



# City of Madison

## Proposed Conditional Use & Rezoning

Location

602 Bear Claw Way

Project Name

Sauk Point Townhomes

Applicant

David Hull - Christopher Homes, Inc

Existing Use

Vacant Land

Proposed Use

18-Unit Apartment Building

From: R4

To: R5

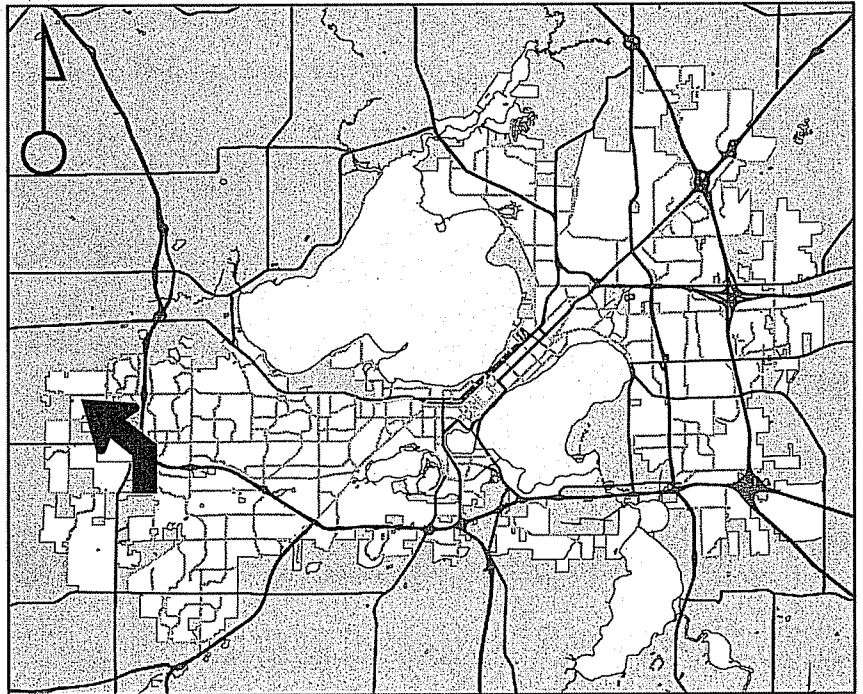
Public Hearing Date

Plan Commission

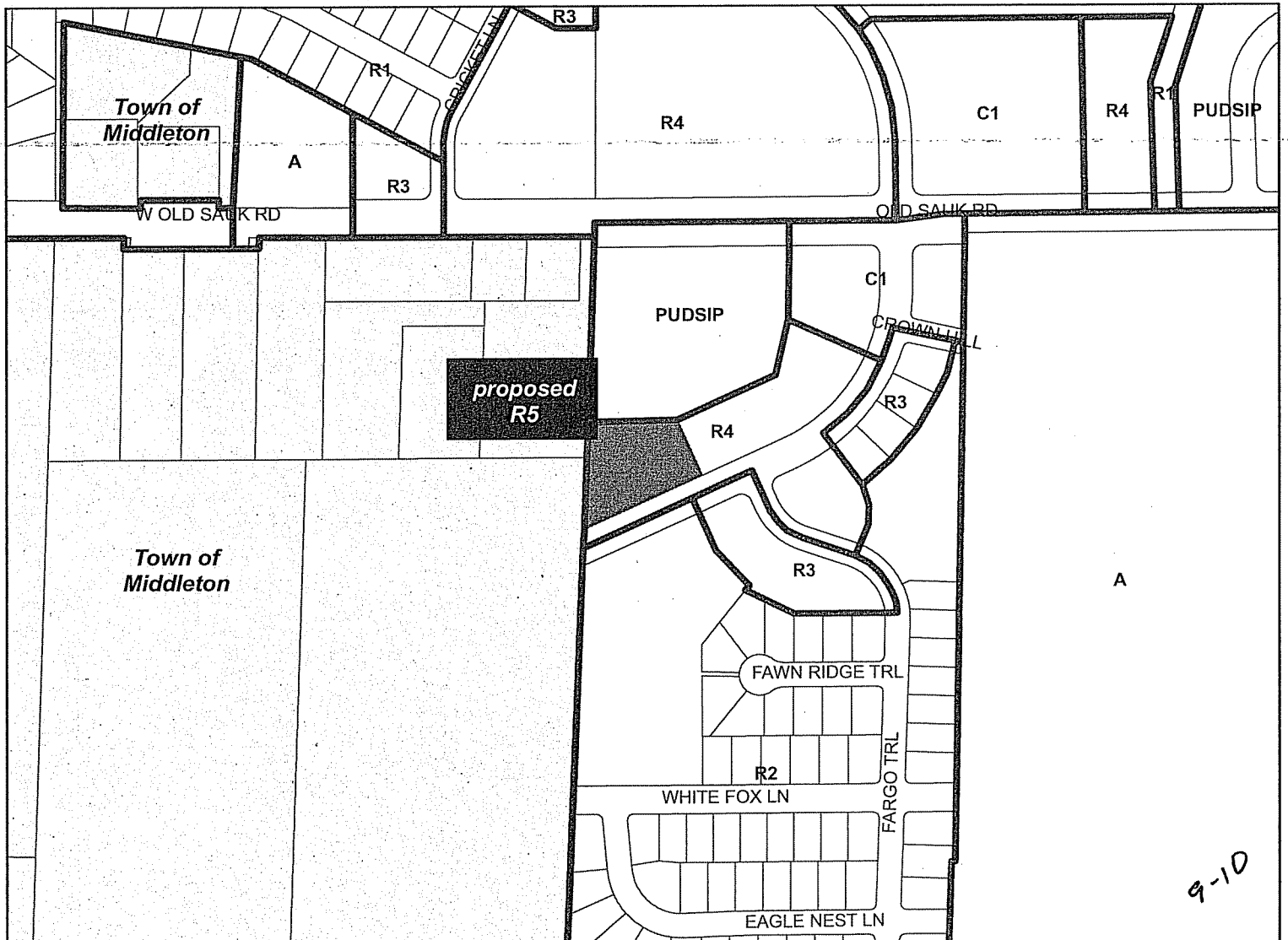
09 April 2007

Common Council

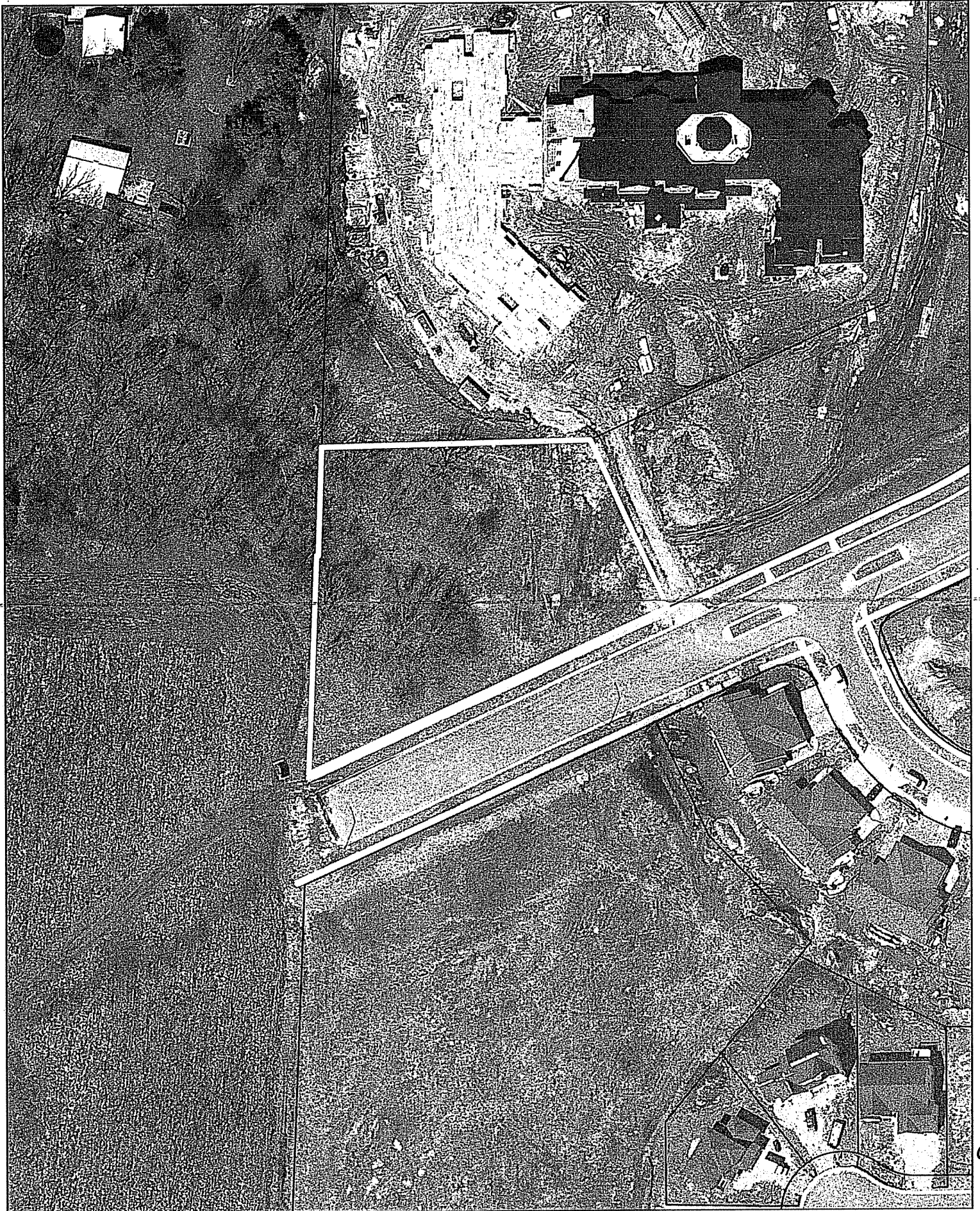
17 April 2007



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



9-10



2-10

# 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](http://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 \$ 950. Receipt No. \_\_\_\_\_  
Date Received 2-7-07  
Received By MURT / RST  
Parcel No. 0708-211-0706-2  
Aldermanic District 9- Paul Skidmore  
GQ Bns. Hill  
Zoning District R4  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP \_\_\_\_\_ Legal Descript.   
Plan Sets  Zoning Text   
Alder Notification  Waiver   
Ngrbrhd. Assn Not.  Waiver \_\_\_\_\_  
Date Sign Issued 2-7-07

1. Project Address: 602 BEAR CLAW WAY Project Area in Acres: 1.21

Project Title (if any): SAUK POINT TOWNHOMES

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

<input checked="" 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>R4</u> to <u>R5</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

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

Applicant's Name: CHRISTOPHER HOMES, INC Company: CHRISTOPHER HOMES, INC  
Street Address: PO BOX 930094 City/State: VERONA, WI Zip: 53593  
Telephone: 608 424-3443 Fax: 608 424-3444 Email: christophere@christopherhomes.net

Project Contact Person: DAVID HULL Company: CHRISTOPHER HOMES, INC.  
Street Address: PO BOX 930094 City/State: VERONA, WI Zip: 53593  
Telephone: 608 424-3443 Fax: 608 424-3444 Email: dauid@christopherhomes.net

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: NEW 18 UNIT TOWNHOME STYLE RENTAL BUILDING WITH UNDERGROUND PARKING

Development Schedule: Commencement JUNE 2007 Completion MARCH 2008

**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:** \$ 1300<sup>00</sup> 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](mailto: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 ELDERBERRY NEIGHBORHOOD Plan, which recommends:

MEDIUM DENSITY RESIDENTIAL, 12-16 DU/ACRE 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:  
PAUL SKIDMORE - JAN 8, 2007, JIM WHEEL - JAN, 2007 \* NO NEIGHBORHOOD  
(ALDERPERSON) (DEVELOPER) ASSOC. \*

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 11/3/06 | Zoning Staff MATT TUCKER Date 11/3/06

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

Printed Name DAVID HULL Date 2-7-07

Signature [Signature] Relation to Property Owner EMPLOYEE

Authorizing Signature of Property Owner [Signature] Date 2-7-07



February 7, 2007

City of Madison Plan Commission  
210 Martin Luther King Boulevard  
Madison WI 53709

**RE: SAUK POINT TOWNHOMES - MADISON WI**

The following information describes the intended use for the property located on Lot 4, 602 Bear Claw Way, Sauk Heights Subdivision, Madison WI.

**Project Name:** Sauk Point Townhomes

**Project Type:** New eighteen (18) unit 2 bedroom townhouse style apartment building with underground parking.  
Approximate unit rental amount will be \$1,050.00

**Construction Schedule:** Construction starting in June 2007 with completion in approximately nine months.

**Site Information:** Site is currently zoned R-4. We are requesting a rezoning to residential R-5.  
*See Site Statistics sheet for additional information*

**Gross Square Footage:** Approximate building/unit size  
2-story units: 1,590 per unit  
Square footage: 27,264 per floor  
54,528 total building

**Parking Stalls Provided:** Eighteen (18) interior stalls and twelve (12) exterior surface stalls

Please contact me with any questions or if additional information is necessary.

Sincerely,

David Hull  
Director of Project Mgmt. & Design

Attachments



**Sauk Point Townhomes  
Lot 4, 602 Bear Claw Way  
Site Statistics**

2/7/2007

**Unit Mix**

---

2 Bedroom	18
Total:	18

Lot Area (Acres)	1.21
Lot Area (SF)	52,745
Lot Area / D.U. (SF)	2,930
D.U. / Acres	14.9
Building (w/o porches) (SF)	27,264
Floor Area Ratio	0.52

**Parking**

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Garage Stalls	36
Surface Stalls	9
Total Stalls	45

Stalls / D.U.	2.5
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**Site Composition**

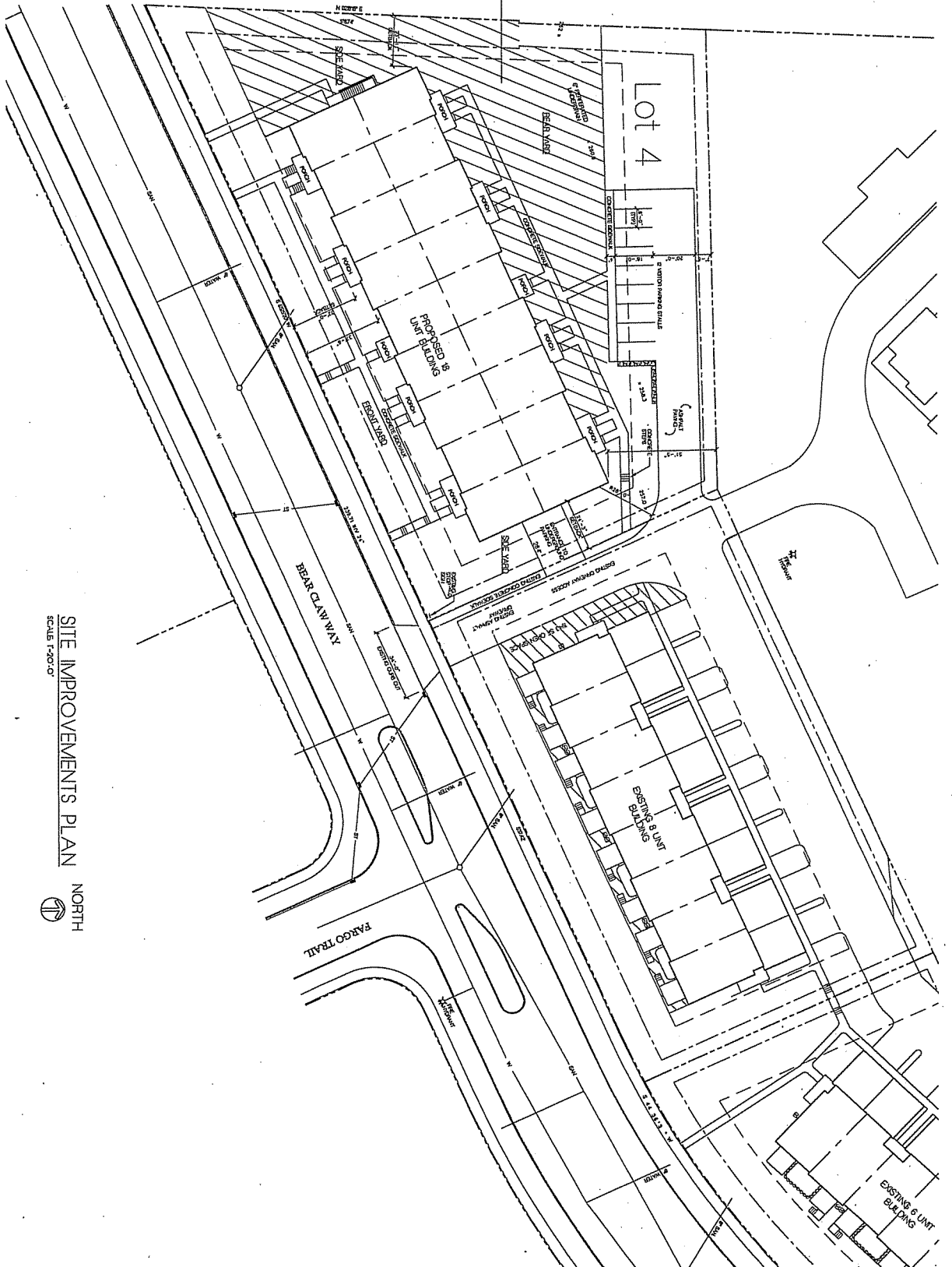
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Building Coverage (SF)	13,632
Drive and Parking (SF)	4,581
Walks and Patios (SF)	4,912
Total Impervious Surface (SF)	23,125
Impervious Surface Ratio	0.44

Greenspace Area (SF)	29,620
Greenspace, (% of site)	
Greenspace / D.U. (SF)	1,646

Usable Open Space (SF)	13,288
Usable Open Space (% of site)	25%
Usable Open Space / D.U. (SF)	738
Usable Open Space / Bed (SF)	369

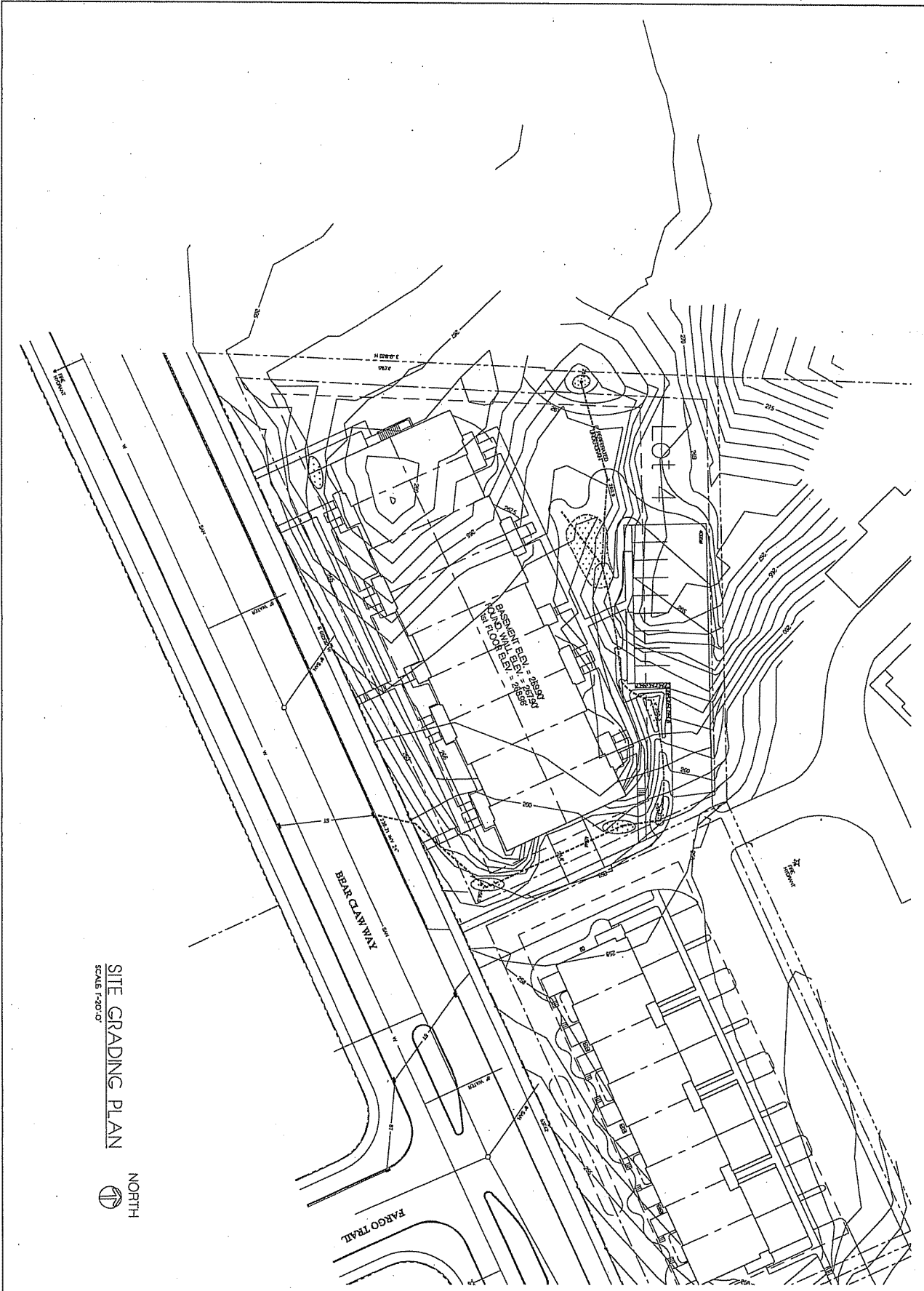
LOT 4  
 18 UNIT TOWNHOUSE BUILDING  
 602 BEAR CLAW WAY  
 MADISON, WISCONSIN



SITE IMPROVEMENTS PLAN  
 SCALE 1"=30'-0"  
 NORTH

SHEET NO.	PROJECT NO.	SITE IMPROVEMENTS PLAN		DRAWN BY	APPR.	DATE	SCALE
		SAUK POINT 18 UNIT TOWNHOUSE BUILDING LOT 4, 602 BEAR CLAW WAY MADISON WISCONSIN		2-7-07	DOMEL USE/CONRAD SUBMITAL	11-1-06	AS NOTED
<p style="text-align: center;"> <b>CHRISTOPHER</b>  <small>Quality and Value are Built In</small>        P.O. Box 930090 • Verona, WI 53593 • (608) 474-3443        ©2006 Christopher Homes, Inc. All rights reserved        Unauthorized use or duplication prohibited.     </p>							

9-10



SITE GRADING PLAN  
SCALE 1"=20'-0"



SITE GRADING PLAN  
SAUK POINT  
18 UNIT TOWNHOUSE BUILDING  
LOT 4, 602 BEAR CLAW WAY  
MADISON WISCONSIN

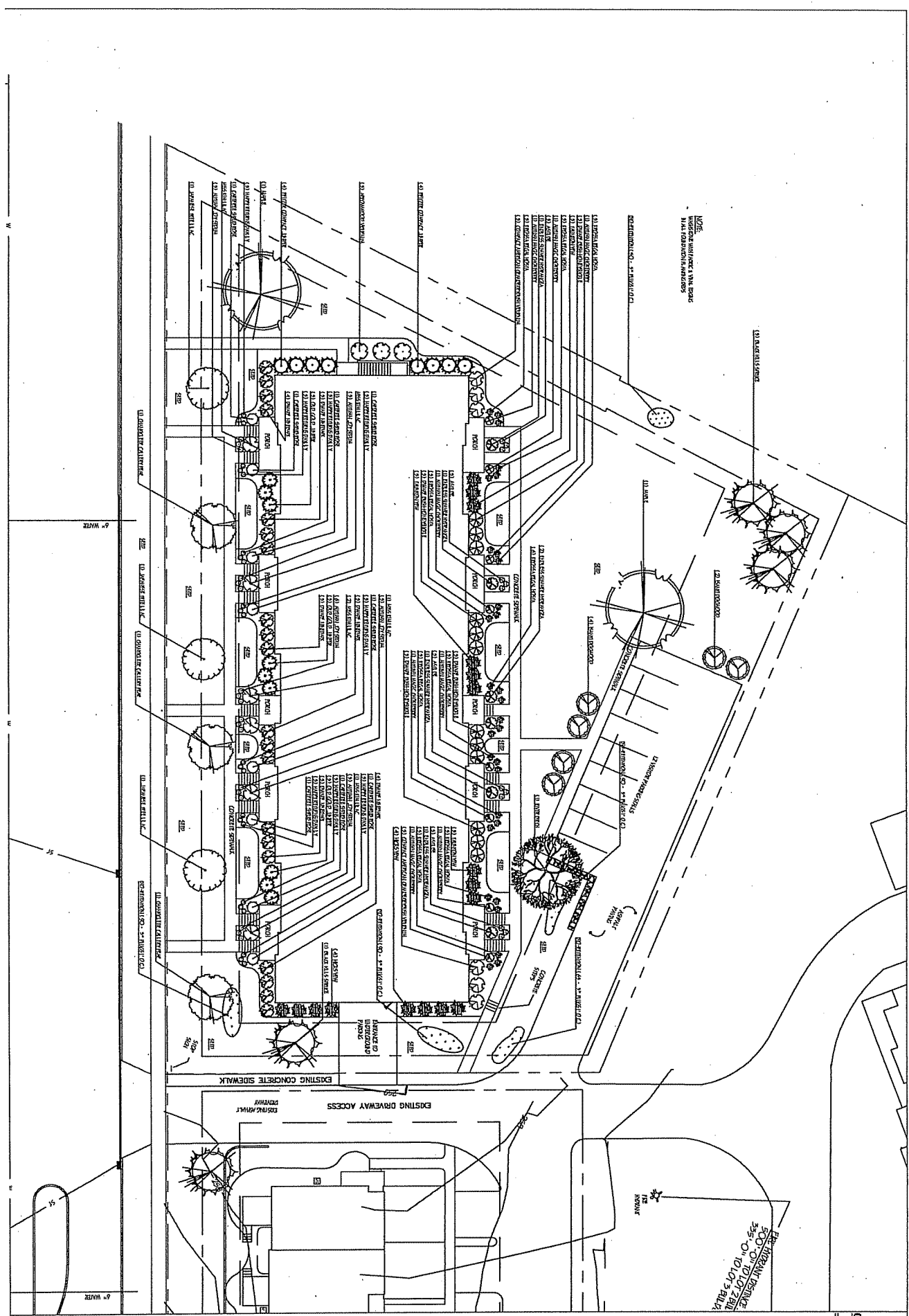
DRAWN BY	APPR.	DATE	SCALE
37-07	CONC. USE/ZONING SUBMITTAL	10-3-05	AS NOTED

**CHRISTOPHER**  
Quality and Value in Every Home  
P.O. Box 930096 • Verona, WI 53593 • (608) 424-3443  
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C2

01-3

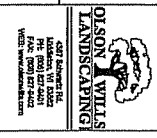




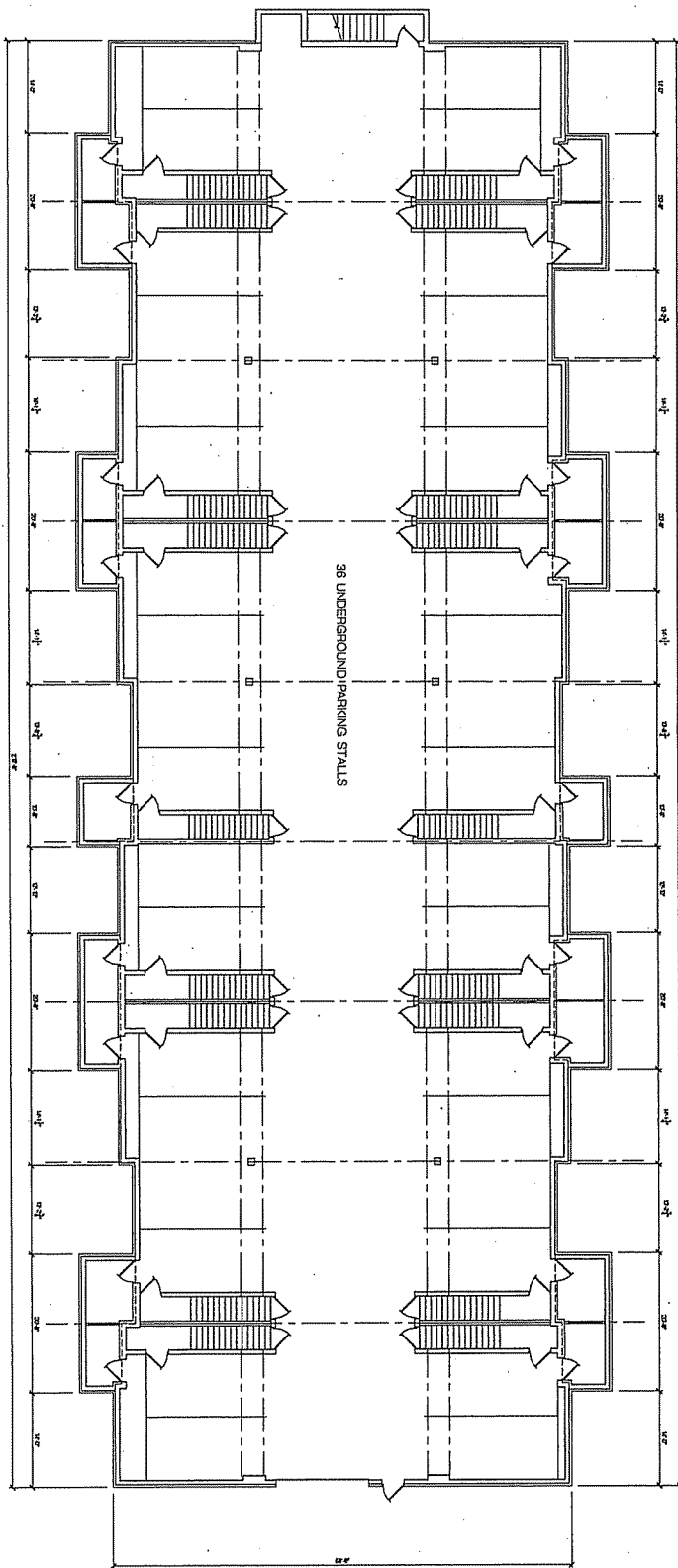
NOTE:  
 VARIOUS MATERIALS TO BE USED  
 IN THE CONSTRUCTION OF THIS PLAN

FOR INFORMATION ONLY  
 5000 W. 101st St. #200  
 3350 W. 101st St. #200  
 3350 W. 101st St. #200

**Christopher Homes**  
 Sauk Heights 18 Unit  
 Madison, WI



Date: February 7, 2007  
 Drawn: [Name]  
 Checked: [Name]  
 Approved: [Name]  
 12. Project: [Name]  
 13. Location: [Name]  
 14. Scale: [Name]  
 15. [Name]  
 16. [Name]  
 17. [Name]  
 18. [Name]  
 19. [Name]  
 20. [Name]



FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

DRAWN BY	APPR.	DATE	SCALE
21-GP	CONG. USZCZOKA-SIEBETAL	2-7-07	AS NOTED



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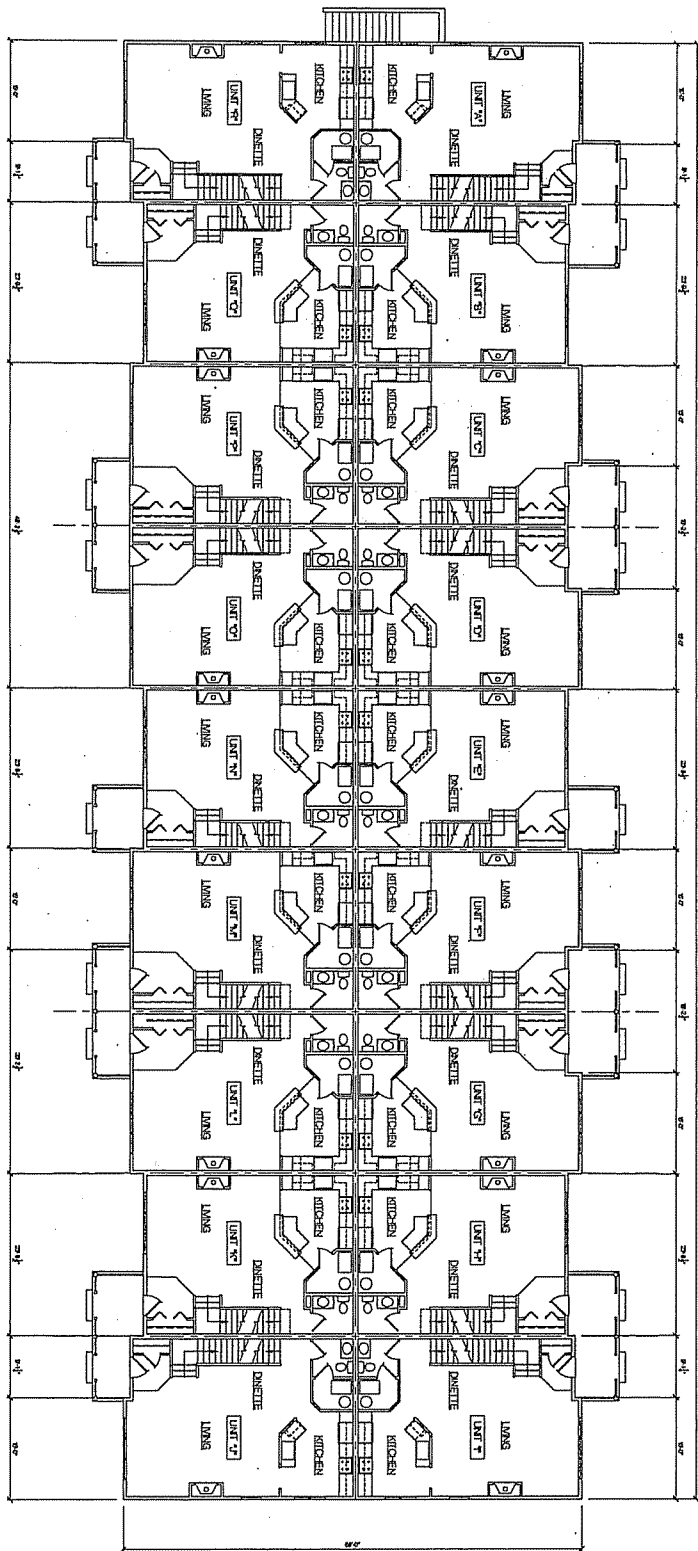
A1

SHEET NO.

PROJECT NO.

FOUNDATION PLAN  
SAUK POINT  
18 UNIT TOWNHOUSE BUILDING  
LOT 4, 602 BEAR CLAW WAY  
MADISON WISCONSIN

9-16



FIRST FLOOR PLAN



NORTH

A2

SHEET NO.

PROJECT NO.

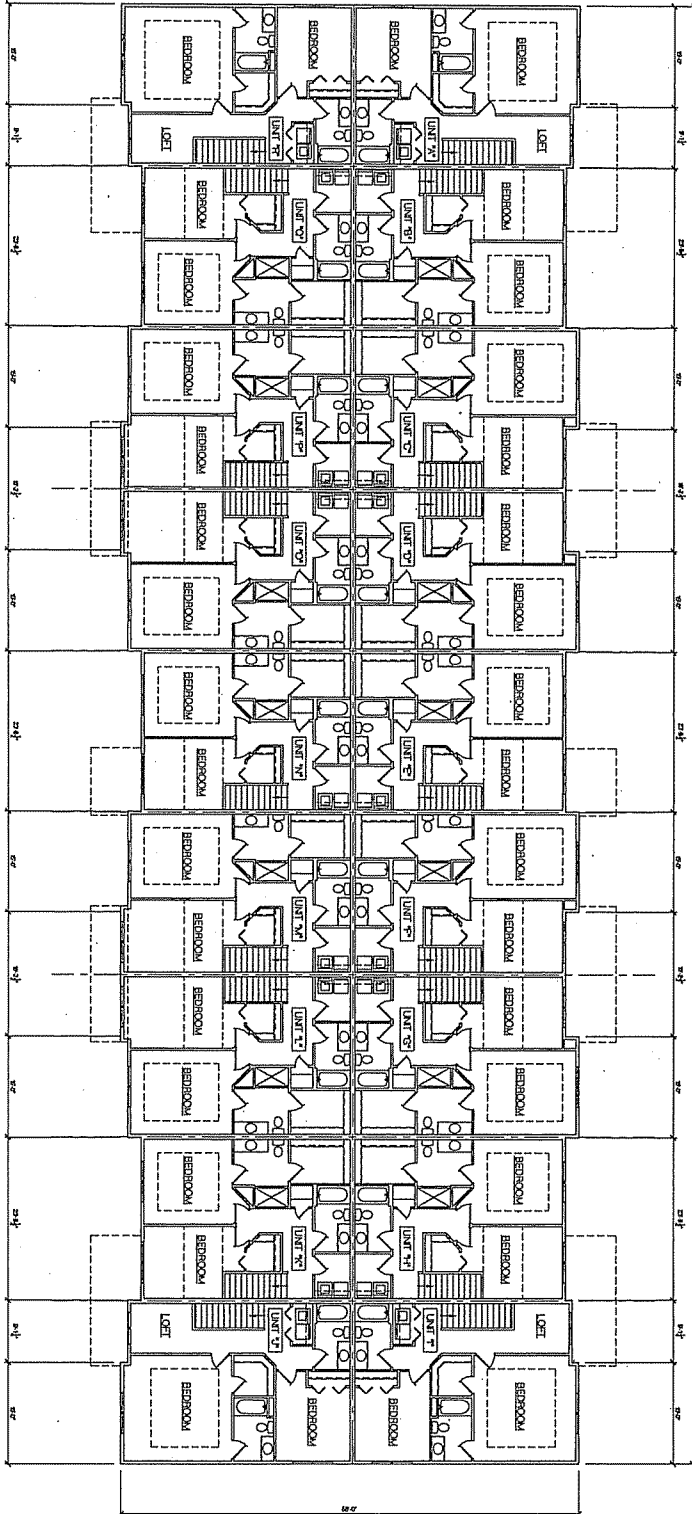
FIRST FLOOR PLAN  
 SAUK POINT  
 18 UNIT TOWNHOUSE BUILDING  
 LOT 4, 602 BEAR CLAW WAY  
 MADISON WISCONSIN

DRAWN BY	APP'D	DATE	SCALE
2-7-07	LOREN WELZ/DAVID SUBITIAL	2-7-07	AS NOTED



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 HOMES  
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9-10



⊕ SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



A3

SHEET NO.

SECOND FLOOR PLAN  
SAUK POINT  
18 UNIT TOWNHOUSE BUILDING  
LOT 4, 602 BEAR CLAW WAY  
MADISON WISCONSIN

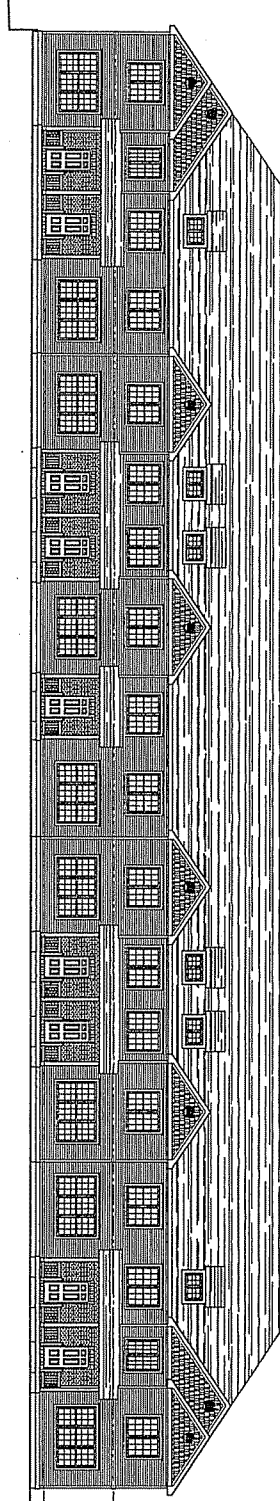
DRAWN BY: 2/7-07 APPR: DATE: 2-7-07 SCALE: AS NOTED

NO.	DATE	DESCRIPTION
1	2/7-07	CONC. USE/ZIP/CD SUBMITTAL

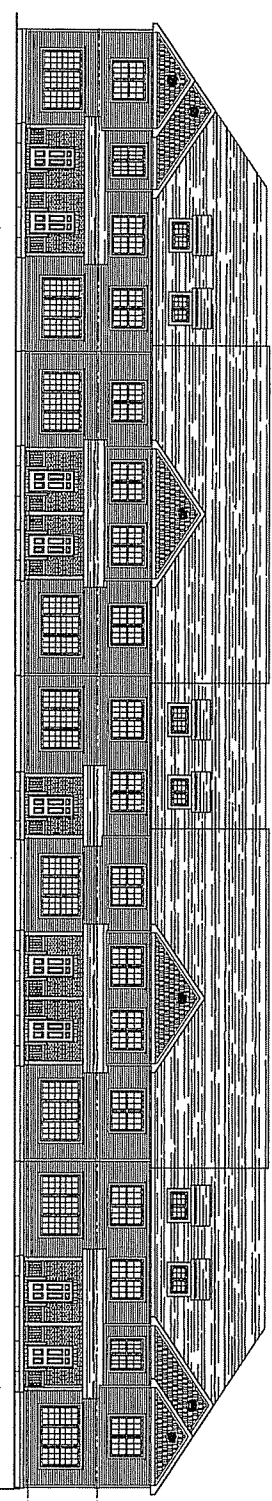


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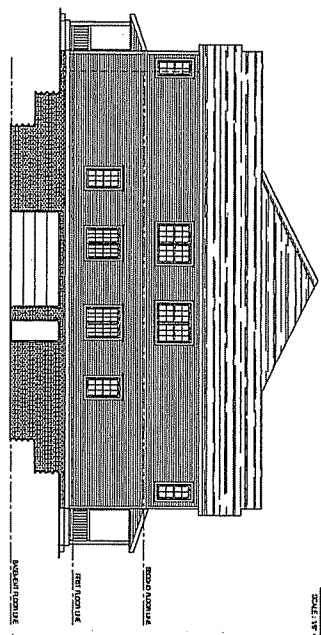
9-10



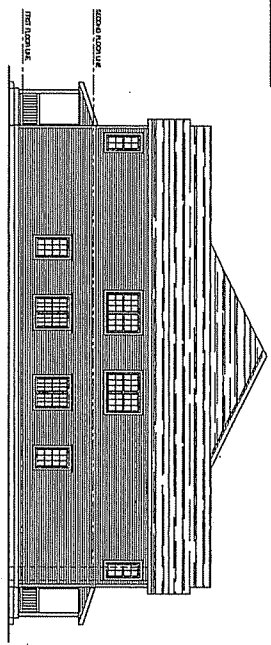
REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

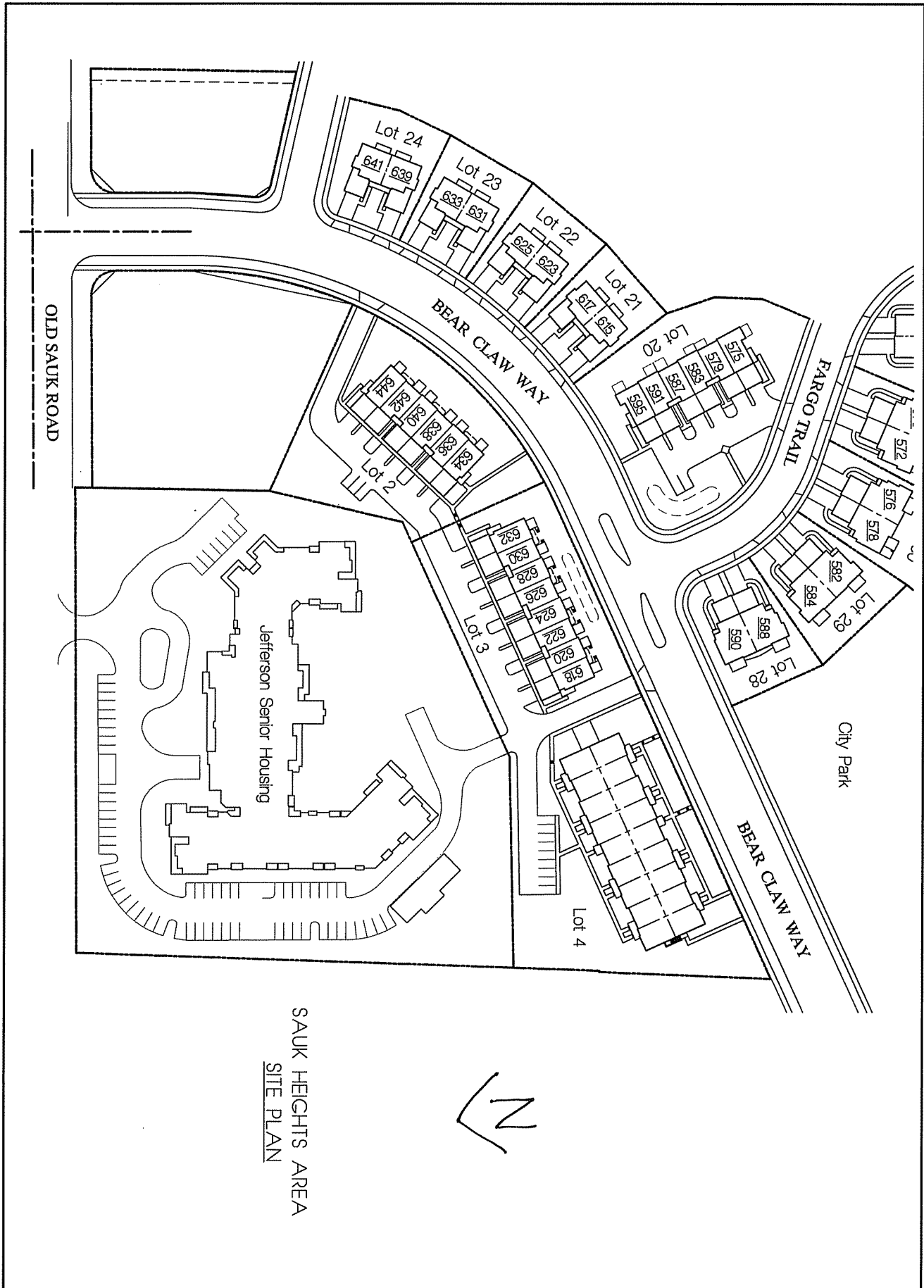
DRAWN BY	DATE	SCALE AS NOTED
2/2/07	2-7-07	
1/2/07		

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RESIDENTIAL  
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BUILDING ELEVATIONS  
 SAUK POINT  
 18 UNIT TOWNHOUSE BUILDING  
 LOT 4, 602 BEAR CLAW WAY  
 MADISON WISCONSIN


SHEET NO.  
**A4**

01-5



SAUK HEIGHTS AREA  
SITE PLAN



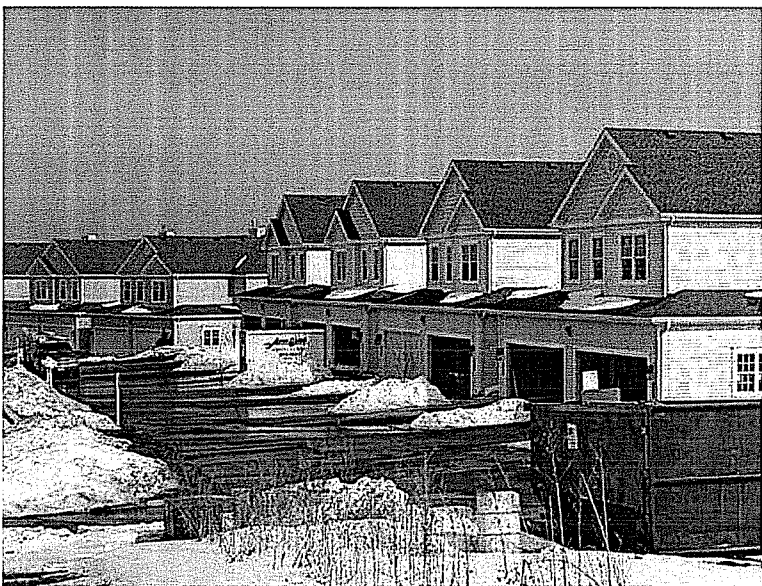
SHEET NO.	PROJECT NO.	SAUK HEIGHTS SUBDMSON	DRAWN	APPR	DATE	SCALE	 P.O. Box 930090 - Verona, WI 53593 - (608) 424-3443 © 2006 Christopher Homes, Inc. All rights reserved Unauthorized use or duplication prohibited.
		BEAR CLAW WAY / FARGO TRAIL					
		MADISON WISCONSIN					

9-10

# 634-644 Bear Claw Way



# 618-632 Bear Claw Way





# Jefferson Senior Housing



575-595 Fargo Trail

