

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>SEPT 29, 2009</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>OCT 7, 2009</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 1 # 9 CHERBOURG CT.
ALDERMANIC DISTRICT: 1

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
JOHN HALL DENNIS NORTON
3329 VALLEY CREEK DR. DNL ENGINEERING, LLC
MIDDLETON, WI 53562 SUN PRAIRIE, WI

CONTACT PERSON: DENNIS NORTON
Address: 6666 CHEDDAR CREST DR.
SUN PRAIRIE, WI 53590
Phone: (608) 834-4167
Fax: (888) 503-4249
E-mail address: DENNIS.NORTON@CHARTER.NET

TYPE OF PROJECT:

(See Section A for:)

- ☒ Planned Unit Development (PUD)
____ General Development Plan (GDP)
____ Specific Implementation Plan (SIP)
____ Planned Community Development (PCD)
____ General Development Plan (GDP)
____ Specific Implementation Plan (SIP)
____ Planned Residential Development (PRD)
____ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
____ School, Public Building or Space (Fee may be required)
____ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
____ Planned Commercial Site

(See Section B for:)

- ____ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- ____ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- ____ Comprehensive Design Review* (Fee required)
____ Street Graphics Variance* (Fee required)
____ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

DNL Engineering, LLC

~ 6666 Cheddar Crest ~ ~ Sun Prairie, Wisconsin 53590 ~
Phone (608)834-4167 ~ FAX (888)503-4249

September 28, 2009

Urban Design Commission
City of Madison
215 Martin Luther King, Jr. Blvd.
Suite LL100
Madison, WI 53703-3352

Subj: J.M. Hall Proposal
25-Unit Apartment Building

On behalf of John Hall we are submitting this application for your review and recommendation. Mr. Hall is proposing to build a 25-unit, 2-story apartment building, with outside parking on Lots 20 and 21, Heather Downs West. The current address of the property is 1 & 2 Cherbourg Court. He has previously constructed and owns a number of apartments in the immediate area.

The footprint of the proposed building is 8,070 square feet. The parking lot and driveway occupy another 14,600 square feet. Combined area of the two lots is 48,385 square feet, leaving a net open space of approximately 25,700 square feet.

Current zoning is R-4 which restricts multi-family developments to no more than 12 dwelling units per acre. Since this proposal exceeds those requirements, we are requesting favorable review to proceed as a Planned Unit Development. If conditions are such to continue, we would work to gain all necessary approvals in time for a ground breaking not later than the summer 2010.

Attached for your review are the following:

- UDC application
- Front and rear view renderings of the proposed building
- Site plan drawing
- Aerial photo of the immediate neighborhood
- Photographs of the site and adjacent surroundings

Thank you for your consideration.

Yours truly,



Dennis Norton, P.E.

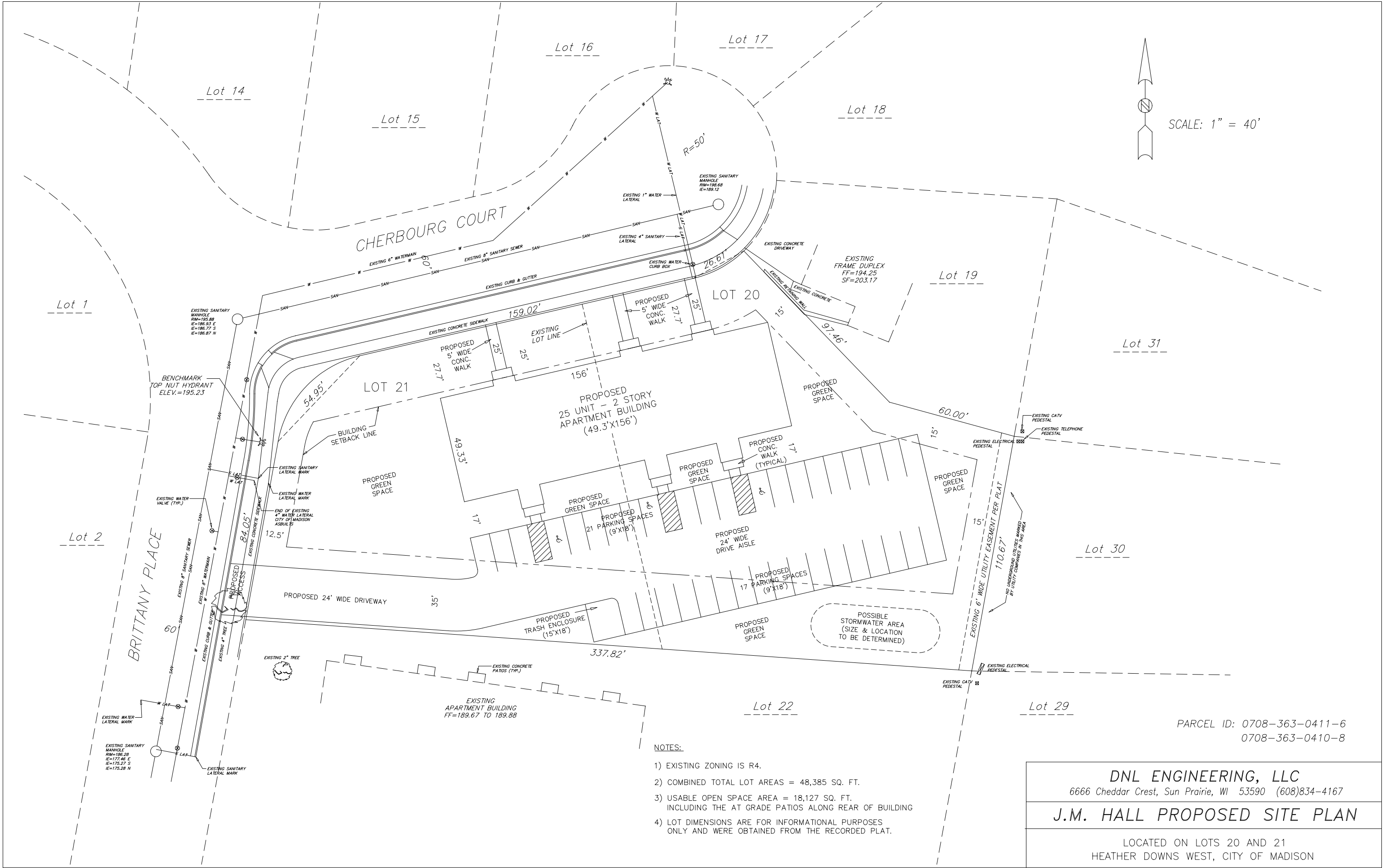
attachments



Front View — Cherbourg Court Side



Rear View — Lower Level Entries



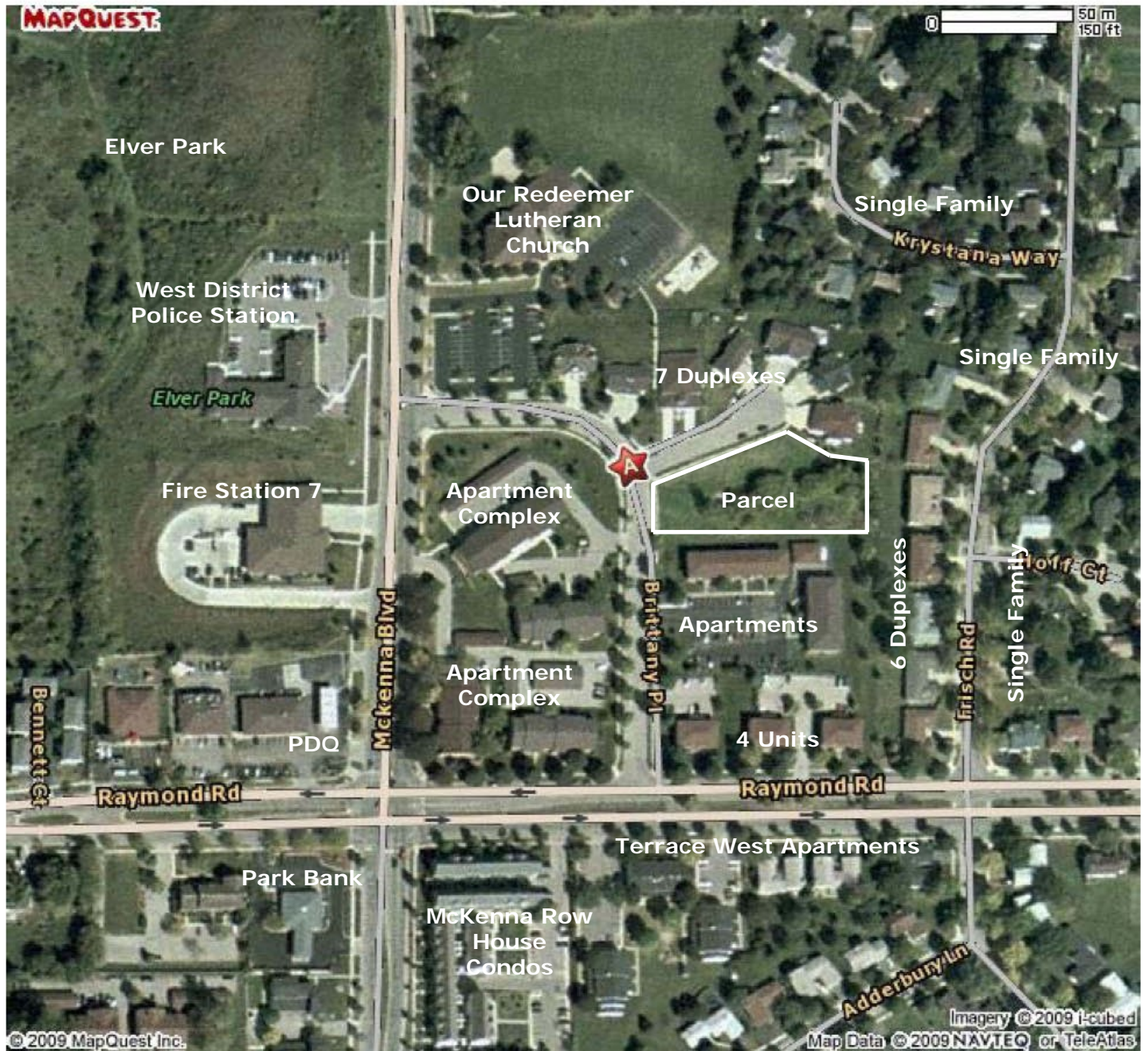
- NOTES:
- 1) EXISTING ZONING IS R4.
 - 2) COMBINED TOTAL LOT AREAS = 48,385 SQ. FT.
 - 3) USABLE OPEN SPACE AREA = 18,127 SQ. FT. INCLUDING THE AT GRADE PATIOS ALONG REAR OF BUILDING
 - 4) LOT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND WERE OBTAINED FROM THE RECORDED PLAT.

PARCEL ID: 0708-363-0411-6
0708-363-0410-8

DNL ENGINEERING, LLC
6666 Cheddar Crest, Sun Prairie, WI 53590 (608)834-4167

J.M. HALL PROPOSED SITE PLAN

LOCATED ON LOTS 20 AND 21
HEATHER DOWNS WEST, CITY OF MADISON



Aerial view showing land use in the immediate neighborhood

Hall Project on Cherbourg Court

Subject parcel shown outlined in white



Parcel viewed from SE looking toward intersec-



Parcel viewed from Brittany Place looking east



Cherbourg Court from NE property corner



Looking across Brittany Place



Looking SE from SW property corner



Looking west along south property line



Looking east from SE property corner



Looking south from SE property corner