/8" Scale