



Location
602 Bear Claw Way

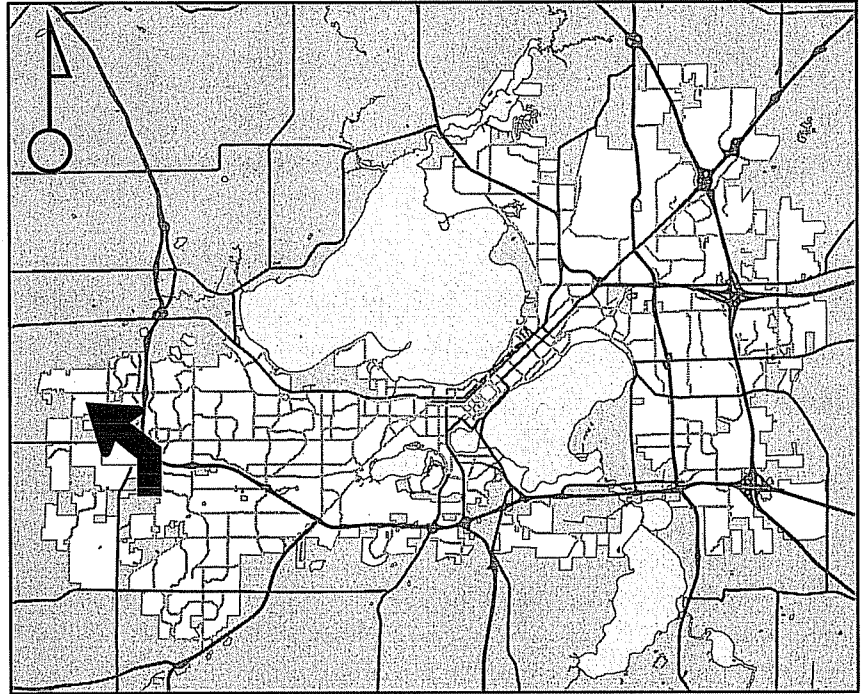
Project Name
Sauk Heights Condominiums

Applicant
David Hull -
Christopher Homes, Inc

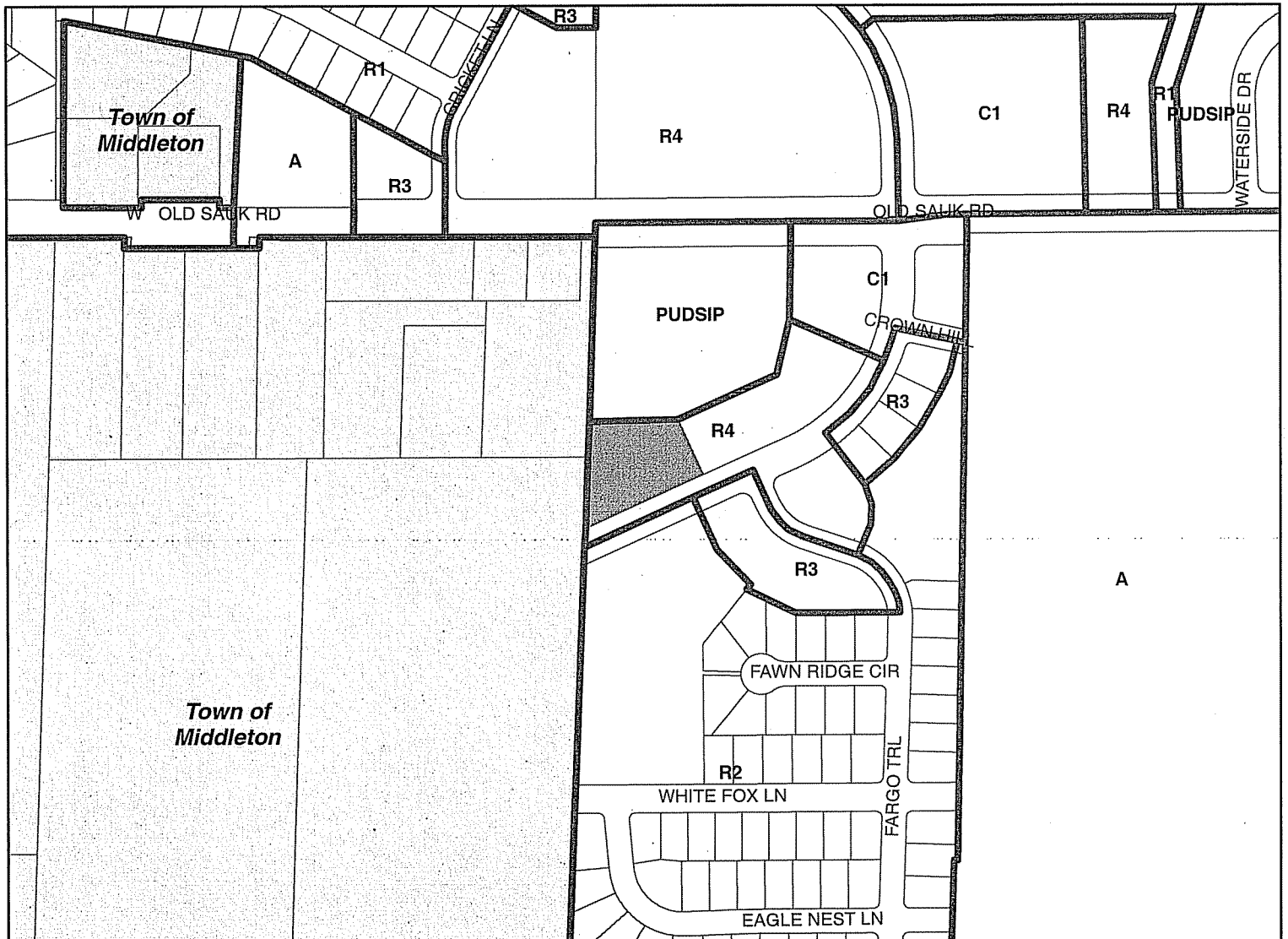
Existing Use
Vacant Land

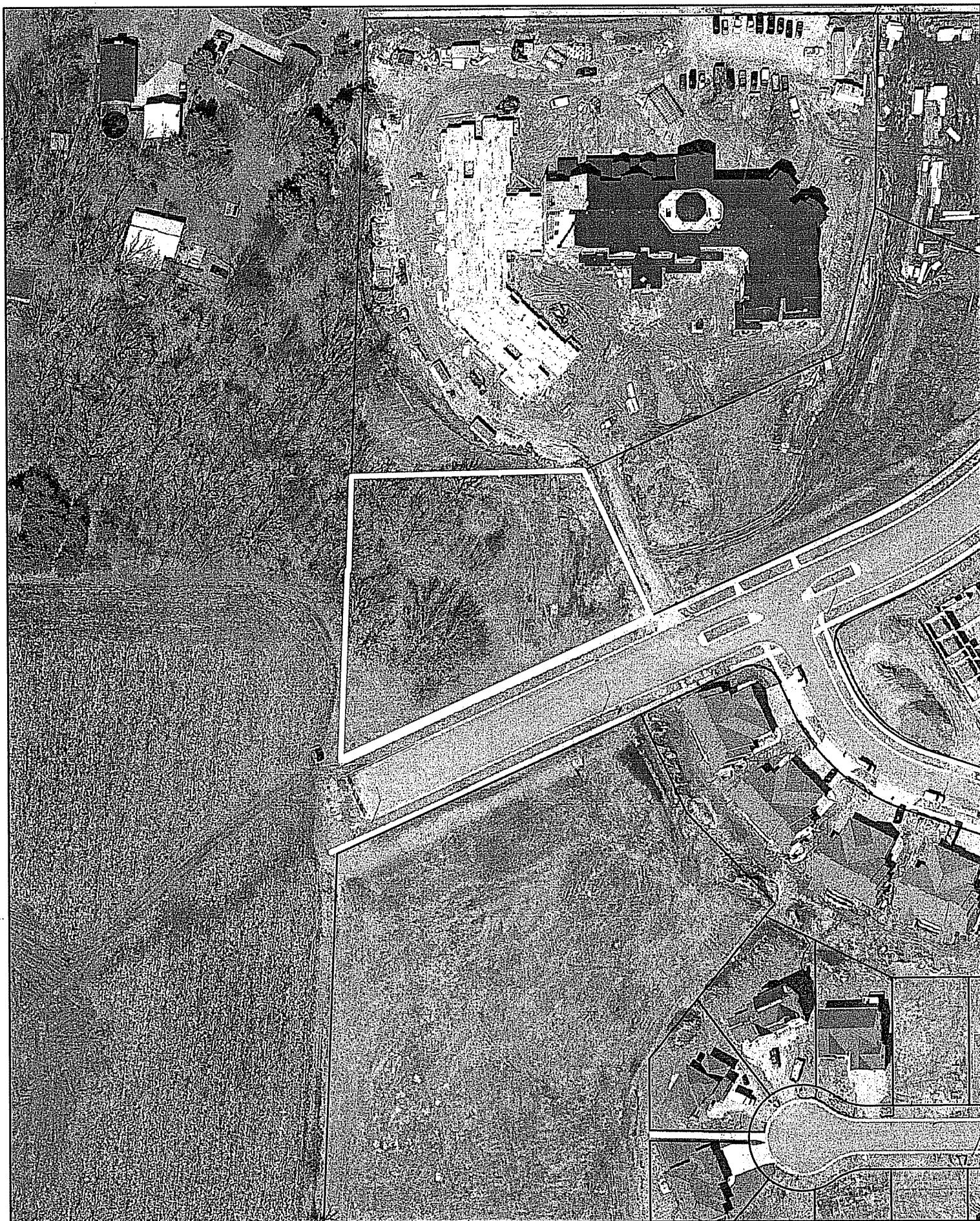
Proposed Use
8-Unit Condominium Building

Public Hearing Date
Plan Commission
09 July 2007



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





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.
- 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 _____ Receipt No. _____
 Date Received 5/14/07
 Received By SLK
 Parcel No. 0708-211-0703-8
 Aldermanic District #9-Paul Skidmore
 GQ OK
 Zoning District R4
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript. _____
 Plan Sets Zoning Text NA
 Alder Notification Waiver _____
 Ngrhd. Assn Not. Waiver _____
 Date Sign Issued 5/14/07

1. **Project Address:** 602-616 BEAR CLAW WAY **Project Area in Acres:** 1.21

Project Title (if any): SAUK HEIGHTS CONDOMINIUMS

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)

<input type="checkbox"/> Rezoning from _____ to _____	<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

Conditional Use **Demolition Permit** **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: christopher@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 8 UNIT TOWNHOUSE STYLE CONDOMINIUM BUILDING

Development Schedule: Commencement JUNE 2007 Completion JANUARY 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 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: \$_____ 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 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 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, SAUK HEIGHTS NEIGHBORHOOD ASSOC., SAUK HEIGHT CONDO. 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 _____ | Zoning Staff MATT TUCKER Date _____

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

Printed Name DAVID HULL Date 5-14-07

Signature [Signature] Relation to Property Owner EMPLOYEE

Authorizing Signature of Property Owner [Signature] Date 5-14-07



May 14, 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 Heights Condominiums – Phase III

Project Type: New eight (8) unit 3 bedroom townhouse style condominium building.

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

Site Information: Site is currently zoned R-4
See Site Statistics sheet for additional information

Gross Square Footage: Approximate building/unit size
2-story units: 1,950 per unit
Square footage: 18,850 entire building

Parking Stalls Provided: Two (2) interior stalls per unit (16 total) and two (2) exterior surface stalls for visitor parking. Exterior parking is also available at each garage location.

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

Sincerely,

David Hull
Director of Project Mgmt. & Design

Attachments

17



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

5/14/2007

Unit Mix

2 Bedroom	8
Total:	8

Lot Area (Acres)	1.21
Lot Area (SF)	52,745
Lot Area / D.U. (SF)	6,593
D.U. / Acres	6.6
Building (SF)	11,253
Floor Area Ratio	0.21

Parking

Garage Stalls	16
Surface Stalls	18
Total Stalls	34

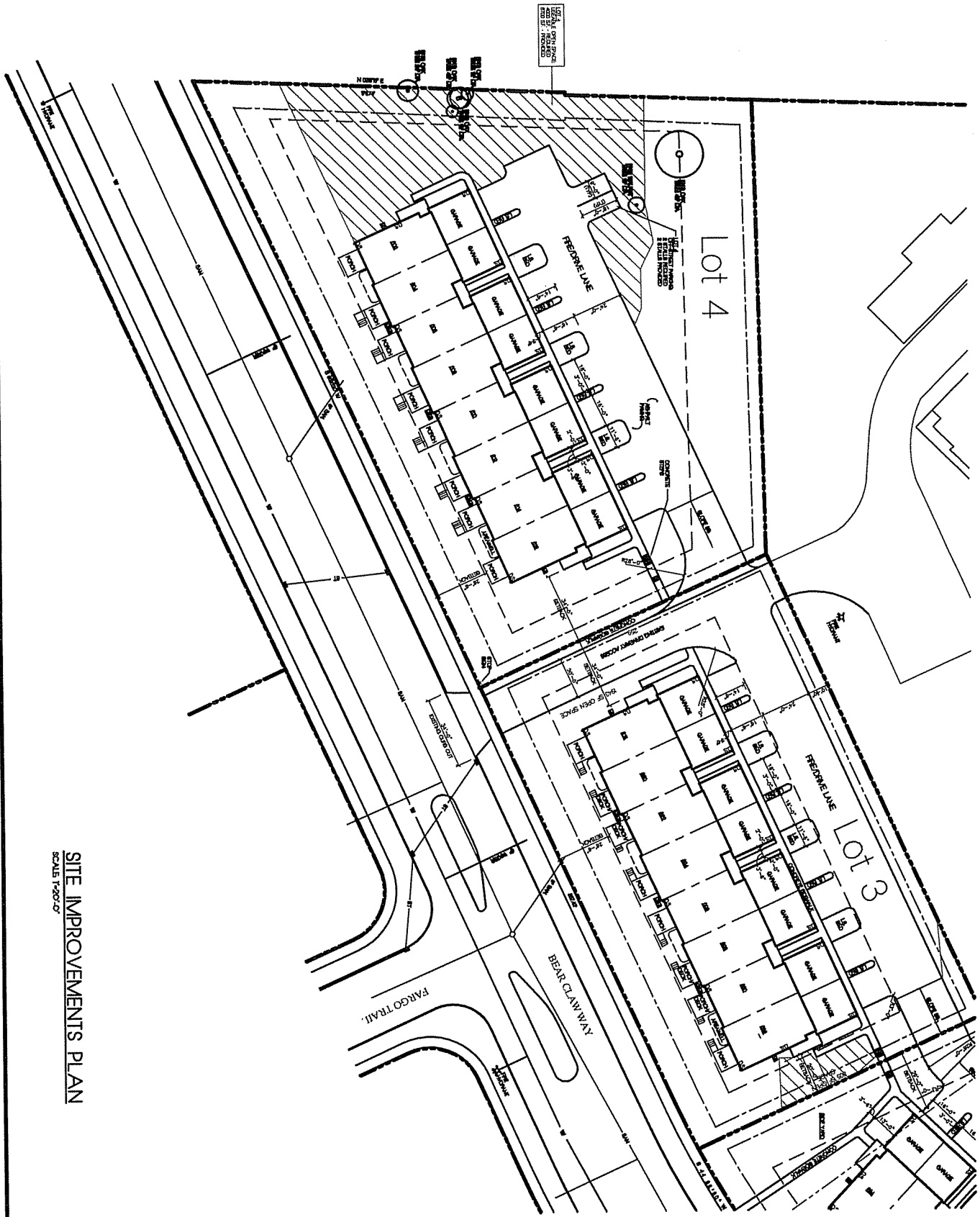
Stalls / D.U.	4.3
---------------	-----

Site Composition

Building Coverage (SF)	7,868
Drive and Parking (SF)	4,581
Walks (SF)	1,200
Total Impervious Surface (SF)	13,649
Impervious Surface Ratio	0.26

Greenspace Area (SF)	39,096
Greenspace, (% of site)	74%
Greenspace / D.U. (SF)	4,887

Usable Open Space (SF)	8,700
Usable Open Space (% of site)	16%
Usable Open Space / D.U. (SF)	1,088
Usable Open Space / Bed (SF)	363



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

01

SHEET NO.

PROJECT NO.

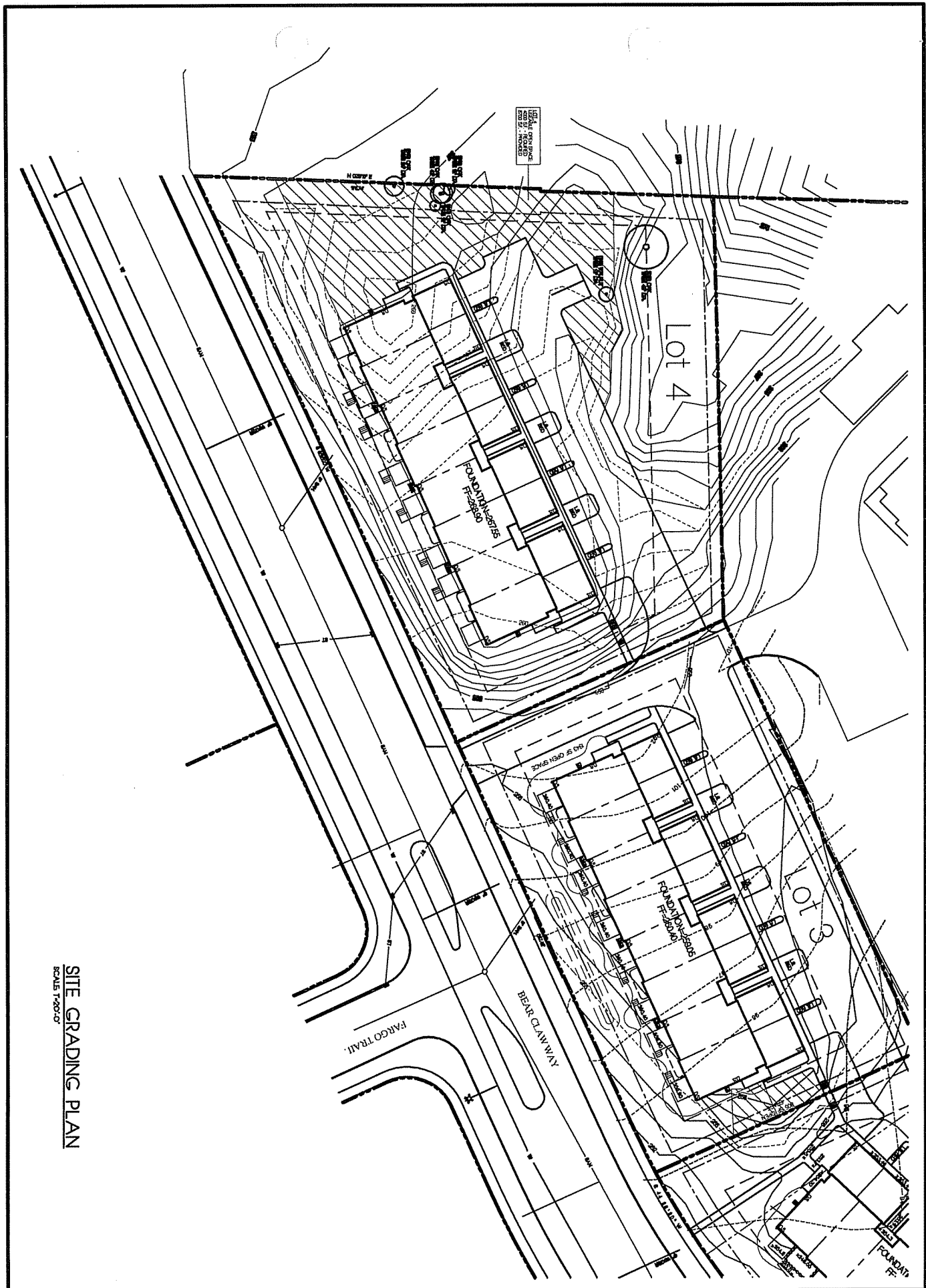
SITE IMPROVEMENTS PLAN
 BALK HEIGHTS CONDOMINIUMS
 LOT 4, 602 - 616 BEAR CLAW WAY
 MADISON WISCONSIN

DATE	BY	DESCRIPTION
10-3-05	DH	CONC. USE/ZONING SUBMITTAL
		CONC. USE RE-SUBMITTAL



P.O. Box 930006 - Verona, WI 53599 - (608) 424-3443
 © 2006 Christopher Homes, Inc. All rights reserved.
 Unauthorized use or duplication prohibited.

17



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

C2

SHEET NO.

PROJECT NO.

SITE GRADING PLAN
SALK HEIGHTS CONDOMINIUMS
LOT 4, 602 - 616 BEAR CLAW WAY
MADISON WISCONSIN

DRAWN BY	APP'D	DATE	SCALE
87-07	CONC. LINE/ZONING SUBMITTAL	10-3-05	AS NOTED
87-07	CONC. LINE PER-REMITTAL		



P.O. Box 930006 - Verona, WI 53593 - (608) 424-3443
© 2006 Christopher Homes Inc. All rights reserved.
Unauthorized use or duplication prohibited.

17

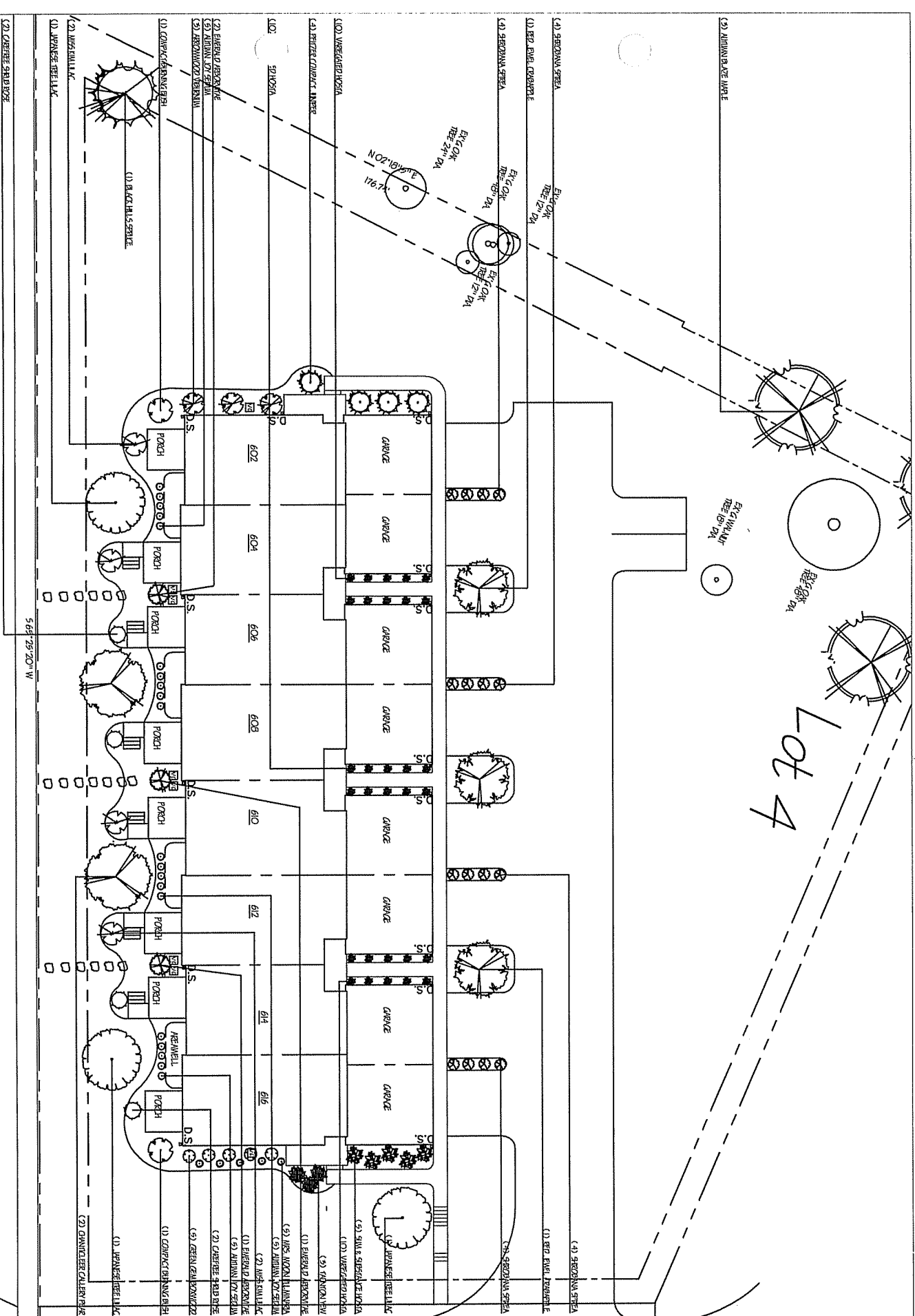
7

OLSON WHITS
LANDSCAPING
4307 Ziegler Rd
Madison, WI 53718
P: (608) 277-2222
www.olsonwhits.com

Sauk Heights Condominiums

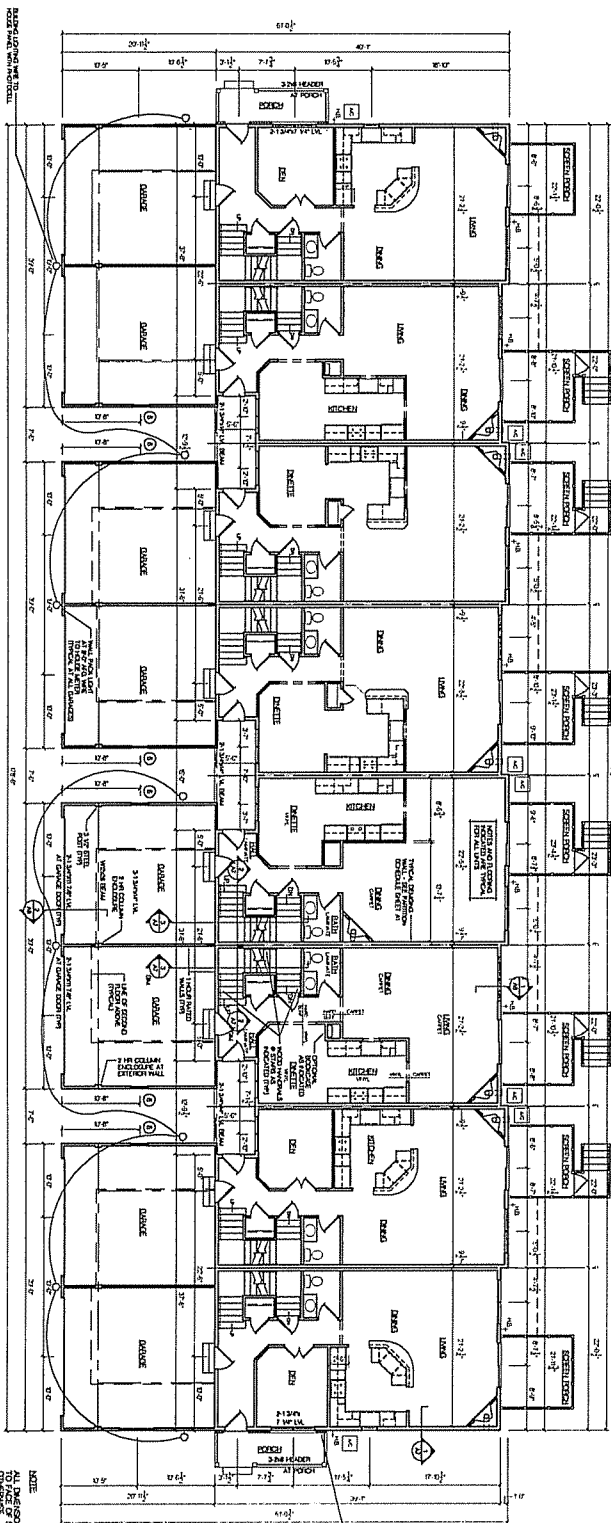
642 Bear Claw Way - Lot 3 Sauk Heights
Madison, WI

Date: October 13, 2005
Scale: 1" = 1'-0"
Drawing: 001
Site:
This plan shows the proposed site for the Sauk Heights Condominiums. The site is located on Lot 3 of the Sauk Heights Subdivision, which is a 10-acre residential subdivision located in the City of Madison, Wisconsin. The site is bounded by Bear Claw Way to the north, a residential street to the east, and a residential street to the south. The site is currently undeveloped and is zoned for residential use. The plan shows the proposed location of the building, parking areas, and landscaping. The building is a three-story structure with a total area of approximately 10,000 square feet. The parking areas are located on the east and south sides of the building. The landscaping includes trees, shrubs, and lawn areas. The plan is subject to the approval of the City of Madison Planning Board and the Wisconsin Department of Transportation. The plan was prepared by Olson Whits Landscaping, Inc. on October 13, 2005.

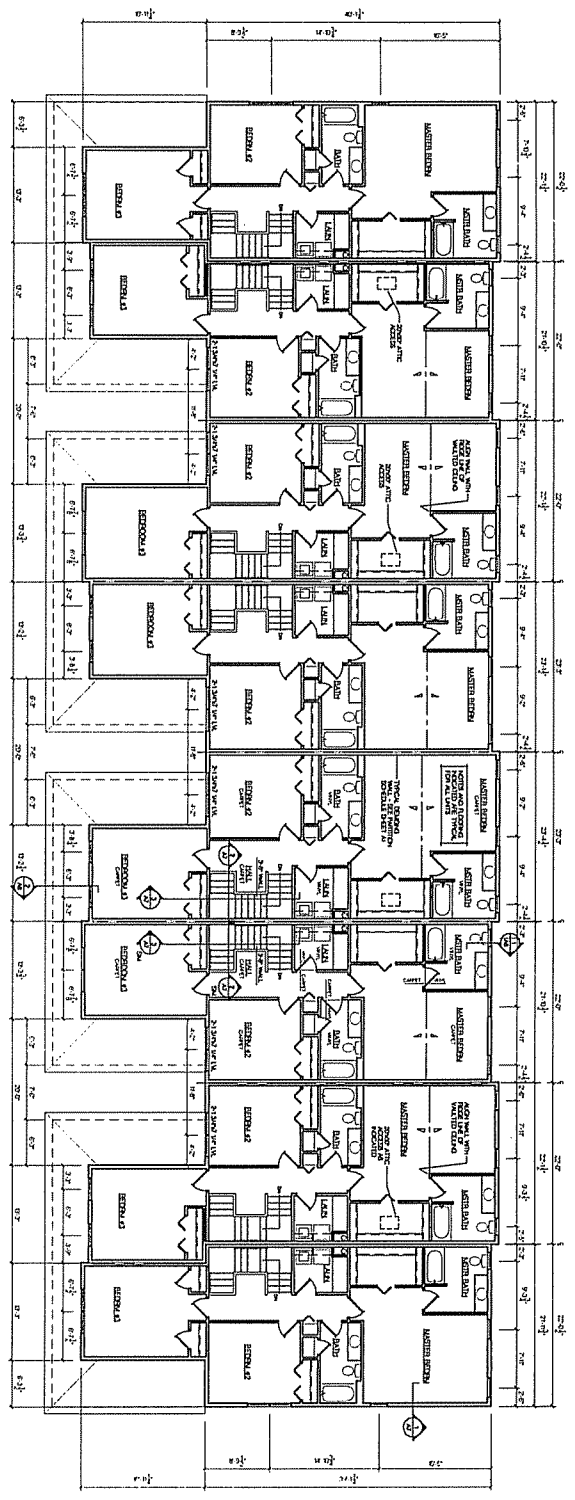


Lot 4

Reference: 1000
Lot 3 Sauk Heights



① FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



② SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:
ALL DIMENSIONS ARE FACE UNLESS NOTED OTHERWISE.
ALL FIXTURES NOT SPECIFIED OTHERWISE TO BE INSTALLED AS SHOWN ON PLAN UNLESS NOTED OTHERWISE.

PROJECT NO.	1/8" FLOOR PLANS	DRAWN BY	APPR.	DATE: 5-14-07	SCALE: AS NOTED
	SHEET NO.	A1	1	1	
SAUK HEIGHTS CONDOMINIUMS LOT 4, 602 - 616 BEAR CLAW WAY MADISON WISCONSIN		3-31-07 COV. L. USE RE-SUBMITTAL 5-14-07 COV. D. USE RE-SUBMITTAL			

CHRISTOPHER
Quality and Value are Built In
 P.O. Box 930096 • Verona, WI 53593 • (608) 424-3443
 © 2006 Christopher Homes Inc. All rights reserved.
 Unauthorized use or duplication prohibited.

17

