



Letter of Intent

Rezoning for Ninth Addition to Blackhawk Subdivision

City of Madison, WI

Blackhawk Neighborhood Development Planning Area



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March 21, 2018

City of Madison Department of Planning, Community & Economic Development
Attn: Heather Stouder, Director of Planning Division
215 Martin Luther King Jr. Blvd, Room 120
Madison, WI 53703

Re: Letter of Intent Ninth Edition to Blackhawk Subdivision – Rezoning and Development

Dear Planning Staff:

Vierbicher is submitting this letter of intent packet on behalf of BHTOO, LLC (Applicant) to amend the Official Zoning Map for a parcel of land recently attached to the City of Madison from the Town of Middleton. The parcel is located at 9563 Blackhawk Road in the Blackhawk Neighborhood.

The Applicant intends to develop the parcel with 14 lots. The 14 lots will accommodate detached single family residential homes, which is consistent with the use of lots immediately adjacent to the parcel. The Applicant intends to extend Sandhill Road through the southern portion of the parcel, and construct a new road (Quail Drive) running north to south to connect Sandhill Road to Blackhawk Road.

The current zoning district designation for the parcel is Temporary Agricultural (Temp A). The Applicant is seeking to change this designation to SR-C1, which is the same zoning designation as adjacent lots in the Blackhawk Neighborhood. Section 28.034 of the City of Madison Zoning Ordinance states that SR-C Districts were created to “stabilize and protect essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life cycle housing.” This description is in keeping with the characteristics of the Applicant's conceptual plans. The parcel is located on the western edge of the city's corporate boundary in a low to moderate-density residential area directly across Blackhawk Road from the Town of Middleton.

The parcel is approximately 5.5 acres in total area. The Applicant intends to commence construction activities at the site on July 17, 2018 and finalize construction activities by October 15, 2018 in anticipation for issuance of building permits on the same date.

We request the addition of this zoning amendment petition to the Plan Commission agenda for the May 21, 2018 meeting.

Sincerely,

Handwritten signature of Randall T. Kolinske in black ink.

Randall T. Kolinske, PE, LEED-AP
Project Leader

Handwritten signature of Daniel J. Lindstrom in black ink, followed by a horizontal line.

Daniel J. Lindstrom, AICP
Land Use Planner

I. Project Team

Land Owner:
BHTOO, LLC
732 Bear Claw Way
Madison, WI 53717

Developer:
BHTOO, LLC
732 Bear Claw Way
Madison, WI 53717

Engineer/Planning/Zoning:
Vierbicher Associates, Inc.
999 Fourier Drive
Madison WI 53717

Contact Info

John McKenzie
e: johnmc300@gmail.com
p: (608) 831-5343

John McKenzie
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Randall T. Kolinske
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p: (608) 821-3950

II. Site:

9563 Blackhawk Drive as illustrated in the Blackhawk Neighborhood Development Plan. The site is approximately 5.5 acres.

III. Existing Zoning:

The site was recently attached to the City, and is zoned Temp A (Temporary Agricultural District).

IV. Existing Uses:

The site is currently composed of underutilized residential lands.

V. Adjacent Uses:

The existing adjacent uses are all single family residential homes.

VI. Proposed Project Schedule:

January 9, 2018, Meeting with City Staff to review process, submittal deadlines, etc.
January 17, 2018 Alderperson notification and in-person meeting
March 21, 2018 Preparation and Submittal of Rezoning materials to City
April 4, 2018 Preparation and Submittal of Preliminary Plat, Final Plat, and associated Engineering Drawings/Reports
May 21, 2018 Plan Commission Meeting for Rezoning, Preliminary Plat, and Final Plat
June 5, 2018 Common Council Meeting for Rezoning, Preliminary Plat, and Final Plat approval
July 17, 2017 Anticipated Construction to Commence

VII. Proposed Uses:

The proposed uses include a variety of residential densities and parklands as identified in the Northeast Neighborhood Development Plan. The details are provided below

Single family lots:	14 Units (4.29 acres)
Stormwater:	Infiltration and Bioretention Basins located along rear property lines. Rain gardens located within the terraces.
Total ROW Dedication:	1.21 acres
Total Area:	5.50 acres

VIII. Proposed Zoning:

The development plan proposes to utilize SR-C1 zoning for the entire site. The development plan proposes to use the following zoning districts.

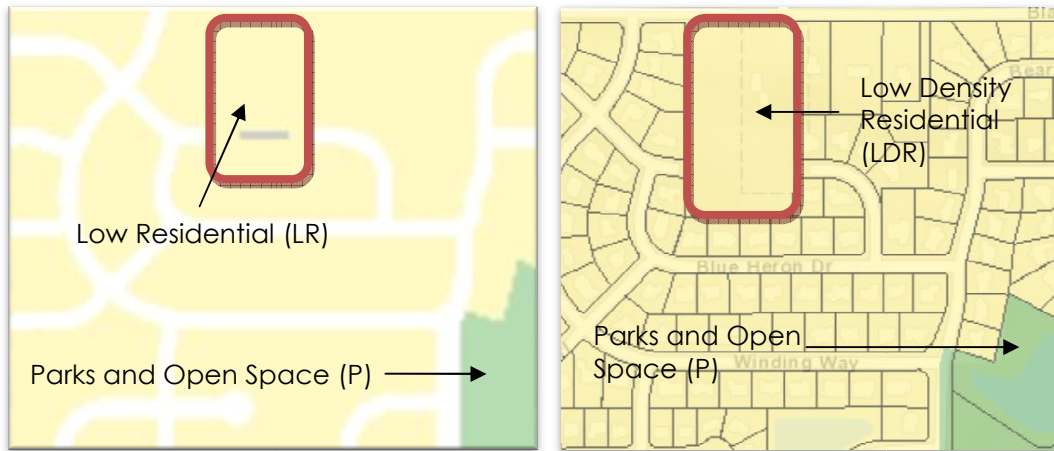
- I. Suburban Residential-Consistent 1 District – SR-C1 5.50 acres

IX. Total Projected Units:

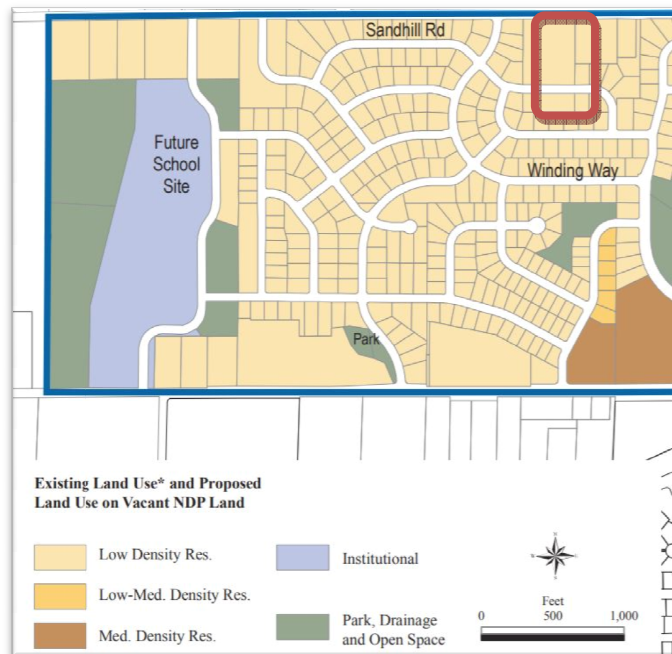
The project team projects 14 detached single family units.

X. Long Range Planning Maps:

Left: 2018 Draft Future Land Use Map. Right: 2006/2012 Amended Future Land Use Map



Blackhawk Neighborhood Land Use Map



Neighborhood Plan

The 2006 Amendment to the Blackhawk Neighborhood Development Plan recommended consistency between the City's Land Use Map and the Land Use recommendations contained in the Blackhawk Neighborhood Development Plan. The Neighborhood Development Plan identifies low density residential development as a primary land use for the future of the neighborhood.

XI. Proposed changes to the Comprehensive Plan and the Blackhawk Neighborhood Development Plan

None at this time.

XII. Current Property Value

According to Dane County tax records, the current assessed value of the property is \$454,400.

XIII. Vicinity Map

A vicinity map is attached to this Letter of Intent Packet

XIV. Legal Description

The legal description for the proposed rezoning is attached to this Letter of Intent.