



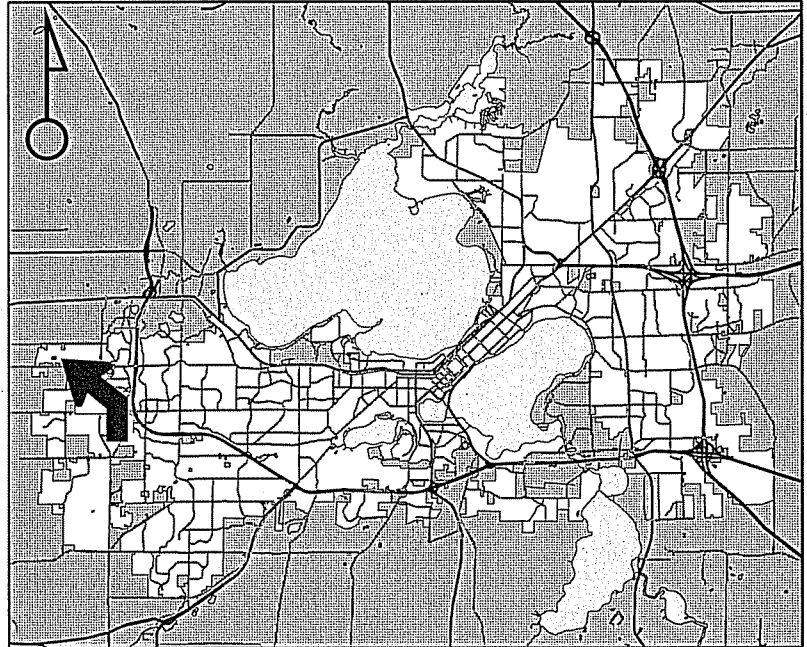
Location
809 Big Stone Trail

Applicant
Paul and Tamara Berns/
Justin Temple – Temple Builders

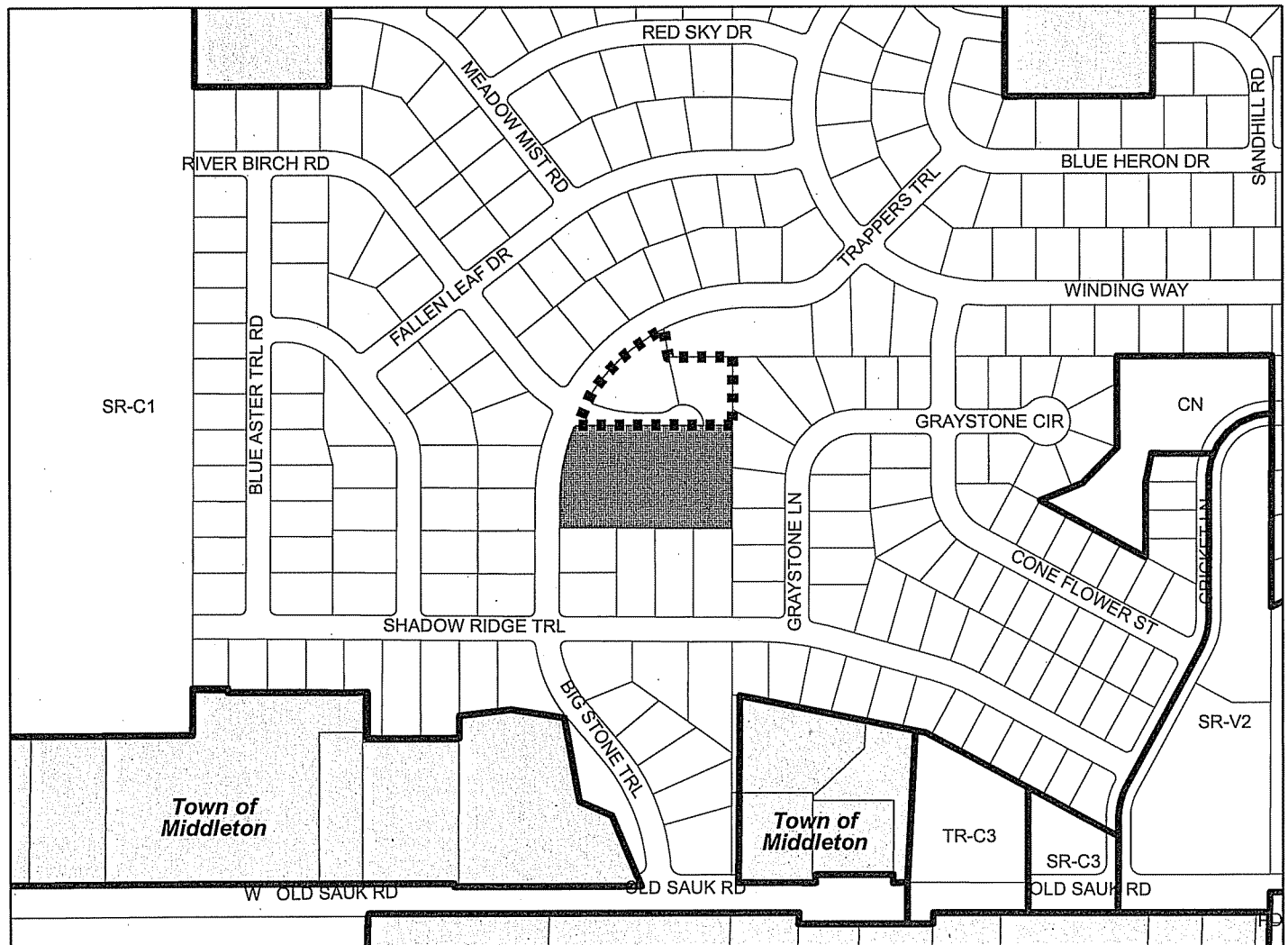
Existing Use
Vacant lands

Proposed Use
Construct principal structure (residence)
over 10,000 gross square feet and
accessory building (pool house) over
800 square feet in R1 zoning

Public Hearing Date
Plan Commission
04 February 2013



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 : 23 January 2013



City of Madison

Conditional Use

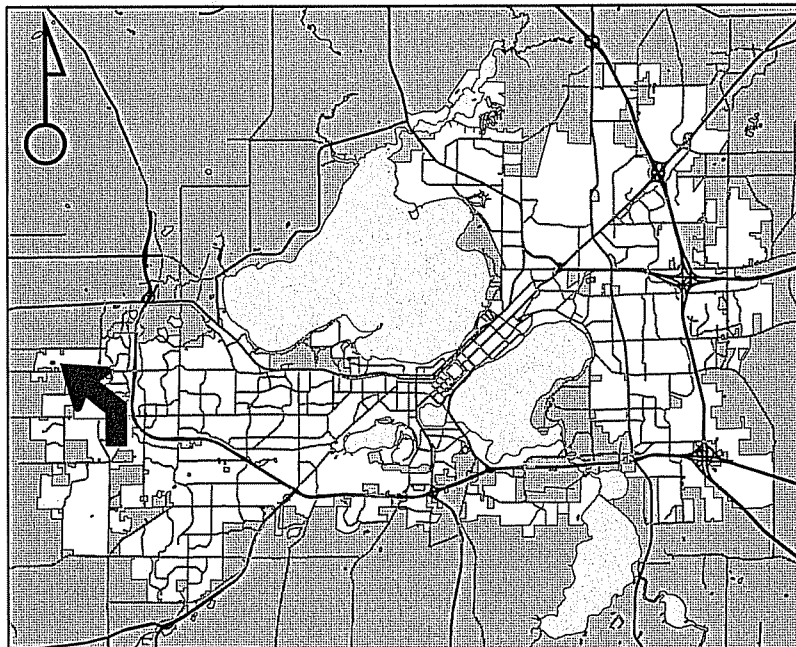
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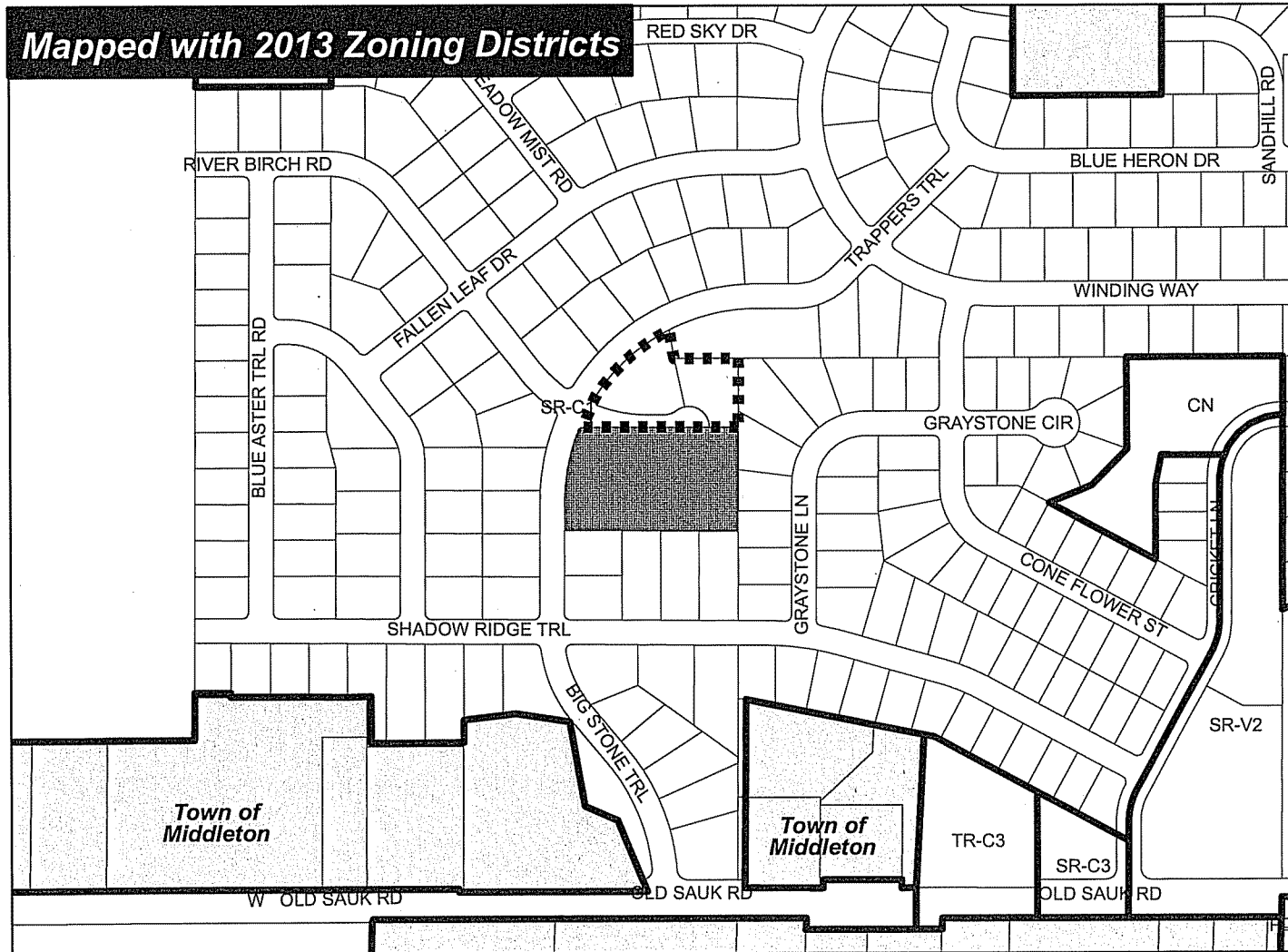
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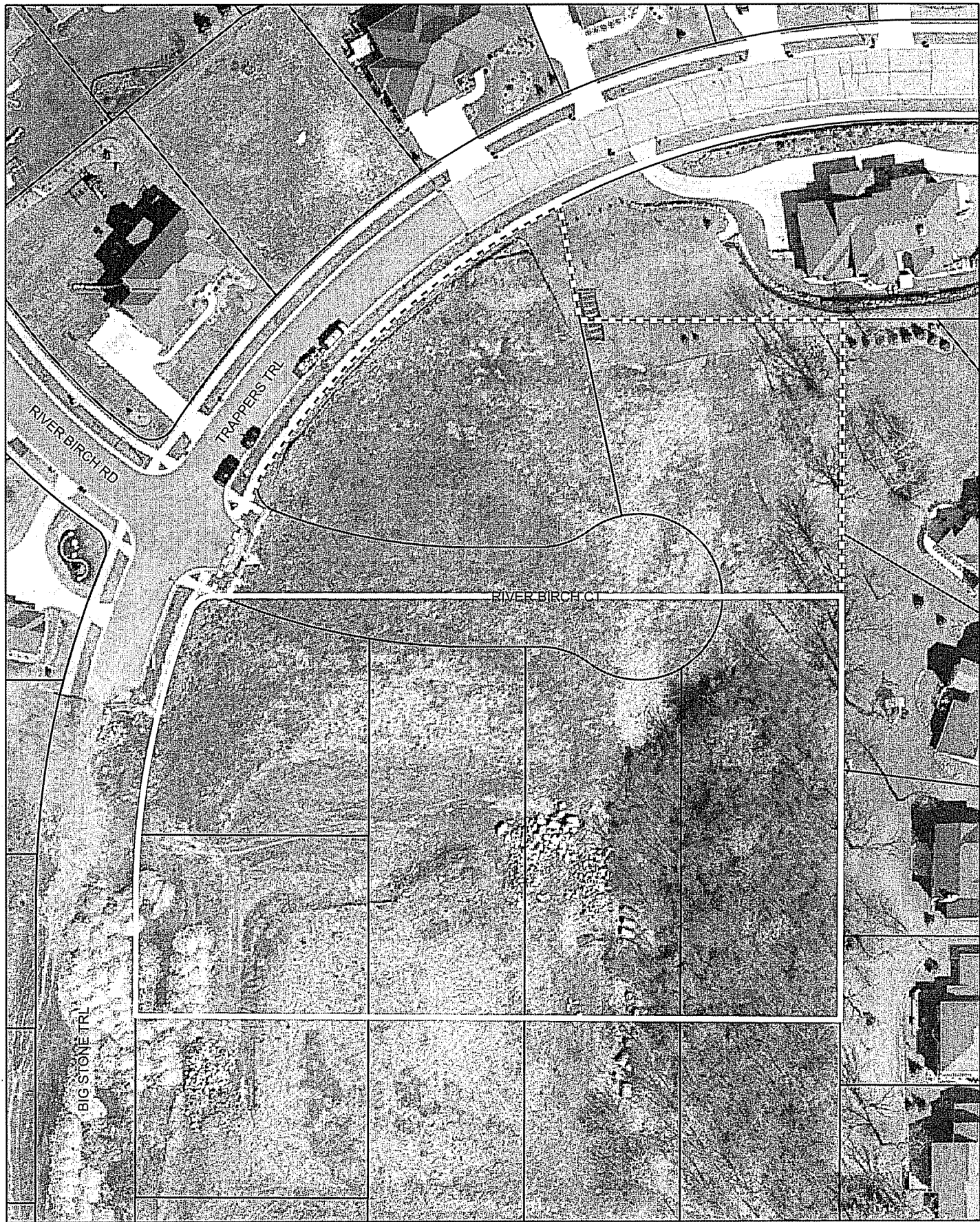


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Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2013



Date of Aerial Photography : Spring 2010



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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address. 809

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$850</u> Receipt No. <u>138733</u>
Date Received	<u>12/19/12</u>
Received By	<u>JL</u>
Parcel No.	<u>0708-163-0622-3</u>
Aldermanic District	<u>9 - Paul Skidmore</u>
GQ	<u>Eng Hold</u>
Zoning District	<u>RI</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<u>NA</u> Legal Descript. <input type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>NA</u>
Alder Notification	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Ngrhd. Assn Not.	<input checked="" type="checkbox"/> Waiver <input type="checkbox"/>
Date Sign Issued	<u>12/19/12</u>

1. Project Address: 809 Big Stone Trail (Blackhawk Subdivision) Project Area in Acres: 2.421
Project Title (if any): New Single Family Residence

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
 - Conditional Use, or Major Alteration to an Approved Conditional Use
 - Demolition Permit
 - Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Justin Temple Company: Temple Builders LLC
Street Address: 120 E Wilson Street, Ste 2 City/State: Madison, WI Zip: 53703
Telephone: (608) 442-1820 Fax: (608) 442-1824 Email: jtemple@templebuilds.com

Project Contact Person: Justin Temple Company: Temple Builders LLC
Street Address: 120 E Wilson Street, Ste 2 City/State: Madison WI Zip: 53703
Telephone: (608) 442-1820 Fax: (608) 442-1824 Email: jtemple@templebuilds.com

Property Owner (if not applicant): Paul & Tamara Berns
Street Address: 9906 Fallen Leaf Drive City/State: Middleton WI Zip: 53562

4. Project Information:
Provide a brief description of the project and all proposed uses of the site: New home of 14,000 sq.ft. excluding garage and unfinished basement area.

Development Schedule: Commencement February, 2013 Completion December, 2013

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, **twelve (12) additional 11 X 17-inch copies**.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

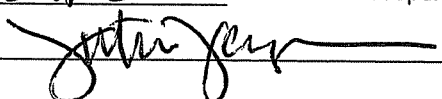
- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the _____ Plan, which recommends _____ for this property.
- Pre-application Notification:** Section 28.12 of 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:

→ 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: 11/2012 Zoning Staff: Matt Tucker Date: 11/2012

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

Name of Applicant: JUSTIN TEMPLE Relation to Property Owner: BUILDER
Authorizing Signature of Property Owner:  Date: 12/10/12

Letter of Intent

Proposed New Residence for Paul & Tamara Berns

December 18, 2012

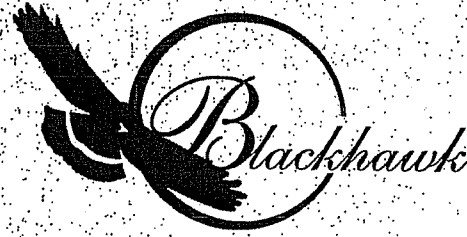
Temple Builders LLC proposes to construct a new single family residence, which is above the city's 10,000 square foot maximum, on a 2.4 acre lot in the Blackhawk Subdivision on Madison's far west side. We are requesting a conditional use permit to allow us to construct a residence above 10,000 square feet on a R-1 lot. The home is being designed and constructed by Temple Builders. The planned start of this project is sometime in February with completion by the end of the year. The civil engineering work was performed by Mead & Hunt Engineering.

The finished square footage of the house will be 14,192, the garage square footage is 2,423, the unfinished basement is 1,476 and the pool house will be around 800 square feet. The landscaping plan shows the projected swimming pool, sport court and pool house. There will be extensive landscaping installed throughout the entire property; the landscaping plans are included in this proposal. The home is a ranch style with an exposed lower level. There is no public subsidy requested. The project will create an estimated 100 jobs during the 10-month construction period. The home will have a full stone façade and either a slate or concrete tile roof. The plan submitted may have some minor façade modifications during construction; we are still working through aesthetic modifications to the exterior. The exterior colors have not been selected and will need to be eventually submitted to the Blackhawk Architectural Committee for approval.

Respectfully submitted,

Justin Temple

Temple Builders, LLC



November 20, 2012

To: City of Madison Plan Staff
Re: Big Stone Court Lot Consolidation

To Whom It May Concern,

In connection with the proposed seven (7) lot purchase on Big Stone Court and consolidation of such lots into two (2) home sites, on behalf of the Blackhawk NHOA Board of Directors, I am writing to advise the Plan Staff that the Board considered and expressed unanimous support for the project.

Attached please find a copy of the minutes of the Board meeting held on November 12, 2012, including a resolution expressing the support of the Board for the project.

Sincerely,

Asya Alexandrovich
Blackhawk NHOA Board of Directors,
Secretary

cc: Blackhawk NHOA Board of Directors
Aris Gialamas
Paul Berns

Enclosure





October 20, 2012

To: City of Madison Plan Staff

Re: Big Stone Court Lot consolidation

To Whom It May Concern,

As President of the Blackhawk Neighborhood Homeowners Association, I would like to address the issue of the proposed seven (7) lot purchase on Big Stone Court. This purchase is intended to consolidate the lots and divide them into two (2) home sites by certified survey map. As a Board, we are aware of this proposal and, in fact, it was considered and discussed at our last Association meeting.

On behalf of the Board and as its current President, I want you to know that I support this project. I feel that this proposed change will be consistent with the high standards established by the neighborhood. Both of these homeowners currently live in Blackhawk and we appreciate that they think so much of the neighborhood that they would want to construct these fine homes here.

I assume that these will be large homes, but feel confident that they will be consistent with the other large homes already in existence in Blackhawk. My understanding is that the houses they build will cover less of the lot area than the average home in the neighborhood and I feel that the additional open space will be an enhancement.

Sincerely,

Beth An Schulz
BHOA President 2012
bethan.realtor@gmail.com
608.288.8900



Blackhawk Neighborhood Home Owners Association, Inc.
P.O. Box 620861 • Middleton, WI 53562-0861
www.blackhawkhomeowners.com

**Blackhawk NHOA Board of Directors
November 12, 2012 Meeting Minutes**

- Meeting called to order at 7:10 p.m. In attendance: Beth An Schulz, Gerry Anderson, Asya Alexandrovich, Michelle Bond, Tim Larsen and John McKenzie (via Skype).
- A special meeting of the Board was called to discuss the proposed seven (7) lot purchase on Big Stone Court and consolidation of such lots into two (2) home sites. Purchasers of the lots, Aris Gialamas and Paul Berns, attended the meeting by invitation of the Board.

The Board was provided with information regarding proposed plans for the homes to be built, including intended lot and home size and amount of green space surrounding the homes. Certain communications with the City of Madison Plan Staff and Blackhawk residents related to the project were also discussed by the Board. The Board requested to continue receiving information regarding the project as it progresses. Following discussion, the Board adopted the following resolution.

RESOLVED: that the Blackhawk NHOA Board of Directors unanimously supports the proposed Big Stone Court project, provided that all Covenants and City of Madison building ordinances are complied with in the course of planning and construction, as applicable.

- The Board also briefly discussed the composition of the Board for 2013 and agenda for the upcoming Annual Meeting.
- Meeting adjourned at 7:50 p.m.

Minutes respectfully submitted by Asya Alexandrovich, Secretary.



October 25, 2012

Dear Blackhawk Resident:

You may have heard rumors about modifications to the lots planned for Big Stone Court. I have enclosed two plans for your reference. The first plan shows the original approved road and lot configuration. The second one shows the proposed change.

About 3 months ago I came to an agreement with 2 current neighbors in Blackhawk to sell all 7 lots on Big Stone Court with the intention to consolidate them into 2 large lots. It would be their desire to abandon the cul du sac dividing the land between them and to access their lots from Big Stone Trail. They would then proceed to design and build two very high quality houses. The process will involve a formal request by me to the City of Madison to abandon Big Stone Court. Once this is approved a Conditional Use Permit may be necessary if the houses are larger than 10,000 square feet. It is anticipated that one or both of the houses may exceed that limit. These matters will be addressed in front of the plan commission and approved by the city council. It will be a public meeting and anyone can comment.

I am aware that one resident of Blackhawk has called Alderman Paul Skidmore and city planner Brad Murphy to express her objection. I was disappointed to hear that because I have worked hard to maintain harmony in Blackhawk. Neighbor conflict is something that I always want to avoid. I am realistic and know that everybody won't agree on everything, but I hope that neighbors will not create disharmony when it will be unproductive. In the end I am certain this minor change will be approved and I hope with some background, you can make an informed decision about your involvement or lack thereof in the public process. As the developer, and guardian for the value of Blackhawk, I feel strongly that these houses will be a great addition to our neighborhood.

Recently the two lot buyers and I met with city plan staff, our engineers, and Alderman Skidmore. In the meeting, plan staff indicated that the City will likely look favorably on the abandonment of the cul du sac because they consider them to be dead end streets with poor fire safety access. They also indicated that other conditional use permits have been approved for similar situations and that this one would be expected to be approved too as long as the Alder supports the change. Alder Skidmore stated that he did indeed support the change and felt it was consistent with the high standards of the Blackhawk neighborhood. We are now in the process of assembling information for the public meetings.



Developed by MacHorsing LLC, Corp.

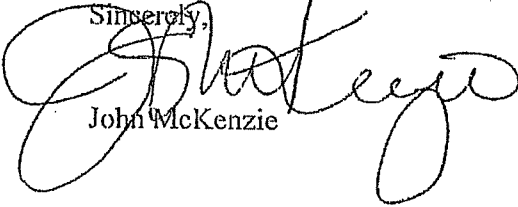
1080 Pleasant View Road Middleton, Wisconsin 53562 Voice: 608-836-7600 Fax: 608-824-0300

I also want to add that over the years I have had to make decisions about standards for individual house plans in my capacity as developer and with responsibility for the Architectural Control Committee. Each of you have had to go through that process before you built your house. I take that responsibility seriously because it protects everybody from substandard houses. We have the right to approve plans, finishes, minimum square footages and other design issues. I can assure you that before any plan is finally approved the quality and finishes of these two houses will meet or exceed that of other houses in the subdivision.

Finally I want to address the wild rumor that these houses are going to be in the neighborhood of 25,000-30,000 square feet each. That is far from reality. At this point there are only preliminary plans for one house footprint and it looks to me like it is much closer to 10,000 square feet. Also it covers less than 10% of the lot area which I think will add appealing open space. Most of the houses in Blackhawk exceed 20% lot coverage.

I hope this letter has been informative. I also hope you will look forward to the houses as I do. Most importantly, I encourage everyone to maintain the friendly and cooperative environment that has made our neighborhood so appealing. If you have any questions or comments I encourage you to call me. If we can discuss our feelings and differences between ourselves rather than to call the alder or plan staff separately we can avoid the toxic residue of neighbor conflict. That and maintaining high standards have been paramount goals for me over the 20 years of this neighborhoods development.

Sincerely,


John McKenzie