

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: Pine Hill Farm

Location: 9435 Valley View Road

Applicant: Holley Development LLC/
David Glusick - Calkins Engineering, LLC

- Preliminary Within City
 Final Outside City

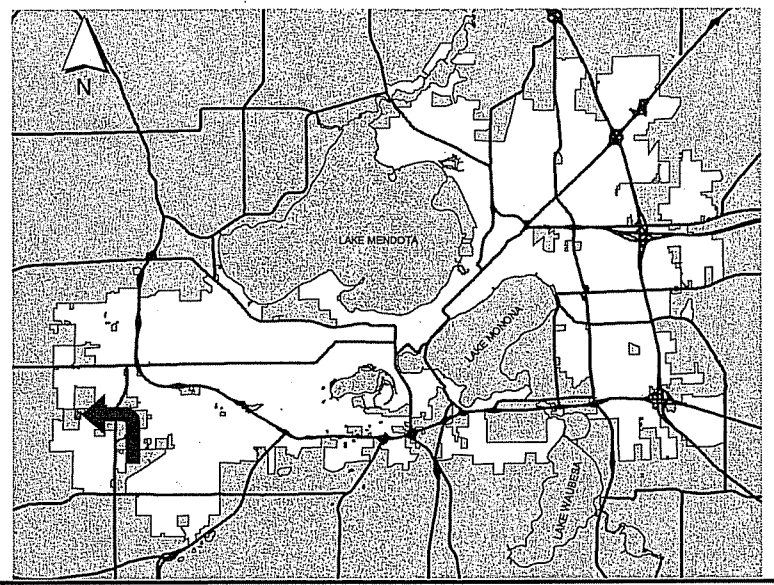
From A To: R2S

Proposed Use: 75 Residential Lots & 3 Outlots

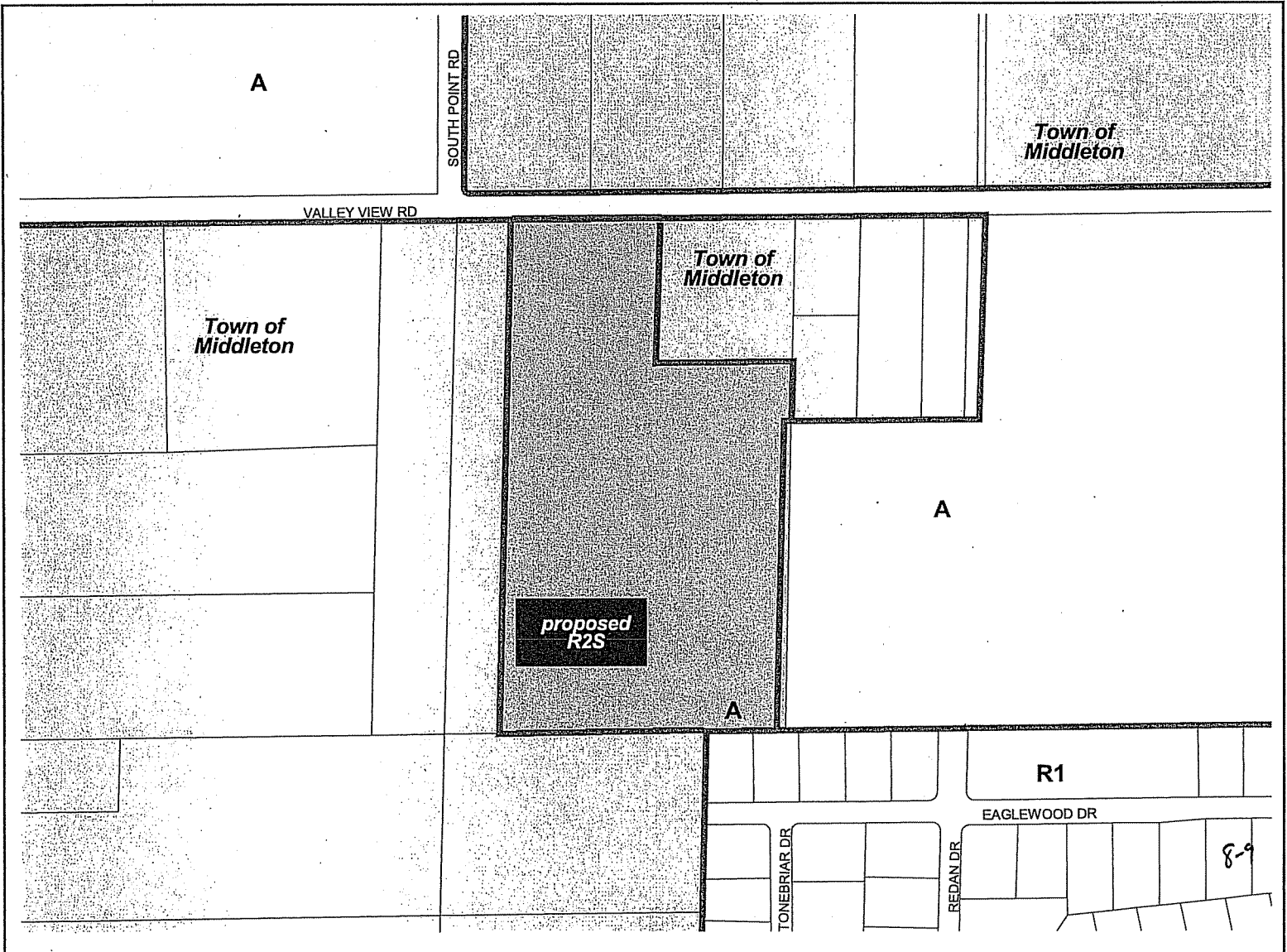
Public Hearing Dates:

Plan Commission 18 April 2005

Common Council 03 May 2005



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

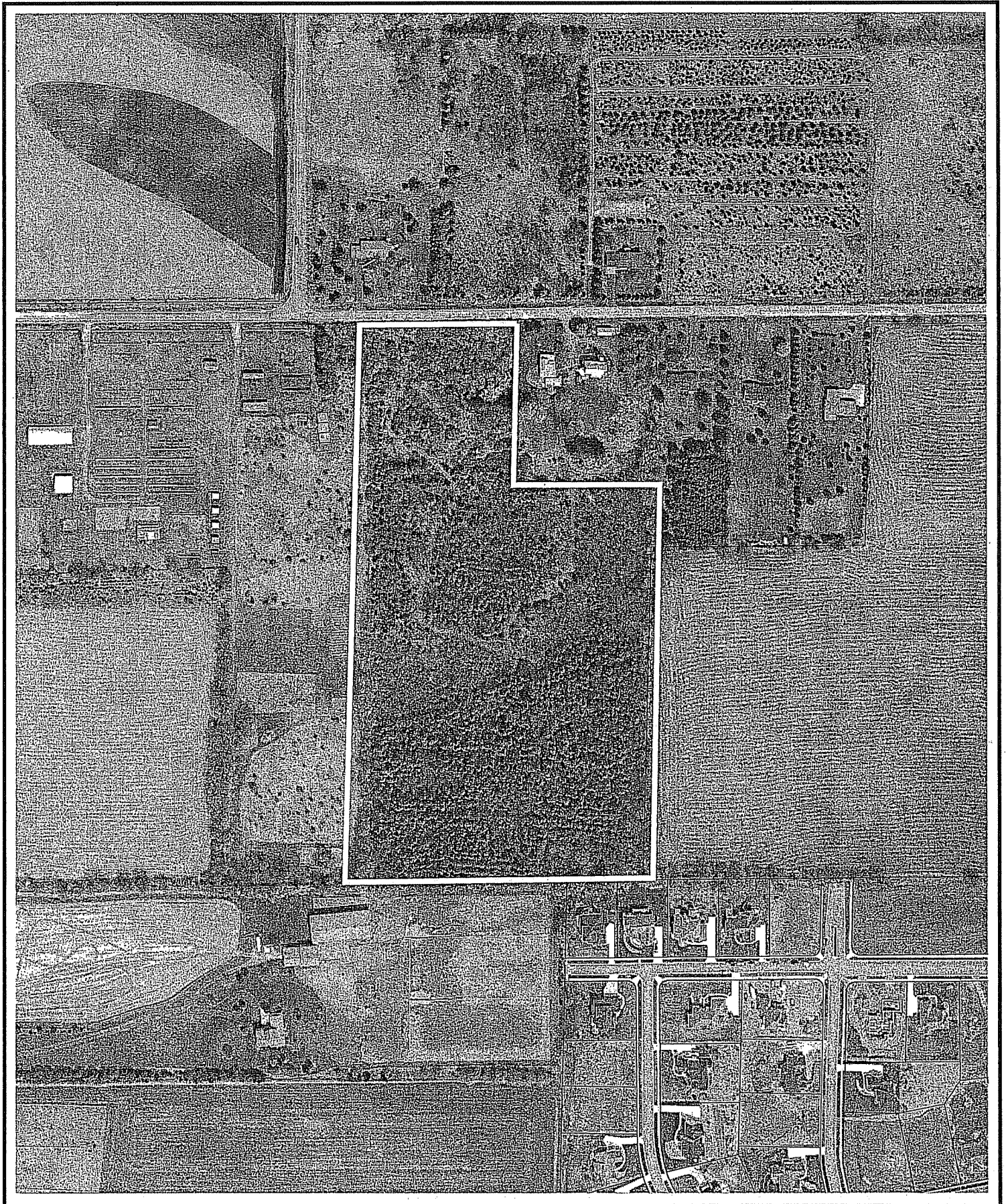


9435 Valley View Road

0 100 Feet



Date of Aerial Photography - April 2003



5/15

LAND USE APPLICATION

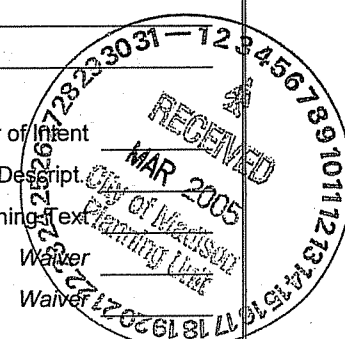
Madison Plan Commission

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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:

Amt. Paid \$5,860⁰⁰ Receipt No. _____
 Date Received 3/4/05 (126/05)
 Received By TP
 Parcel No. _____
 Aldermanic District 1
 GQ _____
 Zoning District _____
For Complete Submittal
 Application _____ Letter of Intent _____
 IDUP _____ Legal Description _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____



1. Project Address: 9435 VALLEY VIEW ROAD Project Area in Acres: 17 ACRES
 Project Title (if any): PINE HILL FARM

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from TEMP A9 to R2S Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: BILL HOLLEY Company: HOLLEY DEVELOPMENT, LLC
 Street Address: 1830 PARMENTER ST. SUITE 2 City/State: MIDDLETON, WI Zip: 53562
 Telephone: (608) 831-4066 Fax: (608) 831-4557 Email: _____

Project Contact Person: DAVID GLUSICK Company: CALKINS ENGINEERING, LLC
 Street Address: 5010 VOGES ROAD City/State: MADISON, WI Zip: 53718
 Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: dglusick@calkinsengineering.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: Proposed to be a residential subdivision containing 73 lots and 5 outlots. 11 lots will be inclusionary zoning lots.

Development Schedule: Commencement SUMMER 2005 Completion FALL 2005

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:** \$ N/A 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 for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ 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 TIM PARKS Date 12/16/04 | Zoning Staff KATHY VOECK Date 12/16/04

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

Printed Name MICHAEL ZIEHR Date 3/4/05
Signature Michael Ziehr Relation to Property Owner LAND SURVEYOR

Authorizing Signature of Property Owner [Signature] Date 3/4/05



**Madison Planning Commission
SUBDIVISION APPLICATION**

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

Date Stamp: _____

**** Please read both pages of the application completely and fill in all required fields****
For your convenience, this application form may be completed online at www.cityofmadison.com.

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: PINE HILL FARM

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: HOLLEY DEVELOPMENT, LLLC Representative, if any: BILL HOLLEY
Street Address: 1830 PARMENTER ST. SUITE 2 City/State: MIDDLETON, WI Zip: 53562
Telephone: (608) 831-4066 Fax: (608) 831-4557 Email: _____

Firm Preparing Survey: CALKINS ENGINEERING, LLC Contact: DAVID GLUSICK
Street Address: 5010 VOGES ROAD City/State: MADISON, WI Zip: 53718
Telephone: 838.0444 Fax: (608) 838.0445 Email: dglusick@calkinsengineering.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: ⁹⁴³⁵ VALLEY VIEW ROAD in the City or Town of: MADISON
Tax Parcel Number(s): 0708-331-8580-3 School District: _____
Existing Zoning District(s): AG Development Schedule: SUMMER 2005
Proposed Zoning District(s) (if any): R2S Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____
In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.
Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	75		1
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts		3	
Other (state use)			
TOTAL			16.9

Describe the use of the lots and outlots on the survey
75 SINGLE-FAMILY LOTS
1 PLANTING ISLAND OL
2 STORMWATER OUTLOTS

8/9 OVER →

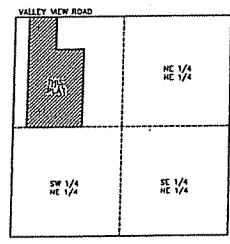
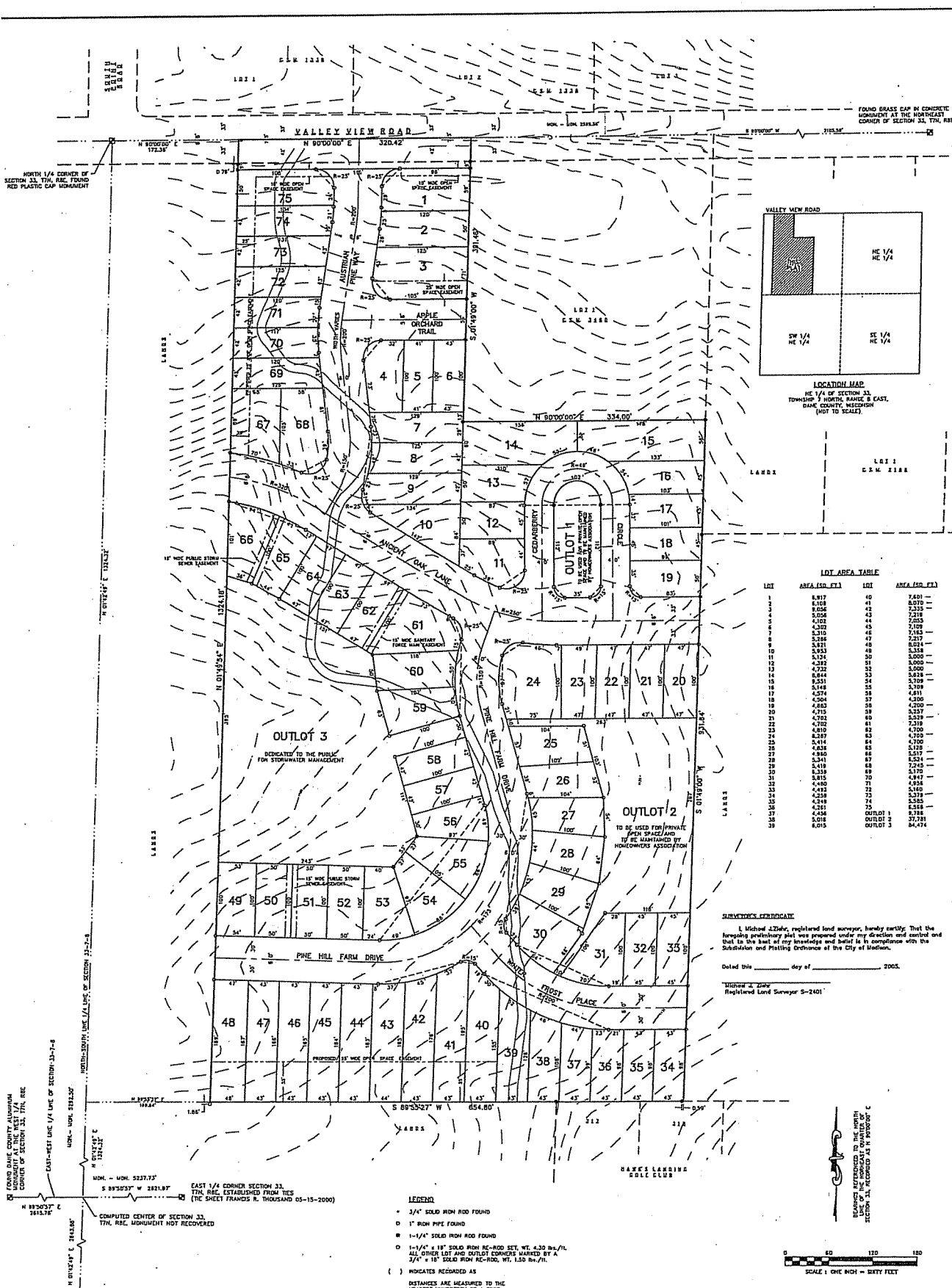
5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- Legal Description of Property:** _____
OR Check here if attached →
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without the same request first having been approved by the town and county.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Required Fee (from Section 1b on front):** \$ _____ Make all checks payable to "City Treasurer."
- Completed application**

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

Applicant's Printed Name Michael Zietz Signature Michael J. Zietz
Date 3-30-2005 Interest In Property On This Date Land Surveyor

For Office Use Only: Aldermanic District: _____	PC Date: _____	Date Distributed: _____	Returned: _____
File Tracking Number: _____	Amount Paid: \$ _____	Receipt Number: _____	

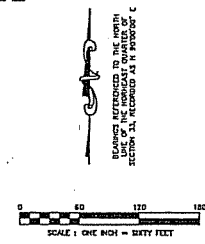


LOCATION MAP
NE 1/4 OF SECTION 33,
TOWNSHIP 14 NORTH, RANGE 8 EAST,
DANE COUNTY, WISCONSIN
(NOT TO SCALE)

LOT AREA TABLE

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	8,917	40	7,401
2	8,158	41	8,070
3	8,056	42	7,315
4	5,024	43	5,218
5	4,102	44	7,055
6	4,320	45	7,109
7	3,310	46	7,183
8	3,286	47	7,217
9	3,821	48	8,524
10	3,953	49	5,358
11	5,126	50	5,000
12	4,282	51	5,000
13	4,732	52	5,000
14	6,844	53	5,000
15	9,531	54	5,109
16	5,116	55	5,109
17	5,074	56	4,811
18	4,560	57	4,300
19	4,653	58	4,300
20	4,715	59	5,237
21	4,712	60	5,238
22	4,702	61	7,318
23	4,810	62	4,700
24	8,287	63	4,700
25	5,414	64	4,700
26	4,838	65	5,128
27	4,980	66	5,217
28	5,341	67	8,524
29	5,418	68	7,245
30	6,339	69	5,170
31	5,855	70	4,847
32	4,490	71	4,926
33	4,482	72	5,180
34	4,238	73	5,378
35	4,218	74	5,355
36	4,281	75	6,388
37	4,456	76	7,178
38	5,018	OUTLOT 1	37,781
	4,013	OUTLOT 2	84,074
		OUTLOT 3	84,074

SURVEYOR'S CERTIFICATE
I, Michael J. Zidek, registered land surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the Subdivision and Platting Ordinance of the City of Madison.
Dated this _____ day of _____, 2005.
Michael J. Zidek
Registered Land Surveyor S-2401



LEGEND
 * 3/4" SOLID IRON ROD FOUND
 ○ 1" IRON PIPE FOUND
 ● 1-1/4" SOLID IRON ROD FOUND
 ○ 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 LB./FT.
 ○ ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LB./FT.
 () INDICATES RECORDED AS
 DIMENSIONS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

CURRENT ZONING: A-1
 PROPOSED ZONING: R-2S (8.7287 AC.) = LOTS 1-76

OWNER/SUBDIVIDER:
 HOLLEY DEVELOPMENT
 1830 PANNINGER STREET, SUITE 2
 MADISON, WI 53722

PRELIMINARY PLAT OF PINE HILL FARM
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 33, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

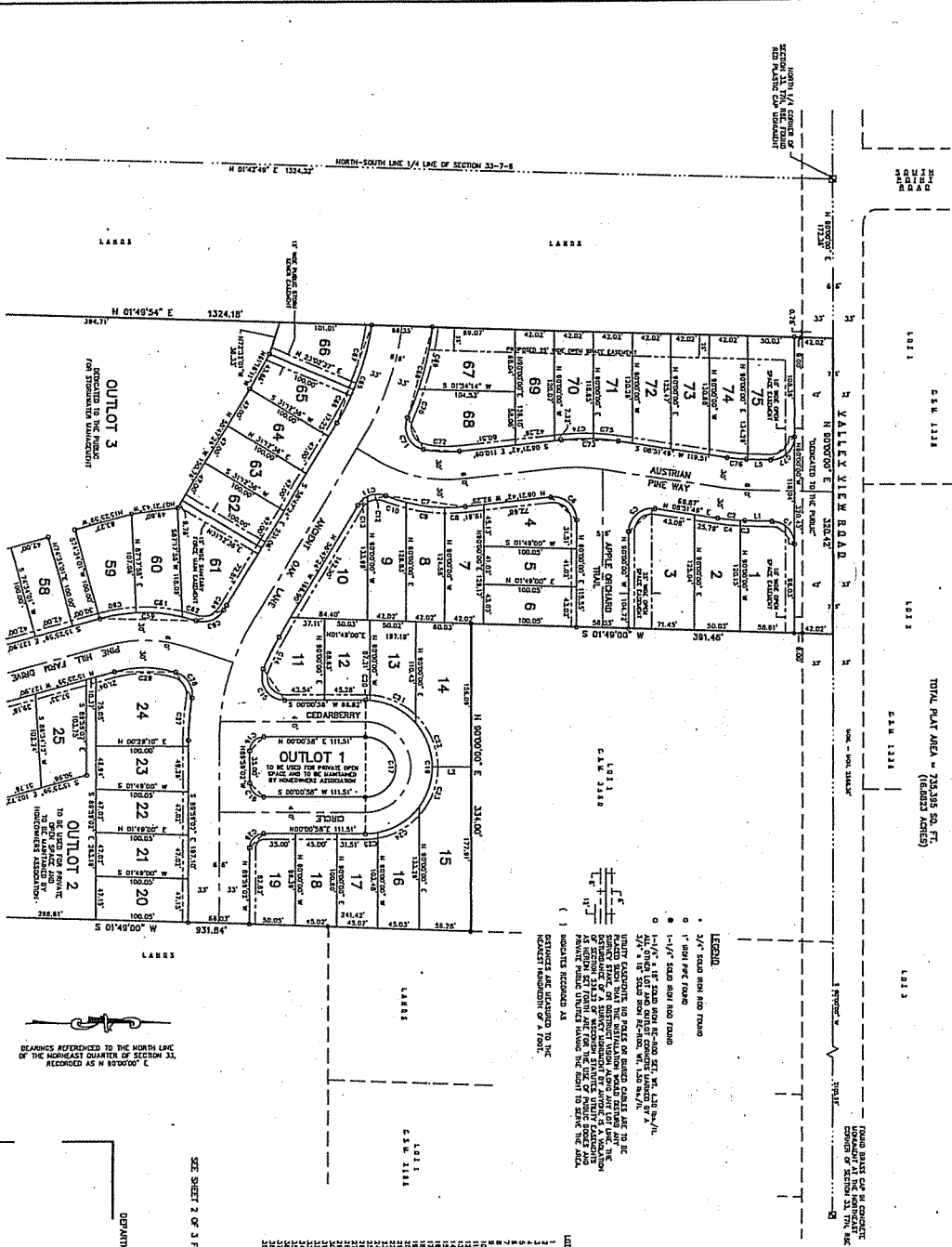
TOTAL PLAT AREA - 735,395 SQ. FT.
 (16.8623 ACRES)
 DATE: JANUARY 17, 2005
 REVISED: MARCH 29, 2005
 ENGINEER/SURVEYOR:
 CALKINS ENGINEERING, LLC
 5010 VOICES ROAD
 MADISON, WI 53718
 (608) 638-6444

819

PINE HILL FARM

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

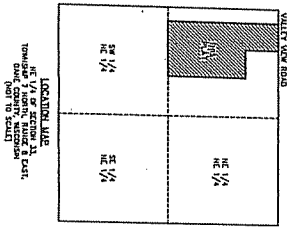
TOTAL PLAT AREA = 755,335 SQ. FT.
(17,173 ACRES)



LEGEND

- 3/4" SOLID LINE AND TRIANGLE
- 1" SOLID PERI LINE
- 1-1/4" SOLID LINE AND TRIANGLE
- 1-1/2" SOLID LINE AND TRIANGLE
- 1-3/4" SOLID LINE AND TRIANGLE
- 2" SOLID LINE AND TRIANGLE

SHADED AREAS ARE TO BE CONSIDERED AS PART OF THE PLAT AREA. THE SHADING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE ANYTHING AS TO THE STATUS OF THE AREAS SHOWN.



LOT	AREA (AC)	LOT	AREA (AC)
1	8.87	11	7.50
2	8.87	12	7.50
3	8.87	13	7.50
4	8.87	14	7.50
5	8.87	15	7.50
6	8.87	16	7.50
7	8.87	17	7.50
8	8.87	18	7.50
9	8.87	19	7.50
10	8.87	20	7.50
11	8.87	21	7.50
12	8.87	22	7.50
13	8.87	23	7.50
14	8.87	24	7.50
15	8.87	25	7.50
16	8.87	26	7.50
17	8.87	27	7.50
18	8.87	28	7.50
19	8.87	29	7.50
20	8.87	30	7.50
21	8.87	31	7.50
22	8.87	32	7.50
23	8.87	33	7.50
24	8.87	34	7.50
25	8.87	35	7.50
OUTLOT 1	1.00	OUTLOT 2	1.00
OUTLOT 3	1.00	OUTLOT 4	1.00

BEARINGS REFERENCED TO THE NORTH LINE OF THE NEAREST QUARTER OF SECTION 33, RECORDED AS M 83000.

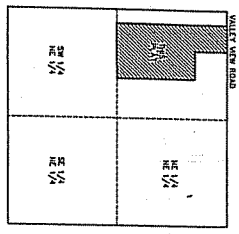
SEE SHEET 2 OF 3 FOR CURVE DATA AND LINE TABLE

DEPARTMENT OF ADMINISTRATION

PINE HILL FARM

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DAKE COUNTY, WISCONSIN.

TOTAL PLAT AREA = 785,334 SQ. FT.
(17,862 ACRES)



BEARINGS REFERENCED TO THE NORTH LINE
OF THE NORTHEAST QUARTER OF SECTION 33
RECORDED AS H 80900-0-1

FOUND DAKE COUNTY ALIQUOT
MONUMENT AT THE WEST 1/4
CORNER OF SECTION 33, T7N, R8E

EAST-WEST LINE 1/4 OF SECTION 33-7-8
N 89°15'21" E 242.81 FT.

N 42°24'24" E 364.93 FT.

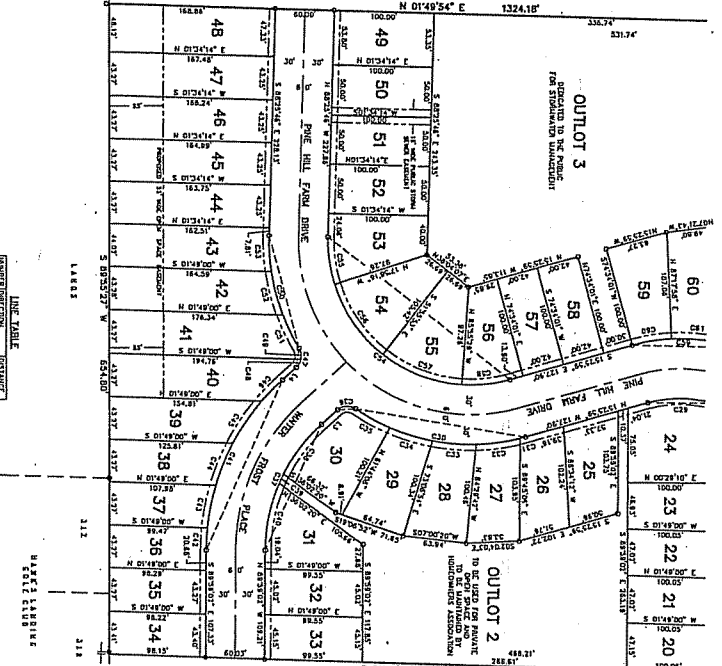
MON - MON 59923.07

NORTH-SOUTH LINE 1/4 OF SECTION 33-7-8
N 89°15'21" E 242.81 FT.

MON - MON 59923.07

EAST 1/4 CORNER OF SECTION 33
N 89°15'21" E 242.81 FT.

THE SUCCESSION FROM DA-15-10001



LINE NO.	DESCRIPTION	BEARING	DISTANCE
1	EAST 1/4 CORNER OF SECTION 33	N 89°15'21" E	242.81 FT.
2	MON - MON 59923.07	N 42°24'24" E	364.93 FT.
3	MON - MON 59923.07	N 89°15'21" E	242.81 FT.
4	THE SUCCESSION FROM DA-15-10001	N 89°15'21" E	242.81 FT.

NOTE:
1) THIS PLAT SHOWS THE PLAT AREA AND CORNERS FOR EACH LOT AND SECTION.
2) THE AREA-ACRE PLANNED, INCLUDING SHALL BE SHOWN WITH THE CONSTRUCTION OF EACH ROAD, DRIVEWAY, DRIVE, AND SIDEWALK.
3) ALL STREETS/ROADS THUS SHOWN ARE TO BE CONSIDERED AS TO BE PUBLIC, UNLESS OTHERWISE NOTED.

LEGEND

• 3/4" sand and has found

○ 1" sand and has found

○ 1-1/4" 1" sand and has found

○ 2" sand and has found

○ 3" sand and has found

○ 4" sand and has found

○ 5" sand and has found

○ 6" sand and has found

○ 7" sand and has found

○ 8" sand and has found

○ 9" sand and has found

○ 10" sand and has found

○ 11" sand and has found

○ 12" sand and has found

○ 13" sand and has found

○ 14" sand and has found

○ 15" sand and has found

○ 16" sand and has found

○ 17" sand and has found

○ 18" sand and has found

○ 19" sand and has found

○ 20" sand and has found

LOT NO.	ACREAGE	BEARING	DISTANCE	ADJACENT
20	1.00	N 89°15'21" E	242.81	21
21	1.00	N 89°15'21" E	242.81	20
22	1.00	N 89°15'21" E	242.81	23
23	1.00	N 89°15'21" E	242.81	22
24	1.00	N 89°15'21" E	242.81	25
25	1.00	N 89°15'21" E	242.81	24
26	1.00	N 89°15'21" E	242.81	27
27	1.00	N 89°15'21" E	242.81	26
28	1.00	N 89°15'21" E	242.81	29
29	1.00	N 89°15'21" E	242.81	28
30	1.00	N 89°15'21" E	242.81	31
31	1.00	N 89°15'21" E	242.81	30
32	1.00	N 89°15'21" E	242.81	33
33	1.00	N 89°15'21" E	242.81	32
34	1.00	N 89°15'21" E	242.81	35
35	1.00	N 89°15'21" E	242.81	34
36	1.00	N 89°15'21" E	242.81	37
37	1.00	N 89°15'21" E	242.81	36
38	1.00	N 89°15'21" E	242.81	39
39	1.00	N 89°15'21" E	242.81	38
40	1.00	N 89°15'21" E	242.81	41
41	1.00	N 89°15'21" E	242.81	40
42	1.00	N 89°15'21" E	242.81	43
43	1.00	N 89°15'21" E	242.81	42
44	1.00	N 89°15'21" E	242.81	45
45	1.00	N 89°15'21" E	242.81	44
46	1.00	N 89°15'21" E	242.81	47
47	1.00	N 89°15'21" E	242.81	46
48	1.00	N 89°15'21" E	242.81	49
49	1.00	N 89°15'21" E	242.81	48
50	1.00	N 89°15'21" E	242.81	51
51	1.00	N 89°15'21" E	242.81	50
52	1.00	N 89°15'21" E	242.81	53
53	1.00	N 89°15'21" E	242.81	52
54	1.00	N 89°15'21" E	242.81	55
55	1.00	N 89°15'21" E	242.81	54
56	1.00	N 89°15'21" E	242.81	57
57	1.00	N 89°15'21" E	242.81	56
58	1.00	N 89°15'21" E	242.81	59
59	1.00	N 89°15'21" E	242.81	58
60	1.00	N 89°15'21" E	242.81	61

DEPARTMENT OF ADMINISTRATION

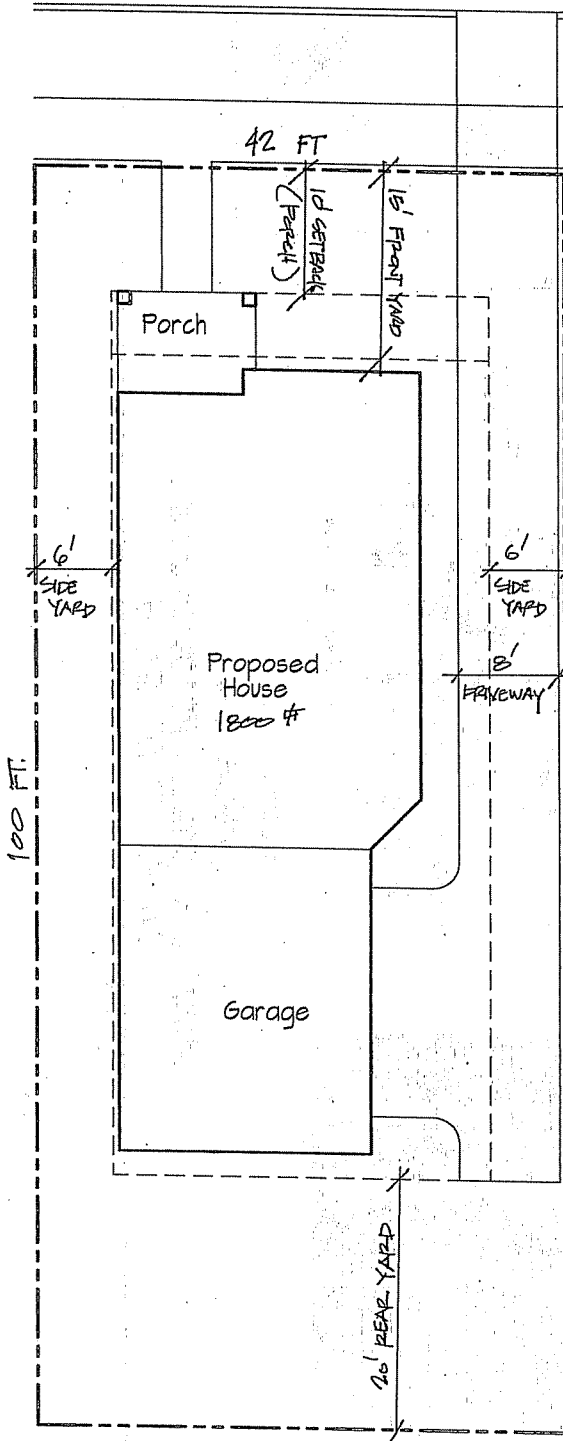
8.9

KNOTHE & BRUCE ARCHITECTS

7601 University Ave Suite 201
 Middleton, Wisconsin 53562
 608-836-3690 Fax 836-6934

Consultant

Notes



Conceptual Site Plan
 Scale: 1" = 10'

Revisions

Issued - April 5, 2004

Project Title

Valley View Road

Drawing Title

Conceptual Site Plan

Lot 5 42' x 100' LOT

Project No.

0260

Drawing No.

1

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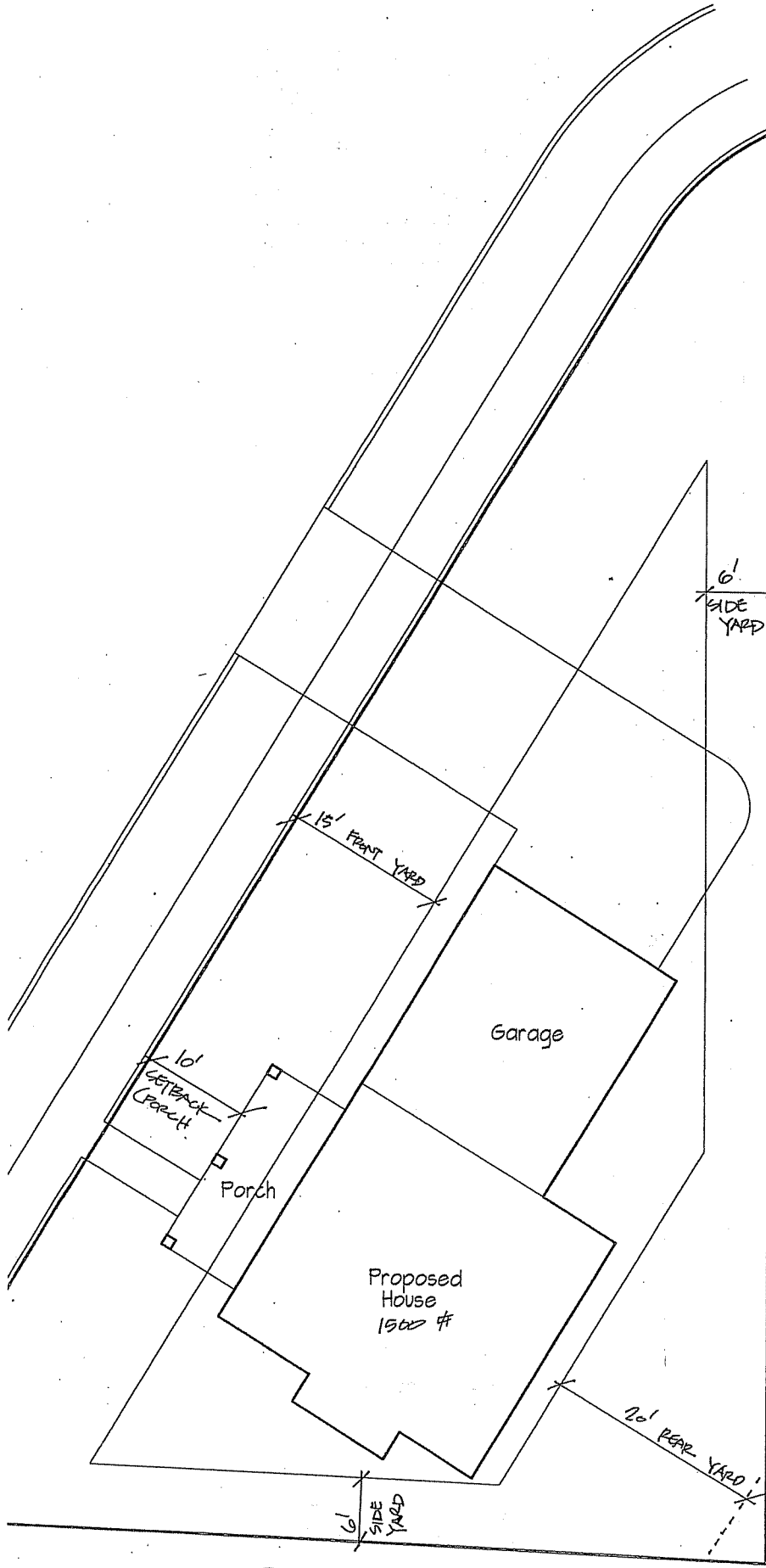
8-9


KNOTHE & BRUCE ARCHITECTS

7601 University Ave Suite 201
Middleton, Wisconsin 53562
608-836-3690 Fax 836-6934

Consultant

Notes



 **Conceptual Site Plan**
Scale: 1" = 10'

Revisions

Issued - April 5, 2004

Project Title

Valley View Road

Drawing Title

Conceptual Site Plan
Lot 10

Project No.

0260

Drawing No.

3

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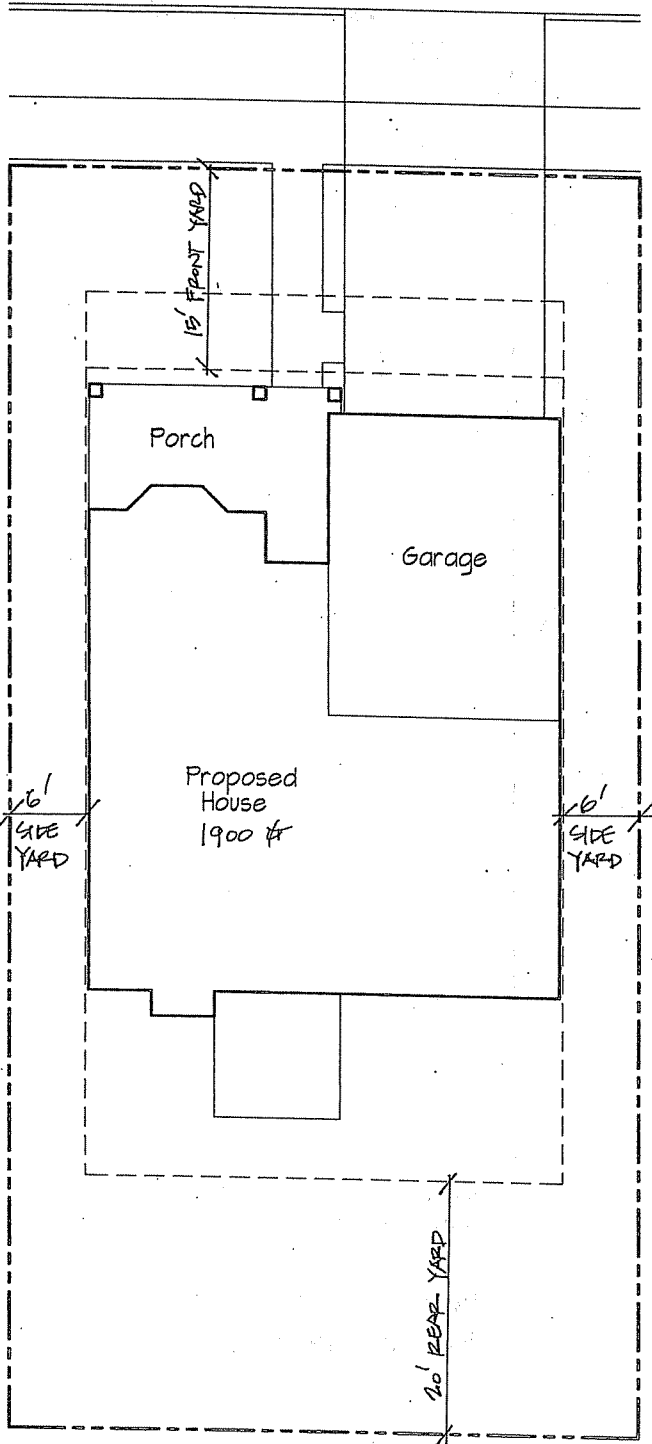
87

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7601 University Ave Suite 201
 Middleton, Wisconsin 53562
 608-836-3690 Fax 836-6934

Consultant

Notes



Conceptual Site Plan
 Scale: 1" = 10'

Revisions

Issued - April 5, 2004

Project Title

Valley View Road

Drawing Title

Conceptual Site Plan
 Lot 52

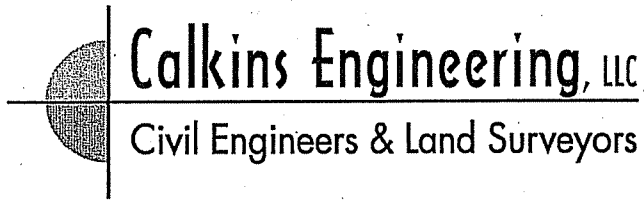
Project No.

0260

Drawing No.

5

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January 25, 2005

Department of Planning and Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53703-2985

Re: Letter of Intent for PINE HILL FARM

It is the intent of Holley Development, LLC to develop the subject property under R-2S zoning to be known as PINE HILL FARM. The Pine Hill Farm Subdivision is a proposed residential subdivision consisting of 73 lots (11 of which will be inclusionary zoning lots) that will be developed on a 17 acre parcel of vacant land located along Valley View Road in the City of Madison. The subject property is currently zoned temporary A and is to be rezoned per the attached zoning description.

It is anticipated that the development of all public infrastructure improvements will begin in the year 2005.

Sincerely,


Michael J. Ziehr, Registered Land Surveyor

MJZ

MICHAEL BEST

& FRIEDRICH LLP

One South Pinckney Street
Suite 700
Madison, WI 53703

P.O. Box 1806
Madison, WI 53701-1806

Phone 608.257.3501
Fax 608.283.2275

Matthew C. Carlson
Direct 608.257-7473
Email mccarlson@michaelbest.com

March 30, 2005

HAND DELIVERED

City of Madison Planning Department
215 Martin Luther King Jr. Blvd., Rm. LL100
Madison, WI 53703

Re: Revised Inclusionary Dwelling Unit Plan for Pine Hill Farm

To Whom It May Concern:

As you are aware, we previously submitted on behalf of our client, Holley Development, LLC, the Inclusionary Dwelling Unit Plan ("IDUP") for the Pine Hill Farm Subdivision that is proposed to be developed by our client on a 17 acre parcel of vacant land located along Valley View Road on the far west side of the City of Madison (as further shown and described in the application materials previously submitted). Along with the IDUP we submitted on January 26, 2005, we also submitted an 11 x 17 Site Plan for the subdivision identifying the proposed inclusionary zoning lots to be included in the development, as well as a draft of the proposed Declaration of Covenants, Restrictions and Conditions for the subdivision, a Land Use Restriction-Inclusionary Zoning Plan for the subdivision (that will be recorded against the proposed inclusionary zoning lots) and a signed original of the Inclusionary Dwelling Unit Plan Application. These inclusionary zoning related documents accompanied the Preliminary and Final Plat Applications and Rezoning Applications that were prepared and submitted by Holley Development's engineers from Calkins Engineering.

Pursuant to revisions that have been made to the proposed Preliminary and Final Plat since the initial submission in January of 2005, it is now proposed that the residential subdivision to be developed by Holley Development will consist of 75 lots. Therefore, we have recalculated the number of inclusionary zoning lots that will be included in the development so that the total now will be 12. Enclosed is a revised Inclusionary Dwelling Unit Plan indicating the changes in the number of inclusionary zoning lots from 11 to 12, as well as a revised site plan for the project indicating which lots will be inclusionary zoning lots. These revised materials are being submitted in conjunction with the revised Preliminary and Final Plat that are being submitted as of the date hereof under separate cover on behalf of Holley Development.

8-7

MICHAEL BEST

& FRIEDRICH LLP

March 30, 2005

Page 2

Please contact me if you have any additional questions. Thank you for your assistance with this matter.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



Matthew C. Carlson

MCC:jlb

Enclosures

cc: William Holley (w/enc.)
Barbara Constans (w/enc.)
Hickory Hurie (w/enc.)
Brad Murphy (w/enc.)
Tim Parks (w/enc.)
Dave Glusick (w/enc.)
William F. White (w/o enc.)

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89

INCLUSIONARY DWELLING UNIT PLAN

for:

**PINE HILL FARM
Valley View Road
Madison, Wisconsin**

Presented by:

Holley Development, LLC

January 26, 2005

AND REVISED

March 30, 2005

INDEX

Pine Hill Farm Inclusionary Zoning Plan

1. Overview of Development
2. Project Site Plans
 - a. Preliminary and Final Plats [See related submittals dated January 26, 2005]
 - b. Site Plan Identifying IZ Lots
3. Organizational Structure of Restrictions
 - a. Declaration of Conditions, Covenants and Restrictions
 - b. Land Use Restriction – Inclusionary Zoning
4. Owner/Developer Information
5. Project Construction Schedule
6. Construction Information
 - a. Design Guidelines
 - b. IZ Unit Mix
7. Incentives Requested
8. Project Pricing
9. IZ Unit Sizing

PINE HILL FARM
Valley View Road
January 26, 2005
(as revised on March 30, 2005)

Overview of Project

Pine Hill Farm is a proposed residential subdivision development adjacent to Valley View Road on the City of Madison's west side. Holley Development, LLC owns the property and intends to submit preliminary plat and final plat applications to create the below-described lots on the property. Holley Development will also take the lead in developing the below-referenced residences on the lots.

The subdivision will consist of 75 single-family lots. Twelve (12) of the single-family lots will be inclusionary zoning lots. While lot sizes will vary in the subdivision, the typical lot will be approximately 50' x 130' in size.

Holley Development intends to sell the improved lots to builders and to develop certain lots itself. Enclosed is a draft of a Declaration of Conditions, Covenants and Restrictions for the proposed subdivision, the Design Guidelines (as referenced in the Declaration of Restrictions) and the Land Use Restriction - Inclusionary Zoning that is intended to be recorded against the lots designated as inclusionary zoning lots.

Holley Development intends to develop Pine Hill Farm in one phase and plans to sell all 12 inclusionary zoning lots as part of the initial lot sales. Holley Development will make reasonable efforts to contract, and if appropriate, work with non-profit organizations involved in assistance to people interested in affordable home ownership. In addition, Holley Development intends to provide assistance to potential lot purchasers interested in inclusionary zoning lots by providing information regarding the availability of the lots.

Holley Development intends to improve the lots in May of 2005 and have them available for construction by itself and the other builder/purchasers in July of 2005. Holley Development is aware that one of the incentives that the City has provided for complying with the inclusionary zoning requirements is an Expedited Review that allows for the Preliminary and Final Plats for a subdivision to be reviewed simultaneously. In order to accomplish its development goals and timeline, Holley Development is asking the City of Madison for an Expedited Review of its Preliminary and Final Plats for Pine Hill Farm, which would allow it to obtain permits to begin construction on the infrastructure no later than May of 2005.

Enclosures/Attachments:

- Site Plan
- Proposed Landscape Plan [See related application materials]
- Declaration of Conditions, Covenants and Restrictions
- Design Guidelines (as described in Declaration of Restrictions)
- Land Use Restriction - Inclusionary Zoning
- Inclusionary Zoning Application

Pine Hill Farm Project Site Plan

The attached site plan for Pine Hill Farm is based on the Preliminary and Final Plats that will be submitted for review and approval to the City of Madison. The proposed single family lots that will be designated as Inclusionary Zoning lots are identified on the attached site plan and will be legally described as Lots 1, 11, 18, 23, 30, 34, 37, 51, 57, 62, 65 and 70 of Pine Hill Farm Subdivision Plat.

Pine Hill Farm Organizational Structure

Holley Development, LLC will develop the Pine Hill Farm Subdivision. Lots will be sold to builders who will construct homes for their customers. In addition, Holley Development will build single family homes on certain lots in the subdivision and sell directly to purchasers who will occupy the homes. Lots identified to comply with the Inclusionary Zoning Ordinance will have restrictive covenants recorded against them in the form as attached hereto.

The Declaration of Conditions, Covenants and Restrictions (to be recorded against all lots) (the "Declaration of Restrictions"), as well as the Land Use Restriction - Inclusionary Zoning for Pine Hill Farm (to be recorded only against the IZ lots) are attached hereto.

Pine Hill Farm Owner/Developer Information

The Owner of the land is Holley Development, LLC. Holley Development is a registered Wisconsin limited liability company and William Holley is the sole member of the company.

Holley Development, LLC will develop the Pine Hill Farm Subdivision and will act as General Contractor for the infrastructure improvements. Holley Development will also act as the marketing agent for the development and sale of lots. The lots will be sold to builders who will construct homes for their clients. In addition, Holley Development will build single family homes on certain lots in the subdivision and sell directly to purchasers. Additional information regarding Holley Development see attached.

Holley Development and the builders it sells lots to will be required to adhere to the Inclusionary Zoning Ordinance through restrictive covenants on specific lots (as described in the previously attached Inclusionary Zoning Restrictions).

Pine Hill Farm Construction Schedule

The construction of infrastructure improvements for Pine Hill Farm is scheduled for May of 2005. Lots will be available for builders to begin home construction in July of 2005.

Holley Development intends to develop Pine Hill Farm in one phase and plans to sell all 12 inclusionary zoning lots as part of the initial lot sales. Holley Development will make a reasonable effort to contact and work with non-profit organizations involved in assisting people interested in affordable home ownership and provide this information to the builders purchasing inclusionary zoning lots. Examples of agencies would be Commonwealth, Northport Commons, Third Sector Housing, Operation Fresh Start, Habitat for Humanity, City Community and Economic Development Home Buy and Movin' Out Homeownership Program.

In addition, Holley Development will provide assistance to potential lot purchasers interested in inclusionary zoning lots. Assistance would include current and complete information on the Inclusionary Zoning Ordinance, listings of potential customers as provided by agency networking and finally a list of agencies and funds that offer financial assistance to potential homebuyers.

Pine Hill Farm Design Guidelines

Holley Development will record the Declaration of Restrictions against the lots located in the Pine Hill Farm subdivision. Pursuant to the Declaration of Restrictions, all homes built in Pine Hill Farm must seek approval of the Architectural Control Committee for the subdivision. The committee has the ultimate responsibility for approving all plans for construction in the Pine Hill Farm neighborhood and can approve or disapprove submitted plans at their sole discretion. As part of reviewing the construction and landscape plans submitted for approval, Holley Development and the Architectural Control Committee will develop detailed Design Guidelines for the lots in the Pine Hill Farm subdivision. These Design Guidelines will be based upon the applicable Articles set forth in the Declaration of Restrictions. For more information regarding these Design Guidelines, please refer to Articles VI, VII, VIII, IX and X of the Declaration of Restrictions previously attached hereto.

Pine Hill Farm Incentives Requested

The incentive requested by Holley Development, LLC are the following:

- (a) An Expedited Review Process (that will allow for the simultaneous review of the Preliminary and Final Plats for the Pine Hill Farm subdivision);
- (b) Parkland Dedication Fee Reduction;
- (c) Parkland Dedication Reduction; and
- (d) Non-City provision of street tree planting (that will allow for Holley Development to install the terrace trees for the subdivision based on its own schedule).

Pine Hill Farm Projected Pricing

The pricing of the inclusionary zoning homes will be dependent upon the number of bedrooms that a single-family home contains. Holley Development expects that the homes built in the subdivision will consist of primarily three bedrooms, including those built on inclusionary zoning lots. The builder purchasing a lot will follow the pricing formula as outlined in Inclusionary Zoning Ordinance and applicable Policy and Protocols.

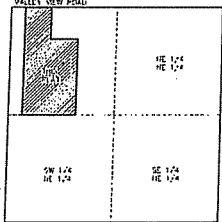
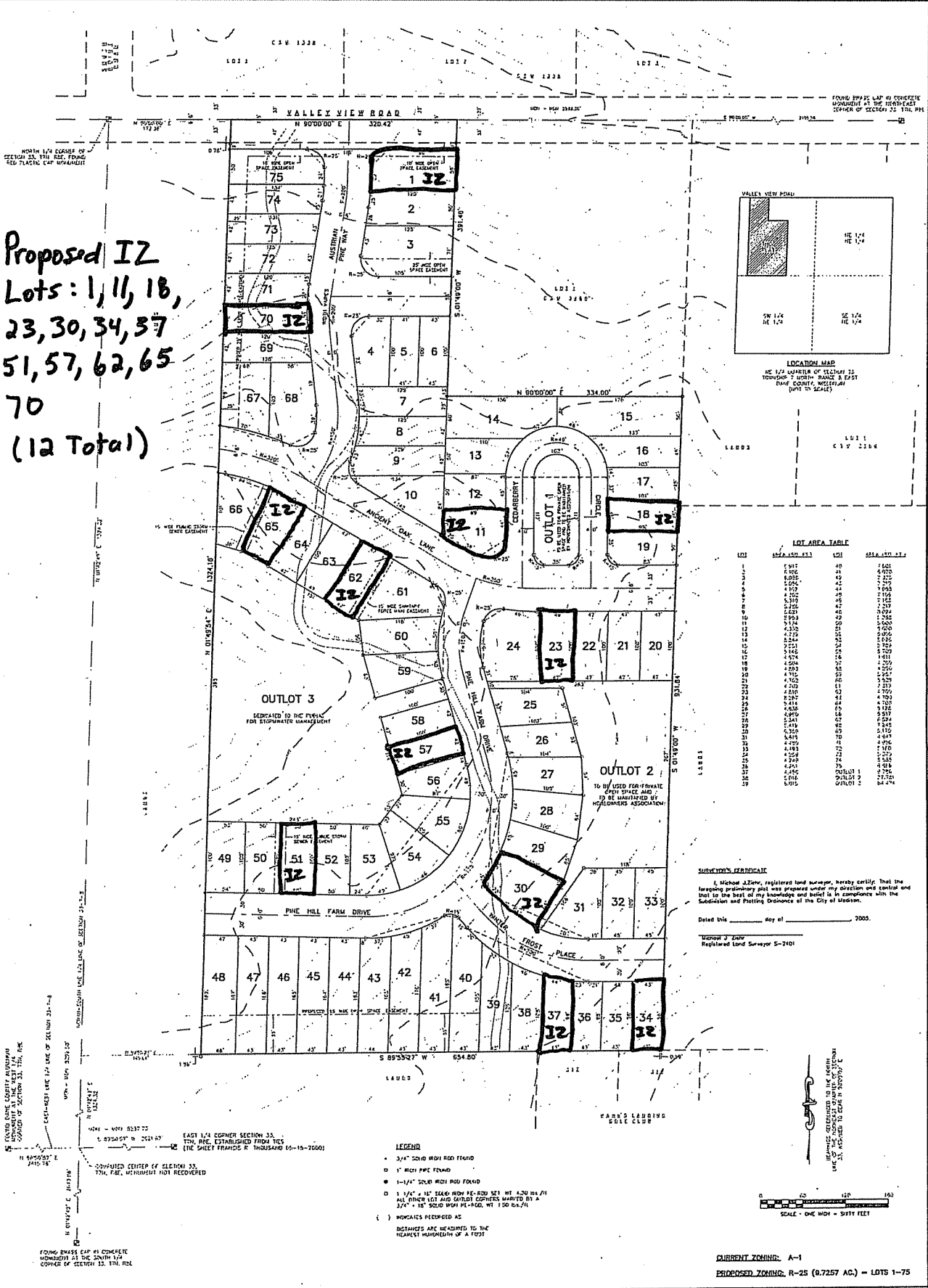
The owners of eight (8) of the homes located on inclusionary zoning lots would have household incomes of no more than 80% of the AMI. Owners of four (4) of the homes located on inclusionary zoning lots would have household incomes of no more than 70% of the AMI.

Pine Hill Farm Inclusionary Zoning Unit Sizing

The number of bedrooms for the homes built in Pine Hill Farm is unknown at this time. Builders will construct homes to specifications requested by their customers and as required by Holley Development, LLC. Generally, the marketplace will determine the number of bedrooms per home. It is proposed that the single-family homes constructed on inclusionary zoning lots will contain three (3) bedrooms. The number of bedrooms contained in single-family homes constructed on inclusionary zoning lots will be consistent with the number of bedrooms contained in other homes located in the subdivision on non inclusionary zoning lots. Holley Development will require that all homes built in the Subdivision include a minimum of 950 square feet of livable space (per the Restrictive Covenants attached).

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Proposed IZ
 Lots: 1, 11, 18,
 23, 30, 34, 37
 51, 57, 62, 65
 70
 (12 Total)

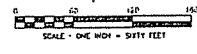


LOCATION MAP
 NE 1/4 CORNER OF SECTION 33
 TOWNSHIP 7 NORTH RANGE 3 EAST
 DANE COUNTY, WISCONSIN
 (NOT TO SCALE)

LOT AREA TABLE

LOT	AREA (SQ. FT.)	ACRES
1	1,811	.041
2	1,706	.039
3	2,025	.046
4	1,706	.039
5	1,706	.039
6	1,706	.039
7	1,706	.039
8	1,706	.039
9	1,706	.039
10	1,706	.039
11	1,706	.039
12	1,706	.039
13	1,706	.039
14	1,706	.039
15	1,706	.039
16	1,706	.039
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54	1,706	.039
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56	1,706	.039
57	1,706	.039
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60	1,706	.039
61	1,706	.039
62	1,706	.039
63	1,706	.039
64	1,706	.039
65	1,706	.039
66	1,706	.039
67	1,706	.039
68	1,706	.039
69	1,706	.039
70	1,706	.039
71	1,706	.039
72	1,706	.039
73	1,706	.039
74	1,706	.039
OUTLOT 1	1,706	.039
OUTLOT 2	1,706	.039
OUTLOT 3	1,706	.039

SURVEYOR'S CERTIFICATE
 I, Michael J. Egan, registered land surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and to the best of my knowledge and belief is in compliance with the Subdivision and Platting Ordinance of the City of Madison.
 Dated this _____ day of _____, 2005.
 Michael J. Egan
 Registered Land Surveyor S-2101



CURRENT ZONING: A-1
 PROPOSED ZONING: R-25 (0.7257 AC) - LOTS 1-75

OWNER/SUBDIVIDER:
 HOLLEY DEVELOPMENT
 1830 PARKWAY STREET, SUITE 2
 MADISON, WI 53706

PRELIMINARY PLAT OF PINE HILL FARM
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 33, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

TOTAL PLAT AREA = 735,395 SQ. FT.
 (16.8823 ACRES)
 DATE: JANUARY 17, 2005
 REVISED: MARCH 29, 2005
 ENGINEER/SURVEYOR:
 CALHUN ENGINEERING, LLC
 5010 VOICES ROAD
 MADISON, WI 53718
 (608) 838-0444

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